

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, MAY 1, 1915

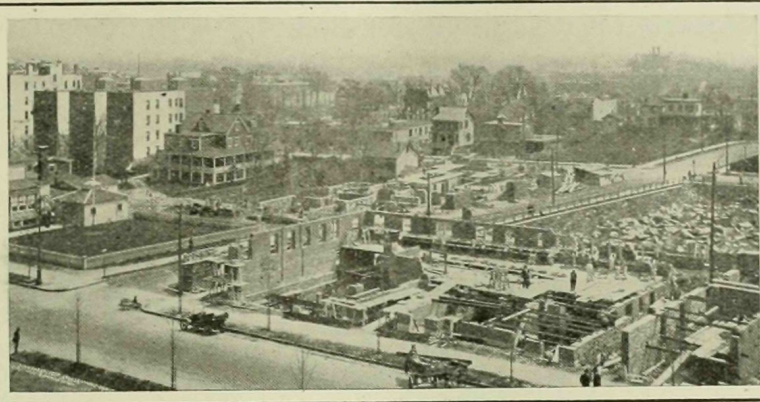
GIGANTIC OPERATIONS ON WATERFRONTS

Terminals in the Bronx and Queens to Care for Future Business—Activity Rivals 1906 and 1912 Periods

ANYONE taking the trouble or being willing to spend the time can see that the "Build Now" movement is bearing fruit in this city. In Long Island City, the way is being cleared for a great terminal project. The Hunts Point section is the scene of another great improvement of the same sort. Kingsbridge is taking material for new building construction so fast that one material dealer has been compelled to install an almost continuous chain of five-ton trucks to cart away the sand on a one-minute loading schedule.

On the upper East Side, along Valentine avenue, square blocks of building construction, under way, is not an exceptional sight. In this section 12,000,000 common brick a week are arriving and cement barges are unloading in excess of a million barrels every six days. In the New Jersey counties of Hudson, Essex and Union, in Staten Island and in Brooklyn construction is proceeding on a scale in ratio to the population of the Bronx. Manhattan is the only section in which actual construction is not now keeping abreast of plan filings.

Within the last thirty days about 1,500 additional skilled laborers have found work in this city. Portland cement authorities declare that the shipments from the Lehigh and Hudson valleys to this market in April will equal output despite the fact that there are one hundred more kilns in operation today than there were at the first of the year. At the present rate of common brick consumption in the Bronx of 12,000,000 a week, one-half of the oversupply of 300,000,000 now reported to be in the Hudson river sheds on call, will be consumed in the borough of the Bronx alone by the time the 1915 pro-



GRAND BOULEVARD AND 184TH STREET.

duction is ready for market, about the first of July. This, too, in spite of the fact that great projects have not yet come into the market for materials.

Some of the big work that is now going ahead here includes the Johnson and Degnon terminals, one in the Hunts Point section of the Bronx and the other in the Dutch Kills district of Long Island City. There are already on the latter site the Loose-Wiles Biscuit Company's Sunshine factory, with 20 acres of floor space under one roof, and the American Ever Ready Works of the National Carbon Company, with 400,000 sq. feet of working space. The company has contracted to erect within six months from the signing of the contract a 4-story square block factory for the Brett Lithographing Company, and others are under negotiation, tending to make this one of the "largest industrial communities in the world." Connected with the Queensboro Bridge, the Sunnyside yards of the Pennsylvania railroad and the New York, New Haven and Hartford Railroad, by means of the New York Connecting Railroad over Hell Gate, this improvement alone will not only require in itself a large amount of building material, but it will necessitate the erection of

hundreds of apartment and tenement houses in Long Island City for housing the operatives of factories now going up in the locality in considerable number. There will be a big demand for small shops, too. This terminal's size may be judged by the statement that more than 60,000 feet of railroad siding will be required.

Diagonally across the East river, in the Hunts Point section, is the great filling-in work of the George F. Johnson project, entailing a mile square terminal improvement that will take a vast quantity of material and change a countryside into a teeming industrial and freight originating center for maritime transportation and railroads. It is now a considerable distance from the apartment and tenement sections of the now populated section of Hunts Point, but there is an unmistakable tendency to reach out toward the new terminal so that when manufacturers move in there will be a labor market available near at hand.

In this operation between 200,000 and 300,000 square yards of ground is being reclaimed each month, through the agency of giant suction dredges and cartage of subway rock and refuse to the section.

Along Valentine avenue, in the neighborhood of 184th and 188th streets, whole blocks are being transformed from rock piles to handsome brick-faced apartments. One can stand at the site of the block-square school being erected at the corner of Valentine avenue and 188th street and, without turning, see investments involving at least a million dollars. Turning completely about half a million dollars' worth of work can be seen actually under way. From that vantage point it is not possible to look in any direction without encoun-



TIEBOUT AVENUE AND 188TH STREET, LOOKING TOWARD VALENTINE AVENUE.

tering piles of building materials ready to be assembled into apartment houses or tenements.

Clubhouses, churches and even the Union Hospital are slated to be demolished for further meeting the demand for apartment houses in that section of the city, tapped as it will be by the new subway system.

It is a matter of wonderment to many where the people will come from to occupy these handsome new places of residence. Expert realty men say that a large percentage of the new Bronx population will be that driven out by the encroachment of aliens in certain sections of the east and west sides of Manhattan, the new subway giving this class of tenant an acceptable alternative from that of moving into the suburbs. The subway will give these

families desirable environment at a cost of ten cents a day as against an overhead of twenty-five to fifty cents a day for carfare.

All of which seems to prove that Manhattan of the future will be a place of abode for the very rich and the very poor, and the habitation of light manufacturing and mercantile shops.

Conjecture here reaches toward the housing problem of Manhattan as this tendency continues to assert itself. Will the consequent supervision of the tenement and semi-philanthropic agencies compel a general revision of type of multi-tenanted houses in Manhattan? Or will the constant exodus of the great middle class from Manhattan to outlying sections reached by the new subway systems hasten the conversion of districts like the old drygoods section

into downtown tenement districts for a class of labor whose earnings are so meagre as to make even an expenditure of ten cents a day for transportation to and from source of income a considerable burden?

Regardless of the ultimate effect of this shifting of population arising from changing of manufacturing centers the fact remains that demand has proved to the minds of investors that more apartments and tenements are needed in the Bronx and Long Island City, and that instead of this demand being satisfied within a year or two or three, the establishment of great industrial centers like the Degnon and Johnson terminals will make for a "Build Now" movement in these centers lasting an indefinite time, but the early builder gets the first tenants.

EQUAL PRIORITY FOR MECHANICS' LIENS

If an Arrangement Is Made for Completing Building Operations That Get into Trouble—Vital Amendment to the Law

CERTAIN amendments to the mechanics' lien law were passed by the legislature on the last day of the recent session and the bill is now in the hands of the Governor for signature. Any material amendment to the lien law is of great importance to the building industry, and a brief reference to the history of the recent legislation will be of interest.

The matter of amending the law was placed before Phillips & Avery, attorneys, of 41 Park Row, this city, who have had a very extensive experience in mechanics' liens and building matters, and they were requested to draft a bill, which they did, acting in the interests of the public generally and without retainer.

The bill was introduced in the Assembly by Assemblyman Simpson, of Kings County, and in the Senate by Senator Carswell, of Kings. Public hearings were then had before the Joint Judiciary Committee of the Assembly and Senate, and representatives of various trade organizations and many individuals appeared and expressed their views in respect to the proposed legislation.

General Consent Obtained.

Previous to the introduction of the bill it had been submitted to several building trades associations in this city and elsewhere in the State and had received their approval. It was also placed before many of the prominent institutions and firms in New York City engaged in making building loans; copies were sent to the most important materialmen and subcontractors throughout the State, and it was also submitted to the Corporation Counsel of the City of New York, and its provisions in respect of liens for public improvements were discussed with his office.

The bill, as originally drawn, provided that all mechanics' liens should be of equal priority. This was a very radical departure from the mechanics' lien law as it had existed for many decades in this State, and such provision was put in the bill in deference to a sentiment on the part of a number of prominent materialmen.

When the bill came up in committee there was an objection on the part of many members to this provision. The chief argument in favor of making mechanics' liens of equal priority was that in case a building operation got into difficulties and realized less than sufficient to pay all the claims in full, the lienors should share equally. Further public hearings were had in committee.

A Plan to Finance.

It was found that the situation could be met by arranging to take away priorities among lienors in case the proposed plan for carrying on a building operation which had gotten into difficulties should be undertaken, and the bill was amended at the instance of the Senate Judiciary Committee to provide that, in case the arrangement contemplated

by the act be carried out, the liens should thenceforth be of equal priority and share pro rata; and as so amended the bill passed.

This legislation does not generally change the present provisions of the existing lien law, for while many of these are susceptible of improvement, it was thought best to leave them as they are, because during many years they have received judicial interpretation. The most important feature of the bill is the addition of a plan by which building operations which have gotten into trouble may be financed, the building completed and placed on sale and realized upon.

Some Difficulties.

At the present time, it frequently happens that a builder who is building upon a building loan secured by temporary mortgage gets into trouble; mechanics' liens are filed; and he is then confronted with the situation where, if he cannot lift these liens and receive further advances on the building loan and finish his building, and then replace the temporary loan by a permanent loan, a foreclosure suit will follow and he and his creditors will be wiped out.

Under these circumstances it is usual to undertake to put through a creditors' agreement, by which the lienors agree to lift their mechanics' liens and to subordinate them to further advances on the temporary loan and finally to the permanent loan. It frequently happens, however, that some lienors stand out against such a plan and refuse to join with the other creditors, in the hope that they may be bought off, which action frequently results in the blocking of the whole scheme and is followed by the inevitable foreclosure.

The New Plan.

In the bill which has just been passed, a plan is formulated to overcome this situation. Upon vote of seventy-five per cent. in amount of mechanics' lien, creditors provision is made that the owner may give to trustees for his creditors an assignment of payments still to be made under the building loan, if any, and may also execute to them a mortgage to secure the cost of completion; in which case the mechanics' liens, as well as judgments, attachments and similar encumbrances, are subordinate to the lien of such trust mortgages, and the mechanics' liens then become of equal priority.

Provisions Made.

Under the act an arrangement can also be made for the payment of those who thereafter furnish material and labor for the completion of the structure. Another amendment provides that, upon similar vote, a permanent loan may be placed and the various liens subordinated to a mortgage given to secure such loan; and there is a further provision which enables the owner, upon like vote, to sell or exchange the property free from mechanics' liens, judgments and attachments.

The effect of these amendments will be to give seventy-five per cent. in amount of the mechanics' lien creditors power, upon receiving the security provided for, to authorize an owner or contractor to raise funds for finishing a building to place a permanent loan, and to sell or exchange the property without hindrance by a minority of the creditors. There are some minor amendments embodied in the bill, but the foregoing is an outline of the principal provisions.

Listing by Telephone.

In New York City we do not have much trouble between owners and brokers over commissions, considering the amount of business done. But in smaller cities, where business is more loosely conducted, brokers encounter not a little difficulty in holding clients to their agreements. For one reason, because they are too prone to accept listings over the telephone without following up and insisting on a written contract. L. D. Woodworth of Rochester, commenting in the Rochester Democrat on two cases just won by his firm, says:

"There is no greater source of difficulty on each side than the listing by telephone, under which neither party becomes personally acquainted with the ideas and intentions of the other, and there is absolutely no writing or note of any kind to record the terms of the agreement which then is made. Some owners persist in listing by telephone in the belief that they make it impossible for the broker to ask for a signature, and in a very large proportion of the cases it is undoubtedly true that the owner intends to obtain the services of the broker under such circumstances that no commission will have to be paid unless the broker is able to keep in such close touch with any deal on the property that his claim for a commission cannot be questioned. This is not saying that the large majority of owners are dishonest, but there are many who do not appreciate the value of their broker's services and who will avoid paying therefor under every pretext."

The New Edison Tariff.

The New York Edison Company has filed with the Public Service Commission a new tariff, putting into effect May 1, 1915, in conformity with a recent order of the commission, a new schedule of rates. The maximum rate is reduced from ten cents to eight cents per kilowatt hour, but those who get the benefit of the eight-cent rate must pay for their lamps. Under the old rate of ten cents per kilowatt hour the company furnished and replaced carbon filament lamps free of charge. The new rates will be effective in Manhattan and in the Bronx west of the Bronx River, except for the old town of Kingsbridge. Customers may obtain the free renewal of lamps as heretofore under a separate agreement for ½ cent per kilowatt hour.

ACTIVITY IN MADISON SQUARE SECTION

Sale of Old Hoffman House Property Has Given New Impulse to Historic District—Ayer Estate Improving Holding

ABOVE the roar of the street cars and the rumble of the heavy vehicular traffic just north of Madison Square, is heard the steady crash of the rock drill and the grind of the giant steam shovel now excavating at the northeast corner of Broadway and Twenty-sixth street. The estate of Frederick Ayer has commenced the erection of a sixteen-story commercial building, on plot 51 x 100, which marks another step in the rejuvenation of Madison Square. Further south the placards of the auctioneers who disposed of the furnishings of the historic Hoffman House and Albemarle Hotel at public sale still confront the passerby and bear mute witness to the huge building project which is contemplated on this site.

The property has had an interesting history and, with the demolishing of the hotels, marks the passing of two notable landmarks, and the last of the hostelries in this one-time famous hotel center. The sale and improvement of the Victoria Hotel site, a few blocks to the north, last summer, was another step, which clearly indicated the shifting of the hotel population.

The corner of Broadway and 25th street, under the ownership of Mrs. Louisa M. Gerry, was, until 1913, occupied, in part, by the Hoffman House, but plans were filed for a 12-story building, 50x212.4 x irregular, which was taken over under a long term lease, and the first inroad in the block made. The initial estimated cost of the Gerry building was \$400,000, but it is understood that a considerably larger amount was involved in the operation before it was completed.

A few years ago the old Fifth Avenue Hotel, on Broadway, between Twenty-third and Twenty-fourth streets, was razed, and an office building of the most modern type erected, and it is interesting to note that the investment has been a success from the start. Great care was exercised in the selection of tenants and the owners stated, some time ago, that had every applicant been accepted, all the available space in the building would have been under lease before the building was completed.

In April, 1911, the announcement was made that the Hoffman House would close its doors, but the creditors decided that a continuance of the business would serve the best ends. This was done and the Farmers' Loan & Trust Company was appointed trustee for the Kinney estate. It is understood that the Hoffman House has done well and that the large majority of the 221 rooms in the building have been occupied nightly. The main fact, however, remained that the building was outside the hotel zone and that only a question of

time would decide its ultimate change of occupancy.

There are many reasons for taking the step at the present time, principal among which may be cited that favorable contracts for building materials can now be made, good labor obtained, and, on account of the lack of work in the contractors' offices, better general results obtained.

The passing of the Hoffman House and the Albemarle Hotel are splendid examples of the evolution which has been going on in the Madison Square section for several years. This change has been particularly marked during the last two years, but, at the present time, a new era is starting, wholesale firms coming in where the retailers

way and Twenty-third street. This was also, in its day, a meeting place for those interested in the administration of city and State affairs.

The Hoffman House was originally under the proprietorship of Reed, Wall & Company and, in 1882, an eight-story addition was built, which greatly increased its capacity. Edward S. Stokes, Jr., was taken into the firm and remained identified with the hotel until 1897, when he retired.

Among the prominent firms which have taken large space in the vicinity of Madison Square are Strawbridge & Clothier, of Philadelphia, Einstein-Wolff Company, Sealpackerchief Company, Stein & Company, George W. Blabon & Company, Strouse & Brothers Company, B. Kuppenheimer & Company, Liggett & Myers Tobacco Company, Crex Carpet Company and the A. B. Kirschbaum Company.

Recent removals of such large mercantile concerns into the tall, modern structures in the neighborhood of Madison Square have probably influenced the recent operations. The section has practically lost its residential character. At 21 East 26th street, the four-story residence of Courtland de Peyster Field, tucked in among the skyscrapers, still

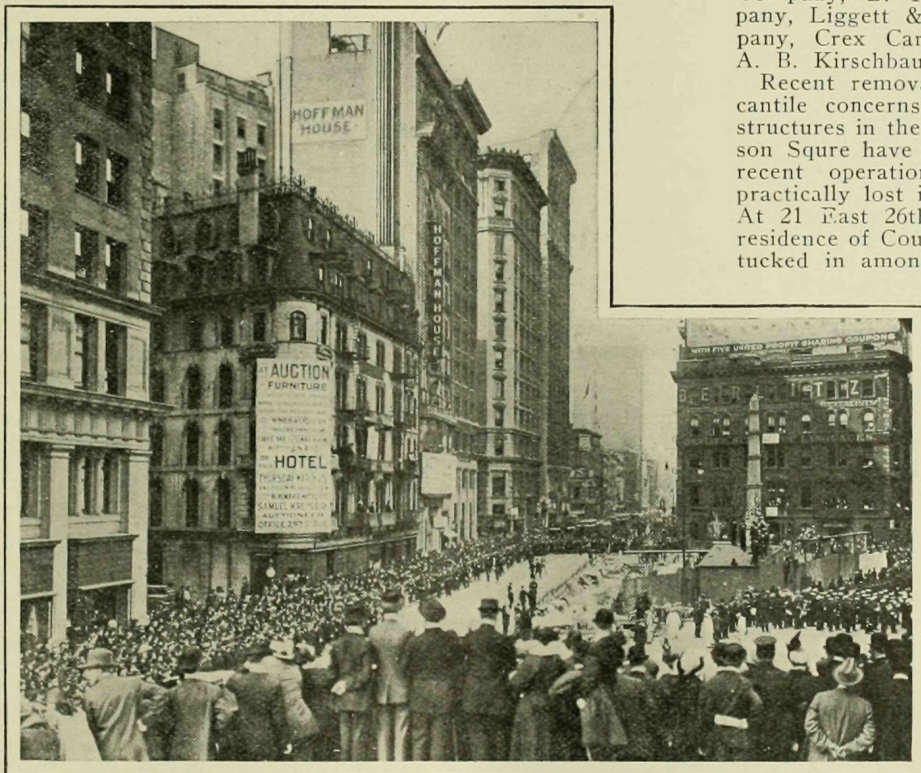
remains as a tie which binds the historic square to its past. On Madison avenue the Manhattan Club and the ten-story apartment house at Nos. 35 and 37 and one old-fashioned brownstone dwelling are the sole survivors of a residential character.

Many dry goods firms, and others in kindred lines of business, have been taking space in the new buildings erected in the vicinity. In the Victoria Building, firms dealing in carpets, dress fabrics, worsteds,

rugs, etc, have established themselves. The store, basement and first loft in this building, which extends through to Fifth avenue, was recently leased to a large importer of laces and embroideries at an aggregate rental of about \$500,000.

The twenty-story building at 1134 Broadway, through to Fifth avenue, facing the square, also houses a number of concerns of a similar nature. At the opposite corner the twenty-story Crosic Building and diagonally opposite, the twelve-story Brunswick Building, also serve as examples indicative of Madison Square's growth as a commercial center.

In East 26th street there is a twenty-one-story building and a twenty-story building, and on Madison avenue the Madison Avenue Building with its twenty stories, at the corner of 25th street, and the adjoining fourteen-story Farragut Building and the fifteen-story Pullman Building, mark the inroads which business has made on this one-time exclusive residential thoroughfare. The 23rd street or southerly end of the square has long been claimed by business, although the trend has not manifested itself in any new construction; the dwellings have been remodeled for commercial purposes. The one-time Bartholdi Hotel was remodeled several years ago into offices and show rooms.



MADISON SQUARE, DURING POLICE PARADE, SHOWING THE HOFFMAN HOUSE.

formerly occupied quarters. Rentals have been adjusted, in many cases, to fit the new condition, but property owners are more hopeful now than for many months.

If reliance can be placed upon tradition, the late Francis S. Kinney, who was prominently identified with the tobacco industry, purchased the block front in Broadway, between Twenty-fourth and Twenty-fifth streets, for \$5,000. The present sales price is reported, by the brokers, Marston & Company and the Douglas Robinson, Charles S. Brown Company, as being \$3,500,000, a figure far in excess of even the fondest hopes of Mr. Kinney, when he acquired the property.

The original Hoffman House, which only occupied part of the site involved in the present deal, was erected in 1864, and, during the half century of its existence, has gone through various changes. It was one of the best known hostelries in the city and during the height of its success, vied with the Fifth Avenue Hotel as a gathering place for politicians. It was the headquarters of the Democratic party, while the Republicans frequented the one on the block to the south. Another hotel, which has since passed out of existence, was the Bartholdi, at the southeast corner of Broad-

WHAT THE LEGISLATURE DID AND DID NOT DO

For the Welfare of New York City Property Interests—Veto of the Lockwood-Ellenbogen Bill—Measures Still Pending

AFTER the Legislature had adjourned, and too late for further action by that body, the Mayor vetoed the Lockwood-Ellenbogen bill, which was intended to coordinate the departmental inspections over the construction and alterations of buildings. In explaining his reasons for the veto the Mayor declares that the bill "destroys the efficiency of the Tenement House Department—the only agency that in the past has stood between the unscrupulous among the builders and landlords and the welfare of more than three million people.

"In the public discussion that has been had upon this measure, it has been charged that the real purpose of some—by no means all—of those responsible for the bill was to weaken the efficiency of the Tenement House Department, and to return to the old discredited conditions when the control of tenement construction was in the hands of building officials who were more responsive to the desires of the building interests than have been the several successive Tenement House Commissioners. But whether or not this be true is really not of great moment, as it is result rather than motive that I am primarily concerned with. I need only say, in that connection, that every effort I made to bring about an agreement upon some compromise measure split upon the rock of the control of tenement house inspection. The proponents of this bill, while disavowing all intention of injuring the efficiency of the Tenement House Department, would not in fact agree to any plan which contained the feature of retaining the control of tenements in that department.

"I think it must be self-evident that the health, safety and welfare of three million people is of far greater importance than the convenience of the building interests."

Results from the Session.

The Legislative Session of 1915 adjourned sine die last Saturday night. The financial measures passed were an Appropriation bill amounting to \$33,000,000, an Excise tax increasing the license fee of liquor dealers twenty per cent., a Supply bill of \$5,500,000, and a Direct tax bill imposing a rate of 1.7 to raise \$19,500,000. The General Construction bill amounts to \$3,857,000, Canal appropriations to \$3,650,000, and the Sinking Fund contributions to \$9,000,000.

In view of the big direct tax coming at a time when realty was already overburdened by local taxation, it cannot be said that the Legislative session left a pleasant memory for taxpayers. The session was distinguished otherwise by the enactment of a number of reformatory measures, including the one for the reorganization of the State Tax Department into a bureau with added powers, the abolition of the Departments of Fire Marshal and Efficiency and Economy, the creation of a new Industrial Commission to take over the functions of both the State Labor Department and the Workmen's Compensation Commission and the repeal of the Alien Labor Law.

Four Investigations.

Legislative committees were appointed to investigate (1) the State Labor laws, (2) new sources of revenue for the State, (3) the State payrolls, and (4) the New York City tax situation with the aim of affording relief.

Other bills enacted were:

Bills That Have Become Laws.

Simpson bill, permitting use of approved style cement blocks as well as

hollow tile in tenement hallway construction.

O'Hare bill, excepting tenements of two stories and under from provisions regarding two independent ways of egress from ground floor to roof.

Spring bill, to relieve alien labor situation on subway construction.

Mills bill, permitting Board of Estimate to appropriate without limit money for maintenance of Museum of Natural History.

The Mills secured debt tax bill.

Brennan bill, permitting American Institute of Architects to carry on business in the State.

Ahern bill, extending time for completion of New York Connecting Railway work.

Hamilton bill, permitting City College to give free courses to city employees.

Simpson bill, permitting city authorities to "ease off" on assessments and taxes when such equal or exceed value of property concerned.

Lockwood-Brennan bill, reorganizing municipal courts and increasing jurisdiction to cases involving \$1,000.

Pay as you go bill, applying to New York City bond issues.

Coroner's bill, abolishing offices after January 1, 1918.

Bills That Failed.

The Cromwell bill, to permit the Board of Estimate and Board of Aldermen to fix salaries of all county and city officers except County Judges and Supreme Court Justices.

The Cromwell bill to reduce the number of members in the Board of Education from 46 to 23.

Mayor Mitchel vetoed Senate Bill 1672 which was an act to amend the city charter in relation to the purchase of supplies for the city and the establishment of a department of purchase. The Mayor's principal objection to the bill was that it would make the Board of Estimate the head of the department of purchase, instead of placing that authority in the Mayor.

Bill to abolish the office of City Chamberlain.

Boylan bill to remove the tracks from Eleventh avenue and Riverside Drive.

Bill creating a Department of Markets.

Lockwood-Goldberg bill, providing flat 5 per cent. telephone rate in New York City.

Flamman-Lawson bill, to prohibit persons from drawing both pension and salary from city at same time.

Lockwood-Ellenbogen bill to reorganize building inspection in New York City.

Carroll bill, to authorize public buildings trustees to lease whole building in New York City for local branches of State officers.

Lawson bill, to reorganize New York police system, resurrecting the office of chief of police.

Patten-Nehrbauer bill, to require exchange of transfers between car lines operated over Queensboro Bridge and Second and Third avenue lines.

Patten-McGarry bill, providing 80-cent gas for the Second Ward of Queens and the Twenty-fourth and Thirty-first wards of Brooklyn.

In the Governor's Hands.

Among the bills passed by the Legislature and now awaiting executive approval are these:

Patten bill, to permit dual elevated system trains of Corona line to run over Long Island Railroad tracks.

Sanders bill, excluding New York from jurisdiction of State Labor law so

far as structural changes of buildings is concerned and lodging the administration of all such law in the local authorities.

Thompson-McWhinney bill, requiring State Engineer and Surveyor to investigate plan of Federal Government for construction of canal to connect inland bays along south shore of Long Island carrying no appropriation.

The Advisory Council of Real Estate Interests, through its law committee, Walter Lindner, chairman, urges property owners and taxpayers' associations to communicate with the Governor, endorsing the four following named bills in particular:

The Sanders bill, Senate Int. No. 1303, which provides that the provisions of the Labor law relating to construction, alterations and structural changes in buildings, and authorizing the Industrial Board to make rules and regulations in respect thereto, shall not apply to cities of the first class.

The Mills bill, Senate Int. No. 1333, which amends the Labor law by providing that in New York City the Fire Commissioner may waive the requirement for a fire alarm system in buildings not over four stories or buildings equipped with automatic fire sprinklers if, in his opinion, such signal system is not necessary for the safety of the occupants.

The Thorn bill, Assembly Int. No. 1123, which amends the Labor law by making the present provisions of the section relative to fire walls around stairways apply to buildings more than six stories in height instead of to buildings more than five stories in height.

The Thorn bill, Int. No. 1656, which amends the Labor law by authorizing the Industrial Board to suspend the enforcement of mandatory requirements of the Labor law, when there are practical difficulties or the provision would work unnecessary hardships, until the next session of the Legislature, when recommendation for repeal or modification shall be presented to the Legislature.

Bills in the Mayor's Hands.

The land condemnation bills, providing for excess condemnation and new court supervision.

The Cromwell-Perlman bill, to permit the city to charge for trade waste.

The Green bill (Assembly No. 1728, Int. No. 164), enabling the city to widen, straighten and improve Coney Island Creek.

The rapid transit amendment bill, with reference to assessment of cost and expense necessary to be incurred for the construction of a rapid transit railroad and for property to be acquired for the construction and operation upon property benefited.

Green bill, to permit the Board of Estimate to modify assessments.

The Burlingame-Stoddard bill, rearranging the Aldermanic districts in New York City.

The Mills inferior courts act, reorganizing the Special Sessions, Children's and Magistrate's courts along lines which it is believed will lessen the present congested condition of the Special Sessions Courts and obviate the necessity of poor people unable to get bail going to jail for minor offenses against the civil codes—ordinances, sanitary and health regulations.

Senate No. 1826, Int. No. 1480, an act to empower the Board of Estimate and Apportionment of the City of New York to retire upon pension persons employed in the fire department of the city of New York.

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A FIRE-PREVENTION CODE COMING

Fire Department Will Prepare and Publish Regulations
Which Have Never Before Appeared in Unified Form

At the request of the Advisory Council of Real Estate Interests, through its Industrial Code Committee, Julius Franke, Chairman, the Fire Department has consented to print and distribute to the public the instructions issued to the Fire Prevention Inspectors as soon as these rules and regulations can be compiled. These instructions have been issued from time to time, but have never been collated in unified form. The chief of the Fire Prevention Bureau, Mr. Hammitt, is now undertaking this work.

For many years past the architects, builders and real estate owners of New York have been trying to have the Fire Department publish definite rules and regulations. For example, they wish to have it definitely settled what buildings require standpipes, and what buildings require sprinklers; and next, to be sure that in case certain standpipes, house tank and other apparatus are specified that the regulations in this respect would not be changed unless property owners were informed, so that they would not be in a position of having contracted for something they assume to be correct, only to find out later that the Fire Department wanted something else.

Standpipe Uncertainties.

The history of standpipe regulations in the Fire Department has demonstrated that it has been possible for one inspector of the Fire Department to insist upon a connection overhead for two standpipes, and another inspector to insist that it was all wrong and that the standpipes should be in the basement. Then it has been insisted that the house tank should be connected with the standpipe. Later on it was maintained that

there should be a separate tank for the standpipe.

Then the rule was altered again to allow for a certain reservation in the house tank, available only for the standpipe; and the latest rule is that no reservation is necessary for the standpipe, for in fact, all that is required is to have water in the standpipe, so as to be sure there is no leak, as the fire inspectors now believe the standpipes are to be used only in connection with the Fire Department, attaching the same to the siamese on the street.

The result is that builders, architects and real estate men do not know whether this latter requirement refers to new buildings alone, or to alterations. In fact, the entire matter is very indefinite and, although the Fire Department has some typewritten rules they are for the use only of the inspectors, and are not handed out to the public. The rules of the Fire Department with reference to garages and ammonia piping, and other apparatus for refrigerators have also been in a rather undefined state.

Final Rules Wanted.

The architects of the city have been after the Fire Department for some time to induce it not only to make final rules for all matters over which the Fire Department has jurisdiction, in connection with the erection and equipment of a building, but also to provide what is known as application blanks, similar to those which are provided in the Building Department, so that everything can be definitely stated on the blank and obtain formal approval of the Fire Department. This is customary and has been for years the form of procedure in connection with the work of the Build-

ing Department as well as the Tenement House Department, and unless such a system of application and formal approval is adopted, there is always the chance of laxity, with consequent confusion.

The Fire Commissioner, in response to the request of the Advisory Council, has stated that the regulations of the Fire Prevention Bureau should be published for the information of builders, architects and owners. He has added, however, that the Fire Prevention Bureau inherited on January 1st, 1914, thirteen thousand uninvestigated complaints, and that this department has been endeavoring to clean up these complaints, in addition to carrying on its regular work. The Fire Commissioner has further written to the Mayor, asking his permission to publish in the City Record the resolutions adopted by the Board of Standards and the Board of Hazardous Trades.

This agreement on the part of the Fire Department to facilitate and expedite the approval of plans, and likewise arrange its rules and regulations in such a form that there can be no conflicting requirements or confusion, is undoubtedly a decided benefit to real estate owners. When these rules and regulations have been codified so as to represent the final decision of the heads of the various Bureaus of the Fire Department they will undoubtedly be printed in booklet form and can be obtained from the Fire Department. The department now has a printed pamphlet containing the regulations of the former Municipal Explosive Commission, known by the name of the Board of Hazardous Trades, and small pamphlets known as resolutions adopted by the Board of Standards and describing the Fire Alarm requirements for buildings, where the Fire Department has jurisdiction over fire alarms. These pamphlets can be obtained either through the Advisory Council or by writing direct to the Fire Commissioner. When the large number of resolutions adopted by the Board of Standards, and the many amendments adopted to the printed regulations, as well as the special rulings of the Board of Hazardous Trades, are finally prepared it is believed that the doubt and uncertainty which have heretofore prevailed, as to exactly what requirements must be observed, will be cleared away.

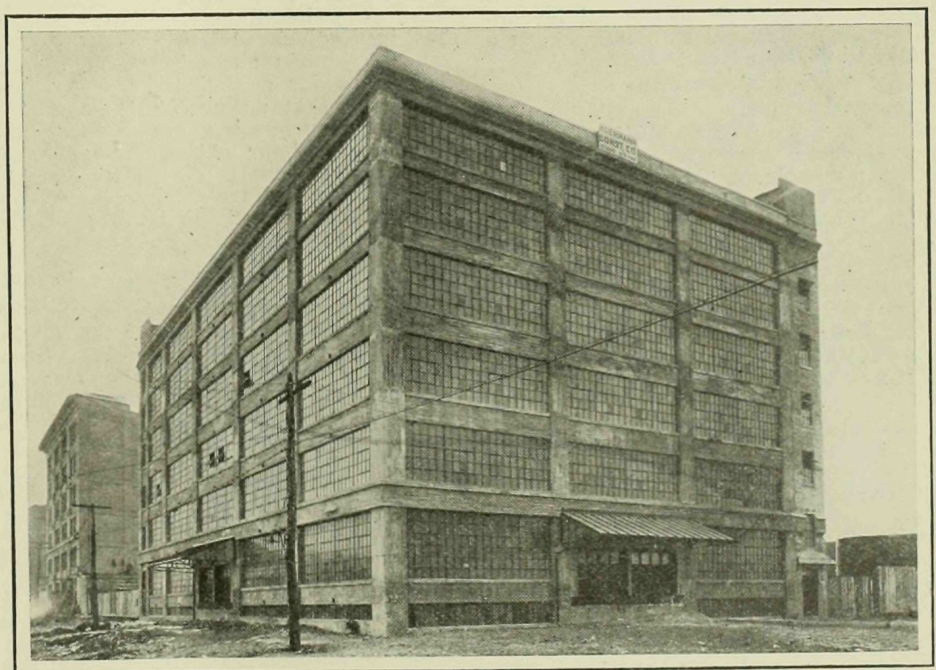
INTERESTING EXAMPLE OF CONCRETE CONSTRUCTION

MANUFACTURING concerns, of today, are giving more attention to the efficient construction of their buildings. Having developed their own manufacturing processes to the highest efficiency they demand, in their buildings, everything which will tend to make the manufacture of the product easier, quicker and cheaper.

An excellent example of the architect's answer to the demands of the manufacturer is the new paint factory recently completed for the C. A. Willey Company, from designs by John Boese, Bridge Plaza, L. I. C., architect. The Woermann Construction Company, of St. Louis, Mo., was the builder.

The machinery installation, being light, and there being no extreme moving or shifting loads, it was possible to effect economies in design. Concrete was used throughout, reinforced with corrugated bars. The structure is a series of flat slab floors, supported by reinforced concrete columns. The spans are 24 x 25 feet, between columns, and in spite of this large span, the floor thickness is only 8½ inches. Well-lighted floor spaces have been obtained because there are no beams or girders visible, which permits the windows to expand clear to the ceiling, giving more light and air. The following out of this plan also makes the installation of overhead shafting and sprinklers easy and cheap.

The thin flat roof construction also permits a lower ceiling height, which reduces, correspondingly, the height of



Woermann Const. Co., Builder.

John Boese, Architect.
PAINT FACTORY FOR C. A. WILLEY CO., LONG ISLAND CITY.

the structure. This has resulted in a considerable saving in materials and cost of construction. The floors are constructed of the Corr-Plate flat slab two-way system, designed in this case to support a live load of 150 pounds to the square foot. Such a structure as the

Willey building illustrates the value of reinforced concrete for industrial buildings. Despite the fact that the footings had to be supported by piles, the cost, including all the materials used, was approximately 9½ cents a cubic foot, or about \$1.25 a square foot, floor area.

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 first of May is here, but with no strikes and lockouts in the building trades to report as in old times.

This was a decidedly unauspicious year for Single Tax legislation. New sources of revenue rather than fewer is the obvious need of the hour.

Charity covers a multitude of—good jobs. Applications were received this week for a position as "social investigator" in the Charities Department at a salary of \$4,000 a year.

The three piers of superlative size which the city will build at South Brooklyn will carry themselves financially when completed. With the Dock Department it is not a case of everything going out and nothing coming in.

The Sanders bill, now in the hands of the Governor, will relieve New York City builders of the attentions of the State Labor Department at least, and if signed, will be some consolation for the fate of the Lockwood-Ellenbogen bill.

The strength of the influence which the leagues of social workers have for many years been able to bring to bear upon the municipal government of New York City is the wonder of clear-seeing business men. At the City Hall one feels almost compelled to apologize for possessing property or substantial business interests of any sort.

Half of the real estate tax becomes a lien today and is payable. The personal taxes for the year are also payable today. The remaining half of the real estate tax will become due on November 1. If paid before then, a discount at the rate of four per cent. a year, will be allowed from the date of payment to November 1.

Another Cycle of Higher Costs.

Ricardo, an early writer on political economy, laid down the doctrine that rents should rise, profits fall and wages remain about the same in any growing community. If the natural course of society had not been interfered with by the organization of labor and capital, and by the enactment of laws giving more or less protection to certain trades and professions, things might have worked out that way. Professor Irving Fisher, of Yale, tells us that what has really transpired in our generation is that the man of fixed income has lost one-third of the purchasing power he possessed eighteen years ago, and Professor Fisher believes that we are destined to see for many years to come a rapidly rising tide of prices, during which men must simplify their wants and look for satisfaction in other ways than in the possession of things.

Fortunately, large elements of American society have not been restricted to fixed incomes. The wages of organized labor have as a rule been increased within the period referred to—since the Spanish-American war. On the face of the returns, labor engaged in agriculture, transportation and mining, as well as in construction work and manufacture, is paid at a higher rate. For New York City there was a very general readjustment of wages in the building and material trades about the year 1903. Rents had taken a decided upturn in consequence of the higher cost of construction and maintenance required by the new tenement house law which, while it assured to a certain class of society better housing, thus raised the cost of living for all classes.

In recent years millions upon millions of tax money has been poured out for social and charitable service from which comes no return in money, as well as millions for public works which could just as well have been postponed to a time when the city would be in more affluent circumstances. The State having added to the financial chaos by imposing more taxes directly upon realty, the only way in which the enlarged obligations can be met is by the owners again requiring higher rents.

As compensation for the higher rents, organized labor in turn will be certain to demand, as it did before, still higher wages. Thus has another cycle of higher costs of metropolitan living been started. Forty years ago a similar situation in municipal affairs caused Governor Tilden to appoint a committee of citizens to formulate a reorganization plan for the New York City municipal finances. The State Legislature which has just adjourned has left with Governor Whitman authority to appoint a committee for a similar purpose. We also note that an unofficial committee of local financiers is about to come forward in the hope of somehow helping the city government out of its difficulties. The world truly moves in cycles though never exactly in the same path.

An Illogical Veto.

That Mayor Mitchel's understanding of the meaning and purpose of the Lockwood-Ellenbogen bill is different from the understanding which the owners, builders and managers of property have is very evident in the message which accompanied his veto of the bill. That he did not derive his opinions entirely from his own perusal of the text is as apparent as that the promptings and motives had their origin in considerations quite apart from the real merits of the case. Ostensibly the veto is based on two allegations. First, that the bill, if enacted into law, would "destroy" or "weaken" the efficiency of the Tenement House Department; and second, that the over-regulation of buildings complained of would be aggravated instead of lessened by its operation.

The first allegation in its original form was that the bill would destroy the Law of the tenement house. Now at last it is confessed that it is the Tenement House Department, and not the Law, which the Mayor and his advisers are anxious

about. The obvious question then is, Why should the Tenement House Department, any more than some other department, be left out of the reorganization? This question the Mayor has not attempted to answer, and presumably he was as unable as were the framers of the bill to find a good reason for so doing. Surely if the bill was intended to "weaken" and "destroy" one department, its intention must have been the same toward the others, for it was impartial and impersonal, in that it treated all alike.

Nor is there a better basis in logic and fact for the second allegation which the Mayor makes, that the bill would aggravate and not lessen the over-regulation which he pretends to deplore? The primary object of the legislation was to coordinate and bring under one jurisdiction the supervision which a number of departments are exercising over the construction and alteration of buildings. So far as the Departments of Health, Labor, Fire, Tenement, and others had in recent years assumed such supervision, those duties were to be transferred back to the Building Bureaus where they belonged. Then instead of ten or a dozen different departments, municipal, State and national, exercising control over construction and alteration, there would be but one. This is the relief which the building and real estate interests prayed for, and which certainly would have resulted. There would have been but one place to file plans, and but one certificate of approval to obtain. The owner of a new building would thus have been able to get a "clean bill of health" and thereafter be relieved of further attentions by building inspectors.

True, there would have been other duties under the law remaining to the existing departments, but these duties would have had to do with occupancy, and not with construction, and would have concerned tenants rather than owners, architects and builders. It ought to be clear to everyone that there would have been a juncture when a building completed according to law would be absolutely relieved from the attention of inspectors, except those sent around to old buildings to discharge duties similar to those of supervising housekeepers.

The true business of the Fire Department is to extinguish fires, of the Health Department to prevent public nuisances, of the Labor and Tenement Departments to do welfare work, and not in any case to superintend the construction of buildings. The relief from over-regulation provided in the Lockwood-Ellenbogen bill is clearly discernible to the builders, owners and managers of buildings, if not to the Mayor; but doubtless there will come a day when he will see more clearly.

Building to Meet the Demand.

Few people who are not in close touch with the building situation realize the change that has come over the market during the last few months. The old feeling of pessimism is rapidly disappearing and in its stead optimism prevails. This is clearly shown by the number of new buildings in course of construction in the various boroughs, especially those outside Manhattan. All classes of buildings are represented, but industrial buildings, tenements and private dwellings in Queens, and business buildings and apartment houses in Brooklyn and the Bronx, form the nucleus of the operations. Though the plan-filings show a healthy increase for the first three months of the current year, as compared with 1914, still these figures do not entirely reflect the situation. The fact of the matter is that many building operations have been commenced this Spring, from plans filed during the preceding eighteen months.

A year ago times were not propitious for structural activity. Many thought there was an overbuilt condition in some quarters. Then again, the loaning institutions were unwilling to invest money in this branch of the business, for they had more pressing need for their funds. The European war caused an alarming scare in banking circles. The savings

banks, which in normal years lend vast sums on real estate, were conserving their funds to the last dollar. A large percentage of their depositors are foreigners, or Americans who have relatives abroad, and these people send millions of dollars home to relieve the immediate stress of their families. This condition has passed to a large extent. Now the remittances from this class of people have returned to a normal basis, and bankers do not now fear any unusual demand for funds.

It takes only a comparatively short period of building inactivity to change an over-production of structures into a shortage. At present there is a decided shortage of moderate-priced apartments in Manhattan. While there does not seem to be any permanent solution for this problem, still there is but little doubt that a number of houses will be erected which will relieve the congestion in spots. The very high-priced apartments have been somewhat overdone in certain sections. This condition is largely the result of the period of retrenchment that many families went through during the last six months of 1914. But periods of stress and privation are soon forgotten. When it becomes unfashionable to talk about "hard times," the other extreme point of view is taken; people expand their household plans, and once more are extravagant, taking the position that "easy come, easy go" is the proper principle to work upon. With business expansion, it naturally follows that more floor space must also be provided for mercantile concerns. The present war has brought about a realization of how dependent we are upon the foreign countries. Many American concerns now understand how unnecessary it has been to rely upon others for products which we are able to supply at home. The result is that a New America is in the process of formation. New lines of industries will and are being organized, and it should not be long before we shall be supplying some foreign countries with commodities which never before have been produced here.

There is much valuable land, in and adjacent to Greater New York which can be properly converted to the uses of manufactories. Hundreds of acres in Queens and in the Bronx are ripe for improvement. Connections are possible with every trunk line in the country; besides, there is the unrivalled waterfrontage which makes it possible to ship by water to any foreign or domestic port. But little doubt is there that the building movement which was started all over the country will expand to huge proportions and that an era of general prosperity will ensue. The local real estate market usually follows the lead of Wall Street, and the "street" is having its "day." Why should not all precedents be followed? A logical assumption is that real estate is once more coming into its own.

The State's Rights in the South Brooklyn Waterfront.

Editor of the RECORD AND GUIDE:

Having shown in my former letter the rights of the City of New York to the land between high and low water mark, constituting about one-half of the land proposed to be taken for the terminal stated, of the elevated freight railroad, at Gowanus Bay, permit me further to call attention to the rights of the State of New York to the land below water mark, constituting the other half of the territory proposed to be taken.

As stated in my last communication, the deed to the First Construction Company expressly impressed upon the land a use for the benefit of the City of New York, the State of New York, and the United States of America, so far as the land was beneath the original line of high water! I also showed that, according to the Ratze map, produced by the city in this proceeding, all of the land to be taken for this terminal was below the original high-water mark, except a piece amounting to about one hundred square feet, at the intersection of Creamer and Clinton streets. The deed to the First Construction Company does

not divide this land below high-water mark between the beneficial owners, i. e., the city and State of New York and the United States, but leaves those bodies to make such division, according to their respective interests.

A glance at the Ratze map, introduced in this proceeding to condemn land for the terminal, shows that the land between high and low water mark, to which the city is entitled, amounts to about one-half of the premises to be taken; i. e., the westerly half between Halleck and Creamer streets and also a piece along Clinton street, north of Creamer street.

According to the testimony of the city officials, this much of the land, below high-water mark, was above low-water mark; it therefore passed to the city under the Cornbury and Montgomerie charters, as set forth in my former letter.

The remainder of the land on the Ratze map, which is to be taken for the terminal, was below low-water mark, in Gowanus Bay, and belonged of course to the State of New York (*Weber vs. Commissioner*, '8 Wallace, 57). What are the present rights of the State of New York to this land, originally below low water?

The Act of 1847 imposed a condition precedent upon the rights granted to Richards and his associates, i. e., they were to obtain the permission of the Mayor, Aldermen and commonalty of the City of New York before they might erect any wharf on the land below low-water mark, in front of the land between high and low mark which belonged to, or was claimed by the Mayor. I have searched the minutes of the Sinking Fund Commission for several years, about this date, and find no such consent, and I feel confident that none was given. Without such consent, the rights claimed under this act by the First Construction Company, to the land below low-water mark are of course void. Ought not the legal representatives of the city to demand proof in these proceedings that the First Construction Company's predecessors in the title obtained the consent to the erection of these wharves and docks from the City of New York?

But, assuming that this consent was obtained, did the State grant anything except the right to build wharves? Can the structures necessary for a freight railway terminal be erected, if the condemnation awards are paid to the First Construction Company, on land formerly under water, over which only rights to build wharves, had been granted?

The answer to this question is important, because the State of New York appeared in these condemnation proceedings, having been made a party by the city, and stated that it would not be bound thereby (vol. II of testimony, p. 710) and protested against condemnation proceedings, covering any of its lands. No title company would, under these circumstances, insure a title against the State, as litigation is morally certain to ensue. In this litigation, what rights could the city assert against the State, if this proceeding were continued and the awards were paid to the First Construction Company?

All of the land to be taken under the condemnation proceedings below low-water mark seems to have been filled in, under Chapter 202 of the laws of 1847, except the block and a half on the southeast corner, on Court and Halleck streets. This act contains no grant of the title to the land beneath low-water mark, but merely confers an easement, practically identical with the rights already enjoyed by the upland owners.

How do these rights differ from those which every upland owner has in the land under water, in public waters, adjacent to his land? Washburn on Easements (4th Ed., pp. 323-325) and the recent case of *Smith vs. Town of Hempstead* in New York Court of Appeals, declares that the owner of the upland has the very rights, mentioned in this act, at common law, although he does not own the land under water, in front of his upland. The act of 1847 therefore merely fixed the limit which is otherwise uncertain, within which, the

upland owners might exercise their rights of building wharves, etc.

But the existence of these rights of wharfage in the upland owner does not deprive the owner of the fee of the land under water, of his title. If any rights, beyond those of wharfage, are to be exercised on the land under water, such as building a terminal for freight cars, the rights must be acquired by contract or condemnation proceedings from the owner of the land under water. Until, he is settled with, any erection beyond a wharf, etc., would constitute a trespass and the party erecting it would be liable to damages; the erection would be removed and probably the license, or whatever the right of wharfage might be called, would be forfeited.

In the case of the lands claimed by the First Construction Company, the act of 1847 restricted the use of the land to docks and wharves; how can this land be used for a terminal for a freight railway? Certainly this fact should be taken into consideration and full values should not be awarded as though the city were acquiring the fee simple absolute, when it is only acquiring an easement.

It is therefore submitted that the proposed payment of awards, in the proceeding to acquire the terminal, is as objectionable on account of the outstanding rights of the State of New York, as it is reprehensible for its failure to recognize the rights which the City of New York already possesses. As to land below low-water mark, as well as to land above low-water mark, it would be gross injustice to pay the proposed awards.

J. BLEECKER MILLER.

Sec. U. R. E. O. Assn.

170 Broadway.

Encroachments Cannot Be Legalized.

Editor of the RECORD AND GUIDE:

Your issue of April 24 has a letter from Mr. Rudolph P. Miller, entitled "Projections Beyond the Building Line," which replies to a letter of mine of April 17. Mr. Miller writes:

"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 encroachments."

On the contrary, I am not under any misapprehension. If there are any ordinances which legalize encroachments beyond the building line, they are illegal, and any new ordinance which proposes to make such encroachments legal is quite as illegal as the old ones.

It seems difficult for architects and others who are not lawyers to understand that the law is the law, and that the thoughts of city officials as to what are reasonable encroachments have nothing to do with the case. In times gone by city officials thought that the encroachments were reasonable which subsequently were declared illegal by the courts after much expensive litigation. Only a few years ago private owners were forced by the city to remove encroachments which had been thought reasonable by former city officials, at a cost I have seen estimated at over \$9,000,000. Under such circumstances, what excuse is there for present city authorities to appear to legalize such encroachments and encourage owners to erect them when the courts have declared time and time again that no city official or body has the power to legalize them?

Mr. Rudolph P. Miller, for whose ability and integrity I have the highest regard, of course looks at the matter from the architect's point of view. If I knew any way to formulate a rule to legalize permitting reasonable ornamental projections which would not interfere with the public rights or the private rights of neighbors, I should be very glad to let Mr. Miller know of it. The mistake he makes is to suppose that such encroachments can be legalized if city officials think they are reasonable.

CYRUS C. MILLER.

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FOR THE PUBLIC WELFARE.

The Good Service of the Real Estate Board's Law and Legislation Committee.

An unusual amount of attention was this year given to the work of the Legislature by the Legislation and Taxation Committee of the Real Estate Board. Weekly meetings were held by the committee and action taken on bills that affected real estate or city finances generally. In every case the attitude of the Real Estate Board was presented at Albany, either by personal representation before committees, or by written statements to legislators introducing the measures under consideration or to the chairman of the proper committees. Some of these measures looked to the carrying out of the legislative program of the Real Estate Board, outlined before the Legislature convened. The following is a brief reference to some of the more important bills affecting real estate owners and now in the hands of the Governor:

Special effort was made in the direction of amending the Torrens Act. The work being in charge of Prof. Alfred G. Reeves, chairman of the Board's Committee. This bill, introduced in the Senate by Senator Boylan, was passed. It was Assemblyman Ahern's bill in the Assembly. It was recommitted during the closing hours of the session.

The Lockwood-Ellenbogen bill, designed to secure simpler building inspection, was passed by both houses of the Legislature, but was vetoed by the Mayor after the Legislature had adjourned.

Senate Int. No. 393, Print No. 1364 (Senator Gilchrist)—Amending section 450, Real Property Law by providing that cemetery lands in first-class cities may be assessed for local improvements of sidewalks abutting thereon in the same manner as other lands, and regulating the collection of such assessments. This bill was actively supported by the Real Estate Board.

Senate Int. No. 1030, Print No. 2131 (Senator Carswell)—This bill abolishes the Recreation Commission and confines these duties to the Commissioner of Parks for each Borough within the jurisdiction of the Department of Education. This legislation was suggested by the board as far back as last November.

Senate Int. No. 1303, Print No. 2033 (Senator Sanders)—Adding a new section 3 to the Labor Law. This places the enforcement of the requirements of the Labor Law, in cities of the first class, in the Bureau of Buildings of the several Boroughs, excepting jurisdiction over exits and fire-escapes. It will give a measure of home rule in matters of this kind such as is not now had by real estate owners. This bill was introduced at the request of the Real Estate Board.

Senate Int. No. 1333, Print No. 2045 (Senator Mills)—This amends section 83-a of the Labor Law by providing that in New York City the Fire Commissioner may waive the requirements for a fire alarm signal system in buildings not over four stories or buildings equipped with automatic fire sprinklers, if in his opinion such signal system is not necessary for the safety of occupants. This bill was actively supported by the Real Estate Board.

Senate Int. No. 1456, Print No. 1788 (Senator Cromwell)—Amending section 119-a of Greater New York Charter relative to assessments for local improvements confined after January 1, 1908. It provides in effect that in dividing installment assessments the improvements

shall not be considered. This will be of great benefit to the small owner. This legislation was recommended by the Real Estate Board.

Senate Int. No. 1509, Print No. 1881 (Senator Mills)—Repealing sections 2 and 79-f, Labor Law, by defining a "factory building" as any building or structure any part of which is occupied or used for a factory and in which at least one-tenth of all persons employed are engaged in the work of a factory, but not a building used exclusively for dwelling purposes above the first story. It provides that approved wire glass shall be required in all cases where glass is permitted in a fire-retarding enclosure of a vertical shaft and makes other provisions relative to fireproof shutters for windows, etc.

Assembly Int. No. 1123, Print No. 1854 (Assemblyman Thorn)—This bill amends subdivision 2, section 79-b, Labor Law, by providing that the present requirements of the section relative to fire walls around stairways shall apply to buildings more than six stories in height instead of to buildings more than five stories.

Another bill in the Governor's hands is Senate Int. No. 1024, Print No. 1956 (Senator Spring), which amends the Labor Law by establishing the State Industrial Commission, transferring thereto the powers and duties of the Workmen's Compensation Commission and abolishing the office of Commissioner of Labor and Deputy Commissioner of Labor, the Industrial Board and the Workmen's Compensation Commission. It also creates an Industrial Council consisting of five employers and five employees. This bill has not been urged by the Real Estate Board; although the Board believes that the principle providing for a court review by any person in interest to determine the validity and reasonableness of the provisions with respect to rules and regulations is not without merit and justice.

BILLS BEFORE THE MAYOR.

(Continued from page 726).

Senate No. 1649, Int. No. 1378, an act to amend the Greater New York charter, relative to ceding, granting and conveying to the United States lands and lands under water, acquired by or owned by the City of New York, necessary for the improvement of the navigation of waters within or separating portions of the city of New York and for the sale of lands under water and filled-in lands not required for such improvement.

The Cullen marginal railway bill, permitting the city to go into partnership with the trunk line railways for the building and operation of a terminal railway along the South Brooklyn water front.

The Gillen bill, making the cost of the Flatbush avenue extension in Brooklyn a borough charge, instead of a charge against abutting property.

Senate No. 1573, Int. No. 699, an act to amend the Greater New York charter, in relation to the collection and distribution of the tax on foreign fire insurance companies and their agents.

Senate No. 1788, Int. No. 1456, an act to amend the Greater New York charter, in relation to assessments for local improvements confirmed after the first day of January, nineteen hundred and eight.

Assembly No. 2092, Int. No. 419, an act to amend the Greater New York charter, in relation to the pavements of streets and the payment of the cost thereof.

Senate bill 2072, Int. No. 1599, an act to amend chapter three hundred and thirty-six of the laws of nineteen hundred and three, entitled "An act to provide for the erection of a court house in the county of New York, and authorizing the acquisition of a site therefor," in relation to contracts.

Senate bill 1288, Int. No. 1131, an act to amend the Greater New York charter, in relation to the correction of taxes and assessments and refunding taxes paid on erroneous assessments.

Senate bill 2081, Int. No. 1371, an act to amend the public health law, in respect to conferring upon the city of New York control over the potable water supply of said city.

Senate bill 1694, Int. No. 1404, an act to amend the Greater New York charter, in relation to the collection of unpaid personal taxes by distress and sale.

Senate bill 1861, Int. No. 885, an act to amend chapter 737 of the laws of 1911 entitled "An act to authorize the Board of Assessors of the city of New York to estimate and allow the damages sustained by owners of real property fronting upon streets approaching the Manhattan bridge over the East river in said city," in relation to the streets upon which such property is located and the time within which to file claims, and authorizing the Board of Assessors of the city of New York to estimate and allow the damages sustained by owners or lessees of land and buildings fronting upon streets approaching said Manhattan bridge.

Assembly bill 2127, Int. No. 1131, an act to exclude from the city of New York that territory known as the Fifth Ward of the borough of Queens of the city of New York, and incorporate the same under the corporate name of Rockaway City, and to provide for the government thereof.

Midtown Renting Demand.

Eighty-five per cent. rented, seven months after the beginning of construction, is the record of the new 21-story structure owned by the No. 8 West Fortieth Street Corporation, now rapidly nearing completion, at 8 West 40th street, facing the New York Public Library. The renting agents are Ewing, Bacon & Henry. The Geo. A. Fuller Company was the general contractor. The tenants comprise representatives of many fields of endeavor, no particular class of business being conspicuous. The Munsey Trust Company has taken the ground floor and basement, where safe deposit vaults are now being installed. The advertising department of the New York Press will occupy the second floor. The seventeenth, eighteenth and nineteenth floors will be used by the Frank A. Munsey Company. Other entire floors have been leased by such firms as the National Hospital Bureau, the Vulcanite Portland Cement Company and Starrett & Van Vleck, the architectural firm which designed the building.

Other tenants in the structure include Renwick, Aspinwall & Tucker, the National League of Professional Baseball Clubs, the Fitzgibbons Boiler Company, the United Fire Proofing Company, John Lowry, Jr., the Harry E. Campbell Company, and others.

Many unusual features have been incorporated in the construction detail of the building. There is light on all four sides. The same high grade kind of brick has been used on every side, so that all sections of the buildings from every angle present a uniform appearance.

Bronx Facts and Figures.

Estimated population July 1, 1915, 705,742. The Federal Census of 1910 gave the Bronx a population of 430,980. The Borough, if a City, would be the fourth city in size in the United States.

During the four years subsequent to the census of 1910, the population of the Bronx increased 49 per cent., while the whole Greater City increased 17 per cent., thus winning the title of "New York's fastest growing Borough."

Area 40.6 square miles, or twice the size of Manhattan.

Fifty-nine miles of unexcelled waterfront.

With the completion of the Rapid Transit lines now under construction, the Bronx will have 620.9 miles of subway and elevated lines, thus affording splendid transit facilities.

The Bronx is in the midst of a great building boom, in anticipation of the inflow of population subsequent to the completion of the new transit lines, as is shown by the following figures of the Borough Bureau of Buildings, January 1, 1914, to April 15, 1914: Plans 177. Buildings 231. Estimated cost \$5,057,955. For the same period in 1915: Plans 202. Buildings 294. Estimated cost \$8,590,425. Showing an increase of \$3,532,460.

The Bronx contains 4,154.2 acres of the most beautiful parks in America, exceeding by 500 acres the combined acreage of all the other Boroughs of the Greater City.

There are over 2,000 factories located in the Bronx, employing over 40,000 workers.

Ideal for manufacturing purposes, as labor is good, sites reasonable and power cheapest in the Metropolitan Zone of New York.

"The Borough of Homes." Most healthful of all the Boroughs. Educational advantages of the highest order, from public schools to the two great Universities—Fordham and New York. Churches of all denominations. Rents moderate.—Bulletin of the Bronx Board of Trade.

Sale of Used Maps.

Those interested in the real estate field are having an opportunity of purchasing second hand, or used, atlases and maps, of the different boroughs, published by E. Belcher Hyde. The sale, which will continue for two weeks, is being held at 97 Liberty street, Brooklyn. There are also some very rare and old volumes included in the sale.

Interesting Decision.

Editor of the RECORD AND GUIDE:

A decision of interest to owners and lessees of real property was rendered on April 7, in the case of East Side Fire-proof Stabling & Storage Company against New York Mail Company and American Surety Company, which was tried before Mr. Justice Samuel Greenbaum, and a jury in the Supreme Court, New York County.

The action was by the landlord against the New York Mail Company, as tenant, and the American Surety Company, as surety for the performance of the terms of a lease, which was based on the breach of the covenants as to making repairs and turning the premises over in good condition at the end of the term, and for the compliance of the requirements of the various city departments.

The item for repairs, as set forth in the complaint, amounted to \$3,623.61. The violations came to approximately \$4,000. The violations required the building of an inside stairway at the cost of approximately \$1,800 and for other structural changes. After a three days' trial a verdict was rendered in favor of the plaintiff for the full amount of the repairs and for practically the full amount of the reasonable cost of the violations, as claimed by the landlord. The total of the judgment was for \$7,796.17. George Boochever, 5 Nassau street, was the attorney for the plaintiff.

GEORGE BOOCHEVER.

5 Nassau street.

Plans for Municipal Exhibit.

A municipal exhibit, which will be the first of its kind ever held in New York State, will be one of the special features of the sixth annual meeting of the New York State Conference of Mayors and Other City Officials, to be held in Troy, June 1, 2 and 3. The exhibit will consist of implements and manufactured wares most commonly used and purchased by municipalities. A local committee has been appointed by Mayor C. F. Burns, to act for the Conference and have charge of the exhibit, which will

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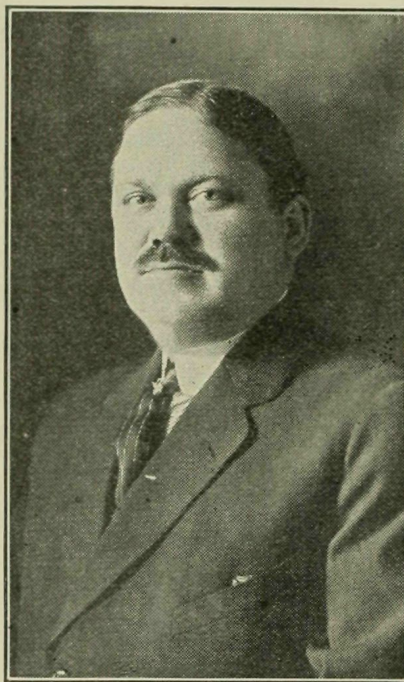
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be held in the drill hall of the State armory. Plans are being made so that large apparatus may be easily moved to the street for purposes of demonstration. All cities in the State have been asked to send motion pictures of their principal municipal activities. C. R. Metzger, general secretary of the Troy Chamber of Commerce, is secretary of the committee in charge of the exhibition.

Queens Chamber of Commerce.

C. G. M. Thomas, the new president of the Chamber of Commerce of the Queens, is president of the New York & Queens Electric Light & Power Company, a member of the executive committee of the Empire State Gas & Electric Association, and vice-president of the Flushing division



CHARLES G. M. THOMAS.

Elected President of the Queens Chamber of Commerce.

of Boy Scouts. Other new officers elected were: Vice-Presidents, George J. Ryan and John Adikes; treasurer, William J. Hamilton, and directors to serve three years, Robert W. Higbie, W. H. Williams, William Brewster, Michael J. Degnon and F. De Hass Simonson.

Real Estate Developments in Queens.

Among some of the more important real estate developments in the borough are the following named, as compiled by the Queens Chamber of Commerce, with the name, location, size and average price of houses and lots:

Broadway-on-the-Hill, Auburndale, 78 acres, \$6,500 to \$7,000.

East River Heights, Astoria, 2,400 lots, big apartment blocks.

Sound Crest, College Point, 130 lots, \$7,250 and up.

Elliott Manor, Corona, 20 acres, \$4,000 and up.

Overbridge Heights, East Corona, 53 acres, \$7,000 to \$10,000.

Douglaston Park, Douglaston, 1,000 lots, \$7,000 to \$15,000.

Elmhurst, Elmhurst, 200 acres, \$7,500 to \$17,000.

Jackson Heights, Elmhurst, 325 acres, big apartment blocks.

Kissena Park, Flushing, 3,000 lots, \$7,000 to \$31,500.

Broadway-Flushing, Flushing, 4,000 lots, \$7,000 to \$10,000.

Forest Hills, Forest Hills, 500 acres, \$7,500 to \$16,000.

Forest Hills Gardens, Forest Hills, 204 acres, \$8,000 to \$20,000.

Hollis Park Gardens, Hollis, 156 plots, \$15,300 and up.

Jamaica Hillcrest, Jamaica, 200 acres, \$6,500 to \$12,000.

Prospect Hill, Jamaica, 40 acres, \$6,000 to \$13,000.

Yale Terrace, Jamaica, 200 lots, \$4,500 to \$10,000.

Jamaica Park South, Jamaica, 300 acres, \$4,000.

North Jamaica Heights, Jamaica, 100 acres, \$5,500 to \$7,000.

Jamaica Estates, Jamaica, 500 acres.

Kew Gardens, Kew, 350 acres, \$9,500 and up.

Degnon Terminal, Long Island City, 1,600 lots, factories.

Courtney, L. I. City, 450 lots, \$2,000 lots.

Norwood, L. I. City, 440 lots, \$2,500-\$5,000 lots.

Little Neck Hills, Little Neck, 197 acres, \$5,000 to \$6,250.

Westmoreland, Little Neck, 900 lots, \$5,600 to \$6,000.

Queens Court, Queens, 50 acres, \$5,000 to \$11,000.

Howard Beach Estates, Ramblersville, 530 acres, \$2,000 to \$2,500.

Rockaway Park, Rockaway Beach, 130 acres, \$6,000 and up.

Neponsit, West Rockaway, 225 acres, \$5,250 to \$30,000.

Rosedale, Rosedale, 30 acres, \$590 to \$625 lots.

Beechhurst, Whitestone, 135 acres, \$5,800 and up.

Malba-on-the-Sound, Whitestone, 163 acres, \$6,700 and up.

OFFICIAL NAMES OF BRIDGES.

The Board of Aldermen recently passed an ordinance which gave the following official names for the various bridges in the Greater City:

The New York and Brooklyn Bridge shall be designated as the Brooklyn Bridge.

Bridge No. 2, East River, as the Williamsburgh Bridge.

Bridge No. 3, East River, as the Manhattan Bridge.

Bridge No. 4, East River, the Queensboro Bridge.

The bridge connecting First avenue, Borough of Manhattan, and Willis avenue, Bronx, the Willis Avenue Bridge.

The bridge on the line of Third avenue, the Third Avenue Bridge.

The bridge connecting Madison avenue, Manhattan, and East 138th street, Bronx, the Madison Avenue Bridge.

The bridge connecting West 145th street, Manhattan, and East 149th street, Bronx, the 145th Street Bridge.

The bridge connecting West 155th street viaduct, Manhattan, and Jerome avenue, Bronx, the Macomb's Dam Bridge.

The bridge connecting West 181st street, Manhattan, and University avenue, Bronx, the Washington Bridge.

The bridge connecting West 207th street, Manhattan, and West Fordham road, Bronx, the University Heights Bridge.

The bridge on the line of Broadway shall be designated as the Ship Canal Bridge.

Bronx Bridges.

The bridge over Mott Haven Canal, on the line of East 135th street, the 135th Street Bridge.

The bridge over the Bronx River, on the line of Westchester avenue, the Westchester Avenue Bridge.

The bridge over Westchester Creek, on the line of East 177th street, the Unionport Bridge.

The bridge over Eastchester Bay, connecting Eastern Boulevard and Pelham Bridge Road, the Pelham Bridge.

The bridge over Pelham Bay Narrows, connecting City Island Road and City Island avenue, the City Island Bridge.

The bridge over Eastchester Creek, on the line of Boston Road, the Eastchester Bridge.

Brooklyn Bridges.

The bridge over Gowanus Canal, on the line of Hamilton avenue, the Hamilton Avenue Bridge.

The bridge over Gowanus Canal on the line of 9th street, the 9th Street Bridge.

The bridge over Gowanus Canal, on the line of 3d street, the 3d Street Bridge.

The bridge over Gowanus Canal, on the line of Carroll street, the Carroll Street Bridge.

The bridge over Gowanus Canal, on

the line of Union street, the Union Street Bridge.

The bridge over 5th Street Basin, on the line of Third avenue, the Third Avenue Bridge.

The bridge over Wallabout Canal, connecting Washington avenue and Kent avenue, the Washington Avenue Bridge.

The bridge on the line of Metropolitan avenue, over English Kills, the Metropolitan Avenue Bridge.

The bridge over the Coney Island Creek, connecting West 18th street and West 17th street, the Harway Avenue Bridge.

The bridge over Sheepshead Bay, on the line of Ocean avenue, the Ocean Avenue Bridge.

The bridge over the Coney Island Creek, on the line of Shell Road, the Shell Road Bridge.

Newtown Creek Bridges.

The bridge connecting Manhattan avenue, Brooklyn, and Vernon avenue, Queens, the Vernon Avenue Bridge.

The bridge on the line of Greenpoint avenue, the Greenpoint Avenue Bridge.

The bridge connecting Meeker avenue, Brooklyn, and Laurel Hill Boulevard, Queens, the Meeker Avenue Bridge.

The bridge on the line of Grand street, the Grand Street Bridge.

Queens Bridges.

The bridge over Dutch Kills Creek, on the line of Borden avenue, the Borden Avenue Bridge.

The bridge over Dutch Kills Creek, on the line of Hunters Point avenue, the Hunters Point Avenue Bridge.

The bridge over Flushing River, on the line of Jackson avenue, the Flushing Bridge.

The bridge over Flushing River, on the line of Rodman street, the Strong's Causeway Bridge.

The bridge over Alley Creek, on the line of Jackson avenue, the Little Neck Bridge.

Richmond Bridges.

The bridge over Lemon Creek, on the line of Bayview avenue, the Lemon Creek Bridge.

The bridge over Richmond Creek, on the line of Bridge avenue, the Fresh Kills Bridge.

PRIVATE REALTY SALES.

Many sections of the city contributed to the week's activity and reflected the slow but steady improvement which has been noted for the last few weeks. The present situation has been caused by many years of retrogression and the improvement, many believe, will have to come through a long period of slow progress, and a gradual, rather than sudden, restoration of confidence in real estate as an investment. It is believed that this confidence will not manifest itself by a sudden outburst of activity in any one section of the city, but rather by steady conservative buying in a great many sections.

Perhaps that is why so much interest attaches to a survey of the week's activity. Park avenue apartment builders obtained desirable corner sites for the purpose of adding to the splendid colony of high class multi-family structures which are making that thoroughfare one of the most imposing and beautiful in the city. Similar tendencies were noted in the Bronx and on the West Side; even Washington Square contributed two deals, both of which will result in building operations.

Confidence in that section of Broadway, adjacent to Grace Church, was once more expressed, through the filing of a series of leases by the Sailors' Snug Harbor, involving the property for many years occupied by the dry goods establishment of John Daniell's Sons & Sons, on the west side of Broadway, between 8th and 9th streets. The leases run for five years, the total aggregate rentals being \$114,000. Further south, at 39 to 45 Leonard street, several stores and lofts were leased, by an estate, to a concern which has been established upwards of twenty-five years.

Through a decision handed down in the Supreme Court, property owners have been victorious in the prevention of trade

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It sat up, looked around and saw the **greatest crops ever harvested** and sold at prices 50 to 100% higher than usual—

It saw **money pouring into the country** from the sale of war supplies—

It saw everything at the **lowest prices**, business "rotten," and merchants with no stocks of goods—

It saw ninety-five millions of people still living in the United States to be fed, clothed, housed, **just as usual**—

It saw the wonderful **new financial system** of the Federal Reserve Bank in operation.

Then Wall Street made up its mind that this was the **chance of a life time**.

Fortunes have been made since by people who had foresight.

Mercantile business and **REAL ESTATE** still lie flat on their backs. **Think this over.** Read further why you should be interested in the absolute auction sale of the Estate of Arthur R. Morris, by order of Henry Lewis Morris, Esq., Executor, to be held May 11th, 1915, at the Exchange Salesroom, 14 Vesey Street.

For maps and particulars apply to

J. CLARENCE DAVIES, 149th St. and 3rd Ave.

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Correspondence invited.

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Capital and Surplus, \$3,247,789.13
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encroachments in West 52d street, between 5th and 6th avenues. This is not the first time that owners of property in this street, headed by Columbus O'Donnell Iselin, have been in the courts to keep the restrictive clauses in their deeds in force. Justice Goff, who was the trial justice, found that "when Mr. Iselin took title he was justified in placing faith in the legal force of the restrictions."

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

The number of sales south of 59th street was 5 as compared with 6 last week and 8 a year ago.

The sales north of 59th street aggregated 30 as compared with 24 last week and 22 a year ago.

The total number of conveyances in Manhattan was 164 as against 164 last week, 31 having stated considerations totaling \$7,107,400. Mortgages recorded this week numbered 84, involving \$2,028,454 as against 69 last week, totaling \$1,063,610.

From the Bronx 21 sales at private contract were recorded, as against 9 last week and 24 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,912,950, compared with \$13,602,177 last week, making a total for the year of \$29,850,800. The figures for the corresponding week last year were \$13,602,177 and the total from Jan. 1, 1914, to May 2, 1914, was \$14,739,487.

Big Three-Cornered Transaction.

The Hargood Realty & Construction Company, Harry Goodstein, president, sold the two six-story apartment houses, Annadale and Bellecourt, each on plot 127.8 x 100, covering the block front on the west side of Fort Washington avenue, from 177th to 178th streets, to Mrs. Annie Rogers Benjamin, who gave in part payment six old dwellings at 33 and 34 Washington Square and 65 to 70 Washington Place, forming a plot 55 x 128 feet at the southwest corner of those streets, which the Benjamin family has owned for more than forty years. The exchange was negotiated by Edward L. King & Company. The latter property was resold by the realty company, through Pepe & Brother, to Frederick D. Fricke, treasurer of the Excelsior Brewing Company, of Brooklyn, who owns the Hotel Holley property, adjoining, which is held under lease by David and William Knott, for whom Mr. Fricke will improve the realty just purchased by converting the dwellings into one building as an annex for the Holley. The contemplated building was leased through Pepe & Brother to David Knott for twenty-one years.

New Bing & Bing Project.

Bing & Bing purchased from the estate of James Meehan, John, Joseph and George Meehan, the northwest corner of Park avenue and 84th street, a plot 516 on the avenue and 150 in the street, including 1000-1002 Park avenue, two five-story flats and 63-71 East 84th street, four three-story dwellings. Henry Rogers Winthrop also sold to a buyer, who re-sold to Bing & Bing, the vacant plot 55 x 82, on the west side of Park avenue adjoining the corner. On this combined plot, containing about 16,000 square feet, a fifteen-story apartment house is to be erected. The entire operation involves about \$1,000,000. Clark T. Chambers was the broker.

Park Avenue Deal.

Edgar A. Levy has purchased from Katherine B. Childs, John Seely Ward, Jr., J. E. Reinthaler and David Lydig, respective owners, the four dwellings at 58, 60, 62 and 64 East 81st street, taking in the southwest corner of Park avenue, a total plot 100.2 on the avenue by 80 in the street, for improvement with a twelve-story apartment house. For the protection of this structure, Mr. Levy also purchased from David Lydig, the dwelling at 75 East 80th street. The operation will represent an investment of about \$1,000,000. John J. Kavanagh was the broker.

Grand Boulevard and Concourse Deals.

Mrs. Mary M. Woolf has sold the plot 50 x 96, in the south side of 184th street, 9 feet west of Grand Boulevard and Concourse. Miss Florence Wood also sold to the same buyer, the adjoining plot, 9 x 96, at the southwest corner of Grand Boulevard and Concourse and 184th street. On the combined site, 59 feet in the street and 96 feet on the avenue, an apartment house is to be erected. Richard H. Scobie was the broker. This makes the third corner on this block sold by the same broker, to apartment house builders.

Long Island City Block Sold.

Isaac Kaiser, trustee of the Dean Alvord Securities Company, sold through William J. Roome & Company and Wallace J. Hardgrove, representing the Queensboro Corporation, the entire block on Thomson avenue, bounded by Madden street, Foster avenue and Van Buren street, containing fifty lots, ten of which have been taken by the city for the widening of Thomson avenue. This boulevard will be 200 feet wide and will run from Long Island City to Jamaica. The property was bought by the Dean Alvord Securities Company in 1909 for about \$130,000 and was held by them at \$200,000. The E. E. Smith Contracting Company, which is building the elevated line from Long Island City to Corona, is the purchaser. The brokers report it a cash sale.

Rumored Bronx Deal.

It was reported yesterday that Mary L. Crawford had sold the sixteen lots on the west side of Valentine avenue, 76 feet south of 182d street, running through 200 feet to Ryer avenue, and having a frontage of 200 feet on each thoroughfare. The property is near the Grand Boulevard and Concourse, which has been experiencing considerable building activity.

New West Side Garage.

Charles Weinstein bought from the Podgur Realty Company, through Arnold, Byrne & Baumann, the plot 126 x 79 x irregular, on the west side of Broadway, 302 feet north of 122d street, which will be improved with a six-story garage and automobile building. It is reported that negotiations are pending for the lease of the proposed structure for a long term.

Washington Square Operation.

The Fogliasso-Clement Building Company purchased from Caesar A. Rozzetti, through Pepe & Brother, the two old three-story dwellings, 79 and 81 West Washington place, on plot 44 x 97, on which will be erected an eight-story apartment house containing two and three-room suites.

One-Time Ryan Home Sold.

The West 12th Street Company, said to be controlled by the City Investing Company, has taken title to the one-time home of Thomas F. Ryan, at the northwest corner of Fifth avenue and 12th street, on plot 103.1x125. The transfer may forecast a commercial improvement for the plot.

To Raze Private Houses.

The Bulkley & Horton Co. sold the two frame houses at 241 and 243 Adelphi street on a plot 50 x 125 to the G. & M. Improvement Co., which will raze the buildings and erect a large modern apartment house containing twenty suites of three, four and five rooms renting for about \$10 a room.

Dyckman Lots Sold.

Blanche R. Altmayer sold, through Leo. Solomon, the plot of seventeen lots at the southwest corner of Post avenue and 204th street, fronting 250 feet on the avenue and 200 feet in the street.

Manhattan—South of 59th St.

BROOME ST.—Marcus L. Osk bought from the estate of Frederick Huner, the 3-sty building, at the northwest corner of Broome and Forsythe sts, on lot 17x50, which has been in the family of the seller since 1859. Mr. Osk represented Dr. Frederick Weissman.

9TH AV.—Herman Arns Co. sold for Robert T. Russell, 715 9th av, a 5-sty tenement, on lot 25x150.

Manhattan—North of 59th St.

JUMEL PL.—Olin J. Stephens has sold the plot 75x100, in the east side of Jumel pl, 288.7 ft. south of Edgecombe rd.

JUMEL PL.—The Donovan estate has sold, through Hall J. How & Co., a plot, 50x90, in the east side of Jumel pl, north of 168th st, to Joseph J. Snow.

72D ST.—Pease & Elliman have sold for Mrs. Mathilde Steinam, 39 West 72d st, a 5-sty dwelling, on lot 28x102.2. The house was built by C. W. Luyster, and Mrs. Steinam bought it from him on completion.

76TH ST.—Horace S. Ely & Co. sold for the New York Trust Co. the 4-sty residence, 324 West 76th st, on lot 22x102.2, to Edmund Dwight.

105TH ST.—George Ranger re-sold for the Cobwin Construction Co. the 5-sty flat, 212 West 105th st, on lot 25x100.11.

111TH ST.—J. P. Finneron has sold to Helen Hoetzer the 5-sty flat at 62 East 111th st, southeast corner Madison av, on plot 26.11x95.

118TH ST.—Baron de Hirsch Fund has resold the 6-sty tenement on plot 50x100.11, at 68-70 East 118th st, to Ida Lowenthal. The seller acquired the property at auction last week for \$43,000.

121ST ST.—Joseph P. Day sold for the William Horne estate, the 4-sty flat, 67 East 121st st, on lot 21.3x100.11, to the Bee Realty Co., Joseph Burghimer, president, which owns adjoining property and now controls a plot with a frontage of 42.6 ft.

125TH ST.—Beacon Light Mission, has purchased from Rebecca Hirsch, the 5-sty building, 257 East 125th st, on plot 28x74.11, for a new home. The Mission has been many years at 3d av and 128th st.

128TH ST.—Charles Hensle Realty Co. has sold the 3-sty dwelling, 18 West 128th st, on lot 17.6x100.

131ST ST.—Lillie F. Phillips sold to Herman Mantel, the "Argyle," a 7-sty elevator apartment house, at 142 West 131st st, on plot, 32x100.11.

133D ST.—E. A. Johnson has sold the 5-sty flat, 11 West 133d st, on lot 25x99.11.

144TH ST.—Joseph E. Marx has purchased from Louis Lese and others the 1-sty building in the north side of West 144th st, 450 ft. east of Lenox av, on plot 100x99.11, which was scheduled to be sold at auction on Thursday.

156TH ST.—John Brown is reported to have sold the plot 124.5x30.4x107.1x24.11, at the north-west corner of 156th st and Exterior st.

156TH ST.—John Brown has sold the plot 50x100 in the north side of West 156th st, 225 ft. east of 8th av, near the Polo Grounds. The buyer is said to be Archibald F. Newberry who, several weeks ago, bought a lot in the same block, beginning 125 ft. east of 8th av.

AMSTERDAM AV.—J. Michel sold, through Moore, Schutte & Co., the 5-sty flat at 2266 Amsterdam av, on plot 37.6x100, taking in part payment the Blossom Heath Inn and 14 acres on Boston rd, near Larchmont, N. Y.

WEST END AV.—J. Chr. G. Hupfel Brewing Co. is reported to have purchased from Charles Young, the 5-sty building, at the northeast corner of West End av and 68th st, on lot 25.5x100.

5TH AV.—Irving Savings Institution sold through Arnold, Byrne & Baumann, to a client of Weschler & Kohn, attorneys, the four 5-sty tenements at the northeast corner of 5th av and 101st st, on plot 100x100.

Bronx.

MINFORD PL.—William C. Moore sold, through Steven B. Ayres and Harry W. Davis, the apartment house, 1535 Minford pl, on plot 36x100.

VAN BUREN ST.—Hugo Wabst has sold the 2-family dwelling in the east side of Van Buren st, 100 ft. south of Morris Park av.

148TH ST.—William H. Mehlich has sold for Leonhard Theuerer 455 East 148th st, a 4-sty flat on lot 25x100.

176TH ST.—James T. Barry sold to Olin J. Stephens the 5-sty new-law house, 265 East 176th st, on lot 50.4x86.9.

194TH ST.—Daniel B. Freedman and Lawrence Davies have resold through Alexander Grant the 1-sty taxpayer, on plot 34x100irreg, at the northwest corner of 194th st and Bainbridge av. In exchange the buyer gave the entire vacant Brooklyn block containing 16 lots, fronting 200 ft. on 9th av, 120 ft. in 52d st, and 200 ft. in 53d st.

204TH ST.—Hall J. How & Co. have sold for William J. Hill the 1-sty stores, on plot 50x100, at the southeast corner of 204th st, and Decatur av.

BAILEY AV.—Cahn & Pittman sold 2888 Bailey av, a 3-sty, 2-family house, on lot 25x100, to Katherine M. Van Rensselaer, who gave in part payment a farm in Bucks county, Pa., consisting of 112 acres.

BASSFORD AV.—Kurz & Uren, Inc., and Josiah Jones sold for the Hephtha Realty Co. the northeast corner of Bassford av and 184th st, a 5-sty new law house, on plot 55.03x91.

BASSFORD AV.—William H. Mehlich has sold to Robert J. Moorehead the southwest corner of Bassford av and 148th st, a 5-sty apartment on plot 34x100. It was completed about a year ago.

BROOK AV.—Sadie Silverman sold to James J. Lantelme, 493 Brook av, a 5-sty tenement, on lot 24.11x89.10, at the northwest corner of 147th st.

GRACE AV.—The Shatzkin Realty Co. sold to P. Kelly, a lot 25x100 on the west side of Grace av, 225 ft. south of Edenwald av. The purchaser will improve the lot with a 2-family house.

MARTHA AV.—William Peters & Co. have sold to Charles H. Von Dehehen the three 3-sty buildings at the corner of Martha and McLean avs, through to 212d st. The property was given in part payment for the dwelling at the northwest corner of Grand av and 192d st, recently reported sold.

MOHEGAN AV, ETC.—Kurz & Uren, Inc., sold for Thomas H. Roff the four 4-sty tenements northeast corner of Mohegan av and 181st st; southeast corner of Mohegan av and Hornaday pl; 866 Hornaday pl and 865 East 181st st, covering a plot 62 ft. in 181st st, 121 ft. on Mohegan av and 130 ft. in Hornaday pl.

WASHINGTON AV.—Roseff Realty Corporation bought from the Fleisheau estate, through Schwab & Co., the plot 48x139, on the west side of Washington av, 100 ft. north of 169th st.

WEBSTER AV.—Mrs. C. Cox has sold the plot 97x112x irreg at the southwest corner of Webster av and 184th st.

Brooklyn.

MONTGOMERY PL.—Henry Pierson & Co. sold for W. L. Sayres the 3-sty dwelling 30 Montgomery pl.

PALMETTO ST.—Alferman Brothers sold for the Ring-Gibson Realty Co. the 3-sty dwelling 31 Palmetto st.

PARK PL.—Charles E. Rickerson sold 138 Park pl, a 3-sty dwelling, to Stephen M. Ahearn.

17TH ST.—James M. Hawley sold for the Bennett estate 334 17th st to Reinhold A. Schlesing.

47TH ST.—I. Salzberg sold for Harris Wilner to Rose Boskey 1525 47th st, a 3-sty 2-family cottage, on plot 40x100.

50TH ST.—I. Salzberg sold for George Bender to H. Goldberg a lot, 20x100, in the north side of 50th st, 100 ft. east of 14th av.

63D ST.—B. J. Sforza sold for Charles Gahren the 2-family house 1359 64d st, on plot 40x100. The house will be occupied as the rectory of St. Rosalies Roman Catholic Church by the Rev. Locksley A. Appo and his assistants.

82D ST.—Charles E. S. Thorn resold the residence at 96 82d st, Bay Ridge, on the Crescent Hill Improvement Co. development, to Mrs. Ida Miller.

BAY RIDGE AV.—Frank A. Seaver & Co. sold for the Williamsburg Savings Bank the 3-sty flat, 433 Bay Ridge av; and for the Gibraltar Construction Co. the 6 lots at the northwest corner of 12th av and 79th st, to a builder for improvement with 1-fam detached houses.

BEDFORD AV.—Pepe & Bro. sold for Alice Loughran 44 Bedford av to Fannie Hillenber.

Queens.

LONG ISLAND CITY.—Cross & Brown Co. sold for Charles M. Fick of Philadelphia, a plot on the west side of Hopkins av, 125 ft north of Camelia st.

ROSEDALE.—New York Suburban Land Co. sold 80x100 on the Boulevard to N. Musurace and 40x100 on the Boulevard to C. S. Taylor.

Richmond.

MARINERS HARBOR.—J. Sterling Drake sold to Eleanor C. P. Scrachan, the property on

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the east side of Union av immediately opposite Zeluff la, size 91x190, known as the Swain Lake House. Mrs. Strachan resold the property at a profit without taking title, merely transferring the contract.

OAKWOOD.—Cornelius G. Kolff has sold for J. W. Hughes 4 lots at Oakwood Heights, Staten Island, to Mrs. Caffuri, who will improve with a residence.

Rural and Suburban.

BRONXVILLE, N. Y.—Fish & Marvin sold a plot on Janvrin av, near the entrance to Cedar Knolls, for Dr. C. Ruxton Ellison.

EAST ORANGE, N. J., ETC.—Geiser & Plum of Newark have sold the dwelling 258 Glenwood av for William Rose; also a large plot in West Elizabeth for Frank B. Champion, and the licorice works on the canal for MacAndrews & Forbes of Camden to George F. Corwin.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Myrtle av to John Vlacos; 40x100 on Locust av to William R. McQuinn and at Westfield, 40x100 on Elizabeth av to J. Freitag.

GLEN COVE, L. I.—Burton Thompson & Co. have sold for M. V. and E. M. Titus to Mrs. George S. Coleman a plot of about 1½ acres near the Nassau County Club.

HARRISON, N. Y.—L. J. Phillips & Co. and E. Nelson Ehrhart sold for Joseph Brewster 14 acres at the southwest corner of Westchester av and West Purchase st, at Purchase; also for the estate of E. C. Haviland 20 acres adjoining the above on the west and fronting on Westchester av.

MAMARONECK, N. J.—Seaman Lowerre & Co. sold the 5-acre Wilder estate at Brevoort Park to Mrs. Josephine de Rome.

PELHAM MANOR, N. Y.—Through Van Norden & Wilson Waldo G. Fay has acquired from the Witherbee Real Estate & Improvement Co. three plots, consisting of lots 58, 59, 60, block 2, and lots 43, 44, 45 and 52, 53, 54, block 1, on Highbrook av, where Mr. Fay is now erecting three dwellings. The Witherbee Real Estate & Improvement Co. has acquired from Mr. Fay his stucco house on the southeast corner of Pelham Manor rd and Witherbee av, at Pelham Manor.

LEASES.**Sailors Snug Harbor Leases.**

John Daniells, Jr., of John Daniells Sons and Sons, long established dry goods merchants on Broadway, opposite John Wanamaker, has renewed the leases on the location of the firm at 757-765 Broadway, 69-71 East 8th street, and 60-66 East 9th street. The leases by the trustees of Sailor's Snug Harbor were recorded on Wednesday and indicate that the term will be five years and the aggregate rental, \$114,000 with taxes.

House Furnishers Move.

W. Emlen Roosevelt and Samuel T. Carter have leased to the G. M. Thurnauer Company, the two five-story buildings, 6-8 East 20th street, formerly occupied by Lord & Taylor, at a rental aggregating about \$150,000. The lessee is a house-furnishing firm which has been for the last ten years at 83 Worth street and previous to that time had been for many years at 33 Park place. The brokers were M. & L. Hess (Inc.).

Big Firm Renews Lease.

Clarence Whitman & Company, cotton goods manufacturers and commission merchants, have renewed, through Daniel Birdsall & Company, from the Rothschild estate, the lease of the store, basement and first loft in 39-41 Leonard street, at the northeast corner of West Broadway; also of the lofts in the adjoining building at 45 Leonard street.

Long Term Chelsea Lease.

James N. Wells' Sons leased for Mrs. Mary M. Sherman to the William J. Kennedy Company, the land and the three-story 50-foot building at 518-520 West 22d street for twenty-one years with renewals. The lessee will alter the building for the manufacture of boilers and machinery.

Manhattan.

BLEIMAN & CO. leased for the 32-33d St Corporation, the store and basement in 4 West 33d st to the Biltmore Flower & Feather Co., of 12 West 37th st.

FIRM OF L. J. CARPENTER leased for the Ritz Realty Co. the 2nd floor in 14 East 46th st, to C. Dobler & Co., tailors of 84 4th av.

CORN & CO. have leased for Mary A. Fitzgerald, the north store at 1383 Broadway to the Vassar Apparel Shop, and the south store to Max Jacobs; also leased for Gustave S. Boehm for 5 years, the store and basement in 53 East 59th st to Herbert Goodwin for a restaurant.

CROSS & BROWN leased additional space in 3-7 West 61st st to the Detroit Cadillac Motor Car Co.; also space at the southeast corner of Broadway and 62d st to Cutting-Larson Co., of 225 West 58th st, and the 5th loft at 37 West 3d st to Meyer Barker.

CROSS & BROWN CO. leased the 7th loft in the southeast corner of Broadway and 57th st to the Bosch Magneto Co., of 223 West 46th st; the 2d floor at 22 West 46th st to the Storm Supporter Co., of 1269 Broadway, space in 40-42 East 22d st to the Pinion Hook & Eye Co., of 156 5th av; offices in 1416 Broadway to Frank S. Fox; in 1790 Broadway to Charles C. Branch of 149 Broadway and Embert H. Ridgeway.

CROSS & BROWN CO. leased space in 396 Broadway to Eugene Keeke; in 417 5th av to the J. & T. Cousins Co., of 200 5th av; offices in 30 East 42d st to the Hurlbert Motor Truck Co., of 569 5th av, J. Randolph Smith and Charles H. Hyde; and in the Strand Theatre Building, at the northwest corner of Broadway and 47th st, to Rosenberg & Jacobson, Werblow-Fischer Co., A. Buekner and Max Rogers, of 145 West 45th st.

O. D. & H. V. DIKE leased for Ewing, Bacon & Henry, as agents the 9th floor, in 11 East 36th st, to the Cheltenham Advertising Service of 150 5th av.

DOUGLAS L. ELLIMAN & CO. leased apartments in the building under construction at 400 Park av to Chester W. Chapin; in 970 Park av, for Bing & Bing, to W. G. Triest; in 114 East 84th st for the Surrey Realty Co. to Miss Constance Morgan and in 13 East 49th st to Mrs. Willis F. Austin.

EDWARD S. FOLEY & CO. have leased the store, 228 8th av, for the La Salle Realty Co., to Peter Cocef, also the first and 2d store in 87 Greenwich av, for Clarence S. Nathan to Sophie & Emelie Quentin; the store at 9 Christopher st for H. Ulmer to George Ridler; and the first 2 floors in 233 West 13th st for Carey F. Simmons to Edward Reynolds.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Cornelius Fellowes the 4-sty house, 4 East 81st st, to J. F. A. Clark; also leased apartments in 993 Park av, for Bing & Bing, to H. K. Brent; in 43 East 62d st to Mrs. Thomas Hall; in 103 East 86th st to J. D. Hackett and in 246 West End av to Mrs. Charles Schafer.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. H. Van Rensselaer Kennedy 40 East 52d st, a 5-sty residence, to Horace E. Andrews.

J. B. ENGLISH has leased for T. Cattaneo to J. Rabe, the 3-sty dwelling 357 West 50th st; also for M. Lyon to F. Maginn, the dwelling 158 West 46th st; for John S. Spencer, to J. Wahler, the 3-sty dwelling 232 West 49th st; offices in the Astor Theatre Bldg. to B. Gerard, B. Gaston, Dr. Friedman, Fair Service Bureau and to the Melville Co. and apartments at 205 West 56th st to A. Zaldari and E. Currie at 109 West 47th st to W. Caryl.

EWING, BACON & HENRY leased space in 101 Park av to the Austral Window Co., of 101 Park av; U. L. Cooper; Alfred Hopkins, of 101 Park av; the Keppler Glass Construction Co., of 101 Park av; Charles Kerkow, of 101 Park av; George B. Wills, of 101 Park av; the Novelty Mfg. Co., of 101 Park av; Oil City Boiler Works, of 50 Church st; the Rookwood Pottery Co., of 101 Park av; the Waterproofing and Construction Co., of 35 Wall st; and the Watson Mfg. Co., of 101 Park av; also space in 320 5th av to Robert Spencer, of 20 Vesey st; and in 43 Exchange pl to the S. P. Larkin Co., of 25 Broad st.

J. ARTHUR FISCHER leased for Charles J. Follmer, the 5-sty building, 122 West 43d st, to William P. Wilson.

JOHN N. GOLDING has leased to the Lichtenstein Millinery Co. an additional loft in 586 5th av, to be used in conjunction with its building, 584 5th av.

GOODALE, PERRY & DWIGHT rented lofts at 156 West 32d st to Philip Sherman; at 55 West 24th st to A. Seidenberg; at 40 West 28th st to Charles Hoffman and at 40 West 28th st to Louis Novick.

GOODWIN & GOODWIN leased for Agnes Farrell to Congregation Beth Hamdresh Desfardin d'Harlem for 5 years the private house at 41 West 113th st, which they will alter for a synagogue.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Philip Rhineland at 48-50 West 21st st, the 6th loft to Joseph M. Semmel, manufacturer of dresses, and the 7th loft to Al. Benjamin & Bro., manufacturer of children's dresses.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Dr. Nathan G. Bozeman for a store and basement at 1407 3d av to Jacob Strauss.

M. & L. HESS, INC., leased the 10th loft at 28-30 West 25th st to Ditzion, Kunzberg & Ender; the 6th loft at 29 West 15th st to A. Moskowitz and the store and basement at 54 West 23d st to Philip Sachs, of 263 Grand st.

HENRY HOF leased to Arthur H. Sohl, of 243 West 42d st, part of the ground floor in 567 3d av; also stores at 615 3d av to Brusline & Sieters and at 167 East 37th st to the G. & G. Fleming Co.

HOUGHTON CO. leased for Lillie Munter, the 4-sty dwelling, 52 West 91st st, to Sarah E. Kelly.

HUBERTH & HUBERTH leased in the Circle Building, at Columbus Circle, one of the large Broadway offices to Dr. Louis Nash, of 17 East 38th st; also store and office space to the Carnegie Engineering Corporation, of 17 Battery pl; offices to S. P. Goodman and Mrs. Lillian Mathewson, and the store and basement at the southeast corner of Broadway and 61st st to Clodio & Engs., Inc., agents for the Kissel Kar.

A. Q. ORZA, of L. Porrino, has leased for J. Loffredo, the 3-sty house, 168 Thompson st, to Frank Crocitto for 5 years.

FELIX ISMAN, INC., leased at 1447 Broadway stores to Joseph Clair, jewelry, and J. Clair & Brother, haberdashers, for 3 years each; also offices to Lew Fields, the Savoy Plumbing Co. and the Essangee Enterprises.

EDGAR A. MANNING leased to Dr. Robert L. Loughran the parlor floor at 46 West 52d st, and for the B. A. L. Realty Co. an apartment in 5 West 55th st to Dr. Thomas McCall Anderson.

MOORE & WYCKOFF leased large apartments

in 410 Park av for the estate of Ogen Goelet to James S. Newell and Stevenson Scott; also in 150 East 72d st to N. Hobart Weekes and in 115 East 53d st to Miss Caroline A. Middlebrook and Hugo Hoffsteader.

CHARLES F. NOYES CO. leased the 5th floor at 161-163 Grand st for the Trumbull estate to the Arabesca Cigarette Co., of 1600 Broadway; the 2d loft at 543 Broadway to the A. C. Kaufman Mfg. Co., of 94 Chambers st; the 4th loft at 113-115 Spring st to the United Toilet Goods Co. and the 4th loft at 116 Duane st for Daniel P. Morse to the Hudson Novelty Co.

CHARLES F. NOYES CO. leased for Frank Zahn, the store 12 Dutch st to Edward Krausz, also a floor at 196 Canal st for the estate of Benjamin B. Edwards to G. Cangiano.

CHARLES F. NOYES CO. has leased space on the ground floor of 100 William st for the Phelps-Stokes estates, Inc., to Howie & Cain, Metropolitan underwriting managers of the Hanover Fire Insurance Co. This lease completes the rental of the entire ground floor of this building and annex through the same broker.

PEASE & ELLIMAN leased for Arnold S. Furst, the two 5-sty apartment houses, 503-509 West 133d st; also for Bing & Bing, an apartment in 995 Park av, to Mrs. Lawrence Reed of Chicago; and in 25 West 45th st, for the Century Holding Co. offices to the Gardner Reducing Machine Co.

PEASE & ELLIMAN renewed for the Billings estate, the lease of J. J. Geraghty on the garage, 27 East 40th st; also rented, in 565 Park av, the apartment, furnished, of Walter T. Stern to Mrs. B. B. Rendig.

PEASE & ELLIMAN leased apartments in 995 Park av for Bing & Bing to Mrs. Edward Roberts and to Dudley Davis and in 35 West 81st st, for the McMorrow Engineering & Construction Co. to C. S. Andrews, Jr.; also for Salo Cohn the 5-sty tenement, 326 West 59th st.

PEASE & ELLIMAN have rented for the estate of Ruth Dana Draper the 5-sty residence, at 122 East 55th st to Charles J. Fisk; also leased for Leon Malraison the 8th loft at 84-90 5th av to J. C. Brownstone; and for the Century Holding Co., Lee & Fleischman, the half of the 13th floor in 25 West 45th st, to Pathe Freres, who already occupy a large amount of space in the building.

CHRIS. SCHIERLOH leased the store and basement in 45 Vesey st to the Nordan List Newspaper Co.

CHRIS. SCHIERLOH rented the store 821 9th av for Adam Stegler to the Reliable Grocery Co.

LOUIS SCHRAG leased for Herman Younker, the dwelling, 143 West 22d st to George Andrews and for the estate of William M. Leslie, 265 West 24th st, to Joseph O'Byrne.

LOUIS SCHRAG leased for the estate of M. C. Stewart, the 9th loft in 58-60 West 15th st, to Schiller Bros; for the estate of E. A. Darling, the 4th loft in 137 West 23d st, to the Hudson Cloak & Suit Co.; and for Joseph W. Cushman & Co., the 4th loft in 244-6 West 23d st, to Edward J. Ballou.

SHAW & CO. have leased for the estate of H. M. Schieffelin the 3-sty dwelling 150 West 130th st to Ellen M. Brogan.

SHAW & CO. have leased for Richard K. Fox the 4th and 5th floors in 2038 5th av to the Sanitary Insecticide Co.

JAMES A. SHEERAN has leased to the Great Atlantic and Pacific Tea Co. the store at 1292 Lexington av, and to Josephine Garcia the dwelling at 1265 Lexington av.

TUCKER, SPEYERS & CO. leased for Capt. William H. Wheeler in 28-30 West 38th st, the 9th floor west to Goldstein & Fine and the 9th floor east to Louis Mandel.

SOL. STERN has rented to Rudolph H. Roda, jewelry and novelties, the store 28 East 125th st; also in 114 East 28th st for Erlanger & Reis, space to Scientific Clensol Co., Cottrell & Hutchinson, Esaness Advertising Pencil Co. and Caswell & Williams; and in 31 East 27th st to Southweald Development Co., Hammock Studios, Perron Laboratory and Chatham Press.

LUDWIG C. TRAUBE has leased the private house, 131 East 93d st, for Charles E. Popp to Mary Denz; also the stores 1260 Madison av and 1687 3d av.

VAN NORDEN & WILSON leased space in 189 and 191 Broadway to the American Union Realty Co., of 189 Broadway; Dr. Gordon Lee Scheffer, 74 Cortland st; Sundel Donizer, John R. Movihan, Frederick E. Leimbach, Jr., Benjamin Moses, Charles F. Swenson and Gustav A. Celerand; and the Delphic Realty & Security Co.; and apartments in 611 West 158th st to William B. Farrell and Howard J. Pulum.

HARRIS & VAUGHAN leased the parlor floor store in 17 East 48th st to Mme Du Rack of 588 5th av; and floors to Constant Queller of 590 5th av and Frederick Scholz of 414 4th av.

JAMES N. WELLS' SONS have leased to the New York Bottling Co., of 514 West 36th st, the 3-sty stable, at 532-534 West 20th st; also ground floor and basement in 231-233 10th av to the Nation Metal Bed Co., of 217 7th av; and to the Burrows Metal Manufacturing Co., of 80 Washington st, 8th floor in 521-523 West 23d st. This completes the renting of the building.

WM. A. WHITE & SONS have rented the store at 158 Reade st to Philip Mandelker, of 39 Harrison st; the store and basement at 179 Greene st to Jacob Weinstein; also the store and basement at 201 Chambers st, through to Reade st, to Charles Meany, and the 2d floor rear at 46 West Broadway for Clarence Sackett to The Dutcher Studio, Inc., formerly of Nyack, N. Y.

Bronx.

CROSS & BROWN CO. and J. Clarence Davies leased the store at 520-522 Willis av to the C. T. Silver Motor Co. of 1758 Broadway.

DELAFIELD ESTATE rented at Fieldston, Riverdale-on-Hudson, the residence of Clayton S. Cooper to Mrs. Elizabeth C. Bowen.

HERMAN KNEPPER CO. leased for Williamson & Bryan the two new taxpayers at 3967-3971 3d av to a furniture firm for 5 years at an aggregate rental of about \$12,500.

SHAW & CO. leased for J. G. D. Burnett, 5,000 sq. ft. in 265 Rider av to the Manhattan Marblethic & Cement Block Co. of 56 West 45th st.

Brooklyn.

E. K. RAMEE leased for Mrs. Louis Callahan, the store 660 Knickerbocker av, corner of Putnam av, to the Great Atlantic & Pacific Tea Co.

CHARLES W. SEITZ rented 234 Livingston st for a corset business and the 1st loft in 530 Fulton st for an Oriental restaurant.

Queens.

LEWIS H. MAY CO. leased cottages at Far Rockaway for Henry C. Gipson in Gipson pl to Lawrence B. Cohen; for Maud T. Lavinge in Jarvis la to B. Loewenthal; for F. Haberman in Read's la to Walter R. Davies; for Mary A. Fulcher in Oak st to De Witt Stern; for Susan A. Gipson cottage in Gipson pl to Edward Davis.

LEWIS H. MAY CO. leased for David Steckler the moving picture theater on Far Rockaway Blvd., adjoining the Edgemere station at Edgemere, L. I., to David Levenstein.

JOHN STICH & CO. rented cottages at Far Rockaway for Lewis T. Walter, Jr., at Central and Nielson av, to Kuno Heberlein, of Mexico; for Mrs. Henrietta Rowe, on Carnaga av to Edwin J. Golding; for the S. & L. Constn. Co., on Hoywood av, to Captain James F. Kelly; for A. S. Tally, on Cedar av, to Chas. A. Hickey; for Mrs. Mary Lavery, on Cedar av, to W. H. Callanan.

Suburban.

LEON S. ALTMAYER and Allen & Feldstein rented for the summer, to Mrs. Pauline Gutman, the cottage with extensive grounds, "Nashcroft," on Saranac av at Lake Placid, Adirondack Mountains.

GEORGE B. CORSA has leased the Peninsula House, Seabright, N. J., for Mrs. M. M. Dederer to Mrs. C. J. Tomlinson, 45 West 48th st, who will open the house early in June.

CROSS & BROWN CO. has leased for Poole & Bigelow, a bungalow at Magnolia, Mass., to William Ascher.

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ESTATES OF TAPPAN ZEE, INC., rented at Philipse Manor, the "Little White House," to Mrs. Arthur I. Hills and the "Gables" to P. W. Minnick.

FISH & MARVIN leased for the Quaker Ridge estates, Bradford Rhodes, president, an estate on Quaker Ridge, Scarsdale, known as "Way-side," to S. R. Hollander. The property comprises about 5 acres, with a residence and out-buildings, adjoining the grounds of the Metropolitan Golf Links, Inc.

FISH & MARVIN rented at Bronxville a property on Millard av, for the estate of Millard F. Smith to Harold P. Mills; also the Caspar Whitney property at Lawrence Park for the summer, furnished, to Miss Ann Murdock, the actress.

FISH & MARVIN leased for the summer, furnished, for Miss Elizabeth Thacher, her 1-acre estate, "The Ancients' Club," at Briarcliff Manor, N. Y., to Miss E. D. Southwick.

FISH & MARVIN have rented, furnished, for the summer, for James W. MacBride his 15-acre country estate at Quaker Ridge, Mamaroneck, to A. E. Cottier.

JOHN F. SCOTT has rented for Herbert A. Weeks his cottage "Telewana" on Ocean av, Cedarhurst, L. I., to Dr. Robert C. Myles.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC., leased for Clarence Houghton to George A. Freeman his residence at Shippan Point, Stamford, Conn.

L'ECLUSE, WASHBURN & CO. rented for Mrs. Helen D. Peck, her home at Roslyn, L. I., to Nathan S. Jonas, for the summer.

L'ECLUSE, WASHBURN & CO. leased the W. L. Moffat place on Manhasset bay to Alfred G. Meyer.

MRS. NINA PARMLY rented for 3 years the Colonial house belonging to Irvin S. Cobb, on Edgecliff terrace, Park Hill, and George Mueller rented the Dutch Colonial house of Miss Bessie Rust on Hillcrest av, Park Hill.

PEASE & ELLIMAN rented for Theodore Sturges his house at Shippan Point, Stamford, to Francis Guerrlich.

PEASE & ELLIMAN leased, furnished, at Riverdale, Conn. the house of Charles F. Slosson to J. A. Widderson de Lyteuil of Paris, France.

S. OSGOOD PELL & CO. leased for W. Ward Damon his house on Prospect Hill, Pelham Manor, N. Y., known as Gray Gables, unfurnished, to Jesse S. Pevear; at Greenwich Conn., for William A. Hyde his country place on Hillside rd, Brookridge, furnished for the summer, to Mrs. Eckstein; also in Brookridge, for Charles D. Baker his property, furnished for the season; at Greenwich the dwelling at 43 East Putnam av, unfurnished, to the American School of Metaphysics.

SCARSDALE ESTATES has leased ground north of the Hartsdale railroad station to Dr. Edson Card, who will build a public garage for local residents.

TUCKER, SPEYERS & CO. have leased for S. P. Hinckley his cottage known as "Marigolds," to Frank G. Curtis, for the season furnished, at Cedarhurst, L. I.

VAN NORDEN & WILSON leased for Mrs. Robert G. Black a house at 1087 Esplanade, Pelham Manor, N. Y., to Mrs. Harry S. Abbot; and for Mrs. Lemuel C. Mygatt her summer cottage at the Crater Club, Essex, on Lake Champlain, to Robert H. Fuller for the summer.

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		1914	
	April 23 to 29	April 24 to 30	April 23 to 29	April 24 to 30
Total No.....	164	143	164	143
Assessed value.....	\$11,226,700	\$9,647,000	\$11,226,700	\$9,647,000
No. with consideration..	31	17	31	17
Consideration.....	\$1,107,400	\$577,350	\$1,107,400	\$577,350
Assessed value.....	\$1,274,500	\$663,600	\$1,274,500	\$663,600
Jan. 1 to April 29 Jan. 1 to April 30				
Total No.....	2,331	2,367	2,331	2,367
Assessed value.....	\$131,975,410	\$149,574,083	\$131,975,410	\$149,574,083
No. with consideration..	323	254	323	254
Consideration.....	\$16,268,792	\$9,427,353	\$16,268,792	\$9,427,353
Assessed value.....	\$17,061,750	\$10,058,617	\$17,061,750	\$10,058,617

Mortgages.

	1915		1914	
	April 23 to 29	April 24 to 30	April 23 to 29	April 24 to 30
Total No.....	84	87	84	87
Amount.....	\$2,028,454	\$2,832,037	\$2,028,454	\$2,832,037
To Banks & Ins. Cos....	19	22	19	22
Amount.....	\$681,840	\$1,382,500	\$681,840	\$1,382,500
No. at 6%.....	42	27	42	27
Amount.....	\$1,079,014	\$373,024	\$1,079,014	\$373,024
No. at 5½%.....	1	4	1	4
Amount.....	\$30,000	\$677,500	\$30,000	\$677,500
No. at 5%.....	22	26	22	26
Amount.....	\$639,500	\$1,174,500	\$639,500	\$1,174,500
No. at 4½%.....	1	2	1	2
Amount.....	\$24,340	\$77,000	\$24,340	\$77,000
No. at 4%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Unusual rates.....	1	1	1	1
Amount.....	\$3,000	\$7,013	\$3,000	\$7,013
Interest not given.....	17	27	17	27
Amount.....	\$252,600	\$523,000	\$252,600	\$523,000

	Jan. 1 to April 29		Jan. 1 to April 30	
	Jan. 1 to April 29	Jan. 1 to April 30	Jan. 1 to April 29	Jan. 1 to April 30
Total No.....	1,324	1,469	1,324	1,469
Amount.....	\$29,267,067	\$44,512,877	\$29,267,067	\$44,512,877
To Banks & Ins. Cos....	255	355	255	355
Amount.....	\$11,764,022	\$24,711,100	\$11,764,022	\$24,711,100

Mortgage Extensions.

	April 23 to 29		April 24 to 30	
	April 23 to 29	April 24 to 30	April 23 to 29	April 24 to 30
Total No.....	45	32	45	32
Amount.....	\$2,433,500	\$2,250,500	\$2,433,500	\$2,250,500
To Banks & Ins. Cos....	14	15	14	15
Amount.....	\$1,831,000	\$1,550,500	\$1,831,000	\$1,550,500

Building Permits.

	1915		1914	
	April 24 to 30	April 25 to May 1	April 24 to 30	April 25 to May 1
New buildings.....	19	15	19	15
Cost.....	\$2,290,800	\$523,400	\$2,290,800	\$523,400
Alterations.....	\$281,270	\$291,045	\$281,270	\$291,045

BRONX.

Conveyances.

	1915		1914	
	April 23 to 29	April 24 to 30	April 23 to 29	April 24 to 30
Total No.....	138	121	138	121
No. with consideration..	27	18	27	18
Consideration.....	\$320,362	\$101,261	\$320,362	\$101,261

Mortgages.

	1915		1914	
	April 23 to 29	April 24 to 30	April 23 to 29	April 24 to 30
Total No.....	79	86	79	86
Amount.....	\$1,065,359	\$942,211	\$1,065,359	\$942,211
To Banks & Ins. Cos....	10	9	10	9
Amount.....	\$168,200	\$297,800	\$168,200	\$297,800
No. at 6%.....	40	36	40	36
Amount.....	\$773,133	\$226,816	\$773,133	\$226,816
No. at 5½%.....	8	8	8	8
Amount.....	\$37,000	\$61,000	\$37,000	\$61,000
No. at 5%.....	11	13	11	13
Amount.....	\$93,190	\$95,880	\$93,190	\$95,880
Unusual rates.....	1	2	1	2
Amount.....	\$300	\$4,715	\$300	\$4,715
Interest not given.....	19	27	19	27
Amount.....	\$161,736	\$553,800	\$161,736	\$553,800

Mortgage Extensions.

	1915		1914	
	April 23 to 29	April 24 to 30	April 23 to 29	April 24 to 30
Total No.....	9	20	9	20
Amount.....	\$155,800	\$503,500	\$155,800	\$503,500
To Banks & Ins. Cos....	.....	2	.....	2
Amount.....	.....	\$9,400	.....	\$9,400

Building Permits.

	1915		1914	
	April 23 to 29	April 24 to 30	April 23 to 29	April 24 to 30
Total No.....	270	280	270	280
Amount.....	\$5,490,905	\$5,713,600	\$5,490,905	\$5,713,600
To Banks & Ins. Cos....	69	46	69	46
Amount.....	\$1,732,250	\$1,377,400	\$1,732,250	\$1,377,400

BROOKLYN.

Conveyances.

	1915		1914	
	April 22 to 28	April 23 to 29	April 22 to 28	April 23 to 29
Total No.....	430	458	430	458
No. with consideration..	57	43	57	43
Consideration.....	\$241,801	\$135,756	\$241,801	\$135,756

Mortgages.

	1915		1914	
	April 22 to 28	April 23 to 29	April 22 to 28	April 23 to 29
Total No.....	331	375	331	375
Amount.....	\$1,195,236	\$1,348,003	\$1,195,236	\$1,348,003
To Banks & Ins. Cos....	69	87	69	87
Amount.....	\$393,050	\$517,950	\$393,050	\$517,950
No. at 6%.....	174	199	174	199
Amount.....	\$457,320	\$484,855	\$457,320	\$484,855
No. at 5½%.....	113	83	113	83
Amount.....	\$595,970	\$429,540	\$595,970	\$429,540
No. at 5%.....	30	73	30	73
Amount.....	\$112,600	\$322,238	\$112,600	\$322,238
Unusual rates.....	.....	2	.....	2
Amount.....	.....	\$3,000	.....	\$3,000
Interest not given.....	14	18	14	18
Amount.....	\$29,346	\$108,370	\$29,346	\$108,370

Building Permits.

	1915		1914	
	Jan. 1 to April 28	Jan. 1 to April 29	Jan. 1 to April 28	Jan. 1 to April 29
Total No.....	5,021	5,147	5,021	5,147
Amount.....	\$20,793,394	\$21,410,107	\$20,793,394	\$21,410,107
To Banks & Ins. Cos....	835	1,067	835	1,067
Amount.....	\$4,984,091	\$8,616,591	\$4,984,091	\$8,616,591

QUEENS.
Building Permits.

	1915		1914	
	April 23 to 29	April 24 to 30	Jan. 1 to April 29	Jan. 1 to April 30
New buildings.....	142	86		
Cost.....	\$474,790	\$326,025		
Alterations.....	\$16,224	\$28,602		
Jan. 1 to April 29				
New buildings.....	1,707	1,491		
Cost.....	\$5,813,306	\$6,565,417		
Alterations.....	\$285,341	\$363,560		

RICHMOND.
Building Permits.

	1915		1914	
	April 23 to 29	April 24 to 30	Jan. 1 to April 29	Jan. 1 to April 30
New buildings.....	76	39		
Cost.....	\$108,423	\$57,872		
Alterations.....	\$9,900	\$4,875		
Jan. 1 to April 29				
New Buildings.....	320	308		
Cost.....	\$768,052	\$374,064		
Alterations.....	\$54,345	\$81,922		

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.

ROBERT B. BAKER.—591 2d av, 913-31, 4-sty ten, 16x62, \$14,000.

HENRY B. EARNES.—125 East 55th st, 1310-11½, 4-sty dw, 18.9x100.5, \$43,000; 147-149 West 99th st, 1854-12, 6-sty bldg, 35.2x100, \$45,000; 11 West 49th st, 1265-30, leasehold, 3½-sty dw, 25x100.5, \$22,500.

JOSEPH BIERHOFF.—Details next week.

DIEDRICH BLENDERMAN.—119 West 83d st, 1214-25, 3-sty dwg, 16.4x102.2, \$12,000.

THOMAS BOLGER.—359 West 56th st, 1047-5½, 4-sty dwg, 17.10x100.5, \$19,000.

CORNELIUS CALLAHAN.—46 Grand st, 476.84, 5-sty ten, 20x60, \$16,000; 342 East 24th st, 929-38, 4-sty ten, 30x60, \$15,000; 227 East 26th st, 907-17, 3-sty dw, 25x98.9, \$18,000; 226 East 27th st, 907-43, 5-sty ten, 25x98.9, \$26,000; 124 East 31st st, 886-74, 3-sty dw, 22x98.9, \$38,000; 434 West 49th st, 1058-50, 5-sty ten, 25x100.5, \$22,000; 14 West End av, 1151-62, 3-sty bldg, 25.1x100, \$8,000; 16 West End av, sec 60th st, 1151-61, 2-sty bldg, 25.1x100, \$12,000; 222 East 81st st, 1526-37, 4-sty ten, 25.5x102.2, \$22,000.

CYRILLE CARREAU.—562 Grand st, 326-60, 3-sty bldg, 20x100, \$15,500; 6 Lewis st, 326-33, 3-sty dw, 21.3x60, \$8,000; 450 Washington st, 224-15, 3½-sty dw with store, 17.9x68, \$8,000; 128 East 29th st, swc Lexington av, 884-70, 5-sty apt, 16.9x81, \$42,000; 796 6th av, 1261-2, 5-sty bldg with store, 20.1x60, \$44,000; 806 6th av, 1261-73, 4-sty house, 18.9x73, \$40,000; 654 Madison av, 1375-17½, 4-sty dw, 16x100, \$60,000; 61 West 98th st, 1834-4½, 5-sty flat, 26x100.11, \$20,000; 463 Central Park West, 1842-30; 5-sty apt, 32x100, \$45,000; 206 St Nicholas av, 1926-6, 5-sty flat, 29.4x118xirreg, \$29,000; 2197 2d av, 1662-27, 4-sty ten, 25x80, \$14,000; 1662 Madison av, 1616-57, 3-sty house, 20.5x75, \$16,000; 1666 Madison av, 1616-57½, 3-sty house, 20.5½x75, \$22,000; 1668-1670 Madison av, 1616-58 and 58½, two 3-sty houses, 41x75, \$42,000.

WILLIAM F. CLAUSEN.—247 West 112th st, 1828-16, 3-sty dw, 18x100.11, \$12,000.

MARY F. COLLINS.—39-41 Wooster st, 475-22-23, 3 and 4-sty bldgs, 50x100xirreg, \$45,000; 247 Lenox av, 1907-31, 4-sty dwg, 19x80, \$19,000.

SARAH E. COOK.—209-211 East 125th st, 1790-6 6-sty bldg, 50x99.11, \$80,000.

JEAN G. CUNNINGHAM.—4 East 130th st, 1754-67½, 3-sty dwg, 16.8x99.11, ½ interest, \$3,250.

ANNIE E. CUNNINGHAM.—287 1st av, 922-66, 4-sty ten, 23x100, \$17,000; 343 East 16th st, 922-62, 4-sty dwg, 21.6x69, \$12,000; 29 West 74th st, 1127-17, 4-sty dwg, 25x109.4, \$58,000.

BERTHA EPSTEIN.—61 East 93d st, 1505-27, 3-sty dw, 16.4x100.2, \$17,500; 1627 Av A, 1565-26½, 4-sty ten, 25x75.9, \$18,500.

DAVID FINELITE.—4 Baxter st, 60-47, 2-sty bldg., 28x33.6xirreg, \$12,500; 238 West 121st st, 1926-49, 3-sty dwg, 16.8x100.1, \$11,000. Decedent also held under trust deed 18 Baxter st, 160-39, 5-sty ten, 25x112.6, \$36,000; 28 Columbia st, 332-40, 5-sty ten, 25x100, \$27,500; n e c Stanton and Attorney sts, 345-36-1, three 4-sty tens, 25x100xirreg, \$53,000.

PETER FLOOD.—1764 Madison av, 1621-58, 5-sty ten, 25x85, \$30,000.

JAMES R. FRIEZ.—168 West 133d st, 1917-58½, 3-sty dwg, 17x99.11, \$8,000; 1647 1st av, 1548-27½, 4-sty ten, 25x75, \$18,000.

JACOB HEINRICH.—444 East 78th st, 1472-32, 5-sty ten, 25x102.2, \$21,000.

HERMAN H. HIEMSOOTH.—627 2d av, 1515-29, 4-sty ten, 19.8x76, \$10,000.

GEORGE H. HOLDEN.—66 West 83d st, 1196-59, dw, 18x102.2, \$21,500.

JOSEPH J. MACKEY.—151 West 78th st, 1150-11, 3-sty dw, 20x102.2, \$24,500.

DAVID McCLURE.—West 213th st, 2210-29, 30, 31, 32, vacant, four lots, 100x100, in north side of 213th st, 300 ft. east of Amsterdam av, \$12,500.

JOANNA McGUIRE.—405 East 53d st, 1365-5, 2-sty bldg, 20x100.5, \$5,500.

MARGARET MORRISSEY.—253 East 7th st, 377-61, 3-sty dw, 24.9x97.6, \$12,000.

MARIA M. MUSANO.—Details next week,

CECILIA POZNANSKI.—124-126 West 25th st, 800-55-56, two 5-sty tens, each 25x98.9, each \$45,000.

JOHN RANDELS.—215 East 60th st, 1415-8½, 3-sty dwg, 20x100.5, \$15,000; 114 West 102d st, 1836-42, 5-sty ten, 25x100, \$23,000.

MARY A. ROBINSON.—413 West 24th st, 722-30, 3-sty bldg with 3-sty stable in rear, 25x100, \$10,500.

JAMES ROWAN.—434 11th av, 707-67, 5-sty ten, 24.8x100, \$16,500; 567 West 170th st, 2127-28, 2-sty dw, 25x100, \$8,000.

HENRY L. RYER.—145 West 130th st, 1915-11½, 3-sty dw, 16.8x99.11, \$10,000.

ADOLPH SCHINKEL.—345 West 21st st, 745-12, 5-sty flat, 25x98.9, \$32,000.

HENRY SIMMONS.—34 West 92d st, 1205-45 4-sty dwg, 17.6x100.8½, \$22,000; 127 West 81st st, 1212-23, 4-sty dwg and 2-sty ext., 20x102.2, \$24,000.

THOMAS W. SMITH.—229 West 130th st, 1936-18, 3-sty dw, 16.8x99.11, \$8,500.

SUSSMAN, GIBBS & KARLIN have moved their offices from 938 East 163d st to larger quarters at 892 Prospect av.

LUDWIG C. TRAUBE has been appointed agent for 1846 2d av, also 1146 Lexington av and 145 East 92d st.

CHARLES F. NOYES CO. has obtained a loan of \$18,000 for 5 years, on 238 East 84th st, for M. Deutsch.

RICHARD H. GATLING, real estate mortgage loans and insurance, has moved to 149 Broadway.

KNOX McAFEE, JR., and the Macdoc Realty Co. move today from 1123 Broadway to 200 West 72d st.

GOODWIN & GOODWIN have been appointed agents for the apartment house at the northwest corner of St. Nicholas av and 117th st.

NEHRING CO. has been appointed agent for 2130 Belmont av and 1003 and 1183 Woodycrest av.

SOL STERN has been appointed agent for the property belonging to the Stiefel Estate at the southwest corner of Bleeker and Greene sts, including 108 Bleeker st and 181 Greene st.

L. A. KERNGOOD CO. announces that Edward Fagan, formerly with the McVickar-Gaillard Realty Co. and recently with L. J. Phillips & Co. has become associated with the firm.

REAL ESTATE NOTES.

MARCUS L. OSK has moved from 35 Nassau st to 135 Broadway.

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National Window Cleaning & House Renovating Co.

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NEW YORK

Important to Real Estate Dealers

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- VI.—The Real Estate Problem, or External Factors Influencing the Commercial Value of Buildings.
- VII.—The Structural Problem, or Utilitarian Requirements of Buildings.
- VIII.—Requirements of Different Classes of Buildings.
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Occupation

J. ROMAINE BROWN CO. was the broker in the recently recorded sale of 5 West 36th st for Catherine C. Hall to John Proctor, who owns adjoining property at No. 3.

LEO SOLOMON has moved from 135 Broadway to 505 5th av.

PEPE & BRO. have been appointed agents for 20 Leroy st.

O'REILLY & DAHN and H. Aronson were the brokers in the sale reported last week of the 6-sty house at the northwest corner of 8th av and 152d st, by the Placid Realty Co., John Katzman, president.

WEST END ASSOCIATION will meet on Monday evening, May 3, at 8.30 o'clock, at the Hotel Ansonia, Broadway and 73d st. Hon. Charles N. Chadwick, Commissioner of Water Supply, will deliver an address on the "Catskill Water Supply," with illustrations.

MANICE REALTY CO. took title on Thursday from Helen M. Alexander and others to the 12-sty loft building at the northeast corner of Madison av and 32d st, subject to a mortgage of \$390,000.

HELEN C. JUILLARD took title this week from the Miller estate to the southeast corner of Laight and Varick sts, squaring out her ownership of the entire block front in Laight st from Varick st to St. John la.

MRS. GEORGE BRUCE-BROWN is the buyer of the former Ladew private stable property at 161 East 69th st, sold recently by Douglas L. Elliman & Co. Mrs. Brown is going to replace the stable with a fireproof garage, costing about \$30,000.

CHARLES L. LEONORI sold, through Pease & Elliman, a one-third interest in the lease, furniture, equipment and good will of the Hotel Leonori, at Madison av and 63d st, to Gustav R. Schmidt, for several years manager of the Hotel St. Regis.

PEASE & ELLIMAN have been appointed agents for the new 12-sty apartment house at the southeast corner of West End av and 78th st by 378 West End Av. Co., George Backer, president. The apartments in the building occupy an entire floor each, and contain 12 rooms and 4 baths.

SMITH & PHELPS placed loans of \$3,500 on the plot, 162x100, in the north side of 238th st, 250 ft. west of Martha av; \$3,500 on the plot, 50xirreg, on the east side of Nelson av, 310 ft. north of 174th st, and \$1,000 on the plot, 45x95, at the northwest corner of Wallace and Van Nest av.

EUGENE J. BUSHER has placed \$3,000 at 6 per cent. for the Reville-Siesel Co. on the vacant plot running through from 3d to Park avs, 100 ft. north of East 188th st; also for the Cedar Construction Co. \$43,000 at 5 1/2 per cent. on the 6-sty building, at 865 Melrose av; and for Louisa P. Wagner \$7,000 at 5 per cent. on the northeast corner of 201st st and Marlon av.

THE REAL ESTATE ASSOCIATION of the State of New York announces that its membership now numbers more than 500. A large number of these have come from Brooklyn, where an active campaign is being conducted by W. L. Schweikert, a Brooklyn man, who is representing the State Association. Those who have applied for membership recently are: William Laemmel, Joseph B. Thomson Fry & Lyle, R. A. Fordham, manager Cullen & Terrence; George A. Hann, J. B. Ketcham, Henry Heuschel, Puels & Weber, George A. Wright, Leon Longuemare, Frank M. Blau, E. J. Hallaban Co., Frank A. Seaver & Co., William J. Murphy, Benjamin J. Sforza, Bastress Vought & Co., Garcia Brothers, William Reinhart of Edgemere, Joel Fowler of Jamaica, William Richensteen of Long Island City, William Robinson of Richmond Hill and J. Franklin Butler of Arverne.

OBITUARY

HARRY GARDNER APPLETON, head of the real estate firm of George C. Appleton & Son of Boston, died, aged forty-two, on Wednesday night, at Roxbury, Mass.

MARTIN BREEN, retired real estate operator and an assessor of the old city of Brooklyn, died, of general debility, on Monday, aged eighty-five, at the home of his daughter, Mrs. J. De S. Brown, 116 Garfield pl, Brooklyn.

JOHN A. LEHRITTER, real estate dealer, died of pneumonia, last week, at the Prospect Heights Hospital, in his fortieth year. He lived at 26 Sterling pl, Brooklyn.

DANIEL W. RICHMAN, interested in a number of real estate corporations controlling large Manhattan holdings, died at his home in New Rochelle, N. Y., on Monday, aged sixty-three.

HENRY WEBB, of the real estate firm of Mead Maher & Webb, of Greenwich, Conn., died at his home there, on Tuesday, aged seventy-nine.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Another Special Sales Day scheduled for the Exchange Salesroom in Vesey street, on Tuesday, May 4, will result in the offering of several dwellings in Manhattan, and unimproved holdings in Manhattan, the Bronx and Westchester

County, by various estates. Properties to be offered as the result of foreclosure actions, include two large Riverside Drive plots on which the Union Dime Savings Bank seeks to recover \$52,634 and \$47,800, from Henry Corn and others, and the ten-story store and loft building at 832-834 Broadway, on which there is a judgment of \$292,439 held by the Seamen's Bank for Savings.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 30, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Broome st, 365-9 (*), sec Mott (Nos 166-70), 72.8x103.4x70.8x108.9, 2-6-sty bk tnrs & str; due, \$28,283.89; T&c, \$1,800; sub to mtg \$142,500; Jas E March. 147,500

Cherry st, 246-8 (*), ns, 64 w Rutgers, runs n89.5xw21.1xn-w21xs138xe42 to beg, 3 & 5-sty bk factory bldg; due, \$36,944.98; T&c, \$790.40; Nassau National Bank of N Y. 10,000

Mott st, 166-70, see Broome, 365-9.

13TH st, 521 E (*), ns, 271 e Av A, 25x 103.3, 5-sty bk tnt & 2-sty bk rear shop; due, \$20,344.32; T&c, \$800; Anna E Schmidt. 10,000

49TH st, 536-40 W (*), ss, 225 e 11 av, 80x104.10x49.11x100.4, 1 & 2-sty bk garage; due, \$29,031.99; T&c, \$1,050.97; Edw Howe et al trstes. 25,000

54TH st, 223-29 E, ns, 200 w 2 av, 125x 100.5, 2 & 3-sty bk bldgs of brewery; adj sine die.

55TH st, 237-243 E, ns, 100 w 2 av, 100x100.5, 4-5-sty bk tnrs; adj sine die.

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

61ST st, 242 W (*), ss, 200 e West End av, 25x100.5, 5-sty bk tnt; due, \$10,761.99; T&c, \$182.50; Equitable Life Assur Soc of U S. 10,000

61ST st, 244 W (*), ss, 175 e West End av, 25x100.5, 5-sty bk tnt; due, \$10,761.99; T&c, \$182.50; Equitable Life Assur Soc of U S. 10,000

69TH st, 20 W (*), ss, 225 w Central Park W, 25x100.5, 4-sty & b stn dwg; due, \$41,752.58; T&c, \$1,503.60; Hermann H Cammann. 30,000

77TH st, 12 W, ss, 225 w Central Park W, 25x102.2, 4-sty & b stn dwg; due, \$21,323.10; T&c, \$4,843.71; Rocky Crest Realty Co Inc. 35,300

88TH st, 302 E (*), ss, 75 e 2 av, 25x100.8, 5-sty stn tnt; leasehold; due, \$9,445.14; T & c. \$—; Harry Weill et al exrs. 2,000

101ST st, 303 E (*), ns, 75 e 2 av, 25x 100.11, 5-sty bk tnt & str; due, \$14,105.43; T&c, \$300; Katharina Bonifer, extr. 12,000

106TH st, 238 W (*), ss, 225 w Ans av, 150x100.11, 6-sty bk tnt; due, \$17,825.51; T & c. \$2,600; sub to 2 mtgs aggregating \$275,000; Jacob W Solomon. 285,000

119TH st, 315 E (*), ns, 169.3 e 2 av, 18.9 x100.11, 4-sty stn tnt; due, \$9,194.14; T&c, \$508.95; Chas H Yung et al. 9,000

120TH st, 121 W, ns, 290 w Lenox av, 20x100.11, 3-sty & b stn dwg; due, \$17,178.05; T&c, \$175.95; Robt F Chapman et al. 17,550

131ST st, 254 W (*), ss, 250 e 8 av, 17.6x 99.11, 3-sty & b stn dwg; due, \$9,184.04; T & c. \$259.65; City Real Estate Co. 8,000

136TH st, 161 W, ns, 175 e 7 av, 12.6x 99.11, 4-sty bk dwg; withdrawn.

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

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

Broadway, 414 (*), es, 33.8 s Canal, 26 11 x85x27x85, 7-sty stn loft & str bldg; due, \$114,857.78; T&c, \$1,111.33; Seamen's Bank for Savings in City of N Y. 110,000

Broadway, 1744-8, sec 56th (No 216, 131.9 x122.7x120.2x88.7, 7-sty bk tnt; adj May19.

Lenox av, 553, see 5 av, 1397.

5TH av, 1397 (*), es, 23.11 s 115th, 17.2x 100; also 139TH ST, 142 W, ss, 100 e 7 av, 26x99.11, 5-sty bk tnt; also LENOX AV, 553, nwc 138th (No 99), 25x75, 5-sty bk tnt & str; due, \$10,732.86; T&c, \$551.40; Philip Hess et al. 72,000

M. MORGENTHAU, JR. CO.

Greene st, 213, ws, 125 s 3d, 27.6x100, 6-sty bk loft & str bldg; due, \$39,174.42; T&c, \$783.80; Hermann Strauss et al. 38,750

12TH st, 526 E, ss, 270.6 w Av B, 25x 103.3, 6-sty bk tnt & str; due, \$30,239.69; T&c, \$786.31; mtr recorded Nov22'04; H G Cozzens, a party in interest. 25,000

77TH st, 109 W (*), ns, 100 w Columbus av, runs n100.8xw3.2xn3.2xw15.4xs104xe18.6 to beg, 4-sty & b stn dwg; due, \$21,624.37; T&c, \$—; Mutual Life Ins Co NY. 20,000

85TH st, 102 W, ss, 30 w Columbus av, 35x102.2, 5-sty bk tnt; adj sine die.

142D st, 293 W (*), ns, 100 e 8 av, 25x 99.11, 5-sty bk tnt & str; due, \$21,669.85; T&c, \$615.80; Mathilde A Moller. 21,000

2D av, 1166 (*), es, 50.5 n 61st, 25x75, 5-sty bk tnt & str; due, \$20,906.12; T&c, \$417.51; Carrie Esberg. 20,000

2D av, 1168 (*), es, 75.5 n 61st, 25x100, 5-sty bk tnt; Lulu Weinstein. 23,000

HENRY BRADY.

129TH st, 249 W (*), ns, 275 e 8 av, 18.9x 99.11, 3-sty & b bk dwg; due, \$7,693.26; T & c, \$197.40; Farmers' Loan & Trust Co. 7,000

BRYAN L. KENNELLY.

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

19TH st, 39 to 47 W (*), ns, 244.4 e 6 av, 105.8x92, 12-sty bk loft & str bldg; due, \$556,768.21; T&c, \$31,447.70; City Real Estate Co. 492,000

5TH av, 74-76 (*), ws, 51.7 n 13th runs n 51.7xw125xs103.3 to 13th (No 1) xe25xn-x e100 to beg, 12-sty bk loft & str bldg; due, \$510,650.57; T&c, \$12,500.50; City Real Estate Co. 440,000

HERBERT A. SHERMAN.

28TH st, 226 W, ss, 295.10 w 7 av, 24.10x 98.9, 5-sty bk tnt & str & 4-sty bk rear tnt; adj May11.

CHAS. A. BERRIAN.

144TH st W, ns, 450 e Lenox av, 100x 99.11, 1-sty fr bldg; withdrawn.

L. J. PHILLIPS & CO.

Forsyth st, 18 (*), es, 150.3 s Canal, 25x 100, 5-sty stn tnt & str; due, \$6,465.27; T & c, \$—; Mela Zadek et al. 27,000

DANIEL GREENWALD.

97TH st W, see Riverside dr, see Riverside dr, 244.

Riverside dr, 244, sec 97th, runs e71.11xs 106.10xw58.11xn5.11xw50xn107.6 to beg, 6-sty bk tnt; withdrawn.

Total \$1,877,550
Corresponding week 1914.... 486,709
Jan 1, 1915 to date..... 27,662,044
Corresponding period 1914... 12,439,639

Bronx.

The following are the sales that have taken place during the week ending April 30, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Augusta pl, 118-20 (*), es, 163.3 n Eastern blvd, 50x100; due, \$3,493.96; T&c, \$113.30; Eugenie A Lohmann. 3,500

Tacoma st, nec St Lawrence av, see Tremont av, 1787.

239TH st E, swe Katonah av, see Katonah av, swe 239.

Blackrock av, 2156 (*), ss, 230 w Castle Hill av, 25x100; due, \$1,945.33; T&c, \$231.18; Louis Diebold. 1,000

Katonah av (*), swe 239th, 100x105, vacant; due, \$4,004.01; T&c, \$805.08; Harry Lippman.

St Lawrence av, nwc Tremont av, see Tremont av, 1787.

Tremont av, 1787 (*), nwc St Lawrence av, runs n— to Tacoma xe95xs25xw43.3x nw56.3 to beg; due, \$8,266.56; T&c, \$791.91; Eliz K Dooling. 6,000

Wickham av (*), es, 200 s Tillotson av, 150x100; due, \$2,316.70; T&c, \$265; Jane H Pierce, extr. 2,000

HENRY BRADY.

Bartholdi st, 736 (*), ss, 100 w Holland av, 25x95; due, \$5,106.90; T&c, \$165.07; Marie E Fincke. 1,000

Bartholdi st, 738 (*), ss, 75 w Holland av, 25x95; due, \$5,100.80; T&c, \$135.39; Marie E Fincke. 1,000

JAMES L. WELLS.

Willett av (*), ws, 100 s 216th, 200x100; due, \$5,387.85; T&c, \$338.10; sub to mtg \$5,000; Jas B Kilsheimer. 8,000

L. J. PHILLIPS & CO.

Givan av (*), nec Lodovick av, 100x500; due, \$6,598.13; T&c, \$992.48; Delia A Holston. 1,000

Lodovick av, nec Givan av, see Givan av, nec Lodovick av.

D. PHOENIX INGRAHAM.

Fox st (*), nwc 156th, 100x100, vacant; due, \$21,558.84; T&c, \$2,797.88; Geo F Johnson. 500

156TH st E, nwc Fox, see Fox, nwc 156.

JAMES J. DONOVAN.

Crotona Park N, 743 (*), ns, 118.4 e Clinton av, 23x100, 2-sty fr dwg; due, \$5,510.88; T&c, \$129.64; Wm W Johnson et al trstes. 5,000

JACOB H. MAYERS.

Baker av (*), es, 50 n Pensfeld av, 50x 116.4; due, \$1,153.71; T&c, \$100; Geo J Puckhafer. 1,400

Total \$35,400
Corresponding week 1914.... 516,684
Jan 1, 1915 to date..... 2,188,756
Corresponding period 1914... 2,299,848

Brooklyn.

The following are the sales that have taken place during the week ending April 28, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

GOLD ST (*), ws, 259 s Willoughby av, 22.3x100.3; Sheriff's sale of all right, title, &c; Annie F Cross. 1,300.00

HERKIMER ST, ss, 220 w Utica av, 50x185; withdrawn. —

RUTLEDGE ST, ss, 80 w Marcy av, 20x100; Sheriff's sale of all right, title, &c; Jane A Murphy. 5.00

S ELLIOTT PL (*), es, 85 n Hanson pl, 21x90; also S ELLIOTT PL, ws, 168 n Hanson pl, 21x100; Josephine M Turner. 15,100.00

VAN SICKLEN ST, ws, 304.3 s Av T, 122.8x—; Wm E Platt. 6,348.00

BAY 38TH ST, ses, 120 nw Benson av, 60x96.8; also BAY 38TH ST, ses, 200 ne Benson av, 100x96.8; also LOTS 1940 & 1941, block 31; Sheriff's sale of all right, title, &c; Geo A Conroy. 5.00

BROADWAY, ss, 200 e Bedford av, 95.7x74.1; Drexal Holding Co. 14,000.00

RAILROAD AV, es, 269.3 s Jamaica av, 45x175x irreg; Lena-Blessing. 3,700.00

WILLIAM J. McPHILLIAMY & CO.

Table listing real estate sales with columns for address, price, and date. Includes entries for Adelpi St, Chanucey St, Dobbin St, Elton St, E 8th St, W 15th St, 15th St, 70th St, Bedford Av, Central Av, Coney Island Av, Lots 174-185, Bristol St, Madison St, Pacific St, E 12th St, Union St, Blake Av, and a total of \$207,898.00.

—Danl H Shea et al; Harold Swain (A), 176 Bway; Vance Hewitt (R); due, \$21,392.05; T&c, \$186.15; Mtg recorded Feb 27, 1897; Joseph P Day.
103D ST, 117 E, ns, 125 e Park av, 15x100.11, 3-sty & b stn dwg; N Y Investors' Corp—Bella Rubel et al; Harold Swain (A), 176 Bway; Geo E Weller (R); due, \$4,964.39; T&c, \$186.15; mtg recorded Feb 27, 1897; Henry Brady.
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.
145TH ST, 274-6 W, see 8 av, 2726-8.
RIVERSIDE DR, ns, 445.1 w 158th, 102.11x 204.7 to 160th, x100x228.3, vacant; Union Dime Savgs Bank—Henry Corn et al; Action 1; Woodford, Bovee & Butcher (A), 1 Mad av; Martin Conroy (R); due, \$52,634.69; T&c, \$3,117.25; Henry Brady.
RIVERSIDE DR, ns, 478.4 w 158th, 110.11x 231.11 to cl 160th, x39.10x63.2x237.6, vacant; same—same; action 2; same (A); Geo Coggill (R); due, \$47,800.52; T&c, \$2,612.00; Henry Brady.
8TH AV, 2726-8, sec 145th (No 274-6), 40x100; 3-sty bk str; Farmers' Loan & Trust Co, trste—Fleischmann Realty Co, Inc, et al; Geller, Rolston & Horan (A), 22 Exch pl; Abr Stern (R); due, \$19,970.69; T&c, \$70.50; Joseph P Day.

MAY 5. ALLEN ST, 14, see Canal, 67-71. CANAL ST, 67 to 71, nec Allen (No 14), —x—, 3-5-sty bk tnts & str; & 65TH ST, 170 W, ss, abt 128 e Ams av, —x—, 5-sty bk tnt; right, title, &c; Louis D Livingston—Saml A Krulwiteh et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver (receiver's sale); Henry B Ketcham.
65TH ST, 170 W, see Canal, 67-71.
119TH ST, W, sec Riverside dr, see Riverside, 468.
123D ST, 204 W, ss, 96 w 7 av, 16x100.11, 3-sty & b stn dwg; New Church Board of Publication—Adelaide G Hoyt et al; Walter B Safford (A), 32 Nassau; Harry S Goldstein (R); due, \$9,666.79; T&c, \$50; Joseph P Day.

178TH ST, 659 W, ns, 125 w Wadsworth av, 12.6 x100, 3-sty & b bk dwg; Emma E Odell—Jas Rowan et al; Jno C Gulick (A), 132 Nassau; Robt S Mullen (R); due, \$5,615.37; T&c, \$227.70; mtg recorded May 14 1895; Chas J Dunn.
LEXINGTON AV, 1795, es, 73.11 s 112th, 27x 73, 5-sty bk tnt & str; Mathilde E Weber—Hugh Reilly et al; Forster, Hotaling & Klenke (A), 59 Wall; Horace E Deming (R); due, \$21,479.12; T&c, \$603.30; Joseph P Day.
RIVERSIDE DR, 468, sec 119th, 100x100, 9-sty bk tnt; Emily Loewy—N Y Real Estate Security Co et al; Strauss, Reich & Boyer (A), 141 Bway; Phoenix Ingraham (R); due, \$21,415.80; T&c, \$12,000; sub to 2 mtgs aggregating \$365,000; Joseph P Day.

2D AV, 2453, ws, 74.11 s 126th, 25x105, 6-sty bk tnt & str; Theo T Brinckerhoff et al—Wilbur F Crane, Jr, et al; Deiches & Goldwater (A), 271 Broadway; Herman Joseph (R); due, \$26,713.67; T&c, \$2,932.55; mtg recorded Apr 23, 1907; Samuel Marx.
MAY 6. 57TH ST, 109 W, ns, 143 w 6 av, 20x100.5, 4-sty & b bk dwg; Louise A Geiger—Charlotte Dahlgren et al; Hill, Lockwood, Redfield & Lydon (A), 35 Nassau; Abr Stern (R); partition; Joseph P Day.
106TH ST, 312 E, ss, 200 e 2 av, 37.6x100.11, 6-sty bk tnt & str; Frank G Wilde, trste, et al—Rubin Schlegman et al; Winthrop Stearns (A), 277 Bway; Wm Klein (R); due, \$34,022.08; T&c, \$477.17; Joseph P Day.
BROADWAY, 832-4, es, 100.6 s 13th, 48x95.4x48x 95.3, 10-sty bk loft & str bldg; Seamen's Bank for Savgs in City N Y—Isidor Bach et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Sol Kohn (R); due, \$292,439.09; T&c, \$4,998.82; mtg recorded Nov 25, 1908; Bryan L Kennelly.

MAY 7. BROOME ST, 32, nec Goerck (Nos 22-4), 25x 75, 7-sty bk tnt & str; Sheriff sale of all right, title, &c, which Saml Rauch had on Dec 11, 1914, or since; Kaufman & Gisnet (A), 271 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.
MAY 8 & 10. No Legal Sales advertised for these days.

65TH ST, 659 W, ns, 125 w Wadsworth av, 12.6 x100, 3-sty & b bk dwg; Emma E Odell—Jas Rowan et al; Jno C Gulick (A), 132 Nassau; Robt S Mullen (R); due, \$5,615.37; T&c, \$227.70; mtg recorded May 14 1895; Chas J Dunn.
LEXINGTON AV, 1795, es, 73.11 s 112th, 27x 73, 5-sty bk tnt & str; Mathilde E Weber—Hugh Reilly et al; Forster, Hotaling & Klenke (A), 59 Wall; Horace E Deming (R); due, \$21,479.12; T&c, \$603.30; Joseph P Day.
RIVERSIDE DR, 468, sec 119th, 100x100, 9-sty bk tnt; Emily Loewy—N Y Real Estate Security Co et al; Strauss, Reich & Boyer (A), 141 Bway; Phoenix Ingraham (R); due, \$21,415.80; T&c, \$12,000; sub to 2 mtgs aggregating \$365,000; Joseph P Day.
2D AV, 2453, ws, 74.11 s 126th, 25x105, 6-sty bk tnt & str; Theo T Brinckerhoff et al—Wilbur F Crane, Jr, et al; Deiches & Goldwater (A), 271 Broadway; Herman Joseph (R); due, \$26,713.67; T&c, \$2,932.55; mtg recorded Apr 23, 1907; Samuel Marx.
MAY 6. 57TH ST, 109 W, ns, 143 w 6 av, 20x100.5, 4-sty & b bk dwg; Louise A Geiger—Charlotte Dahlgren et al; Hill, Lockwood, Redfield & Lydon (A), 35 Nassau; Abr Stern (R); partition; Joseph P Day.
106TH ST, 312 E, ss, 200 e 2 av, 37.6x100.11, 6-sty bk tnt & str; Frank G Wilde, trste, et al—Rubin Schlegman et al; Winthrop Stearns (A), 277 Bway; Wm Klein (R); due, \$34,022.08; T&c, \$477.17; Joseph P Day.
BROADWAY, 832-4, es, 100.6 s 13th, 48x95.4x48x 95.3, 10-sty bk loft & str bldg; Seamen's Bank for Savgs in City N Y—Isidor Bach et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Sol Kohn (R); due, \$292,439.09; T&c, \$4,998.82; mtg recorded Nov 25, 1908; Bryan L Kennelly.

MAY 7. BROOME ST, 32, nec Goerck (Nos 22-4), 25x 75, 7-sty bk tnt & str; Sheriff sale of all right, title, &c, which Saml Rauch had on Dec 11, 1914, or since; Kaufman & Gisnet (A), 271 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.
MAY 8 & 10. No Legal Sales advertised for these days.

65TH ST, 659 W, ns, 125 w Wadsworth av, 12.6 x100, 3-sty & b bk dwg; Emma E Odell—Jas Rowan et al; Jno C Gulick (A), 132 Nassau; Robt S Mullen (R); due, \$5,615.37; T&c, \$227.70; mtg recorded May 14 1895; Chas J Dunn.
LEXINGTON AV, 1795, es, 73.11 s 112th, 27x 73, 5-sty bk tnt & str; Mathilde E Weber—Hugh Reilly et al; Forster, Hotaling & Klenke (A), 59 Wall; Horace E Deming (R); due, \$21,479.12; T&c, \$603.30; Joseph P Day.
RIVERSIDE DR, 468, sec 119th, 100x100, 9-sty bk tnt; Emily Loewy—N Y Real Estate Security Co et al; Strauss, Reich & Boyer (A), 141 Bway; Phoenix Ingraham (R); due, \$21,415.80; T&c, \$12,000; sub to 2 mtgs aggregating \$365,000; Joseph P Day.
2D AV, 2453, ws, 74.11 s 126th, 25x105, 6-sty bk tnt & str; Theo T Brinckerhoff et al—Wilbur F Crane, Jr, et al; Deiches & Goldwater (A), 271 Broadway; Herman Joseph (R); due, \$26,713.67; T&c, \$2,932.55; mtg recorded Apr 23, 1907; Samuel Marx.
MAY 6. 57TH ST, 109 W, ns, 143 w 6 av, 20x100.5, 4-sty & b bk dwg; Louise A Geiger—Charlotte Dahlgren et al; Hill, Lockwood, Redfield & Lydon (A), 35 Nassau; Abr Stern (R); partition; Joseph P Day.
106TH ST, 312 E, ss, 200 e 2 av, 37.6x100.11, 6-sty bk tnt & str; Frank G Wilde, trste, et al—Rubin Schlegman et al; Winthrop Stearns (A), 277 Bway; Wm Klein (R); due, \$34,022.08; T&c, \$477.17; Joseph P Day.
BROADWAY, 832-4, es, 100.6 s 13th, 48x95.4x48x 95.3, 10-sty bk loft & str bldg; Seamen's Bank for Savgs in City N Y—Isidor Bach et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Sol Kohn (R); due, \$292,439.09; T&c, \$4,998.82; mtg recorded Nov 25, 1908; Bryan L Kennelly.

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LEXINGTON AV, 1795, es, 73.11 s 112th, 27x 73, 5-sty bk tnt & str; Mathilde E Weber—Hugh Reilly et al; Forster, Hotaling & Klenke (A), 59 Wall; Horace E Deming (R); due, \$21,479.12; T&c, \$603.30; Joseph P Day.
RIVERSIDE DR, 468, sec 119th, 100x100, 9-sty bk tnt; Emily Loewy—N Y Real Estate Security Co et al; Strauss, Reich & Boyer (A), 141 Bway; Phoenix Ingraham (R); due, \$21,415.80; T&c, \$12,000; sub to 2 mtgs aggregating \$365,000; Joseph P Day.
2D AV, 2453, ws, 74.11 s 126th, 25x105, 6-sty bk tnt & str; Theo T Brinckerhoff et al—Wilbur F Crane, Jr, et al; Deiches & Goldwater (A), 271 Broadway; Herman Joseph (R); due, \$26,713.67; T&c, \$2,932.55; mtg recorded Apr 23, 1907; Samuel Marx.
MAY 6. 57TH ST, 109 W, ns, 143 w 6 av, 20x100.5, 4-sty & b bk dwg; Louise A Geiger—Charlotte Dahlgren et al; Hill, Lockwood, Redfield & Lydon (A), 35 Nassau; Abr Stern (R); partition; Joseph P Day.
106TH ST, 312 E, ss, 200 e 2 av, 37.6x100.11, 6-sty bk tnt & str; Frank G Wilde, trste, et al—Rubin Schlegman et al; Winthrop Stearns (A), 277 Bway; Wm Klein (R); due, \$34,022.08; T&c, \$477.17; Joseph P Day.
BROADWAY, 832-4, es, 100.6 s 13th, 48x95.4x48x 95.3, 10-sty bk loft & str bldg; Seamen's Bank for Savgs in City N Y—Isidor Bach et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Sol Kohn (R); due, \$292,439.09; T&c, \$4,998.82; mtg recorded Nov 25, 1908; Bryan L Kennelly.

MAY 4. 161ST ST, 770 E, ss, 53.5 w Tinton av, 21.9x 76.2, 1 & 2-sty fr str; Jane C Titus—Benj Rosen et al; Harold Swain (A), 176 Bway; Peter L Mullaly (R); due, \$5,714.20; T&c, \$250.85; Herbert A Sherman.
MAY 5. BRONX PARK AV, 428, es, 75 s Lebanon, 25x 100; Conrad Muller, exr, &c—Fanny Shapiro et al; Edw A Acker (A), 287 Bway; Wm E Smith (R); due, \$4,454.41; T&c, \$400; Geo Price.
MAY 6. 167TH ST, 841 E, see 170th, 580 E. 170TH ST, 580 E, ss, 90.7 e Fulton av, 16.8x—, 2-sty fr dwg; 167TH ST, 841 E, nec Stebbins av, 25x62.6x19x61.2, 3-sty fr tnt & str; Dorothea Taylor—Charlotte J Herbst et al; Phillips, Mahoney & Wagner (A), 51 Chambers; Benj F Gerding (R); due, \$1,214.25; T&c, \$733.40; Henry Brady.
PARK AV, 3428, es, 25.1 n Gouverneur pl, 25.1x 90.10x24.7x90.11x24.8x95.2, 4-sty bk tnt & str; Kate B Murray—Jas T Gaffney et al; Saml W Levine (A), 271 Bway; Alex U Zinke (R); due, \$12,861.49; T&c, \$45.05; Joseph P Day.

MAY 7. 168TH ST, 801 E, nwc Union av (No 1201), 96.3x22.6x96.1x26.7, 5-sty bk tnt; Helene Fuld et al—Geo C P Stolzenburg et al; Kurzman & Frankheimer (A), 25 Broad; Chas Brandt, Jr (R); due, \$23,155.61; T&c, \$1,575; Henry Brady.
UNIVERSITY AV, es, 175 s Ogdan av, 50x77.1 x77.1 to Ogdan av x50x59.11x59.11 to beg, vacant; Park Mtg Co—Guidone & Galardi Co et al; Seybel & French (A), 41 Park Row; Enos S Booth (R); due, \$6,258.29; T&c, \$1,472.83; Bryan L Kennelly.

MAY 8. No Legal Sales advertised for this day.
MAY 10. GRAHAM ST 1806, es, 51.5 n Morris Park av, 25x95; Chas J Wacker to al—Anna Soell et al; Clocke, Koch & Reidy (A), 391 E 149th; J Homer Hildreth (R); due, \$3,578.71; T&c, \$362.53 Geo Price.
CROTONA PKWAY, es, abt 170 n 176th, 31.2x 16.7x27.2, gore, vacant; Anna F Ostrowe—Estelle Evesson et al; Morrison & Schiff (A), 320 Bway; Geo A Steinmuller (R); due, \$556.48; T&c, \$50; Geo Price.
TIEBOUT AV, 2255 ws, 250.8 s 183d, 18.5x74.10 x18.5x76.3, 2-sty bk dwg; Wm D Lent—Edmondson Constn Co et al; Jacob H Shaffer (A), 115 Bway; Ellsworth J Healy (R); due, \$4,377.90; T&c, \$318.30; Joseph P Day.

MAY 9. No Legal Sales advertised for this day.
MAY 10. GRAHAM ST 1806, es, 51.5 n Morris Park av, 25x95; Chas J Wacker to al—Anna Soell et al; Clocke, Koch & Reidy (A), 391 E 149th; J Homer Hildreth (R); due, \$3,578.71; T&c, \$362.53 Geo Price.
CROTONA PKWAY, es, abt 170 n 176th, 31.2x 16.7x27.2, gore, vacant; Anna F Ostrowe—Estelle Evesson et al; Morrison & Schiff (A), 320 Bway; Geo A Steinmuller (R); due, \$556.48; T&c, \$50; Geo Price.
TIEBOUT AV, 2255 ws, 250.8 s 183d, 18.5x74.10 x18.5x76.3, 2-sty bk dwg; Wm D Lent—Edmondson Constn Co et al; Jacob H Shaffer (A), 115 Bway; Ellsworth J Healy (R); due, \$4,377.90; T&c, \$318.30; Joseph P Day.

MAY 11. No Legal Sales advertised for this day.
MAY 12. No Legal Sales advertised for this day.
MAY 13. No Legal Sales advertised for this day.
MAY 14. No Legal Sales advertised for this day.
MAY 15. No Legal Sales advertised for this day.
MAY 16. No Legal Sales advertised for this day.
MAY 17. No Legal Sales advertised for this day.
MAY 18. No Legal Sales advertised for this day.
MAY 19. No Legal Sales advertised for this day.
MAY 20. No Legal Sales advertised for this day.

MAY 21. No Legal Sales advertised for this day.
MAY 22. No Legal Sales advertised for this day.
MAY 23. No Legal Sales advertised for this day.
MAY 24. No Legal Sales advertised for this day.
MAY 25. No Legal Sales advertised for this day.
MAY 26. No Legal Sales advertised for this day.
MAY 27. No Legal Sales advertised for this day.
MAY 28. No Legal Sales advertised for this day.
MAY 29. No Legal Sales advertised for this day.
MAY 30. No Legal Sales advertised for this day.

MAY 31. No Legal Sales advertised for this day.
MAY 1. No Legal Sales advertised for this day.
MAY 2. 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, 16x100.11; 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 & Van Derveer (A), 141 Bway, Manhattan; Burt L Rich (R); Wm P Rae Co.

MAY 4. BUTLER PL, sec, 50.3 sw Sterling pl, 100x128.6x 102.4x134.11; Jno Connor et al—Chas K Doyle et al; Isidor F Greene (A), 44 Court; Gilbert H Rhoades (R); Nathaniel Shuter.
BERGEN ST, ss, 75 w Rochester av, 20.7x85; Adelheit Kohlman—Antonio Mellillo et al; Edw G Nelson (A), 350 Fulton; Frank X McCaffry (R); Wm J McPhilliamy & Co.
E 4TH ST, ws, 90 s Caton av, 25x100; Brooklyn Institute of Arts & Sciences—Thos J Nicholl et al; Harry L Thompson (A), 173 Remsen; Jas P Judge (R); Wm J McPhilliamy & Co.
E 36TH ST, ws, 140 n Av K, 20x100; Aletta L Steenhulsen—Eliza F Stearns et al; Hubbard & Rushmore (A), 26 Court; Saml M Hubbard (R); Wm J McPhilliamy & Co.
E 36TH ST, w s, 160 n Av K, 20x100; Harmanus B Hubbard exr—Eliza F Stearns et al; Hubbard & Rushmore (A), 26 Court st; Samuel Widder (R); Wm J McPhilliamy & Co.
48TH ST, ns, 120 w 6 av, 20x100.2; Kathrina Stecher et al—A Sidney Galitzka et al; Jno J Bakerman (A), 5204 5 av; Chas E Francis (R) Nathaniel Shuter.
67TH ST, ns, 200 w 14 av, 20x100; Jno J Butler—Michl J Grady et al; Andw F Van Thun, Jr (A), 189 Montague; Chas K Landesberg (R); Wm J McPhilliamy & Co.
72D ST, ssw, 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 McPhilliamy & 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 McPhilliamy & 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 McPhilliamy & Co.
ATLANTIC AV, ss, 108.6 w Sackman, 19.4x100; Frank Lopardo—Nicholas Grasso et al; Israel M Lerner (A), Pultizer Bldg; Felix Reifschneider (R); Nathaniel Shuter.
BEVERLY RD, nwc E 29th, 98.2x374.2x irreg; * Albany Heights Realty Co—Tilden Constn Co et al; Wm H Good (A), 44 Court; Wallace N Vreeland (R); Wm J McPhilliamy & 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, nwc 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 McPhilliamy & Co.

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

MAY 4. 65TH ST, 18, ss, 120 w Mad av, 18x100.5, 4-sty & b stn dwg & 2-sty bk extension (vol).
88TH ST, 157, ns, 312.4 e Ams av, 13x100.8, 4-sty & c stn dwg (extrx).
LEXINGTON AV, 71, es, 74 s 26th, 24.8x100, 5-sty & b bk tnt (vol).
WADSWORTH AV, ws, 90 n 190th, 369x98, vacant (vol).

Bronx.

JOSEPH P. DAY.

MAY 4. 134TH ST, ss, 300 w Southern blvd, 50x70, vacant (vol).
135TH ST, ss, 45 w Brown pl, 75x100, vacant (vol).
CEDAR AV, es, 25.7 n 180th, 76.5x116.10x75x 100, vacant (admtrx).
HEATH AV, swc Shrody pl, 170x153x87.6x165, vacant (vol).
ST ANNS AV, sec 134th, 100x80, vacant (vol).
UNDERCLIFFE AV, sec Palisade pl, 196x104.2 x—x100 (vol).

Brooklyn.

WILLIAM P. RAE CO.

MAY 4. BRIDGE ST, 405, es, 135.8 n Fulton, 25x100, 3-sty bk bldg (trstes).
FULTON ST, 442-4, ss, 29.6 w Hoyt, runs w 37.10x5100xw—xs25xe86.7 (to ws Hoyt, No 12) xn25xw19xn100.11 to beg (trstes).
LINCOLN PL, 228, ss, 170 w 8 av, 20x100, 3 1/2 & 4-sty stn dwgs, 20x100 (trstes).

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:

MAY 1 & 3. No Legal Sales advertised for these days.
MAY 4. STANTON ST, 310; ns, 75 e Lewis, 22x75; 3-sty fr tnt & str, 2-sty ext; Jno C Gulick—Lena Boerick et al; Jno C Gulick (A), 132 Nassau; Eugene E Spiegelberg (R); due, \$11,785.37; T&c, \$656.05; James L Wells.
STANTON ST, 329, ss, 59.10 e Goerck, 21x81.3, 5-sty bk tnt & str; Metropolitan Savgs Bank—Emma A Mayhem et al; A S & W Hutchins (A), 84 William; Harry N French (R); due, \$14,054.70; T&c, \$300; mtg recorded Aug 12 1904; Henry Brady.
46TH ST, 440 W; ss, 275 e 10 av, 25x100.5, 4-sty bk bldg; N Y County National Bank—Frank Richards Laundry Supply Co et al; Kellogg & Rose (A), 115 Bway; Alphonse G Koelbe (R); due, \$6,956.55; T&c, \$286.50; sub to mtg \$10,000; Henry Brady.
68TH ST, 54 W, ss, 243.9 e Col av, 18.9x100.5, 4-sty & b stn dwg; Natl Savgs Bank of City of Albany—Clarence E Anderson et al; Rosendale, N Y; Hessberg & Haines (A), 57 State, Albany, N Y; Edgar H Rosenstock (R); due, \$19,283.94; T&c, \$1,036.95; Joseph P Day.
68TH ST, 26 W, ss 266 w Central Park W, 19x 100.5, 4-sty & b stn dwg; City Real Estate Co

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:

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 xse188.6xe82.3xe319xe150xn102.6x nw105xsw48.3xn383.6 to beg; First National Bank of Remsen, N Y—Wm H Yale et al; Pritchard & Deecke (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 & CONOURSE 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; Hirlleman & 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.

Legal Sales, Brooklyn, Continued.

5TH AV, nec 63d, 40x100; David Adler—Jacob Schaefer, Jr, et al; Howard O Patterson (A), 215 Montague; Chas S Warbasse (R); Wm J McPhilliemy & Co.

MAY 5.

HUMBOLDT ST, ws, 50 n Ten Eyck, 50x100; Jacob Selner—Mary C Devere et al; Gustavus S Smith (A), 134 Bway; Jno L Mitchell (R); Nathaniel Shuter.

RYERSON ST, es, 80.9 n Park av, 25x100; The Thrift—Orlando R Stevens et al; Francis Moran (A), 207 Ryerson; Edw Kelly (R); Jas L Brumley.

E 7TH ST, ws, 488.11 n Church lane, 40x100; Godfrey H Bachman et al—Bertha A Brobst et al; Henry J Davenport (A), 375 Pearl; Jesse Fuller, Jr (R); Wm J McPhilliemy & Co.

E 10TH ST, ws, 514 n Av P, 26x100; Broadway Trust Co—Chas T Mauder et al; Henry D Lott (A), 164 Montague; Saml Y Gitlin (R); Nathaniel Shuter.

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

BEVERLY RD, ss, 20 w Bedford av, 20x75; Lelia P Cowhill—Geo E Wilson et al; Clarence F Corner (A), 375 Pearl; Fredk Cobb (R); Wm J McPhilliemy & Co.

CANARSIE AV, ns, 60 e 29th, 20x92.10; Brooklyn Children's Aid Society—Abr Brodsky et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Albt E Richardson (R); Wm P Rae.

DORCHESTER RD, ss, 65.5 w Stratford rd, 70.8x174.1; also STRATFORD RD, es, 260 s Dorchester rd, 40x100; also STRATFORD RD, es, 540 s Dorchester rd, 50.1x109.1; also STRATFORD RD, nwc Ditmas av, 72.6x81; Broadway Trust Co—Irving W Farquharson et al; Henry D Lott (A), 164 Montague; Everett Caldwell (R); Jas L Brumley.

FLATBUSH AV, nwc Ditmas av, —x—, to E 22d; also EAST 22D ST, es, 60.3 n Ditmas av, 42.2x182.5x irreg; Saml Hess—Marcus Bldg Co et al; Cook & Benjamin (A), 189 Montague; Jos J Speth (R); Nathaniel Shuter.

MAY 6.

MIDWOOD ST, ns, 180 e Rogers av, 25x100; Brooklyn Savgs Bank—Emil E Freese et al; Snedeker & Snedeker (A) 164 Montague; Chas M Travis (R); Wm J McPhilliemy & Co.

72D ST, ns, 420 e Narrows av, 20x100; Nathan Friedman—Max Aufrecht et al; Saml Bitterman (A), 309 Bway, Manhattan; Albt A Weinstein (R); Nathaniel Shuter.

84TH ST, sws, 100 se 15 av, —x109.10x irreg; City of N Y—Albt I Sire et al; Frank L Polk (A), Municipal Bldg; Jacob Peyser (R); Wm J McPhilliemy & Co.

BEDFORD AV, ws, 125.8 n DeKalb av, 19x100; Dime Savgs Bank of Brooklyn—Hermine Kuhlman et al; Cullen & Dykman (A), 177 Montague; Jose E Pidgeon (R); Wm P Rae.

BENSON AV nes, 80 nw Bay 13th, 28.4x125; Mabel A Patterson—Jos B Sillman et al; Howard O Patterson (A), 215 Montague; Albt J Baruth (R); Wm J McPhilliemy & Co.

BROADWAY, sws, 25 se Ellery, 25x101.9x irreg; Jacob N Herle—Harry Miller et al; Robt E Moffett (A), 894 Bway; Henry B Ketcham (R); Wm J McPhilliemy & Co.

DRIGGS AV, swc Leonard, 95.7x129.4x irreg; Margt S Manson—Henry Metzinger et al; Julius Siegelman (A), 887 Manhattan av; Herman S Bachrach (R); Nathaniel Shuter.

MAY 7.

BERGEN ST, ss, 133.4 w Bedford av, 16.8x100; Francis H Macy, Jr—Mary A Gally et al; Cary & Carroll (A), 59 Wall Manhattan; Richard Hollman (R); Jas L Brumley.

WARWICK ST, es, 120 n Hegeman av, 20x100; Philip Sachs—Conrad Hecke et al; Action 2; Louis N Joffe (A), 299 Bway, Manhattan; Wm Murray (R); Nathaniel Shuter.

E 10TH ST, es, 292 n Av K, 32x100; Greater New York Development Co—Victoria M Price et al; Walter T Lindsay (A), 261 Bway; Frank Wasserman (R); Nathaniel Shuter.

BEDFORD AV, sws, intersec ses Keap, 35x100; also BEDFORD AV, sws, 35 se Keap, .06x 100; Zena Lichtenstein—Helen R Miller et al; Abr P Wilkes (A), 61 Park Row, Manhattan; Asa F Smith (R); Wm J McPhilliemy & Co.

BELMONT AV, sec Osborn, 25x100; Sheriff's sale of all right, title, &c, which Jacob Neufeld had on Dec 24, 1912, or since; Lewis M Swasey, sheriff; Wm P Rae.

NEW LOTS RD, ss, 160.8 e Van Sinderen av, 51.2x99.7x irreg; Isaac Goldberg et al—Ver-nieuw Realty & Constn Co et al; Saml A Telsey (A), 44 Court; Fred G Milligan, Jr (R); Nathaniel Shuter.

5TH AV, ws, bet Carroll & Garfield pl, Lot 52; Rudolph Wallach Co—Margt O'K Seitz et al; Aug Weymann (A), 68 William; Stockbridge Baechus (R); Wm P Rae.

MAY 8.

No Legal Sales advertised for this day.

MAY 10.

BARRETT ST, ws, 300 n Sutter av, 159.6x 99.11; Isaac Solomnowitz—The I & J, Inc, et al; Abr H Spigelgass (A), 44 Court; Jno F Coffin (R); Wm J McPhilliemy & Co.

72D ST, ss, 234.6 e 5 av, 20x100; Maria Kraemer—Bridget Rice et al; J Hunter Lack (A), 40 Court; Peter W Ostrander (R); Jas L Brumley.

86TH ST, sws, intersec ws W 9th, 40x100; Mary Campbell—Wm B Lake et al; Marcus B Campbell (A), 26 Court; Chas T Kunkel (R); Wm J McPhilliemy & Co.

BEDFORD AV, ws, 530 s Clarendon rd, 60x 100; Henry Berberich—Forrest Parkview, Inc, et al; Milton Hertz (A), 391 Fulton; Harold J Dowden (R); Nathaniel Shuter.

BROOKLYN AV, ws, 107.5 n Linden av, 80x 95.6x irreg; Martha N Hillier—Harry W Ferron et al; Thos H Williams (A), 555 De-cautr; Jas J Duggan (R); Wm P Rae. EVERGREEN AV, swc Covert, 25x82; Albert F Seeker—Bessie Lang et al; Chas Reinhardt (A), 756 Flushing av; Jno H Fluery (R); Nathaniel Shuter. OCEAN PKWAY, es, 100 n Beverly rd, 100x 150; Lancastershire Realty Co et al—Comet Constn Co et al; Jonas, Lazansky & Neuberger (A), 115 Bway, Manhattan; Grover M Moscowitz (R); Nathaniel Shuter. VOORHIES AV, nwc E 16th, 120x100; Ritter, Schwartz & Cohen, Inc—Madlin, Inc, et al; Jos J Schwartz (A), 361 Stone av; Mortimer Brenner (R); Wm P Rae.

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

Manhattan.

APR. 24. 99TH ST, 211 E; Rachel A Friend, trste—Wm Welkowitz et al; Levy & Frankenthaler (A). 116TH ST, 407 E; Sarah Larschan—Raffaella Astarita Realty Co et al; S J Liebeskind (A).

APR. 26. ATTORNEY ST, ws, 160 s Rivington, 20x100; Morris Rosenfield—Lena Reich et al; H Gottlieb (A).

WOOSTER ST, 205; Albany Savgs Bank—Fannie Hamlin et al; Tracey, Cooper & Towns- end (A).

183D ST, ns, 180 e 11 av, 20x99.11; Allen T Miner—Alexander D Duff et al; A Wilson (A). 2D AV, 2126; Pauline Myers—Elka Raskin et al; W C Orr (A).

APR. 27. MADISON ST, 330-36; Hugh R Hill, trste—Lud- wig Zodikow et al; F T Hill (A).

93D ST, 156 E; Arthur F Randolph et al—Mary A Thornton et al; H Swain (A).

18T AV, 156; Chas Hoefler—Max Heller et al; Davis & Davis (A).

APR. 28. GREENE ST, 31; Robt L Redfield, trste—Amelia W Boardman et al; R P Lydon (A).

22D ST, 133 W; City Real Estate Co—Teresa Rowan et al; amended; H Swain (A).

29TH ST, 513 1/2 & 515 W; Abr L Werner—515 W 29th St Co, Inc, et al; Kurzman & Frank- enheimer (A).

62D ST, ss, 250 w 10 av, 25x100.5; trste of the Leake & Watts Orphan House in City of N Y —Star Mtge Co et al; Nash & Jones (A).

98TH ST, ns, 100 e Mad av, 50x100.11; Mollie Hirshfeld—Owners' Standard Realty Corp et al; C L Hoffman & H A Friedman (A).

123D ST, ns, 324.6 e 1 av, 16.8x100.11; Emi- grant Industrial Savgs Bank—Louis S Barnard et al; R & E J O'Gorman (A).

133D ST, 66 W; Jno M Bowers—Mary D Smith et al; M S Borland (A).

139TH ST, 44-50 W; 2 actions; Wilhelmina K Gronholz—Henry C Parker et al; A Waxen- baum (A).

PLEASANT AV, swc 121st, 20.10x76.5; Emi- grant Industrial Savgs Bank—Chas E Lans- ing et al; R & E J O'Gorman.

APR. 29. LUDLOW ST, 17; Luis De Errazu—Isaac E Seikevitz et al; Baylis & Sanborn (A).

WEST HOUSTON ST, 21; U S Trust Co of N Y—Ferdinand H Mela et al; Stewart & Shear- er (A).

28TH ST, 41 & 43 E; W Forbes Morgan, Jr— Inner Circle Realty Corp et al; Gerard & Smyth (A).

62D ST, ss, 275 w 10 av, 25x100.5; Louis T Lehmeier—Bertha Steinhuehler et al; M S Marden (A).

72D ST, ss, 495, w West End av, 101.3x102.2 to 71st; Metropolitan Life Ins Co—59th St Real Estate Co et al; Woodford, Bovee & Butcher (A).

128TH ST, ss, 208.4 e 8 av, 20.10x99.11; Jane E Barney—Helen D White Haight et al; amend- ed; L S Goebel (A).

ST NICHOLAS AV, es, 50 n 178th, 100x100; Allen Constn Co—Tacoma Constn Co et al; Wolf & Kohn (A).

APR. 30. BROOME ST, ns, 75 w Pitt, 25x100; Emanuel Moses—Henry Hyman et al; A Appel (A).

CHARLES ST, swc Waverly pl, 75x38.10; Isaac Marx—Margt M Fritz et al; F de P Foster (A).

25TH ST, ns, 127.6 w 9 av, 22.6x98.9; Emigrant Industrial Savgs Bank—Ellen Reynolds et al; amended; R & E J O'Gorman (A).

29TH ST, nec Madison av, 78x37.6; Mutual Life Ins Co of N Y—Mona Specialty Co, Inc et al; amended; H Swain (A).

68TH ST, ns, 106 e Columbus av, 22x100.5; N Y Savgs Bank—Attila C Keene et al; J A Dalton (A).

70TH ST, 307-11 W; two actions; Lawyers Mtg Co—Directors' Realty Holding Co et al; Cary & Carroll (A).

85TH ST, ss, 325 w W End av, 50x102.2; two actions; Baron de Hirsch Fund—Aldebaran Co et al; M S & I S Isaacs (A).

108TH ST, 108-10 E; two actions; Bridget C Sullivan—Jacob Pawel et al; R X Brown (A).

123D ST, 414 E; Eleanor Le Roy—Gennaro Del Genio, adm; amended; Bowers & Sands (A).

CONVENT AV, ws, 193.6 s 133d, 135.5x127.5; Lawrence Holding Co—Austin B Fletcher, trste; L Manheim (A).

LEXINGTON AV, 1693; Montefiore Home & Hospital for Chronic Diseases—Caroline Jaeger et al; Stroock & Stroock (A).

MADISON AV, es, 51.4 n 120th, 16x83; Lawyers Mtg Co—Granby Corp et al; Cary & Car- roll (A).

Bronx.

APR. 23. ROSELLE ST, sec Poplar, 29.6x100.4; Kittie E Paul—M J Regina Dillon et al; Strang & Taylor (A).

169TH ST, 457 E; Isidore Simon—Louis De Vos et al; M Wolff (A). BRYANT AV, ws, 475 n Randall av, 25x100; Lorillard Spencer 3d—Hunts Point Estates et al; Miller, King, Lane & Trafford (A). BRYANT AV, ws, 500 n Randall av, 25x100; Isabella C King—Hunts Point Estates et al; Miller, King, Lane & Trafford (A). BRYANT AV, ws, 525 n Randall av, 25x100; Eliz G Hardy—Hunts Point Estates et al; Miller, King, Lane & Trafford (A). RYER AV, ws, 475 s Irving, 50x100; Josiah H DeWitt as gdn—Field Realty Co et al; Kiddle & Margeson (A). VYSE AV, ws, 25 s 181st, 25x100; Carrie L Anger—Jno E Liederman et al; J J McBride (A).

LOT 312, map of Unionport; Jas Tierney—Anne Maxwell et al; M Wolff (A). LOT 867, w half, map of Village of Wakefield; Iretta T Seales as admtrx—Mary A Atkin- son; J Holden (A).

APR. 24.

No Foreclosure Suits filed this day.

APR. 26.

153D ST, ss, 250 w Courtlandt av, 50x100; Benj Einbigler—Sol Sobol et al; S J Jacobs (A).

APR. 27.

184TH ST, es, 192.6 nw Webster av, 40.4x80.9; Maks Weiss—Orosant Constn Co et al; N Friedman (A).

NELSON AV, e s, 189.9 n 165th, 15.8x92.8; Louise Schroeder—Jasper Bayne Co et al; H Wendt (A).

LOT 160, Map of building lots in 24th Ward nr Williamsbridge Station of N Y & Harlem R R; Lois Carolyn Freedman—Francesco Attardo et al; M Marks (A).

LOT 331, Map of Portion of Hunt Estate, Van Nest Station; Henry Dressel et al—Marks Wolff et al; G Frey (A).

APR. 28.

176TH ST, ss, 336.7 e Anthony av, 21.8x122.9; National Surety Co—Carolina Wenninger et al; W R Page (A).

176TH ST, ss, 358.5 e Anthony av, 21.8x112.7; National Surety Co—Carolina Wenninger et al; W R Page (A).

213TH ST, ns, 400 w 5 av, 50x100; Jeanne Marie Eugenie Viala—Bartholomew O'Connor et al; Williamson & Bell (A).

PROSPECT AV, es, 217.3 s 180th, 33.04x150.2; Wm B Pritchard et al, as trstes—Giosue Ga- liani et al; Carrington & Pierce (A).

TREMONT AV, ss, 380.3 e Anthony av, 21.8x 128.1; National Surety Co—Carolina Wen- ninger et al; W R Page (A).

APR. 29.

No Foreclosure Suits filed this day.

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

APR. 22, 23 & 24. No Judgments in Foreclosure Suits filed these days.

APR. 26.

44TH ST, ns, 200 w 5 av, 50x100.5; Viola M Flannery—15 W 44th St Co, Inc; Benj Trapnell (A); Augustine R R McMahon (R); due.....129,841.88

150TH ST, ss, 125 w Bway, 130x99.11; Jacob Strauss—Bermuda Realty Co, Inc; David Steckler (A); Henry J Goldsmith (R); due 8,458.60

APR. 27.

ALBANY ST, sws, 65.11 se West, 18.8x 58x irreg; Seamen's Bank for Savgs in the City of N Y—West Side Im- provement Co; Cadwalader, Wick- ersham & Taft (A); Norbert Hein- sheimer (R); due29,244.44

APR. 28.

No Judgments in Foreclosure Suits filed this day.

Bronx.

APR. 23. LAFAYETTE AV, ws, adj land of W Sembler at City Island; Lucy Webber Jordan—Grace Robertson Hyndman et al; M V W Hall (A); P L Mullaly (R); due 1,265.60

APR. 24.

No Judgments in Foreclosure Suits filed this day.

APR. 26.

PROSPECT AV, nwc 181st, 29x100; Gertrude Schiffer—Wirth Realty & Constn Co et al; Wilson & Van Wogoner (A); L J Curren (R); due31,195.83

APR. 27.

LOTS 207, 209 & 211, map 1 of Supreme Court, Valentine V Brady; Caroline Gareiss—Wm Crowley et al; G Frey (A); J P Hennessy (R); due..... 3,652.85

APR. 28.

LOT 627, map of Wakefield, 24th Ward; Jas Wilson—City of New York et al; J L Zoetel (A); C S Hayes (R); due 2,174.02

APR. 29.

135TH ST, 697 E; Jennie F Tuettel—Jennie Davis et al; C Oakes (A); M P Doyle (R); due..... 3,588.47

LIS PENDENS.

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

Manhattan.

APR. 24. No Lis Pendens filed this day.

APR. 26.
BROADWAY, nwc 67th, 131.8x75.5xirreg; also BROADWAY, ws, 84.9 s 68th, 28x130.2xirreg; T Dwight Poucher—Lincoln Society of Friends et al; counterclaim; Eisman, Levy, Corn & Lowine (A).
3D AV, es, 25.5 s 55th, 25x60; 2D AV, ws, 25.4 s 56th, 25x100; also LEXINGTON AV, es, 60.5 s ??, 20x80; Anna T Kinneary—Jno A Leamy et al; partition; M Sulzberger (A).
7TH AV, 2326; Tenement House Dept of the City of N Y—No 2326 7th Av; action to declare lien; F L Polk (A).

APR. 27.
59TH ST, 200 W; Galard Co—Sol Bloom; action to declare lien; W M Kilcullen (A).

APR. 28.
ALLEN ST, 81; same—Aaron Wartels et al; action acquire title; J L Quackenbush (A).
ALLEN ST, 82; same—Simon Ginsberg et al; action acquire title; J L Quackenbush (A).
DIVISION ST, 11 & 11½; same—Manhattan Ry Co—Edith Epstein et al; action acquire title; J L Quackenbush (A).
DIVISION ST, 20; same—Max Levin et al; action acquire title; J L Quackenbush (A).
DIVISION ST, 22-24; same—Max Levin et al; action acquire title; J L Quackenbush (A).
1ST AV, 8 & 10; same—Simon Shapiro et al; action acquire title; J L Quackenbush (A).
1ST AV, 17; same—Phillip Bauer et al; action acquire title; J L Quackenbush (A).
1ST AV, 56; same—Kath Witt et al; action acquire title; J L Quackenbush (A).

1ST AV, 64; same—Israel W Schenker et al; action acquire title; J L Quackenbush (A).
1ST AV, 96-98; same—Jennie Gordon et al; action acquire title; J L Quackenbush (A).
1ST AV, 139-41; same—Mary Hillobard et al; action acquire title; J L Quackenbush (A).
1ST AV, 313; same—Maria Padian et al; action acquire title; J L Quackenbush (A).
1ST AV, 326; same—Wm Wertheimer et al; action acquire title; J L Quackenbush (A).
1ST AV, 342; same—Charlotte Schmeier; action acquire title; J L Quackenbush (A).
1ST AV, 361; same—Cath Padian; action acquire title; J L Quackenbush (A).
2D AV, 426-30; same—Michl J Adrian Corp; action acquire title; J L Quackenbush (A).
2D AV, 445; same—Ida M Faber et al; action acquire title; J L Quackenbush (A).
2D AV, 446-48; same—Geo M Adrian et al; action acquire title; J L Quackenbush (A).
2D AV, 447; same—Geo M Adrian et al; action acquire title; J L Quackenbush (A).
2D AV, 459; same—Annie Padian et al; action acquire title; J L Quackenbush (A).
2D AV, 472-76; same—Geo F Martens et al; action acquire title; J L Quackenbush (A).
2D AV, 493; same—Susan M Baker et al; action acquire title; J L Quackenbush (A).
2D AV, 568; same—Mary Dorsch et al; action acquire title; J L Quackenbush (A).

2D AV, 585; same—Ella A Gregg et al; action acquire title; J L Quackenbush (A).
2D AV, 637; same—Margt C Scully et al; action acquire title; J L Quackenbush (A).
2D AV, 692-94; same—Louis Gordon et al; action acquire title; J L Quackenbush (A).
2D AV, 695; same—Robt Goldberg et al; action title; J L Quackenbush (A).
2D AV, 839; same—Jno H Haaren, trste, &c, et al; action acquire title; J L Quackenbush (A).
2D AV, 884-92; same—Isaac Utermeyer et al; action acquire title; J L Quackenbush (A).
2D AV, 915; same—Anna Epstein et al; action acquire title; J L Quackenbush (A).
2D AV, 1058; same—Benj Schwartz et al; action acquire title; J L Quackenbush (A).
2D AV, 1063; same—Mation A Smith et al; action acquire title; J L Quackenbush (A).
2D AV, 1357 to 1363; same—Susan Mount; action acquire title; J L Quackenbush (A).
2D AV, 1394; same—Walton Realty Co et al; action acquire title; J L Quackenbush (A).
2D AV, 1444-46; same—Jno Trunk et al; action acquire title; J L Quackenbush (A).
2D AV, 1463; same—Abr Wolff et al; action acquire title; J L Quackenbush (A).
2D AV, 1468; same—Jonas Weil et al; action acquire title; J L Quackenbush (A).
2D AV, 1490; same—Saml Ulmar et al; action acquire title; J L Quackenbush (A).
2D AV, 1547; same—Peter Doelger Brewg Co et al; action acquire title; J L Quackenbush (A).

APR. 29.
GRAND ST, 383 & 383½; Mabel A Minaldi—Peter A Minaldi et al; amended partition; E L Bushe (A).
11TH ST, 432 E; Tenement House Dept of City of N Y—No 432 E 11th St et al; action to declare lien; F L Polk (A).
APR. 30.
BROADWAY, es, 101.7 s Hillside, —x—; Kiowa Realty Co—Martin Montrose Molenaar et al; action to determine claim, &c; Eisman, Levy, Corn & Lewine (A).

Bronx.

APR. 23.
ELSMERE PL, ns, 96.2 e Marmion av, 75x100; Grand Boulevard Holding Co—Coyne & DeJany Co, Inc; action to release judgment; Miller & Hartcorn (A).
LOT 24, blk 2625, sec 10 on tax map; Chas C Dietsch, Jr—Mary E Connell et al; action to foreclose transfer of tax lien; Ferriss & Storck (A).

APR. 24.
No Lis Pendens filed this day.
APR. 26.
No Lis Pendens filed this day.
APR. 27.
No Lis Pendens filed this day.
APR. 28.
No Lis Pendens filed this day.
APR. 29.
No Lis Pendens filed this day.

Brooklyn.

APR. 22.
OLIVER ST, ns, 250 w Marine av, 50x200; Albert E Schroder—Wm F Kenny & ano; J H Lack (A).
OSBORN ST, ws, 150 s Newport av, runs w100 xn50xw83.6xs—xe—xn350 to beg; Harman Wermann—Arthur Wright et al; Kiendl & Sons (A).
TAYLOR ST, 109; Max Nadler—Lizzie Posaner & ano; to create a trust; E P Sobel (A).
17TH ST, nes, 350 nw 8 av, 28x90.2; 44TH ST, 1325, 1329 & 1333 to 1335; also AV F, ns, 80 w Gravesend av, 20x80; also 40TH ST, ns, 520 w 12 av, 20x95.2; 45TH ST, nes, 120 nw 15 av, 20x100.2; 45TH ST, nes, 160 nw 15 av, 20x100.2; REEVE PL, nec Prospect av, 5x 109.11x41.1x104; AV Q, nwc W 13th, 80x100; MINNA ST, ss, 542.6 w Chester av, 20x100; LOTS 74 to 79, 110 to 119, 122, 124 to 127, 335 to 345, 361 to 364, 376, 377, 379 to 386, 393 to 396, 410 to 413, 418 to 421, 431 to 433, 461 & 462, Map of land of heirs of Geo Martense, decd; Emma Schlestein—Behrens Estate Corp et al; to set aside deed; Kurzman & Frankenheimer (A).
50TH ST, nes, 180 se 19 av, 20x100.2; Jacob G Dittmer—Camille A Trillard et al; H M Bellinger, Jr (A).
59TH ST, sws, 100 se 2 av, 100.2x250; Union Hts Realty Co—Peru Realty Co et al; B R Duncan (A).
86TH ST, nes, 100 nw 24 av, 360x100; Bklyn Trust Co—Abram F Bucher et al; H M Bellinger, Jr (A).
AV J, ns, 40 e E 13th, 40x100; Chas B Cook—Photo Theatres Co et al; C F Corner (A).
CHURCH AV, 2836; also ERASMUS ST, 28; East Bklyn Savgs & Loan Assn—Mary L Hefferman et al; W L Durack (A).
DE KALB AV, ses, 150 sw Hamburg av, 25x100; Emil Scherrer—Mary Praetz et al; G M Schinzel (A).
FARRAGUT RD, nwc E 21st, 50x100; Mary Thompson—Jas F McKernon et al; H L Thompson (A).
FRANKLIN AV, ws, 308.4 s Myrtle av, 21.4x 154.6; also FRANKLIN AV, ws, 329.10 s Myrtle av, 7x154.6; Eagle Savgs & Loan Assn—Harry Aronson et al; J C McLeer (A).
NEW YORK AV, ws, 152.3 s Church av, 22.3x 102.6; M Annette Brush—Ethel Emmerich et al; H B Brush (A).
WAREHOUSE AV, ws, 95 n Mermaid av, 40x 118.10; Corp of Reformed Dutch Church—Jno E Oberle et al; C L Livingston (A).
LOT 4, Map of Terbune prop in Flatlands & Gravesend, with certain exceptions thereof; N Y Mtg & Security Co—Ned A Stanley et al; H M Bellinger, Jr (A).

APR. 23.
BERRIMAN ST, ws, 275 s Blake av, 25x100; Phebe M McKee—Anna M Stackler; Kiendl & Sons (A).
HASTINGS ST, es, 220 s Hampton av, 80x100; Leavitt J Hunt—Manhattan Beach Cottage Co et al; Hunt, Hill & Betts (A).
HULL ST, ss, 294.5 e Stone av, 25x100; N Y Investors Corp—Gerhard Mathis et al; T F Redmond (A).
POWELL ST, es, 300 s Livonia av, 100x100; Stone Av Realty Co—Plymouth Impt Co; A Rockmore (A).
PROSPECT PL, swc Hopkinson av, 20x80; Sarah Mandelbaum—Sadie Meyersohn et al; specific performance; S S Schwartz (A).
VANDERBILT ST, nwc Prospect av, runs n 100xw100x100xoc4.5xs100 to beg; also VANDERBILT ST, nwc Prospect av, runs n100 xw64.5xs102xw20xs90xe84.5 to beg; also VANDERBILT ST, nec 18th, runs n90xe80xs90xw 85.5 to beg; F D Creamer & Co—Puritan Land Co et al; J H Watson (A).
BAY 17TH ST, ses, 103 ne Benson av, 50x96.8; Nathan Edelman—Nathan I Slutzky & ano; E A Deutschman (A).
41ST ST, nes, 200 nw 14 av, 20x100.2; Louis Kalmanowitz—J J Lack Constn Co et al; Ginzburg & Pecker (A).
42D ST, sws, 140 nw 15 av, 360x100.2; Omnis Corp—Urban Realty Co et al; Reynolds & Geis (A).
43D ST, nes, 240 nw 15 av, 100x100.2; Omnis Corp—Urban Realty Co et al; Reynolds & Geis (A).
46TH ST, nc 11 av, 80x80.2x79.11x80.2; Title Guar & Trust Co—Benburb Realty & Constn Co et al; T F Redmond (A).
80TH ST, nec 14 av, 60x—x57.5x100; also 80TH ST, swc 14 av, 200x600; also 80TH ST, sec 14 av, 74.4x200x63.1x—; also 81ST ST, swc 14 av, 200x600; also 81ST ST, sec 14 av, 80.4 x200x72.8x—; also 82D ST, sec 14 av, —x—; Isaac C Collier—Herald Constn Co et al; G Buechner (A).

ALABAMA AV, nwc Blake av, 20x80; Jno Schumacher—Louis Rosenberg et al; M S Feiler (A).
FLATBUSH AV, es, 55.1 s Fenimore, 32.1x112; Clementina S Wing—Wm A A Brown et al; H L Thompson (A).
OVINGTON AV, ss, 221.7 e 2 av, 40.3x79.4x40x 74.5; Aaron Schoenfeld—Eliz Maher et al; M Reizenstein (A).
PARKSIDE AV, ss, 344.6 e St Pauls pl, runs e43.9xs110.6xw43.9xn110.6 to beg; Parshelsky Bros—Clayton Co Builders et al; foreclosure mechanics lien; H S & C G Bachrach (A).
SNEDIKER AV, es, 150 n Hegeman av, 20x100; Wm B Van Horn—Harry Schneider et al; Hubbard & Rushmore (A).
VARKENS HOOK RD, es, at int n land of Kowenhoven, runs e250xn—xw230xs— to beg; Danl J Donovan—Kath Schlichting; specific performance; S C Buechner (A).
ALL real prop, bridges, trestle work & structures connected therewith, beginning from 4 av at 65th to 86th, erected for and used by & known as Sea Beach Line of N Y, Municipal R R Corp, with buildings, stations, tracks, ties, spikes & appurtenances, together with all rolling stock & land upon which the tracks & rolling stock are situated; Michl J Callahan as trste in bankruptcy of Phoenix Concrete Steel Co—O'Brien-Sivori Co et al; foreclosure of mechanics lien; Pressinger & Newcombe (A).

APR. 24.
VERMONT ST, es, 220 s Sutter av, 20x100; Sarah Kantor—Sarah Silinsky et al; Jerome, Rand & K (A).
VERMONT ST, es, 240 s Sutter av, 20x100; same—Yetta Sparago et al; same (A).
VERMONT ST, es, 200 s Sutter av, 20x100; same—Sarah Silinsky et al; same (A).
VERMONT ST, nec Blake av, 20x100; same—Philip Bloom et al; same (A).
VERMONT ST, es, 20 n Blake av, 20x100; same—Abr Ferman et al; same (A).
E 34TH ST, ws, 500.2 n Vernon av, 80x100; Frank Mescia—Julia Nicholas et al; foreclosure mechanics lien; N Selvaggi (A).
BAY 38TH ST, ws, 300 n Benson av, 96.8x180; Jos Grillo—Louis Velotta; to reform 3 contracts; Foley & Martin (A).
NEWKIRK AV, sec Ocean av, 45.11x124.11; Victor Errante—Kirknew Realty Corp et al; foreclosure mechanics lien; I Solomon (A).
WILLIAMS AV, ws, 125 n Liberty av, 25x100; Sophie V Minasian—Sarah Pollack et al; G A Minasian (A).
LOT 7, map of prop showing location 719 houses in 6 Ward; Anna Pekowsky—Cath Collins; M Monfried (A).

APR. 26.
ESSEX ST, es, 450 s Blake av, 50x100; ESSEX ST, es, 425 s Blake av, 25x100; Celia Moliver—Maria Myerhoff et al; J Taylor (A).
LAKE ST, ws, 162.6 n 2 pl, 39x157; Louis Joseph—Chas C Overton & ano; G M Moscovitz (A).
PACIFIC ST, ss, 230.6 e Rochester av, 16.10x 107.2; Celia Moliver—Jos Hopkins, Jr, et al; J Taylor (A).
ST JOHN'S PL, ss, 100.10 e Schenectady av, 40x 115; ST JOHN'S PL, ss, 190.10 e Schenectady av, 74x120; Geo Myers—Regis Amusement Co et al; L & J Weinberger (A).
WILSON ST, nws, 220 sw Wythe av, 15x100; Jno E Bauer—Cath L Rhatigar & ano; H A Miller (A).
41ST ST, ss, 100 w 14 av, 40x100.2; August H Meyer—Urban Realty Co et al; M S Feiler (A).
41ST ST, ss, 140 w 14 av, 20x100.2; Katharina Muller—Urban Realty Co et al; M S Feiler (A).
AV P, sec E 18th, 40x100; Mary E Dunham—Cath T Fitzsimmons & ano; H Peake (A).
VAN SICLEN AV, ws, 74 s Sutter av, 18x95; Gesine Angel—Max Ackerman et al; L C Wills (A).

APR. 27.
BERKELEY PL, sws, 130 se 6 av, 20x100; Eagle Savgs Loan Co—Ella M Haight et al; J C McLeer (A).
DEGRAW ST, sec Bedford av, runs e134.6xs100x e8xs85.7xw70xn57.9xw73xnw30.10xn107.2 to beg; M R Dowdeswell Co—Carmina Camardella; foreclosure mechanic's lien; E R Mead (A).
HOPE ST, 155; Dora Nass—Abraham I Bleistiff et al; Jonas Lazansky & N (A).
SMITH ST, sec 4th, 22.6x59.1x9.9x63.2; Frank Viehmann—Walter L Viehmann et al; partition; W L Post (A).
E 3D ST, ws, 171 n Av J, 100x241; Barbara Holding Co—Vanadrian Bldg Co et al; Van Alen & Dyckman (A).
E 9TH ST, ws, 140 n Av C, 20x100; Stephen C Halstead—Fannie C Farnan et al; G W Pearsall (A).
E 11TH ST, es, 208.2 n Ditmas av, 40x100; Elmer E O'Donnell—Howard K Mackenzie et al; Watson & Kristeller (A).
59TH ST, sws, 260 nw 13 av, 40x100.2; Morris Wolsk—Peter A Minakaki et al; to reform a deed; C L Douns (A).
62D ST, nes, 500 nw 15 av, 79.10x75.4x85.9x37.7; Theresa Bragin—Herman Desbrock; specific performance; Levy, Gutman & G (A).
66TH ST, sws, 280 nw 14 av, 40x100; 66TH ST, sws, 180 se 13 av, 40x100; Leonardo Normando—Pasquale Calabrese & ano; F Pascarella (A).
MYRTLE AV, ss, 56.6 w Hamburg av, runs s 20.8xsw70.7xnw25xne60.4xn105.5xe25 to beg; Eagle Savgs & Loan Co—Alex Wacker et al; J C McLeer (A).
MYRTLE AV, ss, 81.6 w Hamburg av, runs s 10.5xsw85.4xnw24xne75.3xe25 to beg; Eagle Savgs & Loan Co—Alex F Wacker et al; J C McLeer (A).
SURF AV, sec W 21st, runs e202xs—xe—xs300xw 75x300xw162xn640 to beg; Jno Mulstein Co—Richman Holding Co & ano; foreclosure mechanic's lien; Godnik & Razenhofer (A).
TOMPKINS AV, es, 60 s Park av, 20x80, Ida E Van Rijgersma—Albert Habermann et al; Van Alen & Dyckman (A).

APR. 28.
ASHFORD ST, es, 125 s Glenmore av, 20x90; Carrie D Congdon—Jessie O'Connor et al; Sackett & Lang (A).
ASHFORD ST, es, 145 s Glenmore av, 20x90; Josephine B Hammond—same; same (A).
HENDRIX ST, ws, 21 s Blake av, 19.9x50; Benj Schwartz—Jessie O'Connor et al; Sackett & Lang (A).
HENDRIX ST, ws, 80.3 s Blake av, 19.9x50; same—same; same (A).
HENDRIX ST, ws, 40.9 s Blake av, 19.9x50; same—same; same (A).
MESEROLE ST, 196; Fannie Feinberg—Josephine Leclair; specific performance; Borowsky & Borowsky (A).
STERLING PL, ss, 100 e Underhill av, 19.2x 123.6; Peekskill Savgs Bank—Emma A Comstock et al; H L Thompson (A).
BAY 7TH ST, sec Bath av, 96.8x100; N Y Produce Exch—Susanna Leudemann et al; Baldwin, Fisher & P (A).
46TH ST, nes, 120 nw 14 av, 40x100.2; Saml L Hough—Dara Sokel et al; T F Redmond (A).
70TH ST, sws, 120 nw 15 av, 30x100; Jas C De Groff—Antonio Pansini et al; F S Martyn (A).
AV O, ss, 84 w E 2d, 40x100; Cornelia Tuthill—Walter V Patton Constn Co et al; H J Davenport (A).
AV O, ss, 44 w E 2d, 40x100; same—same; same (A).
HOPKINSON AV, es, 190 n Pitkin av, 20x100; Title G & T Co—Lena Eisenberg et al; T F Redmond (A).

Lis Pendens—Brooklyn—Continued.

LEXINGTON AV, ss, 291.8 e Sumner av, 16.8x 100; H D W Lyke—Anie O'Rourke et al; F S Lyke (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.

APR. 24. CHERRY ST, 466; Saml Edelman—Frank Goldstein & Harry Huttner (98) 103.17

Bronx.

APR. 23. COLLEGE AV, 1102; also 166TH ST, 302 E; N Hutkoff & Co—Tully Bldg Co, Inc & Jno J Tully (24) 151.00

Brooklyn.

APR. 22. AMES ST, es, 180.3 s Livonia av, 120x 100; L Lapidus Co—Hillel, Nathan, Herman & Louis Boslofsky & Max Galinsky 9,200.00

W 24TH ST, es, 220 s Neptune av, 20x 118.10; T Paturzo—Helen McKinney 90.00

APR. 23. DOUGLASS ST, 1820; A Newburger Electric Co—Saml Katz 2,468.03

APR. 24. E 9TH ST, 2124; E Fisher—Matthew & Margt Moore & Jos Pertle 91.64

APR. 27. POWELL ST, ws, 280 s Riverdale av, 100x100; T Kramer—Danmore Impt Corp 348.00

APR. 28. 41ST ST, 605-611; G O Larsen—Solomon Realty & Constn Co & Herman Lakner 25.76

SATISFIED MECHANICS' LIENS.

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

Manhattan.

APR. 24. 51ST ST, 166 W; Consolidated Chandler Co—Hammerstein Opera Co et al; May23'14 4,200.00

APR. 28. 142D ST, 130-46 W; I A Adler Co—130 to 146 W 142d St Co, Inc et al; Dec13'13 525.00

APR. 29. BROADWAY, 1578-1590 & 7TH AV, 712-720; W A L'Hommedieu & Co—Bway & 7th Av Co et al; Aug28'14 1,000.00

APR. 27. 74TH ST, 336 E; American Iron Supply Co—Bohemian Benevolent Assn et al; Aug27'14 75.76

APR. 28. CHESTER ST, 352; Sam Marsarsky—Louis & Barnet Brause; Apr19'15 32.00

APR. 29. BROADWAY, 1578-1590 & 7TH AV, 712-720; W A L'Hommedieu & Co—Bway & 7th Av Co et al; Aug28'14 1,000.00

APR. 23. HENRY ST, 316; Rosenberg & Polnkoff—Alexander Dieter & Isaac Chartin & Isaac Lustgarten; Mar29'15 584.00

APR. 22. CERTAIN RIGHT of way, railroad & road bed of section extending bet New Utrecht & 22d av; Henry Steers Sand & Gravel Co, Inc—N Y Municipal Railway Corp & N L Kennedy, Inc; Mar30'15 3,494.10

SAME PROP; Paris Marble & Tile Works—same; Nov11'14 160.00

APR. 23. No Satisfied Mechanics Liens filed this day.

APR. 24. No Satisfied Mechanics Liens filed this day.

APR. 26. BARKER AV, 3060; Patk J Twomey—Michl Brennan, Inc et al; Apr23'15 65.00

APR. 27. SENECA AV, ns, whole block front bet Hunt's Point av & Irvine, 100x114.6; Cooper Electric & Engineering Co—Graham Constn Co et al; Dec12'14 405.00

APR. 28. Na Satisfied Mechanics' Liens filed this day.

APR. 29. No Satisfied Mechanics Liens filed this day.

Brooklyn.

APR. 22. CERTAIN RIGHT of way, railroad & road bed of section extending bet New Utrecht & 22d av; Henry Steers Sand & Gravel Co, Inc—N Y Municipal Railway Corp & N L Kennedy, Inc; Mar30'15 3,494.10

APR. 23. HENRY ST, 316; Rosenberg & Polnkoff—Alexander Dieter & Isaac Chartin & Isaac Lustgarten; Mar29'15 584.00

APR. 24. HENRY ST, 328 & 330; Israel Spiegel—L I College Hospital; Jno Thatcher & Co & Lewis Max; Apr12'15 57.00

APR. 26. HINSDALE ST, es, 200 s Dumont av, 150x100; B Goetz & Bro—Willmont Realty Corp; Apr12'15 147.35

APR. 27. HICKS ST, 200; Kennedy Valve Mfg. Co—Jno Thatcher & Son & W J Baldwin, Jr, Heating Co; Mar29'15 250.00

APR. 28. CHESTER ST, 352; Sam Marsarsky—Louis & Barnet Brause; Apr19'15 32.00

APR. 29. BROADWAY, 1578-1590 & 7TH AV, 712-720; W A L'Hommedieu & Co—Bway & 7th Av Co et al; Aug28'14 1,000.00

APR. 23. HENRY ST, 316; Rosenberg & Polnkoff—Alexander Dieter & Isaac Chartin & Isaac Lustgarten; Mar29'15 584.00

APR. 24. HENRY ST, 328 & 330; Israel Spiegel—L I College Hospital; Jno Thatcher & Co & Lewis Max; Apr12'15 57.00

APR. 26. HINSDALE ST, es, 200 s Dumont av, 150x100; B Goetz & Bro—Willmont Realty Corp; Apr12'15 147.35

APR. 27. HICKS ST, 200; Kennedy Valve Mfg. Co—Jno Thatcher & Son & W J Baldwin, Jr, Heating Co; Mar29'15 250.00

APR. 28. CHESTER ST, 352; Sam Marsarsky—Louis & Barnet Brause; Apr19'15 32.00

APR. 29. BROADWAY, 1578-1590 & 7TH AV, 712-720; W A L'Hommedieu & Co—Bway & 7th Av Co et al; Aug28'14 1,000.00

APR. 23. HENRY ST, 316; Rosenberg & Polnkoff—Alexander Dieter & Isaac Chartin & Isaac Lustgarten; Mar29'15 584.00

PROSPECT PL, nec Troy av, 27.6x80; Bell Fireproofing Co—Johnson Realty Corp'n & Aug Williams Co; Apr 21'15. 203.52

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

ATTACHMENTS.

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

Manhattan.

APR. 22, 23, 24, 26 & 27. No Attachments filed these days.
APR. 28. SOCIETA INDUSTRIALE CANDIA-SOLONA; Standard Italian Products, Inc; \$1,985.37; J Niechia.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

APRIL 23, 24, 26, 27, 28 & 29. Baumgarten, Frieda M. 131st st, 605 W. F Lohman & Sons, Inc. Sal Fix. 800.00
Durham Piston Ring Co. 54th st, 250 W. Fairbanks Co. Machinery. 324.00
O'Connor, Thos. 47th st, 233-5 W. F Lohmann & Sons, Inc. Sal Fix. 110.00
Romeo, Antonio. 106th st, 70 W. E Esposito. Barbers Fix. 483.00
Spadola, Antonio. Canal st, 219. F Lohmann & Sons, Inc. Sal Fix. 3,100.00

Brooklyn.

APRIL 22, 23, 24, 26, 27 & 28. Dorchester Bldg Co. E 19th st, nr Dorchester rd. O A Brennan. Dumbwaiters, &c. 100.00
L B & C Constn Co. 58th st & Ft Hamilton av. Colonial Mantel & Mirror Co. (R) 180.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

APR. 28. 181ST ST, ns, 138.11 w Northern av; 150x214.7xirreg; City Mtg Co loans Harvey Realty Co to erect a 6-sty apartment; five payments 165,000.00

APR. 29. CANNON ST, 7 to 11; Bertha Quast Middendorf & Anna A Quast loan Manhattan Pie Baking Co to erect a 4-sty bldg; — payments 40,000.00
SAME PROP; Bertram F Steingester loans same to erect same; — payments 10,000.00

MURRAY ST, 69; Edw L Kalish loans Rector Church Wardens' and Verstrymen of the French Church du St Esprit to erect a —sty building; 4 payments 35,000.00

189TH ST, ss, 150 e St Nicholas av, 50 x100.1; & 189TH ST, ss, 200 e St Nicholas av, 50x100.1; Lawyers' Mtg Co loans S B Bldg Corp'n to erect two 5-sty apartments; 10 payments 84,000.00
5TH AV, es, 50.8 s 88th, 50x120.9; Hanover Mtg Co loans 1067 5th Av Co, Inc, to erect a 12-sty apartment house; 13 payments 500,000.00

Bronx.

APR. 23. 165TH ST, nec Byrant av, 70x100; City Mtg Co loans Bryant Av & 165th St Co, Inc, to erect 5-sty apartment; 11 payments 49,000.00

BRYANT AV, es, 70 n 165th, 70x100; City Mtg Co loans Bryant Av & 165th St Co, Inc, to erect 5-sty apartment; 11 payments 26,000.00

HOE AV, ws, 356 s Aldus, 44.6x120; City Mtg Co loans Turek Realty Corp'n, to erect 5-sty apartment; 11 payments 28,000.00

HOE AV, ws, 380.6 s Aldus, 44.6x120; City Mtg Co loans Turek Rlty Corp'n to erect 5-sty apartment; 11 payments 28,000.00

APR. 24. ARTHUR AV, ws, 439.6 s 187th, 50x 118.6; Manhattan Mtg Co loans Vico Realty Co, Inc, to erect 5-sty apartment with stores; 13 payments 35,000.00

ARTHUR AV, ws, 489.6 s 187th, 50x 118.6; Manhattan Mtg Co loans Vico Realty Co, Inc, to erect 5-sty apartment with stores; 13 payments 35,000.00

PROSPECT AV, es, 364.6 s 165th, 50x 97.6; Columbia Trust Co loans Chas Graff, to erect 2-sty & basement bk garage; 6 payments 25,000.00

APR. 26. 183D ST, nes, at intersec ses Bathgate av, 50x115.6; Rockland Realty Co loans Benenson Realty Co to erect 5-sty apartment with stores; 13 payments 55,000.00

APR. 28. ALBANY RD, es, 213.3 s 231st, 46.6x 125.3; Comity Mtg Co loans Volze, Larkin & Kenny Constn Co, Inc, to erect 5-sty brick bldg; 7 payments 25,000.00

FINDLAY AV, ws, 148 n 166th, 100.01x 152; City Mtg Co loans Tully Bldg Co, Inc, to erect four 5-sty apartments; 12 payments 68,000.00
KINGSBRIDGE AV, es, 95 s 234th, 50 x125; Max Marx loans Seabury Bldg Co Inc to erect 5-sty apartment; 12 payments 37,500.00

APR. 29. BRYANT AV, ws, 466 s 165th, 42x100; City Mtg Co loans Simonia Realty Corp'n to erect 5-sty apartment; 11 payments 27,000.00
BRYANT AV, ws, 508 s 165th, 42x100; City Mtg Co loans Simonia Realty Corp'n to erect 5-sty apartment; 11 payments 27,000.00
CRESTON AV, es, 574.7 s 192d, 69.7x 80.2; City Mtg Co loans Level Realty Corp'n to erect 5-sty apartment; 10 payments 36,000.00
CRESTON AV, es, 406.3 s 192d, 85.6x 168.4; same loans same to erect 4-5-sty apartments; 10 payments 78,000.00
SHERMAN AV, es, 141 n 163d, 43x 104.7; Rockland Realty Co loans Kingsley Contracting Co to erect 5-sty apartment; 14 payments 28,000.00
SHERMAN AV, es, 184 n 163d, 43x 104.7; Rockland Realty Co loans Kingsley Contracting Co to erect 5-sty apartment; 14 payments 28,000.00
SHERMAN AV, es, 227 n 163d, 43x105; Rockland Realty Co loans Edw J Byrne Constn Co to erect 5-sty apartment; 14 payments 28,000.00
SHERMAN AV, es, 270 n 163d, 43x105; Rockland Realty Co loans Edw J Byrne Constn Co to erect 5-sty apartment; 14 payments 28,000.00
UNION AV, es, 25.3 n Freeman, 50x 97.3; Morris Osmansky loans Traf Bldg Co, Inc, to erect 5-sty apartment; 11 payments 35,000.00
UNION AV, es, 75.3 n Freeman, 50x 97.3; Morris Osmansky loans Traf Bldg Co, Inc, to erect 5-sty apartment; 11 payments 35,000.00

ORDERS

Brooklyn.

APR. 26. HERZEL ST, es, 200 n Riverdale av, 100x100; L Lapidus on Independent Wet Wash Laundry Co to pay Meurer Bros Co 220.00

APR. 28. E 15TH ST, es, 600 n Av N, —x—; Annie Thomas on Home Mtg Inv Co to pay Andrew Gray 210.00

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

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

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

1. That such alteration is not permitted by Section V. of an Ordinance amending the Ordinance establishing fire limits in the City of New York approved August 14, 1914.

It is claimed that the rules and regulations of the President of the said Borough, or the provisions of law, or ordinances do not apply. And that equally good and more desirable form of construction can be employed. Has the owner of property upon which is erected a substantial frame building within the fire limits of the City of New York, the right to remove such building to any portion of his property in the same block, also within the fire limits?

He owns the property upon which this building is erected and is desirous of removing the building to another portion of the property so that he may erect upon the present site of the building, substantial brick and stone buildings. If he is denied this right, his frame building, which cost about \$16,000 to erect, will be rendered valueless. Section V. of the Ordinance approved August 14 1914, amending the fire limits, has its only proper scope in preventing an increase in fire hazards. This hazard is not increased by the proposed removal and the ordinance is invalid in so far as it prevents the removal asked to be approved in this case, because it is unreasonable and without any benefit to the public, renders valueless an expensive structure. In addition, Section 142 of the Building Code provides that if in any block within the fire limits ninety per cent. of the buildings are constructed of frame, any vacant lot situated therein may have a frame building placed thereon. This block has besides the building in question, only two buildings erected upon it, both of which are frame. This case, therefore, constitutes an exception to the ordinance of August 14, 1914, as Section 2 thereof limits its application to cases except as otherwise specifically provided in any other ordinance.

Appearance: A. Koepfel and E. Newman. APPROVED.

APPEAL 145 of 1915, New Building 21 of 1915, 237-239 Broadway and 502-504 Sixth avenue, Manhattan. S. Walter Katz and I. G. Feiner, appellants.

7. Columns are overloaded. All columns must be braced laterally in both directions at the floor levels.

8. Steel work checked is weak.
9. Tie rods should be provided for floor and roof beams.

The superintendent has refused 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 and it is claimed that the rules and regulations of the President of the said Borough, or the provisions of law or ordinances do not apply. The amount involved by such decision exceeds the sum of one thousand dollars.

7. The superintendent has ruled that the wind pressure dead and live load stresses for designing the columns, etc. In the plans submitted, the wind pressure has been calculated

at 30% and working stresses do not exceed those set forth in the Code by 50% as per Section 140 Building Code.

9. The form of floor arches proposed has been approved and tested without the rods. It is therefore requested that the rods be omitted as per plans.

The columns disapproved, even the extreme cases, are relatively stronger than the approved connections which transmit the loads to the columns. The superintendent's ruling, therefore, would involve increasing the strength of a portion of the building which is already of relatively greater strength, and therefore would be a waste of money. The superintendent does not question the safety of the structure and states this is not an engineering question. The proposed new Code is more definite than the existing Code, and the approval under the same would be unquestioned. Columns of many other buildings, designed in the same method as these, have been approved by the Department.

Appearance: S. Walter Katz, Paul Chapman and George W. Harris. After prolonged discussion, WITHDRAWN by appellant.

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

1. Courts to extend full length of building, and all courts open to the sky. 12' clear required for this capacity.

2. Exits to courts, two on each side in balcony.

3. Outside balconies 6' wider with covered staircase to ground.

5. Balcony shall have two separate lines of interior stairs located on opposite sides.

6. Clear space back row of seats in balcony to comply with law.

1. An equally good arrangement is provided.
2. Balcony exits are sufficient for capacity to be accommodated.

5. Section 109 does not specifically apply to this case.
6. Owing to the small seating capacity of the balcony, two interior staircases are not necessary.

3. Balcony exits are sufficient for capacity to be accommodated.

1. Courts to extend full length of building, and all courts open to the sky. 12' clear required for this capacity.

2. Exits to court, two on each side in balcony.

3. Outside balconies 6' wider with covered staircase to ground.

5. Balcony shall have two separate lines of interior stairs located on opposite sides.

6. Clear space back row of seats in balcony to comply with law.

1. An equally good arrangement is provided.
2. Balcony exits are sufficient for capacity to be accommodated.

5. Section 109 does not specifically apply to this case.
6. Owing to the small seating capacity of the balcony, two interior staircases are not necessary.

3. Balcony exits are sufficient for capacity to be accommodated.

Appearance: Eugene De Rosa. APPROVED on the following CONDITIONS:

1st. That there shall be an additional exit through a fireproof passage leading to Fifth avenue, as shown on the addendum blue print marked "A," and that the main exit to Fifth avenue shall have a lobby not less than 23' 4" wide, as shown on the same sheet.

2d. That there shall be three (3) exits on the court side, opposite Fifth avenue, as shown by addendum blue print marked "B."

3d. That exterior exposed staircases shall be covered, in accordance with the requirements of the Bureau of Buildings.

APPEAL 147 of 1915, New Building 135 of 1915, west side Webster avenue, east side Decatur avenue, 154.80', 169.02' north of Fordham road, The Bronx. Andrew J. Thomas, appellant.

1. Plans do not conform to Section 109 of the Building Code as relates to courts and exits.

On the ground that Section 109 does not apply on account of the irregular shape of the lot and the extremes of the various grades.

The questions of adequate exits and location of courts. The extremes of the various grades on account of the building running through from street to street do not permit the laying out of the courts and exits as construed in Section 109, but the plans as laid out and filed, provide better facilities for exit, also a greater number of exits than what are ordinarily required for a theatre of this capacity. As to the courts, shallowness of the property prevents running a court parallel with the auditorium as required, inasmuch as the width of said court, should same be provided, would be detrimental to the store and office portion of the building on Webster avenue. In lieu of said longitudinal court, a court at right angles to the auditorium is provided, with ample exits and provides a shorter and more direct means of egress to the street, than would be the case should the regulation court be provided. The various questions referred to above are better explained on the accompanying plan, which also shows certain steps, which conditions were approved by the Bureau of Fire Prevention, as being reasonably safe.

Appearance: Andrew J. Thomas.

APPROVED on the following CONDITIONS:

1st. That the exit from stage to the street at the point marked "A" be at least five feet wide.

2d. That the side exit to Webster avenue be moved to position marked "B" on the plan of main floor.

3d. That the opening at point marked "C" on the plan of the mezzanine floor be bricked up, full thickness of the wall.

APPEAL 148 of 1915, New Building 42 of 1915, 3-9 West 67th street, Manhattan. George Mort Pollard, appellant.

1. Building being more than 12 stories and 150 ft. in height, should conform to Section 105 as regards fireproof floor surfaces, trim, etc.

2. Building covers an excessive percentage of lot area.

1. It being claimed that the rules and regulations of the President of said Borough or the provisions of law, or ordinances do not apply.

2. It being claimed that the rules and regulations of the President of the said Borough or the Provisions of law, or ordinances do not apply.

1. To allow the use of wood floors at places other than public and service hall and stairs and the use of wood trim, sash and doors for all interior openings except at hall, stairs and fire exits.

2. To approve the present arrangement of uncovered area.

1. The building is not over 150 ft. to roof from curb and it is only nine (9) stories high, in that, the mezzanine portions do not cover more than about 50% of the floor area. The private stairs in each suite is of metal with wood treads. The sleepers and underflooring is omitted and nailing concrete used instead.

2. The building being only nine (9) stories high the uncovered area of the upper stories is within the law. Permission to cover 90% of lot at 2d story, as the portion of courts covered is used only for public utilities, no sleeping portions, and to cover 74% at 3d story. Portion uncovered above this is 4,368 sq. ft. or 29% uncovered, 71% covered. As required by the Code, the uncovered portion is 10% at the 2d story floor level and 1 1/2% additional for each story above, 12%, total 22%, or 3,313.6 sq. ft.

Appearance: Geo. M. Pollard. APPROVED. APPEAL 149 of 1915, New Building 95 of 1915, 58-66 West 135th street, Manhattan, Jardine, Hill & Murdock, appellants.

1. Provide a rear court 10 feet wide in the clear and extending full width of lot.

2. The two side courts must extend the full depth of the lot, front to rear.

3. The clear space back of last row of seats in auditorium must be 16' at all points.

4. The clear space back of last row of seats in balcony must be 12' at all points.

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

1. Omission of rear court 10 feet wide.

2. Omission of a portion of the side court on either side, viz., 51' 10" on the dressing room side and 22' 4" on the property room side.

3. Having less than 16' clear space on the auditorium at the rear of the side banks of seats.

4. Having less than 12' clear space on the balcony at the rear of the side bank of seats.

1. The omission of the rear court permits keeping the dressing rooms and property room entirely outside the main building thereby giving an unpunctured rear brick wall which will be laid up in cement mortar, which will be a thoroughly fireproof protection from any fire hazard from building located in the rear.

2. By using the rear portion of the side courts for dressing rooms on one side and the property room on the other, the fire hazard is materially decreased inasmuch as these are kept entirely outside the main theatre building shut off by brick walls and by double Underwriters' fire doors. Further a direct ahead exit from the stage is provided and the stage is protected from fire hazard in that no openings from the stage face abutting property.

3. The legal requirement of 16' is maintained in the auditorium behind the central bank of seats and at the two central aisles and at the sides, the exits are so placed as to give the safest possible exits.

4. The legal requirement of 12' is maintained behind the central bank of seats and at the two central aisles. We respectfully call your attention to the additional means of escape from the gallery front to each front staircase through the side passages at the mezzanine level. These plans have been approved by the Fire Department, their file number 380 of 1915.

Appearance: H. H. Murdock. APPROVED on CONDITION that the proscenium opening be equipped with a rigid steel and asbestos curtain, made in accordance with the regulations of the Bureau of Buildings.

APPEAL 150 of 1915, New Building 2294 of 1915, 572 Sterling place, Brooklyn. Shampman & Shampman, appellants.

1. Provide fore and aft brick partition walls.

1. In view of the fact that clear spans are not over 26 ft. and floor beams will be supported on steel girders and columns, ask that this condition be accepted.

1. Omit fore and aft brick partition walls and provide girders and columns in lieu of same.

1. As the clear span between bearing is not over 26 ft., and steel columns and girders will be provided to support floor beams, request that this condition be accepted.

Appearance: Gilbert I. Prowler. APPROVED on CONDITION that the vestibules forming extensions of the public stairhalls in each story be constructed of six-inch hollow tile blocks supported on steel construction, fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 151 of 1915, New Building 248 of 1915, 1066-1067 Fifth avenue, Manhattan. Charles P. H. Gilbert, appellant.

1. 22' Walls of unlawful thickness for rear extension.

The construction proposed is equally as good as that specified in the Building Law and more desirable.

Will your Board permit the walls of the rear extension to be constructed 12" thick from basement to roof, having a height of 144' above curb, these walls being carried on wall girders at each floor?

The form of construction is equally as good and as it permits more space to be given to the rooms, etc., in this part of the building, the construction proposed is more desirable.

Appearance: F. de Lancey Robinson. APPROVED on CONDITION that the walls of the rear extension are supported on steel skeleton construction at each floor level.

APPEAL 153 of 1915, Alteration 2512 of 1914, 926 Seneca avenue, Ridgewood, L. I., Queens. Charles Infanger & Son, appellants.

Contrary to Section 109 of the Code. Over 1,000 seats and courts less than 12' wide.

It is impossible to obtain space for 12' clear courts without a heavy expense to the owner. Brick building adjoining on the south side; this would have to be bought in.

To use the courts as per survey filed as exit for 1,107 seats.

The courts are more than 10' in width and there are but 107 seats over the amount for a 10' court. Fire Department and Building Superintendent both recommend the approval.

Appearance: Otto C. Infanger. APPROVED.

APPEAL 154 of 1915, New Building 2344 of 1915, 28-34 Snyder avenue, Brooklyn. Charles Infanger & Son, appellants.

Contrary to Section 31 of Code. Building over 26' in width and no brick fore and aft partition walls provided. Iron girders and columns are substituted in place of walls. Omit brick fore and aft partition walls and provide girders properly fireproofed as per Department rules. Brick walls would be a detriment if the owner at some future date proposed alterations.

Appearance: Otto C. Infanger. APPROVED (in view of the fact that brick cross-walls are shown) on CONDITION that columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 155 of 1915, New Building 2336 of 1915, 352-358 Pennsylvania avenue, Brooklyn. Charles Infanger & Son, appellants. Wording same as in Appeal 154 of 1915.

Appearance: Otto C. Infanger. APPROVED (in view of the fact that brick cross-walls are shown) on CONDITION that columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 156 of 1915, New Building 2131 of 1915, south side St. Mark's avenue, 300' east Nostrand avenue, Brooklyn. H. B. Moore, appellant.

Denied as being contrary to Section 31 of Code by omission of brick fore and aft partition walls, and the substitution of steel posts and girders in lieu thereof. Superintendent refuses to approve substitution of steel posts and girders in lieu of brick fore and aft partition. To permit the use of steel posts and girders in lieu of brick fore and aft partition walls. That the proposed method of construction is equally as good as said brick walls and complies with the intent of said Section 31 of the Code.

Appearance: H. B. Moore. APPROVED (in view of the fact that brick cross-walls are shown) on the following CONDITIONS:

1st. That columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

2d. That the openings in the cellar marked "A" shall be closed up with brick walls at least eight inches thick, or with self-closing fireproof doors.

APPEAL 157 of 1915, New Building 2377 of 1915, 666 39th street, Brooklyn. Maxwell A. Cantor, appellant.

1. No brick fore and aft walls, contrary to Section 31.

The span of the floor beams is reduced to less than 26' in all cases by means of either brick walls or columns and girders.

Is the arrangement of bearing walls and girders a sufficient compliance with Section 31?

There are no floor beams more than 26' in length, all columns and girders will be fireproofed as required by the Code, and the building is divided into two by a brick wall.

Appearance: M. A. Cantor. APPROVED on the following CONDITIONS:

1st. That columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

2d. That the openings in the cellar marked "A" shall be closed up with brick walls at least eight inches thick or with self-closing fireproof doors, or a fireproof window, glazed with wireglass.

APPEAL 158 of 1915, New Building 2451 of 1915, 4109-4119 Seventh avenue, Brooklyn. Benjamin Cohn, appellant.

1. 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 the said Borough, or the provisions of law, or ordinances do not apply.

That the distance between the main bearing walls is not over 26' and therefore no fore and aft brick partitions 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 cross fire wall separating front part of building from rear part of building is provided.

See Appeal 159.

APPEAL 159 of 1915, New Building 2452 of 1915, 4103 Seventh avenue, Brooklyn. Benjamin Cohn, appellant.

1. Comply with Section 31 of Code in re brick partition walls. Balance of appeal worded same as Appeal 158 of 1915.

Appearance: Abraham H. Reiner. Appeals 158 and 159. APPROVED on CONDITION that all columns and girders supporting floors or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 160 of 1915, New Building 2387 of 1915, 546-548 55th street, Brooklyn. S. Millman & Son appellants.

Construction does not comply with Section 31 of 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' 6" and to omit the construction of brick partition wall.

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

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

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

4. 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. On motion, APPROVED (in so far as it relates to Section

31 of the Building Code) on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 161 of 1915, New Building 2440 of 1915, 723 DeKalb avenue, Brooklyn. Shampman & Shampman, appellants.

1. Provide fore and aft brick partition walls.

2. Height of building contrary to Section 31 of Code.

1. In view of the fact that clear spans are not over 26 ft. and floor beams will be supported on steel columns and girders, ask that this condition be accepted.

2. Request that 12" brick walls may be used in 1st story as the 12" section of wall is not over 50' 4" in height, except at two side walls of front wings of building when 12" section of walls is 52' 7" these side walls are unpierced.

1. Omit fore and aft brick partition walls and provide girders and columns in lieu of same.

2. Walls need not be increased in 1st story.

1. As the clear span between bearing is not over 26 ft. and steel columns and girders will be provided to support floor beams and girders and columns will be fireproofed, request that this condition be accepted.

2. As the 12" section of wall will not exceed 50' 4" at all walls except at two side walls of front wings of building where 12" section of wall is 52' 7" in height, would request that this condition be accepted.

Appearance: Gilbert I. Prowler.

On motion, APPROVED (in view of the fact that cross-walls are shown) on the following CONDITIONS:

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

2d. That the extensions to the stairhall in each story be enclosed in partitions of six-inch hollow tile blocks supported on structural steel, fireproofed in accordance with the regulations of the Bureau of Buildings.

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

APPEAL 162 of 1915, New Building 2081 of 1915, 118-122 South 3d street, Brooklyn. Sass & Springsteen, appellants.

1. Omission of fore and aft partition walls.

2. Excessive height of walls.

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

1. To omit part of the fore and aft partition wall at rear and allow floor beams to be carried partly on girders at front and rear portions of buildings as shown on plans.

2. To permit the walls of 2d story to be 12" thick and the stair hall and stair enclosure walls to be 8" thick on 3d and upper stories.

1. The fore and aft partition walls are provided where practicable and a fire wall is provided to divide the building.

2. The total height of the building is only 3' in excess of 60' above the foundations and the height of the 12" walls does not exceed the 50' limit as provided by the Code.

Appearance: Samuel Sass.

On motion, APPROVED on CONDITION that all columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 163 of 1915, New Building 2191 of 1915, 260-264 South 4th street, Brooklyn. Sass & Springsteen, appellants.

1. Omission of fore and aft partition walls.

2. Thickness of walls.

An equally good and more desirable form of construction can be employed and the requirements of the Code are complied with.

1. To permit the brick bearing walls parallel to the front and rear walls.

2. To permit the walls of the 2d story to be 12" thick and the stair enclosure walls to be 8" thick on 3d and upper stories.

1. Brick bearing walls are provided in accordance with the requirements of the Code. The term "fore and aft" has always been construed to mean across the run of the floor beams, irrespective of the direction of the said walls, relative to the front.

2. The total height of the building is only 8' in excess of 60' above the foundation, and the height of the 12" walls is only 5' in excess of 50'.

Appearance: Samuel Sass. On motion, DIS-

APPROVED. APPEAL 164 of 1915, New Building 2192 of 1915, 154-156 South 3d street, Brooklyn. Sass & Springsteen, appellants.

1. Omission of fore and aft partition walls.

2. Height of walls.

3. 8' partition walls 50' high.

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

1. To omit parts of the fore and aft wall at front and rear and allow the floor beams to be carried on girders over the centers of the rooms.

2. To permit the walls of 2d story to be 12" thick.

3. To permit the 8" partition walls on 2d and upper stories as indicated on plans.

1. The fore and aft partition wall is provided where possible and practically throughout the entire length of the building, and a fire wall is provided to divide the building.

2. The total height of the building is only 4' in excess of 60' above the foundations and the height of the 12" walls will not exceed the 50' limit as provided by the Code.

3. The Code permits 8" partition walls where the span between the outside bearing walls does not exceed 33'.

Appearance: Samuel Sass.

On motion, APPROVED on the following CONDITIONS:

1st. That the extensions of the stairhalls in the second and upper stories be built of six-inch hollow tile blocks supported on structural steel, fireproofed in accordance with the regulations of the Bureau of Buildings.

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

APPEAL 165 of 1915, New Building 2094 of

1915, 1116-1124 St. John's place, Brooklyn. Walter H. Volckening, appellant.

Area of building excessive for non-fireproof as required under Section 32 of Code, limited to 8,000 sq. ft. for an interior lot.

The free use and unobstructed view of the entire floor of the garage is vitally necessary. If any partition wall was built, it would destroy the one building idea and would tend to make the enterprise a failure financially.

The covering of the entire ceiling with 24 gauge expanded metal lath and coating same with 3/4" Portland cement plaster.

Omit the construction of a brick wall through the centre of the building between columns, which would divide it into two parts.

Under Section 32 of the Building Code, non-fireproof and fireproof buildings may be increased in area considering locality and purpose, if not over three stories in height.

Appearance: Walter H. Volckening. On motion, APPROVED.

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.
Sprk...Sprinkler installation.
Sia. P. P..Siamese perforated pipes.
Sia...Siamese connections.
Tk...Tank.

Week Ending April 24.

MANHATTAN ORDERS SERVED.

- Allen st, 64-6—Rubin Hedars & Co, premises...DR-A
Beekman st, 74—Wm W Green Est, 235 Central Park West...Sia
Beekman st, 98-100—Ella B Emmett, St James, L I...SPR
Bulkhead Pier A, N R—Hon R A C Smith, premises...K-A-G-H-C
Canal st, 495—Ohio Chemical & Mfg Co, premises...L
Chambers st, 106—C B L S Realty Co, Inc, 252 W 78...Sia
Chambers st, 122—Eugene A Hoffman Est, 258 5 av...Sia
Church st, 321—Wiener Bros, premises...C
Clinton st, 98—Clinton Hat Works, premises...C
Doyer st, 14—Hop Hing, premises...C
E Houston st, 147-9—Careful Realty & Con Co, 246 E Bway...G-C
Elizabeth st, 311—Fram Kushner, premises...C
Elizabeth st, 311—Herman Flam, premises...C
Fulton st, 120—Charles-Herman Realty Co, 118 Fulton...Sia
Fulton st, 142—Ellen S Auchmuty, 101 University pl...Spr
Fulton st, 142—Ellen S Auchmuty, 101 University pl...Sia
Gold st, 54—Davis Wilson Co, premises...Sia
Greene st, 45—Edw N Taiter, 99 Franklin...C
Jane st, 124-32—Mary D Hass Est, 247 W 102...Sia
John st, 19—Otto Volkenig, 1239 Madison av...Sia
John st, 82—H & T N Keteltas, 37 St Marks pl...Sia
Lewis st, 179-83—Sprin Bros, premises...C
Reade st, 76—James Boyd, De Milt, Bay-shore, L I...C
Warren st, 52—Est Eugene A Hoffman, 258 5 av...Sia

Numbered Streets.

- 3 st, 106 W—Jos DiMurro, premises...G-C
4 st, 25 E—Robt Colin Co, premises...C-G-A-C
9 st, 236 E—Adam Sedarbaum, premises...C-H
10 st, 58 E—Abr Kirsch, premises...G
11 st, 54 E—Isadore Rudes, premises...C-G
11 st, 54 E—Isadore Hamermesch, premises...C
11 st, 238 W—Amelia Dello Joio, premises...C
12 st, 321-3 E—Ruben Drillings, 321 E 3..C-DR
14 st, 116-8 E—Consolidated Gas Co, 130 E 15..C
14 st, 116-8 E—Star Case Co, premises...DR-G
14 st, 116-8 E—Baum & Medicus, premises...DR-G
14 st, 116-8 E—Loewinger Bros, premises...DR
16 st, ft E—Hon S S Goldwater, Walker & Centre sts...C-A-H
16 st, 55 W—Textile Prtg Co, premises...DR
16 st, 200 W—A Constable & Co, premises...D-G-L
18 st, 10 W—Herman Diamond, premises...G
19 st, 205-9 W—Fred R Wood, premises...H-G-D
21 st, 133-41 W—Julius Gleichenhaus, premises...DR-G
23 st, 148-56 W—Benj Olenky, premises...C
25 st, 127-31 W—Phillip Herzog, premises...O
26 st, 135-9 W—W Greenblatt, premises...G-DR
26 st, 135-9 W—Royal Muff Bed Co, 118 W 23...G-DR-A
26 st, 135-9 W—Loeb & Stock, premises...DR-C
26 st, 135-9 W—Nathan Joffa, premises...DR
26 st, 135-9 W—M J Meyers Co, premises...DR-G
25 st, 135-9 W—Regal Art Emb, premises...DR-C
26 st, 135-9 W—Defiance Waist Co, premises...C
26 st, 135-9 W—Defiance Waist Co, premises...DR-C
26 st, 135-9 W—Abr Miller, premises...DR-C
26 st, 135-9 W—N Mantner & Bro, premises...DR
26 st, 135-9 W—Benj Rutchuk, premises...DR
26 st, 506 W—Griffin Roofing Co, premises...O-H
29 st, 6 E—Eleanor F Clark, premises...C
29 st, 8-10 E—Thomas Hitchcock Est, premises...C
33 st, 424-38 W—Knickerbocker Electrotpe Co, premises...DR
33 st, 424-38 W—Ruskin Bookbinding Co, premises...A-C-DR
33d st, 424-38 W—Zeese Wilkinson Co, premises...DR
33 st, 424-38 W—E L Langer Print Co, premises...DR
33 st, 424-38 W—Stettiner Bros, premises...DR
33 st, 424-38 W—Amer Book Print Co, premises...DR
33 st, 424-38 W—N J Schless & Co, premises...DR
33 st, 424-38 W—Wm Freishman, premises...DR
33 st, 424-38 W—Standard Mail Order Co, premises...DR
33 st, 424-38 W—Library Bureau, premises...DR
35 st, 31 E—Mrs Frances T Morgan, 219 Madison av...K-O
35 st, 159 E—Temple Bowdoin, premises...C-K-G
37 st, 331 W—Wm A Scott, premises...C
37 st, 405 W—Jos Stein, premises...G-A-H
37 st, 531-5 W—Jacques Kahn, premises...DR
42 st, 25 W—Robinson's London Shop, 47 W 42...A
46 st, 39 W—Madame Anna O'Neill, premises...A-C-G
58 st, 353-5 E—Rose Bros, premises...O
59 st, 338-42 E—Ullman Mfg Co, premises...A-G
64 st, 205-13 E—Black Garage Co, premises...O
64 st, 350 E—Schwarz Van Co, premises...K-D-A-G-H
68 st, 166 E—Teresa M J O'Donohue, 347 5 av...A-G-H-D
74 st, 417-9 E—Edw Freund, 75 3 av...C
74 st, 502-6 E—Zucchi Furniture Co, premises...O
75 st, 535-9 E—Comfort Slipper Co, premises...G-C-A
75 st, 535-9 E—Comfort Slipper Co, premises...DR
75 st, 535-9 E—Jno Blumers & Bros, premises...DR-C-A
75 st, 535-9 E—Huron Cigar Co, premises...A-C-DR-G
76 st, 65 E—H S Harkness, premises...A-C
80 st, 201 E—Philip & Moskowitz, premises...A-C-G
80 st, 205 E—Geo Heckman, premises...G
80 st, 305-9 E—Sterling Stable Co, 523 E 73...L-A-H-D-G
81 st, 229 E—Martha Schwztser, premises...G
83 st, 612 E—Brass & Bronze Specialty Co, premises...G
84 st, 213 W—Borden's Milk Co, 108 Hudson...H-C
85 st, 26 E—Richard M Daley, premises...K-G-C-H-A
116 st, 12 E—Jacob Albert, premises...C
116 st, 28 W—Isaac Geller, premises...G-A-C
139 st, 2-4 W—Hannah Corn, 121 W 27...G
138 & Madison av—Hon F J H Kracke, Municipal Bldg...K-C-H-O-A-G-L

Numbered Avenues.

- 1 av, 583—Murray Hill Sheet Metal Works, premises...C-G-C-A
1 av, 583—Alice Flynn, premises...C-F
2 av, 1538—Wendolin N Nauss, 17 E 94...C

- 3 av, 313—Wm A F Alt, premises...A-D-H-G-C
3 av, 743—Christopher Schuber, Hartsdale, N Y...C
5 av, 55—Auto Wear Rain Coat Co, premises...A-G
10 av, 885—Samuel Solomon, premises...A-H-G

BRONX ORDERS SERVED.

Numbered Streets.

- 134 st, 635 E—Reis & Behringer, premises...A-H
143 st, 472-4 E—David Goldberg, premises...O
146 st, 436 E—Louis Bergen, premises...A-G
149 st, 459 E—Michell Sussman, premises...A-O
156 st, 859 E—Everett R Stearns, premises...C-A
163 st, 625 E—Edw Rowan, premises...K

Numbered Avenues.

- Bway & 260 st—Whitcorn Bros, premises...L-K
Webster av, 1818-24—Oxy-Acetylene Weldg Co, premises...L-C-G-A
Tremont av, 425—Samuel Fox, premises...G

Numbered Avenues.

- 3 av, 3560—David Mayer Brew Co, premises...O

BROOKLYN ORDERS SERVED.

Named Streets.

- Degraw st, 610—Pierce, Butler & Pierce Mfg Co, 279 4 av, Manhattan...A
Dobbin st, 58-64—Enterprise Metal Bedstead Co, premises...H-A
Emerson pl, 74—Robert M Rodgers, premises...G
Fenimore st & Kingston av—Hon Sigismund S Goldwater, Walker & Centre sts, Manhattan...C-A
Floyd st, 133-43—Gr N Y Bed Co, 39 East st, Manhattan...G
Fulton st, 356-8—David Michael, premises...A
Fulton st, 1610—J Goldberg & Son, 155 W 29, Manhattan...M
Hope st, 155—Fred Reichert, premises...C-A
Hope st, 155—Jennie Ashkinsac, premises...DR-A
Hope st, 155—Klein Bros, premises...A
Hope st, 155—Abr Bleistift, premises...C-G
Hope st, 155—Vincent Struogis, premises...M-C
Hopkins st, 262-4—Borden Premium Co, 44 Hudson, Manhattan...B-C-F-G-A-D
Powers st, 270—Stewart & Sahr, premises...A-G
Richardson st, 68-70—Einstein Mfg Co, 387 Leonard...H-A
Seigel st, 122-4—Progressive Shirt Co, premises...DR
Seigel st, 122-4—M Kramer Co, premises...DR
Seigel st, 122-4—Kosher Matzos Bak Co, premises...DR
Steuben st, 213-17—Bklyn Union Gas Co, 176 Remsen...C

Numbered Streets.

- 16 st, 29—John Scale, premises...M
So 9 st, 274-6—Bklyn Union Gas Co, 176 Remsen...C

Numbered Avenues.

- Church av, 1805—Kraslow Const Co, 188 Montague...M
Church av, 1811—Frank A Kunzinger, premises...M
Church av, 1813—Michael Zecchino, premises...M
Church av, 1815-21-23—Kraslow Const Co, 188 Montague...M
Jamaica av, 1289—Louis Gerner, premises...G
Myrtle av, 265—Harry Levy, premises...H-A-G
Myrtle av, 725—Jacob H Wholl, premises...L
Ocean av, n w c Av S—Bklyn Baptist Orphanage, premises...A
Park av, 574-8—Morgan Casket Co, 572 Park av...G
Pearl st, 376-8—Edison Elec Illuminating Co, 360 Pearl...C-M
Pearl st, 376-8—Mrs Mary Moran, premises...M
Schenectady av, 54-60—Bklyn Union Gas Co, 176 Remsen...C
Schenectady av, 54-60—Wichert & Gardiner Co, premises...C
Schenectady av, 73—Geo Munzer, premises...M
Surf av, n s, nr W 15 st (C I)—Bklyn Rapid Transit Co, 85 Clinton...A
Troy av, 271—Thomas Leslie, 236 Kosciusko...C

Numbered Avenues.

- 2 av, 669-71—Bklyn Rapid Transit Co, 85 Clinton...W-D-B-C
2 av, 669-71—James Rico, premises...A-F-D
5 av, 5805—Wm F Ahrens, 402 Sumpter...H-A-G
7 av, 5703—Chas H Wohlmann, premises...D

QUEENS ORDERS SERVED.

Named Streets.

- Main st, 105 (L I City)—Meyer Greenbaum, premises...O
Main st, 109 (L I City)—Jos Fritz, premises...O
Barclay st, 247 (Flushing)—G B Hill, premises...H-A-G
Barclay st, 284 (Flushing)—Jno Russell, premises...H-A-G
Beach st, 103—Edw A Clark, premises...H-G
Manly st (L I C)—Ready Works, premises...L

Numbered Avenues.

- Covert av, n s, 150 w Wyckoff av—N Y Coopperage Co, Wyckoff av...A
Flushing av, 237—Louis Schneider, premises...H-D
Guion av, 1216 (Ozone Pk)—Geo W Murray, premises...H-A-G

RICHMOND ORDERS SERVED.

Named Streets.

- Bay st, 404 (Tompkinsville)—Richmond Gas Co, premises...C
Bay st, 404 (Tompkinsville)—Casper E Scheiper, premises...G-A
Low Terrace, 117 (W N B)—Fedor Schmidt, premises...K-A
Van Duzer st, 837—Henry Schwing, premises...H-A-G
Griffin st, 42-4 (Tompkinsville)—McKenzie & Son, premises...A-L

Numbered Avenues.

- Cary av, 679 (W N B)—Matthew D Taylor, premises...H-G-D-C-L-K
Hamilton & Westervelt avs (N B)—Herbert M Baldwin, premises...H-A-K
Richmond rd, 2062—Jno H Liesenberg, New Dorp...L-K-G
St Paul's av, 377 (Tompkinsville)—Mrs Anna Dejonge, premises...C-L

BUILDING MANAGEMENT

ELECTRIC EQUIPMENT OF THE RESIDENCE

By A. L. POWELL, Society for Electric Development

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

PART ONE.

THERE are two types of lamps in common use; the Gem and Mazda. The Gem lamp, which has a metalized carbon filament, is relatively low in first cost, but is inefficient, taking $2\frac{1}{2}$ watts or units of electrical energy for 1 candlepower or unit of light. The Mazda lamp which has a filament of drawn tungsten wire, is much more efficient and is the light source most suitable for residence work.

The Mazda lamp is made in sizes from 10 to 1,000 watts, but the sizes ordinarily applied for the residential interior are the 10, 15, 20, 25, 40, 60, 100 and, occasionally, the 150 watt. The candlepower of these lamps, save for the three smallest sizes, is approximately equal to the wattage. In other words, a 60 watt lamp gives 60 candlepower.

Clear lamps should be used where the bulb is totally enclosed, or where the filament is not visible from ordinary points of view. Lamps with the tip roughened or bowl-frosted are necessary where open reflectors are used, but where the entire lamp is exposed it should be all-frosted. Lamps of the same voltage as that of the circuit should be used. The economy of this readily can be shown with figures, but it is sufficient to say lamps should be burned at their labeled volts, in order that they may give the proper amount of light and rated life.

Reflectors.

The reflector is almost as necessary as the lamp for proper lighting and serves three distinct purposes. Its first and most important function is to protect the eyesight. The exposed filament of an incandescent lamp is far too bright to be looked at for any length of time. If placed within the ordinary angle of vision it produces discomfort and glare. The Mazda lamp has often been criticized as being cold and harsh, when the person has intended to say that its brightness was too great. The proper reflector corrects this fault, diffusing and softening the light.

The second use of a reflector is to redirect the light into useful angles, for when consideration is made of the manner in which an incandescent lamp distributes its lights, it is seen that the maximum light is given off in a horizontal direction, and, also, that nearly half of the light goes upward, lighting the walls and ceilings to a greater degree than is desirable. The action of a reflector might be expressed as gathering in this upward and side light and sending it downward. This redirection of light is, of course, of much more importance in a factory or office where the efficiency of the lighting is more essential than in the residence; nevertheless, there are certain parts of the home, as the kitchen or cellar, where efficient reflectors are of value.

Value as an Ornament.

The third advantage of a reflector, or shade, is its ornamental value. It is self-evident that a bare lamp is not a thing of beauty and there are hundreds of styles of reflectors which are really very artistic. Reflectors can be chosen to fit in with any scheme of color treatment, any architectural period or decorative mode. The reflector manufacturers are willing to supply those interested with catalogues of their material, or one may visit the show rooms and choose equipment which just fits the case in hand. Instead of the lighting appearing as an after thought; if one uses a little discretion in choosing the equipment, the



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lighting units can be made to blend with the room decorations so well that it will be a most pleasant surprise to one who has been used to a haphazard arrangement of lights.

A complete discussion of the reflectors suitable for residence work would require a volume, and all that is permissible here is a glance at some typically bad shades in contrast to some of the more artistic types.

Fixtures.

It is like "carrying coals to New Castle" to tell the architect and builder that the fixtures should be in architectural harmony with the room, and experience has indicated that those designed in connection with a reputable manufacturer will fulfill this requirement. Some parts of the home require ornamental fixtures; other rooms, such as kitchens, closets, servants' quarters, cellar, and the like, have a purely utilitarian demand for lighting, and a simple pipe or chain drop fixture, or wall bracket, will suffice in these instances.

In designing and locating fixtures every precaution should be taken to keep the light source out of the ordinary field of view, and fixtures should be such as to accommodate reflectors which will further shield the eyes. This demand for better diffusion of the light has caused the indirect systems of lighting to come into greater prominence, and while on this subject it might be well to define the three types of lighting fixtures in the common acceptance of these terms: A direct lighting unit is one from which over one-half of the emitted light is directed downward or to the side, reaching the surfaces to be illuminated without being reflected by the walls or ceiling.

A semi-indirect unit is one which employs a diffusing or translucent medium to direct most of the light to the walls or ceiling, to be redirected for use, a part of the light being diffused through its medium.

Indirect Light.

An indirect lighting unit is one from which all the light emitted is projected to the ceiling or walls and then reflected to the object to be lighted.

Needless to say with direct lighting the colors of walls and ceilings have less effect on resultant illumination, and it

is generally the most efficient of the three systems when we consider the actual light getting to a given plane, such as the table level. The indirect and semi-indirect systems, however, generally give better diffusion to the light, tend to remove glaring conditions, prevent dense shadows, evenly illuminate the room, are susceptible of very artistic treatment and, last, but not least, are exceedingly comfortable to live under. This statement is not intended to imply that such arrangements of lights should be universal, as all three systems have their proper applications as will be pointed out later.

Color of Light.

In the residence where artistic effect is very prominent the color of the light should receive particular attention with regard to its effect on the colors of surrounding objects. Nearly everyone knows that light of a certain color falling on a differently colored object will produce a change in its apparent color. For instance, red light falling on light green wall paper will make it appear reddish gray; similarly, yellow rays falling on red drapery will make it appear orange. Tables giving such data can be readily located in publications on lighting. The electric light bulb is very flexible in regard to its color. It can be dipped in a tinted lacquer which will give the desired tint to the light; it can be enclosed in colored glass globes and in that way its color modified, or sheet gelatine can be made into cylinders to place around the lamp, or may be located over the mouth of a reflector, flooding the room with light of the particular character chosen. A little experimentation in the home enables one to produce many charming effects.

Since residence lighting is a problem with so many variables, it is impossible to lay down definite schemes for designing the lighting. Individual tastes vary, but the wide extremes and personal preference may cause one to believe that another's lighting scheme is improper, therefore, in outlining the procedure for the individual rooms the best that can be accomplished is the making of but a rough structure on which the individual can build.

Porch.

This part of the home ordinarily requires but very low intensity of illumination sufficient for one to see the steps, bell, name-plate and to distinguish a person from within the entrance. The wattage of the porch light near the door should be very low, as it is often desirable to have the light burning for long periods. The proper pride in the appearance of one's home will lead him to illuminate his porch regularly. The increased safety of a well lighted porch more than compensates for the slight expense. The 10 watt Mazda lamp, at a 10 cent rate for power, can be burned more than three hours a night at a cost of 10 cents a month.

The logical location of the entrance light is on the ceiling, midway between the door and steps, or, in some exceptional instances, at the front above the steps. A standard metal ceiling ring holder with weatherproof socket suffices for a fixture. Instead of the round, roughed crystal glass ball ordinarily applied, it is more desirable to use an opalescent enclosing globe, moulded in the form of an acorn or miniature urn, as the decorative element, as well as the better diffusion, compensates for the slight additional expense.

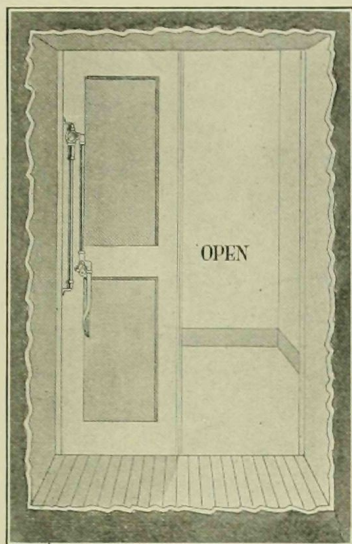
(To Be Continued.)

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.

Rigid Bolt Sliding Door Lock.

IMPROVEMENTS over the bar locks now used in sliding doors for elevator shafts, etc., are announced by a local manufacturer. The prevailing feature about this device, which is illustrated herewith, is that it is rigid and positive in locking, yet quickly operating to permit prompt opening of the shaft door

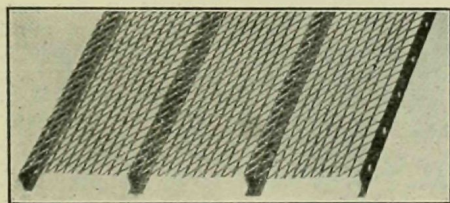


upon the arrival of the elevator at the landing. It will be seen by reference to the cuts that this device consists of a rigid bar, without the usual hinge. In operation all that is required is to push up the slide and in closing the door the slide drops back into place, positively locking the door. The locks come in various combinations, whether for double doors opening in a single direction or opposite.

So many accidents occur through failure of elevator doors to lock that it would seem as though this device, simple in construction and easy of operation, as well as being positive in its movements, would commend itself to architects and others seeking improvements over the types now in general use. This lock, according to the manufacturers, is being used in some of the more recently erected apartment houses of this city.

Expanded Metal Rib Lath.

THROUGH the courtesy of the Engineering News, an illustration is here presented showing the fabric of a recent form of ribbed expanded metal lathing that seems to be meeting with considerable favor from users. It is made by slotting and expanding the



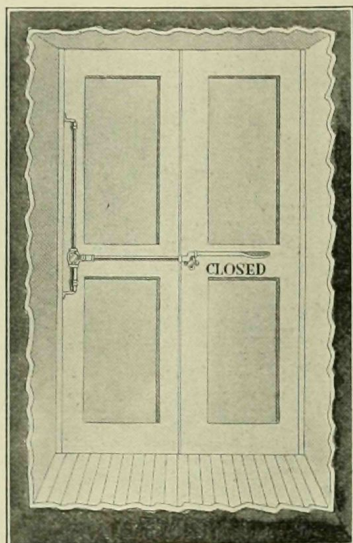
center portion of strips of metal, leaving on each side a solid portion which is afterward bent back forming a channel 4 x 1 inches, with web of expanded metal. The edge of the flange is also bent inward about 3-16 inches.

These channels are united in an interesting manner to form the sheets of lathing. They are placed together with flanges downward, and in contact, and are passed over a table having horizontal rotating disks fitted with punching and flattening devices. These punch holes are about 2 inches apart through the adjacent flanges, the metal burr being flattened on the opposite side so as to clinch the pieces together. The lathing thus made can be reproduced in sizes up to 12 x 4 feet.

Art In Business Offices.

DOWN south in some of the big tobacco factories and cotton mills manufacturers hire musicians to play music in workrooms where hundreds of operatives are employed at tedious and monotonous tasks, of one kind or another. The idea is that it keeps the operatives happy and intuitively they work their hands to the time of the music and turn out more work in a day than they do without this help.

Probably using this idea to a more or less modified degree a company has introduced little portable fountains for use in offices, showrooms, restaurants and grilles, for the purpose of lending a cooling effect in hot weather and giving



an artistic touch to working environs. These portable electric fountains embody all the gorgeous effects and artistic beauties that combinations of colored glass, flowing water and electric light can produce. They require no plumbing fixtures as the water can be used over and over again. They come small enough to be used on a dining room table, or large enough to be used in the center of a dining room or restaurant. The practical side of these fountains rests upon the fact that in winter they give the necessary amount of moisture to the steam dried air and in summer they catch and retain particles of dust floating in the air, when the windows are up for ventilation.

These fountains are operated by the same current that supplies power for office fans or incandescent lights,

They can be used in conjunction with certain disinfectants for purifying the air in a room.

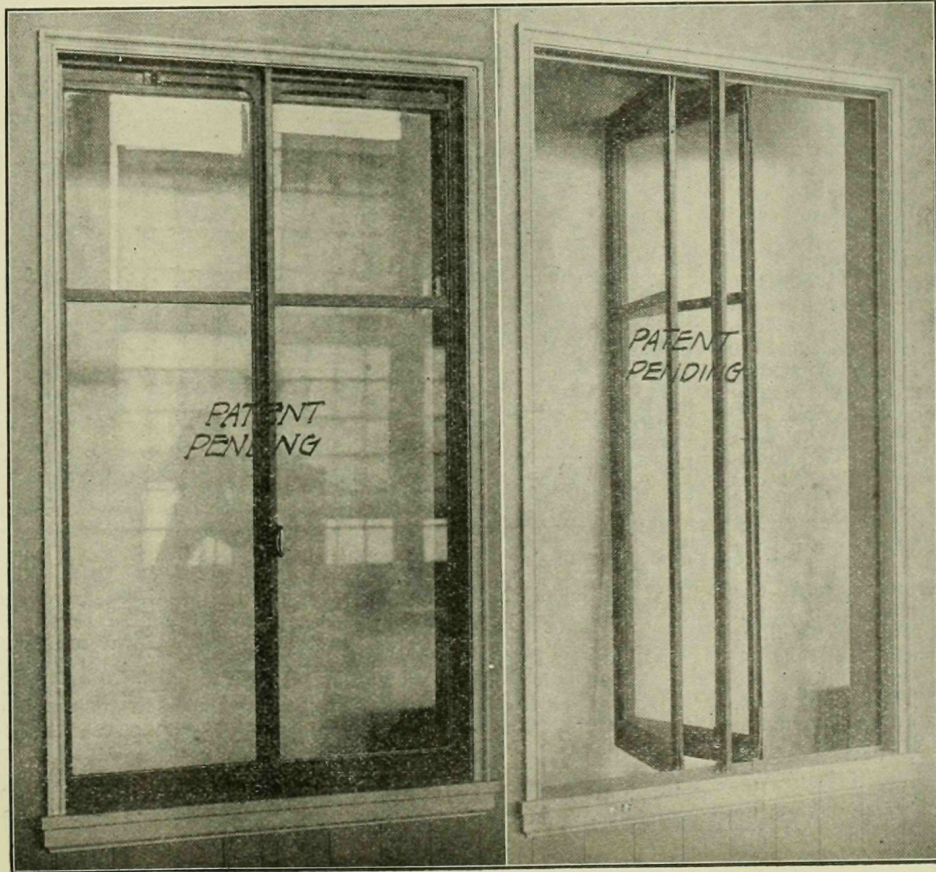
A New Type of Window.

ARCHITECTS for a long time have been in search of an improved window that will embody in its design practical utility and pleasing architectural effect. Such a window is being introduced by a firm widely known in the building material field, the house of Richey, Browne & Donald, of Maspeth, Queens, N. Y. The manufacturers claim for this window simplicity of design and construction, rigidity and high quality workmanship, all tending to reduce the cost of maintenance to the minimum, and at the same time giving positive and easy operation under all atmospheric conditions. It is water-proof, having been tested in the severest weather and under high hose pressure. When slightly opened, it gives perfect ventilation at the top and bottom without draft or suction to disturb workers or papers. When opened, its ventilation is double that of the double hung or balanced window.

Among other features it gives the maximum of light. It can be easily cleaned on both the interior and exterior surfaces from the interior without danger; and both hands may be used while cleaning, one on the outer and one on the inner surface, resulting in the saving of time. It can also be cleaned from the exterior in the usual way if this method is preferred.

Signs placed on the glass can be read whether the window is opened or closed. When the window is opened, the signs can be read by persons passing up or down the street, which is not the case with any other type of window, according to the manufacturers. When the window is open vision is not obscured by having to look through two thicknesses of glass, which occurs in the case of the double hung or balanced sash. It is easy to get out of or make observations from, thus forming a perfect fire escape or emergency exit.

Storm sash can be easily applied to this window. It is easy of operation even in a high wind. There is no strain placed upon the glass either in opening or closing the sash. The window cannot be opened from the outside without breaking the glass. Any thickness of glass may be used in the sash. Shades may be applied to this window as simply as to the double hung window. By the use of venetian blinds, shades and awnings can be dispensed with. Lastly, the window can receive any number of coats of paint without binding. The illustrations show two positions of the sash, closed and opened.



CURRENT BUILDING OPERATIONS

The New Orthopaedic Hospital, Being Erected in East 59th Street, to Rank With Most Complete Institutions in the City

NEW YORK City is noted throughout the world for the number of its hospitals, both public and private, and the high character which they have attained. To this group of institutions will soon be added a new one, which, when completed, will be the last word in modern hospital construction and planning.

The steel work has been erected and the masonry is well under way on the structure which is being built at 421-435 East 58th street running through to 420-426 East 59th street, for the New York Orthopaedic Hospital and Dispensary, now at 126 East 59th street. This building is being erected only a short distance from the East River. The 59th street outlook is over the promenade of the Queensboro Bridge and the public market adjoining its Manhattan abutment, thus assuring permanent north light to the hospital.

York & Sawyer, architects, 50 East 41st street, prepared the plans and specifications for this building. The consulting engineer for the steam heating, ventilating and electric work is Henry C. Meyer, Jr., 101 Park avenue, and the refrigerating engineers are Friedman, Robertson & Keeler, 90 West street.

Marc Eidlitz & Son, 30 East 42nd street, are the general contractors for the construction of this building. Sub-contracts have been awarded for various branches of work as follows: excavating, William J. Dempsey, 103 Park avenue; structural steel, Eidlitz & Ross, 110 West 40th street; and ornamental iron, Harris H. Uris, 525 West 26th street. The granite for the facades is being furnished by the New England Granite Works, 489 Fifth avenue; and the fireproofing and concrete floor arches are being installed by the Adin G. Pierce Co., 103 Park avenue.

Fireproof doors are being manufactured by the Dahlstrom Metallic



Marc Eidlitz & Son, Gen'l Contractors.

York & Sawyer, Architects.

ORTHOPAEDIC HOSPITAL AND DISPENSARY.

Door Co., 299 Broadway, the plumbing and gas fitting being installed by James Armstrong, 219 East 38th street, and the electric wiring has been awarded to the Alliance Electric Co., 1168 Broadway.

Much thought and careful study was given to the planning and design of this building, so as to provide for the maxi-

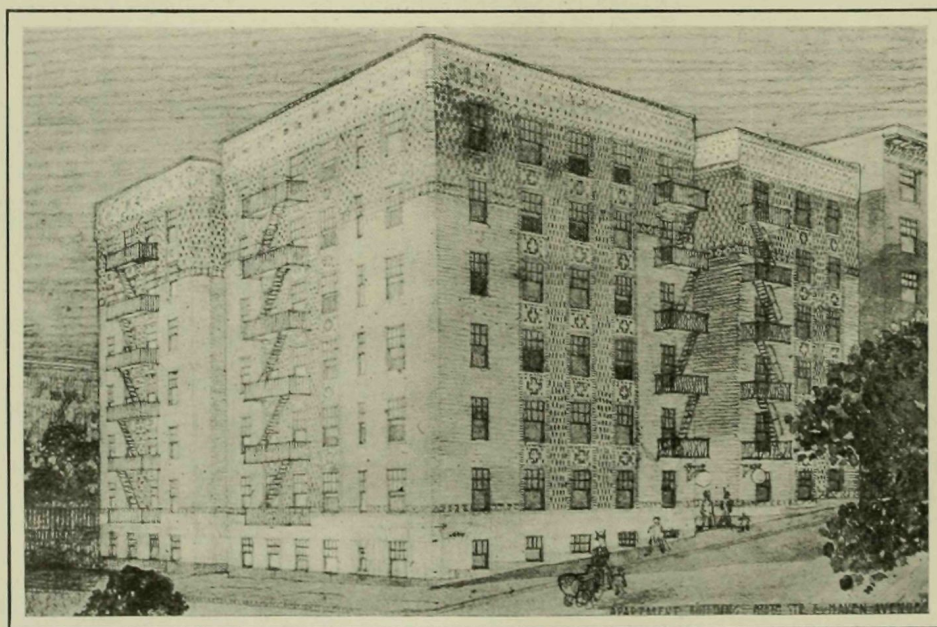
and terra cotta. Loggias are provided for every floor above the second, located at the intersection of the cross. These loggias will enable the patients to be removed direct from the wards to the sunshine and fresh air. A circular pavilion will be erected on the roof of the main building. This pavilion will be surrounded

by loggias and surmounted by a cupola.

On the main floor will be located a waiting-room, and accommodations for outside patients. The dispensary will be located also on the main floor and will extend to the floor above. The quarters for the doctors and nurses will be located on the second floor with wards in the second and third floors of the wings. The operating rooms have been planned to occupy the fourth floor, thus insuring privacy, the best possible light and freedom from dust.

From a sanitary standpoint this structure will be unique. Every possible means for the elimination of dust has been provided for and inside the building it will be a difficult matter to find a corner or crevice where an elusive germ might hide. About \$600,000 will be expended to complete this structure.

APARTMENT PROJECT ON HAVEN AVENUE



Great Northern Construction Co., Builder.

Geo. & Edw. Blum, Architects.

THE Great Northern Construction Company is building a six-story apartment at the northeast corner of 180th street and Haven avenue, which will be ready for occupancy next October. The location is one of the choicest in the district, having an unobstructed view of the Hudson Valley. The house will contain fifty-three apartments, of four and five large airy rooms, arranged

to suit the requirements of the most exacting tenants. The facade will be of limestone, tapestry brick and tile, treated in an ornamental manner, giving an interesting appearance to the building. George and Edward Blum, 505 Fifth avenue, are the architects. The same owners recently completed the Strathcona Apartments, at the northeast corner of Riverside Drive and 155th street, from designs by the same architects.

MASONRY CONSTRUCTION.

Outline of the Draft of a New Ordinance for the Building Code.

A preliminary draft of another article of the revised Building Code has been issued. It deals with the subject of Masonry Construction, including brick work, stone work, mass concrete and hollow building block construction.

The provisions as to hollow building blocks are entirely new. In the Ordinances which recently passed the Board of Aldermen the quality of building blocks to be used in building construction was specified and the working stresses for walls established. In the proposed article the requirements as to the erection of walls of hollow building blocks are given.

The use of these blocks in walls is limited to a height of 40 feet. Within the fire limits walls of this construction will be required to be of the same thickness as brick walls; outside of the fire limits a reduction in thickness is allowed, it being felt that the use of this construction in preference to frame should be encouraged.

Otherwise, in general, the proposed ordinance does not make any material changes in existing requirements or practice. A provision limiting the height of rubble stone walls to 60 feet is apparently new. To some it may seem an unnecessary provision, but it is merely intended to take care of the exceptional case, such as the buildings of the City College, where rubble stone masonry was used very effectively from an architectural standpoint. Walls of this construction are required to be 4 inches thicker than walls of brick.

While architectural terra cotta has been in use for some time as an ashlar facing, it is now for the first time recognized in the law itself. It is also proposed to recognize machine-made mortar as a suitable building material.

The present law requires the increasing of wall thicknesses when the walls exceed a certain length, or when the distance between bearing walls is more than 25 feet, or when there are horizontal openings to a greater extent than 30 per cent. It is not clear, however, whether an increase would be required in each case if a wall should for instance, exceed in all these particulars. The proposed ordinance makes it clear that under such circumstances only one increase is necessary, provided the wall is of ample strength and save construction otherwise.

Under the present law no reduction in wall thicknesses is allowed for non-bearing walls in business buildings. Under the proposed law the same reduction would be permitted in business buildings as is now permitted for residence buildings.

A provision in the proposed new ordinance that will probably avoid the trouble of appeals to the Board of Examiners in a number of cases, is the one which permits 12-inch walls throughout in skeleton buildings, instead of requiring an increase in thickness as the building increases in height.

BUILDING COMMISSIONERS.

Are Coming to the Convention of the National Fire Protection Association.

The annual meeting of the National Fire Protection Association will be held at the Hotel Astor on May 11, 12 and 13. Mr. Robert D. Kohn, of this city, will preside at the meetings as president of the association. In connection with this meeting a luncheon is to be held under the auspices of the New York Chapter, N. F. P. A., at the Hotel Astor on Wednesday, May 12. It is expected that prominent speakers will address the assemblage on the subject of "Fire Prevention and the Business Man."

Immediately after the N. F. P. A. meeting and as a sequel to it, a Conference of Building Commissioners and Inspectors has been arranged by the following committee: Rudolph P. Miller, former Superintendent of Buildings of Manhattan; V. D. Allen, Commissioner of Buildings of Cleveland; James G. Houghton, Inspector of Buildings of

Minneapolis; S. A. Dies, Superintendent of Building Inspection of Pittsburgh; N. A. MacIvor, Inspector of Buildings of Edmonton, Alberta, Canada, and Sidney J. Williams, State Building Inspector, of Madison, Wisconsin (who is acting as Secretary of the Committee).

REVISED ELECTRICAL CODE.

Relates to Electrical Wires, Appliances and Currents.

Alderman Pendry has introduced by request of the Commissioner of Water Supply, Gas and Electricity amendments to the code of ordinances relating to electrical wires, appliances and currents. Seven new articles are incorporated in chapter 9. They will be found printed in full in the City Record of Thursday, April 29, filling sixteen pages.

No electrical construction for light, heat or power may be done without a permit from the Commissioner. And after an official inspection a certificate of approval will be issued. The Commissioner in making rules and regulations for the interpretation and enforcement of the code is to post a copy of the same conspicuously for thirty days in his office and also in the office of the Superintendent of Buildings in each borough and publish the same in the City Record. No change has been made in the technical portion of the code.

Rapid Transit Work in Queens.

A statement has been prepared by Walter I. Willis, Secretary of the Chamber of Commerce of the Borough of Queens, showing the status on April 1st, of the various contracts which have been let by the Public Service Commission for the construction of rapid transit work in Queens Borough. According to this statement, the value of the contracts which have been let to date aggregate almost \$7,000,000. Station finish contracts have been let for the extensions from Brooklyn to Ridgewood and over Liberty avenue to Richmond Hill.

In a letter to the chamber from Chairman Edward E. McCall of the Public Service Commission, dated April 22, it is stated that plans have been completed, and the contracts are about ready for submission to the Interborough Company for station finish, and for the supply and installation of track materials on the lines which will operate through the Bridge Plaza Station. This will add several million more dollars to the amount to be expended for rapid transit purposes in Queens.

The following is the list of contracts which have been let to date, and the per cent. of completion of same on April 1st:

1 Steinway Tunnel Reconstr.	\$383,910	93%
2 Ely Avenue Route	557,856	55%
3 Bridge Plaza Station	884,859	56%
4 Astoria Extension	860,743	100%
5 Corona Extension	2,063,588	88%
6 Lutheran Cemetery Extension	389,095	100%
6a Lutheran Cemetery Stations.	134,354	98%
7 Liberty Avenue Extension	707,661	99%
7a Liberty Avenue Stations	232,000	..%
8 Jamaica Avenue Extension	734,340	..
	\$6,948,406	

"Sign of the Times."

Commuters on the Montauk division of the Long Island Railroad have been amused lately by the presence of a large sign opposite the antiquated station of the railroad, at Baldwin, which reads:

DON'T JUDGE BALDWIN BY THE RAILROAD STATION.

It is one of the best towns on the South Shore of Long Island. It has high schools, public schools, churches, gas, water, electricity, sidewalks and miles of shore front.

Instrumental in erecting the sign, the Business Men's Association of Baldwin is bending its energies toward the building of a new railroad station. The present structure was built so long ago that the oldest inhabitant cannot remember the year. Property owners feel that the station is an eyesore and they do not want prospective homeseekers to judge Baldwin by its railroad station. Hence the sign, which some wag has described as "the sign of the times."

Plans have been prepared for a modern station building, but no definite

period for the construction of it has been announced. Some property owners compare the present station to a dry-goods case. It was built sometime in the middle sixties or when the Montauk division was built.

Harbor Island Opposed.

The Merchants' Association, in accordance with a recommendation made by its Committee on Harbor, Docks and Terminals, of which Mr. H. B. Walker is chairman, is opposing a bill introduced in the lower branch of the Legislature by Assemblyman Hoff, authorizing the Commissioners of the State Land Office to convey certain lands under water in New York harbor to a private company for the purpose of constructing an island in the harbor. The project has been suggested at various times in the past and the United States War Department has always declined to give its sanction to it.

The Roosevelt Avenue Assessment.

Property owners in the area of assessment for the opening of Roosevelt avenue, from Woodside to Corona, will not be relieved of the cost of that proceeding, which amounts to more than \$550,000, according to a decision which was handed down in the Queens County Supreme Court. Justice Van Sicken's opinion, in part, is as follows:

"The proceeding is practically finished, there being only the formal presentation of the report for confirmation. They (the petitioners) urge but one substantial objection to this proceeding and that is that the real purpose which moved the Board of Estimate to initiate this proceeding to acquire the title to Roosevelt avenue was to afford a place for an elevated railroad extension of the rapid transit.

"The petitioners assume that this was the sole purpose of the proceeding.

"Neither the language relied upon nor the fact, has, I think, warranted this assumption."

Praises Loan Associations.

State Superintendent of Banks Eugene L. Richards praised the work of the co-operative savings and loan associations, in promoting the ownership of small homes and systematic saving. It was the occasion of the recent dinner of the Metropolitan League of Savings and Loan Associations, held recently at the Hotel Majestic. Archibald W. McEwan, secretary of the league, presided.

Steinway Tunnel Connection.

A special committee of the Chamber of Commerce of the Borough of Queens held a conference this week with President Theodore Shonts and General Manager Frank Hedley, of the Interborough Rapid Transit Co., in reference to a proposed plan to provide an immediate connection between the Steinway tunnel and the platforms of the subway station at Grand Central station. The officers of the Interborough Company agreed to do everything possible to complete this extension within 12 to 14 months, if the city would appropriate a small sum required to cover the cost of the extra work involved.

Bronx County Civic Centre.

The question of a civic centre in Bronx County has been agitated for more than a year, mainly as to whether the county buildings should be located at Tremont, 161st street or 149th street. Through the efforts of Frank E. Holahan, who represented many influential business men and tax-payers desirous of having Tremont designated as the civic centre of Bronx County, the Sinking Fund Commission appointed a committee composed of the President of the Board of Aldermen and the Comptroller, to look over the different sites, with the result that recently the committee decided that the Tremont section was the logical and proper location for County buildings. The situation then devolved itself into a question of erecting or leasing public buildings and at a meeting of the Sinking Fund Commission, held this

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week in the City Hall, William C. Bergen's proposition to erect an annex to the Bergen building, to house the County officials, and to erect a new jail at a rental of \$29,000 per year for 34,000 square feet of space, for ten years, was unanimously accepted by the Commission.

New Shore Front Hotel.

Because of the growing popularity of Beechhurst, Queens borough, as a home colony for persons desiring shore front residences and nautical advantages, a hotel with all modern equipments will be built on the shore, near the home of the Beechhurst Yacht Club, after plans by Walter K. Pleuthner. To be five stories in height and 100 x 100 feet in size, the hotel will be built so that the porch will surround a huge float for water craft, while two summer dining piazzas will front directly on the water. Beechhurst is adjacent to Willetts Point, where the waters of the East River and Long Island Sound meet. There is an unobstructed marine view clear to the Westchester shore.

In the center of the first floor of the hotel will be a large foyer hall with an office and check room on either side, while an inner dining room of ample size will open directly onto the dining porches. A spacious service porch will connect with all the dining spaces.

In the western end of the first floor will be a large lounging room, joining a smoking room. Extensive porch area will also surround this end of the building.

The driveways through the grounds will pass under porte cocheres where they adjoin the hotel.

In the upper stories will be 100 bed chambers and numerous fresh and salt water bath rooms, the majority of which rooms will overlook the water.

Situated on a promontory at the end of the Whitestone Landing division of the Long Island Railroad, Beechhurst has a shore front of nearly two thousand feet.

Clubhouse for Trained Nurses.

Parish & Schroeder, architects, 12 West 31st street, recently filed plans for the construction of another building for the Young Women's Christian Association. The new structure will be located in the south side of East 45th street, 75 feet east of Lexington avenue, and is to be used as a club house for graduate nurses. It will have a frontage of 75 feet and a depth of 100.5 feet, with a facade of brick limestone and terra cotta in the French renaissance style of architecture. In the basement will be the general dining rooms and kitchen. The executive offices, committee rooms, library and large assembly room will be located on the second floor, while the rest of the building will be taken up as bedrooms, there being 221 in all. It will be known as the Central Club for Nurses. The cost of this operation is given by the architects as \$240,000.

Plans for Madison Avenue Loft.

Sommerfeld & Steckler, architects, 31 Union Square, have been retained by the George Backer Const. Co., and Arnstein & Levy, to prepare the plans for a modern twelve-story loft building to be erected at 103 Madison avenue and 25 East 29th street. The dimensions of the building will be 37 x 100 feet with a wing 22 x 80 feet. The structure will be fireproof, and have a complete fire protective equipment installed. The materials to be used in construction will be brick, limestone, terra cotta and reinforced concrete.

Closing of Herald Square Theatre.

Last Friday night the historic Herald Square theatre, Broadway and 35th street, closed its doors for the last time. Today wreckers will commence to demolish the landmark, together with the buildings on the rest of the block front, to make way for a modern mercantile structure. For several years leases on most of the property have been for annual terms, with cancellation clauses, and when the entire plottage changed hands, as already announced in the Record and Guide, the occupants were noti-

fied to move on May 1. The Herald Square theatre was opened forty-one years ago, and has had a varied career.

Million Dollar Jail for Hudson Co., N. J.

Preliminary plans have been started in the office of John T. Rowland, Jr., architect, 98 Sip avenue, Jersey City, for a county jail to cost about \$1,000,000, to be erected in Jersey City. This structure will be erected in Willow street, between Newark and Pavonia avenues, and will be built under the jurisdiction of the Board of Chosen Freeholders of Hudson County, John Magner, supervisor. Definite details of this project have not as yet been decided upon and active operations are not likely to be started for quite some time.

New Residence at St. James, L. I.

Peabody, Wilson & Brown, architects, 389 Fifth avenue, are preparing the plans and specifications for a country residence to be erected at St. James, L. I., for Lathrop Brown, to cost about \$100,000. The house will be fireproof, two and one-half stories in height, 50 x 90 feet, with two wings of irregular dimensions. Brick, marble and Indiana limestone are the materials to be used in construction. This project will probably later include the construction of extensive farm buildings.

An Ordinance Favored.

Ernest Bohm, corresponding secretary of the Central Federated Union of Greater New York and vicinity, has written to the Board of Aldermen that this body heartily approves of the proposed ordinance safeguarding passenger elevators, as advocated by the American Museum of Safety, and more particularly expressed in Sections Nos. 10 to 14. The Union requests favorable action. The measure was prepared by the Building Committee of the Board of Aldermen and when enacted will form part of the Building Code.

New Loft in Mid-Town Section.

Plans are being prepared by William M. Farrar, architect, 1269 Broadway, for a twelve-story store and loft building to be erected at 229-239 West 28th street, by John J. Radley, real estate, 30-34 West 33d street. The new building will have a facade of brick, limestone and terra cotta and the construction will be fireproof throughout. Modern safety devices and fire protection equipment will be installed. The structure will occupy a plot 124 x 84 feet.

New Loft Building in East 30th Street.

R. H. Almiroty, architect, 220 Fifth avenue, is preparing the working plans for a loft building, twelve stories in height, to be erected on a plot 72.7 x 93.1 feet in the south side of East 30th street 100 feet west of Fourth avenue. The owner of this building is the 40 East 30th Street Co., James Simpson (Marmac Const. Co.), president, 316 West 30th street, and will be erected by the Marmac Const. Co. The cost of this project is placed at about \$275,000.

Signal System for the Interborough.

Commissioner Crow has introduced a resolution in the Public Service Commission that the Interborough Rapid Transit shall proceed to equip its elevated system with a system of signals capable of preventing collisions, the system to be so designed as to permit the operation of the tracks to their maximum capacity. The company is to place in operation on some portion of their lines a trial installation of one or more systems, which they shall select, not later than October 1, 1915.

New Fire Trucks.

Bids were opened this week, by Fire Commissioner Robert Adamson, for the supplying of twelve motor-driven hook and ladder trucks, of the latest type, to the Fire Department. The trucks are known as the city service type, and are to be assigned to duty in new companies in the suburban districts. The International Motor Company put in the lowest bid, the amount being \$52,152. Four of the new trucks will be delivered in 90 days, and four every 30 days thereafter.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—Fogliasso Clement Building Co., John L. Fogliasso, president, 197 Bleecker st, contemplates the erection of a 7-sty apartment house at 79-81 Washington pl. No architect selected.

PELHAM MANOR, N. Y.—A. W. Cole, this place, contemplates rebuilding his residence on Rosedale av. No architect selected.

NEW ROCHELLE, N. Y.—The Thanhouser Film Corp., Edwin Thanhouser, president, contemplates the erection of a studio building in East Main st, to cost about \$200,000. No architect selected.

YONKERS, N. Y.—P. H. McGrath, 99 Morris st, contemplates the erection of a 4 or 5-sty apartment on the west side of South Broadway, to cost about \$50,000. No architect selected. Particulars will be available about June 1.

MORRISTOWN, N. J.—All Souls' Hospital, Rev. E. J. Ellard, 91 Maple av, contemplates the erection of a hospital on Mt. Kemble av. No architect retained.

LAKE PLACID, N. Y.—The town of North Elba, Willis Wells, Town Clerk, John F. White, chairman of building committee, is receiving competitive sketches for rebuilding the town hall in Main st, to cost about \$30,000. No architect selected.

HILTON, N. Y.—The Hilton Supply & Storage Co., Myron Roberts, president, contemplates the erection of a 4-sty reinforced concrete cold storage building.

WATERTOWN, N. Y.—The city of Watertown, F. A. Streeter, City Hall, contemplates the erection of a bridge in Court st, over the N. Y. Central R. R. tracks, to cost about \$75,000. No architect selected.

GOVERNEUR, N. Y.—The Village of Gouverneur, James C. Dolan, president, contemplates the erection of a grade school here in St. Lawrence County, to cost, about \$40,000. No architect selected.

GOVERNEUR, N. Y.—The Village of Gouverneur, L. D. Murray, Village Clerk, contemplates the erection of a 2-sty village hall in Main st, to cost about \$30,000. No architect selected.

PLANS FIGURING.

CHURCHES.

WESTBURY, L. I.—F. Burrell Hoffman, Jr., 15 East 40th st, Manhattan, architect, is taking bids to close May 4, for the rubble stone church, 79x130 ft, for St. Bridget's R. C. Church, Rev. Father Wm. F. McGinnis, Post av, pastor. Cost, about \$20,000.

DWELLINGS.

MONTCLAIR, N. J.—Wallis & Goodwillie, 56 West 45th st, Manhattan, architects, are taking bids for a 2-sty residence, 23x77 ft, on Prospect av, for H. W. Johnston, Montclair. Cost, about \$10,000.

SAYVILLE, L. I.—Edward Burnett, 11 East 24th st, Manhattan, architect, is ready for bids on general contract for 1-sty hollow concrete block and stucco farm buildings for Anson W. Hard, Jr., on premises. Cost, about \$14,000.

HOSPITALS & ASYLUMS.

FAMINGDALE, L. I.—Bids will close May 13 for the tuberculosis hospital for the Board of Supervisors of Suffolk County. Nathan Myers, Court Theatre Building, Newark, N. J., and Woolworth Building, Manhattan, architect. Cost, \$35,000 to \$45,000.

STORES, OFFICES & LOFTS.

MANHATTAN.—Wm. J. Yennie & Co., 5 East 42d st, are figuring on the general contract for alteration to the n. e. corner of Broadway and 97th st. Work consists of remodeling 1st floor and stores for the Doelger Brewing Co., owner. Samuel Levingson, architect. Cost, \$30,000.

MANHATTAN.—Wm. J. Yennie & Co., 5 East 42d st, are figuring the alteration at 68 West 37th st, into stores and offices. Architect, H. A. Hunt. Cost, \$10,000.

172D ST.—Sommerfeld & Steckler, 31 Union sq, have been commissioned to prepare plans for five 5-sty apartments in the south side of 172d st, from Broadway to Ft. Washington av, for Max Raymond, 507 West 113th st.

BROADWAY.—Milton Zeisler, 433 East 74th st, has completed plans for alterations to the 5-sty apartment 2730 Broadway, for Rudolph Leeds, 16 Wall st. Cost about \$4,000.

1ST AV.—Alfred L. Kehoe, 1 Beekman st, has prepared plans for alterations to two 6-sty tenements, 83-5 1st av, for Jos. Spektorsky, 396 Broadway. Cost about \$10,000.

3D AV.—Samuel Levingson, 101 West 42d st, has completed plans for alterations to the 4-sty tenement 1845 3d av, for Harris Sarason et al, 24 East 99th st.

124TH ST.—Plans have been prepared by O. L. Spannake, 233 East 78th st, for alterations to the 5-sty tenement 71 West 124th st, for the Estate of Louisa Eitrolff, 71 West 124th st.

85TH ST.—O. L. Spannake, 233 East 78th st, has prepared plans for altera-

tions to two 4-sty tenements, 234-6 East 85th st, for Anna Schmidt, 304 East 86th st. Cost about \$5,000.

116TH ST.—C. Stegmayer, 168 East 91st st, has completed plans for alterations to the 5-sty apartment 150 East 116th st, for Peter Doelger Brewing Co., 407 East 55th st.

5TH AV.—C. P. H. Gilbert, Broadway and 25th st, has completed plans for the 12-sty apartment house at 1067 5th av, for the 1067 5th Av Co., 45 Cedar st. Cost about \$260,000.

189TH ST.—J. M. Felson, 1133 Broadway, has completed plans for two 5-sty apartments in the south side of 189th st, 150 ft east of St. Nicholas av, for the S. B. Building Corp., 503 5th av. Cost about \$90,000.

HOSPITALS AND ASYLUMS.

CONVENT AV.—Eli Benedict, 1947 Broadway, has completed plans for a 4-sty addition to the hospital at 341 Convent av, northeast corner of 144th st, for the Lutheran Hospital of Manhattan, 1676 Amsterdam av. Cost about \$10,000.

SCHOOLS & COLLEGES.

MANHATTAN.—Bids were opened by

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Manhattan.

APARTMENTS, FLATS & TENEMENTS.

VERMILYEA AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 5-sty apartment, 50x123 ft, at 72-74 Vermilyea av, east of Academy st, for the Hyman Berman Building Co., Hyman Berman, 1076 Findlay av, owner and builder. Cost about \$60,000.

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Contemplated Construction—Manhattan—Cont'd.

the Board of Education April 26 for removal of street encroachments, etc., at P. S. 7 and 19. For P. S. 7, W. H. Quinn & Co., Inc., low bidder at \$3,181; for P. S. 19, Bernard Meehan, at \$2,617.

MANHATTAN.—The Board of Education opened bids April 26 for furnishing and delivering new direct radiators to various schools. Wm. J. Olvany, low bidder, at \$2,684.

STORES, OFFICES AND LOFTS.

5TH AV.—George & Edward Blum, 505 5th av, are preparing plans for a 12-sty loft, store and office building at the northwest corner of 5th av and 31st st, for Harry and Joseph Falk, 3785 Broadway, owners and builders.

7TH AV.—Chris J. Jeppesen, Inc., 56 West 45th st, steel engineer, has been commissioned to prepare plans for a 16-sty loft, office and moving picture theater building at the southeast corner of 7th av and 49th st, for George Backer, 56 West 45th st.

5TH AV.—S. B. Eisendrath, 500 5th av, has been commissioned to prepare plans for alterations to the store at 534 5th av, for Lebolt & Co., 23d st and 5th av.

VARICK ST.—Trowbridge & Livingston, 527 5th av, have been commissioned to prepare plans for an addition to the 5-sty building at 58 Varick st, for Mrs. Helen C. Julliard, care of A. D. Julliard & Co., 70 Worth st.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

PLIMPTON AV.—Neville & Bagge, 103 West 40th st, are preparing plans for a 5-sty apartment on the west side of Plimpton av, 25 ft north of 170th st, for R. A. Winter & Son, 1694 Clay av, owners and builders. Cost about \$50,000.

WALTON AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for three 4-sty apartments on the east side of Walton av, 102 ft north of Tremont av. Cost about \$60,000.

RYER AV.—Moore & Landsiedel, 3d av and 148th st, have completed plans for three 5-sty tenements on the west side of Ryer av, 244 ft south of 183d st, for the County Estate, Inc., William L. Phelan, 2045 Ryer av, president. Cost, about \$150,000.

165TH ST.—Benjamin Benenson, 401 East 152d st, owner and builder, contemplates the erection of a 5-sty flat and store building in the north side of 165th st, between Clay and Teller avs, from plans by the Tremont Architectural Co., Webster and Tremont avs.

182D ST.—C. B. Meyers, 1 Union sq, is preparing plans for a 5-sty apartment in the north side of East 182d st, 75 ft west of Prospect av, for the Nivard Realty Co., Harry Lisman, president, 232 East 111th st, owner and builder. Cost, about \$50,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

AV G.—Plans have been prepared by W. T. McCarthy, 16 Court st, for a 4-sty apartment at the northwest corner of Av G and East 31st st, for the Maxberg Construction Co., Max Greenberg, 963 Prospect av, owner and builder. Cost about \$50,000.

FOSTER AV.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty apartment on the north side of Foster av, 119 ft east of East 21st st, for the Polatschek Spencer Realty Co., Harry Spencer, 627 Wales av, Manhattan, president and builder. Cost about \$30,000.

ADELPHI ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty apartment, 48x97 ft, in the east side of Adelphi st, 235 ft north of DeKalb av, for the G. & M. Improvement Co., 26 Court st, owner and builder. Cost, about \$45,000.

NEW JERSEY AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for two 4-sty tenements, 50x93 ft, on the west side of New Jersey av, 100 ft north of Fulton st, for the American Mortgage Co., P. Glickman, president, 1422 Pitkin av. Cost, about \$60,000.

CHURCHES.

MERMAID AV.—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 2-sty synagogue, 50x80 ft, at the northwest corner of Mermaid av and West 23d st, for the Sea Gate Sisterhood and Talmud Torah, on premises. Cost about \$20,000.

85TH ST.—Eisendrath & Horowitz, 500 5th av, Manhattan, are preparing plans for a 1-sty brick synagogue, 80x60 ft, at the southeast corner of 85th st and 22d av, for the Peoples Temple, 133 Bay 28th st. Cost, about \$30,000.

DEAN ST.—Morris Whinston, 459 Stone av, Brooklyn, has been commissioned to

prepare plans for a 1-sty and basement brick synagogue, 44x55 ft, in the south side of Dean st, 50 ft west of Saratoga av, for the Cong. Bakar Cholom Bnai Jacob, H. Rappaport, 1815 Prospect pl, president. Cost, about \$10,000.

DWELLINGS.

OCEAN PARKWAY.—Arthur G. Carlson, 157 Remsen st, is preparing plans for a 2-sty frame and stucco residence on the east side of Ocean Parkway, 164 ft south of Ditmars av, for the Alex G Calder Building Co., 1648 11th av, owner and builder. Cost about \$4,000.

49TH ST.—M. A. Cantor, 373 Fulton st, is preparing plans for a 2½-sty frame and stucco residence in the north side of 49th st, 100 ft east of 15th av, for S. Goldstein, 1445 46th st. Cost about \$7,500.

75TH ST.—F. W. Eisenla, 16 Court st, is preparing plans for five 3-sty residences at the northeast corner of 75th st and 5th av, for P. J. Carley, 6th av and 76th st, owner and builder. Cost about \$25,000.

BARBEY ST.—William C. Winters, 106 Van Siclen av, is preparing plans for two 2-sty brick residences, 20x55 ft, in the west side of Barbey st, 125 ft north of Sunnyside av, for Herbert C. Smith, care of architect. Cost, about \$5,000.

BUSHWICK AV.—W. E. Wills, 1181 Myrtle av, has completed plans for a 2-sty brick residence, 23x48 ft, on the west side of Bushwick av, 108 ft north of Linden st, for Anna H. Huss, 46 Sumner av. Cost, about \$8,000.

9TH ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for four 2-sty residences, 20x55 ft, in the east side of East 9th st, 100 ft south of Av U, for the Homecrest Building Co., O. La Canina, president, Av U and East 14th st, president and builder. Cost, about \$16,000.

FACTORIES AND WAREHOUSES.

49TH ST.—Benjamin F. Hudson, 319 9th st, is preparing plans for a 2-sty warehouse, 100x150 ft, 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.

ELMHURST, L. I.—Haenke & Sherman, 15 Broad st, Manhattan, have about completed plans for a 5-sty apartment, 150x80 ft, near the station. Owner's name for the present withheld.

BANKS.

LONG ISLAND CITY.—A. Wallace McCrea & Co., 23 East 15th st, Manhattan, are preparing plans and will take bids on general contract about May 15 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.

CHURCHES.

LINDENHURST, L. I.—Morris Whinston, 459 Stone av, Brooklyn, has been commissioned to prepare plans for a 2-sty brick synagogue, 25x35 ft, for the Lindenhurst Hebrew Cong. of Lindenhurst. Abraham Weinstein, Lindenhurst, president. Cost, about \$10,000.

DWELLINGS.

RICHMOND HILL, L. I.—F. W. Eisenla, 16 Court st, Brooklyn, is preparing plans for four 3-sty residences, 20x60 ft, at the southeast corner of Jamaica av and Guyon pl, for the Alvin Construction Co., Albert Jaret, president, 1957 85th st, Brooklyn, owner and builder. Cost about \$20,000.

RICHMOND HILL, L. I.—George C. Crane, 2706 Jamaica av, has completed plans for three 2-sty residences on the north side of Guyon av, 110 ft south of Jamaica av, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owners and builders. Total cost about \$10,000.

ARVERNE, L. I.—J. B. Smith, 67 North Fairview av, Hammels, L. I., has completed plans for three 2-sty frame bungalows, 23x24 ft, in the west side of Beach 43d st, 595 ft south of L. I. R. R., for Mrs. Isabella Levy, Gaston av, owner. Total cost about \$7,500.

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 Hanson pl, for the Mt. Lebanon Cemetery Corp., F. L. Rickmeyer in charge. Cost about \$10,000. Carberry & Weigand, Edison pl and Myrtle av, have the plumbing and heating work.

ROCKAWAY BEACH, L. I.—John A. Lasher, this place, has completed plans for a 1½-sty residence at the southwest corner of Beach Channel Drive and 137th st, for John J. Wagen, care of architect, owner. Cost, about \$4,000.

FAR ROCKAWAY, L. I.—Jos. Connell, this place, has completed plans for three

2-sty residences on McKinley av, for the Interborough Improvement Co., Woodhaven, owner and builder. Total cost, about \$10,000.

RICHMOND HILL, L. I.—Chas B. White, 375 Fulton st, Brooklyn, is preparing plans for ten 3-sty residences, 18x55 ft, on the north side of Liberty av, Church st to Lefferts av, for Thos. F. Martin, 16 Court st, owner and builder. Cost, about \$50,000.

FOREST HILLS, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I., has completed plans for a 2-sty residence for the Cord Meyer Development Co., this place. Cost, about \$5,000.

Richmond.

DWELLINGS.

GRYMES HILL, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing sketches for a 2½-sty tile and stucco residence for John Jay Cisco, Jr., care of architects.

CLIFTON HARBOR VIEW, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a 2½-sty frame and stucco residence for J. Fanderlik, care of architects. Cost about \$6,000.

Nassau.

DWELLINGS.

MANHASSET, L. I.—Gustave E. Steinback, 15 East 40th st, Manhattan, is preparing plans for a 2½-sty rectory, 29x50 ft, for the Church of St. Mary's, Rev. Father Wm. K. Dwyer, pastor.

ROCKVILLE CENTRE, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, is preparing plans for a 2½-sty frame residence to cost about \$5,000. Owner's name for the present withheld.

WHEATLEY HILLS, L. I.—Cross & Cross, 10 East 47th st, Manhattan, are preparing plans for a 2½-sty hollow tile and stucco residence, 40x80 ft, for Mrs. S. S. Sands, care of architects. Cost, about \$40,000. John R. Hill, Post av, Westbury, general contractor.

MISCELLANEOUS.

MASSAPEQUA, L. I.—Alfred Hopkins, 101 Park av, Manhattan, has completed plans for 1½-sty frame farm buildings on South County rd, for Edward H. Floyd Jones, on premises. Cost, \$10,000 to \$12,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—Jas. A. Watson, Reeves Building, has about completed plans for a 4-sty store and apartment house at 149 Nepperhan av, for Thos. Feeley, 151 Nepperhan av. Cost, about \$30,000.

WHITE PLAINS, N. Y.—Frank Horton Brown, 1st National Bank Building, is preparing plans for a 2-sty store and apartment house on Madison av, for Domenico De Salvo, 85 Bronx st. Cost, about \$10,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—The New Rochelle Realty Co., J. A. Mahlstedt, 152 Pelham rd, contemplates the erection of a 2½-sty residence on Kress Park, from plans by L. L. Barnard, Lawton st. Cost about \$6,000.

NEW ROCHELLE, N. Y.—N. M. Woods, 47 West 34th st, Manhattan, has completed plans for a 2½-sty hollow tile and stucco residence on Neptune Island for C. S. Johnson, Bayview av, to cost about \$12,000.

PELHAM MANOR, N. Y.—Lansing, Bly & Lyman, 212 Prudential Building, Buffalo, have completed plans for a 2-sty residence, 30x40 ft, for N. H. Jewett, Pelham Manor. Cost about \$8,000.

MT. VERNON, N. Y.—The Milligan Co., 154 East 1st st, has completed plans for a 2½-sty residence, 28x39 ft, at 23 Wallace av, for Edgar L. Hoffer, 225 South 1st av. Cost, about \$6,000. The architect is ready for bids on all subs and materials.

HALLS AND CLUBS.

PORTCHESTER, N. Y.—D. H. Ponty, Westchester av, is preparing sketches for a 2-sty Hebrew Institute in William st, for the Portchester Hebrew Institute, Moses Miller, Ryan Building. Cost about \$25,000.

PORTCHESTER, N. Y.—D. H. Ponty, Westchester av, has been commissioned to prepare plans for a 1-sty boy scout armory on Bush av, for the Boy Scouts of America, Joseph Hubbard, 327 King st, chairman of building committee. Cost about \$6,000.

HOSPITALS AND ASYLUMS.

WESTCHESTER.—The Board of Supervisors of Westchester County have selected Walker & Gillette, 128 East 37th st, to prepare plans for an almshouse; James Brite, 18 East 41st st, for a hospital, and Alfred Hopkins, 101 Park av, for a penitentiary. Details will be available later.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—H. Lansing Quick, 18 South Broadway, is preparing new plans for the 2-sty Halstead School, at North Broadway and Lamartine av, for the Philipse Manor School Corporation. Cost about \$40,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—George A. Flagg, Spingarn Building, has completed plans

for a 3-sty apartment at 63 Skillman av, for The James Estate, care of architect. Cost about \$25,000.

NORTH ARLINGTON, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for a 2-sty store and apartment house at the northwest corner of Kearny av and Belleville Turnpike, for William T. Wilkinson, 9 Kearny av. Cost about \$15,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has com-

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Contemplated Construction—Continued.

pleted plans for a 3-sty flat, 48x80 ft, at 168-170 Clinton av, for Richard Dorison, 90 Bostwick av, owner and builder. Cost about \$20,000.

NEWARK, N. J.—Aug. M. Kleemann, 741 Broad st, has completed plans for a 4-sty apartment at the northeast corner of Central av and 13th st, for Max Mandel, Essex Building. Cost, about \$40,000.

JERSEY CITY, N. J.—Plans have been prepared privately for a tenement at Baldwin av and Vroom st, for Simon Susser, 44 West 24th st, Bayonne, owner and builder. Cost, about \$9,000.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, is preparing plans for a 4-sty tenement, 50x90 ft, at the corner of Congress st and Hancock av, for Fred Goldberg, 314 Angelique st, West Hoboken, owner and builder. Cost, about \$30,000.

KEARNY, N. J.—Simon Cohen, 163 Springfield av, has completed plans for a 3-sty flat, 22x55 ft, at 319 Kearny av, near Afton av, for Samuel Balter, Kearny av. Cost, about \$6,000.

CHURCHES.

PATERSON, N. J.—T. John Folks, Second National Bank Building, is preparing plans for a church and Sunday school room at the southeast corner of Summer and Ellison sts, for the African Methodist Episcopal Zion Church, Rev. Chas. C. Williams, pastor, 693 East 24th st. Cost about \$40,000.

DWELLINGS.

JERSEY CITY, N. J.—E. M. Patterson, 1 Montgomery st, has completed plans for alterations to the 2½-sty frame residence, 30x45 ft, on Hudson blvd and Bentley av, for Dr. R. English, on premises. Cost about \$6,000.

HACKENSACK, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame and stucco residence for Martin J. Toolen, 57 Euclid av, owner and builder. Cost about \$7,000.

RIDGEWOOD, N. J.—Herman Fritz, News Building, Passaic, has completed plans for two 2½-sty residences for Peter Ziegel, Clifton, N. J. Cost about \$6,000 each.

ELIZABETH, N. J.—Louis Quien, Jr., Broad st, is preparing plans for a 2½-sty residence, 22x45 ft, at 544 Morris av, for Willett I. Bingham, 535 Morris av. Cost about \$5,000.

FACTORIES AND WAREHOUSES.

KENILWORTH, N. J.—J. Broome, 123 Liberty st, Manhattan, is preparing plans for a plant for the American Composition Co., Mr. Hozapfel, 18 Broadway, Manhattan, owner and builder.

MUNICIPAL WORK.

HOBOKEN, N. J.—Fagan & Briscoe, 95 River st, have completed plans for alterations to the 3-sty brick city hall in Washington st, for the City of Hoboken, Patrick R. Griffen, Mayor. Cost about \$10,000.

THEATRES.

HOBOKEN, N. J.—George C. Brokhaus, 402 Washington st, has completed plans for a 2-sty moving picture theatre, 25x85 ft, at 1st and Grand sts, for Frank Tiscornia, 403 1st st, owner and builder. Cost, about \$12,000. The owner builds and will soon take bids on sub-contracts.

Other Cities.

DWELLINGS.

SOUTH NORWALK, CONN.—W. W. Smith, 82 Wall st, Manhattan, has been commissioned to prepare plans for ten 2½-sty stucco and frame residences for Walter Schulze, 1170 Broadway, Manhattan.

POUGHKEEPSIE, N. Y.—Du Bois Carpenter, 45 Market st, has completed plans for a 2½-sty residence, 28x30 ft, at 152½ Mansion st, for E. J. Cummings, Delano st. Cost, about \$4,000.

FACTORIES & WAREHOUSES.

POUGHKEEPSIE, N. Y.—Wm. J. Beardsley, 49 Market st, has completed plans for a factory in North Hamilton st, along the C. N. E. R. R. tracks for Smith Bros., A. G. Smith, 13 Market st, president. Cost, about \$60,000.

STABLES & GARAGES.

POUGHKEEPSIE, N. Y.—Wm. J. Beardsley, 49 Market st, has been commissioned to prepare plans for a 1-sty garage in Church st, east of Market st, for Fred H. Swift, 550 Main st. Cost, about \$8,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—J. C. Lyons Sons, 30 East 42d st, have received the general contract to alter the 5-sty tenement and

cafe, 25x100 ft, at the southeast corner of 116th st and Lexington av, for Peter Doelger Brewing Co., Peter Doelger, president, Chas. Stegmayer, 168 East 91st st, architect. Cost about \$8,000.

MANHATTAN.—(sub.)—The Underpinning & Foundation Co., 290 Broadway, has received the foundation work for the 12-sty building at the northeast corner of 96th st and Riverside drive, to be known as the Cliff Dwelling. The West Side Mortgage Co., Mr. Leslie R. Palmer, president, owner. Herman Lee Meader, architect.

CHURCHES.

YONKERS, N. Y.—The F. S. Polito Construction Co., Yonkers, has received the general contract to erect a new church for Our Lady of Mount Carmel, at Park Hill av and Oak pl. N. Serracino, 1170 Broadway, Manhattan, the architect, will be in full charge of the superintendence.

DWELLINGS.

NEW CITY, N. Y.—E. E. Paul Co., 101 Park av, has received the general contract to erect a 2½-sty hollow tile and brick residence for F. G. Garnochan, care of architects, Renwick, Aspinwall & Tucker, 220 5th av, Manhattan. Brinley & Holbrook, 156 5th av, landscape architects. Cost about \$50,000.

MATAWAN, N. J.—Chas. Davison, Keyport, N. J., has received the general contract to erect a 2½-sty frame and stucco residence for Dr. Whitlock, Matawan. W. Conover, 114 Liberty st, Manhattan, architect.

BAYONNE, N. J.—John J. Hauf, at site, has received the general contract to erect three 2-sty residences on the west side of Av C, between 41st and 42d sts, for William D Salter, 948 Broadway. Cost about \$9,000.

NEWARK, N. J. (sub.)—Chas. S. Phillips, 170 Parker st, has received the mason work, and Stephen C. Fredericks, 22 Wakeman av, the heating, for the 2½-sty frame and stucco residence at 52 Heller Parkway, for Sheldon Cadmus, 301 Market st. E. V. Warren, 31 Clinton st, architect. Cost about \$5,000.

SUMMIT, N. J.—Jules Leadbeater, Maplewood, N. J., has received the general contract to erect a 2½-sty brick and stucco residence, 40x35 ft, for Wharton Green, car of the Beaver Construction Co., 22 William st, Manhattan. F. G. Hasselman, 30 East 42d st, Manhattan, architect. Cost about \$16,000.

RYE, N. Y.—Warren E. Green Co., 29 West 38th st, Manhattan, has received the general contract to erect a 2-sty tile and brick residence for Mrs. W. Milne, owner. Paul R. Allen, 35 West 39th st, Manhattan, architect. Smith & McNeil, 29 Willett av, Portchester, N. Y., heating and plumbing. Cost about \$25,000.

UPPER MONTCLAIR, N. J.—Jas. Crawford & Bro., Verona, N. J., have received the general contract to erect two 2½-sty frame and shingle residences on Fernwood pl for Jerome Sigler, 560 Bloomfield av. Ira Sigler, 74 Valley rd, Montclair, architect. Cost about \$3,500 each.

LINDEN, N. J.—Frank J. Schmieder, 514 Jersey av, Elizabeth, has received the general contract to erect a 2-sty hollow tile and stucco residence for Edward Smith, 129 Clifton pl, Jersey City. Frank E. Nees, 76 Montgomery st, Jersey City, architect. Cost about \$7,000.

NORTH BERGEN, N. J.—Chas. K. Burhams, 572 Clinton av, West Hoboken, has received the general contract to erect a 2½-sty residence at the corner of Hackensack Plank rd and 26th st, for John H. and Horatio Chasman, George Willaredt, 411 23d st, West New York, architect. Cost about \$6,000.

ARLINGTON, N. J.—A. W. Abel, Devon st, has received the general contract to erect a 2½-sty residence at 73 Seeley av, for Frank H. Pillsbury, 73 Seeley av. Mark A. Lee, 35 Rutherford pl, architect. Cost about \$7,000.

EDGEWATER CREST, L. I.—Ralph O'Rourke, Grove st, Rockaway, L. I., has received the general contract to erect a 2½-sty frame residence, 30x33 ft, for William Dickerson, Far Rockaway. Howard & Callmann, O'Kane Building, Far Rockaway, architects. Cost, about \$6,000.

HUNTINGTON, L. I.—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan, have received the general contract to erect a 2½-sty residence on Hillside av, for A. P. W. Kinnan, 6th av and 40th st, Manhattan. A. H. Taylor, 138 West 65th st, Manhattan, architect. Paul J. Piatti, 47 West 34th st, Manhattan, heating and ventilating engineer. Cost, about \$35,000.

RICHMOND HILL, L. I.—The general contract has been awarded to the Wm. Kennedy Construction Co., 215 Montague st, Brooklyn, for a 3-sty brick residence,

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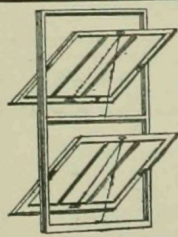
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31x42 ft, and 1-sty garage, 15x20 ft, on the east side of Beverly rd, 84 ft. north of Audley st, for Maurice C. Turner, Church st. Frank H. Quinby, 99 Nassau st, Manhattan, architect.

MONTCLAIR, N. J.—W. Wikstrom, 151 Chestnut st, has received the general contract to erect a 2½-sty residence on Upper Mountain av, near Berkeley av, for Shirley N. Carr, 140 North Mountain av. Cost, about \$15,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—The Lustbader Construction Co., 163 East 82d st, Manhattan, has received the general contract to erect a 5-sty smoke house in Degraw st, 75 ft west of Van Brunt st, for the International Provision Co., on premises. Chas. Werner, 316 Flatbush av, architect. Cost about \$25,000.

BROOKLYN.—John Thatcher & Son, 60 Park av, have received the general contract to erect a 2-sty foundry, 120x100 ft, in the south side of 40th st, 210 ft east of 2d av, for M. F. Hamsley, foot of 26th st. William Higginson, 13 Park row, Manhattan, architect. Cost about \$40,000.

LONG ISLAND CITY.—Edward J. Alquist, 312 West 42d st, Manhattan, has received the general contract to erect a 3-sty brick factory, 50x87 ft, at the southwest corner of Beebe av and William st, for the American Clip Co., 366 Gerard av, Manhattan. R. H. Morris, 949 Broadway, Manhattan, architect. Cost about \$10,000.

NASHUA, N. H.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for the construction of a 9-sty warehouse, 320x160 ft, for the Nashua Mfg. Co., of Nashua. C. R. Makepeace, Butler Exchange Building, Providence, R. I., architect and engineer.

STAMFORD, CONN.—O'Connor Concrete Construction Co., 1 Bank st, has received the general contract to erect a 1-sty factory on Fairfield av, for Baer Bros., 700 Canal st. Henry Marvin, 10 Burlington Arcade, architect. John Hankin & Bro., 550-52 West 25th st, engineers.

HOSPITALS AND ASYLUMS.

JERSEY CITY, N. J.—M. T. Connolly Contracting Co., 238 17th st, Jersey City, has received the general contract to erect a 3-sty home for the blind on Pavonia av, near Baldwin av, for St. Joseph's Home for the Blind. Cost about \$100,000.

BRONX (sub.).—The Architectural Metal Works, 1192 2d av, has received the roofing and sheet metal work for the 4-sty pavilion, 150x150 ft, on Gun Hill rd, for the Montefiore Home, Broadway and 138th st. Buchman & Fox, 30 East 42d st, and A. W. Brunner, 101 Park av, associated architects. The Hedden Construction Co., 1 Madison av, general contractor. Excavating is under way. Cost about \$200,000.

BROOKLYN.—The Wm. Kennedy Construction Co., 215 Montague st, has received the general contract to erect a 5-sty addition to the hospital at 4th av and 46th st, for the Norwegian Lutheran Deaconesses Home and Hospital. Foster & Gade, 15 West 38th st, Manhattan, architects. Cost, about \$60,000.

PUBLIC BUILDINGS.

SEA CLIFF, L. I.—John M. MacAdam & Co., 29 West 34th st, Manhattan, have received the general contract to erect a 1-sty hollow tile and stucco municipal building, 37x30 ft, on Sea Cliff av, for the Sea Cliff Club, F. H. Maidment, this place, president. S. J. Stammers, 500 5th av, Manhattan, architect. Cost about \$5,000.


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Contracts Awarded—Continued.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John J. Egan, 523 Jersey av, has received the general contract to erect a 4-sty parochial school, 147x95 ft, at 2d and Erie sts, for St Mary's R. C. Church, Rev. Father E. Henry Torwoert, 246 2d st. John T. Rowland, Jr., 94 Sip av, architect. Cost about \$100,000.

GREAT KILLS, S. I.—T. A. Clark Co., 122 Livingston st, Brooklyn, has received the general contract to erect an addition to P. S. 8 at Cross st, Park Terrace and Lindenwood rd and School st, for the Board of Education. C. B. J. Snyder, 500

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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Park av, Manhattan, architect. Chas. Williams, 75 Washington av, Brooklyn, plumber. Cost, about \$70,000.

STABLES AND GARAGES.

SOUTHAMPTON, L. I.—Brady & Halsey, Main st, have received the general contract to erect a 2-sty garage on Dune rd, for Mrs. Dudley Olcott, on premises, and 20 East 79th st, Manhattan. F. Burrall Hoffman, Jr., 17 East 40th st, Manhattan, architect. Cost about \$4,000.

STORES, OFFICES AND LOFTS.

MANHATTAN (sub.)—Philip Menges, 328 East 122d st, has received the iron contract, and Louis Guerr, 168 Willis av, plumbing, for alterations to the 4-sty loft building at 26-28 West 35th st, for Revillon Freres, Thos. W. Rourke, president. Seymour & Schoenwald, 4733 Grand Central Building, architects. Leddy & Moore, 105 West 40th st, general contractors. C. W. Klappert's Sons, Inc., 328 East 25th st, carpenters. Cost about \$27,000.

MANHATTAN.—The E. E. Paul Co., 101 Park av, has received the general contract to erect an addition to the telephone building at 115 West 38th st, for the N. Y. Telephone Co., Union N. Bethell, president, 15 Dey st. McKenzie, Voorhees & Gmelin, 1123 Broadway, architects.

MANHATTAN.—Chas Loesch, 415 West 50th st, has received the general contract to erect a 3-sty office building, 50x100 ft, in the north side of 92d st, near 3d av, for George Ehret, 3d av and 92d st. Louis E. Dell, 1133 Broadway, architect.

YONKERS, N. Y.—The Kelly Construction Co., 45 Warburton av, has received the general contract to erect a 1-sty brick market building, 142x111 ft, at the southwest corner of James and Private sts, for Ethan Flagg, Inc., Chas. M. Butler, manager, 2 Hudson st, Phillipsburg Building. E. C. Heald, Phillipsburg Building, architect. Cost about \$25,000.

MISCELLANEOUS.

BROOKLYN.—Peter Guthy, 926 Broadway, has received the general contract to erect a 1-sty carousel, 86x86 ft, at Prospect Park, for the Department of Parks. Cost, about \$8,000.

NEW JERSEY.—Charles Gilpin, Harrison Building, Philadelphia, Pa., has received the general contract to erect a 1-sty blacksmith shop on the Penn. tracks, Salt Meadows, for the Penna. R. R. Co., 7th av and 32d st, Manhattan. F. W. Smith, care of owner, architect. Cost about \$10,000.

NEWARK, N. J.—Lackawanna Bridge Co., 2 Rector st, Manhattan, has received the general contract to build a wharf on the Passaic River frontage, foot of Centre st, for Wright & Cobb Lighterage Co., Commercial Wharf, Henry Steers, 17 Battery pl, Manhattan, engineer. Cost, about \$30,000.

PLANS FILED FOR NEW
CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
189TH ST, West, s s, 150 e St. Nicholas av, two 5-sty brick tenements, 50x86; cost, \$90,000; owner, S. B. Building Corporation, 503 5th av; Pres., Samuel Behrman; architect, Jacob M. Felson, 1133 Broadway. Plan No. 155.

211TH ST, s e cor Vermilyea av, 5-sty brick tenement, 76x114; cost, \$50,000; owner, Lorris Solomon, 728 Driggs av, Brooklyn; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 151.

169TH ST, Fort Washington av, n e cor, 6-sty brick apartment house, 51x71.9; cost, \$70,000; owner, County Engineering Co, Inc., Pres., Paul Windels, 162 Lee av, Brooklyn; architect, C Steinmetz, 2333 Loring pl, Bronx. Plan No. 153.

HAVEN AV, e s, bet 178th and 179th sts, three 5-sty brick apartment houses, 60x87; cost, \$195,000; owner, The Nevah Construction Co., Inc., 1509 Bryant av., Pres. Joseph Reiss; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 152.

HALLS AND CLUBS.

45TH ST, 132-138 East, 12-sty fireproof club house, 25x100; cost, \$240,000; owner, Young Women's Christian Association of New York, 600 Lexington av; president, Mrs. James S. Cushman, 600 Lexington av; architects, Parish & Schroeder, 12 West 31st st. Plan No. 146.

LEXINGTON AV, 608-14, s w cor 53d st, 10-sty fireproof, Young Women's Christian Association, 100x103; cost, \$340,000; owner, Young Women's Christian Association; president, Mrs. James S. Cushman; architect, Donn Barber, 101 Park av. Plan No. 143.

HOSPITALS AND ASYLUMS.

10TH ST, 230 East, s s, 200 w 1st av, 5-sty, fireproof Home for Aged Folks, 25x92; cost, \$40,000; owner, Home of the Sons & Daughters of Israel, Pres., Maylich Breitbart, 230 East 10th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 149.

HOTELS.

44TH ST, 122 East, s e cor Lexington av, 427-31, 5-sty fireproof stores and hotel, 18x83; cost, \$20,000; owner, Patrick Flannery, 651 6th

av; architect, Joseph C. Cocker, 2017 5th av. Plan No. 145.

STORES, OFFICES AND LOFTS.

30TH ST, 29-33 West, n s, 72.9 e of Broadway, 12-sty fireproof store and factory, 69x90; cost, \$200,000; owner, Wallack Construction Co., Inc., Pres. Moses Crystal, 37-39 East 28th st; architects, Schwartz & Gross and W. N. Marcus, 347 5th av. Plan No. 154.

28TH ST, 229-30 West, n s, 304 e of 8th st, 12-sty; fireproof store, storage and lofts, 124x98; cost, \$300,000; owner, John J. Radley, 34 West 33d st; architect, William M. Farrar, 1269 Broadway. Plan No. 150.

30TH ST, 38-44 East, s s, 100 w 4th av, 12-sty brick store and lofts, 72x93; cost, \$275,000; owner, 40 East 13th St. Co., 316 West 30th st; president, James N. Simpson; architect, Randolph H. Almiroty, 220 5th av. Plan No. 147.

174TH ST, s s, bet Wadsworth av and Broadway, 1-sty brick office and store, 10x15; cost, \$300; owner, George L. Slawson, 162 West 72d st; architects, The Texas Co., 17 Battery pl. Plan No. 148.

19TH ST, 264-66-68 West, 8-sty fireproof lofts and store, 54.11x93.8; cost, \$100,000; owner, Rehcanis Realty Co., 245-247 West 18th st, Pres., Edward Eisennacher; architect, S. H. Hasbrouck, 245 West 18th st. Plan No. 157.

31ST ST & 5TH AV, n w cor, 12-sty fireproof loft building, 250x125x84; cost, \$350,000; owner, Strathcona Construction Co., Inc., Pres., Harry Falk, 3785 Broadway; architects, G. & E. Blum, 505 5th av. Plan No. 158.

THEATRES.

MACOMBS LANE, 122, s e cor 150th st, 1-sty brick photo theatre (open air), 113x150; cost, \$500; owner, Vincent Astor, 23 West 26th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 156.

3D ST, 823-825, e s, 60.5 n 50th, 1-sty brick moving picture theatre, 33x100; cost, \$20,000; owner, Peter A. H. Jackson Estate, 106 Lexington av; executor, Steven H. Jackson; architect, Louis A. Sheinart, 194 Bowery. Plan No. 144.

Bronx.

DWELLINGS.

TYNDALL AV, w s, 275 s 260th st, 2-sty frame dwelling, 21x33.6, shingle roof; cost, \$2,000; owner, A. B. Kilpatrick, 617 West 204th st; architect, John P. Boyland, Fordham rd & Webster av. Plan No. 225.

UNDERHILL AV, e s, 256 s Watson av, 2-sty frame dwelling, 21x48, tin roof; cost, \$4,200; owner, Theckla Sandbick, 45 West 30th st; architect, Anton Pirner, 2069 Westchester av. Plan No. 223.

WEBSTER AV, w s, 378.8 n 256 st, 2½-sty frame dwelling, slate roof, 21x34; cost, \$3,700; owner, Bartolomeo F. Badaracco, 4304 Webster av; architect, Ehrich Peterson, 2254 Ryer av. Plan No. 207.

BRONX PARK EAST, e s, 300 n Thwaites pl, 2-sty frame dwelling, tin roof, 21x55; cost, \$4,500; owner, Julia Brilla, 3209 Barker av; architect, H. Woodheim, 1087 Tremont av. Plan No. 234.

SPENCER AV, w s, 210 s 261st st, 3-sty brick dwelling, shingle roof, 39x18; cost, \$5,500; owner and architect, Emil Brunel, 285 West 161st st. Plan No. 233.

FACTORIES AND WAREHOUSES.

CROMWELL AV, e s, 237.11 s 151st st, 1-sty frame storage, 79x29, composition roof; cost, \$500; owner, Vincent Astor, 23 West 26th st; architects, Tracy & Swartwout, 244 5th av. Plan No. 210.

KINGSBRIDGE AV, w s, 173 s 236th st, 6-sty brick garage and warehouse, 56x100, tarred roof; cost, \$75,000; owners, Ames Transfer Co., Chas. B. Ames, on premises, Pres.; architect, Jno. G. Kleinheis, 1839 East 12th st, Brooklyn. Plan No. 220.

STABLES & GARAGES.

181ST ST, s s, 45 e Anthony av, 1-sty frame garage, 9.6x16; cost, \$100; owner, Wm C. Bergen, 130 West 180th st; architect, W. C. Martin, 1966 University av. Plan No. 211.

STORES AND DWELLINGS.

171ST ST, n e cor Park av, 2-sty brick store and dwelling, 50x50, tin roof; cost, \$10,000; owners, Keisler Realty Co., 1109 Forest av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 218.

FORDHAM RD, s s, 993 e Tiebout av, 3-sty brick store and dwelling, 37x20.8, slag roof; cost, \$4,000; owner, Mary Annan, 2545 Webster av; architects, Adams & Kirby, Tremont and Arthur avs. Plan No. 217.

GUN HILL RD, s s, 25 e DeKalb av, 2-sty frame store and dwelling, 25.1x60; cost, \$3,500; owners, Webless & Glassheim, 44 Greenwich av; architect, Geo. W. McCabe, 96 5th av. Plan No. 212.

VAN CORTLANDT AV, s w cor, Villa av, 2-sty brick store and dwelling, 25x27, slag roof; cost, \$7,000; owners, The Henry Elias Brew. Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 221.

STORES & TENEMENTS.

FIELD PL, n s, from Ryer av to Grand Concourse, 5-sty brick tenement, 84.13x84.7; slag roof; cost, \$75,000; owners, 173d St. Imp. Co., Aaron Miller, 148 West 142d st, Pres.; architects, Kreymsborg Architectural Co., 1029 East 163d st. Plan No. 216.

BROADWAY, w s, 100.13 n 246th st, 5-sty brick tenement, 100x66.11, plastic slate roof; cost, \$60,000; owner Augustus Van Cortlandt, 47 East 53d st; architects, Cross & Cross, 100 East 47th st. Plan No. 213.

CONCOURSE, e s, 243 s 183d st, two 5-sty brick tenements, 50x87, plastic slate roof; cost, \$100,000; owners, County Estates Inc, Wm. L. Phelan, 2045 Ryer av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 209.

MOHEGAN AV, n e cor 179th st, two 5-sty brick tenements, 45.0x89.1, 50.2x89.4, plastic slate roof; cost, \$95,000; owner, Wm. J. Dia-

mond, 175th st and Bathgate av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 214.

RYER AV, w s, 244.8 s 183d st, three 5-sty brick tenements, 50.4x86.23, 50.4x73.4, 50.4x69.5, plastic slate roof; cost, \$150,000; owners, County Estates Inc, Wm. L. Phelan, Pres.; 2045 Ryer av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 208.

ARTHUR AV, e s, 125.75 s 180th st, three 5-sty brick tenements, 50.1x90.10, 50x90.10, plastic slate roof; cost, \$150,000; owners, J. W. R. Realty Co. Inc, Jos. W. Rowan, 3114 3d av. Pres.; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 222.

ST. ANN'S AV, s w cor 161st st, 1-sty brick stores, slag roof, 79.3x50; cost, \$9,000; owner, Adolph G. Hupfel, 842 St. Ann's av; architect, M. J. Garvin, 3307 3d av. Plan No. 228.

163D ST, n s, 82 e Prospect av, 5-sty brick tenement, slag roof, 43x88.5; cost, \$40,000; owners, Williams Bldg. Corp., Samuel Williams, 225 West 116th st, president; architects, Gronenburg & Leuchtag, 303 5th av. Plan No. 230.

176TH ST, n s, 110.9 e Mt. Hope pl, 5-sty brick tenement, slag roof, 57.25x98.7 1-16; cost, \$45,000; owners, K. & R. Court Co., Ignatz Roth, 35 Nassau st, president; architects, Gronenburg & Leuchtag, 303 5th av. Plan No. 232.

MT HOPE AV, e s, 114.33 1/2 n 176th st, three 5-sty brick tenements, slag roof, 57.3x87.5, 57.0x100, 122.0; cost, \$140,000; owners, K. & R. Const. Co., Ignatz Roth, 35 Nassau st, president; architects, Gronenburg & Leuchtag, 303 5th av. Plan No. 231.

PROSPECT AV, n e, cor 163d st, 5-sty brick tenement, slag roof, 82x90.5; cost, \$75,000; owners, Williams Bldg. Corp., Samuel Williams, 225 West 116th st, president; architects, Gronenburg & Leuchtag, 303 5th av. Plan No. 229.

MISCELLANEOUS.

FERRIS ST, s w cor Tremont av, 1-sty frame barn, 18x21; cost, \$300; owner and architect, St. Joseph's Institute, on premises. Plan No. 227.

ARTHUR AV, w s, 50.45 n 178th st, 3-sty brick shed, 50x90; cost, \$3,500; owner, Eugene Ulrich, 788 East 175th st; architect, Arthur Boehner, 178th st and Arthur av. Plan No. 226.

EASTERN BLVD, w s, 388 n Layton av, 1-sty frame toilet, 18.6x7; cost, \$400; owners, City of New York; architect, C. M. Morgan, 529 Courtlandt av. Plan No. 219.

149TH ST, n s, 150 West Morris av, 1-sty frame shed, 25x15; cost, \$350; owner, Louis Wenzler, Jr., 322 East 151st st; architect, Wm. G. I. Roeder, 621 Courtlandt av. Plan No. 215.

MARSHALL AV, n s, 205 w Fort Schuyler rd, 1-sty frame toilets, 21x14; cost, \$800; owner, Sound Heights Corp., Sidney Neu, 75 Cliff st, Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 224.

ELLSWORTH AV, w s, 100 s Baisley av, 1-sty greenhouse, 18x92; cost, \$500; owner, F. P. Schiavoue, 1797 Washington av; architect, F. P. Schiavoue, 4182 Park av. Plan No. 235.

Brooklyn.

DWELLINGS.

ASHFORD ST, e s, 90 n Dumont av, two 2-sty brick dwellings, 20x53, slag roof, 2 families each; total cost, \$6,000; owner, J. S. Duberhter, 587 Ashford av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2951.

CARROLL ST, n s, 140 w Nostrand av, four 2-sty brick dwellings, 18.10x77, gravel roof, 2 families each; total cost, \$16,000; owners, David Weild & Sons, 359 Hancock st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2963.

CLEVELAND ST, w s, 90 n Dumont av, two 2-sty brick dwellings, 20x53, slag roof, 2 families each; total cost, \$6,000; owner, J. S. Duberhter, 587 Ashford st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2950.

49TH ST, n s, 120 w 15th av, 3-sty frame dwelling, 26x49.4, tile roof, 1 family; cost, \$7,000; owner, Oscar Sherman, 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 2928.

CROSPEY AV, s s, 600.6 e 22d av, ten 1-sty frame dwellings, 14.6x22, tar roof, 1 family each; total cost, \$2,500; owner, Genevieve A. S. Noves, 508 Salem av, Elizabeth N. J.; architect, Howard E. Whealen, 1540 Brooklyn av. Plan No. 2929.

PENNSYLVANIA AV, w s, 130 s Cozine av, 1-sty frame dwelling, 17x24, gravel roof, 1 family; cost, \$700; owner, Rose Mezei, 907 New Jersey av; architect, John M. Resca, 1556 St. Mark's av. Plan No. 2941.

BAY RIDGE PL, e s, 93.8 n Ovington av, four 2-sty brick dwellings, 20x35, — roof, 1 family each; total cost, \$14,000; owner, Rese Bldg. Co., 4819 14th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 2882.

MAPLE AV, n s, 480 e Highland av, 2-sty frame dwelling, 22x36, — roof, 1 family; cost, \$3,500; owner, Marion Lemon, care C. Y. Ingler, — Montague st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2875.

WEST 28TH ST, e s, 440 s Mermaid av, 2-sty brick dwelling, 19x55, gravel roof, 2 families; cost, \$5,000; owner, Max Koshin, Cedarhurst, L. I.; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2918.

48TH ST, s s, 120 e 16th av, 2-sty frame dwelling, 22x37.6, shingle roof, 1 family; cost, \$4,000; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisinla, 16 Court st. Plan No. 2905.

EAST 94TH ST, w s, 281.7 s Flatlands av, five 1-sty frame dwellings, 16x25, — roof, 1 family each; total cost, \$5,000; owner, Geo. A. Morris, Jr., 64 Walthy av, Ridgewood; architect, Geo. A. Morris, Jr., 64 Walthy av, Ridgewood. Plan No. 2900.

RAILROAD AV, n e cor West 28th st, 2-sty brick dwelling, 21x55, gravel roof, 2 families; cost, \$5,000; owner, Max Koshin, Cedarhurst, L. I.; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2917.

BARBEY ST, e s, 180 s Dumont av, 2-sty brick store and dwelling, 20x52, slag roof, 1 family; cost, \$3,000; owner, Jacob Boderman, 64 Amboy st; architect, Gorman Schwartz, 367 Fulton st. Plan No. 2845.

EAST 9TH ST, e s, 377.6 n Av I, two 2-sty frame dwellings, 17x42, slate roof, 1 family each; total cost, \$6,000; owner, Chas. H. Denenson, Inc., 215 Montague st; architect, Gorman Schwartz, 367 Fulton st. Plan No. 2847.

EAST 37TH ST, s e cor Av K, 2-sty store and dwelling, 54.10x33.6, slag roof, 2 families; cost, \$5,500; owner, Stuyvesant Bldg. Co., 463 Halsey st; architect, W. T. McCarthy, 16 Court st. Plan No. 2857.

EAST 37TH ST, e s, 54.10 s Av K, 2-sty store and dwelling, 19.10x43.6, slag roof, 2 families; cost, \$3,500; owner, Stuyvesant Bldg. Co., 463 Halsey st; architect, W. T. McCarthy, 16 Court st. Plan No. 2859.

EAST 37TH ST, e s, 74.8 s Av K, 2-sty store and dwelling, 19.10x53.8, slag roof, 2 families; cost, \$3,500; owner, Stuyvesant Bldg. Co., 463 Halsey st; architect, W. T. McCarthy, 16 Court st. Plan 2858.

EAST 37TH ST, e s, 94.6 s Av K, 2-sty store and dwelling, 20x53.8, slag roof, 2 families; cost, \$4,500; owner, Stuyvesant Bldg. Co., 463 Halsey st; architect, W. T. McCarthy, 16 Court st. Plan No. 2860.

47TH ST, s s, 100 e 14th av, 2-sty frame dwelling, 24x55, shingle roof, 2 families; cost, \$6,000; owner, Raphael Epstein, 1211 41st st; architect, Saml. Gardstein, 1168 45th st. Plan No. 2863.

CONKLIN AV, ns, 175 e Rockaway pkway, 2-sty frame dwelling, 20x55, gravel roof, 2 families; cost, \$3,000; owner, Jos. Aranon, on premises; architect, Morris Perlstein, 37 Fulton av, Queens. Plan No. 2862.

ELMORE PL, w s, 140 n Av M, two 2-sty frame dwellings, 22.2x37.8, shingle roof, 1 family each; total cost, \$10,000; owners, Schwercker & Abramson, 205 Snedeker av; architects, Slee & Bryson, 154 Montague st. Plan No. 2968.

50TH ST, n s, 140 e 13th av, two 2-sty frame dwellings, 24x38, shingle roof, 1 family each; total cost, \$10,000; owner, Morris Wolsk, 4515 14th av; architect, Saml. Gardstein, 1168 45th st. Plan No. 2985.

AV O, s w cor East 18th st, 2-sty frame dwelling, 22x41, shingle roof, 1 family; cost, \$3,500; owner, Alois Weimmuller, 506 Grand av; architect, Wm. C. Winters, 106 Van Sieten av. Plan No. 3000.

AV O s s, 34 e East 18th st, two 2-sty frame dwellings, 22x33, shingle roof, 1 family each; total cost, \$6,000; owner, Alois Weimmuller, 506 Grand av; architect, Wm. C. Winters, 106 Van Sieten av. Plan No. 2999.

HINSDALE ST, e s, 90 s Hegeman av, two 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, \$5,200; owner, Max Israel, 73 Suffolk st, Manhattan; architect, Morris Rothstein, 601 Sutter av. Plan No. 3038.

77TH ST, s s, 226.2 e 4th av, five 2-sty brick dwellings, 20x55, shingle roof, 2 families each; total cost, \$25,000; owner, A. S. W. Const. Co., 570 44th st; architect, F. W. Eisinla, 16 Court st. Plan No. 3050.

AV J, n s, 40 e 39th st, two 2-sty frame dwellings, 18x39, shingle roof, 1 family each; total cost, \$5,000; owner, Robt. S. Paris, 3623 Av J; architect, Robt. S. Paris, 3623 Av J. Plan No. 3021.

AV S, s s, 40.6 w East 8th st, 2-sty frame dwelling, 18x37, shingle roof, 1 family; cost, \$3,500; owner, Eliz. M. Merkle, 26 Ferry st, Woodhaven; architect, Geo. E. Crane, 2706 Jamaica av. Plan No. 3049.

HOMECREST AV, w s, 365 s Av T, 2-sty brick dwelling, 25x50, slag roof, 1 family; cost, \$4,000; owner, Andrea Caneulli, 2052 Homecrest av; architect, Chas. M. Straub, 147 4th av, Manhattan. Plan No. 3031.

WILLIAMS AV, w s, 90 s Hegeman av, two 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, \$5,200; owner, Max Israel, 73 Suffolk st, Manhattan; architect, Morris Rothstein, 601 Sutter av. Plan No. 3037.

47TH ST, s s, 150 e 12th av, two 2-sty frame dwellings, 17x50, shingle roof, 1 family each; total cost, \$6,000; owner, Harris Welner, 4706 13th av; architect, F. W. Eisinla, 16 Court st. Plan No. 3071.

14TH AV, s w cor 38th st, 3-sty brick store and dwelling, 19.2x80, slag roof, 2 families each; total cost, \$9,000; owner, Garden Bldg. Co., 4819 14th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3089.

FACTORIES AND WAREHOUSES.
SOUTH 8TH ST, s s, 180.6 w Berry st, 1-sty brick factory, 22x150, gravel roof; cost, \$7,500; owner, Robt. Freeman, 522 East 14th st; architect, Harry Grattan, 523 East 14th st. Plan No. 2889.

6TH ST, s s, 370 w 1st av, 1-sty brick storage, 17.8x17.8, concrete roof; cost, \$1,500; owner, E. W. Bliss Co., 1 Adams st; architect, Walter Pfandler, 71 Pineapple st. Plan No. 3023.

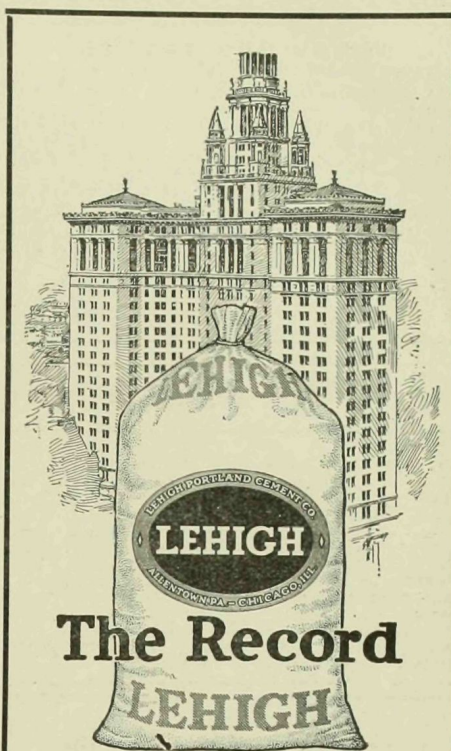
68TH ST, n s, 405 w 1st av, 1-sty brick storage, 64x150, iron roof; cost, \$15,000; owner, E. W. Bliss Co., 1 Adams st; architect, Walter Pfandler, 71 Pineapple st. Plan No. 3025.

68TH ST, n s, 504 w 1st av, 1-sty brick shops, 25x10, iron roof; cost, \$4,000; owner, E. W. Bliss Co., 1 Adams st; architect, Walter Pfandler, 71 Pineapple st. Plan No. 3024.

RICHARDSON ST, s s, 174 w Lorimer st, 2-sty brick storage, 25x100, gravel roof; cost, \$5,000; owner, Antonio Lozone, 28 Richardson st; architects, Laspia & Salvati, 525 Grand st. Plan No. 3064.

STABLES AND GARAGES.
WITHERS ST, n e cor Lorimer st, 1-sty brick garage, 15x25, gravel roof; cost, \$500; owner, Germano Cragan, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2903.

NEWPORT AV, n s, 60 w Chester st, 1-sty brick stable, 40x17, slag roof; cost, \$1,000; owner, Abr. Sang, 98 Bristol st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2887.



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49TH ST, n s, 120 w 15th av, 1-sty frame garage; owner, Oscar Sherman, 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 2927.

NEW YORK AV, e s, 260 n Farragut rd, 1-sty frame garage, 30x18, tin roof; cost, \$400; owner, Carl Bartels, on premises; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 2852.

EASTERN PKWAY, s s, 285 n Rockaway av, 1-sty brick garage, 25x16, gravel roof; cost, \$250; owner, Abr. Lechner, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2971.

EASTERN PKWAY, s s, 310 n Rochester av, 1-sty brick garage, 25x16, gravel roof; cost, \$250; owner, Elias Kornowitz, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2970.

WILLIAMS AV, w s, 225 s Belmont av, 2-sty brick stable, 50x26, gravel roof; cost, \$2,000; owner, Mrs. Esther Shirulnick, 389 Wyona st; architect, Nathan Epstein, 389 Wyona st. Plan No. 2981.

AV J, n s, 40 e 39th st, two 1-sty frame garages, 12x20, shingle roof; cost, \$200; owner, Robt. S. Paris, 3623 Av J; architect, Robt. S. Paris, 3623 Av J. Plan No. 3020.

BATH AV, s w cor 17th av, 1-sty frame garage, 18x20, shingle roof; cost, \$500; owner, Harry Goodman, on premises; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3017.

DITMAS AV, n s, 83.4 w East 7th st, 1-sty brick garage, 12x17, shingle roof; cost, \$400; owner, Herman Hamel, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3040.

NEW JERSEY AV, s w e Evergreen av, 1-sty brick garage, 11.4x18, slag roof; cost, \$350; owner, Eliza Ahrens, 17 New Jersey av; architect, L. F. Schilling, 167 Van Siclen av. Plan No. 3041.

13TH AV, s w cor 47th st, 1-sty brick garage, 10x16, shingle roof; cost, \$400; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 3019.

75TH ST, s e cor 12th av, 1-sty brick garage, 19x20, gravel roof; cost, \$600; owner, Mary A. Bock, 424 63d st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 3080.

FOSTER AV, s w cor Marlboro rd, 1-sty frame garage, 18.6x22, shingle roof; cost, \$1,000; owner, Louis Gold, 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3081.

STORES AND DWELLINGS.

MERMAID AV, n s, 19.8 e West 20th st, six 3-sty brick stores and dwellings, 19.8x55, slag roof, 2 families each; total cost, \$27,000; owner, Adolph Garmard, West 17th st and Mermaid av; architect, Wm. Richter, 4411 18th av. Plan No. 2922.

SNEDEKER AV, w s, 99.8 s New Lots rd, 2-sty brick store and dwelling; cost, \$4,000; owner, Benj. Gerber, Georgia av & New Lots rd; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2964.

3D AV, e s, 60 n 74th st, 3-sty brick store and dwelling, 20x55, — roof, 2 families; cost, \$4,500; owner, Morris Conrad, 131 Sackett st; architect, John Burke, 370 Union st. Plan No. 2997.

MERMAID AV, n e cor West 20th st, 3-sty brick store and dwelling, 19.8x65, slag roof, 2 families; cost, \$5,500; owners, Wm. J. Auitable & ano, West 15th st and Railroad av; architect, Wm. Richter, 4411 18th av. Plan No. 3014.

14TH AV, w s, 192 s 38th st, four 3-sty brick stores and dwellings, 19.2x55, slag roof, 2 families each; total cost, \$24,000; owner, Garden Bldg. Co., 4819 14th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3088.

STORES AND TENEMENTS.

CLEVELAND ST, e s, 57.6 n Belmont av, 4-sty brick tenement, 52x85, gravel roof, 23 families; cost, \$25,000; owners, Drapkin & Goldberg, 501 Ashford st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2958.

BRADFORD ST, e s, 100 n Glenmore av, two 3-sty brick tenements, 25x70, slag roof, 6 families each; total cost, \$16,000; owners, Finestien & Schwartz Const. Co., 32 Jerome st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2911.

UNION ST, s s, 100 e Nostrand av, 4-sty brick tenement, 50x92, slag roof, 16 families; cost, \$30,000; owner, Rex Bldg. Co., 534 Myrtle av; architect, W. T. McCarthy, 16 Court st. Plan No. 2897.

VAN BUREN ST, n s, 325 e Reid av, 4-sty brick tenement, 50x88.9, slag roof, 2 families; cost, \$40,000; owners, Burnstein & Stoller, 1077 Lafayette av; architects, Shampan & Shampan, 772 Broadway. Plan No. 2890.

VAN BUREN ST, n s, 375 e Reid av, 4-sty brick tenement, 30x88.9, slag roof, 20 families; cost, \$40,000; owners, Burnstein & Stoller, 1077 Lafayette av; architects, Shampan & Shampan, 772 Broadway. Plan No. 2891.

OCEAN AV, w s, 240 n Av H, 4-sty brick tenement, 50x92, slag roof, 16 families; cost, \$30,000; owner, Rex Bldg. Co., 534 Myrtle av; architect, W. T. McCarthy, 16 Court st. Plan No. 2896.

UNION ST, s w cor Troy av, 4-sty brick tenement, 50x85.6, slag roof, 16 families; cost, \$40,000; owners, G. & W. Bldg. Co., 1664 Broadway; architect, W. T. McCarthy, 16 Court st. Plan No. 2855.

UNION ST, s s, 50 w Troy av, 4-sty brick tenement, 50x82.6, slag roof, 16 families; cost, \$35,000; owners, G. & W. Bldg. Co., 1664 Broadway; architect, W. T. McCarthy, 16 Court st. Plan No. 2856.

31ST ST, s e cor 4th av, 4-sty brick tenement, 50x90.2, gravel roof, 20 families; cost, \$35,000; owner, Brooklyn Heights Land Co., 44 Court st; architect, Edw. Hahn, Bridge plaza, L. I. C. Plan No. 2850.

31ST ST, s s, 50 e 4th av, 4-sty brick tenement, 50x85.2, gravel roof, 20 families; cost, \$35,000;

owner, Brooklyn Heights Land Co., 44 Court st; architect, Edw. Hahn, Bridge plaza, L. I. C. Plan No. 2849.

BUSHWICK AV, n e cor Vanderveer st, 4-sty brick tenement, 20x60, slag roof, 4 families; cost, \$10,500; owner, John F. Tromer, 1632 Bushwick av; architects, Koch & Wagner, 26 Court st. Plan No. 2867.

BUSHWICK AV, e s, 20 n Vanderveer st, two 3-sty brick tenements, 20x58, slag roof, 3 families each; total cost, \$14,200; owner, John F. Tromer, 1632 Bushwick av; architects, Koch & Wagner, 26 Court st. Plan No. 2866.

HAVEMEYER ST, s e cor Hope st, 6-sty brick store and tenement, 50x89.4, slag roof, 33 families; cost, \$45,000; owner, Have Meyer Constn. Co., 1104 Broadway; architects, Farber & Markwitz, 189 Montague st. Plan No. 2990.

HAVEMEYER ST, e s, 50 s Hope st, 6-sty brick store and tenement, 50x87, slag roof, 33 families; cost, \$40,000; owner, Have Meyer Constn. Co., 1104 Broadway; architects, Farber & Markwitz, 189 Montague st. Plan No. 2989.

BROADWAY, w s, 47.1 n Wallabout st, 2-sty brick store, 25x83, gravel roof; cost, \$6,000; owner, Frank Walker, 608 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2986.

LINCOLN PL, n s, 425 e Underhill av, three 4-sty brick tenements, 40x65.6, gravel roof, 8 families each; total cost, \$45,000; owner, Pine Realty Co., 796 Pulaski st; architects, Cohn Bros., 361 Stone av. Plan No. 3032.

PULASKI ST, s e cor Sumner av, 1-sty brick store, 33x22, slate roof; cost, \$1,000; owner, Theophilus Terripi, 282 Pulaski st; architect, C. H. Dalhauser, 441 East 85th st. Plan No. 3022.

AV G, n w cor East 31st st, 4-sty brick tenement, 60x90, slag roof, 25 families; cost, \$50,000; owner, Max Berg Const. Co., 963 Prospect av; architect, W. T. McCarthy, 16 Court st. Plan No. 3042.

PENNSYLVANIA AV, w s, 133.4 s Liberty av, 4-sty brick tenement, 41.6x88, slag roof, 16 families; cost, \$20,000; owner, Dist Const. Co., 65 Hull st; architect, Sidney F. Oppenheim, 333 West 80th st, Manhattan. Plan No. 3028.

SARATOGA AV, n e cor Sumpter st, three 4-sty brick tenements, 50x90, gravel roof, 22 families each; total cost, \$90,000; owner, Elm City Impt. Co., 721 Saratoga av; architects, Cohn Bros., 361 Stone av. Plan No. 3083.

THEATRES.

PITKIN AV, n w cor Hendrix st, 1-sty brick theatre, 50x100, concrete roof; cost, \$25,000; owners, C. Femaro & ano, 825 Blake av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 2902.

MISCELLANEOUS.

WILLIAMS AV, w s, 225 s Belmont av, two 1-sty frame sheds, 40x43, tin roof; cost, \$500; owner, Mrs. Esther Shirulnick, 389 Wyona st; architect, Nathan Epstein, 389 Wyona st. Plan No. 2983.

BOERUM ST, n s, 50 e Leonard st, 1-sty brick boiler room, 14.6x30, concrete roof; cost, \$700; owner, Geo. Tremaco Co., on premises; architect, W. J. Conway, 400 Union st. Plan No. 3048.

Queens.

CHURCHES.

WOODHAVEN.—Brandon av, n e cor Yarmouth st, 2-sty brick Sunday school, 85x51, slag roof; cost, \$30,000; owner, Protestant Dutch Reformed Church, Forest Park; architect, W. H. Gompert, 171 Madison av, Manhattan. Plan No. 1355.

DWELLINGS.

ARVERNE.—Elizabeth av, s s, 150 w Wave Crest av, 1-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$800; owner, C. Sibrizzi, 136 Almeda av, Arverne. Plan No. 1288.

CORONA.—43d st, w s, 100 s Jackson av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$3,900; owners, L. & B. Shannon, 59 43d st, Corona; architect, R. W. Johnson, Hunt st, Corona. Plan No. 1281.

DOUGLAS MANOR.—Hollywood av, n w cor East drive, 2½-sty frame dwelling, 27x41, shingle roof, 1 family, steam heat; cost, \$7,000; owner, Louise C. Howard, Sound Beach, Conn.; architect, Geo. J. Hardway, 347 5th av, Manhattan. Plan No. 1287.

FLUSHING.—29th st, e s, 140 n State st, 2½-sty frame dwelling, 32x25, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Annie Gulcolt, 81 State st, Flushing; architect, W. R. Barto, 50 Washington st, Flushing. Plan No. 1289.

FLUSHING.—Amity st, n s, 32 w 14th st, 2½-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Mrs. G. Watson, 489 Sanford av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1324.

FLUSHING.—State st, n s, 473 e Whitestone av, 2½-sty tile dwelling, 26x30, tile roof, 1 family, steam heat; cost, \$6,000; owner, Emil Siehl, 165 12th st, L. I. City; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1301.

FLUSHING.—Sandford av, s s, 40 w 16th st, 2½-sty frame dwelling, 24x29, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Mrs. G. Watson, 489 Sanford av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1323.

FOREST HILLS.—Proposed st, s s, 59 e Winters st, 2½-sty tile dwelling, 28x38, tile roof, 1 family, steam heat; cost, \$6,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 1313.

FOREST HILLS.—Proposed st, s s, 108 w Seasonwood rd, 2½-sty tile dwelling, 76x28, tile roof, 2 families; cost, \$6,500; and Proposed st, s s, 63 e Winters st, 2½-sty tile dwelling, 28x38, tile roof, 1 family, steam heat; cost, \$5,500; and Proposed st, s s, 77 w Seasonwood rd, two 2½-sty tile dwellings, 28x38, tile roof, 1 family, steam heat; cost, \$13,000; and Proposed st, s s, 108 e Winters st, 2½-sty tile dwelling, 96x28,

tile roof, 2 families; cost, \$6,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan Nos. 1308-9-10-11.

JAMAICA.—Styles pl, n e cor Walnut st, two 2-sty frame dwellings, 16x25, shingle roof, 1 family; cost, \$3,000; owner, John Fitzgerald, 363 Fulton st, Jamaica; architect, I. M. Kirby, Jamaica. Plan Nos. 1316-17.

JAMAICA.—Homer Lee av, e s, 124 n Fulton st, four 2½-sty frame dwellings, 16x37, shingle roof, 1 family; cost, \$8,000; owner, Henry E. Price, Fulton st, Jamaica; architect, I. M. Kirby, Jamaica. Plan Nos. 1318-19-20-21.

L. I. CITY.—Camelia st, n s, 100 w Crescent st, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, \$4,000; owner, E. W. Ditmars, 342 Broadway, Manhattan; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1285.

RICHMOND HILL.—Prospect av, e s, 275 s Brandon av, 2½-sty tile dwelling, 26x36, tile roof, 1 family, steam heat; cost, \$6,500; owner, Ernest Suterlein, 13 Russell pl, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 1294.

RICHMOND HILL.—Wyckoff av, e s, 204 s Grafton av, two 2-sty tile dwellings, 18x32, shingle roof, 1 family, steam heat; cost, \$7,200; owner, G. Spittan, Woodhaven; architect, Edw. Jackson, Jamaica. Plan Nos. 1314-15.

RICHMOND HILL.—Concord st, w s, 104 s Liberty av, two 2½-sty frame dwellings, 17x37, shingle roof, 1 family; cost, \$5,000; owner, H. H. Allen, 2725 Church st, Brooklyn; architect, Chas. Hahn, Curtis av, Richmond Hill. Plan No. 1295.

RICHMOND HILL.—Sherry st, n s, 225 w Herold av, two 2-sty frame dwellings, 19x52, tin roof, 2 families; cost, \$7,000; owner, J. Killgallon, 74 Sherry st, Richmond Hill; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1302.

UNION COURSE.—Nevada av, w s, 200 s 8th st, four 2-sty frame dwellings, 16x37, tin roof, 2 families; cost, \$8,800; owners, Sternberg Bros., 3739 Syosset st, Woodhaven; architect, G. Sternberg, same address. Plan Nos. 1292-93.

UNION COURSE.—Eads av, s w cor Dean pl, 2-sty frame dwelling, 23x40, slag roof, 2 families; cost, \$4,000; owner and architect, Geo. W. Forbell, 561 Grant av, Brooklyn. Plan No. 1284.

CORONA.—44th st, e s, 344 n Jackson av, two 2-sty brick dwellings, 20x54, tin roof, 2 families; cost, \$7,600; owner, Frank Cerra, 88 Oak st, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan Nos. 1329-30.

FLUSHING.—Mitchell av, n s, 26 w 15th st, 2½-sty frame dwelling, 18x35, shingle roof, 1 family, steam heat; cost, \$2,100; owner and architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1325.

SOUTH OZONE PARK.—Birch st, w s, 150 n Bayview av, 1-sty frame dwelling, 16x34, tin roof, 1 family; cost, \$450; owner, E. Alten, 797 Logan st, Brooklyn. Plan No. 1327.

SPRINGFIELD.—Williamson av, n s, 67 w Richard st, 2-sty frame dwelling, 26x22, shingle roof, 1 family; cost, \$2,500; owner Mrs. E. Crowder, 203 East 19th st, Manhattan; architect, F. Mathison, 471 54th st, Brooklyn. Plan No. 1328.

ELMHURST.—Ketcham st, e s, 885 n Warner av, six 2½-sty frame dwellings, 17x37, shingle roof, 1 family, steam heat; cost, \$18,000; and Ketcham st, e s, 165 n Warner av, four 2½-sty frame dwelling, 21x45, shingle roof, 1 family, steam heat; cost, \$14,400; owner and architect, John Simkir, 51 East Grand av, Corona. Plan Nos. 1334 to 1343.

ELMHURST.—Coler av, s s, 225 w 19th st, 1-sty frame dwelling, 22x35, tin roof, 1 family; cost, \$2,400; owner, Jos Svoboda, 18 Forest av, Winfield; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 1345.

FLUSHING.—32d st, e s, 480 n State st, 2½-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, \$2,400; owner, Emma Andeman, Great Northern Hotel, West 57th st, Manhattan; architect, W. S. Worrall, Bridge plaza, L. I. City. Plan No. 1356.

FOREST HILLS.—Continental av, w s, 175 n Austin st, 3-sty brick dwelling, 25x56, tile roof, 2 families; cost, \$5,500; and Continental av, w s, 150 n Austin st, four 3-sty brick dwellings, 22x51, tile roof, 2 families; cost, \$10,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr, Bridge plaza, L. I. City. Plan Nos. 1346-47.

JAMAICA.—Phraner av, w s, 180 n Cumberland st, two 2-sty frame dwelling, 17x39, shingle roof, 1 family; cost, \$4,000; owner, Nicholas Pretiatio, 172 Brown av, Jamaica; architect, J. P. Janowitz, Liberty av, Richmond Hill. Plan No. 1350.

JAMAICA.—Digby st, n e cor Fulton st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$5,000; and Fulton st, n s, 20 e Digby st, four 2-sty brick dwellings, 20x55, tin roof, 2 families, cost, \$18,000; owner, Samuel Bernstein, 2080 Douglas st, Jamaica; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 1353-54.

ROCKAWAY BEACH.—Columbus av s s, 564 e Mott av, two 2-sty frame dwellings, 24x30, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Frank Hennessy, Far Rockaway; architect, Paul F. Jargon, 1008 Bushwick av, Brooklyn. Plan Nos. 1348-49.

ROCKAWAY BEACH.—Ryder pl, e s, 244 s Lefferts av, 1-sty frame dwelling, 21x14, tin roof; cost, \$500; owner, M. Silverstein, on premises; architect, P. Canlan, Boulevard, Rockaway Beach. Plan No. 1344.

BEECHURST.—30th st, n s, 100 w 16th av, 2½-sty frame dwelling, 28x39, shingle roof, 1 family, steam heat; cost, \$4,500; owner, T. F. Slauson, 132 West 104th st, Manhattan; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1373.

FLUSHING.—Norwood av, s w cor 28th st, 2-sty frame dwelling, 16x22, 1 family; cost, \$1,200; and Norwood av, n s, 40 e 25th st, 2-sty frame dwelling, 16x22, shingle roof, 1 family;

cost, \$1,200; and 27th st, e s, 160 s Norwood av, 2-sty frame dwelling, 16x22, shingle roof, 1 family; cost, \$1,200; owner, Fred S. Yale. 385 Sandford av, Flushing; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan Nos. 1357-58-59.

RICHMOND HILL.—Oak st, e s, 300 n Metropolitan av, two 2½-sty frame dwellings, 18x32, shingle roof, 1 family, steam heat; cost, \$5,000; owner, J. W. Anderson, 126 Helen av, Ozone Park; architect, owner. Plan Nos. 1365-66.

RICHMOND HILL.—Maple st, n s, 175 w Oxford av, 2-sty frame dwelling, 19x50, tin roof, 2 families; cost, \$4,000; owner, John Stuppelli, 44 Maple st, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 1370.

RICHMOND HILL.—Hamilton av, e s, 295 n Sutter av, 2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Miss G. Howell, 76 Corneselya st, Brooklyn; architect, E. Linke, 150 Sheridan av, Brooklyn. Plan No. 1371.

ROCKAWAY BEACH.—Fairview av, w s, 540 s Boulevard, two 2-sty frame dwellings, --x24, shingle roof, 1 family; cost, \$2,400; owner, Fred W. George, 45 So. Fairview av, Rockaway Beach; architect, Geo. Presch, Rockaway Beach. Plan No. 1364.

ARVERNE.—Seaview av, e s, 160 s Ocean av, 2½-sty frame dwellings, 24x37, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Moe Levy, 54 East 82d st, Manhattan; architect, J. C. Jorgenson, Arverne. Plan No. 1403.

CORONA.—46th st, w s, 140 n Smith av, 2-sty brick dwelling, 18x52, tin roof, 2 families; cost, \$4,800; owner, Alphonse Napoli, 120 43d st, Corona; architect, A. L. Marinella, 11 East Jackson av, Corona. Plan No. 1379.

FAR ROCKAWAY.—Kensington Gardens, w s, 158 s Mott av, 2½-sty frame dwelling, 40x32, shingle roof, 1 family, steam heat; cost, \$5,500; owner and architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 1378.

EDGEEMERE.—Beach 46th st, n w cor Mermaid av, 2-sty frame dwelling, 24x40, shingle roof, 1 family; cost, \$1,500; and 46TH ST, w s, 210 n Mermaid av, 2-sty frame, 18x38, shingle roof, 1 family; cost, \$1,500; and 46TH ST, e s, 850 n Boulevard, three 2-sty frame dwellings, 16x24, shingle roof, 1 family; cost, \$3,600; owner and architect, Chas. Mayer, P. O. Box No. 40, Jamaica. Plan Nos. 1384 to 1388.

EDGEEMERE.—Beach 36th st, w s, 500 n Mermaid av, 2-sty frame dwelling, 24x27, shingle roof, 1 family, steam heat; cost, \$3,000; owner and architect, W. F. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 1377.

EDGEEMERE.—Maple av, w s, 150 s Lincoln av, 2-sty frame dwelling, 22x32, shingle roof, 1 family, steam heat; cost, \$3,000; owner, M. Breen, 460 w 147th st, Manhattan; architects, Howard & Callmann, Far Rockaway. Plan No. 1381.

OZONE PARK.—Canadian st, e s, 300 s Liberty av, twelve 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$30,000; owner, Jas. B. O'Donohue, 24 Prospect Park West, Brooklyn; architect, Arthur E. Wenige, 340 Columbia av, Woodhaven. Plan Nos. 1391 to 1402.

ST. ALBANS.—Central av, s s, 208 w Everitt av, 1½-sty frame dwelling, 29x25, tin roof, 1 family; cost, \$1,200; owner, W. O. Hartman, 3703 Jerome av, Woodhaven; architect, owner. Plan No. 1404.

WOODSIDE.—7th st, w s, 275 n Howell av, 2-sty brick dwelling, 20x55, tin roof, 2 families, steam heat; cost, \$4,500; owner, J. McGovern, 257 Stryker av, Woodside; architect, A. L. Marinella, 11 East Jackson av, Corona. Plan No. 1380.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Thompson av, s w cor Van Buren st, 1-sty frame storeroom, 20x45, slag roof; cost, \$900; owner, E. E. Smith, 101 Park av, Manhattan. Plan No. 1322.

STABLES AND GARAGES.

DOUGLSTON.—Marie av, w s, 200 s L. I. R. R., 2½-sty concrete garage, 21x33, shingle roof; cost, \$250; owner, Thos. Mortimer, Main av, Douglaston. Plan No. 1298.

FLUSHING.—Parsons av, w s, 55 s Sandford av, 1-sty brick garage, 17x22, tin roof; cost, \$300; owner, G. H. Merkle, premises. Plan No. 1282.

FLUSHING.—Hicks pl, S, 1-sty frame garage, 10x18, tin roof; cost, \$150; owner, H. L. Humphrey, premises. Plan No. 1290.

JAMAICA.—Terrace, n s, 200 w Flushing av, 1-sty frame garage, 10x17, shingle roof; cost, \$100; owner, S. Youmans, premises. Plan No. 1299.

ROCKAWAY PARK.—West End av, e s, 217 s Newport av, 1-sty frame garage, 12x22, shingle roof; cost, \$150; owner, Mrs. L. Hamberger, premises. Plan No. 1286.

QUEENS.—Lynn av, n w cor Ascot pl, 1-sty frame garage, 12x12, tin roof; cost, \$200; owner, Queens Court Realty Co., 200 Broadway, Manhattan. Plan No. 1303.

FAR ROCKAWAY.—James st, e s, 150 n Cornaga av, 1-sty brick garage, 46x80, slag roof; cost, \$3,000; owner, Luke Killgallon, Far Rockaway; architect, owner. Plan No. 1326.

RICHMOND HILL.—Lefferts av, w s, 40 s Stewart st, 1-sty steel garage, 12x18; cost, \$185; owner, Mrs. E. Jorgens, premises. Plan No. 1331.

RIDGEWOOD.—Cornelia st, s s, 200 e Buchman av, 1-sty steel garage, 10x16; cost, \$150; owner, A. Schroeder, premises. Plan No. 1333.

UNION COURSE.—Rockaway rd, n s, 80 w Snediker av, 1-sty steel garage, 12x20; cost, \$190; owner, J. W. Mayer, premises. Plan No. 1332.

L. I. CITY.—Lockwood st, e s, 175 n Broadway, 1-sty steel garage, 10x14; cost, \$90; owner, M. A. Skine, on premises. No. 1352.

ARVERNE.—Meredith av, e s, 100 s Amstel boulevard, 1-sty frame garage, 12x16, tin roof;

cost, \$100; owner, C. Crabbe, premises. Plan No. 1360.

ARVERNE.—Remington av, n s, 60 w Boulevard, 1-sty frame garage, 12x16; cost, \$100; owner, A. Hollander, premises. Plan No. 1361.

COLLEGE POINT.—12th st, 130, steel garage, 12x18; cost, \$200; owner, J. Engel, premises. Plan No. 1369.

RICHMOND HILL CIRCLE.—Walnut st, n e cor Malcolm av, 1-sty frame stable, 16x12, gravel roof; cost, \$150; owner, T. Pazas, premises. Plan No. 1362.

STORES AND DWELLINGS.

ELMHURST.—Corona av, s w cor Gay st, four 2-sty frame dwellings and stores, 79x62, slag roof, 2 families; cost, \$8,000; owner, John Simkin, 51 East Grand av, Corona; architect, owner. Plan No. 1279.

JAMAICA.—Morris av, n e cor Pacific st, 2-sty tile store and dwelling, 25x70, shingle roof, 1 family; cost, \$3,500; owner, Sebastian Ladise, Cedar Manor; architect, C. Verrone, 58 Washington st, Jamaica. Plan No. 1296.

STORES AND TENEMENTS.

L. I. CITY.—3d av, e s, 450 s Broadway, 5-sty brick tenement, 50x86, slag roof, 26 families; cost, \$30,000; owner, Frank Mucha, 230 5th av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1300.

L. I. CITY.—11th av, w s, 250 n Broadway, two 4-sty brick tenements, 25x70, slag roof, 8 families; cost, \$17,000; owner and architect, Andrew Pipitone, 211 8th av, L. I. City. Plan No. 1297.

L. I. CITY.—Steinway av, w s, 66 n Wilson av, 5-sty brick tenement, 37x83, slag roof, 14 families; cost, \$20,000; owner, Wm. Koch, 498 10th av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1363.

L. I. CITY.—Webster av, s s, 75 e Hancock st, 4-sty brick store and tenement, 25x75, slag roof, 7 families; cost, \$13,000; owner, Jas. Indiveri, 163 Webster av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1382.

RIDGEWOOD.—Catalpa av, n w cor Fremont st, 3-sty brick store and tenement, 20x80, slag roof, 6 families; cost, \$10,000; and CATALPA AV, n s, 20 w Fremont st, three 3-sty brick tenements, 26x72, slag roof, 6 families; cost, \$24,000; owner, C. J. Loeffler, 2031 Himrod st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1389-90.

THEATRES.

ELMHURST.—Broadway, 125, 1-sty frame airdrome; cost, \$300; owners, Allen & Crist, 119 Broadway, Elmhurst. Plan No. 1278.

MISCELLANEOUS.

FLUSHING.—14th st, w s, 403 n State st, brick cesspool; cost, \$80; owner, S. Rosenweig, premises. Plan No. 1280.

JAMAICA.—L. I. R. R., e s, s Hillside av, frame billboard, 100x12; cost, \$200; and Merrick rd, n w cor Washington pl, frame billboard, 50x12; cost, \$50; and Merrick rd, s e cor Tompkins pl, frame billboard, 100x12; cost, \$50; owner, Jamaica Poster Adv. Co., Jamaica. Plan Nos. 1305-6-7.

L. I. CITY.—Boulevard, e s, 250 n Graham av, 1-sty frame shed, 67x69, tin roof; cost, \$2,800; owners, M. & C. Fedischi, 80 Webster av, L. I. City. Plan No. 1283.

L. I. CITY.—14th st, n s, 60 e Hancock st, frame platform, 39x40; cost, \$200; owner, Emerken Chemical Co., premises. Plan No. 1372.

WOODHAVEN.—Liberty av, s e cor Perkins av, retaining wall; cost, \$3,000; owner, Acacia Cemetery Co., Woodhaven. Plan No. 1367.

Richmond.

DWELLINGS.

COTTAGE PL., e s, 112 n Bond st, Port Richmond, 2-sty frame dwelling, 22x45; cost, \$3,800; owner, F. Burgher, Herberton av, Port Richmond; architect, John P. Frone, 234 Charles av, Port Richmond; builder, John P. Frone, 234 Charles av, Port Richmond. Plan No. 286.

N. S. LANE., Sea Breeze Heights, Tottenville, 2-sty frame dwelling, 22x38; cost, \$2,100; owner, Helen M. Lindsay, Manhattan; architect, Jas. H. Cummings, Tottenville; builder, Jas. H. Cummings, Tottenville. Plan No. 298.

NEW DORP LANE., e s, 200 n of 3d st, New Dorp, 2-sty frame dwelling, 27x22; cost, \$4,500; owner, Jas. W. Hughes, New Dorp, Richmond; architects, Archibald & Bailey, 154 Nassau st; builder, G. Benedetto, New Dorp, Richmond. Plan No. 306.

3D ST s s, 175 e Guyon av, Parkwood Heights, 2-sty frame dwelling, 27x22; cost, \$4,500; owner, Jas. W. Hughes, New Dorp, N. Y., Richmond; architect, R. E. Archibald, New Dorp, Richmond; builder, owner. Plan No. 307.

PENNET AV., w s, 200 n Prospect st, Port Richmond, 2½-sty frame dwelling, 28x29; cost, \$3,000; owner, Mrs. G. McNally; architect and builder, Carl Herriman, 24 Cottage pl, Port Richmond. Plan No. 312.

BUTLER AV., w s, 520 n King st, Richmond, 2-sty brick dwelng, 18x36; cost, \$1,500; owner, Vincenzo Canicatti, 314 East 62d st, Manhattan; architects, Cannella & Gallo, 60 Graham av, Brooklyn. Plan No. 327.

CLINTON AV., s s, 62 w Lafayette av, Port Richmond, 2½-sty frame dwelling, 18x27; cost, \$2,000; owner, John C. Johnson, Port Richmond; architect, John C. Johnson, Port Richmond; builder, John C. Johnson, Port Richmond. Plan No. 337.

DAVIS AV., e s, 338 s Cast av, West New Brighton, 2½-sty frame dwelling 21x34; cost, \$2,500; owner, Harriet Menziers, Warren st, West New Brighton; architect, A. Makely, Cottage pl, Port Richmond; builder, Wm. F. Behler, 84 Clinton av, Port Richmond. Plan No. 328.

DECKER AV., w s, 680 n Catherine st, Port Richmond, 2-sty frame dwelling, 20x28; cost, \$2,600; owner, Dean F. Wood, 29 Haughtmont st, West Brighton; architect, Peter Larsen, 50 Decker av, Port Richmond; builder, Peter Lar-

sen, 50 Decker av, Port Richmond. Plan No. 294.

ELM AV., w s, 417 s Richmond Terrace, West Brighton, 2-sty frame bungalow, 24x28; cost, \$3,400; owner, E. Peterson, Elm Court, West Brighton; architect and builder, John P. Frone, 239 Charles av, Port Richmond. Plan No. 288.

MANOR RD., s s, 250 Columbia st, West New Brighton, 2½-sty frame dwelling, 21x29; cost, \$2,800; owners, John & Mary Macrae, Warren st, West New Brighton; architect and builder, William F. Behler, 84 Clinton av, Port Richmond. Plan No. 283.

MAIN AV., e s, 1,140 s Jacob st, Tottenville, 2-sty frame dwelling, 22x28; cost, \$2,200; owner, Geo. Knott; architect and builder, G. O. Petersen, Tottenville. Plan No. 324.

NELSON & BENNET AV., n w cor, Great Kills, 1-sty frame bungalow, 20x32; cost, \$1,000; owner, J. Ellis, 180 Hamilton av, Manhattan; architect and builder, Geo. Hoverkamp, Jr., Richmond rd, Richmond. Plan No. 305.

SHARP AV., e s, 175 s Hatfield, Port Richmond, 2-sty frame dwelling, 22x48; cost, \$3,800; owner, O. T. Haverkorn, 132 Elm Court, West Brighton; architect, O. O. Odegarde, 210 Elm st, Port Richmond. Plan No. 284.

SHERIDAN AV., w s, 96 n Fingerboard rd, Fort Wadsworth, 2-sty frame dwelling, 16x26; cost, \$2,500; owner, G. F. Hutchings, Fingerboard rd, Fort Wadsworth; architect, H. E. Wittman, 191 Broadway, Manhattan; builder, Thos. Wearner, Jr., 1111 Castleton av, West New Brighton. Plan No. 296.

STAFFORD AV., n s, 120 w Jefferson B., Annadale, 2-sty frame dwelling, 16x32; cost, \$1,200; owner, George Kottell, 179 East 78th st, Manhattan; architect and builder, C. C. Peterson, Tottenville. Plan No. 281.

WILLOWBROOK RD., w s, 120 n Vedder av, Port Richmond, 2-sty frame dwelling, 23x36; cost, \$2,200; owner, Edw. S. Gale; architect, John Lee; builder, Chas. E. Depuy, Port Richmond. Plan No. 325.

FARM COLONY., Farm Colony, Staten Island, 3-sty brick dormitory cottage, 68x45; cost, \$33,000; owner, City of New York, Dept. of Public Charities, Manhattan; architect, Chas. B. Meyers, Union sq, Manhattan. Plan No. 317.

RAILEY AV., e s, 135 s John st, Port Richmond, 2-sty frame dwelling, 20x25; cost, \$1,800; owner, Charles Hagburg, 250 Dubrise av, West Brighton; architect and builder, Louis Larsen, 112 Lex av, Port Richmond. Plan No. 290.

MIDLAND AV., e s, 70 n 4th st, Midland Beach, 2-sty frame dwelling, 20x40; cost, \$1,600; owner, Jos. Messina, 1039 West Side av, S. I.; architect, John Armstrong, 175 Duncan av, S. I.; builder, S. N. Cucci, 91 Logan av, S. I. Plan No. 259.

RAILROAD AV., 180 n Cedar av, South Beach, 2-sty brick dwelling, 20x38; cost, \$2,200; owner, Vincenzo Catanzaro, 209 East 104th st; architect, M. Di Micela, 241 East 108th st, Manhattan. Plan No. 273.

HOTELS.

MADISON AV., e s, 600 s Cedar av, New Dorp, 2-sty frame hotel, 34x42; cost, \$7,000; owner, Savirio Virzi; architects, Cannella & Callo, Brooklyn. Plan No. 326.

STABLES AND GARAGES.

WALNUT ST., s s, 200 w Kissal av, New Brighton, 2-sty concrete garage, 24x24; cost, \$1,400; owner, Wm. S. Weimple, 1039 West Side av; builder, C. Archer. Plan No. 260.

STORES AND TENEMENTS.

ST. MARY'S AV., s s, 1,038 w N. Y. A., Rosebank, Richmond, 3-sty brick store and tenement, 25x45; cost, \$5,000; owner, Angelo Vitacco, Rosebank; architect, Danl. Santora, Tompkinsville. Plan No. 285.

MISCELLANEOUS.

HOWARD AV., w s, 1,000 s Lewis st, Richmond, 1-sty brick greenhouse, 19x48; cost, \$1,985; owner, Otto P. Heyn, Howard av, Stapleton; architects, Lord & Burnham Co., Irvington, N. Y.; builders, H. Spruck & Son, 304 Broad st, Stapleton, N. Y. Plan No. 287.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ALLEN ST., 40, n e cor Hester st, new stairway, partitions, and plumbing to 3-sty brick dwelling; cost, \$1,000; owner, Rose Bocker, 126 Broome st; architects, Gross & Kleinberger, Bible House. Plan No. 967.

BLEECKER ST., 123-12, n w cor Wooster st, new doors, angles and beams to 8-sty fireproof loft building; cost, \$100; owner, Walter J. McCauley, 23 West 36th st; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 932.

BROOME ST., 476-78, n s, 50 e Wooster st, 62, e s, new wood tank and steel structure to 6-sty brick light factory; cost, \$800; owner, Bank for Savings, 280 4th av, Walter Trimble, Pres.; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 903.

BURLING SLIP., 15-19, brick wall, stairs and toilets shifted to 4-sty brick offices and factory; cost, \$2,000; owner, Wm. J. Matheson, 184 Front st; architect, Geo. P. Chappell, 258 Broadway. Plan No. 965.

CARMINE ST., 10, 74.3 s Minetta lane, new toilet compartments to 4-sty brick store and tenement; cost, \$700; owner, Bernard Galewski, 166 West 120th st; architect, Samuel Levington, 101 West 42d st. Plan No. 900.

CATHERINE SLIP., 18, s s, 45 e Water st, fill in space and remove railing to 4-sty brick assembly rooms, offices and dwellings; cost, \$150; owner, Rev. Vincent Jannuzzi, 26 Roosevelt st; architect, Nicholas Serracino, 1170 Broadway. Plan No. 972.

CHERRY ST., 265-267, s s, and Water st, 520-22, n s, new window openings, c. i. plates to 7-sty brick storage and sorting room; cost, \$150; owner, Thomas D. Hurst, 298 Garfield pl, Brook-

Alterations (Continued).

lyn; architect, Harold G. Dangler, 215 Montague st, Brooklyn. Plan No. 960.

CHURCH ST, 12-18, s w cor Courtlandt st, lower vault, new store fronts (copper), new iron spiral stairs and partitions to 5-sty brick, stores and offices; cost, \$450; owner, Sarah A. Hadley, 57 West 73d st; architect, William P. Parl, 514 1st av. Plan No. 942.

CLINTON ST, 43, w. c. compartments (stud lath and plaster) to 5-sty brick tenement; cost, \$200; owner, Abraham Leipziger, 201 West 121st st; architect, Harry Zlot, 65 Grand st. Plan No. 920.

CLINTON ST, 45, w. c. compartment (stud lath and plaster 4") to 5-sty brick tenement; cost, \$200; owner, Emilie Macher, 54 Maiden lane; architect, Harry Zlot, 63 Grand st. Plan No. 918.

DIVISION ST, 251, new store fronts to 3-sty brick stores and tenement; cost, \$500; owner, Abraham Davis, 153 East 40th st; architect, M. Joseph Harrison, World, Building, N. Y. C. Plan No. 933.

DUANE ST, 116, s s, 100 e of Church st, new wooden tank, steel supports to 5-sty brick store and lofts; cost, \$30; owner, Lazarus Fried, 118 Duane st; architect, Charles Sheres, 882 Kelly st, Bronx. Plan No. 954.

GRAND ST, 196, n s, 76 w of Mott st, new store front and partitions to 3-sty brick stores, offices and dwelling; cost, \$1,500; owner, Catherine E. Turnbull, care Chas. F. Noyes Co., 92 William st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 958.

GROVE ST, 1-15, Hudson st, 490-92, and Bedford st, new openings, new floor (reinforced concrete slab), new partitions (4in. t. c.), new steel stairs, etc., to 5-sty fireproof public school; cost, \$60,000; owner, City of New York, Board of Education, 500 Park av; architect, C. E. J. Snyder, 500 Park av. Plan No. 936.

HESTER ST, 94, s e cor Eldridge st, 60-62, remove show windows, new partitions (stud) to 5-sty brick stores and tenement; cost, \$500; owner, Witty Realty & Construction Co., 54-56 Eldridge st, Samuel Witty, Pres.; architect, Mitchell Bernstein 131 East 23d st. Plan No. 902.

MONTGOMERY ST, 67-65, e s, 50.6 n Cherry st, remove walls, new steel columns and girders and floor beams, new show windows and stalls to 6-sty brick stable and lofts; cost, \$8,000; owners, Kauffman & Lowenthal Realty Co., 206 Division st; president, Isaac Lowenthal; architect, Louis A. Sheinart, 194 Bowery. Plan No. 928.

MULBERRY ST, 114-116, e s, 176 n of Canal st, cut windows (rear), w. c. compartments, partitions (stud and plaster) to 5-sty brick store and tenement; cost, \$600; owners, Donato Boffa & Donato De Sesa, 114 Mulberry st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 911.

OLIVER ST, 64, new toilets, fixtures and partitions, &c., remove water closets and demolish building to two 5-sty brick tenements; cost, \$600; owners, Giuseppe Turino and Vincenza Turino, 64 Oliver st; architect, H. A. Kirvin, 133 Maiden la. Plan No. 931.

PELL ST, 10½, n s, 97.8 w of Bowery, enlarge windows, remove partitions and stairs to 5-sty brick stores and tenement; cost, \$1,000; owner, Ernest Plath, 39 7th av; architect, Max Muller, 115 Nassau st. Plan No. 924.

RIVINGTON ST, 217-19, s e cor Pitt st, 72-4, F. P. S. C. doors, enlarge opening (metal, c. i. and steel beams) to 6-sty brick store and tenement; cost, \$500; owner, Solomon Minglegreen, 78 1st av; architect, Otto Reissmann, 147 4th av. Plan No. 916.

STUYVESANT ST, 42, remove cellar, new toilet, rearrange floor to 4-sty brick dwelling; cost, \$1,500; owner, Louis Sussman, 199 2d av; architect, Frank Schefcik, 4168 Park av. Plan No. 966.

UNIVERSITY PL, 29-3, s e cor East 9th st, 26, removal of walls, F. P. columns with 2" terra cotta blocks, level ceiling to 4-sty brick hotel and restaurant; cost, \$500; owner, Trustees of the Sailors Snug Harbor, 61 Broadway, Pres., Seth Low; architect, George Provot, 104 West 42d st. Plan No. 922.

WALL ST, 49-51, 2-sty addition to 4-sty fireproof offices; cost, \$5,000; owner, Atlantic Mutual Insurance Co., Cornelius Eldert, president, 49-51 Wall st; architect, Lawlor & Haase, 69 Wall st. Plan No. 941.

WARREN ST, 16, 239 w of Broadway, new fireproof elevator enclosure, angle iron and 6 in. terra cotta, fireproof doors and partitions, toilets and fireproof store fronts to 5-sty brick store and office; cost, \$5,000; owner, Clement March, 25 Washington Sq North; architect, Harry N. Paradies, 231 West 18th st. Plan No. 934.

WASHINGTON PL, 18-22, and Greene st, 237-41, s w cor, new steel tank supports to 8-sty fireproof loft building; cost, \$2,370; owner, Samuel L. Goldenberg, 109-11 5th av; architect, Royal J. Mansfield, 135 William st. Plan No. 950.

WEST ST, 344, n e cor West Houston st, 346, new piers in steel girders, new show window, partitions to 2-sty brick store and loft; cost, \$200; owner, George C. Cornell, 311 Spring st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 917.

WHITEHALL ST, 59-64, n e cor South st, F. P. frames and sashes, windows, continue stairway bulkhead to 5-sty brick hotel and restaurant; cost, \$1,200; owner, George Coles Estate, 51 Wall st, Augustus Hand, exr.; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 907.

5TH ST, 802 East, s e cor Av D, 54, F. P. partitions, new iron stairs, bulkheads, w. c. compartment, new windows to 6-sty brick stores and lofts; cost, \$1,500; owner, Samuel Gruber, 143 2d av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 915.

6TH ST, 541 East, n s, 90 ft w Av B, new partitions, window openings to 4-sty brick dwelling and stable; cost, \$400; owner, Louis P. Dehaa, 541 East 6th st; architect, Henry Klein, 505 East 15th st. Plan No. 914.

7TH ST, 128 East, s s, 100 w Av A, new wall, stairs to 7-sty brick loft; cost, \$20,000; owners, A. Wolf & H. Abraham, 684 Broadway; architect, Samuel Katz, 1 Madison av. Plan No. 937.

10TH ST, 232 East, s s, 175 w 1st av, new front brick wall, 1sty addition (steel beams and concrete arches), new fireproof, s. c. doors to 5-sty brick Home for Aged Folks; cost, \$10,000; owner, Home for the Sons and Daughters of Israel; president, Maylich Breitbart, 232 East Tenth st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 929.

14TH ST, 702-32 East, and 13th st, 703-31 East, new steel tank supports to 4-sty brick factory; cost, \$1,245; owner, Eagle Pencil Co., 710 East 14th st., Pres., Ernest Beorlzheimer, 377 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 948.

15TH ST, n s, 831 east of Av C, new elevator and openings, water pipe pilt to 7-sty fireproof hospital pavilion; cost, \$9,000; owner, City of New York, Dept. of Health, 149 Centre st, Hon. S. S. Goldwater, Comm.; architect, Wm. E. Austin, 46 West 24th st. Plan No. 939.

19TH ST, 51 East, and 4th av, 236-38, 2-sty extension and mezzanine, new toilets to 4-sty brick store and factory; cost, \$5,000; owners, Dr. Albert Pittis et al, 178 East Front st, Plainfield, N. J.; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 956.

22D ST, 101-109 East, n e cor 4th av, new partitions and plumbing, window openings to 9-sty fireproof store and offices; cost, \$400; owner, United Charities, Inc., Corporation, 289 4th av, Pres., Robert Fulton Cutting, 32 Nassau st; architects, Alexander List Sons, 105 West 40th st. Plan No. 971.

22D ST, 56-58 West, s s, 95 e 6th av, new steel tank supports to 12-sty fireproof lofts; cost, \$1,900; owner, Mary A. Chisolm Estate, exr., George E. Chisolm, 84 William st; architect, Royal J. Mansfield, 135 William st. Plan No. 947.

23D ST, 449 West, n s, 250 e 10th av, 1-sty brick extension, new passage to 4-sty brick dwelling; cost, \$2,000; owner, Agnes D. Cloud, 449 West 23d st; architect, William Weissenberg, Jr., 130 East 15th av. Plan No. 904.

31ST ST, 328 East, new w. c. compartments, cut window openings (rear) to 4-sty brick tenement; cost, \$250; owner, Frederick Vogel, 306 East 33d st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 910.

35TH ST, 63-67 West, 100 e 6th av, erect marquee (steel and g. i.) to 4-sty F. P. theatre; cost, \$700; owner, Walter Rosenberg 112 West 34th st; architect, Samuel Levingston, 101 West 42d st. Plan No. 899.

36TH ST, 204 West, s s, 75 w 7th av, new store front (g. cornice) to 4-sty brick tenement; cost, \$500; owner, Frank Demuth, 154 West 105th st; architect, John H. Knubel, 305 West 43d st. Plan No. 905.

36TH ST, 11 East, and 37th st, 10 East, erect F. P. windows (steel construction) and partitions (3" Bell block) to 12-sty F. P. loft building; cost, \$600; owner, Chas. E. Haviland, 11 East 36th st; architect, Norman H. Hunt, 139 West 24th st. Plan No. 912.

36TH ST, 436-38 West, new extension at rear, remove wall (rear), new openings and girders to 1-sty brick church; cost, \$1,000; owners, Franciscan Fathers, 151 Thompson st; architect, Mathew W. Dee Gaudio, 401 East Tremont av. Plan No. 968.

39TH ST, 25-33 West, removal of stairway and partitions to 15-sty F. P. offices and lecture rooms; cost, \$2,500; owner, United Engineering Societies, 29 West 39th st, Mr. Gano Dunn, Pres., 117 West 58th st; architect, Henry G. Morse, 101 Park av. Plan No. 913.

41ST ST, 139 West, n s, 160 e Broadway, new partitions and roof tank (steel beam support) to 4-sty brick dwelling and furnished rooms; cost, \$1,000; owner, James Boyd, 408 West 26th st; architect, John H. Knubel, 305 West 43d st. Plan No. 970.

44TH ST, 333-335 West, n s, 325 e of 9th av, new walls, girders and beams, new door opening to 2 and 3-sty brick shop and storeroom; cost, \$300; owner, Susie Mount estate, 137 East 34th st, Joseph M. Adrian, exr.; architect, Lee Samenfeld, 230 Grand st. Plan No. 925.

45TH ST, 158-60 West, remove wall, new girders and columns and store front (glass), stairs (iron), windows, toilets and new partitions to 5-sty brick restaurant; cost, \$8,000; owner, William S. Coe, 527 5th av; architect, Stephen J. Kodak, 45 Warburton av, Yonkers, N. Y. Plan No. 923.

53D ST, 46 West, new elevator shaft, alter stairs, new rooms (2) to 4-sty brick residence; cost, \$8,000; owner, William B. Marple, 48 East 82d st; architect, Arthur C. Nash, 345 5th av. Plan No. 909.

60TH ST, 166-170 East, s s, 95 w 3d av, alter flue, new brick work, new headers and trimmers to 4-sty brick department store and restaurant; cost, \$500; owner, Irving Bloomingdale, 1000 3d av; architect, Benjamin W. Levitan, 20 West 31st st. Plan No. 919.

66TH ST, 3 East, new iron railing and repairing to 5-sty brick private dwelling; cost, \$1,500; owner, Phillips Phoenix, 3 East 66th st; architects, W. Warren & C. D. Wetmore, 16 East 47th st. Plan No. 949.

68TH ST, 38 East, new sun parlor (copper and glass), (steel beams and channels) to 4-sty brick residence; cost, \$3,000; owner, Louis N. Hammerling, 33 East 68th st; architect, Robert M. Haas, 331 Madison av. Plan No. 945.

72D ST, 342 West, install 7,000 gal. tank on roof (parapet wall support) to 8-sty brick apartment house; cost, \$750; owner, Johnson-Kahn Co., 230 5th av, Pres., Geo. Johnson. Plan No. 898.

72D ST, 176 East, new stairs and entrance bulkhead, new extension to 4-sty brick dwelling; cost, \$7,000; owner, Argall L. Hull, 151 Orange st, New Haven, Conn; architect, S. Edson Gage, 28 East 49th st. Plan No. 943.

88TH ST, 176 West, s s, 144 s Amsterdam av, 1-sty addition to 3-sty brick dwelling; cost, \$750; owner, Theo. Gersheimer, 176 West 88th st; architect, Bernard Berger, 24 Gold st. Plan No. 944.

118TH ST, 83 West, n s, 85 e Lenox av, new front wall (steel girders), new partitions and stairs to 3-sty brick store, offices and dwelling; cost, \$5,000; owner, Samuel Davis, 168 Lenox av; architect, Frank Straub, 25 West 42d st. Plan No. 935.

121ST ST, 247 East, new show window, partitions, 1-sty extension, stairs to 3-sty brick dwelling; cost, \$600; owners, Jacob Haltzer & Rosa Haltzer, 247-249 East 121st st; architect, A. Anderson, 2529 8th av. Plan No. 906.

134TH ST, 22 West, s s, 335 w 5th av, new light shaft (4" t. c. blocks and angle iron) (2) bath rooms, rearrange rooms 6 into 3 to 5-sty brick tenement; cost, \$3,000; owner, Karoline Smith, 103 West 141st st; architect, Samuel Levingston, 101 West 42d st. Plan No. 901.

136TH ST, 8-10 West, subdivide 5 room apts, new bathroom and kitchen, fire escapes to 5-sty brick tenement; cost, \$6,000; owner, Harry C. Munger, 42 Washington av, North Plainfield, N. J.; architect, Jesse Acker, 2394 7th av. Plan No. 940.

142D ST, 202 West, s s, 75 w of 7th av, erect brick storm shed to 3-sty brick convent; cost, \$150; owner, Rt. Rev. Francis H. Wall, 211 West 141st st; architect, Jas. A. Boyle, 367 Fulton av, Brooklyn. Plan No. 952.

AV A, 7, w s, 31 n of East 1st st, new partitions, stairs and store fronts, remove tier beams and wall to 3-sty brick store and dwelling; cost, \$5,000; owner, Egerton L. Winthrop, Esq., 242 East Houston st; architect, Henry Regelmann, 133 7th st. Plan No. 953.

AV A, 103-105, w s, 45 s 7th st, remove 7-sty (wall), new walls, partitions to 6-sty brick apt house; cost, \$8,000; owners, A. Wolf & H. Abraham, 684 Broadway; architect, Samuel Katz, 1 Madison av. Plan No. 938.

BROADWAY, 1313, n w cor 34th st, new staircase, c. i. columns, g. i. tile, cement and glass front, new dumbwaiter to 3-sty brick stores and offices and restaurant; cost, \$3,500; owner, Robert S. Smith, 52 West 14th st; architect, Geo. Keister, 56 West 45th st. Plan No. 957.

BROADWAY, 1637, and 50th st, n w cor, erect balcony in store (rear) to 3-sty fireproof stores and lofts; cost, \$150; owner, Rebecca Wendel, 175 Broadway; architects, Emanuel Kaiser & Irving Kudroff, 713 7th av. Plan No. 962.

BROADWAY, 2409-15, s w cor 89th st, add iron frame conservatory to 3-sty brick stores, apartments and conservatory; cost, \$2,500; owner, Oceanic Investing Co., 49 Wall st, Pres., A. E. Thorne; architects, S. Jacobs & Sons, 1365 Flushing av, Brooklyn. Plan No. 955.

BROADWAY, 826, w s, and 12th st, 49 East, n s, 87 w of Broadway, remove plumbing fixtures, new toilets, stair to 5-sty brick cafe, stores and hotel; cost, \$500; owner, Mortimer Estate, Richard Mortimer, exr., 11 Wall st; architect, John Fox, Jr., 30 East 42d st. Plan No. 926.

BROADWAY, 1383-1375, n w cor 37th st, 121-33 West, new store front (marble), partitions (6 in. plaster) to 2-sty brick loft building; cost, \$175; owner, Mary A. Fitzgerald, 62 Cedar st; architect, Raffael J. Wokenstein, 1876 Belmont av. Plan No. 930.

LEXINGTON AV, 152, w s, 49.4½ s of 30th st, 1-sty addition to 5-sty brick stores and dwelling; cost, \$10,000; owner, Henry H. Pike, 108 Water st; architects, Dietrich Wortmann & H. H. Braun, 114 East 28th st. Plan No. 946.

MADISON AV, 262, s w cor 39th st, new entrance, vestibule and stairs, new windows and steel beams and columns to 4-sty brick dwelling; cost, \$7,000; owner, Mrs. Florence B. Loew, 200 Madison av; architects, Walker & Gillette, 128 East 37th st. Plan No. 964.

MADISON AV, 762, new 2-sty brick extension, partitions, raise 1st and 2d tier of floor beams to 5-sty brick dwelling, store and offices; cost, \$6,000; owner, Richard Collins, 65 Wall st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 908.

MADISON AV, 73, e s, 49.5 s of 28th st, new store front and galvanized cornice to 4-sty brick store, dwelling and furnished rooms; cost, \$500; owner, Bernard Frankenfelder, 73 Madison av; architect, John H. Knubel, 305 West 43d st. Plan No. 969.

PARK AV, 1126, w s, 60 n of East 90th st, new fire-escape balcony, remove stairs and entrance to 5-sty brick stores and tenement; cost, \$350; owner, Sadie Bonwit, 322 West 101st st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 959.

1ST AV, 697, new sinks, wash tubs and waste lines to 5-sty brick tenement; cost, \$200; owner, Rexton Realty Co., 37 Liberty st, Pres., Irving Kemper; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 921.

2D AV, 122, e s, 53 n of 7th st, new fire-escapes, fireproof windows, c. i. columns, floor beams and new brick wall, extension to 5-sty brick lofts; cost, \$2,000; owner, Herman, Louis and Chas. Milgrim, 122 2d av; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 951.

5TH AV, 84-90, and 14th st, 1 West, n w cor, erect wood gravity tank and pressure tank and steel supports to 11-sty fireproof factory; cost, \$2,500; owner, Leon Mabraisson, 65 5th av; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn, Pres., Earl C. Maxwell. Plan No. 963.

5TH AV, 475-77, s e cor 41st st, East, remove front wall and 1st floor, new front, floor and staircase, roof and skylight to 5-sty brick bank and offices; cost, \$30,000; owner, The Farmers' Loan & Trust Co., Pres., Edwin S.

MARSTON, 16-22 William st; architects, Clinton & Russell, 32 Nassau st. Plan No. 973.

5TH AV, 471, e s, 78.6 s e 41st st, new store fronts and staircase, fill out floor, new marble facade to 5-sty brick office building; cost, \$3,500; owner, Jennie K. Stafford, Imperial Hotel; architect, J. Acker Hays, 2010 Broadway. Plan No. 974.

5TH AV, 534, w s, 50.5 n 44th st, new store front (metal, glass and marble) to 5-sty brick store and loft; cost, \$2,000; owner, Moses Sahleim, 534 5th av; architect, Bernhard Horwitz Assoc., 500 5th av. Plan No. 927.

7TH AV, 713, e s, 100 n of 47th st, remove pier to 3-sty brick stores and lofts; cost, \$100; owner, Frederick F. Brueck, 106 5th av; architect, Emanuel Kaiser, 68 East 94th st. Plan No. 961.

Bronx.

259TH ST, 267, new doors, new windows to 2-sty frame dwelling; cost, \$200; owner, Christopher Keefe, on premises; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 162.

BEACH TERRACE, 605, new ceiling to 1-sty frame garage; cost, \$250; owner, Margaret Mary McNally, 603 Beach Terrace; architect, Geo. H. Greibel, 1974 Broadway. Plan No. 169.

CASTLE HILL AV, e s, 154.6 s Zerega av, 2-sty brick extension, 19x24, to 3-sty frame storage; cost, \$600; owner, Guisepe Napolitano, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 161.

MACLAY AV, n s, 25 e Montgomery pl, 1-sty brick extension, 18.9x6 to 2-sty brick dwelling; cost, \$200; owner, Mrs. Emma Dreih, 1640 St. Peter's av; architect, Albert V. Sielke, 1466 Rosedale av. Plan No. 158.

MCGRAW AV, n s, 68.21 w Sturaw st, 2-sty frame extension, 6x12, to 2½-sty frame dwelling; cost, \$1,000; owner, Patrick Lenihan, 2198 3d av; architect, Anton Pirner, 2069 Westchester av. Plan No. 166.

MORRIS PARK AV, s w cor Cruger av, 1-sty brick extension, 21.3x4, to 2-sty frame dwelling; cost, \$300; owner, Mary Farrella, on premises; architect, T. F. Kelly, 643 Morris Park av. Plan No. 163.

MORRIS PARK AV, s s, 50 e Holland av, 1-sty frame extension, 3x10, to 3-sty frame stores and dwelling; cost, \$250; owner, Henrietta Getelson, on premises; architect, T. J. Kelly, 643 Morris Park av. Plan No. 170.

PROSPECT AV, w s, 50 n 151st st, 1-sty frame extension, 22x2.10, to 2-sty frame store and dwelling; cost, \$1,000; owner, Chas. Oestrich, 633 Prospect av; architect, R. Geo. Swart, 173 Wicker st. Plan No. 168.

TRINITY AV, e s, 177.54 n 147th st, 2-sty frame extension, 25x14.6 to 2-sty frame dwelling; cost, \$800; owner, Wm. Nieter, 501 Brook av; architects, Sterling Architectural Co., 13 Park Row. Plan No. 171.

UNIVERSITY AV, n w cor Wiegand pl, 2-sty brick and frame extension, 50.6x33, to 2½-sty brick and frame school; cost, \$4,300; owner, N. Y. University, on premises; architect, Robt. N. Elmerdon, 2207 Andrews av. Plan No. 172.

WALKER AV, w s, 94.8 s Frisby av, remove encroachments to 3-sty brick hotel; cost, \$2,000; owner, Thos. J. McMahon, Carmel, N. Y.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 159.

WASHINGTON BRIDGE, n w cor University av, 1-sty brick extension, 30.10x19, to 2½-sty stone school and convent; cost, \$3,000; owners, Academy of the Sacred Heart, on premises; architect, F. W. Riner, 624 Madison av. Plan No. 165.

WILLIS AV, e s, 75 n 137th st, new store front to 5-sty brick store and tenement; cost, \$200; owner, Chris. Weinbacher, 947 Grand av; architects, B. H. & C. N. Whinston, 3d av and 148th st. Plan No. 160.

3D AV, 2860, new stairs, new partitions, &c, to 5-sty brick store; cost, \$1,500; owner, Wm. Astor Chandler, 32 Liberty st; architects, Buchman & Fox, 30 East 42d st. Plan No. 164.

Brooklyn.

AMBOY ST, 340, move six 2-sty dwellings; cost, \$2,000; owner, Elmout Devel. Corp., 215 Montague st; architect, W. T. McCarthy, 16 Court st. Plan No. 3056.

BRADFORD ST, 321, interior alterations to 2-sty store and dwelling; cost, \$500; owner, Saml. Chairne, 215 Montague st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3018.

COLUMBIA ST, 238, exterior alterations to 3-sty store and dwelling; cost, \$500; owner, Ralph Scotta, on premises; architect, John Benke, 370 Union st. Plan No. 2965.

COURT ST, 160, interior alterations to 3-sty store and dwelling; cost, \$1,500; owner, Harry Cohen, —; architect, Max Hirsch, 391 Fulton st. Plan No. 3015.

DEAN ST, 1681, interior alterations to 3-sty tenement; cost, \$300; owner, Kath. Josiah, on premises; architect, John Nigio, 1796 Atlantic av. Plan No. 3082.

DELMONICO PL, 38, interior alterations to 1-sty stable; cost, \$400; owner, Lipman Lipsitz, 392 Bushwick av; architect, T. Goldstone, 49 Graham av. Plan No. 2914.

DOUGLASS ST, 49, interior alterations to 2-sty dwelling; cost, \$300; owner, Herman Gottlieb, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3073.

EAGLE ST, 101, interior alterations to 3-sty tenement; cost, \$275; owner, Michael Manko, on premises; architect, Jos. McKillopp, 154 India st. Plan No. 2880.

FRONT ST, 55; Iron sign to 7-sty factory; cost, \$300; owners, A. Zerega Sons, 26 Front st; architect, Vulcan Rail & Const. Co., 35 Meserole av. Plan No. 3001.

FULTON ST, 453, interior alterations to 4-sty store and office; cost, \$500; owner, Wm. Halbert, 134 Livingston st; architect, Geo. Dyker, 1321 East 23d st. Plan No. 2948.

FULTON ST, 2158, extension to 4-sty store and tenement; cost, \$1,500; owner, Ignatz Friedman, on premises; architect, Hy. J. Nurick, 830 Putnam av. Plan No. 2868.

HENDRIX ST, 545, interior alteration to 3-sty tenement; cost, \$300; owner, Jos. Bochner, 438 Ashford st; architect, Max Cohen, 280 Bedford av. Plan No. 3030.

HERKIMER ST, 544, extension to 2-sty storage; cost, \$1,000; owner, Adam T. Given, on premises; architect, Wm. C. Winters, 106 Van Sielen av. Plan No. 2844.

HEWES ST, 35, interior alterations to 3-sty factory; cost, \$300; owner, Francis H. Evans, 31 Hewes st; architect, Gorman Schwartz, 367 Fulton st. Plan No. 2846.

HIGH ST, 181, interior alterations to 3-sty tenement; cost, \$500; owner, Luigi Romano, 197 Prospect av; architect, Pasquale Galardi, 259 Navy st. Plan No. 3063.

HOPKINS ST, 236, extension to two 2-sty stores and tenements; cost, \$1,000; owner, Emma Baumgarten, 142 Harrison av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2993.

IRVING ST, 69, interior alterations to 2-sty storage; cost, \$4,000; owners, Marx & Rowole, 9 Van Brunt st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 2899.

JUNIUS ST, 176, interior alterations to 5-sty store and lofts; cost, \$500; owner, Morris Kopleman, 1142 Eastern parkway; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2949.

LINWOOD ST, 984, extension to 1-sty stable, cost, \$200; owner, Jos. Arowsky, 924 Linwood st; architect, Morris Perlstein, 37 Fulton av, Queens. Plan No. 2864.

LOMBARDY ST, 29, interior alterations to 1-sty shed; cost, \$250; owner, Max Trunz, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 2972.

MADISON ST, 226, interior alterations to 3-sty dwelling; cost, \$500; owner, David Mayer, 14 Maiden la; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2869.

MCKIBBEN ST, 155, interior alterations to 3-sty store and tenement; cost, \$200; owner, Annie Marmorek, 157 Division st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2954.

MOORE ST, 134, interior alterations to 2-sty dwelling; cost, \$500; owner, Max Goodman, 126 Moore st; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 2932.

PRESIDENT ST, 79, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Carmelo Pellegrino, 32 Union st; architect, A. C. Kunzie, 182 Harmon st. Plan No. 3057.

PROSPECT PL, 1897, extension to 2-sty synagogue; cost, \$6,000; owner, Tiferth Bachain, 1565 Eastern parkway; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2952.

PROSPECT ST, 196, plumbing to 5-sty tenement; cost, \$500; owner, Vincenzo De Marines, on premises; architect, R. A. Austin, 174 Sands st. Plan No. 2898.

ROSS ST, 38, interior alterations to 5-sty factory; cost, \$850; owner, Nat'l Aniline & Chemical Co., on premises; architect, Walter H. Volkning, 82 Wall st, Manhattan. Plan No. 3060.

SKILLMAN ST, 54, interior alterations to 3-sty tenement; cost, \$250; owner, Andrea Basile, 812 Kent av; architects, Laspia & Salvati, 525 Grand st. Plan No. 3065.

SPENCER ST, 38, raise 1-sty storage; cost, \$1,200; owner, Ferdinand Lidomnic, 464 Flushing av; architects, Laspia & Salvati, 525 Grand st. Plan No. 3066.

WATKINS ST, 231, exterior alterations to 4-sty tenement; cost, \$500; owner, Simon Rosenthal, 1387 St. Marks av; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 3067.

EAST 13TH ST, 1629, extension to 2-sty dwelling; cost, \$700; owner, Mary Baum, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 2848.

21ST ST, 193, plumbing to 3-sty tenement; cost, \$300; owner, Pasquale Pizzo, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3075.

27TH ST, 92, extension to 1-sty boiler room; cost, \$2,000; owner, D. S. Arnott estate, on premises; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 2853.

EAST 93D ST, 1291, interior alterations to 2-sty dwelling; cost, \$500; owner, Augusta Eagan, 745 Fulton st; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 2854.

ALBANY AV, 170, extension to 4-sty tenement; cost, \$2,000; owner, Lena E. Batchis, 494 2d st; architect, Morris Whinston, 459 Stone av. Plan No. 2933.

BROADWAY, 766, interior alterations to 3-sty store and dwelling; cost, \$2,000; owner, Chas. H. Wohlers, 502 Broadway; architect, E. Mandeburg, 766 Broadway. Plan No. 2893.

BUSHWICK AV, 57, interior alterations to 3-sty tenement; cost, \$300; owner, Eliz. Eifert, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2955.

BUSHWICK AV, 55, interior alterations to 3-sty tenement; cost, \$300; owner, Anna Freund, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3085.

CLASSON AV, 493, interior alterations to 3-sty dwelling; cost, \$250; owner, Helen L. Baldwin, on premises; architect, H. E. Esterbrook, 1463 Fulton st. Plan No. 3047.

CLINTON AV, 530, interior alterations to 3-sty dwelling; cost, \$3700; owner, Corp. of the Brick Church, 25 Broad st, Manhattan; architect, F. L. Hine, 189 Montague st. Plan No. 2851.

EAST NEW YORK AV, 642, extension to 2-sty dwelling; cost, \$650; owner, Michael Patrono, on premises; architect, C. L. Calhoun, 560 West 163d st, Manhattan. Plan No. 2935.

EAST NEW YORK AV, s w cor Howard av, interior alterations to 2-sty shop; cost, \$150; owner, Chas. Fienhold, 1434 Pitkin av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3046.

HAMBURG AV, 180, interior alterations to 4-sty store and tenement; cost, \$200; owner, Edw. Meitke, 2328 Myrtle av; architect, Chas. Gastmeyer, 1652 Myrtle av, Queens. Plan No. 2995.

HARRISON AV, 208, interior alterations to three 3-sty stores and tenements; cost, \$2,000; owner, Simon Berg, 714 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3035.

HUDSON AV, 178, interior alterations to 3-sty store and dwelling; cost, \$300; owner, Alex. Santillo, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 2994.

KINGSTON AV, 329, extension to 1-sty store and dwelling; cost, \$1,000; owner, Sycamore Constn. Co., 60 Wall st, Manhattan; architect, R. F. Schaffer, 1526 Flatbush av. Plan No. 2988.

LEE AV, 91, interior alterations to 3-sty dwelling; cost, \$500; owner, Lazarus Harris, 285 Division av; architect, T. Goldstone, 49 Graham av. Plan No. 2915.

LEWIS AV, 321, extension to 2-sty garage; cost, \$600; owner, Saml. Sludsky, on premises; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 3010.

LINCOLN AV, 811, extension to 2-sty dwelling; cost, \$250; owner, Antonio Viscardi, on premises; architect, L. F. Schillinger, 167 Van Sielen av. Plan No. 2979.

LIVONIA AV, 419, interior alterations to 3-sty store and tenement; cost, \$600; owner, Sarah Sherman, 417 Snediker av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3004.

MARCY AV, 389, plumbing to 2-sty store and dwelling; cost, \$200; owner, G. Schevitz, on premises; architect, J. B. Wallach, 528 West 124th st, Manhattan. Plan No. 2912.

MARCY AV, 496, interior alterations to 4-sty tenement; cost, \$300; owner, Madeline Hartman, on premises; architect, Lee Samenfeld, 741 McDonough st. Plan No. 2948.

MARCY AV, 82, interior alterations to 3-sty tenement; cost, \$750; owner, Frank Titelbaum, 274 South 1st st; architect, Max Cohen, 280 Bedford av. Plan No. 3029.

METROPOLITAN AV, 338, extension to 2-sty store and dwelling; cost, \$800; owner, Anthony Perita, on premises; architect, W. T. McCarthy, 16 Court st. Plan No. 3002.

NASSAU AV, 273, extension to 3-sty store and dwelling; cost, \$1,000; owner, Salvatore Pieleo, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2904.

NEWPORT AV, 157, move 2-sty dwelling; cost, \$2,000; owner, Abr. Sang, 98 Bristol st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2892.

NEW UTRECHT AV, 492, exterior alterations to 3-sty store and dwelling; cost, \$300; owner, Geo. Kamen, on premises; architect, M. A. Cantor, 373 Fulton st. Plan No. 2926.

NEW YORK AV, 32, plumbing to 2-sty tenement; cost, \$300; owner, Jos. E. Horsford, 218 6th av; architect, Lew Koen, 27 Graham av. Plan No. 3005.

NORMAN AV, 183, interior alterations to 3-sty tenement; cost, \$300; owner, Tobias Tryman, 201 Java st; architect, Jas. McKillup, 154 India st. Plan No. 2881.

NOSTRAND AV, 580, interior alterations to 3-sty dwelling; cost, \$1,200; owner, Danl. De Bixedon, 44 Wall st, Manhattan; architect, Bruno Burger, 121 Bible House, Manhattan. Plan No. 2874.

NOSTRAND AV, 273, interior alterations to 4-sty store and tenement; cost, \$750; owner, Walter Mallinson, on premises; architect, Christian Bauer, 861 Manhattan av. Plan No. 3034.

PROSPECT AV, 269, exterior alterations to 1-sty theatre; cost, \$600; owner, Wm. D. Kalle, 273 Prospect av; architect, W. H. Wirth, 358 17th st. Plan No. 3069.

SHORE RD, 9249, exterior alterations to 3-sty dwelling; cost, \$200; owner, Wm. F. Keny, on premises; architects, Slee & Bryson, 154 Montague st. Plan No. 2969.

SUMNER AV, 71, interior alterations to 3-sty dwelling; cost, \$500; owner, Saml. Rubinowitz, on premises; architect, Harry Dorf, 614 Kosciusko st. Plan No. 3061.

THROOP AV, 189, interior alterations to 3-sty store and tenement; cost, \$500; owner, Sarah Himmelstein, on premises; architect, Lew Keon, 27 Graham av. Plan No. 2886.

WEBSTER AV, 22, plumbing to 2-sty dwelling; cost, \$220; owner, Mary McNally, 12 Webster av; architect, Ernest Arnold, 98 Lawrence av. Plan No. 2920.

WILLIAMS AV, 372, interior alterations to 3-sty store and tenement; cost, \$600; owner, Max Shakman, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3003.

WILLOUGHBY AV, 676, extension to 2-sty dwelling; cost, \$1,500; owner, David Werbelowsky, on premises; architect, Henry J. Nurick, 830 Putnam av. Plan No. 3054.

Queens.

BROOKLYN HILLS.—Maple st, s s, 275 w Freedom av, plumbing in two dwellings; cost, \$134; owner, Mrs. Hupfer, premises. Plan Nos. 831-2.

COLLEGE POINT.—3d av, s s, bet 3d and 5th sts, 2-sty brick extension, 26x20, side factory; cost, \$200; owner, American Hard Rubber Co., premises. Plan No. 877.

CORONA.—French pl, n s, 100 e 51st st, 1-sty frame extension, 10x20, front dwelling and store; cost, \$200; owner, E. Zendora, on premises. Plan No. 892.

EDGEWATER.—Frank av, 120, repair dwelling after fire damage; cost, \$500; owner, W. A. Yates, premises. Plan No. 852.

EVERGREEN.—Summerfield av, 80, 1-sty frame extension, 14x15, rear dwelling, tin roof, interior alterations; cost, \$1,000; owner, Henry Schmidt, 371 Hill pl, Glendale; architect, W. H. Tiedeman, 1622 Jefferson av, Brooklyn. Plan No. 834.

Alterations—(Continued).

FLATBUSH AV, 120, interior alterations to 4-sty office and dwelling; cost, \$2,000; owners, Goldberg & Zeitlen, 124 Flatbush av; architect, Max Hirsch, 391 Fulton st. Plan No. 3058.

FAR ROCKAWAY.—White st, 55, 1-sty frame extension, 7x18, front dwelling, tin roof; cost, \$105; owner, L. P. Edsall, premises. Plan No. 850.

FAR ROCKAWAY.—Rue de St Felix, e s, 250 s South st, 1-sty frame extension, 40x70, side hotel, tar and gravel roof, interior alterations; cost, \$2,500; Gusser Construction Co., premises; architect, J. C. Jorgenson, Arverne. Plan No. 897.

FAR ROCKAWAY.—Point Breeze pl, n s, 250 e Mott av, provide bath room and new dormer window to dwelling; cost, \$275; owner, G. E. Mott, on premises. Plan No. 89.

FLUSHING.—Broadway, s s, 200 e Main st, alter dwelling to provide for store; cost \$300; owner, Thomas Burnett, on premises. Plan No. 886.

FLUSHING.—West Grove st, n s, 143 w Lawrence st, new foundation to dwelling; cost, \$250; owner, D. Bellezze, on premises. Plan No. 893.

GLENDALE.—Cooper av, 2-sty frame extension, 18x16, rear dwelling, interior alterations; cost, \$700; owner, Harman Const. Co., premises; architect, F. J. Dassau, 1373 Broadway, Brooklyn. Plan No. 874.

GLENDALE PARK.—Walling st, s s, 123 e Northern boulevard, 1-sty frame extension, 10x12, rear office; cost, \$100; owner, J. Gagliano, premises. Plan No. 848.

JAMAICA.—Foley av, 5, plumbing in dwelling; cost, \$75; owner, Pat'k Cantwell, premises. Plan No. 867.

JAMAICA.—Beaver st, e s, 432 s L. I. R. R., 1-sty frame extension, 20x22, rear dwelling and store, tin roof; cost, \$200; owner, S. Shire, 77 Rockaway rd, Jamaica; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 833.

JAMAICA.—Herriman av, 17, 1-sty brick extension, 12x15, rear office; cost, \$700; owner, J. C. Kinnehan, premises; architect, W. Young, 12 Dora pl, Jamaica. Plan No. 830.

L. I. CITY.—Radde st, 299, interior alterations to dwelling; cost, \$300; owner, B. Ldenek, premises. Plan No. 878.

L. I. CITY.—Jackson av, 64, vault for elevator; cost, \$60; owner, Wm. Richenstein, L. I. City. Plan No. 873.

L. I. CITY.—Newtown av, n s, 50 e 16th av, plumbing in dwelling; cost, \$150; owner, C. Fuhrman, premises. Plan No. 870.

L. I. CITY.—Court st, w s, 150 n Ridge st, plumbing in dwelling; cost, \$165; owner, S. A. Cangelita, premises. Plan No. 865.

L. I. CITY.—Marion st, 62, new foundation and 1-sty built underneath dwelling; cost, \$650; owner, R. Frances, premises. Plan No. 858.

L. I. CITY.—Steinway av, 23, new store front dwelling; cost, \$800; owner, Frank Holub, on premises. Plan No. 891.

MASPETH.—Lexington av, e s, 250 s Hyatt lane, interior alterations to dwelling, change flat roof to mansard; cost, \$800; owner, Thos. DeSota, premises; architect, C. Hendry, Baxter av, Elmhurst. Plan No. 864.

OZONE PARK.—Oakley av, e s 412 s Broadway, plumbing to dwelling; cost, \$85; owner, E. Lott, on premises. Plan No. 898.

RICHMOND HILL.—Jamaica av, n e cor Walnut st, interior alterations to store and dwelling; cost, \$2,000; owner, Louis Schroeder, premises; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 860.

RICHMOND HILL.—Jamaica av, n s, 250 e Freedom av, new store front; cost, \$200; owner, P. Glass, premises. Plan No. 863.

RICHMOND HILL.—Hillside av, 63 w Queens boulevard, plumbing in two dwellings; cost, \$100; owner, M. Schmidt, premises. Plan Nos. 846-47.

RIDGEWOOD.—Woodward av, 707, interior alterations to store and tenement; cost, \$1,000; owner, J. Stein, premises. Plan No. 831.

RIDGEWOOD.—Cypress av, 816, erect new fire-escape to office building; cost, \$300; owner, Ridgewood Times Co., premises. Plan No. 839.

ROSEDALE.—Fosters Meadow rd, e s, 600 n Merrick rd, new foundation to dwelling; cost, 400; owner, P. Boenig, premises. Plan No. 861.

WHITESTONE.—16th st, n s, 50 w 5th av, piazza to dwelling; cost, \$125; owner, H. B. Blanchard, premises. Plan No. 868.

WHITESTONE.—11th av, w s 100 s 35th st, porch to dwelling; cost, \$60; owner, Dora Flanders, premises. Plan No. 872.

WHITESTONE.—29th st, 146, 1-sty frame extension, 12x16, rear dwelling, tin roof; cost, \$200; owner, H. Stowe, premises. Plan No. 840.

WHITESTONE.—West 21st st, 18, plumbing in dwelling; cost, \$100; owner, M. McKenna, premises. Plan No. 905.

Richmond.

CHURCH ST, e s, 100 n R. R., Tottenville, alter frame storage; cost, \$250; owner, Tottenville Copper Co., Tottenville; architect, Chas. Mauer; builder, owner. Plan No. 163.

JERSEY ST, e s, 20 s Crescent av, New Brighton, alter frame engine house; cost, \$1,200; owner, City of New York Fire Dept., City of New York, Municipal Bldg., Manhattan. Plan No. 168.

OAK ST, n s, 430 w Union av, Mariners Harbor, alter brick storage and dwelling; cost, \$2,000; owner, Rosario Cuccia, Mariners Harbor; architect, Daniel Santoro, Tompkinsville. Plan No. 157.

WATER ST, n s, 58 w Beach st, Stapleton, alter brick storage and office; cost, \$1,100; owner, Staten Island Savings Bank, Stapleton; architect, Jas. Whitford, Tompkinsville; builder, Edgar K. Whitford, Port-Richmond. Plan No. 171.

BROADWAY, n s, 150 e William st, Tottenville, alter frame dwelling; cost, \$275; owner, Jos. Cossey, Tottenville; builder, E. R. Pauph, Tottenville. Plan No. 165.

CHICAGO AV & PROSPECT AV, s w cor, Arrochar, alter brick dwelling and dancing; cost \$3,000; owner, Harriet Beaulay, 369 West End av, Manhattan; builders, H. Sprucks & Son, 304 Grand st, Stapleton. Plan No. 160.

CAST AV, n s, 100 w Barker st, West New Brighton, alter frame store and dwelling; cost, \$700; owner, H. Packer, Richmond av; builder, S. Mollinoff, 1944 Richmond Terrace. Plan No. 161.

MERRILL AV s s, 1/2 mile w Richmond av, Bulls Hill, alter brick stable and shed; cost, \$600; owner, Vincent Katsaros, Merrill av, Bulls Hill; owner builds. Plan No. 164.

RICHMOND AV, w s, 300 n Rockland av, New Springville, alter frame dwelling; cost, \$200; owner, Adam Martin, New Springville; architect and builder, G. S. Cortelyou New Springville. Plan No. 169.

ROOSEVELT AV & WILLOWBROOK RD, Port Richmond, alter brick dwelling; cost, \$250; owner, Sudovice Sylvester, Roosevelt av; builder, Peter J. Morgan, 54 Simonson pl, Port Richmond. Plan No. 166.

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 24. The location is given, but not the owner's address.

ELIZABETH.—Elias Rosenberg, 408-408 1/2 Spring st, 3-sty frame, \$7,000.

PLEASANTVILLE.—George W. Leech, n e cor Washington av and Shore rd, 3-sty brick, \$18,000.

JERSEY CITY.—Arthur Gold, 613 Ocean av, 3-sty frame alteration, \$2,500; Isaac Robbins, 279, 281, 283 and 285 Jackson av, four 3-sty brick, \$45,000; Louis Eig & Saml Michalow, 26 and 30 Bergan av, two 3-sty brick, \$18,000; Michael Lyons, 67 Gautier av, 4-sty brick, \$10,000; Michele Pompeo, 348, 1st st, 3-sty frame alteration, \$200; Samuel Hyman, 106 Baldwin av, 3-sty brick, \$10,000; Max Potochkin, 8 Vroom st, 3-sty brick, \$9,000.

HOBOKEN.—Mrs. Rosetta Greenberg, 628 Garden st, 3-sty brick, alteration, \$2,000.

PATERSON.—Joseph Barons, 121 Martin st, 3-sty brick, \$7,000.

NEWARK.—Louis Darney, 291-293 Belmont av, two 3-sty brick, alteration, \$2,500; Raffaele Sozio, 243 8th av, 3-sty frame, alteration, \$300; Albert Victory, Widman, n w cor Clinton and Shanley av, 4-sty brick, \$26,000; Frank Cundari, 453-455 Mt. Prospect av, 4-sty brick, \$45,000; Bruno Cutrozzuo, 457-459 Mt. Prospect av, 4-sty brick, \$45,000.

WEST HOBOKEN.—Vigilio G. Erazzalli, e s Central av, near Shippen st, 3-sty brick, \$9,000; Tarantino & Cerulli, 538 Angeline st, 3-sty brick, \$8,000.

BELLEVILLE.—Arsenio Peccora, 99 Franklin st, 2-sty frame, alteration, \$200.

TOWN OF UNION.—Charles Zimmerman, s e cor Hudson av and 1st st, 3-sty brick, \$9,000.

WEST NEW YORK.—Morris Goldberg, s s 17th st, near Tyler pl, two 3-sty brick, \$19,000.

PERSONAL AND TRADE NOTES.

A. A. WINKLER, architect, has moved his offices from 254 Hudson st to 66 Vestry st.

W. S. ENSIGN CORPORATION has moved its offices from 1 Madison av to 141-7 Fifth av.

PRENTICE SANGER, architect, has moved his office from 331 Madison av to 8 West 40th st.

HARRY E. CAMPBELL CO., iron work, has moved its New York office from 1123 Broadway to 8 West 40th st.

MICHAEL COHEN & CO., cut stone dealers, have moved their offices from 1133 Broadway to 8 West 40th st.

FLEISCHMAN CONSTRUCTION CO., general contracting, has moved its offices from 5-7 East 42d st to 7 West 45th st.

J. W. BISHOP CO., general contracting, has moved its offices from 345 Fifth av to the Architects' Building, 101 Park av.

CLARK & ARMS, architects, 542 5th av, desire information and catalogues on vacuum cleaners and vacuum cleaning systems.

M. JOSEPH HARRISON, architect, has moved his offices from 230 Grand st to the World Building, 61 Park Row, Suite 1101.

HAIGHT & GITHENS, architects, have moved their offices from 452 5th av to the Vanderbilt Concourse Building, 52 Vanderbilt av.

MANHATTAN CONSTRUCTION CO., general contracting, has moved its offices from 76 William st to the Marbridge Building, 1328 Broadway.

McNALLY & CO., builders, have opened offices in the Columbia Trust Co., 148th st and Third av, where they will conduct a general contracting business.

STARRETT & VAN VLECK, architects, have moved their offices from the Everett Building, 17th st and 4th av, to 8 West 40th st. Telephone 4490 Bryant.

PRESTON CONTRACTING CO. has opened an office and shop at 230 West 41st st, and desire

catalogues, samples and price lists from manufacturers and jobbers.

KIRBY LUMBER CO. has moved its New York office from 1 Madison av to the new Equitable Building, 120 Broadway. John W. Chandler, eastern sales manager.

HENRY ATTERBURY SMITH and WILLIAM MILLER, architects, have moved their offices from 1181 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt av.

TROEGERLITH TILE CO., manufacturer of fireproof composition flooring, has moved its office and showroom from 11 Broadway to 103 Park av. Telephone 5754 Murray Hill.

WILLIAM E. WALSH, building contractor, has moved his offices from 1123 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt av. Telephone 8358, Murray Hill.

JOHN H. MCGOWAN CO., manufacturer of steam pumps, has moved its offices from 170 Broadway to 30 Church st. E. F. Walker is the New York representative of this company.

WILLIAM GORDON CORPORATION has recently been organized to conduct a heating, ventilating, plumbing and electrical contracting business and has located at 107 West 13th st.

BRICKELL & BRICKELL, architects, have moved their offices from the Havens Theatre Building to the First National Bank Building, corner of State and North Union sts, Olean, N. Y.

EVERLY S. KING, architect, 103 Park av, spent the last week end in Saugerties, N. Y., where work is rapidly progressing on the new library building, the plans of which were prepared by him.

NORDBERG MFG. CO., Milwaukee, Wis., builder of engines, air compressors, electric hoists, etc., has moved its New York office from 42 Broadway to the new Equitable Building, 120 Broadway.

GEORGE A. JOHNSON, consulting engineer, 150 Nassau st, has been retained to design and supervise the construction of water filtration works for Cambridge, Mass., and has opened a branch office at 141 Milk st, Boston.

GEORGE E. CRANE, architect, will move his offices May 10 from 2706 Jamaica av to 4710 Jamaica av, Richmond Hill, L. I. He desires samples and catalogues from manufacturers and jobbers interested in the building trades.

BROWNE & ALMIROTY, architects, 220 5th av, have dissolved partnership by mutual consent. Frederic C. Browne and Randolph H. Almiroty will in future practice their profession independently at the same address.

DAHLSTROM METALLIC DOOR COMPANY has moved its New York office and show rooms from 299 Broadway to the fifth floor of the Consolidated Gas Company's building, 130 East 15th st. Telephones 1391-2-3 Stuyvesant.

PETER H. LOUGHRAN, one of West Hoboken's pioneer building contractors, has retired from the building business after many years of activity. He has made preparations to make his permanent residence somewhere along the Jersey coast.

CHARLES G. DAWES, a Chicago banker, has purchased a site in Boston, Mass., where he intends to erect a million dollar hotel for unemployed men similar to the Rufus F. Dawes Memorial hotel which he built in his native city in memory of his son.

A. EDGAR GOETZ, lighting specialist and electrical contractor, has moved his office from 51 to 55 Barclay st. The electrical fixture plant and repair shop, known under the name of A. L. Bogart Co., of which Mr. Goetz is proprietor, will remain at 51 Barclay st.

TROWBRIDGE & LIVINGSTON, architects, 527 5th av, are represented at the Panama-Pacific Exposition by their model of the forty-story building of the Bankers' Trust Company of New York. The model is nearly forty feet high and is an exact reproduction of the exterior of the building.

EBEN F. OLIVER, who has for a number of years been engaged in lighting work in the Newark Division of the Public Service Electric Co., is now connected with the New York office of Bayley & Sons, 101 Park av. Mr. Oliver is pushing the sales of Equilate lighting fixtures in New York City and northern New Jersey.

B. P. CRESSON, JR., chief engineer of the New Jersey State Harbor Commission, has designed a new type of shore bulkhead, with groynes at right angles instead of jetties. The distinct feature of the new bulkhead is that the sea face is not vertical, but slanting, so that the waves will run over and deposit sand on the land side.

COMMON COUNCIL OF NEW ROCHELLE, N. Y., recently passed a resolution for the protection of the architects who are residents of the city. The resolution bars all outside architects from being allowed to take city work and makes it imperative for all architects employed by the city for any work to be residents of New Rochelle for one year or more.

RALPH ADAMS CRAM, architect of the nave of the Cathedral of St. John the Devine, recently, in presenting his report at the annual meeting of the Cathedral League, said: "This cathedral building is the most important piece of architectural art now being built anywhere in the world. It is the largest and most expensive, and it must be given great faithfulness and study by its architects."

WILLIAM NEIL SMITH, architect, 101 Park av, has been retained to prepare the plans for the \$100,000 City Hall building to be erected in Little Falls, N. Y. The award is the result of a competition recently held and in which were represented a number of prominent architects. Mr. Smith's plans provides for a building of brick and limestone, fireproof, designed in the Colonial style.

CHARLES HOFFBAUER, the distinguished French painter, who had charge of the decorations of the Confederate Memorial in Richmond, Va., and who is a member of the Architectural League of New York, has been selected by the

French government to paint pictures of the war for preservation by the State. For the last two or three months, practically since his return to France, he has been in the trenches making studies which later he will put on canvas.

DONN BARBER, architect, 101 Park av, will be one of the party which includes Mayor and Mrs. Mitchel and A. A. Anderson which will depart Sunday morning on an extensive trip through the West. The first stop will be at Cody, Wyoming, near where Mr. Anderson, who is president of the Hunters' Fraternity, has a ranch. The party will be entertained for some time at the ranch by Mr. Anderson. After leaving Cody, the party will proceed to San Francisco, where some time will be spent at the Panama Pacific Exposition.

JAMES C. HOE'S SONS, carpenters, builders and cabinet makers, have moved their offices and plant from 52-56 Gansevoort street, where they had been located for fifty years to 305-309 East 43d st. This is probably the oldest concern in the United States in its line. The business was established in 1822, ninety-three years ago. It was incorporated in 1909. During the entire history of this concern the business has been entirely in the hands of the Hoe family, practically handed down from father to son through nine decades.

JOHN E. BOWE, formerly commissioner of street cleaning of the Borough of Richmond, New York, was recently appointed assistant commissioner of public works of that Borough. Mr. Bowe was deputy commissioner of the Department of Water Supply, Gas and Electricity of the city in charge of the Richmond office, from 1908 to 1914. During his period in office, privately owned and operated water companies were taken over by the city and properly organized. Since 1914 Mr. Bowe has been commissioner of street cleaning.

ARTHUR WILLIAMS of the New York Edison Co. showed big statistics at the luncheon of the Fifth Avenue Association, at which he presided, to prove that something had been done to stem the factory tide. From May 15 to November 30, 1914, said Mr. Williams, there were 654 factories within a block of the avenue and on it. There are now but 498. The 73,582 employees have dropped to 52,478. This is a decrease of 156 factories and 21,104 workers. Other speakers were President Robert Grier Cook, Rabbi Silverman, A. A. Anderson, Joseph J. Rothschild, Reginald Pelham Bolton and Michael Dreicer.

LOUIS C. MAURER, of Balboa Heights, Canal Zone, Panama, junior engineer of the Panama Canal, who formerly was actively engaged in the practice of architecture in New York City, desires catalogues and price lists from manufacturers of materials used in the building trades. The Panama Canal Commission will soon erect two hospital buildings, one at Ancon and one at Colon. The former at an estimated cost of \$150,000 and the latter at an estimated cost of \$177,000. Mr. Maurer is desirous of obtaining information in the form of cuts, catalogues, etc., with unit prices for estimating purposes, also for designing and layouts for plans, which will be soon in progress. The following are a few important items of material, on which information is especially desired: Hospital plumbing fixtures and fittings, water closets designed without wood seats or covers, shower baths, bath tubs, slop sinks, bed pan racks, tables, beds, nurses' chairs, disinfecting, sterilizing and fumigating apparatus, incinerators, hospital elevators (approximately 4 ft. 6 ins. x 8 ft. 6 ins.), red floor tile (Adamantite) or equal composition floors, base and wainscot, kitchen equipment, metal file cases, metal lockers, metal frames and sash. In reference to the last item, there will be two window openings 11 ft. wide x 7 ft. 6 ins. high, and one opening 14 ft. wide x 7 ft. 6 ins. high. The 3 windows will be of a type similar to that shown in the William Bayley Co.'s catalogue, center pivoted ventilator arranged for fly screen. All screening to be No. 18 copper wire screening. An estimate required for these three windows with all material throughout, of solid bronze, copper or steel, with glazing included. All glass of grade AA D.S. clear glass.

OBITUARY

CHARLES E. WETMORE, treasurer of the American Hardware Corporation of New York, died at his home in New Britain, Conn., Sunday, April 25. He was sixty years old.

GEORGE DIRKS, a retired building contractor, died after a long illness at his home, 12th st and Monument av, College Point, L. I., Friday, April 23. He was seventy-two years old.

BENJAMIN H. WEBBER, a general contractor, and member of the firm of Robins & Webber, died after a long illness at his home, in Whitestone, L. I., Tuesday, April 20. He was fifty-one years old; was born in Sea Cliff, L. I. He is survived by his four sons.

JOHN R. McMANUS, a well-known building contractor, died at his home, 105 Oakwood av, Orange, N. J., Tuesday, April 21. He was sixty years old and for many years had been prominent as a builder in Newark and the Oranges. He is survived by four sons and a daughter.

THOMAS IRVING PURDY, painting and decorating contractor, died of pneumonia at his home, 150 Linwood st, Brooklyn, Saturday, April 24. He was born in Manhattan fifty-seven years ago and had lived in Brooklyn for a number of years. He is survived by his widow and a son.

HUGO KAFKA, a retired architect prominent in this city, died in his home, 49 Washington av, New Rochelle, N. Y., Wednesday, April 28, of a complication of diseases. He was born and educated in Prague, Austria, and came to this country in 1875 to aid in constructing the exposition buildings for the Philadelphia Exposition. He is survived by his widow and two sons.

DAVID W. SMACK, a member of the firm of McKinley & Smack, which operated the old Clinton Iron Works in Water st, between Pike and Rutgers sts, died of paralysis yesterday at the Bethesda Sanitarium, Brooklyn. His home was at 586 Quincy st, Brooklyn. Mr. Smack was born in Manhattan eighty-four years ago. He was a member of the old Volunteer Fire Department. He is survived by his son.

FRANK C PAGE, a retired speculative builder, who erected and operated a number of hotels at Rockaway Beach, L. I., died of a complication of diseases at his home, 691 Nostrand av, Brooklyn, Wednesday, April 21. He was born in Worcester, Mass., sixty-six years ago, and was a veteran of the Civil War. Mr. Page, who had been a resident of Brooklyn for the last forty-five years, is survived by his widow, a son and a daughter.

HERBERT VAN WAGONEN, JR., of the firm of Nelson & Van Wagonen, architects, 15-17 West 38th st, died at French Lick Springs, Ind., Friday, April 23. Mr. Van Wagonen was a graduate of Columbia University, Class of '99, and of the Ecole des Beaux Arts in Paris. Nine years ago, he formed the partnership for the practice of architecture with Mr. Nelson and the firm has been prominent in this city and vicinity. Mr. Van Wagonen is survived by his widow and his brother.

MISS ANNA PENDLETON SCHENCK, a partner of the firm of Schenck & Mead, 105 West 40th st, said to be the first firm of women architects established in this city, died of pneumonia at the New York Hospital Thursday, April 29. Miss Schenck was forty-one years old and lived at 163 Madison av. She was born in Brooklyn and was among the first women to receive diplomas at Columbia University. Miss Schenck studied architecture in New York and Paris and was a pupil of Aubretin. With Miss Marcia Mead she established the firm of Schenck & Mead in March, 1914. The two women were successful from the start, executing their agreement to specialize in the drawing of plans for private homes, model tenements and even communities. The firm received the first prize offered by the City Club, of Chicago, for the best architectural plans for a modern community settlement. Miss Schenck and Miss Mead selected a section of the Bronx on which to base their plans. Miss Schenck and her partner also prepared the plans for the Ellen Wilson Memorial Home, which is to be erected in Washington, D. C., in memory of President Wilson's wife. The home will be for workmen and their families. Miss Schenck was a member of the Women's Cosmopolitan Club.

JEREMIAH O'ROURKE, supervising architect of the Treasury Department at Washington under President Cleveland, and designer of the Church of St. Paul the Apostle in Manhattan, and the Cathedral of the Sacred Heart, Newark, died of hardening of the arteries in his home, 45 Burnet st, Newark, N. J., Friday, April 23. He was eighty-three years old. He was born in Dublin, Ireland, February 6, 1833, and was educated in the Christian Brothers School. He learned his profession in the Government School of Design. He came to Newark from Ireland in 1850. Mr. O'Rourke was employed by Jonathan B. Nichols, a carpenter, and drew plans for him. Nine years later he went into business for himself as an architect. Mr. O'Rourke designed the Church of the Immaculate Conception in Camden, St. Joseph's, St. Michael's, St. Bridget's churches and St. Michael's Hospital, in this city, and Seton Hall College, in South Orange. He was appointed supervising architect for the Treasury Department in 1893. He supervised the construction of the post offices at Washington, Buffalo, Kansas City and the Appraisers' stores building in New York. Mr. O'Rourke was a member of the American Institute of Architects and the Metropolitan Museum of Art. He was head of the firm of J. J. O'Rourke & Sons, architects, Newark. He is survived by three sons and two daughters.

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 ASSOCIATION OF LUMBER AND SASH AND DOOR SALESMEN will hold its annual meeting in Chicago, Saturday, May 8.

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 FILTERS 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.

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.

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 Hotel 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 5th st.

SAFETY FIRST SOCIETY OF NEW YORK, at the recent meeting of its board of directors, elected Charles L. Bernheimer, president. He has been closely identified with the organization from its beginning and last year served as vice-president.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the new Willard Hotel, Washington, D. C., September 20-23. E. S. Marlow, Potomac Electric Power Co., Washington, D. C., is the chairman of the convention committee.

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.

PAN-AMERICAN ROAD CONGRESS, under the joint auspices of the American Road Builders' Association and the American Highway Association, will be held at Oakland, Cal., during the week of September 13. It is expected that this congress will bring together those interested in highway improvement not only from all parts of the United States and Canada, but also from the South American countries, all of which will be officially invited to participate.

NATIONAL ACADEMY OF DESIGN held its annual dinner at Delmonico's, Tuesday evening, April 27. There were 145 members and guests present. J. W. Alexander presided, and addresses were made by Edwin Blashfield and Cass Gilbert. Prominent among those present were Herbert Adams, Robert L. Aitken, William N. Chase, Kenyon Cox, William A. Coffin, C. C. Curran, Ben Ali Haggin, F. C. Jones, Harrison Morris, Alexander Van Laer and Adolph Weinman.

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.

SOCIETY FOR ELECTRICAL DEVELOPMENT has launched a nation-wide movement to focus attention on the use of electricity for light, power and other uses, and plans are now in preparation for a campaign of education. Prominent in the plan of the society is the celebration to take form of an "Electrical Prosperity Week," beginning Monday, November 29, and ending Saturday, December 4, 1915. A committee of the society having the work in charge has asked the society for an appropriation of \$50,000 for printing, advertising and other expenses, and it is estimated that the society will devote sufficient money from its regular appropriations to swell the total to \$100,000. A simultaneous display throughout the country of store window lighting and of special town illumination is planned. The headquarters of the Society for Electrical Development are located in the Engineering Societies Building, 29 West 39th st.

RECENT INCORPORATIONS.

TILE ARCH CONSTRUCTION CO. has been chartered with \$15,000 capital stock to do a general construction business and to deal in building materials, with offices in Manhattan. The directors are John Comerma, 7 East 42d st; Thomas H. Ray, 42 Broadway; and Elizabeth Kelly, Harrison, N. Y. The attorney is Thomas H. Ray, 42 Broadway.

KINGS POST REALTY CO. has filed incorporation papers with \$25,000 capital stock to do a realty and construction business with offices in Brooklyn. The directors are: Thos. H. Ireland, 177 North 6th st; Hugo C. Gollmar, 2732 Bedford av, and Thos. H. Ireland, Jr., 1088 Nostrand av, all of Brooklyn. Gollmar, Smith & Froeb, 134 Broadway, Brooklyn, 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

MAY first marks the real start of the building season. This year it is featured by conservatism, both in lending money for prospective construction and in the quantity of materials moving to jobs under way. The prices of materials remain low and the prospects are that for the next fortnight they will be practically stationary, pending labor adjustments and action on the part of the railroads regarding release of supply and equipment orders.

Current price shifts effective on this date include a range of \$5.75 and \$6.00 for Raritan common brick, \$5.75 for good Hudson common brick; a range running from \$1.23 to \$1.32 for Portland cement; a price of \$1.15 instead of \$1.25 for finishing lime; a drop of five cents on all grades of gravel except in subway gravel, where the drop, by some of the smaller

companies is even more. The big companies do not care for business in this commodity less than ninety cents.

Hollow tile is without change on moderate quantities for exterior or interior block, but concessions are being made this month for large quantities. Limestone oil has advanced two cents. Spelter, affecting all galvanized material like pipe and wire goods, including reinforcement, is higher. Quotations for May are at \$0.13½, June \$0.13 and July \$0.12½. Copper, used for flashing and art work in buildings, has advanced. Electrolytic is now \$0.18½ and \$0.18¾.

	Week ending	
	Apr. 23	Apr. 30
Manhattan.....	13 \$1,026,400	19 \$2,290,800
Bronx.....	7 295,200	35 1,064,850
Brooklyn.....	131 1,009,950	126 981,750
Queens.....	159 605,540	142 474,790
Richmond.....	27 21,526	76 108,423
Total.....	337 \$2,958,616	398 \$4,920,613

COMMON BRICK.

Raritans Not Quoting Below \$6 for Post-June Delivery.

COMMON brick is slightly firmer, in the sense that more brick is going out at \$5.75 than at \$5.50. Raritans are being quoted at \$5.75 and \$6 for delivery up to June 30, but the Sayre & Fisher Company are not making contracts beyond that date below \$6. Newark yard prices are at \$6.75 without noticeable stiffening.

It is understood that old contracts are having an important influence in keeping prices of Hudson brick back in this market at present. The action of the up-river manufacturers in not flooding the market and in determining to delay manufacturing to the latest possible date so as to gauge the probable requirements of the summer with consideration for the quantity left over at the beginning of the manufacturing season, is responsible for the change in prices rather than any improvement in local demand.

Official transactions for Hudson River brick covering the week ending Thursday, April 29, 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.		1914.	
Open barges, left over, Friday A. M., April 23-3.	Arrived.	Sold.	
Friday, April 23.....	6	6	
Saturday, April 24.....	8	9	
Monday, April 26.....	18	16	
Tuesday, April 27.....	4	6	
Wednesday, April 28.....	8	8	
Thursday, April 29.....	10	7	
Total.....	54	52	

Reported en route, Friday, April 30-6. Conditions of market, steady. Prices: Hudsons, \$5.75 and \$6. Raritans, \$6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7 and — (yard). Cargoes left over Friday A. M., April 30-5.

Unloading.		Total.	
Apr. 16..34	1,429,500	Apr. 23..28	464,000
Apr. 17..26	708,500	Apr. 24..25	742,000
Apr. 19..36	1,328,500	Apr. 26..39	1,732,000
Apr. 20..38	1,686,500	Apr. 27..41	1,472,500
Apr. 21..36	1,734,500	Apr. 28..38	1,851,200
Apr. 22..33	1,560,500	Apr. 29..40	1,800,200
Total.203	8,448,000	Total.201	7,861,900

Left over, Friday, A. M., April 24-19.		Arrived.		Sold.	
Friday, April 24.....	4	4	9		
Saturday, April 25.....	5	4	4		
Monday, April 27.....	12	11	11		
Tuesday, April 28.....	3	8	8		
Wednesday, April 29.....	6	10	10		
Thursday, April 30.....	8	8	8		
Total.....	38	38	50		

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., May 1-7.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Apr. 29, 1915.....	430
Total No. of bargeloads sold Jan. 1 to Apr. 29, 1915.....	425
Total No. bargeloads, Jan. 1 to Apr. 30, 1915	5
Total No. bargeloads left over Jan. 1, 1914.	87
Total No. bargeloads arrived, including left over, Jan. 1 to Apr. 30, 1914.....	307
Total No. bargeloads sold Jan. 1 to Apr. 30, 1914.....	300
Total No. bargeloads left over May 1, 1914.	7

LIGHTERAGE RATES.

Interstate Commerce Commission Heeds Dealers' Demands.

WHEN word was received this week from Washington to the effect that the Interstate Commerce Commission had acceded to the request of the Building Material Dealers Association and other interests of New York to postpone action pending full investigation of the proposal to advance lighterage rates in New York harbor, there was rejoicing. The matter will rest until after November 1, having been originally postponed from January first.

The railroads, including the New York Central, Erie, Baltimore & Ohio, Lehigh Valley, Pennsylvania and other lines desired to advance the charge for handling freight by lighter or float from and to points within and without the free lighterage limits. The commission has not had time to complete its investigation and accordingly the matter had to go over.

PORTLAND CEMENT.

Change in Local Market Price Not Far Off.

CHANGES in the local quotation for Portland cement was believed this week to be not far off. Some of the smaller companies and a big company are said to have benefited by the low prices to the extent of filling their mills full of business with little or no profit and that as soon as these plants have been surfeited the change upward will occur. There were rumors of big things imminent yesterday, but E. M. Hagar said that there was nothing he could announce at this time.

Albert Moyer, of the Vulcanite Portland Cement Company, which has been selling its product ten cents a barrel higher than some of the other companies, has figured out an interesting survey of what this cut has cost manufacturers. According to his calculations plants manufacturing one to two million barrels a year have practically the same overhead charges so far as administration, sales costs and similar expenses are concerned as a plant manufacturing a million barrels. The depreciation on a 2,000,000 barrel plant is \$150,000 a year. Should a plant with a capacity of two million barrels ship one million at 57 cents, the cost of overhead and depreciation will be \$300,000 and if it sold cement at 75 cents, mill, it would lose \$120,000.

Should such a plant attempt to increase sales, thereby reducing overhead and manufacturing cost, it would have to reduce the selling price therefore, selling 1,500,000 barrels at a manufacturing cost of 55 cents and at a selling price of 65 cents there is a loss of \$150,000, the same overhead and depreciation being figured as for a million.

Multiply this loss by the number of plants that have been selling at low price this year and some idea of the cost of the price war can be had.

IRON AND STEEL.

General Conditions Good, But Improvement Is Expected.

PIG iron is more active than steel. This is taken to be a good sign, especially since foundry grades are in the best demand. Total sales for April will amount to about 500,000 tons, or about 100,000 tons less than March. This is an improvement over the total for any other month since September.

Steel building and bridge work, even with the subway contracts placed, in April were less than in March, but March was an exceptionally heavy month compared with previous months, other than March. The April business will be larger than in any month (excepting March) since September, 1914.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to May 1, 1915.

Note.—Current price changes are indicated by black-face type. For comparison see Record and Guide, April 3, 1915.

Hudson common.....	\$5.75 @ \$6.00
Raritan common.....	5.75 @ \$6.00
Second hand common.....	@ 2.75
Newark (yard).....	6.75 @
Front or face.....	18.00 @ 36.00
CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):	
Domestic Portland, Spot.....	\$1.23 @ \$1.32
Over 30 days.....	1.42 @
10c. bag; returns on bags.	
Mill base.....	.65 @
Con. Rosendale Nat. to dealers.....	\$0.90 @
Dealers price to job.....	1.10 @
7½c. bag; returns on bags.	
Alsen's German.....	No Quotation
Dyckerhoff German.....	No Quotation
CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):	
Trap rock, 1½ in.....	\$0.95
Trap rock, ¾ in.....	1.05
Bluestone, 1½ in.....	.50
Bluestone, ¾ in.....	.90
GLASS, Windows—from jobbers' list—	
Discounts.	
Single thick.....	90-20
Double thick.....	90-25
Plate (May 1 list).....	90-30
GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):	
1½ in.....	\$0.50
¾ in.....	.55
P. S. C. gravel.....	.95

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):	
Exterior—	
4x12x12 in.....	\$0.06
6x12x12 in.....	.084
8x12x12 in.....	.102
10x12x12 in.....	.12
12x12x12 in.....	.15
Interior—	
2x12x12 in.....	\$0.048
3x12x12 in.....	.048
4x12x12 in.....	.054
6x12x12 in.....	.072
8x12x12 in.....	.096
Shaded on quantities	
LIME (Standard 300 lb. bbls. wholesale):	
Farnham Cheshire, finishing.....	\$1.55 @ \$1.60
Eastern common.....	1.15
Hydrated finishing.....	8.50
LINSEED OIL—	
American Seed City Raw.....	\$0.64 @ \$0.65
American Seed City Boiled.....	.63 @ .64
LUBRICANTS (Mineral):	
Black, refined, summer.....	\$0.13½ @
Black, reduced, 27 gravity,	
35 @ 30 c. t.....	.13 @ \$0.13½
Wax, crude.....	per lb. 3½ @ 3%
Cylinder, light filtered.....	21½ @ 23
Cylinder, dark, steam, refined.....	15½ @ 25
LUMBER (Wholesale prices, New York City):	
Yellow pine (merchantable 1905, f. o. b. N. Y.):	
8 to 12 in.....	\$22.00 @ \$26.50
14 to 16 in.....	28.50 @ 33.00
Heart face siding 4-4 & 5-4.....	@ 28.00
Flooring, 13-16x2½ & 3 ins.....	14.00 @ 27.00
Hemlock, Pa., f. o. b. N. Y. base price, per M.....	@ 22.50
Hemlock, W. Va., base price per M.....	@ 20.50
Hemlock, Eastern mixed cargoes.....	18.00 @ 19.00
(To mixed cargo price add freight \$1.50.)	
Spruce Canadian.....	\$24.00 @ \$25.00
Spruce (W. Va. f. o. b. N. Y., lighterage limits):	
2x4, 18 and 20 ft.....	\$26.00
9 in., 16 ft. and under.....	28.00
2x6, 10 and 14 ft.....	23.00
2x8, 12 and 14 ft.....	23.00
2x10, 3x10, 10 to 16 ft.....	29.00
Add \$1.00 per M. for each inch over 12 ins.	
Add \$1.00 per M. for every 2 ft. over 20 ft. in length.	
1x2 shingling lath, rough or dressed one side.....	\$26.00
LATH (Eastern spruce f. o. b. N. Y.):	
1½-in. slab.....	\$4.00 @ \$4.25
PLASTER—(Basic dealer prices, at yard, Manhattan):	
Masons finishing in 100 lb. bags, per ton.....	\$8.50 @
BLOCKS—	
2 in. (solid) per sq. ft.....	@ \$0.06
3 in. (hollow).....	@ .06½
4 in. (hollow).....	@ .07½
Boards ¾ in. thick, per sq. yd.....	@ .16
SAND—	
Screened and washed Cow Bay, 500 cu. yds. lots, wholesale.....	.45
SLATE (Per Square, N. Y.):	
Penn. Bangor ribbon.....	\$4.10 @ \$4.75
Munson, Maine, No. 1.....	5.50 @ 7.75
Munson, Maine, No. 2.....	4.50 @ 6.75
No. 1 red.....	10.00 @ 12.00
Unfading green.....	4.00 @ 6.00
Genuine Bangor (stiffening).....	4.75 @
Pen Argyle.....	4.00 @ 6.00
Vermont, sea green.....	3.00 @ 4.20
STRUCTURAL STEEL (Waverly):	
Beams & channels up to 14 in.....	\$1.85 @ \$1.90
Beams and channels over 14 in.....	1.85 @ 1.90
Angles 3x2 up to 6x8.....	1.85 @ 1.90
Zees and tees.....	1.85 @ 1.90
Steel bars, half extras.....	1.80 @ 1.85