REAL ESTATE CORD AND

NEW YORK, MAY 22, 1915

HOW REAL ESTATE RECORDS ARE KEPT

The Early Libers Were Written in Dutch-Purpose of the Register's Office-Changes and Improvements in 1914.

T O those not interested in real estate the work done yearly at the office of the Register of the County of New York means little or nothing, but to others it is of prime importance. Accuracy and speed are two essentials, and that mistakes are almost unknown is due to the system which has been evolved from the one hundred and three years' experience, since the recording office was established.

experience, since the recording office was established.

Prior to 1812 the records affecting real estate were kept by the County Clerk. At that time the county was about one hundred and fifty years old, and about one hundred volumes were necessary to keep the records. These were transferred in 1812 to the care of the Register, and the records, with the exception of a few of the early libers, are now continuous from 1654, during the Dutch regime, to the present day. It is interesting to note that some of the first libers are written in the Dutch language.

Hon. John J. Hopper, the Register of New York County, in his statement and report showing the changes and improvements made in the department during 1914, gives much valuable as well as interesting information, covering as it does the early history of the Register's office down to the present time.

Records Written by Hand.

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Until about 1898, the records were written by hand in large volumes, each book containing from 500 to 700 pages. These libers would contain from two to three hundred instruments, each of which was copied out at length. In the early days there were not many instruments, so those recorded were easily located, but to-day there are upwards of two million instruments, of various located, but to-day there are upwards of two million instruments, of various kinds, on file. There are about one hundred thousand lots in New York County, so that, on an average, there are about twenty instruments which make up the title to each lot. To find the particular twenty instruments, out of the two million on record, is the object of title "searching" and so simply that search is the purpose of indexing.

Each liber is separately indexed, by placing the names in alphabetical order in the back of the book. Later special index books were supplied. The alphabetical system continued until 1891, at which time there were about one million two hundred thousand instruments on

two hundred thousand instruments on record. It has been estimated that not less than four million separate name entries were indexed. The result of this system was an enormous aggregation of names under each letter.

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600,000 Names in 1856.

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In 1856 the indexes contained about six hundred thousand names and an effort was made to correct the evils resulting from the cumbersome system in vogue. A new alphabetical index was arranged, in which the names for the entire period prior to 1856 were arranged in exact directory order. This system was a decided improvement over the one in force up to that time, and shortened the time required for searching titles.

The agitation for improved indexes



HON. JOHN J. HOPPER, Register of New York County.

was actively renewed in 1885. At that time about one million instruments were on record and searching conditions were almost intolerable. As a result a Commission was appointed and a measure providing for the block system was passed in 1889 and went into effect January 1, 1891. The law was defective, inasmuch as it did not provide for the reindexing of the great mass of instruments recorded prior to 1891. A re-indexing law was passed in 1892 and again in 1893 but nothing was done until the organization of the Reindexing Department in 1910.

When first organized the only duty of the Register was to receive real property time about one million instruments were

When first organized the only duty of the Register was to receive real property instruments, record them "at length" and index them. This is still the primary duty of the Register, but in recent years the responsibilities and duties of the office have been greatly increased and broadened. In addition to the current recording and indexing, the Register attends to the satisfaction of mortgages; he receives chattel mortgages, of which more than one hundred thousand are filed and indexed annually; he collects the mortgage tax, which amounts to about \$2,000,000 a year; he is also responsible for recopying and certifying old and mutilated records, and also for the locality reindexing of all old records. The Register is also the Registrar o titles under the Land Title Registration Act, commonly called the Torrens Law.

Three Classes of Instruments.

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Real property instruments are divided into three main classes: (1) conveyances, (2) mortgages, and (3) miscellaneous papers. These three classes are each given a separate series of filing numbers, record and index books. Within each classification are a variety of instruments. For example: In the conveyance libers are placed deeds, leases, assignments of leases, releases, party wall agreements, trust agreements and sim-

The mortgage libers ilar instruments. contain mortgages, assignments of mortgages, extension agreements, participation agreements and the like. Among the miscellaneous papers are found general trust mortgages, general conveyances and releases of decedents'

conveyances and releases of decedents' estates, and other papers general in character. During last year there were recorded 12,138 conveyances, 12,163 mortgages and 852 miscellaneous papers.

About one hundred papers are received daily for record and to obtain the highest economy of administration a routine has been established so that each division receives an entire day's work to handle. The daily steps for the original instruments are as follows:

Division of the Work.

First Day. The instruments are taken in and pass the notary clerk, the mortgage tax, the receiving clerk, the cashier, the tickler index and the bookkeeper. Each instrument receives its serial number and minute of record, and is abstracted, examined and located by block and located.

second Day. Each instrument is copied at length by typewriter in the record libers and the liber and page are noted. Third Day. The Examining Division compares the typewritten record with the original paper and corrects all errors. Fourth Day. The Block Index Division completes and verifies the entries in the block index first written from the

sion completes and verifies the entries in the block index, first written from the abstract slips, which are then sent to the Alphabetical Index Division for use in preparing that index. Fifth Day. The original papers are sent to the Executive Office for the sig-nature and certificate of the Register. They are entered in the delivery book and delivered by mail, or otherwise, as

and delivered by mail, or otherwise, as requested.

The routine of procedure has been so worked out that there is hardly any variation in actual operation. A person recording a paper knows that it will be returned to him at the end of the fifth day without the necessity of making any special request.

special request.

Mr. Hopper states that the systematic handling of an entire day's work each day and thus keeping the work up to date does not add to the cost, but on the contrary results in distinct saving.

Use of Typewriters.

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The use of typewriters and of the abstract method in indexing current instruments and for checking accuracy was begun early in 1914. Formerly both the block index and the alphabetical index were prepared in preliminary form in "blotters." These were afterwards copied in the permanent books. The use of temporary blotters was discontinued in 1914 and indexing is now made directly into the final books. This system resulted in reducing, by nearly one-half, the staff engaged in preparing these two indexes. The clerks so relieved were assigned to other work.

The budget for 1914, which was prepared before Mr. Hopper went into office, was \$304,468.46, a considerable reduction from 1913, due to the withdrawal of Bronx County, which was

effective January 1, 1914. The total amount spent in 1914 was \$279,277.65. The difference represents a money saving to the city, of which \$14,956.62 was saved in salary accounts, \$10,206.50 in wages of temporary employees, and \$27.63 in supplies, making a total saving of \$25,190.75, which was returned to the City Treasury in unexpended balances.

Budget Appropriation.

The total appropriation allowed in the budget for 1915 is \$291,392.25, a decrease of \$13,076.15 from that allowed for 1914. of \$13,076.15 from that allowed for 1914. A great deal of extra work done during 1914, and continued into 1915, was made necessary by the fact that work was allowed to fall behind at certain points in years gone by, and because errors crept into the indexes due to inadequate methods of checking. Beginning with 1914 the record and index entries for each instrument are cross checked in such a manner that it will not be necessary at any future time to go over the indexes again.

An instrument once recorded cannot

be altered except by re-execution. A wrong block may be corrected by paying a small fee, but if the error is in the body of the instrument it must be re-recorded. This, however, is usually a simple matter, if the transaction is fresh, whereas if allowed to remain unnoticed, years might go by, parties move away or die, and a defect in the title result. A record of each error and its manner of correction is kept upon a card or on the correction is kept upon a card or on the

Standardization of Forms.

Every instrument is copied "at length" in a liber. A majority of the instruments are on printed forms. During 1914 a record was kept and it was found that about 46 per cent. of the contents of conveyances and 66 per cent. of mortgages are printed matter. If the varying forms furnished by different printers were the same, the Register's office could have printed pages prepared corresponding to these standard forms and so save copying the printed parts. The copying is paid for by piece work, at the

rate of five cents a hundred words. The sum of \$27,000 was allowed for this work in 1915. About one-half of this amount could be saved annually. As already announced in the Record and Guide, to accomplish this requires other legislation compelling the use of standard forms, or an agreement among printers and conveyancers.

A Transfer to the Bronx.

The formation of Bronx County re-The formation of Bronx County reduced to some extent the revenues of the New York County Register's office, and the number of its employees. A transfer of the conveyances and other instruments, contained in 1711 volumes, to Bronx County, was made last July. A transfer of 1730 filed maps was made last August and 176 filed maps in October, all affecting Bronx property.

August and 170 filed maps in October, an affecting Bronx property.

Many attorneys and conveyancers have expressed their approval of the new system of examining instruments immediately upon their receipt and advising those interested of any discovered

errors or omissions.

VERSUS REPRESENTATION POPULATION

An Argument for a Geographical Division of the State—Discrimination Against New York City

M UCH has been said relative to the subject of "Population Versus Representation," and in this connection Joseph S. Wood, member of the West-

chester Bar, has compiled the following statistics, which bear upon the subject:
"The population of the City of New York, in 1910 and 1914, together with that of the balance of the State, is given in the following table, which also includes an estimate of what the population will be in 1920. tion will be in 1929.

New York Rest of City. 1910....4,766,833 1914....5,583,871 1920....7,000,000 State. 4,346,777 4,540,719 State. 9,113,614 10,124,590 4,890,000 11,890,000

"Today the City of New York contains more than 1,000,000 inhabitants than the rest of the Empire State. In the State Senate it has only 21 members, out of 51, and in the Assembly, only 64, out of 150. If representation in the Legislature were based on population, New York City would have 28 senators out of 51, and 83 assemblymen out of 150. If the total numbers of senators York City should have, on the same basis, in 1920, 31 senators out of 51 and 90 assemblymen out of 150. This the State Constitution prohibits.

Voters and Representation.

"If representation should be based on the number of voters, then the figures to be considered are as follows:

Aliens Total over 21 Years. 510,675 Number of Voters. 923,077 New York City.... 923,077 Rest of the State..1,194,776 208,248

Totals2,117,853 718,920

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"These figures are taken from the United States census of 1910. On the basis of voters only, New York City should, in 1910, have had 22 senators, instead of 21, and 65 assemblymen instead of 64. On this basis of actual voters, New York City had, in 1910, virtually all the representation in the Legislature it was entitled to. In 1914, however, allowing the same percentage of male aliens 21 years old as in 1910, the City of New York should have had 1,083,261 voters, and the rest of the State 1,248,698. The city, therefore, should have had, in 1914, 24 senators instead of 21, and 70 assemblymen instead of 64. In like manner it can be shown that in 1920 New York City will have 1,358,000 voters, and the rest of the State 1,344,750; so, in 1920 the city should have 26 senators instead of 21, and 76 assemblymen instead of 64. Thus, on the basis of the actual number of

male voters, the minority in this State will, unless the Constitution is changed, rule the majority in the Legislature, on and after 1920.

Divide the State.

"New York State has an area of 49,-170 square miles, of which 326 are in the city. It would be absurd and unjust to permit the voters who live in 326 square miles of the southeastern corner of the State, to regulate the affairs of those who live on 48,844 square miles, some parts of which are 300 miles from New York City. It is equally unjust and absurd that a minority of the voters in the whole State should be permitted, after 1920, to regulate the affairs of New York City. What then should be done? The answer is: Divide the State. "New York State has an area of 49,-

be done? The answer is: Divide the State.

"My suggestion is let New York City, the rest of Long Island and the whole of Westchester County be one State and the remainder of New York State the other. Rhode Island has only 1,250 square miles, and is only 50 miles long and 35 miles wide. Hamburg and Bremen are independent States of the German Empire, the former having 160 square miles, with a population of 1,000,000, and the latter less than 100 miles, and a population of less than 300,000.

"There are only two States in the Union, outside of New York, having a population of more than 5,000,000 each, namely Pennsylvania, with nearly 8,000,000, and Illinois, with less than 6,000,000.

Assessed Values.

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"The assessed valuation of all real estate in the Union, in 1913, was \$50,-290,126,002, of which \$7,861,898,890, or nearly one-sixth, was levied on New York City. None of the States in the Union, except New York, has an assessed valuation of real estate aggregating more than \$5,208,131,631. The assessed valuation of New York State is greater than that of twenty-four States in the Union combined, and these States have forty-eight United States Senators.

"In 1914, the assessed valuation of New York State realty was \$10,900,260,883, of which \$8,007,647,861 was in the city, or, in other words, 73 oer cent. of the taxable real estate in the State is located in New York City. Yet the city has only 41 per cent. of the State Senate and 4234 per cent. of the Assembly.

Personal Property.

Personal Property.

"The ratio of the value of personal property in the city to that of the rest of the State is greater than that of the real estate. New York City has about one-sixth in value of the real estate in the Union; it has fully one-fifth, if not one-fourth, of the personal property therein

therein.
"It may be difficult to obtain a division

of the State, and it may be unwise to do so, on account of the question of water supply for the city. There is another way of doing justice to some extent, and that is by dividing the State into two tax districts. Let New York City be one and the rest of the State the

Two Tax Districts.

"In 1912 the State spent \$42,354,612.99, as follows:
For Education....... \$9,646,044.29

Agriculture 2,631,729.51
Conservation, etc. 3,015,904.48
Highways and Public Works
Hospitals 8,622,839.97
Charities 4,024,726.41

\$32,714,161.61 Executive & Administration. \$3,588,102.53 Legislative 2,047,420.09 Judiciary 1,757,922.11 Prisons 2,247,011.97

\$42,354,012.97

"Out of the \$9,646,044.29 for education, the city received, in 1912, the sum of \$2,198,070.79, leaving \$7,447,973.50, which was paid over to the cities and school districts of the rest of the State. As New York City paid at least 75 per cent. of the whole, which is \$7,234,533.22, and received only \$2,198,070.79, it follows that the city paid \$5,036,462.43 for the education of the children in the rest of the State.

State. "Out of the \$32,714,161.61 spent by the State for education, agriculture, conservation, highways, public works, hospitals and charities, at least 75 per cent. was paid by the city, which amounts to \$24,-535,621.21. Out of this the city received for schools \$2,198,070.79, which means that the city paid, for the benefit of the rest of the State \$22,347,550.42. The city may have some patients in the State hospitals and asylums for the insane and their maintenance should be charged to the city.

their maintenance s...
the city.

"Let each tax district pay for what it gets, and let the State expenses which are general, such as the Executive, Legislative and Judicial, be apportioned in the two districts by the State Tax Commissioners."

An Adverse Recommendation.

Alfred Craven, Chief Engineer of the Public Service Commission, has made a report against the proposed connection of the West Farms branch of the existing subway with the proposed elevated extension of the Lexington avenue subway running through Westchester avenue, in the Bronx. He holds that such a connection would disarrange the traffic scheme for the Bronx and reduce the ability of the West Farms branch to serve its own territory.

"OLDEST" LANDMARK TO MODERNIZED BE

As the Result of the Sale of Historic Site, Dwelling Will Be Reconstructed to Fill Up-to-date Requirements

WHAT is probably one of the oldest houses in the Van Cortlandt, Riverdale and Fieldston districts, was sold recently, as already reported, by the Dela-field Estate to Willett R. Skillman, who is to occupy the premises, after exten-sive alterations which amount practically to reconstruction, under the supervision of Dwight James Baum, architect, Waldo avenue and 246th street. The house is located on the Albany post road, just north of the old southerly line of the Philipse Manor.

The house antedates the famous Van Cortlandt mansion in Van Cortlandt Park, and is so old that the exact date

of its erection is not known. Around it are linked a number of historical associations which make it one of the most interesting landmarks, present binding present New York with the past. It is estimated have been built two hundred years ago and represents the type of construc-tion of a period when building materials and methods of construction almost primitive in almost primitive in allicity. The structure seems to have been the guardhouse at the south-erly entrance to the manor. Tradition has

manor. Tradition has it that it was occupied by the commander of the American army in the days of the Revolutionary War, during the fighting in the section north of New York City. Another old story holds that during these exciting days, George Washington spent a night under its roof. The present tenant has been on the premises for thirty-five years.

five years.

The house, in its present condition, representpresents an interesting study, representing, as it does, in plan and style, an era even before the Revolution. The main portion is about twenty-four feet square and is built of rough stone walls, more than two feet thick, laid up in lime, which is, in the main, mud. Originally its northern division, which is now built of wood, was a small stone annex.

Owner Since 1829.

This part was razed in 1815 and the present wooden or higher portion erected. The property came into the possession of the Delafield family in 1829.

All the materials are hand made; the beams are hand hewn and the nails of wrought iron. The laths were also made by hand and consist of long strips split from rough hewn timbers. The supports on the first floor are about ten inches square, those on the second floor, approximate four inches by six inches. The roof rafters are five inches wide by four inches deep, as compared with two inches wide by six inches deep customarmy in use at the present day.

One of the unique details noted in connection with the layout of the interior is a slender partition built entirely of stone separating the old kitchen from the dining-room. Its thickness All the materials are hand made; the

from the dining-room. Its thickness including several coats of whitewash, Iaid from time to time, is only five and Its thickness one-half inches. No one has been able

to explain the reason for this type of interior partition and the only plausible cause advanced is that it was con-Nothing corresponding to it has been found in any of the old landmarks which also represent antiquated types of building construction.

Heavy Floor Timbers.

The flooring consists of boards about ten inches wide, and from one and a half to two inches thick; the wear of two centuries has caused, at various points, spots nearly worn through. From the kitchen there is still a ladder

REVOLUTIONARY LANDMARK IN RIVERDALE SECTION.

which leads to a small room under the roof, containing one window, two feet square. This space was originally used for slave quarters. The greater part of the southern side is taken up by a huge chimney which makes the wall at this end four feet thick. It opens into an old Dutch oven in the kitchen and a five foot wide fireplace in the dining-room and in the bedroom above. There are two fireplace openings of simple lime-mortar finish with hearths of huge flagstones which have been so used that in places they resemble the rocks worn down by the ceaseless onrush of waters in the bed of a creek. The chimney is topped by brick, probably chimney is topped by brick brought over from Holland.

Wrought Iron Hinges Used.

Both on the east and west sides of the house are porches with square post columns. These are to be saved and used when the building is reconstructed. On the blinds are ancient wrought iron strap hinges of crude make, probably the handiwork of the old-time village blacksmith. These will be duplicated and added to, as part of the reconstruction week.

As much as possible of the old build-As much as possible of the old building will be retained and preserved, as outlined by Mr. Baum. The only exterior change will be the lowering of the roof of the wooden or newer section, painting the clap-boards of the new portion white, a similar treatment of the downstairs blinds and the adding of new shutters along the old lines on the upper portion of the house. The old stone work is to be repointed with white mortar. When completely remodelled, the house will represent as near as posthe house will represent as near as possible an old New England prototype.

A small new kitchen wing is to be added on the south, with a breakfast

porch at the southeast. The present old kitchen will be utilized as a pantry. The old stairs of black walnut connecting the first and second floors are to remain intact, while in the northerly part of the house a living-room porch is to be built. All these porches will have original columns and the new ones required will be remodelled after the old.

One of the most interesting features in connection with this ancient dwelling house is an unusual growth of vines.

house is an unusual growth of vines. These have become so heavy and strong through years of steady and uninterrupted growth that they have forced themselves between the stonework and

can even be seen in some of the rooms. In one place, they have raised a section

of the roof rafters.

The house, of course, has the old Colonial garden, typical of all the old-time residences. The time residences. arbor grape old has also grown to a remarkable degree; some of the bushes some of the busnes have trunks the size of a full grown tree and one has fol-lowed a fence for more than a hundred feet.

Along the line of the road stretches a row of giant boulders and a stone wall about three feet high, which is said have once marked the

of the old Philipse Manor. As part of the reconstruction a low quaint white the reconstruction a low quaint white picket fence is to be added to the top, which will serve to make the old gray wall even more picturesque. About a hundred feet from the house there is a famous spring which has been in use for a great many years. It is guarded by a huge, equally famous, trog, who has been there in the memory of the oldest residents. He gazes placidly on every curious onlooker within a reasonably safe radius, and vanishes in the depths of the pool at the least approach of danger. In back of the spring is the old Dogwood brook, so called on account of the great number of dogwood trees along its banks. banks.

Crude Construction.

The house, with its crude construc-tion which has resisted the wear and of the winters of two centuries and its picturesque surroundings, exemplifies the charm and mystery which every old landmark holds for the imaginative observer. These impressions are inten-sified by the picturesque wildness of the

sified by the picturesque wildness of the surrounding country and the almost virginal character of the woodland stretching in every direction, away from the old building.

The Riverdale section has many other historic houses still standing, and is full of Revolutionary lore. Organizations, which have for their object the preservation of relics, a few years ago made a thorough canvass of the section, trying to locate furniture and other things which would serve to perpetuate the memories of past days, and the efforts were rewarded in many instances. The old Van Cortlandt mansion, in the park bearing that name, is used as a museum for the exhibition of these antiques.

WHAT CITY PLANNING HAS DONE FOR NEW YORK

Work of the New York City Improvement Commission and How Far Its Ambitious Plans Have Been Carried Out*

By NELSON P. LEWIS

VARIOUS schemes have been put forward for modifying the plans of those portions of the city already mapthose portions of the city already mapped, but none of them has had the official character of those proposed by the New York City Improvement Commission, created by ordinance of the Board of Aldermen in December, 1903, in a report which was submitted in January, 1907.

This report was accompanied by a number of plans, most of which were commendable, but some of them were ambitious and extravagant beyond possibility of realization, while some of them also ignored conditions which then existed or improvements then under way

existed or improvements then under way which would have rendered their execution impossible.

tion impossible.

No attempt will be made to describe or even to enumerate all the different projects suggested in this report. Some of them have already been carried out or are under way. Among these, the following may be noted:

The widening of the roadway of Fifth avenue by setting back the curb and the removal of encroachments beyond the building line. Not only has Fifth avenue been treated in this way, but a great number of other streets in the Borough of Manhattan. of Manhattan.

The New Seventh Avenue.

The southerly extension of Seventh avenue and the widening of Varick street in order to furnish a much needed continuous thoroughfare on the west side of Manhattan: This project was under consideration by the Board of Estimate before the commission submits the distribution and a special report had

Estimate before the commission submitted its report, and a special report had been made by the chief engineer of the board, dealing not only with the Seventh avenue and Varick street improvement, but with a number of other changes relating to this part of Manhattan.

The extension of Grand street and the widening of Roebling street in the Borough of Brooklyn: These improvements have been entirely carried out and had been incorporated in the plan of the city before the commission made its report. Their purpose was to furnish a system of adequate approaches to the Brooklyn end of the Williamsburg Bridge.

The widening of Thompson avenue in the Borough of Commission avenue in

Bridge.

The widening of Thompson avenue in the Borough of Queens: This improvement is now under way on a more comprehensive scale than was suggested in the report of the commission. The street is two hundred feet in width instead of one hundred and sixty feet, as suggested in the report, and extends all the way to Jamaica.

An Ambitious Project.

An Ambitious Project.

An Ambitious Project.

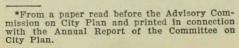
The creation of a civic center in the Borough of Manhattan: While the commission made no very specific recommendation on this subject, the selection of a site for the new court house of such proportions as to permit the grouping about it of other buildings and connecting it with the City Hall Park, is probably a more ambitious project than the commission had in mind.

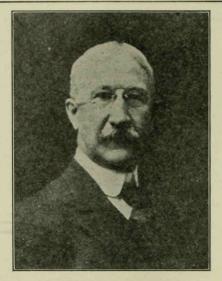
Certain other projects suggested by

commission had in mind.

Certain other projects suggested by the commission have been at various times discussed by the Board of Estimate, and some of them have gone as far as the preparation and consideration of specific plans, but no action has been taken. Among these are the following:

The separation of grades at Fifth avenue and 42d street: Plans were made for carrying the surface railway tracks





NELSON P. LEWIS. Chief Engineer to the Board of Estimate.

and the heavy traffic on 42d street under Fifth avenue in a subway. Public hearings were given, but there was so much opposition on the part of the property owners in the immediate vicinity that the project was abandoned.

Approach to the Queensboro Bridge: The commission favored the acquisition of the block between 59th and 60th streets all the way from Fifth avenue to Second avenue, but expressed the belief that this would be too costly and advised the widening of 60th street by taking half the block to the south and the construction of a diagonal connection between 57th street and the end of the bridge. The Board of Estimate has actually laid out on the city plan the entire block between 59th and 60th streets and between Second and Third avenues as an open space and has prostreets and between Second and Third avenues as an open space and has provided for the widening of Second avenue for several blocks either side of the bridge, but no action has been taken toward the acquisition of the property, pending a final determination as to the arrangement of tracks on the Queensboro Bridge and the connections between these tracks and existing and proposed transit lines.

The southerly extension of Irving place from 14th street to Fourth avenue: This was also considered by the Board

This was also considered by the Board of Estimate and the extension was laid out upon the city map in order to provide a route for what was called the Tri-Borough Subway. When the transit plans were changed, this extension was

Tri-Borough Subway. When the transit plans were changed, this extension was abandoned.

The extension of the Shore Road around Fort Hamilton to connect with Dyker Beach Park in the Borough of Brooklyn: This project appears likely to be realized through negotiations with the War Department permitting the reestablishment of a road which was closed at the time of the Spanish War.

The extension of Flatbush avenue southwardly across Jamaica Bay to Barren Island: This street has been laid out and it is likely that it will be acquired in the near future.

The laying out of Bedford avenue from the deflection at Heyward street to the Williamsburg Bridge Plaza: This street was laid out on the city plan and proceedings to acquire title to it were authorized. Its strategic importance was at once recognized and a rapid transit line was planned to follow it. Owing, however, to the insistent objections of some of the property owners in the territory which would be traversed by the street, on the ground that it would change the entire character of the neigh-

borhood, the project was abandoned. It should be noted, however, that the change in the character of the neighborhood, so much dreaded, has taken place, and many of those who opposed the extension have already found homes elsewhere.

A Brooklyn Civic Center.

A Brooklyn Civic Center.

The grouping of public buildings in the Borough of Brooklyn: The commission suggested the plaza at the main entrance to Prospect Park as an admirable location for a Brooklyn civic center. Present plans contemplate, however, retaining this center at the Borough Hall, and the location in this vicinity of a notable group of buildings, including a new municipal building and a court house, which, with a reconstructed terminal for the Brooklyn Bridge, would create a center which, while of entirely unconventional shape, would probably be very satisfactory.

The plaza at the main entrance to Prospect Park would have furnished an admirable site for the grouping of the public buildings of Brooklyn, but it is so far removed from the administrative center of the borough it would probably be better to adopt it as the location of

center of the borough it would probably be better to adopt it as the location of a group of educational buildings. The Brooklyn Institute of Arts and Sciences is already there, and the Mount Prospect reservoir, which will probably not be needed when the Catskill water supply is introduced into the city, if lowered a few feet would have furnished an admirable site for a public building. The location of the Brooklyn Public Library on the triangular space in front of the reservoir between Flatbush avenue and Eastern Parkway, a site the nue and Eastern Parkway, a site the selection of which was strongly opposed by many, seems to have effectually prevented any such use of the reservoir

The Enormous Cost.

The Enormous Cost.

There were many other projects suggested and the above comments relate only to those which have received more or less consideration by the municipal authorities. The report of the commission was referred to the chief engineer of the Board of Estimate for analysis and for an estimate of the probable cost of carrying out those improvements which appeared to be most practicable. Such report was made under date of September 26, 1907, and included an estimate of the probable cost of carrying one of the projects which appeared most meritorious, this estimate being based upon the assessed value of the property which would be required with a certain addition which was believed to represent the probable difference between the actual cost of acquisition and such assessed value. The plans for the Boroughs of Queens and Richmond were so little developed at the time that it was impossible to present estimates for any of the projects suggested for these boroughs. The total estimates of the probable cost of acquiring the necessary land in the other three boroughs were as follows: Manhattan projects, \$48,628,000; Brooklyn projects, \$25,490,000; the Bronx projects, \$5,390,000; total, \$79,508,000. The above did not include the estimated cost of the Seventh avenue extension and the widening of Varick street now under way.

—According to reports from excellent sources, the new baseball park of the New York American League team will be established in Long Island City, only a few minutes' ride from the Queensboro Bridge Piaza.—Long Island Star.

BUILDING INSPECTORS' CONFERENCE

The More General Use of Automatic Sprinklers Advocated -Floor Loads and Stairways-Conferences to Continue

THE first subject discussed at the morning session of the Building Inspectors' Conference at the Hotel Astor on May 14, was "The recent tendency toward low floor loads." The discussion brought out the fact that there was a great difference in different cities in this respect. Some of the cities give elaborate lists of buildings and differentiate between different purposes.

The other extreme is represented by the provisions recently adopted by New York City, in which provision is made for minimum floor loads for floors used for residence purposes, for places of as-

for residence purposes, for places of assembly, and for business purposes.

It was also brought out that there is a wide variation in the minimum floor loads required. In some cities the minimum floor loads required for residence buildings are as high as 70 lbs. per square foot. New York in its recent action represents again the other extreme in having adopted 40 lbs. per square foot as a fair minimum floor load for residence buildings.

In the case of places of assembly it

for residence buildings.

In the case of places of assembly it was contended by some of the Building Inspectors present that loads sometimes run up as high as 150 lbs. per square foot and more, but it appeared that this was only in cases of experiment in which buildings were crowded within a given space as closely as possible. This is an unusual condition that would seldom occur, as under such conditions it would be practically impossible for people to move.

Move.

A suggestion was made that in fire-proof buildings also floor loads might permitted lower than in non-fireproof buildings, not only as an encouragement to construct fireproof buildings, but be-cause the proportion of dead load to total load is greater in the case of a fireproof building than in the case of a non-fireproof building.

Certificates of Occupancy.

The discussion of floor loads drifted for a while into one of certificates of occupancy, and resulted in the passage of a resolution to the effect that certificates of occupancy should be issued in all cases of new buildings, and a change of occupancy should be made unlawful unless a new certificate is secured from the proper building official. the proper building official.

Hollow Tile Walls.

Superintendent of Buildings Carlin, of Superintendent of Buildings Carlin, of Brooklyn, opened the discussion on Hollow Tile for Outside and Bearing Walls in an interesting paper, in which he outlined the present practice in the City of New York. He contended that hollow tile walls should be at least of the same thickness as brick walls, if not thicker. He also argued for the restriction of hollow tile walls to buildings of limited He also argued for the restriction of not-low tile walls to buildings of limited height, namely, about forty feet. The tendency elsewhere seems to be to higher and thinner walls of hollow tile. Attention was called to a desirable fea-Attention was called to a desirable feature in connection with hollow tile walls, that if encouraged by being permitted to be of less thickness than brick they would replace frame construction to a large extent where such construction is permitted. There was some discussion on the strength of hollow tile blocks and the tests made by the National Fireproofing Company in Chicago were referred to, showing that hollow tile walls in cement mortar greatly exceeded in crushing strength ordinary brick walls in lime mortar. lime mortar.

Considerable discussion was evoked by the subject of Automatic Sprinklers. Opinion was divided as to whether au-

tomatic sprinklers should be provided for in building codes. Some contended it was a matter of fire-prevention, but the advocates of automatic sprinklers as a safeguard to life were numerous. The discussion on this subject was continued in the afternoon session, at which time a resolution was drafted advocating the more general use of automatic sprinklers. sprinklers.

Enclosed Stairways.

The Enclosure of Stairways, which was scheduled for the morning session, was not reached until the afternoon. The opinion was quite general that stairways should be enclosed in all buildings are the stairways are stairways as the stairways should be enclosed in all buildings are the stairways are the stairways. ings except residence buildings, and perhaps other buildings not over two stories in height.

The discussion on the Organization of a Building Department did not proceed very far, for lack of time. Commissioner McKelvey, of St. Louis, outlined the organization of his department. It appeared from the discussion that in the work of many city building departments the planning and supervision of public buildings is included. The sentiment was general that this matter is not a proper function of a building official. The presentation of this subject was made more than usually interesting by the submission of several diagrams showing the exact relation of the official to the public and to his staff.

Results of the Conference.

Results of the Conference.

The results of the Conference were considered very satisfactory. The interest aroused was so great that it was decided to hold a Conference annually. The present chairman, Rudolph P. Miller, now Engineer to the Building Committee of the Board of Aldermen in charge of the revision of New York City's Building Code, and the secretary, Hon. Sidney J. Williams, State Building Inspector of Wisconsin, were elected to continue in office, and to act as an ex-Inspector of Wisconsin, were elected to continue in office, and to act as an executive committee in arranging for a conference some time next year. It was thought wise to hold the next conference somewhere in the West and in connection, if possible, with some national organization interested in some subject closely akin to building construc-

CONSTITUTIONAL LEGISLATIVE AND

An Extra Session Still Demanded by Realty Interests-Labor Unions Want Changes in the Form of Government

OVERNOR WHITMAN has con-Cluded to sign the bill imposing a direct tax of \$19,560,000 upon the State, notwithstanding all the appeals that have been made to him to be considerate of

been made to him to be considerate of taxpayers and especially of New York City taxpayers whose burdens will be unusually heavy next year. As he was able to cut only \$2,300,000 from the appropriation bills, he considers there is no need of calling an extra session.

This will be the largest direct tax since the year 1900, when the rate was 1.96 mills. This year it is to be 1.70 mills. The tax will fall rather heavily on New York City because, first, we pay on 77 per cent. of the total assessed valuation, and, second, because real valuation, and, second, because real estate here is assessed at its full value, estate here is assessed at its full value, while the largest number of counties are credited with only 70 to 80 per cent. of full value, and in some the assessment is less than half the full value, according to statistics recently published by the president of the New York City Tax Board, Hon. Lawson Purdy.

In a statement issued by the Advisory Council this week property owners are

In a statement issued by the Advisory Council this week, property owners are urged to communicate with the Governor, beseeching him to adopt ways and means to eliminate the economies which he has effected from the Direct State Tax. If this may only be done by calling an extra session of the Legislature, then such a method should be employed the responsibility for the appropriathen such a method should be employed and the responsibility for the appropriations placed directly upon the Legislature, for doubtless further savings could thus be accomplished. The Advisory Council, through its special committee, consisting of Messrs. Cyrus C. Miller, chairman, Willard V. King, Alfred E. Marling and Thomas M. Mulry, has been carefully following the hearings at Albany. This committee believes that under the depressed real estate conditions in the city it would be wise for the Governor to adopt heroic remedies to reduce this Direct State Tax, particularly when all property owners particularly when all property owners have heavy city taxes to meet. Experience has shown that when there is a large unexpended surplus in the public treasury a strong tendency prevails among public officials to appropriate such moneys for improvements that are not immediately necessary or of vital

importance.
Senator William M. Bennett and Stewart Browne, of the United Real Estate Owners' Association, appeared at a hearing before the Governor in opposition to the Mills bill, permitting the sition to the Mills bill, permitting the new New York court house to be built in sections. Frank DeMuth, of the West Side Taxpayers' Association, and Senator Bennett contended that under the present plans the court house will cost forty to sixty million dollars. L. Laflin Kellogg, of the Court House Board, and Leo Arnstein, representing the Board of Estimate, spoke for the bill.

An injunction to restrain Comptroller Travis from borrowing \$6,000,000 to

An injunction to restrain Comptroller Travis from borrowing \$6,000,000 to meet State engagements was denied by Justice Cochran at Hudson last Satur-day when application was made by Pres-ident Browne of the United Real Estate Owners' Association.

Constitutional Convention Matters.

Constitutional Convention Matters.

Abram I. Elkus appeared before the Committee on Industrial Relations in the Constitutional Convention and advocated a minimum wage for women but not for men. Representatives of labor organizations will hold a conference in Albany next Monday. In an interview Labor Commissioner Lynch said that workmen's compensation, the short ballot, and woman suffrage are among the broader proposals in which the laboring

lot, and woman suffrage are among the broader proposals in which the laboring classes are taking a special interest. He believes that the initiative and referendum and proportional representation are other suggestions that make a large appeal in labor circles.

Specific proposals for a constitutional amendment already brought forward would give the Legislature the right to delegate to a board or commission the power to make regulations for carrying out the labor law, the right to establish a minimum wage, if it should see fit so to do, and the right to regulate or prohibit manufacture in tenement houses. Alfred E. Smith, minority leader of the Alfred E. Smith, minority leader of the Assembly, has introduced three proposed amendments designed to bring about

these changes.

RECORD AND GUIDE.

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

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Chicago's eight thousand carpenters were getting \$5.25 a day when they struck for five cents more an hour. The employers, uniting for defense, then locked out everybody in the building trades. A sympathetic lockout is a novelty in Chicago. If a good general arbitration plan develops from the war it will not have been fought in vain.

The Public Service Commission would have great difficulty in proving that sub-way kiosks on the narrow sidewalks of streets where the Borough President has prohibited sidewalk encroachments, are a public necessity, and so a privileged encroachment not amenable to the law. The Commissioners should watch their step and get in line with the determined will of the people.

The experiment of Labor trying to get along without Capital, and relying upon the Uplifters instead, has been thoroughly tried out. Persistent and unnecessary legislation against employers and property owners under the pretense of improving working conditions has done no one any good. The old saying that the best governed people are governed the least has had ample justification.

The insurance companies which report to the New York State Insurance Department have \$1,761,000,000 invested in real estate deeds and mortgages, a sum which is equal to about one-fifth of the total assessed valuation of all the real estate in New York City. Add to this the sum which the savings banks and some other big lending institutions have invested in the same securities and you will be well on the way to the answer to the question, "Who owns New York?"

The City's Changing Needs.

"More and more the city of New York, if it is to be well governed, must develop toward the city-manager plan."—City Chamberlain Bruère,

Something evidently needs to be done to bring the system of government more into accord with the facts of city life. New York is first of all a business community, the greatest port for commerce in the world, the largest city borrower and spender of money, and it should have a local government conducted with some respect for business principles and with reasonable consideration for the city's economic interests, upon which all its other interests are founded. In recent years the social and altruistic side of government has been so strongly emphasized as to bring reminders from the tangible interests that New York City was not intended to be simply an international melting-pot with endless philanthropic attachments, and that we cannot as a business community contemplate the imprudent use of tax money with the same indifference as in years gone by when the total was comparatively small. That there is not more appreciation at City Hall for the practical affairs of the city is acknowledged to be far more the fault of the plan on which the government is organized than the fault of the members of the governto be far more the fault of the plan on which the government is organized than the fault of the members of the government. Therefore when a system of government planned primarily for the benefit of political and social elements becomes incapable of adjusting itself to local economic requirements, a new plan of government is now very often adopted.

Between three and four hundred

Between three and four hundred American cities have taken on the com-mission or commission-manager form, mission or commission-manager form, which concentrates responsibility into the hands of a few experts. The plan eliminates partisan politics entirely and puts local government on an efficient but economical basis, so that public money may not be needlessly spent or the tax and rent payers overburdened. The commissioners and the city manager conduct the affairs of the city as if it were a bank, a railroad or a great industrial establishment. Mr. Bruère, in his report as City Chamberlain, recommends certain steps in the direction of the commission form of government, and would make a beginning by establishing the Department of Finance as the sole fiscal agency for the city govand would make a beginning by establishing the Department of Finance as the sole fiscal agency for the city government, instead of having a host of departments and bureaus handling city funds. He would also set up a Department of Administration to be a branch of the Mayor's office and "an instrument of day-by-day assistance to the Mayor in the performance of his work as general manager of the city government, which he must increasingly become."

It is important to know that a prominent member of the Mayor's cabinet concedes the need of an entirely new form of government, though advising only partial steps for the present. As there is a committee of the Board of Estimate now engaged in revising the Charter as

partial steps for the present. As that now engaged in revising the Charter as a whole, the public may be warranted in inferring from the remarks of the City Chamberlain that the product of the revision committee will not be patterned altogether after the commission plan. The piecemeal method, when revision is absolutely necessary, is of course better than no revision at all, and a complete change of plan would be a great deal to expect from members of the existing government. And yet the question may be asked if a complete change is not imperatively required, and if a more certain and distinct departure from the present system would not result from a charter drafted by an independent committee of citizens, especially if they followed a model of known and proved. charter drafted by an independent committee of citizens, especially if they followed a model of known and proved worth? John Stuart Mill once wrote that the precursor of every important period of social and political reconstruction has been "a great change in the modes and opinions of thinking society." We have seen here in New York a great but ineffectual protest go up from the business people against those modes of government that have resulted in overregulation and excessive taxation. The

protest has been ineffectual simply beprotest has been ineffectual simply because the present system is not responsive to the intelligent and authoritatively expressed opinion of the people. Under a straight commission form of government, with the initiative, referendum and recall incorporated, the people would have close control over their governing board.

For the Protection of Homes and Institutions.

While New York City is waiting for the new Commission on Building Dis-tricts and Restrictions to recommend the tricts and Restrictions to recommend the boundaries of districts and the proper regulations to be enforced in each, it is interesting to learn that the city of Philadelphia is also taking steps to control the location, size and use of buildings. Under an act which this week has been signed by the Governor of Pennsylvania, cities of the first class in that State may for the purpose of promoting the public health, safety, order and general welfare, control the types of buildings to be erected hereafter. To the Park Commission is given special authority to regulate the size, location and use of buildings coming within two hundred feet of any park, parkway or pubuse of buildings coming within two hundred feet of any park, parkway or public place under its care or management. In a few days the heads of the several departments having in charge the inspection of buildings, the planning of the city and the control of its parks will meet to consider the regulations to be adopted, in order, as we infer, not only that residential districts may be properly protected from incongruous invasions, but also that various types of buildings to be hereafter erected, corresponding to the lines of trade in which they will be engaged, may be located where they will best serve both their own interest and that of the community at large.

One of the most serious charges that

One of the most serious charges that can be brought against any city, as well as against any nation, is that it does can be brought against any city, as well as against any nation, is that it does not protect its citizens in their homes and institutions. In order to preserve certain neighborhoods from contamination our people have not only had to organize societies and keep up a constant vigilance, but also to spend large sums of money. In innumerable other instances have fine residential districts been broken up and old families, with their houses of worship and other institutions, scattered—not so much as the consequence of invasion by legitimate business houses as by the intrusion of activities essentially illegitimate and destructive to the good name, the comfort and the value of the district. A man living in New York cannot be certain of his dwelling for any definite period, or that he will be able to leave it unimpaired to his heirs. He cannot be certain of his church or his club, or who his neighbors will be at any future time. Nor can he be sure that his business will not be ruined by a sudden inrush of outlanders of some sort. Nothing being not be ruined by a sudden inrush of out-landers of some sort. Nothing being permanently settled, the fluid elements in permanently settled, the fluid elements in population and business dash hither and yon to new points of interest and vantage almost unrestrained. Even old covenants against unwelcome establishments have not served in every instance, for the times change and former designations no longer apply. Thus, restrictions against tenements made in 1873 will not hold against tenements erected in 1915. Stables have become garages and theatres "movies" in common parlance, and a million-dollar office building may be declared a factory building in the eyes of the law.

That assurance of permanence in hab-

in the eyes of the law.

That assurance of permanence in habitation and business in which a man elsewhere may take comfort and pride is denied to the residents of old New York under existing conditions. Manhattan has suffered irreparable social and institutional losses. In some sections of Brooklyn values are also being disintegrated. For there is little in the city ordinances to hinder a garage, a factory, a picture theatre or any undesirable structure from locating next to the most beautiful dwelling in any borough, if the site can be purchased; and nothing that places a restriction over a nothing that places a restriction over a

section to apply to all properties, to ensure the permanence of homelife, appreciate values and preserve those things which testify to the refinement and high which testify to the rennement and high civilization of a community. But there will be such restrictions when the district regulations are promulgated and the general lines for city development are marked out; when certain areas are set apart for port development, other areas for factories and when residential might for factories, and when residential neighborhoods are fortified against their enemies. Only in this way can the wealth, health and comfort of the city of the future be assured.

Realty Will Survive.

The Governor finds that he cannot veto the Direct State Tax bill, and real estate must bear the consequences. The decision is a serious one for the Governor as well as for taxpayers, who are persuaded that neither the affairs of the State nor those of the great city have been well managed when such obligations as they are now called upon to meet have been allowed to accumulate. If now there is no escape from the high taxes, it may be said that they won't break real estate, but they may break the present systems of government in State and city which are primarily at fault. The Constitutional Convention with such The Constitutional Convention with such an example of managerial incompetency before it will undoubtedly change the fundamental law and introduce a plan which will compel the government to conserve in a far more efficient manner than in the past the interests of the people. A remarkable depth of feeling has been sounded throughout the State without regard to political parties against the sort of adpolitical parties against the sort of ad-ministration which contracts such moun-New York realty will survive and prosper in spite of everything, and some good will come out of this wrongful treat-

Commissioners of Deeds.

Commissioners of Deeds.

Editor of the RECORD AND GUIDE:

Section 58 of the Greater New York
Charter (Chapter 418 of the Laws of
1913), in relation to Commissioners of
Deeds of the City of New York, has
been materially amended by Chapter 607
of the Laws of 1915, commonly known
as the Hamilton-Fertig bill. This bill
was drafted and caused to be introduced
by Register Edward Polak of the County

was drafted and caused to be introduced by Register Edward Polak of the County of the Bronx, for the purpose of clarifying the language of the old law and of bringing such law into harmony with Section 310 of the Real Property Law.

The new act repeals that portion of the old statute requiring Commissioners of Deeds to file certificates of appointment in the office of the County Clerk or Register, if any, of the county in which they reside and with the Register, if any, of the county in which the acknowledgments are taken, before they may proceed to act. It also repeals the provision making it mandatory upon commissioners to file certificates of appointment in the office of a Register in which such commissioners desire to have

commissioners to file certificates of appointment in the office of a Register in which such commissioners desire to have instruments accepted for record.

Under the new law, a Commissioner of Deeds, after qualifying in the office of the City Clerk and paying a fee of five dollars, as at present, may then administer oaths, or take acknowledgments, or proofs of deeds, or other instruments, without filing a certificate of his appointment and his autograph signature in any county office whatever.

To safeguard public records, however, it is provided that a commissioner who desires to take an acknowledgment or proof to an instrument to be recorded or to be read in evidence, must either before or after taking such acknowledgment or proof but prior to or simultaneously with the offering of such instrument for record or to be read in evidence: (1) File a certificate of his appointment and his autograph signature in the office in which such instrument is to be recorded, or in the office of the County Clerk in which such instrument is to be read in evidence; and any such instrument shall thereupon be accepted for record or read in evidence without

any further proof; or, (2), as an alternative, such commissioner may file his certificate of appointment and his autograph signature in the office of any County Clerk included in the City of New York, and the said County Clerk with whom such commissioner has filed his certificate and his autograph signature shall war demand authorities to his certificate and his autograph signature shall, upon demand, authenticate any acknowledgment or proof of deed taken by such officer, without regard to the county in which such acknowledgment or proof was taken, provided such county was wholly included in the City of New York; and any such instrument so authenticated shall be accepted for record or read in evidence in any county of the City of New York or any other county of the State, without any further proof.

The act further provides that a commissioner shall affix to each instrument acknowledged or proved before him, in addition to his signature, the date when his term of office will expire and also his official filing numbers given to him by the clerks of the counties with whom he has filed certificates of appointments. he has filed certificates of appointment; it is also provided that if such acknowl-edged instrument is to be recorded in the office of a Register with whom such commissioner has filed his certificate, and received an official filing number

commissioner has filed his certificate, and received an official filing number from such Register, he must also affix that number to said instrument.

It is also made the duty of the City Clerk to issue to a Commissioner of Deeds, upon request, as many certificates of appointment as such commissioner may deem necessary for the proper conduct of his office, and for each such certificate the City Clerk shall collect a fee of 25 cents.

To facilitate the recording of papers, it is suggested that commissioners file their certificates of appointment in the County Clerk's office most convenient to their business or their residence addresses, and also in any Register's office with which they may transact any considerable volume of business.

This is a simple, practical measure, so drawn as to facilitate the taking of acknowledgments of instruments intended for record, and at the same time safeguarding the public interest. The law was approved on May 12, 1915, and became effective immediately.

T. F. DRISCOLL,

T. F. DRISCOLL, Secy. to the Register, N. Y. County.

Public Baths Needed.

Editor of the RECORD AND GUIDE:
Considerable interest attaches to the Considerable interest attaches to the resolution which will again be presented to the Board of Estimate on Friday next calling for an appropriation of \$22,000 for six public floating baths. The edict of the Board of Health forbidding bathing in the waters around Manhattan on account of sewage pollution, while unquestionably a necessary one for the prevention of disease, has created for the poorer classes of the population a hardship which the floating baths tend to

alleviate.

In spite of the economies in city expenditures which have become so urgent within recent times, there is a growing feeling, however, that in this particular instance the failure to provide in some measure bathing facilities during the coming summer, months, would be a

measure bathing facilities during the coming summer, months, would be a false economy.

What constitutes a worthy expenditure more than money directed toward an increase in the efficiency of the toilers, who have been deprived of conveniences formerly enjoyed by them and who, if no adequate substitute is offered, become dissatisfied and more susceptible to the call of other communities? There is a class of workingmen in this city who are indispensable to the industrial and commercial life of the city. Not alone do they encourage the retention of large manufacturing concerns within the city (because the employer will operate his plant only where labor is available), but they also support the small tradesmen and shopkeepers who represent another substantial element in our population. These are the kind of residents who should be encouraged to remain in New York City because they

make definite economic contributions to the city's welfare. Their presence

the city's welfare. Their presence reflects favorably upon real estate and directly benefit the owners.

A small appropriation such as this, to meet an undeniable need in the lives of these people, is in my opinion, a wise expenditure. That it becomes necessary at a time when the cry is heard on every side for retrenchment may be considered unfortunate, but this situation does not

unfortunate, but this situation does not detract from its desirability or urgency.

I feel encouraged to ask the Record and Guide, as the medium of the taxpayers, to present the facts as they are, and urge the adoption of the resolution

LEWIS PHILLIPS.

158 Broadway.

That Long Island Railroad Lease.

In determining the provisions of the agreement between the Long Island Railroad Company and the Public Service Commission for the use of the tracks of the latter company by rapid transit trains from Corona to Whitestone and Little Neck, the Advisory Council of Real Estate Interests believes, according to a statement from the executive committee.

Estate Interests believes, according to a statement from the executive committee, that all property owners should give most careful attention as to the exact terms of this contract:

"The recent enabling act passed by the Legislature and approved by the Mayor and the Governor, permits the Public Service Commission to determine under what conditions the city will accept the offer of the Long Island Railroad Company. This enabling act establishes a precedent for the use of the tracks of a private transit corporation by the city. private transit corporation by the city. Consequently it is of vital importance that the terms of the agreement be equitable to all parties. If this agreement is consummated there is no doubt that residents of other sections of Great-er New York will petition the Legisla-ture for enabling acts to permit the city to use the lines of private transit corpora-tions for bringing the subway to their localities.

"Thus, the basis upon which any future development along these lines may follow should be established upon a very sound and equitable foundation. At present the city's finances are not in a condition to justify the construction of the lines which the company offers. The plans of the Public Service Commissioner were to extend the city's rapid transit line as far as Whitestone. If this line were to be constructed it would parallel similar tracks of the company. There-Thus, the basis upon which any future

line as far as Whitestone. It this line were to be constructed it would parallel similar tracks of the company. Therefore, to avoid this competition, and duplication, the railroad company has offered its tracks to Whitestone and Little Neck, under the following terms:

"A rental charge of \$250,000 per annum, for a period of ten years, with the privilege of renewal for an additional ten years, either party to have the right to terminate the agreement upon a three-years' notice. However, there are additional charges. The city must likewise bear a pro rata charge on the basis of cars handled, for cost of operation and maintenance of tracks and taxes and power consumed. Also, a pro rata share of 7 per cent. interest upon the cost of additional tracks, stations and other facilities required for the joint use, and a pro rata share of 7 per cent. of the amount expended for the elimination of grade crossings.

"With regard to grade crossings, the

amount expended for the elimination of grade crossings.

"With regard to grade crossings, the Long Island Railroad Company is required by law to pay but one-half of the expense, the city one-quarter, and the State one-quarter, so that the city will thus be obligated to pay one-quarter of the cost of eliminating grade crossings, as well as a pro rata charge of 7 per cent. interest on the one-half of the cost expended by the railroad company. The company further reserves the news, vending, advertising and other station privileges, under the provisions of this proposition. The city may use the tracks, stations and facilities of the Long Island Railroad Company under a joint use of the tracks; first, by the railroad company for carrying on its freight and passenger business, as at present, and second, by the city rapid transit trains in carrying on its rapid transit business, without interference one by the other, but over the same line,"

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items

\$3,000,000 OPERATION CLOSED.

Corner of Fifth Avenue and Seventy-Second Street Site of New Apartment House.

THE most important sale of the week, and one which should have a farreaching effect is the acquisition, by the Wells Brothers Company, of New York and Chicago, of the south corner of Fifth avenue and 72nd street, measuring 115 feet on the avenue and 125 feet in the street. Pease & Elliman were the brokers. The immediate corner, 35 x 125, was acquired from the estate of James A. Burden. This property is improved with the old home of the late Mr. Burden and was under lease to the late Senator Nelson W. Aldrich. The adjoining parcel, 80 x 125, is vacant, and was sold by Cornelius Vanderbilt. The seller acquired the property some years ago from the estate of Seth Barton French, having in mind the erection of a residence for his own occupancy. When the late George Vanderbilt died, he devised the one-time William H. Vanderbilt mansion, at the northwest corner of Fifth avenue and 51st street to the seller in the present deal, and all idea of erecting a residence in upper Fifth avenue was abandoned.

The new owners of the property, just acquired will improve the site with a Wells Brothers Company, of New York

The new owners of the property, just acquired, will improve the site with a twelve-story apartment house, which will have specially designed suites, to meet the desires of the prospective tenants. The entire investment, including the cost of the building, is estimated to be in the neighborhood of \$3,000,000. It is reported that a building loan has been placed to finance the operation.

The sale of the property is interesting from many points of view, but one in particular is the fact that arrangements were made several years ago for the sale of the corner to a syndicate in which the Burden and French families were interested. Cass Gilbert, the architect, was commissioned to prepare plans for

terested. Cass Gilbert, the architect, was commissioned to prepare plans for the structure, but the operation was abandoned on account of the opposition of some of the neighboring residents. The property then reverted back to the original owners. Those interested in the former deal have no connection with the present transaction. The Vanderbilt plot has been used by the Inter-Club Baseball Association during the last winter, and games were played there

winter, and games were played there several times a week, weather permitting. The new owners will take title on July 1, when the old Burden house will be demolished. The lease to Senator Aldrich expired on May 1. It is expected that the new building will be ready for occupancy by September 1, 1916.

R. Carpenter, architect, has been J. E. R. Carpenter, architect, has been commissioned to prepare the plans. Six floors will be laid out, having only one apartment on a floor, while the remainder of the building will have two suites on a floor. The facade of the structure will be of limestone. The tentative rentals have been placed from \$15,000 to \$25,000 a suite.

O00 a suite.

The site is admirably adapted to apartment-house construction, having frontages on two wide thoroughfares, and being directly in front of an entrance to Central Park. Directly opposite the site, is the home of James Stillman, and nearby are the residences of Louis C. Tiffany, Henry A. C. Taylor, W. Bayard Cutting, Oliver Gould Jennings and Nathalie E. Baylies. The new \$3,000,000 mansion of Henry C. Frick occupies the entire frontage on the block to the south,

Jamaica Hillcrest Auction.

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John H. Judge, Louis B. Hasbrouck, Michael Coleman and Charles B. Barkley, trustees of the Jamaica Hillcrest Company, finding themselves confronted with the necessity of disposing of the remaining lots of the company by the end of the month, in order to carry out the trust agreement with the stockholders, have ordered the sale of about 400 lots, beginning next Saturday, May 29. William P. Rae will conduct the sale, which is to be continued on Monday, May 31, until every lot is sold.

Jamaica Hillcrest is located in a desirable residential section of Jamaica, in the Fourth Ward of the Borough of Queens. It is bounded by Hillside avenue, Home Lawn avenue, opposite Jamaica Estates, and Doncaster road. Fultion street, the main business street of Jamaica, is within two blocks.

The elevated railroad is being extended to Grand avenue, which will be within two blocks of the property at Hillside avenue and Grand avenue. The Jamaica Union Hall street station of the Long Island Railroad is within a few blocks, with direct service within 18 minutes to the Pennsylvania station, Manhattan, and in the same time to Brooklyn, the Flatbush avenue station connecting with subway trains to Manhattan.

The property is fully developed, with streets on established grade adopted by the city, with roads macadamized, sidewalks curbed, large sewer system, water and gas mains, electricity and telephone.

A New Ferry Line.

Property owners in the Dyckman sec-Property owners in the Dyckman section are rejoiced over the action of the Palisades Park Commission in making a contract with a company just organized, or about to be, for a ferry on the Hudson between the foot of Dyckman street and the Englewood Approach, the fine new road which connects the great Hudson scenic boulevard with the waterside. The ferry will carry automobiles and teams, as well as foot passengers, and will begin operations in June. Temporary landing facilities will in another year be superseded by permanent improveary landing facilities will in another year be superseded by permanent improve-ments such as waiting-rooms, etc. The landing place on the New York side will be on premises owned by C. G. K. Billings, just north of the street line, and on park property on the Jersey side, where a large pier for steamboats was built two years ago. The Dyckman street and Englewood Ferry Company is the name of the lessees.

the name of the lessees.

Considerable travel is expected. After a while a barge canal landing place, with loading facilities, is to be built near Dyckman street on the waterfront. Residents of the vicinity are predicting that the time is coming when the Englewood Ferry will be as important as the Fort Lee Ferry, and Dyckman street as busy as 129th street.

Subway Bids Opened.

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Bids were opened on Tuesday by the Public Service Commission for the construction of Section No. 2 of Route No. 49, a part of the Culver rapid transit railroad in Brooklyn. This route leaves the Fourth avenue subway at 38th street and runs east to Gravesend avenue and down Gravesend avenue to Coney Island. It will be a three-track railroad, running through an open cut in 38th street and then ascending to an elevated structure and continuing as an elevated railroad through Gravesend avenue. It will be operated by the New York Municipal Railway Corporation (Brooklyn Rapid

Transit) under the Dual System con-

Construction work in the 38th street cut has been under way for some time, but no work has yet been done on Gravesend avenue. Section No. 2 is the Gravesend avenue. Section No. 2 is the first section of the elevated portion to be put up for bidding. It extends from a point about 525 feet south of Bay parkway (22nd avenue) produced over Gravesend avenue and Sheel road to a point in Shell road about 525 feet south of Avenue X produced. Oscar Daniels Co. was low bidder at \$863,775.

CITY MORTGAGE INVESTMENTS.

Aims to Dispose of All Mortgage Investments by City.

An aggravated situation has steadily grown up with respect to mortgage investments of the city held by the Chamberlain as trustee for various court funds. Since January 11, 1911, all investments are required to be in the form of city or State bonds, because of certain injudicious investments made in 1910. Prior to that time the Chamberlain was permitted to invest in real estate bonds and mortgages. On January 1,

1910. Prior to that time the Chamberlain was permitted to invest in real estate bonds and mortgages. On January 1, 1914, the City Chamberlain held 104 of such mortgages, all of which represented loans made prior to May, 1910, except one mortgage paid in under a court order in 1912.

It has been the aim of the present administration to dispose of all excessive mortgages as soon as possible. The year 1914 was, however, an unfavorable year for liquidating mortgages. When Mr. Bruère entered upon his duties as City Chamberlain he found \$1,200,000 invested in mortgages, representing 104 separate loans. Of these 104 mortgages, 94 representing \$823,000, were past due, and only 10 mortgages, representing \$377,000, had not yet matured. In some cases overdue mortgages ran back as far as the year 1857. In every case where there were delinquencies, the Chamberlain sought to protect the invested funds by insistently urging the mortgagors to make payments of arrears, and to liquidate part or all of the principal if possible. In five cases this proved unsuccessful, and foreclosures became necessary, representing property assessed at \$111,500, and mortgages aggregating \$79,800.

In this connection Chamberlain

\$79,800. In this Chamberlain connection Bruère says in a report just made to the

In this connection Chamberlain Bruère says in a report just made to the Mayor:

"So far as possible it will be my purpose to avoid foreclosures. The practice of the office has, for years, been to continue mortgages past maturity where interest and taxes and other charges are promptly paid. This is advantageous, for the rate of interest on these mortgages is higher than the income which could be produced if foreclosures were insisted upon. Notwithstanding this fact, because of the order of the Appellate Division and the rule of the State Comptroller, I am insistently urging the mortgagors to liquidate their obligations and shall continue to do so as long as the trusts remain in my hands."

According to Mr. Bruère there is no sufficient reason for maintaining a Sinking Fund Commission as an independent body merely for the purpose of the custody of sinking funds. In this connection he says: "As a simplification of the machinery of government I have previously made to you a recommendation which I now reaffirm—that the functions of the Sinking Fund Commission be transferred to the Board of Estimate and Apportionment. Many of these functions are merely survivals of an earlier time when the individual members of the commission were able to give personal supervision to all the details an earlier time when the individual members of the commission were able to give personal supervision to all the details of city business. * * * The transfer of the sinking fund functions to the Board of Estimate would merely mean an occasional lengthening of the calendar of the Board of Estimate and exclusion from consideration of these matters of the Chamberlain and the Chairman of the Finance Committee of the Board of Aldermen. In the suggestion that there be such an amalgamation the present Chairman of the Finance Committee concurs."

MARGINAL R. R. DEAL.

Real Estate Board of New York Takes

Action in Opposition. The Real Estate Board of New York took a stand at the meeting of the Board of Estimate yesterday against the city's deal for the Brooklyn marginal railway.

deal for the Brooklyn marginal railway.

A request, signed by Elisha Sniffen, secretary, and authorized by the president, Laurence M. D. McGuire, and the board of governors, had been sent to the Board of Estimate asking that the resolution setting aside more than \$6,000,000 for construction of the proposed railway be rescinded.

Mr. McGuire also has sent a letter to Governor Whitman requesting that he defer action on the charter amendment giving the city authorities power to turn the marginal railway over to the trunk line railways until he hears the real estate men in opposition.

It is estimated that without the power to give this \$30,000,000 railway to the railroads it will be impossible for the city to construct it. Numerous letters also have been sent to the Governor asking that he veto the Cullen bill, now before him.

The Great Cost.

The Great Cost.

The Real Estate Board, in its request to the Board of Estimate, refers to the statement that the cost of the marginal railway was first placed at \$11,226,516, which later was "found to be grossly inadequate."

"Upon the hearing before Governor Whitman," the communication states, "it was admitted by Dock Commission-

"it was admitted by Dock Commissioner Smith and Borough President Pounds that the present city estimate of the cost was \$19,000,000, and it was asserted and detailed figures were exhibited to the Governor by others indicating that the cost of the enterprise would be nearer \$30,000,000.

"Whatever may have been the propriety of the city embarking upon an enterprise costing \$11,000,000 when it would receive interest merely upon \$7,500,000 thereof, there certainly can be no propriety in the city embarking upon this enterprise when it now appears that the cost will certainly be about double and probably triple that amount.

"In our present financial condition we

and probably triple that amount.

"In our present financial condition we submit that the city should not embark upon any enterprise which the city knows in advance will result in a large annual financial loss to it, which must be made up by taxation, and which it is proposed to carry for a long term."

Brightwaters Pavilion Management.

The Brightwaters bathing pavilion, restaurant and cafe will be opened on June 10, under the new management of H. F. Starin, for many years with the Herald Square Hotel. The Brightwaters Garage, operating a general auto service for Bayshore and Brightwaters, has resumed its summer schedule, so as to insumed its summer schedule, so as to in-clude the Pavilion.

Steinway Tunnel Trains Next Month.

The Steinway Tunnel, extending under the East River from Manhattan to Long Island City, will be placed in temporary Island City, will be placed in temporary operation by the Interborough Rapid Transit Company next month, probably about the 15th. Transfers will be given to and from the existing subway.

PRIVATE REALTY SALES.

THAT there is a strong undertone to the real estate market was demonstrated again this week. In addition to a well-distributed budget of sales, in-volving comparatively small sums of money, several deals of importance were closed, one of which should have a de-cided influence on the future of the section.

tion. As announced in another column of this issue the south corner of Fifth avenue and 72nd street has been sold to the Wells Brothers Company, builders, for the improvement of the site with a high-class apartment house, twelve stories in

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height. The announcement, which involves the home of the late James A. Burden, and the Vanderbilt plot on the south, has caused wide-spread interest, for it means the invasion of the exclu-sive Lenox Hill section, and opens the way for other apartment house opera-

In laying out the apartments, the architects are endeavoring to fill any want that a prospective tenant may desire, and the arrangement of the rooms will differ with the various suites. The building will be so constructed that one or more floors can be connected in a single suite, or as little as half a floor constitute an apartment.

There has been a decided demand for

There has been a decided demand for houses of this character along Fifth avenouses of this character along Fifth avenue, and buildings of this type, located in the section, notably at 998 Fifth avenue, have been successes from the start. The erection of a building of this type is a step tending to carry further the evolution in apartment house construction.

Today a tenant can get an apartment build a private dwelling in order to satisfy all his requirements.

The leasing market has been strong during the week, a number of important transactions having been closed. The demand has not confined itself to lofts, but stores and apartments play a large but stores and apartments play a large part in the reports. That general busi-ness conditions throughout the country ness conditions throughout the country are on the upward trend, is generally acknowledged, and many brokerage firms are hopeful that before the summer is over real estate will be back again on its old footing. At least, for the present, with the Legislature adjourned, investors have but little fear that new drastic measures can be taken

From the building standpoint, those interested in this branch of the market are hopeful of an early settlement of the building code, now in course of preparation. The old code, as it stands today, it may be a confused as a proper shape of the stands. is most confusing, so many changes hav-ing been made from time to time that the original is hardly recognizable. Once this question is settled there should be renewed activity from a construction point of view.

The total number of sales reported and not recorded in Manhattan this week was 19, as against 45 last week and 19 a year

ago.
The number of sales south of 59th street was 7 as compared with 14 last week and 4 a year ago,
The sales north of 59th street aggregated 12, as compared with 31 last week and 15 a year ago.
The total number of conveyances in

The total number of conveyances in Manhattan was 139, as against 147 last week, 15 having stated considerations totaling \$824,725. Mortgages recorded this week numbered 82, involving \$1,this week numbered 82, involving \$1,-895,680, as against 80 last week, totaling \$2,870,508.

From the Bronx 15 sales at contract were recorded, as against 21 last week and 13 a year ago.

The amount involved in Manhattan

The amount involved in Mannattan and Bronx auction sales this week was \$744,440, compared with \$1,444,852 last week, making a total for the year of \$33,255,245. The figures for the corresponding week last year were \$1,198,297, and the total from Jan. 1, 1914, to May 23, 1914, was \$18,342,060.

Church Buys in Bronx.

Church Buys in Bronx.

The Roman Catholic Church of St. Angela Merici has purchased from J. H. and F. W. Burton, through Harris & Vaughan, the southerly half of the block bounded by Morris and Grant avenues, 162d and 163d streets. The land has been in the Burton family ownership for sixty years. The church already owns the northerly half of the block, and now controls the entire square block. The plans of the buyer have not yet been announced.

Heights-Bronx Trade.

The Avoca Realty Company, Stephen Ball, president, has sold to the Economy Real Property Company, the eight-story apartment house at the northwest corner Fort Washington avenue and 170th street, on plot 101 x 95. In exchange, the buyer gave the vacant plot, 175 x 115, at the southwest corner of University avenue and Boscobel place, at the east end of Washington Bridge.

Sells Astor Leasehold.

Samuel K. Jacobs sold through Nel-n, Lee & Green, 3-7 West 35th street, son, Lee & Green, 3-7 West 35th street, an eleven-story commercial building, an Astor leasehold, with eighteen years to run. The buyer is the Shippan Point Land Company, which gave in part payment twelve acres of waterfront at Stamford, Conn., improved with several dwellings costing about \$15,000 each, roads and a sea wall that cost \$15,000 to build

Two Houses to Be Made One.

Gilsey & Pease & Elliman and G. L. Pease & Elliman and G. L. Gilsey & Company sold for Joel Rathbone, 133 East 61st street, a three-story dwelling, on lot 16.7 x 100, and for the estate of Benjamin Tatham, 135 East 61st street, a five-story dwelling, on lot 17.6 x 100. The buyer will alter and remodel the two buildings into one for his own occupancy. cupancy.

West Side Apartment Deal.

The McMorrow Engineering & Construction Company has sold the twelvestory aprtment house at 35-39 West 81st street, held at \$750,000, to Harry P. Davis, who gave in part payment his residence on Stuyvesant Plaza, Chester Hill, Mt. Vernon. The brokers were Slawson & Hobbs.

Sale in Chambers Street.

The estate of Marion Cutting, sold through Wm. H. Whiting & Company, 95 Chambers street, a five-story building, on plot 27.3 x 150.3, through to Reade street. The property is assessed at \$127,000.

Manhattan—South of 59th St.

DOWNING ST.—Kurz & Uren, Inc., re-sold for the Benenson Realty Co., 24-28 Downing st, a 7-sty factory, on plot 60x75.

GREENWICH ST.—L. B. Caldwell sold to George Favour, through Van Vliet & Place, 807 Greenwich st, a 4-sty building, on lot 18.3x50.9, at the southeast corner of Jane st, which has been in the ownership of the seller for 50 years.

DIVISION ST.—Samuel Kaufman has sold the two 3-sty buildings 47-49 Division st. on plot 50.1x68.

14TH ST.—New York Eye & Ear Infirmary, owners of 310-312 East 14th st, has purchased from John J. Aaron, No. 314, a 4-sty dwelling, on lot 22.6x103.3.

56TH ST.—John N. Golding sold to the New York State Realty & Terminal Co., representing the New York Central Railroad, for Dr. James Bishop, the 4-sty house, 82 East 56th st, on lot 16.8x75. The buyer owns the remainder of the block to Park av and now controls a plot 201 ft. on Park av and 66.8 in the street.

Manhattan-North of 59th St.

Manhattan—North of 59th St.

79TH ST.—Slawson & Hobbs sold for the Broadway Trust Co. 221 West 79th st, a 4½-sty dwelling, on lot 17x102.2.

8STH ST.—Charles F. Noyes Co. has sold for James H. Cruikshank for about \$30,000 the 4-sty dwelling 309 West 88th st, covering plot 19x 100.8½. The house is leased for a term of years with cancellation clause. Stoddard & Mark represented the buyers.

91ST ST.—Joseph Conron has purchased from Charles E. Diefenthaler, the 5-sty dwelling, 303 West 91st. Mr. Conrons daughter is to marry James Butler, Jr., on June 2, and it is said that the deed will be presented to the bride and bridegroom on that day.

123D ST.—Nason Realty Co., Max M. Nathan-

that the deed will be presented to the bride and bridegroom on that day.

123D ST.—Nason Realty Co., Max M. Nathanson president, has sold 449-453 West 123d st, a 6-sty elevator apartment house on plot 75x 100.11. The buyer gave in part payment a dwelling and garage at the corner of Jackson boulevard and Walnut st, Long Beach, L. I.

143D ST.—Paul A. McGolrick sold 252 West 143d st, a 4-sty flat, on lot 25x100.

175TH ST.—Nehring Co. sold for the Mose Goodman Corporation, Mose Goodman, treasurer, 571-573 West 175th st, a 6-sty apartment house, to John J. English, who gave in part payment a dwelling and grounds at Belgrove dr and Midland av, Arlington, N. J.

LEXINGTON AV.—Ennis & Sinnott bought from William R. Osborne, 827 Lexington av, a 3-sty dwelling, on lot 20x70. This is the first sale of the property for nearly 50 years.

PARK AV.—H. Hornstein has sold the northwest corner of Park av and 119th st, a 5-sty flat, on lot 25x90. The buyer gave in part payment a plot in Gray st, Fort Wadsworth, S. I.

Bronx.

DORSEY ST.—Ida Brantman has resold the lot, 25x75, in the north side of Dorsey st, 105 ft. east of Zerega av.

KELLY ST.—Paul A. McGolrick has resold to C. O. Bliss 878 and 882 Kelly st, two 5-sty new-law flats, on plot 76x100. The seller acquired the houses last month from the Daily Realty Co. in an exchange for the flat at 56 East 114th st.

SIMPSON ST.—Myrena Realty Co. sold through Alexander Selkin & David Mintz the 2-fam. house, 1149 Simpson st, on lot 25x100. SIMPSON ST.—D Sylvan Crakow has sold 1076 Simpson st, a 5-sty apartment house, on plot 40x100.

137TH ST.—Kurz & Uren, Inc., have re-sold for the Benenson Realty Co., the two 5-sty flats 373 and 375 East 137th st, each on plot 27x100. have re-sold

172D ST.—Eugene J. Busher sold for William C. Arnold, the 2-fam dwelling, 11½ West 172d st, on lot 25x87, to Jewel E. Noble, who gave in exchange the two vacant lots, 50x100, at the southwest corner of Garden st and Prospect av. 172D ST.—William J. Gabel sold for Josephine Retrine, 447 East 172d st, a vacant plot, 40x 130, 90 ft. east of Park av, to the Benenson Realty Co.

CRESTON AV.—Phelan Brothers have resold, through Richard H. Scobie, the plot of 5 lots at the northeast corner of Creston av and 183d st, 122x95. The seller acquired the property recently from the estate of Richard Webber.

PROSPECT AV.—Eugene J. Busher sold for Joseph I. Berry to William C. Arnold, the plot 98x38, on the west side of Prospect av, 14 ft. south of Garden st.

south of Garden st.

QUIMBY AV.—Edward J. Moberg sold 4 lots on the south side of Quimby av, 290 ft. east of Castlehill av, and 4 lots on the north side of Story av, 290 ft. east of Castlehill av.

TRATMAN AV.—George Becker has re-sold the vacant plot, 167x110, on the south side of Tratman av, 98.46 ft. east of Zerega av.

WEBSTER AV.—William Evans sold, through Thorn & Co. and R. McLernon, a plot 50x115, on the west side of Webster av, 25 ft. south of 204th st. The plot has been held at \$17,000.

Brooklyn.

HART ST.—James M. Hawley sold for Doctor Lazarus the property at 716 Hart st.

LAWRENCE ST.—Realty Associates sold, through Charles W. Seitz, to John F. Nelson and John r. Edwards the three 3-sty dwellings and one store building at 150-158 Lawrence st, on plot 104.3x100.

on plot 104.3x100.

McDONOUGH ST.—Mrs. Arthur J. Moss sold the 3-sty dwelling, 332 McDonough st to M. Vogt, who gave in exchange, the 6-fam. flat, 1295 Decatur st.

SIDNEY PL.—Charles E. Rickerson and Howard C. Pyle & Co. sold for Mrs. Catherine Field, the 3-sty dwelling, 54 Sidney pl.

UNION ST.—John Pullman sold 765 Union st, a 3-sty dwelling on lot 20x100, for Morris Garfinkel.

83D ST, ETC.—Frank A. Seaver & Co. sold the 1-fam. house 1217 83d st for C. R. Bower and the 1-fam. house 2426 85th st for the Gibraltar Construction Co.

EASTERN PARKWAY.—Henry Pierson & Co. sold for Julius Strauss, the plot, 50x175, on the north side of Eastern pkway, 180 ft. east of Plaza st, assessed at \$24,000.

LAFAYETTE AV.—Realty Associates sold through A. J. Waldron the plot 50x100 at 526-528 Lafayete av to Max Solomon, who will build a 4-sty flat.

RYDER AV.—G. Tuoti & Co. sold for the Bond & Mortgage Guarantee Co., the property at 913-915 Ryder av.

Queens.

BROADWAY-FLUSHING.—Dr. C. A. Fones has sold an 80-ft. frontage in the north side of 20th st, 180 ft. from Broadway. To Frederick A. Long, who will build a residence.

LONG ISLAND CITY.—Bernard Spector sold to Richard Hellman, manufacturer of pure food products, the 3-sty reinforced concrete building, on the west side of Steinway av, 100 ft. north of Vanderventer av.

RIDGEWOOD.—G. X. Mathews Co. sold three 3-sty flats, each on plot 27.6x100, at 1877 Madison st to F. E. Phillips; at 1866 Woodbine st to Henry D. Meyer and at 1876 Madison st to Herman Wederman.

ROSEDALE.—New York Suburban Land Co.

ROSEDALE.—New York Suburban Land Co, sold 10x100 on Boulevard to H. S. Ward and 60x100 in Rose pl to C. Gysling.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Locust av to R. C. Sterling and 50x100 on Myrtle av to H. A. Thatcher.

GREAT NECK, L. I.—L'Ecluse, Washburn & Co. sold for J. Louis Schaefer his estate to George J. Pidgeon. It is one of the most attractive places in the Lakeville section.

MIDDLETOWN, N. J.—Louis M. Brown sold to Joseph M. Huber a 36-acre estate on Riverside dr, Middletown township, opposite Red Bank, N. J., and fronting on the Shrewsbury River.

MONTCLAIR, N. J.—Dr. S. Rexford S has sold the residence at Erwin Park rd Erwin Park dr to Mrs. Alice McVay.

SCARSDALE, N. Y.—Fish and Marvin sold for the Quaker Realty Co. a tract on the south side of Heathcote rd, adjoining the section known as the Heathcote Association, to Bertrand F. Bell, who recently sold his New Rochelle estate, through the same brokers.

SHARON, CONN.—S. H. Jones has purchased the 66-acre estate, formerly occupied by the late Governor John Cotton Smith. It is one of the landmarks of the state and has been in the family of the seller for more than 150 years.

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

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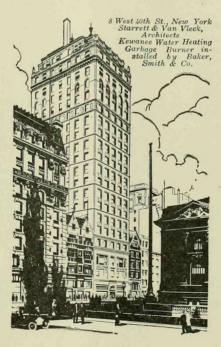
160 Broadway, Manhattan 381-383 East 149th Street 367 Fulton Street, Jamaica

188 Montague Street, Brooklyn 44 Court Street, Brooklyn 1354 Broadway, Brooklyn

Turn Your Garbage Into Fuel

Sanitary engineers have stated that a ton of garbage contains as much heat as 200 pounds of coal-often more. And in a Kewanee Water Heating Garbage Burner garbage and refuse are used as part of the fuel necessary for the heating of hot water.

Furthermore, the only really sanitary way of disposing of garbage and refuse is to burn it on the premises where it originates, before it has a chance to decay and breed and feed flies, rats and other diseasecarrying insects and vermin.



KEWANEE

Water Heating Garbage Burner

performs two functions. It provides hot water at minimum cost because it uses garbage and rubbish And it eliminates the garbage problem by burning garbage, without odor, while it is still fresh and green.

Many of the most up-to-date apartment buildings in New York City have installed We would like to have you these burners. know what the owners say about them.

Will you give us an opportunity of telling you?



KEWANEE BOILER COMPANY

Kewanee, Illinois

Steel Power and Heating Boilers, Radiators, Tanks and Garbage Burners



New York City, 47 W. 42nd Street

LEASES.

Jewelers to Remain Downtown.
George W. Welsh's Son, jewelers, leased from Vincent Astor, through the Charles F. Noyes Company, the corner store in the new seven-story building to be erected at the north corner of Broadway and Vesey street. The store will have about 100 feet of direct display advertising. The business of the lessee is now conducted at 256 Broadway and has been identified with the lower section of the city since 1845. lower section of the city since 1845. Their selection of a downtown location, in spite of the prevailing uptown movement, indicates the confidence of the firm in the retention of their clientele.

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

THOROUGHLY experienced Real Estate man desires connection with live concern or Estate. Specialist in managing prop-erty and the collection of rents. Highest credentials. Box 596, Record & Guide.

WANTED—Young man acquainted with Real Estate offices, architects, etc., to solicit Iron Work, such as fire-escapes and alteration work. Box 598, Record & Guide.

TO RENT—Five-story building, 314 West 44th street, suitable for any business, specialy in the building line; first floor, driveway and stalls; upper floors, lofts, offices and apartments; cheap rent. See agent on premises.

LOFT TO LET, 25x95, large elevator, heat, excellent light. Telephone Murray Hill 3121. BROWN, 306 E. 40th St., New York.

TO LET—Sixty Wall Street, fine light private room in law office, particularly desirable for real estate or insurance broker. \$30 a month, also desk room, exceptionally private. Address S. D. JONES, 60 Wall Street.

EXAMINATION FOR

Deputy Tax Commissioner
Salary \$2,400 Per Annum
Candidates must present evidence of at least five years' recent active experience in the real estate business as appraisers, brokers or operators; or at least five years' service in the Department of Taxes and Assessments in positions tending to qualify them for the duties. They must be familiar with real estate values, with methods of real estate appraisal, and the law and practice of taxation in this city. Candidates, at time of appointment, must have been at least one year prior thereto, an elector in the borough from which he is appointed. Subjects and weights are: Experience, 3; Duties, 5; Arithmetic, 2. A qualifying physical examination will be held prior to examination.

Applications will be received at Room 1400 Municipal Building from May 20 to June 4 at 4 P. M.
Minimum age, 21 years; maximum, 45 years on last day of filing applications.
Four cents in stamps must accompany requests for application blanks by mail.

Municipal Civil Service Commission

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AT HEMPSTEAD, FLORAL PARK, ROCKVILLE CENTRE, VALLEY STREAM, OCEANSIDE, EAST ROCKAWAY

LONGACRE BUILDING, entire 11th floor 1476 BROADWAY, N. Y. Phone Bryant 146

Liberty Bank in Equitable.

The Liberty National Bank, of 139 Broadway, has leased, through Albert B. Ashforth, for twenty-one years, with renewal privileges, the Broadway and Cedar street corner of the Equitable Building, at 120 Broadway, comprising the entire Broadway grade frontage north of the arcade entrance, and also space on the mezzanine and second floors. The Pine street end of the building has been taken by the Empire Trust ing has been taken by the Empire Trust Company.

Another 23d Street Lease.

Heil & Stern and Albert B. Ashforth leased in the building formerly occuleased in the building formerly occupied by Stern Bros., at 28-30 West 23d street, through to 9-19 West 22d street, the seventh floor, containing about 20,000 feet, to Levy & Marcus, manufacturers of men's neckwear, who have been located on lower Broadway for many

Haberdashers in Fifth Avenue Lease.

Wm. D. Bloodgood & Company, Inc., have leased for Mme. Simcox the store and basement at 535 Fifth avenue, for ten years, to Kaskel & Kaskel, who have been in business in this city for fifty years. They are now located at 316 Fifth avenue, and will use new location for an uptown store.

New Victoria Building Tenant.

Bernard Ulmann Company, embroideries, silks, etc., for the last sixty years Carstein & Linnekin, large space in the Victoria Building, Broadway and 27th

Manhattan.

VASA K. BRACHER has leased the ground floor at 82 Broad st to A. Blank & Co. for Samuel Untermeyer; also rented stores at 333 West 59th st to A. Gorguilo and at 326 West 59th st to the Wonder-mist Co., of 1789 Broadway, and to W. J. Jackson.

to W. J. Jackson.

CROSS & BROWN CO. has leased store and basement at 558 3d av to William A. Slayback; entire 16th floor at 19-25 East 24th st to the Wallace Novelty Co., of 22 East 41st st; space at 396 Broadway to Hyman Hirwitz.

CROSS & BROWN CO. has leased a floor in 1875 Broadway to J. J. Madden and Edward R. Wood; two entire floors at 351-5 West 52d st to Bender, Robinson Co., and offices in 30 East 42d st to Harry J. Robinson.

CROSS & BROWN CO. has leased for the Columbus Circle Realty Co. to the Splitdorf Electrical Co., of 20 West 63d st, the store and 2d floor at 3-7 West 61st st, through to 6-10 West 62d st, and space at 396 Broadway to E. J. E. Vollbehr.

DUROSS CO. leased the dwellings 469 West

DUROSS CO. leased the dwellings 469 West 21st st to John Gratz and 319 West 18th st to Clara C. O'Hara.

DOUGLAS L. ELLIMAN & CO. leased large apartments in 45 East 62d st for the 62d St. Co., E. C. Potter, president, to Mrs. Robert Waller. Waller.

Waller.

DOUGLAS L. ELLIMAN & CO. leased a large apartment for the estate of Ogden Goelet, Moore & Wyckoff, agents, in 410 Park av, to Thomas M. McCarter; also apartments in 399 Park av to Alfred E. Cortis; in 901 Lexington av to Dr. Hubert S. Howe; in 114 East 84th st to Mrs. J. I. Ellsworth and renewed the lease in 122 East 82d st to Mrs. J. C. Cooley.

DOUGLAS L. ELLIMAN & CO. leased apartments in 635 Park av (an entire floor) for William A. Slayback to Clarence F. Westin, with an extension of the lease from the owner, Mrs. Robert B. Minturn; in 122 East 82d st for Mrs. Juliet Inness Ellsworth to S. M. Peyser; in 178 East 70th st to Frederick O. Beach; in the new building under construction at 161 East 79th st to Mrs. C. W. Fiske; for the 62d St Co, E. C. Potter, president, in the house under construction at 45 East 62d st to Joshua A. Hatfield; in 114 East 84th st for the Surrey Realty Co. to Edward S. Bladgen; in 103 East 86th st to Mrs. C. J. Valleau; in 28 East 55th st for Miss E. T. Taft to Raymond B. Van Dyke; and renewed leases at 178 East 70th st to George S. Leiner and at 122 East 82d st to Mrs. O. V. Pistoles.

JOSEPH F. FEIST & CO. leased for the Borine Manufacturing Co. the 2d loft at 551 West 42d st to the United Trading Co. of 95 Nassau st.

Nassau st.

J. ARTHUR FISCHER leased for the trustees of the estate of Sarah A. Tileston, the 4-sty building 610 6th av for a cafe and grill.

FREDERICK FOX & CO. leased lofts at 12 East 13th st to Neadel & Sternberg; in 42 East 12th st to Schlossberg & Bessner; in 37 East 12th st to Nathan Simmons; in 61 East 11th st to Benedict Weisz; at 54 East 11th st to C. & W. Middy Blouse Co., to Progress Cloak & Suit Co. and to Witoff & Eidenberg; at 40-2 West 17th st to Ortner & Turin; at 20 West 17th st to Singer & Bloom; at 122 Center st to Benjamin Vortrefflich; at 20-22 Waverly pl to Atlas Flower & Feather Co., and at 712 Broadway to Cornelius J. McCarthy.

GAINES & DRENNAN CO. and Stephen H. Tyng, Jr., Co. leased the 1st loft in 240 5th av to J. Duncan Ditheridge, representing Bryce Brothers & Co., cut glass.

GOODWIN & GOODWIN rented for the Loerre estate to D. L. G. Elder for 31/4 years the sty dwelling at 123 West 119th st.

3-sty dwelling at 123 West 119th st.
GOODWIN & GOODWIN rented for Rosalie
Kaufmann to Dr. Morris Frucht the 3-sty
dwelling 61 West 119th st.
N. BRIGHAM HALL & Wm. D. Bloodgood,
Inc., leased for Catherine Furcht the southerfy
store and basement at 805-807 Lexington av, to
Chas. Schwiering, grocer, now at 1058 3d av.
This completes the renting of the building.

This completes the renting of the building.

HEIL & STERN leased lofts for Postal Life Insurance Co. in 530 Broadway to Leon P. Wilder & Sons, of \$3 Bowery; for 652 Broadway Co. in 652 Broadway to French Art Novelty Co., of 11 East Houston st; for Jacob Emsheimer in 25-7 West Houston st; for Jacob Emsheimer in 125-7 West Houston st; for Jacob Emsheimer in 17th st to Friedman Bros.; for Aragon Holding Co. in 18-22 West 20th st to Stein, Moss & Co., of 143 West 20th st; for Charles Kaye Renting Co., in 30-4 West 26th st to National Skirt Co., of 72 Grand st; for Antler Realty Co., Inc., in 57-61 West 38th st to Lazarus & & Bernhard, of 652 Broadway; also for Atlantic Realty Co. in 968 6th av, store and basement to Neuhaus & Thorman.

M. & L. HESS (INC.) have leased the 7th left.

M. & L. HESS (INC.) have leased the 7th loft at 19-21 West 36th st to A. Massad & Co., of 43 West 16th st; 3d loft at 42 West 15th st to Goldstein, Piowowitz & Sorotick and the 6th floor at 53 West 24th st to Sweigbaum & Co.

M. & L. HESS (INC.) leased for the Hess Building Co. rooms 1408-9 in 354 4th av to the Raw Silk Trading Co. of 1 Madison av; also for 432 4th Av. Corporation rooms 1307-8 in 432 4th av to the Universal Type-Making Ma-chine Co. of Chicago, III.

chine Co. of Chicago, III.

HUBERTH & HUBERTH have leased offices in
the Circle Building at Columbus Circle to the
Lester Auto Wheel Co.; Century Ball Bearing
Co.; Beckert & De Florez, and Anson Jones;
also the store at 1846 Broadway to the Hartford Suspension Co., of Newark, N. J.

HUBERTH & HUBERTH leased a store on the Central Park West side of the Circle Building at Columbus Circle to the German Journal of 183 Duane st; also the store at the southeast corner of Broadway and 61st st to the Lozier Motor Car Co. of 1806 Broadway, and offices in the New York American Building. Columbus Circle, to Samuel G. Raines, M. Heidelberg, the Cornfield Resilient Wheel Co. and the Lancia Co.

A. KANE & CO. leased for Eugene Higgins, the 4-sty dwelling, 2201 7th av. EDGAR A. MANNING has leased for Frances Blum, 114 East 61st st for 5 years to Made-leine & Angele, dressmakers, of 800 Lexington

av.

CHARLES F. NOYES CO. has leased the store and basement 32-34 Frankfort st for John V. Black to B. H. Strauss, of 37 Spruce st; cigar privilege in the Masonic Building, 71 West 23d st to Morris Sconorsky, and a floor at 118 Beekman st for George W. Bond, Jr., to Harry H. Stearns and Charles H. Blakeman.

PEASE & ELLIMAN leased the store at 13 East 49th st to Lehnert & Hutli, hairdressers, of 309 Madison av, at an aggregate rental of about \$50,000.

PEASE & ELLIMAN leased for the Clark Estates the 5-sty dwelling 30 West 74th st and in 11 East 68th st a 13-room and 4-bath apartment to W. S. Jenney, in conjunction with William R. Ware.

PEASE & ELLIMAN leased for Mrs. Helen R. Anthony to Miss Bella da Costa Greene the 3-sty dwelling, 145 East 38th st; also for Gustav Kayfmann to Dr. William P. Healy, the 4-sty louse, 46 East 83d st, and the entire 5th floor in their own building at 340 Madison av to Clarence Whybrow, decorator, of 311 Madison av.

Clarence Whybrow, decorator, of 311 Madison av.

PEASE & ELLIMAN have rented for the Surrey Realty Co. an apartment in 114 East 84th st to Mrs. Martha L. Macy; also made the following renewals of apartment leases: At 27 East 62d st to Mrs. Leo M. Berry; at 875 Park av to T. B. Cowperthwaite; in the "Saint Urban," at 89th st and Central Park West to Max Baer and to Samuel H. Fink, and in 72 East 96th st to Pierre Laird.

PEASE & ELLIMAN rented for the E. A. L. Park Av Co., controlled by Edgar A. Levy, a 12-room and 4-bath apartment in the new building under construction at 525 Park av to S. W. Childs; also rented apartments in 875 Park av to Mrs. Henry Liebmann; subleased for H. Seaton Frank his suite in "Irving Arms," Riverside dr and 94th st, to William Newell; rented for Breckenridge Carroll an apartment in 640 West End av to Cyrus Adler and to J. F. Gibson, a larger apartment in the northwest corner of Madison av and 68th st.

L. J. PHILLIPS & CO. leased to James Butler,

L. J. PHILLIPS & CO. leased to James Butler, the double store at 1246 St. Nicholas av, which fill make the 244th in the chain of Butler

MARK RAFALSKY & CO. have leased for the James McCreery Realty Corporation, the 4th loft at 112-14 West 42d st, through to 113-17 West 41st st to the Orsenigo Co., of 675 1st av, which will use entire space as a furniture display room; also leased for Monroe Froehlich to the Feld-Franken Co., the 9th loft at 72-74 Madison av, and in conjunction with Pease & Elliman, the 9th loft at 31-33 East 32d st to W. Bauman. Bauman.

SHAW & CO, have leased for Peter J. Devine the store 2218 8th av to the George Kern Co., of 496 9th av.

SHAW & CO. leased for J. Harper Skillin, the 3-sty building, 1935 Madison av, to the Eller Mfg. Co., of Canton, Ohio.

HERBERT A. SHERMAN has rented about 30,000 sq. ft in 136-146 West 52d st to the Studebaker Co.

CHRIS, SCHIERLOH rented the 3-sty-house 559 West 57th st for Rutgers B. Miller to Alex-ander Marshall.

CHRIS. SCHIERLOH leased the basement store in 70 Murray st; also the 3d and 4th lofts in 72 Murray st to the F. J. Bernard Co., of 70 Murray st.

Murray st,

LOUIS SCHRAG has leased for the Lloyd
Realty Co. the 1st loft in 171 Broadway to the
Paris Hat Co., of 30 Bond st; for John J.
Cavanaugh, the 3d loft in 256 West 23d st to
Greenspan & Brownstein; for the District Realty
Co., space in the 10th floor of 142-144 West 24ff
st, to Jetomar & Prestap, and for the Renwick
Hurry Estate, the 5th loft in 147 West 24th st
to Kotkin & Swengle.

SPEAR & CO. have rented for the Fabian Construction Co. the 3d loft in 31-33 East 28th st to Henry M. Wohl, of 113 West 27th st; for the Eugatnom Realty Co. space in 143-145 West 20th st to Samuel Blum; for the 29th St Construction Co. the 3d loft in 105-107 East 29th st to Frank Hyman; for Emily M Roemer the top loft in 27 East 10th st to Dorfman & Levine.

SPEAR & CO. have rented for the Canebrake Realty Co. the 3d and 5th lofts in 4 West 16th st to Olchin & Golub and Rosenthal & Co.; with Cammann, Voorhees & Floyd space in 38 West 18th st to Shanblum & Floyd; for the Atlantic Dock Co. the 4th and 5th lofts in 143-145 Prince st to Rosen & Co. and Herman Bernstein; for the Broad st Holding Co. the 1st loft in 71-73 Grand st to Kaminsky & Sokel; for M. Morgenthau, Jr., Co. the store in 141 West 24th st to the Royal Pressing Iron Works; for Victor Guinzburg the store and basement in 199 Wooster st to Louis Jacobs.

TUCKER, SPEYERS & CO. leased the 5th loft east in 28-30 West 38th st to William Brill and in conjunction with Bleiman & Co. the 5th floor west to L. J. Schiller.

TUCKER, SPEYERS & CO. and N. Brigham Hall and Wm. D. Bloodgood, Inc., leased the 5th floor in 48-50 West 21st st to Max Newman & Co., of 135 West 27th st.

& Co., of 135 West 27th st.

WM. A. WHITE & SONS leased for J. Hopkins Smith, the 4-sty house, 17 East 47th st. to the Black & Boyd Mfg. Co., gas and electrical fixtures, of 23 East 22d st.

WM. A. WHITE & SONS leased stores at 798 7th av to Frank Rosenfeld; at 985 Lexington av to the Sheffield-Farms-Slawson Decker Co; at 1211 Broadway to the Columbia Trunk & Bag Co., of 412 6th av; and for Joseph Sultan, the easterly half of the store and basement in 140 Reade st to Herman Hesse of 137 Reade st.

WM. A. WHITE & SONS rented offices in 100 Hudson st to the Highland Glass Co.; the Purltan Food Products Co., of 105 Hudson st; Carl O. Lange; Jacob A. Kirsch; J. Bayard Marter, of 105 Hudson st; Seaboard Rice Milling Co. and H. O. Wilbur & Sons; also in 21-23 Maiden la to H. B. Peters Co., of 87 Nassau st and in 12-16 John st to F. W. Gesswein & Co.

Bronx.

WILLIAM J. GABEL leased 3-sty dwellings for Henry S. Sutohen at 1447 Vyse av and for Mrs. Charles W. Hagelstein at 788 East 176th st.

Brooklyn.

BULKLEY & HORTON CO. leased dwellings at 198 Washington av to Mrs. F. Buttle: 143 Vanderbilt av to John Folev: 39 South Elliott pl to Mrs. Annie R. Sheridan; 141 Adelphi st to Gertrude Wang; 6 Washington av to George Peppel: 1189 Bergen st to William Greer; 880 Park pl to Dr. Charles E. Scofield; 26A New York av to Harry F. Tompkins: 17 Revere pl to F. G. Morris, and also at 1154 Bedford av, a store, to H. Heilmann, delicatessen.

Queens.

CROSS & BROWN CO. leased for the Empire City Pearl Button Works the 2d floor in 79-83 10th st. Long Island City, to the Humboldt Machine & Stamping Co., of 213 West 40th st.
CROSS & BROWN CO. has leased for the Goodvear Tire & Rubber Co. to the Seubert Bearing Co. the 3d floor at Jackson av and Honevwell st.

LEWIS H. MAY CO. leased cottages at Belle Harbor, L. I., for Phyllis Rapelie on Suffolk av to Albert Lassner; for Mrs. Christine Bulwinkle, on Montauk av, to Leonard G. Robinson; at Neponsit, L. I., for Beatrice De Mille, on Bannock blvd. to H. Fullerton Weaver; for Judge Geo. J. O'Keefe in Huron st to A. Wright.

LEWIS H. MAY CO. leased cottages at Arverne, L. I., for Mary Rutherford on Amerman av to Harry Klein; for Samuel Pollick on Clarence av to Morris Krinsky; for A. Levy on Jessica av to H. Zaidenberg; for Suburban Realty Co. on Remington av to B. Musitan; for Suburban Realty Co. on the Boulevard to A. Millheiser.

Richmond.

JULIA BEVERLY HIGGENS leased for Mrs. Robert Emmet Robinson her place on Bard av, Livingston, S. I., to Charles D. Fuller.

Suburban.

LEON S. ALTMAYER and Allen & Feldstein leased for Victor Herbert to Julius Mautner the Kane Camp at Lake Placid for the summer sea-

ROBERT F. BONSALL leased for the Public Service Railway Co. to D. A. Schulte, Inc., the stand privileges of its trolley terminals at Sip av. Jersey City and Hoboken.

L. ECLUSE, WASHBURN & CO. rented the Frederick R. Coudert property, "Rugby," at Oyster Bay, L. I., to Mrs. Amos Morrill.

DOUGLAS L. ELLIMAN & CO. and S. Osgood Pell & Co. leased for Mrs. Emil Baumgarten, her country place at Great Neck, L. I., for the season to Edmund A. Guggenheim.

FEIST & FEIST, INC., leased for Henry F. Starr to Dr. Frederick C. Thornley, of Butler, N. J., the residence at 91 Mt. Pleasant av and for Mrs. Adriana A. Edgar, the store at 16 New st to Edward W. Lintner, musical instruments.

FISH & MARVIN rented for the season, fur-nished, the property of Franklin T. Root, at Sagamore, Bronxville, to James Lincoln Ashley.

JULIA BEVERLEY HIGGENS has sub-let for E. Halsey Malone the Ashbel Green house at Mount Kisco to Charles N. Edge and for Pierre Jay, his cottage at Mount Kisco to Miss Susan Ellis.

Ellis.

KENNETH IVES & CO. have leased for Kenneth M. Murchison his new house in Seymour pl, Gedney Farm, White Plains, to J. Barfield; also for Edith C. Montayne her residence on Cooper rd, Scarsdale, to Frances Coster White.

MERRY & BOOMER, proprietors of the Mc-Alpin and Claridge Hotel, have leased the Trouville at Long Beach, and propose to make extensive improvements, including the erection of 5 additional stories and the construction of an S-sty annex.

an s-sty annex.

ADOLPH S. OCHS has leased from John A. Young, his 25-acre estate at Glen Cove, L. I. It overlooks Long Island Sound and is directly opposite the estate of George F. Baker.

PEASE & ELLIMAN rented, furnished, the home of Dr. S. M. Evans, of Wallacks Point, Stamford, Conn., to the Rev. Edwin S. Sanderson.

Stanford, Cohin., to the Rev. Edwin S. Sanderson.

S. OSGOOD PELL & CO. have leased the Messenger place at Sands Point, L. I., to A. Hawthorne Howard.

S. OSGOOD PELL & CO. has leased for Mrs. Maude F. Battershall, her country place in the Quaker Ridge section of Larchmont, N. Y., to Alexander I. Sinsheimer.

MRS. J. WEST ROOSEVELT has leased "Waldeck," her country place at Oyster Bay, L. I., to C. A. Helm, through S. Osgood Pell & Co.

ALFRED E. SCHERMERHORN has closed the following rentals at Southampton, L. I., for the season of 1915: For Mrs. Edward C. Rushmore her cottage in the east side of Main st to Mrs. Russell H. Headley, Sr.; for Mrs. Edward W. Humphreys her cottage in the East side of Main st to Mrs. G. Eric W. McDonald; for Mrs. H. H. Forriday, "Bonnie Dune" in the south

side of Gin la on the ocean to Stephen C. Clark; for Mrs. Alfred Nelson, "Ingleside," east side of "Fair Lea," near ocean, to Mrs. Jefferson Caddington; for Mrs. W. Rosseter Betts, "Wyllys House," corner of First Neck la and Dune rd, tq George F. Maxwell; for B. Ogden Chisolm, Mrs. Robert Weller's "Vyne Croft," in the east side of First Neck la on the lake, to Mrs. Herbert A. Scheftel; for Mrs. DeLancey Nicoll, "Windymere," in the east side of First Neck la, on the lake, to Henry Phipps; for Mrs. Henry Keyer Johnson, "South Cottage," in the west side of First Neck la, to J. Stevens Ulman, and for John B. Abney his cottage on the Shinnecock Hills to Frederick Y. Baliel.

REAL ESTATE NOTES.

WALTER R. LORD has moved from 35 Nas-u st to 160 Broadway.

W. F. FUERST has been appointed agent for e southwest corner of Pearl and Cedar sts.

J. ARTHUR FISCHER has been appointed agent for 158 West 54th st.

RUSSELL, SCOTT & ZIEGLER, fire insuran of 95 William st, are the successors of John Talbot & Co.

DR. HOWARD ELLIOTT is the buyer of the apartment house, 555 West 175th st. He gave in exchange an estate at Suffern, N. Y.

In exchange an estate at Suffern, N. Y.

HUBERTH & HUBERTH have been appointed agents for 319 Broome st, 397 Manhattan av and 324 East 77th st.

CHARLES BUERMANN & CO. have been appointed agents for 55-61 Jackson st and 684 Water st.

Water st.

M. MORGENTHAU, JR., CO., has placed a loan of \$45,000 for the Riverview Construction Co., Henry M. Bloch, on the 5-sty apartment at 70 Pinehurst av.

WILLIAM G. LOEW and Florence B. Loew conveyed, on Tuesday, the dwelling, 260 Madison av, to George F. Baker, Jr., as a gift. Mr. Baker is Mrs. Loew's brother.

A. N. GITTERMAN CORPORATION has been appointed agent for 49 Franklin st; 52 Leonard st; 27 Lispenard st; 65 West 52d st, and the northwest corner of Amsterdam av and Manhattan st.

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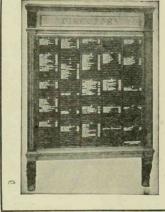
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SPECIAL ATTENTION GIVEN TO COLLECTING, RENTING AND MANAGEMENT OF ESTATES NEW YORK TITLE INSURANCE CO. has loaned \$60,000 on three 5-sty apartments recently completed by the John J. Tully Construction Co. on the east side of College av, 42 ft. north of 166th st.

RALPH M. WARD is the buyer of the property at 243 Broadway, reported sold last week, by the Domestic & Foreign Missionary Soceity of the P. E. Church. The brokers were Wm. H. Whiting & Co.

HENRY H. GIBSON, Max Raymond and Vivian Green have formed a partnership to transact a general real estate business, with offices at 30 East 42d st.

FIVE POINTS HOUSE OF INDUSTRY, whose old home in Worth st was acquired by the city as part of the new court house site, has acquired title from Albert J. Appell, to 454 West 23d st, for a city headquarters and receiving station.

MILTON M. SILVERMAN, formerly with the firm of C. M. Silverman & Son, which has been dissolved, has formed the Clemilt Realty Co. with offices at 507 5th av.

DARBY, HOOPER & McDANIELS, insurance, have succeeded Darby & McDaniels, at 59 John st.

LEICESTERSHIRE REALTY CO., Franklin Pettit, is the buyer of the plot, 100x100, containing 7 houses, at the southeast corner of West End av and 89th st, reported sold lost week by various owners, through Slawson & Hobbs. The properties include 590-598 West End av and 274-276 West 89th st. The re-sale to an apartment house builder is said to be pending.

pending.

ANDREW CARNEGIE has obtained a writ of certiorari in the Supreme Court requiring the Tax Commisioners to review the 1915 assessments on his property on 5th av, between 90th and 91st sts. Mr. Carnegie asserts that the property has been overvalued \$455,000. In 1914 he alleges that the valuation on the realty was fixed at \$1,875,000 and that of the improvements at \$425,000, making a total of \$2,300,000. In 1915 the realty was assessed at \$2,000,000 and improvements at \$425,000. Mr. Carnegie says the actual value of the realty is \$1,545,000 and of improvements \$425,000, a total of \$1,970,000.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mort-gages, 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 resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1915	1914
	May 14 to 20	May 15 to 21
Total No	139	185
Assessed value		\$13,320,800
No. with consideration.	. 15	20
Consideration		\$614.125
Assessed value		\$687,500
Jan. 1 to	o May 20 Ja	n. 1 to May 21
Total No	2,776	2,905
Assessed value	\$159.972,510	\$187,300.637
No. with consideration	387	305
Consideration		\$11,262,481
Assessed value		\$12,081,271

Mortgages.

		1915	1914
	May	14 to 20	May 15 to 21
Total No		82	103
Amount		\$1,895,680	\$2,101.033
To Banks & Ins. Cos		12	25
Amount		\$241,500	\$848,600
No. at 6%		34	31
Amount		\$226,106	\$337,480 3
No. at 51/2 4		\$67,000	\$321,000
Amount		23	24
No. at 5%		\$1,311,125	\$721,600
No. at 41/24		2	6
Amount		\$28,000	\$86.000
No. at 44			
Amount			
Unusual rates			1 770
Amount			\$1,770 38
Interest not given		20	\$633,183
Amount		\$263,449	
Jan	. 1 to	May 20 Ja	n. 1 to May 21
Total No		1.573	1,780
Amount		\$36,679,433	\$51,886,259
To Banks & Ins. Cos		300	423
Amount		\$14,596,569	\$27,562,200

Mortgage Extensions.

	May 14 to 20	May 15 to 21
Total No	. \$1.949,100	\$7,961,500
To Banks & Ins. Cos A mount	. \$1,474,500	\$7,572.000
		1. 1 to May 21 895
Total No	. \$41,959,173	\$48,424.935 295
ToBanks & Ins. Cos		\$32,992,950
Buildi	ng Permits.	

rermits.	
1915	1914
y 15 to 21	May 16 to 2:
\$1,403,700	\$1,346,200
\$183,775	\$775,859
May 21 Jan	
\$34,594,890	\$19,996,990
\$4,620,652	\$6,124,886
	y 15 to 21 \$1,403,700 \$183,775 May 21 Jan 198

BRONX.

Conveyances.

Ma	1915 ly 14 to 20	May 15 to 21
No. with consideration.	154 32	147 14
Consideration	\$222,603	
	May 20 Ja	
Total No	2,394 309 \$2,630,501	2,346 274 \$2,816,753
Committee and in	\$2,000,001	\$2,010,100

Mortgages. 1915 May 14 to 20

\$891,710

\$70,250

Total No.....

No. at 51/2%	11	10
Amount	\$38,200	\$194,750
No.at 5%	\$78,500	\$89,550
Unusual rates	1	609,000
Amount	\$110	
Interest not given	17	23
Amount	\$96,650	\$233,795
Jan. 1 to	May 20 Jan.	1 to May 21
Total No	1.287	1.451
Amount	\$12,167,027	\$13,660,733
To Banks & Ins. Cos	84	166
Amount	\$2,070,500	\$3,291 851

Mortgage Extensions.

	May 14 to 20	May 15 to 21
Total No	. \$283,750	\$195,250 3
Amount		\$31,000
Total No	\$6,300,155	\$6,861.850
To Banks & Ins. Cos		\$1,889.400

Building Permits.

M	1915 ay 14 to 20	1914 May 15 to 21
New buildings	\$895,300	\$228,125
Alterations	\$5,850	\$12,475
Jan. 1 to	May 20 Jan.	1 to May 21
New buildings	414	319
Cost	\$12,840,175	\$6,758,592
Alterations	\$317,340	\$507,690

BROOKLYN.

Conveyances.

Ma	y 13 to 19	May 14 to 20
Total No	490 45 \$289,115	62
Jan.1 to	May 19 Ja	an. 1 to May 20
Total No	8,417 876 \$7,548,625	957

Mortgages.

	, 1010	****
	May 13 to 19	May 14 to 20
Total No	320	437
Amount		\$1,934,807
To Banks & Ins. Cos		85
Amount		\$727,500
No. at 6%	190	222
Amount		\$817,501
No. at 51/2%		123
Amount		\$609,310
No. at 5%		64
Amount		\$457,422
Unusual rates		3
Amount		\$9,250 25
Interest not given		\$41,324
Amount		
Jan.	1 to May 19 Ja	in. I to May 20
Total No	6,151	6,394
Amount	\$26,074.967	\$26,529,439
To Banks & Ins. Cos	1,072	1,311
Amount		\$10,395,391
D11.11.	or Pormits.	

Building Permits.

New buildings. 94 139 Cost. \$618,100 \$978,450		1915	1914
Cost\$618,100 \$978,450	M	ay 14 to 20	May 14 to 20
Cost \$618,100 \$978,450	New buildings		
	Alterations	\$71,100	\$98,900
Jan. 1 to May 20 Jan. 1 to May 20	Jan. 1 to	May 20 Ja	n.1 to May 20
New buildings 2,031 1,840	New buildings	2,031	
Cost \$16,176,165 \$16,810,985		\$16,176,165	
Alterations \$1,397,529 \$1,215,569		\$1,397,529	\$1,215,569

QUEENS.

Building May	1915 14 to 20	1914 May 14 to 20
New buildings CostAlterations	\$365,195 \$15,296	\$274,800 \$6,625
Jan. 1 to	May 20 Ja	an. 1 to May 20
New buildings	2,071 \$6,959,711 \$345,234	1,785 \$7,717,032 \$454,398

RICHMOND.

Building	Permits.
----------	----------

	1915	1914
May	y 14 to 20 N	lay 14 to 20
New buildings	\$34,415 \$5,470 May 20 Jan.	\$80,350 \$6,030 1 to May 20
New Buildings	383 \$902.348 \$75,720	\$562,629 \$97,232

OBITUARY

HENRY B. BUCKINGHAM, for twenty-five years, in the employ of the Home Life Insurance Co., died, on Tuesday, aged sixty-one, at his home, 1019 Lefferts av, Morris Park, L. I. He was formerly prominent in the Knights of Pythias.

TOWNSEND FRAZER, treasurer of the North Essex Realty Co. of Montclair and New York, died on Sunday, at his home, 43 Upper Moun-tain av, Montclair, N. J., aged twenty-five.

WILLIAM E. HOXIE, retired auditor and adjuster, died on Monday, aged eighty-three, at his home, 1317 Dean st, Brooklyn.

HENRY LEER, president of the West New York Board of Trade and prominent in the real estate development of that section, as or-ganizer of the Fillmore Realty Co., died on Thursday, aged fifty-three, at his home, 637 Tyler pl, West New York.

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 on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

MARGARET BAKER, Mary Blass and EvertHerrick, details next week.

CAROLINE G. EWEN.—280 Division st, 288-67, 2½-sty bldg, 21.9x49.6, \$9,500; 626 Water st, 260-3, vacant, 26.3x72.6, \$5,250. April 13, 1913.

CHARLES KANTLER.—383 3d av, 908-5, 3-y bldg, 20.4x70, \$21,000. Dec. 4, 1914.

sty bldg, 20.4x70, \$21,000. Dec. 4, 1914.

CHRISTOPHER MOLLER.—223 West 132d st, 1938-23, 3-sty dwg, 15x99.11, one-third interest, \$2,125; deced. owned shares in Vandam Realty Co., whose realty was appraised as follows: 83 Vandam st, 597-64, 9-sty bldg., 25x100, \$26,000; 85 Vandam st, 597-65, 4-sty ten., 25x100, \$19,000; 87 Vandam st 597-66, 4-sty ten., 25x100, \$19,000; 89 Vandam st, 597-67, 4-sty ten., 25x100, \$19,000; 91 Vandam st, 597-68, 4-sty ten., 25x100, \$19,000; 91 Vandam st, 597-69, 4-sty ten., 25x100, 71,7000; 102 Charlton st, 597-50. 4-sty ten., 25x100, \$19,000; 104-106 Charlton st 597-48, 7-sty bldg., 48.6x123xirreg, \$55,000; 135 West 128th st 1913-13 4-sty ten., 29x99.11 \$19,000. Sept. 15, 1913.

GEORGE L. PEABODY.—49 West 38th st, 840-15, 4-sty dwg., 17x98.9, \$57,500; 19 West 12th st, 576-52, 3-sty dwg., 25x100, \$23,000.

WILLIAM B. PROCTOR.—319 West 100th st, 889-10½, 5-sty dwg, 20x100.11, \$35,000. April , 1913.

19, 1913.

SARAH ROTHMAN.—537-539 East 5th st, 401-44, 6-sty ten, 41x97, \$62,500; 70 West 114th st, 1597-62½, 3-sty dwg, 16x100.11, \$12,000; 1555 Lexington av, 1627-21, 5-sty ten, 25x95, \$22,000; 303 West 120th st, 1497-28, 5-sty ten, 25x100.11, \$26,500; 9 East 117th st, 1637-7, 5-sty ten, 25x100.11, 53-55 East 112th st, 1637-7, 5-sty ten, 39,9x100.11, \$50,000. Oct 15 1914.

LOUIS SCHAEFER.—10 St Nicholas pl, 2054-44, 2½-sty dwg, 62½x100, \$62,000. Nov 26, 1912. JOSEPHINE SCHIFFMEYER.—525 East 82d st, 1579-16, 5-sty flat, 27x100.2, \$21,000. Aug.

WILLIAM F. WHITEHOUSE.—285 Broadway, 149-30, 5-sty bldg, 24x95.11, one-fifth interest valued at \$34,000. April 9, 1909.

LOUIS WOLLSTEIN.—2 West 128th st. 1725-40¼, 3-sty dw, 17.6x99.11, \$12,000. Oct. 5, 1914.

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.

Interest next week will center on the holdings of a number of estates to be offered at the stands of various auctioneers. An entire waterfront block on the Harlem River, from 122d to 123d street, to close the estate of Thomas Patten, will be sold on Wednesday at the stand of Bryan L. Kennelly, who also will offer a Bleecker street corner and Bronx and White Plains vacant land among other properties.

On another of his Special Sales Days, scheduled for Thursday, Joseph P. Day will present a diversified class of properties, also for the accounts of estates, including those of Hugh McCreery, John A. Casey, Elizabeth P. Casey, Francis Higgins and Benjamin G. W. Lichtenberg. The estate of William Farrell will Interest next week will center on the

offer, through Henry Brady, a high-class West Side residence.

Next Saturday at 2 p. m. William P. Rae will sell at auction for the trustees of the Jamaica Hillcrest Company, in liquidation, about 400 lots in Jamaica Hillcrest, Fourth Ward, Borough of

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 21, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

JOSEPH P. DAY.

Fletcher st, 20-S, see Front, 161.

Front st, 161 (*), nec Fletcher (Nos 20-S), 32.5x93x31.7x93, 4 & 5-sty bk loft & str bldg; due, \$94,886.50; T&c, \$6,462.57; City N Y (corrects error in last issue, when st No was 164).

54TH st, 223-9 E, see 55th, 226-32 E.

55TH st, 226-32 E (*), ss, 250 w 2 av, runs \$100.5xe50xs100.5 to 54th (Nos 223-9) xw125xn100.5xw25xn100.5xe100 to beg, bk & fr bldgs of brewery; due, \$20,678.81; T&c, \$245.40; sub to pr mtg \$92,000; Viola M Flannery.

115,110

56TH st, 231 W (*), ns, 324.9 e West End av, 25.3x100.5, 5-sty bk tnt; due, \$11,224.78; T&c, \$1,048.50; Alice R Sprague.

10,000

61ST st, 200 E, see 3 av, 1029.

10310 st, 113 E, ns, 95 e Park av, 15x 100.11, 3-sty & b stn dwg; due, \$5,080.32; T&c, \$188.15; Matilda Miller.

103D st, 115 E (*), ns, 110 e Park av, 15x 100.11, 3-sty & b stn dwg; due, \$5,

059.77; T&c, \$186.15; City Real Estate Co. 5,400

136TH st, 6 W (*), ss, 110 w 5 av, 25x 99.11, 5-sty bk tnt; due, \$17,885.14; T&c, 11,000

\$723.50: Gustav Lange. 11,000

136TH st, 14 W (*), ss, 210 w 5 av, 25x
99.11, 5-sty bk tnt; due, \$17,782.93; T&c,
8894.45: Gustav Lange. 10,000

136TH st, 12 W (*), ss, 185 w 5 av, 25x
99.11, 5-sty bk tnt; due, \$17,782.93; T&c,
\$733.50: Gustav Lange. 10,000

Brondway, 1744-S, sec 56th (No 216),
131.9x122.7x120.2x88.7, 7-sty bk tnt; adj
June2.

Lenov av, 507.0

June2.

Lenox av, 507-9, ws, 53 n 135th, runs n
46.5xw56xn.06xw44xs46.11xe100, 2-5-sty bk
tnts & strs; adj June3.

3D av, 1029, sec 61st (No 200), 21.5x70,
5-sty stn tnt & strs; due, \$21,294.21; T&c,
\$1,180.73; Jno J Daly.

HENRY BRADY.

HENRY BRADY.

116TH st, 246 E, ss, 87 w 2 av, 23x100.11,
2-sty bk stable; due, \$14,326.30; T&c,
\$529.15; Michl Magaluso. 15,025
Riverside dr (*), ns, 445.1 w 158th, 102.11
x204.7 to 160th, x100x228.3, vacant; due,
\$52,634.69; T&c, \$3,117.25; Union Dime
Savgs Bank.

Riverside dr (*), ns, 478.4 w 158th,
10.11x231.11 to cl 160th x39.10x63.2x237.6,
vacant; due, \$47,800.52; T&c, \$2,612;
Union Dime Savgs Bank.

SAMUEL MARX.

14TH st, 58 W (*), ss, 125 e 6 av, 25x

SAMUEL MARX.

14TH st, 58 W (*), ss, 125 e 6 av, 25x
103.3, pt 5-sty bk str; due, \$123,670.75;
T&c, \$—; Guaranty Trust Co, NJ.

100,000

35TH st, 248 W (*), ss, 275 e 8 av, 25x
98.9, 3-sty bk tnt & str & 2-sty fr rear
tnt; due, \$26,239.12; T&c, \$968.18; Libbie
B Hall, extrx.

25,000

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L. J. PHILLIPS & CO.

125TH st, 524 W, ss, 308 w Ams av, 27x100.11, 5-sty bk tnt & strs; Jacob David. avid. 125TH st, 528 W, ss, 362 w Ams av, 27x 0.11, 5-sty bk tnt & strs; Jacob David. 22,054

DANIEL GREENWALD.

150TH st, 608-10 W (*), ss, 125 w Bway, 130x99, 6-sty tnt & strs; due, \$21,032.77; T&c, \$1,832.15; sub to 2 mtgs aggregating \$148,400; Jacob Strauss. 150,270

 Total
 \$643,388

 Corresponding week 1914
 991,472

 Jan 1, 1915 to date
 30,552,387

 Corresponding period 1914
 15,524,763

Bronx.

The following are the sales that have taken place during the week ending May 21, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

JOSEPH P. DAY.

Fox st, 651 (*), ns, 231.10 e Av St John, 40.7x125, 5-sty bk tnt; due, \$5,421.47; T&c, \$1,175; sub to mtg \$29,000; Fannie Greenebaum.

Grand blvd & concourse (*), ws, 748.4 n Bedford Park blvd, 45.4x123.3x39.11x 120.2, vacant; due, \$3,458.03; T&c, \$1,-125.93; Warren B Sammis.

Whitlock av, 856, es, 314 s Tiffany, 39x 90, 5-sty bk tnt; due, \$24,420.68; T&c, \$1,118.77; withdrawn.

**S1,118.77; withdrawn.

BRYAN L. KENNELLY.

Garfield st. 1720 (*), es, 205 n Van Nest av, 25x100; due, \$3,408.88; T&c, \$210; Minnie Hummel.

Ogden av, ws, 175 s University av, see University av, es, 175 s Ogden av.

South Oak dr (*). ss. 28.10 w Cruger av, 30.1x106.1x25x89.6; due, \$757.38; T&c, \$160; Wm C Trull.

University av (*), es, 175 s Ogden av, 50x77.1x77.1 to Ogden av x50x59.11x59.11 to beg, vacant; due, \$6,528.29; T&c, \$1.472.83; Park Mtg Co.

CHAS. A BERRIAN

472.83; Park Mtg Co. 5,000
CHAS. A. BERRIAN.

Barnes av, sec Wickham av, 65.2x61.6x
50x97 6; due, \$1,406.61; T&c, \$39.23; Joshua Haberman. 1,600
Courtlandt av, 910 (*), es, 27.11 n 162d,
27.11x115x25x127.6, 3-stv bk tnt & strs;
due, \$5.454.61; T&c, \$275.61; Metropolitan
Savgs Bank. 6,000
Southern blvd, ws, 129.3 n 179th, 66.1x
149.4x—x149.3. vacant; due, \$7,182.29; T&c,
\$1.899.04; L Allison. 12,050
Wickham av, sec Barnes av, see Barnes
av, sec Wickham av.

HENRY BRADY.

McLean av, S51-3 (*). nwc 240th (Nos 455 to 463), runs n88xw21xn10xw36xs75xe 113 to beg. 5-3-stv fr tnts & strs: due, \$24.172.95; T&c, \$7,586.20; Herbt Beach et al.

et al.

Webster av (*), ws. — s McLean av. 75
x117.5x—x111 4. vacant: due, \$3,880.01; T
&c. \$240.84; Caroline Gareiss. 3,800

JAMES J. DONOVAN.

Fox st, 643 (*), ns. 150.7 e Av St John, 17x125, 5-stv bk tnt: due. \$7.09154: TR-\$1.095.80; sub to mtg \$27,500; Philip A hni. 32.500

Ehni. 32.500

Vincent av (*), es, 100 n Fairmont av.

55.11x—x42.6x— due, \$1,217.94; T&c.
\$33.38; Jennie Sealy. 500

ANTHONY V. CAGGIANO.

3D av. 4051-7. ws. 100 n 174th. 215x— to
Bathrate av (Nos 1742-60), 5-5-sty bk
tots & vacant: Sheriff's sale of all right,
title, &c: Abr Pollock.

JACOB H. MAYERS.

221ST st E (*). ss, 105 w Bronxwood av, 50x114: due, \$973.38; T&c, \$210; Adelaide A Wabst.

St Lawrence av (*). es. 95 s 174th. 25.3x 41.9x25x45.5: due, \$355.64; T&c, \$100: L. Josephine Moses.

 Total
 \$106,952

 Corresponding week 1914
 206,825

 Jan. 1, 1915 to date
 2,702,858

 Corresponding period 1914
 2,817,297

Brooklyn.

The following are the sales that have taken place during the week ending May 19, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

TERRACE PL, nwc 20th, 75x93; with-GIST ST, sws, 95 se 15 av, 20x100; also GIST ST, sws, 155 se 15 av, 20x100; withdrawn
BEDFORD AV, es, 25 s S 4th, 21x100; Hyman B Rosenson
BROOKLYN AV, es, 495 n Glenwood rd, 40x100; Lawyers' Mtg Co....
ST MARKS AV, nee Troy av, 25.1x 83.9; withdrawn
17TH AV (*), ws, 19 n 76th, 18x100; Janie M Graham

NATHANIEL SHUTER. 7.250.00 6,000.00 NATHANIEL SHUTER.

VOLUNTARY AUCTION SALES.

JAMES L. BRUMLEY
OCEAN AV (*), es, 78.7 n Foster av,
200x120xirreg; Audley Clarke.....140,140.00

Manhattan.

JOSEPH P. DAY.

JOSEPH P. DAY.

MAY 27.

CHAMBERS ST, 192-4, ss, 92.4 w Washington, 44.6x88.3x44.6x88.1, 5-sty bk loft bldg & 1-sty bk exten (extrices).

DUANE ST, 80, ss. 136.7 e Bway, 25x77.3 to Republican al x25.7x77.3 to beg, 3-sty bk loft bldg (exrs).

28TH ST, 345, ns, 302.6 e 9 av, 18x98.9, 4-sty & b bk tnt (partition).

62D ST, 158, ss, 100 w 3 av, 20x100.5, 3-sty & b stn dwg (trstes).

91ST ST, 151, ns, 90 e Lex av, 20x100.8, 3-sty & b stn dwg (trstes).

21ST ST, 352, ss, 66.8 w 1 av, 16.7x104, 3-sty & b bk & stn tnt (partition).

126TH ST, 141 W, ns, 330 e 7 av, 20x99.11, 3-sty & b stn dwg & 2-sty bk exten (exrs).

130TH ST, 109 W, ns, 170 w Lenox av, 20x 99.11, 3-sty & b stn dwg (exrs).

135D ST, see Riverside dr, 130.5x164.5x98.3, vacant (exrs).

215TH ST, ss, 225 e 9 av, 50x99.11, vacant (partition).

LENOX AV, 507-9, ws, 53 n 135th, runs n46.5x w56xn6xw44xs46.11xe100 to beg, 2-5-sty bk tnts & strs (partition).

BRYAN L. KENNELLY.

BRYAN L. KENNELLY.

MAY 26.
BLEECKER ST. 91-3, nwc Mercer. 50x132x51.10 x146.10, 2-5-sty bk str & loft bldgs (exrs).
86TH ST. 330-2 W, ss, 260 e Riverside dr, 40x 102.2, 2-4-sty & b stn dwgs (exrs).
122D ST. E, ns, 74 e Pleasant av, 204.10x230.10 x87.8x201.10, vacant (exrs).
2D AV, 314, es, 37 n 18th, 17x60, 4-sty & b stn dwg (exrs).

HENRY BRADY.

MAY 26. 96TH ST, 65 W. ns, 120.5 e Columbus av, 20.6x 100.11, 4-sty & b stn dwg (trstes).

Bronx.

JOSEPH P. DAY.

JOSEPH P. DAY.

MAY 27.

FREEMAN ST, sec Intervale av (No 1300), 18.7 x65.2x56.7x50, 3-sty fr tnt & str (exrs).

SIMPSON ST, 1226, es, 247.11 n Home, 25x100, 3-sty & b fr tnt (exrs).

SIMPSON ST, 1247, ws, 57.6 s Freman, 17.5x 57.8, 3-sty fr tnt (vol).

VYSE AV, 1489, ws, 200 s 172d, 25x100, 3-sty bk & stn tnt (exrs).

VYSE AV, 1491, ws, 175 s 172d, 25x100, 4-sty & b bk tnt (exrs).

BRYAN L. KENNELLY.

MAY 26.
BAINBRIDGE AV, es. 148.7 n Bedford Park
blvd, 100x118, vacant (exrs).

Brooklyn.

JOSEPH P. DAY.

MAY 27.

LAWRENCE ST. 146, ws. 110 s Willoughby av, 21x100, 3-sty & b stn dwg (exrs).

LAWRENCE ST, 148, ws. 131.1 s Willoughby av, 21x100, 3-sty & b stn dwg (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 22. No Legal Sales advertised for this day.

MAY 24.

44TH ST, 15 & 17 W, ns. 200 w 5 av, 50x100.5, 12-sty bk loft & str bldg; Viola M Flannery, -15 West 44th St Co, Inc, et al; Benj Trapnell (A), 170 Bway; Augustine R McMahon (R); due, \$130,171.88; T&c, \$1,965.92; sub to pr mtgs aggregating \$275,000; Herbert A Sherman.

MAY 25. MOORE ST, 30; ws, 104.10 s Front, 24.6x73.5x 24x72.4, 5-sty bk loft & str bldg; Sarah E Townsend—Robt F Parkinson et al; Saml

Riker, Jr (A), 19 Cedar; Wm Goldsticker (R); due, \$24,092.69; T&c, \$876.55; mtg recorded Feb2110; L J Phillips & Co.

MOORE ST, 32, ws, 129.4 s Front, 25x74.6x23x 6.5, 5-sty bk loft & str blag; Caroline M Child et al, trstes—Robt F Parkinson et al; Saml Riker, Jr (A), 19 Cedar; Louis Lande (R); due, \$21,250.14; T&c, \$814.50; mtg nied reb21,10; L J Phillips & Co.

120TH ST, 143-7 E, nec Lex av (Nos 1943-7), 49.11x100.11, 3-3 & 1-2-sty bk tnts & strs; Title Guarantee & Trust Co—Keelers Vans, Inc, et al; Harold Swain (A), 1.6 Bway; Wm Klein (R); due, \$45,389.02; T&c, \$2,685.50; Joseph P Day.

163D ST, 465 W, ns, 125 e Ams av, 25x112.6, 5-sty bk tnt; Jeannie F Seymour—Matilda Busch et al; Julius H Seymour (A), 233 Eway; Wm C Rosenberg (R); due, \$21,080.18; T&c, \$1,609.64; mtg recorded Aprl 10; Samuel Marx.

Marx. LEXINGTON AV, 1943-7, see 120th st, 143-7 E.

T&c, \$1,609.64; mtg recorded Apr1'10; Samuel Marx.

LEXINGTON AV, 1943-7, see 120th st, 143-7 E.

MAY 26.

ALBANY ST, 22; ss, 65.11 e West, 18.8x58, 3sty bk loft & str bldg; Seamen's Bank for Savgs in City of N Y—Westside Impt Co et al; Cadwalader, Wickersham & Tatt (A), 40

Wall; Norbert Hiensheimer (R); due, \$29,693.70; T&c, \$1,840.91; mtg recorded May 17'09; Joseph P Day.

ALLEN ST, 14, see Canal, 67-71.

CANAL ST, 67 to 71, nec Allen (No 14), —x—,
3-5-sty bk thts & strs; & 65TH ST, 170 W, ss, abt 128 e Ams av, —x—; 5-sty bk tnt; right, title, &c; Louis D Livingston—Saml A Krule-witch et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver (receiver's sale); Henry B Ketcham, receiver (receiver's sale); Henry B Ketcham, 21ST ST, 218-20 W, ss, 235 w 7 av, 46.10x105.5 x46.10x104.5, 7-sty bk tnt; Jos Schanz—Brook-mire Realty Co et al; Herman Goldman (A), 13 Park Row; Wm Klein (R); due, \$18,562,88; T&c, \$1,035.50; mtg recorded Sept20'11; Samuel Marx.

116TH ST, 8 E, ss, 135 e 5 av, 25x100.11, 5-sty bk tnt & strs; Archibald H M Sinclair—Eva Fine et al; Frederic F de Rham (A), 44 Wall; Saml Strasbourger (R); due, \$25,622.62; T&c, \$1,162.90; Joseph P Day.

145TH ST, W, ns, 100 w Lenox av, 175x99.11, vacant; May Monahan—Wm Slattery Constn Co et al; Lind & Pfeiffer (A), 46 Cedar; Chas Putzel (R); due, \$9,093.68; T&c, \$1,370.60; sub to 4 mtgs aggregating \$69,000; Samuel Goldsticker.

BROADWAY, 454, es, 55.4 s Grand, 25.2x100, 5-sty bk loit & str bldg; Henry Bruere, Chamberiain, &c—Agnes Parry et al; Frank L Polk (A), Municipal Bldg; Wm Klein (R); due, \$77,726.37; T&c, \$642.20; mtg recorded Mar 3'10; Henry Brady.

MAY 27.

ESSEX ST, 27½, ws, 50 n Hester, 25x43.9x25x

\$77,726.37; T&c, \$642.20; mtg recorded Mar 3710; Henry Brady.

MAY 27.

ESSEX ST, 27½, ws, 50 n Hester, 25x43.9x25x 43.6, 6-sty bk tnt & strs; Alice E Sloane—Mary O'Neill et al; Mitchel & Mullan (A), 55 Liberty; W Russell Osborne (R); due, \$5,946.61; T&c, \$600; sub to mtg \$11,000; Joseph P Day.

LEWIS ST, 84½, es, 105 s Stanton, 20x100, 3-sty fr tnt & str & 5-sty bk rear shop; Society for the Prevention of Crime—Rialto Realty Co et al; Moss, Marcus & Wels (A), 233 bway; Thos A McGrath (R); due, \$11,-812.93; T&c, \$550.90; Henry Brady.

55TH ST, 237-43 E, ns, 100 w 2 av, 100x100.5, 4-5-sty bk tnts; Wm Borroughs—Ambrose Realty Co et al; Lese & Connolly (A), 35 Nassau; Maurice Marks, R); due, \$14,175.67; T&c, \$995.60; Joseph P Day.

98TH ST, 203-5 W, ns, 84.2 w Ams av, 52.7x105, 2-5-sty bk tnts; Wm Rankin—Martha Kommer et al; Wm R Adams (A), 25 Broad; Jos Gallagher (R); due, \$9,586.91; 1xc, \$300; mtg recorded Dec 20, 1911; Henry Brady.

103D ST, 131 W, ns, 243.9 w Col av, 18.9x100.11, 5-sty stn tnt; N Y Trust Co—David N Carvalho et al; Bowers & Sands (A), 46 Cedar; Geo E Weller (R); due, \$20,112.17; T&c, \$402; Henry Brady.

215TH ST, W, ss, 800 e 10 av, 50x99.11, vacant; David W Brown et al—Chas W Beam et al; Henry L Franklin (A), 220 Bway; Warren Leslie (R); partition; Joseph P Day.

MAY 28.

DYCKMAN ST, ns, 950 w Prescott av, 103.7x

Leslie (R); partition; Joseph P Day.

MAY 28.

DYCKMAN ST, ns, 950 w Prescott av, 103.7x

—x183.9x100, vacant; Ida B McTurck—Anthony McOwen et al; McLoughlin & Martin (A), 309 Bway; Vincent Gilroy (R); due, \$12,643.79; T&c, \$1,139.33; Bryan L Kennelly.

54TH ST, 223-31 E, on map 223-9 E, ns, 200 w 2 av, 125x100.5, 2 & 3-sty bk brewery; Mutual Life Ins Co of N Y—Jos Doelger et al; Fredk L Allen (A), 55 Cedar; Melvin H Dalberg (R); due, \$64,908.65; T&c, \$1,043.11; Joseph P Day.

61ST ST, 240 W, ss, 225 e 11 av, 25x100.5, 5-sty bk tnt; Lillian S Gillespie—Michl Zimmerman et al; Dexter, Osborn & Fleming (A), 71 Bway; Jas A Foley (R); due, \$14,582.05; T&c, \$238.70; Joseph P Day.

76TH ST, 140 W, ss, 355 w Col av, 20x102.2, 4-sty & b stn dwg; E Matilda Ziegler et al exrs—Anna F Eastman et al; Robt L Moffett (A), 52 William; Henry Necarsulmer (R); due, \$27,988.63; T&c, \$3,210.43; Joseph P Day.

man. 83D ST, 13 W, ns, 210 w Central Park W, 20x 102.2, 4-sty & b stn dwg; Cornelia H deLangley—Chas W Lindsley et al; Howard Hasbrouck (A), 63 Wall; Jno H Rogan (R); due, \$26,578.80; T&c, \$1,012.70; Herbert A Sherman

\$26,578.50; rec; venana.

\$\text{Main}\$ ST, 15 W, ns, 230 w Central Park W, 20x 102.2, 4-sty & b stn dwg; same—Mary B Hall et al; same (A); Chas H Murray (R); due, \$27,192.22; T&c, \$1,258.05; Herbert A Sher-

man.
98TH ST, 58 E, ss, 80 w Park av, 25x100.11, 5sty bk tnt & strs; Louis R P Sanger—Michl
Power et al; Cary & Carroll (A), 59 Wall;
Jacob A Cantor (R); due, \$22,224.46; T&c,
\$514.10; Joseph P Day.

O AV, 2133, ws, 47 s 110th, 27x73, 4-sty bk tnt & strs; Rosina Guzzetta—Giuseppe Guzzetta et al; Jno Santora (A), 261 Bway; Francis W Pollock (R); due, \$2,290.00; T&c, \$300; sub to 1st mtg \$12,000; Joseph P Day.

MAY 29 & 31. No Legal Sales advertised for these days.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Solesrooms, 320s-10 3d Avenue, unless otherwise stated:

MAY 22. No Legal Sales advertised for this day.

AY 24.
29TH ST, E, ss, 180.8 e White Plains av, 100.4x114.6; Jas Wilson—City of N Y et al; Jos L Zoetzl (A), 206 Bway; Chas S Hayes (R); due, \$2,602,74; T&c, \$397.38; Joseph P Day. MAY 24. 229TH ST

MAY 25.

161ST ST, 373 E, ns, 203.7 e Courtlandt av, 25x
71.11x25x72.4, 3-sty fr tnt & str; Fredk Dillemuth, Jr—Honora M Corbett et al; Wm J
Hofmann (A), 258 Bway; Earnest R Eckley
(R); due, \$4,513.29; T&c, \$826.95; Jeseph P
Day.

181ST ST, 751 E, nwc Prospect av (No 2127), 100x29, 5-sty bk tnt; Gertrude Schiffer et al

—Wirth Realty & Constn Co et al; Wilson & Van Wagoner (A), 164 Montague, Eklyn; Leo J Curren (R); due, \$31,597.67; T&c, \$888.40; Jas J Donovan.

GDEN AV, ws, 167.7 n 167th, 50x89.1x—x 68.11, vacant; Emily O Wheeler—Jas A Hennessy et al; Murray, Prentice & Howland (A), 37 Wall; Emanuel B Cohen (R); due, \$3,587.52; T&c, \$157; J H Mayers.

PROSPECT AV, 2127; see 181st st, 751 E.

3D AV, 3786, es, 25 s 171st, 25x100, 1-sty fr loft bldg; City Real Estate Co—Fannie Zwilling et al; Harold Swain (A), 176 Bway; Arthur D Truax (R); due, \$7,982.20; T&c, \$455; Henry Brady.

Arthur D Truax (R); due, \$7,982.20; T&c, \$455; Henry Brady.

MAY 26.
HOME ST, 837; see Prospect av, 1309.
176TH ST, E, ns, 73.2 w Boston rd, 75x167, vacant; Nellie G Richards—Sarah A Bennett admtrx et al; Wm H Hamilton (A), 100 Bway; Adam Wiener (R); partition; Joseph P Day.

LAFAYETTE AV, ws, 98 n Fordham, 90x120.6, City Island; Lucy W Jordan—Grace R Hyndman et al; Martin V W Hall (A), 43 Cedar; Peter L Mullaly (R); due, \$1,431.61; T&c, \$242.73; Bryan L Kennelly.
PROSPECT AV, 1309, nwc Home (No 837), 57.1 x60x85.11x66.7, 1-sty bk theatre & strs; Mary Kirsch—Ittner Realty Co et al; Harry Robitzek (A), 2808 3 av; Willoughby B Dobbs (R); due, \$5,912.99; T&c, \$64.70; sub to a 1st mtg of \$16,000; Joseph P Day.

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(Bronx Legal Sales Continued.)

(Bronx Legal Sales Continued.)

MAY 27.

HERSCHELL ST, 1332, ns, 454.11 e Westchester av, 50.7x104.11x—x104; Theo J Chabot—Sarah A Lockwood et al; Michl J Sullivan (A), Willis av & 148th; J Wilson Bryant (R); due, \$4,680.59; T&c, \$327; Joseph P Day. 233D ST, E, ss, 180.7 e White Plains rd; see Nereid av, ns, 93.6 e Byron av.

BARNES AV, es, 107.3 s Bruner av; see Nereid av, ns, 93.6 e Byron av.

BRUNER AV, ws, abt 73 s Barnes av; see Nereid av, ns, 93.6 e Byron av.

CLAREMONT PKWAY, 417, ns, 146.11 e Webster av, 37.6x83.5x37.6x83.3, 4-sty bk tnt; Helen F Montegrifo, Jr (A), 277 Bway; Jas O Farrell (R); due, \$4,129.16; T&c, \$511.35; sub to a mtg of \$20,000; Henry Brady.

GUNTHER AV, ws, 531.10 s Barnes av; see Nereid av, ns, 93.6 e Byron av.

NEREID AV, see Wickham av; see Nereid av, ns, 93.6 e Byron av.

NEREID AV, see Wickham av; see Nereid av, 107.3 s Bruner av, 110.1x159.1 to Bruner av x75x78.5; also NEREID AV, see Wickham av, 24.2x100; also WICKHAM AV, se, 100 s Nereid av, 25x 97.6; also GUNTHER AV, ws, 531.10 s Barnes av, 100x97.6; also 233D ST, E, ss, 180.7 e White Plains rd, 99.5x64.5; Mary J Skillman —Gus T Smith et al; McLoughlin & Martin (A), 309 Bway; Myron Sulzberger (R); due, \$5,517.71; T&c, \$125.13; Jas J Donovan.

WICKHAM AV, sec Nereid av; see Nereid av, ns, 93.6 e Byron av.

ns, 93.6 e Byron av.

MAY 28.

BROOK AV, swc 3 av; see 3 av, swc Brook av.

PROSPECT AV, 769, ws, 125 n 156th, 25x142.7x
25.2x139.5, 3-sty fr tnt; Louisa Adami—Rebecca Goldberg et al; Brown & Glass (A), 135 Bway; Clarence Y Palitz (R); due, \$14,-119.21; T&c, \$595; Joseph P Day.

3D AV, swc Brook av, 13.10x29.5x3.2x36.6, 2-sty bk office; Universal Savgs Bank—Wm H Harden et al; Robt Mazet (A), 257 Bway; Emanuel B Cohen (R); due, \$5,471.57; T&c, \$97.60; Geo Price.

MAY 29 & 31.

MAY 29 & 31. No Legal Sales advertised for these days.

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

MAY 22. No Legal Sales advertised for this day.

No Legal Sales advertised for MAY 24.

MAY 24.

ROSS ST nws, 216.5 ne Bedford av, 19.3x100;
Gustave Girard—Jane W O'Meara et al;
Richard J Kent (A), 215 Montague; Isidor
Buxbaum (R); Nathaniel Shuter.

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 McPhilliamy & Co.

PROSPECT AV, ss, 148.4 w 5 av, 15x80; W Herbert Beach et al—Frank Makosky et al; Chas J McDermott (A), 2 Rector, Manhattan; Chas H Haubert (R); Wm J McPhilliamy &

AV 25. WILLIAMSBURGH

Nathaniel Shuter.

MAY 25.

BUTLER PL, ses, 50.3 sw Sterling pl, 100x128.6x 102.4x134.11; Jno Connor et al—Chas K Doyle et al; Isidor F Green (A), 44 Court; Gilbert H Rhoades (R); Nathaniel Shuter.

DEAN ST, ns, 220 e Nostrand av, 20x100; So Brooklyn Savgs Instn—Agnes I Maillie et al; Coombs & Whitney (A), 44 Court; Mortimer W Byers (R); Jas L Brumley.

HENDRIX ST, ws, 105 n Vienna av, 20x102.8; Eliz Kolb—Robt Kloiber et al; Carl S Heidenreich (A), 2772 Fulton; Eugene F O'Connor (R); Wm J McPhilliamy & Co.

LOUIS PL, ws, 128.8 s Herkimer, 15.4x97.6; Lucy O Embury et al—Barbara Widmann et al; Wherry & Mygatt (A), 40 Wall, Manhattan; Edw Lazansky (R); Wm J McPhilliamy & Co.

OSBORN ST, ws, 375 s Hegeman av, 115x50.11x

OSBORN ST, ws, 375 s Hegeman av, 115x50.11x irreg; Jacob Wiener—Solomon Wolf et al; Geo Wiener (A), 1757 Pitkin av; Geo Tonkonogy (R); Nathaniel Shuter.

onogy (R); Nathaniel Shuter.

PROSPECT PL, ns, 255.4 e Troy av, 20.3x155.7; Mabel L Reilly—City of N Y; Geo V Brower (A), 44 Court; Henry J Davenport (R); Wm J McPhilliamy & Co.

QUINCY ST, sec Bedford av, 55x20; also BEDFORD AV, es, 20 s Quincy, 20x55; also BEDFORD AV, es, 60 s Quincy, 20x55; also BEDFORD AV, es, 60 s Quincy, 20x55; also BEDFORD AV, es, 80 s Quincy, 20x55; also QUINCY ST, ss, 55 e Bedford av, 30x100; Jane Boland—Jno S Klinger; Robt D Ireland (A), 1 Liberty, Manhattan; Frank X McCaffry (R); Wm J McPhilliamy & Co.

(R); Wm J McPhilliamy & Co. ST MARKS PL, ns, 325 e Howard av, 20x100; Williamsburgh Savgs Bank—Philip Munter et al; action 1; S M & D E Meeker (A), 217 Havemeyer; Henry A Ingraham (R); Wm P

Rae.

ST MARKS PL, ns, 340 e Howard av, 20x100; action 2; same—same; same (A); Clarence F Corner (R); Wm J McPhilliamy & Co.

WATKINS ST, es, 100 s Belmont av, 25x100; Loftus Hollingsworth—Michl Epstein et al; Solinger & Solinger (A), 179 Bway; Sidney V Lowell (R); Jas L Brumley.

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.

TH 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.

HEGEMAN AV, nwc Vermont, 100x635; also HEGEMAN AV, nec Vermont, 100x640, except parts released; Geo B Ensworth—Vermont Bldg Co et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; W K Van Meter (R); Wm J McPhilliamy & Co.

LENOX RD, ss, 40 e E 91st, 20x100; Home Title Ins Co of N Y—Dora Nutman et al; Henry J Davenport (A), 375 Pearl; Geo Tiffany (R); Wm J McPhilliamy & Co.

LENOX RD, ss, 60 w E 91st, 20x100; Home Title Ins Co of N Y—Economy Homes Co et al; Henry J Davenport (A), 375 Pearl; Jno F Coffin (R); Wm J McPhilliamy & Co.

NEW YORK AV, es, 160 s Clarendon rd, 20x 100; Brooklyn Trust Co—Anna Mohrman et al; Cullen & Dykman (A), 177 Montague; Frank X McCaffry (R); Wm J McPhilliamy & Co.

& Co.
TILDEN AV, sec Brooklyn av, 104.8x108.5; Eva
St Clair Hamilton—Kath A Ryan et al; Henry
J Davenport (A), 375 Pearl; Barker D Leich
(R); Wm J McPhilliamy & Co.

MAY 26, 72D ST, ns, 374.6 w 6 av, 20x117.4; Harriet A Hartman—Jno E Sullivan et al; Harry L Thompson (A), 175 Remsen; E.mer G Sam-mis (R); Wm P Rae.

mis (R); Wm P Rae.

72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of the Presbyterian Church in the U S of America—Wm A Deigan et al; Harry L Thompson (A), 175 Remsen; Wilmot L Morehouse (R); Wm P Rae.

BATH AV, sws, intersec nws Bay 28th, 462x 95; Alva E Belmont et al—Robt Ward, Jr, et al; Herbert Reeves (A), 55 Liberty, Manhattan; J J O'Neill (R); Wm J McPhilliamy & Co.

Co.

BROADWAY, nec Chauncey, 19x95; Kings Co Savgs Instn—Lillian T Froelich et al; Wm W Taylor (A), 63 Wall, Manhattan; Chas Burstein (R); Wm P Rae.

S PORTLAND AV, ss, 201.6 n Atlantic av, 25x 110x irreg; Montauk Bank—Bernard J Roesler, Jr, et al; Furst & Furst (A), 215 Montague; Jas M Fawcett (R); Wm J McPhilliamy & Co.

LOTS 15 & 23, blk 6600, —x—; N Y Mtg & Security Co—Howard H Chapman et al; Henry M Bellinger (A), 135 Bway; Burt L Rich (R); Wm J McPhilliamy & Co.

MAY 27.

(R); Wm J McPhilliamy & Co.

MAY 27.

COURT ST, ws, 71.9 n Schermerhorn, 24.1x100x irreg; Wm H Field—Thos Lamb et al; Smith, Doughty & Weynberg (A), 44 Court; Jno Klein (R); Jas L Brumley.

W 9TH ST, ss, 160.4 w Court, 40.1x100; Caroline L Schmitt et al—Jane Whelan et al; Otto B Schmidt (A), 55 Wall, Manhattan; Ernest H Pilsbury (R); Wm P Rae.

84TH ST, sws, intersec ses 13 av, 20x70; Deborah Mohr—Miriam Benesch et al; Saml E Maires (A), 44 Court; Jas W Monk (R); Jas L Brumley.

MAY 28.

Maires (A), 44 Court; Jas w Bauk (R), 688-L Brumley.

MAY 28.

PARK PL, ss, 100 w Franklin av, 30x131; Herman Lowenstein—Theresa Koropjeck et al; Jos J Speth (A), 56 Liberty; Aug C Flamman (R); Wm J McPhilliamy & Co.

4 TH ST, ws, 130.8 n Greenwood av, 25x100; Jno L Prince—Maddalena Risolio et al; Chas L Livingston (A), 149 Bway; Chas H McCarty (R); Nathaniel Shuter.

ATLANTIC AV, ss, 200 e Howard av, 25x100; Celia Goldstein et al—Thos J Hines et al; Watson & Kristeller (A), 100 William, Manhattan; Reuben Haskell (R); Wm P Rae. CONEY ISLAND AV, ws, 300 s Av N, 40x100; also CONEY ISLAND AV, ws, 140 n Av N, 49 x100; Emma Toedtberg—S & H Holding Co et al; Harry L Thompson (A), 175 Remsen; Edw I Garvar (R); Nathaniel Shuter. JEFFERSON AV, ss, 230 e Bedford av, 16x100; Jennie Melnick—Louis Escher et al; Jos J Schwartz (A), 361 Stone av; Wm J Smith (R); Wm J McPhilliamy & Co.

WILLOUGHBY AV, ns, 100 e Lewis av, 16.8x 100; Edw F Maloney—Regina Buchner et al; Robt W Maloney (A), 309 Eway; Henry D Lott (R); Jas L Brumley.

MAY 29 & 31.

MAY 29 & 31. No Legal Sales advertised for these days.

FORECLOSURE SUITS.

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

Manhattan.

MAY 15.

132D ST, ss, 185 e Lenox av, 19.9x99.11; Chas
N Weber—Mary H Johanson et al; Gifford,
Hobbs & Beard (A).

133D ST, ns, 435 e Lenox av, 16.8x99.11; Staten
Island Savgs Bank—Genovefa Eusner et al; A
C Fach (A).

C Fach (A):

MAY 17.

35TH ST, 310 W; Victoria A Romaine—Jno O'Reilly et al; Hill, Lockwood, Redfield & Lydon (A).

36TH ST, 72-6 W; Mutual Life Ins Co of N Y—
72, 74 & 76 West 36th St Realty Co et al; F
L Allen (A).

11STH ST, 232 E; Payne Estate—Alice M Lynch et al; Reeves & Todd (A).

12STH ST, 9 W; Solomon L Pakas—Wm H De Voe et al; A O Ernst (A).

BOWERY, 209; also RIVINGTON ST, 3; Domestic & Foreign Missionary Society of the Protestant Episcopal Church in the U S of America—Chas L Stickney, Jr, trste, &c; H Swain (A).

WEST END AV, 323; Miriam H C Cannon—

WEST END AV, 323; Miriam H C Cannon— Jennie C Bradley et al; Cannon & Cannon

(A).

1ST AV, swc 44th, 21.3x100; Peter Doelger et al

-Vincent Amato et al; amended; J C Hoenninger (A).

6TH AV, 364; N Y Life Ins Co—364 6th Av et
al; G W Hubbell (A).

MAY 18. 37ST ST, ns, 145.4 e 7 av, 19.11x66; Mary A Williams et al—Wm F Donnelly et al; amend-ed; Cary & Carroll (A).

S5TH ST, ss, 25 w West End av, 49.6x102.2; 2 actions; Baron De Hirsch Fund—Aldobaran Co et al; M S & I S Isaacs (A).

136TH ST, ns, 110 w 5 av, 125x—xirreg to 137th; also 137TH ST, ss, 85 w 5 av, 25x199.10 to 136th; Albert Jarmulowsky et al—Initial Realty & Constn Co et al; J Cohen (A).

RIVERSIDE DR, nec 115th, 103.7x87; Wm Rankin—Victor de la Montague Earle et al; W R Adams (A).

Adams (A).

Adams (A).

MAY 19.

STH ST, s s, 120 e Park av, 20x98.9; Bertha P Ronalds—Jos D Nagel, M D, et al; Philips & Avery (A).

STH ST, 343 E; Jacob Regensberg et al—Dora Isaacson et al; M Sulzberger (A).

162D ST, 520-40 W; Otis Elevator Co—H P Wright & Co et al; action to foreclose mechanics lien; H L Brant (A).

RIVERSIDE DR, 42; Mutual Life Ins Co of N Y—Henrietta L Brown et al; F L Allen (A).

N Y—Henrietta E Blown (A).

3D AV, ws. 100.8 n 92d, 25x100; Benj C Faulk-ner et al—Michl Sheridan et al; Thompson, Koss & Warren (A).

11TH AV, 666-8; also 4STH ST, 559-61 W; City Real Estate Co—Isaae Marks et al; H Swain (A).

MAY 20. No Foreclosure Suits filed this day.

MAY 21.

27TH ST, 312-4 W; Jos L Buttenwieser—Jaworower Realty Co et al; Unger & Unger (A).

38TH ST, 267 W; Wilhelmina Zeh Bohner—Margt T Albus et al; G W Weyand (A).

124TH ST, 409 E; Mary I Neilson—Nestor Holding Co et al—Bowers & Sands (A).

142D ST, 234 W; City Real Estate Co—Thos J Brady et al; amended; H Swain (A).

AV A, 205; Marcus Bulkowstein—Abr Salkin et al; N H Stone (A).

PARK AV, sec 101st, 16x100.11; Marie W Hancox—Gertrude L Smith et al; Phelps & East (A).

cox—Gertrude L Shirth (A). ST NICHOLAS AV, es, 75.9 n 127th, 25.2x76.4; Margt A Smyth—Regina D Pye et al; H C

Margt A Smyth—Regina D Pye et al; H C Knoeppel.
WEST END AV, es, 81.8 s 89th, 19x82; Michl McGuire—Agnes C Potrie et al; Kelley & Connelly (A).

Bronx.

MAY 14, MARION AV, 2774; Julia E Barnard—Esther Sutherland et al; Swan, Moore & Danfor

(A).

AV, ws, 331.5 n 181st, 50x127.9; Cath M.
Finnen—Valentine Constn Co et al; Elfers &

3D AV, Ws, 351.0
Finnen—Valentine Constn Co et al, Endadore Abberley (A).
LOT 27, blk 50, sec 1, map of Morris Park, 24th Ward; J J Karby O'Kennedy—Wm B Spencer et al; J J Karby O'Kennedy (A).

MAY 15. PROSPECT AV, es, 460 n 187th, 20x95; Fannie Keeney-Minnie Zumbuehl et al; A Crook (A).

MAY 17. No Foreclosure Suits filed this day.

MAY 18.
BELMONT AV, 2463; Geo W Roper—Ernest
Damiane et al; J C Macro (A).
COURTLANDT AV, 843; Broadway Savgs Instn
of the City of N Y—Geo Forman et al; R

COURTLANDT AV, 843; Broadway Savgs Instn of the City of N Y—Geo Forman et al; R Kelly (A).

FULTON AV, 1284; Emma D'Ottilje—Herman H A Ronner et al; H C Knoeppel (A).

GRAND AV, ws, 50 n North, 25x116.1; Anna M Lindsley—Russo-Barba Realty Co et al; R K Brown (A).

MARION AV, swc 198th, 50x100.9; Theodor Riehl—Ursuline Realty Co et al; Harris, Corwin, Moffat & Schek (A).

9TH AV, es, 100 n Walnut, 50x100; Jno M Haffen et al as trstes—Morris B Schurck et al; Frees & McEveety (A).

MAY 19.

MAY 19.
133D ST, 747 E; City Real Estate Co—Philip M Grazier et al; H Swain (A).

MAY 20. FOREST AV, ws, 112 n 161st, 21x90; Henry Wundrack—Bertha Wundrack; A Hutter (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

MAY 13.
41ST ST, 443 W; Franklin Savgs Bank
in City of N Y—Theo Witz et al;
Wilson M Powell, Jr (A); Geo C Norton (R); due . 2.077.78

MAY 14 & 15.

No Judgments in Foreclosure Suits filed these days.

these days.

MAY 17.

3D AV, 2138; Dry Dock Savgs Instn—
Jno H Degelman et al; Frank M
Tichenor (A); Jos Webber (R); due.27,968.62

22D ST, ss, 310 w 4 av, 75x98.9; Germania Life Ins Co—Saml A Ross et al; Dulon & Roe (A); Elek J Ludvigh (R); due \$98,747.22

MAY 19.
No Judgments in Foreclosure Suits filed this day.

Bronx.

due

MAY 17.

WASHINGTON AV, 1475; Hannah
Greenebaum—Anthony Deutsch et al;
M Greenebaum (A); C A Oberwager
(R); due

FRANKLIN AV, es, 38.2 n Jefferson pl,
37.5x100; Ella Stein Chase—Clarence
P Whitman et al; J F Stier (A); A
N Giegerich (R); due 3.852.60

.31.075.00

N Giegerich (R); due

MAY 18.

HONEYWELL AV, es, 32.6 s 179th, 22.6 x111.6; Emma S Mason—Blume Bloch et al; F A Southworth (A); N D Levy (R); due

136TH ST, ns, 250 e Lincoln av, 25x 100; Rosanna Scanlon—F'erdinand Bloch et al; Rosen & Phillips (A); J Edelson (R); due 5.135.98

14.536.67

MAY 19. CROTONA PARK E, 1570; Andw Colvin as assignee—Jennie Euring et al; F J Smiley (A); J J Hynes (R); due... 2,803.53

MAY 20. EASTCHESTER RD, ns, 42.6 e Walker av, 25.6x126.7; Michl Ganly—Cecilia F Brennan et al; J Kadel (A); J J

LIS PENDENS.

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

Manhattan.

MAY 15. No Lis Pendens filed this day. MAY 17. No Lis Pendens filed this day.

MAY 18.

MAY 18.

40TH ST, 108 W; Chas Shenkopf—Edw W
Browning et al; action to foreclose mechanic's
lien; L J Gold (A).

140TH ST, ns, 264 e 7 av, 136x99.11; Fredk
Zittel & Sons, Inc—Jno Weber; notice of attachment; H B Davis (A).

MAY 19. 44TH ST, ss, 150 w 10 av, 25x100; Eliza J McLaine—Wm G McClane et al; action to cancel deed; W F Clare (A).

MAY 20. No Lis rendens filed this day.

MAY 21.

No Lis rendens filed this day.

MAY 21.

NORFOLK ST, 134; Pleasant Iron Works—
Nathan Cohen et al; action to forecose mechanics lien; J Gordon (A).

CENTRAL PARK W, nwc 89th, 50.8x100; also
112TH ST, ss, 123.5 w Amsterdam av, 51.7x
100.11; Hamilton Fish Corpn—Alex Doyle;
notice of attachment; Montgomery & Peabody (A).

Bronx.

MAY 14,

LOT 1, blk 2846, sec 11, on tax map; Simeon M

Barber—Mary L Mather; action to foreclose
transfer of tax lien; H Swain (A).

LOT 3, blk 2846, sec 11, on tax map; Simeon M

Barber—Mary L Mather; action to foreclose
transfer of tax lien; H Swain (A).

LOT 5, blk 2846, sec 11, on tax map; Elliott L

Brown—Mary L Mather; action to foreclose
transfer of tax lien; H Swain (A).

MAY 15. No Lis Pendens filed this day.

MAY 17. No Lis Pendens filed this day.

No Lis Pendens filed this day.

MAY 18.

MINFORD PL, 1545; Alfred J Sporborg—Unico Realty Co et al; partition suit; W D Sporborg (A).

214TH ST, ss, between White Plains rd & Barnes av (known as Lot 7, Sec Jerome); Michl Brennan, Inc—Michl Brennan et al; action to foreclose transfer of tax lien; Wood & Bennett (A).

PARK AV, es, between Flower & 2d (known as Lot 122-4, Sec Olinville, No. 1); Michl Brennin, Inc—Michl Brennan et al; action to foreclose transfer of tax lien; Wood & Bennett (A).

MAY 19.

187TH ST, ns, 23.4 w Park av, 33.4x100;
Henry Hollander—Thos E Desmond; action
to satisfy judgment; Sheriff (A).

LOT 102, map of Claremont; Ephraim Adler—
Nellie Wood et al; action to compel specific
performance of contract; M S & I S Isaacs
(A).

MAY 20. LOT 147, map of Belmont Village; Lawyers Title & Trust Co—Chas M Sweezy et al; par-tition suit; Dean, Tracy & Barron (A).

Brooklyn.

Brooklyn.

MAY 13.

ADELPHI ST, ws, 209.9 s DeKalb av, 21.5x100;
Title Guar & T Co—Carrie B Guyon et al; T
F Redmond (A).

SMITH ST, nc Bergen, 20x65; also BERGEN
ST, 63; also BERGEN ST, 65; also BERGEN
ST, 67; also HOYT ST, 203; also LAWRENCE
ST, 140; also HAMILTON AV, 240; also
HAMILTON AV, 242; also BALTIC ST, 480;
Florence V Benoliel—Abr Benoliel et al; for
dower & admeasurement; P Gross (A).
VERMONT ST, 449; Sarah Kantor—Abr Daar
et al; Jerome, Rand & K (A).
VERMONT ST, 451; same—same; same (A).
VERMONT ST, 455; Sarah Kantor—Josef Cohn
et al; Jerome, Rand & K (A).
VERMONT ST, 453; same—same; same (A).
VERMONT ST, 453; same—same; same (A).
VERMONT ST, 453; same—same; same (A).

vertical value (A).

WEST ST, ws, 221.6 n 35th, 18x80; Lawyers Title & Trust Co—Boyd Constn Co et al; Dean, Tracy & McB (A).

WEST ST, ws, 239.6 n 35th, 18x80; same—same; same (A).

WEST ST, ws, 257.6 n 35th, 18x80; same—same; same (A).

WEST ST, ws, 275.6 n 35th, 18x100; same—same; same (A).

west st, ws, 293.6 n 35th, 18x100; same—same; same (A).
west St, es, 58 n Ay C, 18x100; same—same; same (A).

WEST'ST, es, 540 n Av C, 18x100; same—same; west ST, es, 522 n Av C, 18x100; same—same; same (A). same (A).

WEST ST, es, 522 n Av C, 18x100; same—same; west (A).

WEST ST, es, 522 n Av C, 18x100; same—same; same (A).

WEST ST, es, 450.3 n Av C, 17.9x100; same—same; same (A).

WEST ST, es, 468 n Av C, 18x100; same—same; same (A).

WEST ST, es, 486 n Av C, 18x100; same—same; same (A).

WEST ST, es, 486 n Av C, 18x100; same—same; same (A).

WEST ST, es, 504 n Av C, 18x100; same—same; same (A).

WYONA ST, 396; Sarah Kantor—Minnie Kirchner et al; Jerome, Rand & K (A).

WYONA ST, ws, 80 n Blake av, 20x100; Sarah Kantor—Linda Halse et al; Jerome, Rand & K (A).

WYONA ST, 392-4; same—Bernard Schnall et al; same (A).

WYONA ST, 416; same—Betsy Turner et al; same (A).

WYONA ST, 416; same—Sadie Lande et al; same (A).

WYONA ST, 418; same—Sadie Lande et al; same (A).

WYONA ST, 410; same—Max Cohen & ano; same (A).

WYONA ST, 421; also BLAKE AV, 701-5; same—Harry Gruber et al; same (A).

WYONA ST, 422; same—David Meyer et al; same (A).

WYONA ST, 422; same—David Meyer et al; same (A).

WYONA ST, 422; same—David Meyer et al; same (A).

WYONA ST, 421; also BLAKE AV, 701-5; same—Harry Gruber et al; same (A).

W 9TH ST, swc Henry, 53x100; Harold D Watson—Margt B Hickey et al; R S Kristeller (A).

AV R, nwc W 10th, 100x154; also AV R, nec W 10th, 100x336; Otto E Reimer—Danl W Moore Realty Co; Sackett & Lang (A).

LOTT AV, swc Ames, 60x100; also LINCOLN PL, ss, 129 e Schenectady av, 80.3x100; Michl Schaffner—Parkvale Realty Co; specific performance; A G Schaffner (A).

MANHATTAN AV, 419; Jno H Scheidt—Louisa Nestel et al; A Christmann, Jr (A).

RIVERDALE AV, ss, 40 w Chester, 20x60; Pierre L Le Brun—David Greif et al; T F Redmond (A).

STONE AV, ws, 250 s Blake av, 25x100; Title Guar & T Co—David Mostkowitz et al; T F Redmond (A).

THATFORD AV, ws, 175 s Livonia av, 25x100; Title Guar & T CO—Max Zucker et al; T F Redmond (A).

11TH AV, nws, 20.2 sw 47th, 20x95; Bond & Mtg Guar Co—Eliz Peck et al; T F Redmond (A).

Mtg Guar Co—Eliz Peck et al; T F Redmond (A).

MAY 14.

BEAVER ST, ns, 320.11 e Flushing av, 60x100; also AV L, nwc E S8th, 200x286.7x200.3x296.2; First Natl Bank—Ernest Stutz et al; Coombs & Wilson (A).

CLEVELAND ST, ws, 200 n Glenmore av, 25x 90; American Geographical Soc—Rebecca Drucker et al; T F Redmond (A).

GEORGE ST, ns, 150 w Hamburg av, 75x200; Jno B Creighton—Edw T Jenkins et al; to set aside deed; W W Taylor (A).

ORANGE ST, 58; also PROP in Suffolk Co; Robt M Briggs—Adaline L Briggs et al; to cancel deeds; L D Ball (A).

STERLING PL, ns, 246.8 w Kingston av, 16.8x 80; Annie K Lamb—Lillian Reichenbacher et al; H L Thompson (A).

E 2D ST, ws, 350 n Av J, 30x125; Farmers Loan & Trust Co—Park Lawn Bldg Co et al; Geller, Rolston & H (A).

W STH ST, ws, 520 s Av R, 20x100; Farmers Loan & Trust Co—Irene A Burnum et al; Geller Rolston & H (A).

E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; M R Dowdeswell Co—Dorchester Bldg Co et al; foreclosure mechs lien; H S & C G Bachrach (A).

36TH ST, nes, 180 se 14 av, 20x100.2; May A Curren—Realty Sales Co et al; T F Redmond (A).

56TH ST, sws, 240 se 3 av, 20x100.2; Henry Buck—Mary E Minett et al; J J Bakerman (A).

(A).
77TH ST, sws, 223.8 nw 14 av, 30.11x100; Selah
B Strong—Sallie Bldg Co et al; A A Spear

77TH ST, sws, 223.8 nw 14 av, 30.11x100; Selah B Strong—Sallie Bldg Co et al; A A Spear (A).

77TH ST, sws, 254.11 nw 14 av, 30.11x100; same—same; same (A).

AV T, nwc Van Siclen, 18.10x98.6x42.6x90.10; Emmeli Staberg—Meta G Mayhew et al; Jonas, Lazansky & N (A).

BROADWAY, nes, 50 se Weirfield, 25x95; Louise M Buchwalter—State N Y et al; recovery of dower; Bunn & Collins (A).

CHURCH AV, swc New York av, 28.2x80x29.8x—; Henry J Schroeder—Ideal Realty Co et al; Weismann & Hertz (A).

CHURCH AV, 1812; Morris Coleman—Lulu E Clarke & ano; Mayper & Boochever (A).

FRANKLIN AV, es, 150.11 n Tillary, 24x100; Mary Mosback—Hannah Sullivan et al; V A O'Connor (A).

GEORGIA AV, ws, 280 s Blake av, 20x100; Home Savgs Bank—Williams Realty Co et al; T F Redmond (A).

LIVONIA AV, sec Williams av, 50x100; Baruch Freund—Leon Lemberg et al; J G Abramson (A)

(A)
PITKIN AV, nwc Rockaway av, 20x64.5; Title Guar & T Co—Saml Palley et al; T F Redmond (A).
STRATFORD RD, es, 500 s Dorchester rd, 40x 100; Marketable Title Co—Farquharson Realty Co et al; Watson & Kristeller (A).
SUTTER AV, swc Alabama av, 50x100; U S Casualty Co—Williams Realty Co et al; T F Redmond (A).
VOORHIES AV, swc Anthony, 73.8x84.3x84.1x 78.2; City N Y—Edw L Somerville et al; F L Polk (A).
WASHINGTON AV, es, 236.7 n Gates av, 16.8x 120; Helen M Smith—Geo A Vaughn et al; F P Bellamy (A).

Lis Pendens, Brooklyn, Continued.

2D AV, nec Bay Ridge av, 90.3x—x101.1x120 Henry Crowley—Danl J Ryan et al; H I Thompson (A).

WAY 15.
WEST ST, ws, 105.10 n 53d, 20x100; N Y Mtg & Sec Co—Geo W Oliver et al; C A Clayton (A).
PUTNAM AV, ss, 37.6 w Marcy av, 17.6x80; Mary W Piper—Matilda McKeegan et al; A W Burlingame, Jr (A).

MAY 17.

BAYARD ST, sec Lorimer, 25x75; Peekskill Savgs Bank—Gilomena Polita et al; T F Redmond (A).

COOK ST, ns, 175 e White, 50x100; Bushwick Savgs Bank—Bernard Lewis et al; R L Scott

Savgs Bank—Bernard Lewis et al; R L Scott (A).

DOUGLASS ST, 1820; A Newburger Elec Co—
Saml Katz & ano; foreclosure of mechanic's lien; E Cohn (A).

ESSEX ST, es, 96.2 s Atlantic av, 25x100; Gerard R E Corpn—Anna Greenthal et al; Kiendl, Smyth & G (A).

MARION ST, ns, 266.8 w Patchen av, 33.4x100; LOT 30, Block 2, Map 264 lots in 9 Ward; Mary E Berthelson—Constantine Kaufman et al; partition; B R Duncan (A).

STAGG ST, ns, 275 w Waterbury, 25x100; Bushwick Savgs Bank—Sophie Fisher et al; R L Seott (A).

"Castles of Comfort"

The wise builder knows that the more comforts and conveniences he places in his new buildings the quicker they will be rented or sold.

That's why the up-todate apartment house is a veritable "Castle of Comfort."

Not the least of the many comforts installed is electric lighting service. It places at the fingers' tips of the tenants wonderful opportunities to lessen household cooking and cleaning labors.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street Telephone, 8000 Main (Connecting All Branches)

	36TH ST, nes, 60 se 14 av, 20x100.2; Title G & T Co-Rachel L Weinberg et al; T F Red-
	79TH ST, ns, 84.4 w 20 av, 16.10x100; Fredk S
	GALENPOINT AV, swc Newell, 104.2x207.5x 105.6x144.6; Sarah Blum—Sidney J Freidin et al; foreclosure of mechs lien; E C Rosenblume (A). HOWARD AV, es, S0.2 s Dean, 27x90; Henrietta Solomon, Abr. Levin et al. J Solomon, A
	same; same (A). GREENPOINT AV, swc Newell, 104.2x207.5x
	et al; foreclosure of mechs lien; E C Rosen- blume (A).
	HOWARD AV as 522 a Deer 177-00
	NARROWS AV (es, 55.2 s Dean, 27x90; same—same; same (A). NARROWS AV (055; also PROP in Suffolk Co; also S Portland av, 95; Edw Crouch—Margt Crouch et al; partition; E B Thompson (A). PITKIN AV. swc Watkins 75x100: Natl Sayes
	also S Portland av, 95; Edw Crouch—Margt Crouch et al; partition; E B Thompson (A).
	Bank of Albany—Annie Palley et al; T F Reamond (A).
	PITKIN AV, swc Watkins, 75x100; Natl Savgs Bank of Albany—Annie Palley et al; T F Reumond (A). ROCKAWAY AV, ws, 550 s Bway, 25x100; Bow- ery Savgs Bank—Simon Young et al; T F Redword (A).
	Redmond (A). STUYVESANT AV, ws, 40 s Macon, 20x80; The Thrift—Martha A Youngs & ano; F Jordan
	(A). 5TH AV, es, 50.2 n 46th, 20x100; Annie M Greene—Mary A Greene et al; J W Browne
	MAY 18
	Burrell—Niger B Gjermstag et al. Bolfer &
	GRANT ST nec E 32d 100x1026: Levin Kron-
- 1	HOPE ST, 129; Wm Knodel—Aug Oestreicher
	STERLING FL, IIS, 510 e Troy av. 20.6x115.5x
	WINTHROP ST, 337; Barnett Lashinsky—Rosa Hutter et al; S Lascher (A).
	BAY 10TH ST, ses, 180 ne Bath av, 40x96.8; Margt Shepherd—Louise W lfe et al; Phillips & Avery (A)
	E 23D ST, ws, 134.8 n Ay D, runs n85.3xse83.6x e43.1 to beg; Jno Schauf—Saml Moskowitz
	et al; J Schauf (A). 26TH ST, ns, 125 e 4 av, runs n48.3xe—xs50xw 25 to beg: Wm King—Thos King et al; par-
	20x120.1; Kath A Carroll—Louisa Penna et al; Watson & Kristeller (A). WINTHROP ST, 337; Barnett Lashinsky—Rosa Hutter et al; S Lascher (A). BAY 10TH ST, ses, 180 ne Bath av, 40x96.8; Margt Shepherd—Louise W Ife et al; Phillips & Avery (A). E 23D ST, ws, 134.8 n Av D, runs n85.3xse83.6x e43.1 to beg; Jno Schauf—Saml Moskowitz et al; J Schauf (A). 26TH ST, ns, 125 e 4 av, runs n48.3xe—xs50xw 25 to beg; Wm King—Thos King et al; partition; Menken Bros (A). 43D ST, ns, 380 e 15 av, 28.6x100.2x20x79.1; Flobert Realty Corpn—Josephine Emery; E J Ludvigh (A).
	Ludvigh (A). 51ST ST. nes. 1804 nw 9 av 80x1002 Fagle
	51ST ST, nes, 180.4 nw 9 av, 80x100.2; Eagle Savgs & Loan Co—Fredk Wilcock et al; Latson & Tamblyn (A).
	Savgs & Loan Co—Fredk Wilcock et al; Latson & Tamblyn (A). AV P, ns, 80 w E 15th, 40x100; Title G & T Co—Annie Fulton et al; T F' Redmond (A). DUMONT AV, ss, 59.10 e Chester, 20.1x50; Bond & Mtg Guar Co—Heskel Engelmayer et al; T F Redmond (A). LAFAYETTE AV, ss, 40 w S Portland av, 20x 80; Chas A McLoughlin—Cath E McLoughlin et al; T L Walsh (A). VAN SICLEN AV, es, 100 n Livonia av, 17.6x 100; Harry Litowitz—Max Pasternack et al; S Chugerman (A). SUTTER AV, ss, 20 e Elton, 20x75; also ELTON
	Bond & Mtg Guar Co—Heskel Engelmayer et al; T F Redmond (A).
	80; Chas A McLoughlin—Cath E McLoughlin et al; T L Walsh (A).
	VAN SICLEN AV, es, 100 n Livonia av, 17.6x 100; Harry Litowitz—Max Pasternack et al; S Chugerman (A).
	SUTTER AV, ss, 20 e Elton, 20x75; also ELTON ST, es, 115 s Sutter av, 20x90; Abr Gluck—
	SUTTER AV, ss, 20 e Elton, 20x75; also ELTON ST, es, 115 s Sutter av, 20x90; Abr Gluck—Louis J Heil et al; M S Hyman (A). 4TH AV, es, 50.2 n 48th, 25x100; Isaac C Bishop —W L Condy et al; Yankauer & Davidson (A).
	4TH AV og 75.9 n 48th 95-100 71
	C Christensen et al; same (A). 4TH AV, es, 25.2 n 48th, 25x100; same—Frances Ringler et al; same (A).
	MAY 19. AINSLIE ST, ns, 150 e Leonard, runs e25xn
	Edw T Buckingham et al; R Johnston (A). BAY 22D ST, ses, 160.3 ne Cropsey av. 60.1x
	AINSLIE ST, ns, 150 e Leonard, runs e25xn 111.5xw25.4xs107.4 to beg; Thos E Rogers—Edw T Buckingham et al; R Johnston (A). BAY 22D ST, ses, 160.3 ne Cropsey av, 60.1x 96.10; Alfred H Reeves—Carolina A Gallagher et al; H L Thompson (A). 43D ST, ns, 80 e 13 av, 20x100.2; Flobert Realty Co—Louis Bernstein et al; E J Ludvigh (A).
	Realty Co—Louis Bernstein et al; E J Lud- vigh (A).
	74TH ST, sec 3 av, 20x80; 73D ST, ns, 312.6 e 2 av, runs n100xse86xs48.7xw19.9xse40.2xw86.11 to beg; Arnon L Squiers—Sunset Cont Co; to
	C (A) Curtis, Mallet & Prevost &
	AV Q, nwc E 18th, 80x100; Jessie K Battersby—Cecilia R Kelly; C A Clayton (A). DEKALB AV, ns, 149.6 w Tompkins av, runs n 95xw.06xn5xw50vs100vs50 6, to box More A
	Gordin-Jennings-Mary E Dissoswoy at all
1	A W Venino (A). OCEAN PKWAY, es, 365 s Caton av, 40x150; Fanny Lipsky—Henrietta Johnson et al; C
	L Meckenberg (A). WILLOUGHBY AV, ns, 330.6 e Marcy av, 19.6x 100; Jeanette Levy—Gertrude Soroch et al; Hirsh, Newman & R (A). TH AV, es, 50.2 n 46th, 20x100; Amen M Greene—Mary A Greene et al; I W Brown
	Hirsh, Newman & R (A). 5TH AV, es, 50.2 n 46th, 20x100; Annie M
,	(A).
- 1	specific performance; F L Gross (A). LOTS 156-7, blk 4764, map of Michael L Mc- Laughlins & Co.'s 2d addition to Bklyn; Thos E Guerin-Martin Langs et al; Hovell, Mc- Chesney & C (A)
	E Guerin—Martin Langs et al; Hovell, Mc- Chesney & C (A).

MECHANICS' LIENS.

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

	01.
Manhattan.	
MAY 15. 27TH ST, 138 E; Rudolph Oppel—Jno	
Martin; Benj B or Butler Davenport	
(48) 105TH ST, 146-48 W; Louis Stein—	241.00
Harry C Burdick; Abr I Weinstein	88.00
106TH ST, 53-59 W; same—53-59 W 106th St Corpn; Abr I Weinstein	131.00
MAY 17.	151.00
47TH ST, 129 W; Potick Constn Co,	
Inc—Leopold Stern, Eloise M Van Horn & Chas M Dean (53)	96.50

54TH ST, 54 W; Lawrence S Harris-	
54TH ST, 54 W; Lawrence S Harris— Jessie Gillender, Annie Cornish & Alex J Veitch (52) WEST END AV, 378; American Hard- ware Corpn—78th St & West End Av Co, Inc (51)	250.00
ware Corpn—78th St & West End Av Co, Inc (51)	1 797 49
MAI 10.	
ELSMERE PL, nec Marmion av, 96x 100; Salvatore Naccarato—Defender	
Constn Co; Kramer Cont Co; renewal	260.00
(57) 13TH ST, 36-38 W; Bernard Johnson— Van Beuren Estate; Timothy J Keiley: renewal (59)	
Keiley; renewal (59)	3,195.50
(61) & Hannah Goldberg	10.70
(61) 61ST ST, 204 W; Jos Braunstein—Max Sussman & Hannah Goldberg (60) 163D ST, 549 W; Phelps Bros Co—	73.15
Dinah Levine; Berlin Renting Agency	
163D ST, 549 W; Phelps Eros Co— Dinah Levine; Berlin Renting Agency & Arvintz Cont Co (54) CROTONA PKWAY, es, 109.9 s 177th, 109.9 x 90.11 x irreg; ELSMERE PL (proposed), ns, 90.11 e Crotona pkway, 106.1x101.1; CROTONA PKWAY, sec Elsmere pl (proposed), 109.9x126.4x irreg; also ELSMERE PL, ss, 126.4 e Crotona pkway, 76.2x101.1; Salvatore Naccarato—Defender Const Co;	91.31
(proposed), ns, 90.11 e Crotona pkway,	
Elsmere pl (proposed), 109.9x126.4x	
e Crotona pkway, 76.2x101.1; Salva-	
tore Naccarato—Defender Const Co; Kramer Cont Co; renewal (55). GRAND BLVD & Concourse, see Ford- ham rd, 230x125; Salvatore Naccarato	900.00
ham rd, 230x125; Salvatore Naccarato —Edmund Francis Realty Co; Kram-	
er Cont Co; renewal (56)	90.00
er Cont Co; renewal (56)	
(00)	200.00
MAY 19. MONROE ST, 188-90; Jos C Newman—	
MONROE ST, 188-90; Jos C Newman— Juo A Anger; renewal (65). RUTGERS PL, 24-8; also CLINTON ST, 241-51; also CHERRY ST, 312-4; Jos	70.00
o Newman-Jno A Anger; renewal	
51ST ST, 511-3 W; Lucks Bros—Benj Schneider & Heminings Contracting	361.05
Co (62)	88.00
Co (62) 105TH ST, 146-8 W; Louis Stein— Harry C Burdick & Abr I Weinstein	
3D AV, 1708: Knickerbocker Chandelier	104.50
& Electrical Supply Co-Geo Ehret	28.00
MAY 20. 31ST ST, 31-7 E; American Hardware Corpn of N Y—Crompton Bldg Corpn; Geo Backer Constn Co (71. 56TH ST, 432 W; Goldstein & Oliver—Harris Hausman; Leo Wolins (70) 57TH ST, 344 E; Goldstein & Oliver—Claire A Darling; Leo Wolins (69) 104TH ST, 346 E; Wm G Hill—St Lucy's Roman Catholic Church; Miller-Reid Co; Grant-Thompson Co (67).	
Corpn of N Y—Crompton Bldg Corpn; Geo Backer Constn Co (71	853.42
56TH ST, 432 W; Goldstein & Oliver— Harris Hausman; Leo Wolins (70)	170.00
Claire A Darling; Leo Wolins (69)	225.00
104TH ST, 346 E; Wm G Hill—St Lucy's Roman Catholic Church;	
Miller-Reid Co; Grant-Thompson Co	75.00
Miller-Reid Co; Grant-Thompson Co (67) 5TH AV, 411; Empire Pipe Bending & Supply Co-Murray Hill Investing Co, Inc; Jno W Cooney Co (68)	
MAY 21.	2,617.92
MAY 21. SOUTH ST, 219; Jos Tino & Co, Inc— Wm F Bridge, J M Horton Ice Cream Co & A Patrizio Concrete Co (74) 24TH ST, 205 E; Jos Tino & Co—J M Horton Ice Cream Co & A Patrizio Concrete Co (75) 72D ST, 118 W; also 73D ST, 126 W; also 72D ST, 42 W; Jno W Cooney Co—Edw W Browning (80) 125TH ST, 66-70 E; Ludwig Levitt & Son—Morris B Baer & Louis Stern (79)	
Co & A Patrizio Concrete Co (74) 24TH ST, 205 E; Jos Tino & Co—J M	67.25
Horton Ice Cream Co & A Patrizio Concrete Co (75)	21.00
72D ST, 118 W; also 73D ST, 126 W; also 72D ST, 42 W; Jno W Cooney	
Co—Edw W Browning (80)	6,670.00
Son—Morris B Baer & Louis Stern (79)	476.75
Baptist Temple (81)	3,310.00
(79)	
SAME PROP; Saml Teppenberg et al-	110.00
same (78) MANHATTAN AV, es, 45.5 n 103d, 107x 80; Jos Tino & Co, Inc—Millie Raf- floer, J M Horton Ice Cream Co & A	450.00
floer, J M Horton Ice Cream Co & A	
Patrizio Concrete Co (73)	99.76
Patrizio Concrete Co (72)	16.30
Knight (76)	35.00
MAY 14. Bronx.	
MAY 14. 240TH ST, 414 E; Pittsburgh Plate Glass Co—Estate of Chas Braun & Chas Braun, dec (13)	
Chas Braun, dec (13)	60.00
TREMONT AV, 531-35; Louis Del Vesco —J Friedhoff; S G Morgan (14)	184.00
MAY 17.	101.00
MAY 17. 165TH ST, 491 E; Simon Willens— Louis & Mary Teven (15)	195.00
MAY 18. PARKER ST, ws, 25 n Stern, 25x100; Clyde F Howes—Marx Eller; M	
Lagano & Sons (16)	41.95
MAY 19. JESSUP AV, 1407; Christian Vornd-	
JESSUP AV, 1407; Christian Vorndran's Sons—Walter S & Susan M Auld (17)	225.00
MAV 20	1999
PARKER ST, 1629; Pasquale Giacobbe—Rebecca Eller & Michl Lagana & Co (18).	75.00
Brooklyn.	001
MAY 13. AMES ST, es, 180.3 s Livonia av, 120x	
AMES ST, es, 180.3 s Livonia av, 120x 180; S Holland—Hillel & Nathan Boslofsky & L Lapidus Co ESSEX ST, 291-5; Wischerth Mfg Co— Nathan Freedman & Barnett L David- son	
WISCHELL MISCHELLI	310.00
Nathan Freedman & Barnett L David-	
Nathan Freedman & Barnett L David- son FROST ST, ns, 100 e Leonard, —x—; S Henken—Ahr Weinstein	
Nathan Freedman & Barnett L Davidson FROST ST, ns, 100 e Leonard, —x—; S Henken—Abr Weinstein	

		003
E 7TH ST, es, 210 n Av P, 40x120.6; Star Woodturning Co—Sam Jacobs &	MAY 14, Bronx.	MAY 18,
May Frank & Jos Cohen	No Satisfied Mechanics Liens filed this day.	DE KADT, SAML & Condensed Milk Cook Holland, Ltd; Lispenards, Ltd; \$111,300 Almy, Van Gordon, Evans & Kelly.
Co—Fink Nap Realty Constn Co 241.5 OCEAN AV, nec Newkirk av, 46x	No Satisfied Mechanics' Liens filed this	GREENWOOD, Moses, Jr; Henry M Bristol; \$2, 931; E Jacobs.
124.10; B Jackerson—Kirknew Realty Corpn & Geo M Karpass) MAY 17.	MAY 19. C S GIBBONS CO; Louis Dusenbury & Co, Inc \$3 988 13. H Harling
OCEAN AV, sec Newkirk av, 45.11x 124; Friedman Marble & Slate Works —Kirknew Realty Co	No Satisfied Mechanics Liens filed this day.	\$3,988.13; H Hoelljes.
OCEAN AV, 1011; M Jonas—Kirknew Realty Co	PROSPEST AV we whole block bet	CHATTEL MORTGAGES.
MAY 14. DECATUR ST, 1327-9; N Sulds—Ray	MAY 19.	AFFECTING REAL ESTATE.
& Isaac N Streep 490.00 E 19TH ST, 360; C K Barnum & Son	No Satisfied Mechanics Liens filed this	Manhattan.
—Dorchester Bldg Co	VAN NEST AV 563 Might A Buck	MAY 14, 15, 17, 18, 19 & 20. Broadway & 96th St Realty Co. Bway & 96th st. American Seating Co.
Realty Co	165—308 Flacek et al; July23'14 241.00	Giberson Indiana Broadway 2500 9 a
Holding Co & Tenna Kramer 50.00	MAY 13. No Satisfied Machanist I.	Light & Power Co Motors
MAY 15. GRAND ST, 659; I Hankin—Harry & Lena Schwartz & Hyman S Sulsky 65.00	No Satisfied Mechanics' Liens filed this day. MAY 14.	157th. Consolidated Chandelier Co.
ST JHON'S PL, ss, 200 e Underhill av, 50x100: F Alnno—Antonio Cicala 41.50	DELAMERE PL, ws, — s Newkirk av,	Chandeliers
SAME PROP; C Alfino—same 41.50 SAME PROP; C Alfino—same 41.50	Trust Co & Dragone Constn. Co.: May	Lease, &c. Printing Fix,
NEWKIRK AV, sec Ocean av, 124.11x 106.2; M Stern—Kirknew Realty Co & G M Karpas	SAME PROP; same—same; May6'15 600.00	side dr. United Electric Light &
MAY 17. MYRTLE AV, nec Sumner av, 75x100;	MAY 15. TOMPKINS AV, nwc Willoughby av, 82.5x131.6; I Book—Congregation Ohel	Riverside dr. United Floatric Light 8
W T Biffi—Franklin W Maher, trste of Susannah A, Danl, Elsie, Alex S	E 15TH ST. es. 600 p Av Nv_ : Ap	Schreiner, Jno. 177th et 701 W
* & Jessie Dickie	drew Gray—Annie Thomas; Apr8'15. 250.00 SAME PROP; same—same; Apr28'15. 210.00 E 29TH ST, ws, 220 s Ay K, x100;	178th st, 700 W. United Electric Light & Power Co. Meters 800.00
& †Jno Blum & †Jno Fogel 325.00	Sarah Nathan—Minnie Fanshaw; Jan 16'15	Bronx. MAY 14, 15, 17, 18, 19 & 20.
COOK ST, 225-7; S Lucks—Bernard Lewis	MAY 17. E 22D ST. ws. 124 11 n Foster av 80.5	Bronx Cut Stone Co. Webster av & 187th stF R Patch Mfg Co. Ma-
FULTON ST, 398-404; Jas Mac Donald —Thos R, Helen M, Mayo L, Lillian E,	Aug 114 Williams—M Tartarsky;	chine
Jno & Florence E French; Sarah J Little, Mabel F MacKay, Florence B Newton, & A D Matthews Sons, Inc;	FT HAMILTON AV, ws, 20 s 39th, 37.6 x100; Martense Cont Co—Jno F Bohm, Isaac Mass & Dyker Heights	Brooklyn. MAY 13, 14, 15, 17, 18 & 19.
Gardiner D Matthews & Jas Matthews as lessees, & Jno J Kuhn as receiver	TROY AV, nec Prospect pl 27 6×20:	Ceegold Co, Inc. E 14 th st, nr Av X. Columbia Gas Fix Co, Gas Fix 125.00
in bankruptcy of estate of A D Matthews sons	Corpn: Apr29'15	Rendelstein. Plumbing Supplies 107.00
-Jno & Kath Murphy	WILLOUGHBY AV, nwc Tomkins av, 72.6x125; Saml I Acken, Jr—Congregation Ohel Moshe Chevra Thilim;	Lyons, Julius J Gates & Grand avs Wm H Curtin Mfg Co(R) 790.00 Lyons, Julius J Gates & Grand avs
ing Co—Rex Bldg Co & A Fogel as	SAME PROP: Max Greenfield—same &	Rex Bldg Co. St Johns pl nr Under-
pres	Saml Acker, Jr; Mar10'15 60.00 SAME PROP; Olman & Hurwitz, Inc- same; Jan21'15	deliers. &c eartral Chandelier Co. Chan-
FLUSHING AV, 436; P Levine—Minna Hochenberg & Morris Berkowitz 168 50	MAY 18. BARRETT ST ws 100 n Sutton or	Zitelli Bldg Co. 74th st & 10th av. Elsie E Kerby as extrx(R) Corman & Kennedy. Chester st, c Li-
RIVERDALE AV, swc Hinsdale, 100x 100; S Zitowsky—Meyer Chizner Bldg Co	100x100; De Fago & Libretti—Regal Holding Co; Apr8'15 986.27 VAN DAM ST, 42-44; Mike Casalino	Zittel Bldg Co. 74th st, nr 10th av
MAY 19. FROST ST, ns, 100 e Leonard, 83x100:	VAN DAM ST es 100 p Nassay av	same(R) 700.00
T Juliano—Abr Weinstein, Henkin Bros & estate of Abr Weinstein 175.00 HOOPER ST, swc S 3d, 50x100; T	150x100; Realty Supply Corpn—C Perretta & J W Moore; May6'15 584.01 E 14TH ST, ws, 100 n Av I, 80x100;	BUILDING LOAN CONTRACTS. The first name is that of the Lender,
Juliano—S 3D ST Bldg Corpn 925.00 MELROSE ST. 330-2: M Casalino—Saml	Constn Co & Geo Mohland : Oct 1414	the second that of the Borrower.
Graber & Andrew Adams	83.4: Joe Sklar—23d St Constr. Co.	MAY 18. Manhattan.
100; B Dankner—A Koeppel, Inc, & Abr Koeppel as pres	N Y Title Ins Co; Feb3'15 250.00 44TH ST, ns, 224 w 15 av, 24x100.2; Caranza Roofing Co—Gowanus Wreck-	178TH ST, ns, 97 e Haven av, 50x92.6; Bryant Constn Co, Inc, loans Nevah
Brook—Mildred Holding Co 40.00 3D AV, 448; Albro Newton Co—Jos	lien Co, Inc; Mar6'15; release from	Constn Co, Inc, to erect 5-sty apartmont house; 4 payments
Pero & Chas Rydh 12.70	Jacob Drosnin—Pisarra Constn Co &	ment house: 4 payments
SATISFIED MECHANICS' LIENS.	-same: Dec12'14 Wrecking Co	187TH ST, ns, 125 e St Nicholas av, 100x94.10; Jacob Levy loans V R Bldg Corpn to erect 2 5-sty apart-
First name is that of the Lienor, the second that of the Owner or Lessees, and the third	SAME PROP; Frank O Kalin—Pisarra Constn Co; Dec8'14	ments; nine payments\$42,000.00
that of Contractor or Sub-Contractor.	BEDFORD AV. 1441: Inc. Kons. Oucons.	MAY 14,
Manhattan.	Nov16'14 69.00	159TH ST, ns, 350 w Elton av, 50x 101.1; Rockland Realty Co loans Mid- dleboro Realty Co, Inc, to erect 5-
FT WASHINGTON AV, nec 179th; Gabriel Herman et al—Holywood Church et al; Feb24'15	PROSPECT PL, nec Troy av, -x-; Realty Supply Corpn—Johnson Realty	GRAND BLVD & CONCOURSE of 70.2
MAY 17. No Satisfied Mechanics Liens filed this	Co & Home Title Ins Co; May4'15 279.69 48TH ST, 1438; Saul Rendelstein— Morris Wolfinger & Frankfort Elec	n 198th, 67.3x86.5; Van Dyck Estate loans J L S Bldg Co, Inc, to erect 5-sty apartment; 13 payments40,000.00
MAY 18.	ATKINS AV es 90 s Pitkin av 60v100.	198th, 79.3x89.1; Van Dyck Estate
39TH ST, 23 W; Jno Laura & Co— Engineers' Club et al: Marl'15 145.00	Docket Impt Co. Inc. Nov1914	loans J L S Bldg Co, Inc, to erect 5- sty apartment; 13 payments50,000.00 MAY 15.
2WEST END AV, nec 96th; Ajax Concrete Specialties Co, Inc, et al—Essie Constn Co, Inc; May10'15	SAME PROP; Frank Katz, Inc—same & Hyman Rosenthal; Nov11'14	CROTONA PARK N, ns, 217 e Prospect av, 50x98.06; City Mtg Co loans Fre-
MAY 19. DIVISION ST. 242: Jacob Victor Abr	-x-; Chas Anderson—Jas P War- basse & Alex McBride; Mar19'15 74.46	ment; 10 payments32,500.00
Gottlieb et al; Jan9'15	¹ Discharged by deposit. ² Discharged by bond.	MAY 17. ARTHUR AV, es, 125.7 s 180th, 104.7x 150.4; Lawyers Mtg Co loans J W R
F eD24 10 27 0A		Barry Cla Mich Co Idalis J W R
SAME PROP : Sam Sanitaler of al	⁸ Discharged by order of Court.	Realty Co, Inc, to erect 3 5-sty apartments 6 payments
SAME PROP; Sam Saritzky et al— same; Jan29'15	*Discharged by order of Court. ATTACHMENTS.	MAY 18
SAME PROP; Sam Saritzky et al— same; Jan29'15	*Discharged by order of Court.	MAY 18. LONGFELLOW AV, es, 100 s 172d, 50x 100; Manhattan Mtg Co loans Traf Bldg Co. Inc. to erect 5-sty apart-
SAME PROP; Sam Saritzky et al— same; Jan29'15	ATTACHMENTS. The first name is that of the Debtor, the second that of the Creditor.	MAY 18. LONGFELLOW AV, es, 100 s 172d, 50x 100; Manhattan Mtg Co loans Traf Bldg Co, Inc, to erect 5-sty apart- ment; 12 payments
SAME PROP; Sam Saritzky et al— same; Jan29'15	ATTACHMENTS. The first name is that of the Debtor, the second that of the Creditor.	MAY 18. LONGFELLOW AV, es, 100 s 172d, 50x 100; Manhattan Mtg Co loans Traf Bldg Co, Inc, to erect 5-sty apartment; 12 payments
SAME PROP; Sam Saritzky et al— same; Jan29'15	*Discharged by order of Court. ATTACHMENTS. The first name is that of the Debtor, the second that of the Creditor. Manhattan. MAY 13. HAMILTON HOTEL CO, Ltd; Jno H Parker Co; \$90,500; W F Kimber.	MAY 18. LONGFELLOW AV, es, 100 s 172d, 50x 100; Manhattan Mtg Co loans Traf Bldg Co, Inc, to erect 5-sty apart- ment; 12 payments
SAME PROP; Sam Saritzky et al— same; Jan29'15	ATTACHMENTS. The first name is that of the Debtor, the second that of the Creditor. Manhattan. MAY 13. HAMILTON HOTEL CO, Ltd; Jno H Parker Co; \$90,500; W F Kimber. MAY 14. No Attachments filed this day. MAY 15. COOK Walter H: 23d Ward Book of City of No.	MAY 18. LONGFELLOW AV, es, 100 s 172d, 50x 100; Manhattan Mtg Co loans Traf Bldg Co, Inc, to erect 5-sty apart- ment; 12 payments
SAME PROP; Sam Saritzky et al— same; Jan29:15	ATTACHMENTS. The first name is that of the Debtor, the second that of the Creditor. Manhattan. MAY 13. HAMILTON HOTEL CO, Ltd; Jno H Parker Co; \$90,500; W F Kimber. MAY 14. No Attachments filed this day. MAY 15. COOK, Walter H; 23d Ward Bank of City of N Y; \$239.08; T P Woglom. WEBER, Jno; Fredk Zittel & Sons, Inc; \$2,250; H B Davis	ments 6 payments
SAME PROP; Sam Saritzky et al— same; Jan29'15	*Discharged by order of Court. ATTACHMENTS. The first name is that of the Debtor, the second that of the Creditor. Manhattan. MAY 13. HAMILTON HOTEL CO, Ltd; Jno H Parker Co; \$90,500; W F Kimber. MAY 14. No Attachments filed this day. MAY 15. COOK, Walter H; 23d Ward Bank of City of N Y; \$239.08; T P Woglom. WEBER, Jno; Fredk Zittel & Sons, Inc; \$2,250; H B Davis. BERNHARD, Paul; Christopher D Smithers et al; \$10 132 12; Joline Larkin & Dethbers.	MAY 18. LONGFELLOW AV, es, 100 s 172d, 50x 100; Manhattan Mtg Co loans Traf Bldg Co, Inc, to erect 5-sty apart- ment; 12 payments
SAME PROP; Sam Saritzky et al— same; Jan29'15	ATTACHMENTS. The first name is that of the Debtor, the second that of the Creditor. Manhattan. MAY 13. HAMILTON HOTEL CO, Ltd; Jno H Parker Co; \$90,500; W F Kimber. MAY 14. No Attachments filed this day. MAY 15. COOK, Walter H; 23d Ward Bank of City of N Y; \$239.08; T P Woglom. WEBER, Jno; Fredk Zittel & Sons, Inc; \$2,250; H B Davis. BERNHARD, Paul; Christopher D Smithers et al; \$10,132.12; Joline, Larkin & Rathbone. MAY 17. JOHN T YOUNG BOILER CO: Beston & Cod.	MAY 18. LONGFELLOW AV, es, 100 s 172d, 50x 100; Manhattan Mtg Co loans Traf Bldg Co, Inc, to erect 5-sty apart- ment; 12 payments
SAME PROP; Sam Saritzky et al— same; Jan29'15	ATTACHMENTS. The first name is that of the Debtor, the second that of the Creditor. Manhattan. MAY 13. HAMILTON HOTEL CO, Ltd; Jno H Parker Co; \$90,500; W F Kimber. MAY 14. No Attachments filed this day. MAY 15. COOK, Walter H; 23d Ward Bank of City of N Y; \$239.08; T P Woglom. WEBER, Jno; Fredk Zittel & Sons, Inc; \$2,250; H B Davis. BERNHARD, Paul; Christopher D Smithers et al; \$10,132.12; Joline, Larkin & Rathbone.	MAY 18. LONGFELLOW AV, es, 100 s 172d, 50x 100; Manhattan Mtg Co loans Traf Bldg Co, Inc, to erect 5-sty apart- ment; 12 payments

1914 INDEX OF DECISIONS OF BOARD OF EXAMINERS

I N the Record and Guide of May 8, there was published a table giving the decisions handed down by the Board of (Building) Examiners, as applied to the Boroughs of Manhattan, the Bronx and Richmond. The following table

deals with Brooklyn and Queens and shows the number of the appeal, the plan number, the location of the property in question, the classification of the objection, the appellant's name and the decision of the board. The table was compiled by Mrs. M. M. D. Clark,

who has been for many years secretary of the Board of Examiners. This information should be of great value to architects and also to those who may have occasion at any time to refer to the finding of the board, for the simplification of their work.

OUGH OF BROOKLYN

		BORG
Appea No.	l Plan No.	Location. swc Douglass st and E N Y av. 44-8 Nostrand av. swc Douglass st and E N Y av. ns 13th st, 97 ft 10½ in E 4th av. 176-80 S 8th st. 211 13th av. 338 S 2nd st. 389-393 S 2nd st. es Vanderbilt av, 134 ft N Gates av. 6524 Ft. Hamilton av. 856 Gates av. 66-70 S 9th st. 366-8 S 2nd st. 16-22 Noble st. 2213 Church av. ns 13th st, 197 ft and 217 ft W 5th av. 246-60 Pacific st. 138-60 S 3rd st. 204-6 Ross st. 342-8 Prospect pl. 129-35 Division av. 142-4 S 9th st. nwc Smith and Livingston sts. 283-303 Johnson av. 1406 Lincoln pl. 300-300a Livingston st. 42 S 10th st. 774 Liberty av. 370-2 S 2nd st. 682-8 Rockaway av. 396 Logan st. 111-3 S 3rd st. 314-8 S 5th st. 2118 Atlantic av. 110-18 Cambridge pl. 327-9 Bedford av. 355-61 Miller av. 415-7 Hinsdale st. 551-3 Sackman st. 252-4 S 4th st. 344 5th av. 783 41st st. 429 Osborn st. 453-9 Williams av. 40 Morrel st. 14 Crafton st. ns Park pl., 100 ft E Howard av. es Howard av, 35 ft 7 in n Park pl. nec Howard av and Park pl. 506-8 Powell st. 110-8 Cambridge pl. 15-33 E 13th st. 489 Powell st. 310-8 Cambridge pl. 15-33 E 13th st. 489 Powell st. 110-8 Cambridge pl. 15-34 E 3th st. 489 Powell st. 391 Riverdale av. 64-78 Barrett st. 512-18 Powell st. 179-91 Bay 22nd st. 1705 Sterling pl. 572-4 39th st. 243-7 42nd st. 466 Williams av. 408-8 Willoughby av. 263-5 Chauncey st. 499 Howard av. 1308-16 DeKalb av.
6 7	6693/13 N.B. 6904/13 Alt.	swc Douglass st and E N Y av. 44-8 Nostrand av.
12	6693/13 N.B. 766/13 N.B.	swc Douglass st and E N Y av. ns 13th st, 97 ft 10½ in E 4th av.
23	1061/14 N.B.	176-80 S 8th st. 7211 13th av.
30	1120/14 N.B.	338 S 2nd st. 389-393 S 2nd st
34	1395/14 N.B.	es Vanderbilt av, 134 ft N Gates av.
35	565/14 Alt.	856 Gates av.
40 48	2119/14 N.B. 2254/14 N.B.	366-8 S 2nd st.
52 53	2545/14 Alt. 4240/13 N.B.	16-22 Noble st. 2213 Church av.
55 60	3184/14 N.B. 3014/14 N.B.	ns 13th st, 197 ft and 217 ft W 5th av 246-60 Pacific st.
61	3098/14 N.B. 3097/14 N.B.	158-60 S 3rd st. 204-6 Ross st.
69	3624/14 N.B.	342-8 Prospect pl. 129-35 Division av.
71	3481/14 N.B.	142-4 S 9th st.
75	3617/14 N.B.	283-303 Johnson av.
78 85	2762/14 N.B.	300-300a Livingston st.
89 94	4132/14 Alt. 4091/14 N.B.	774 Liberty av.
96 97	4228/14 N.B. 4136/14 N.B.	370-2 S 2nd st. 682-8 Rockaway av.
99	2801/14 N.B. 4539/14 N.B.	396 Logan st. 111-3 S 3rd st.
101	4527/14 N.B. 4501/14 N.B.	374-8 S 5th st. 2118 Atlantic av.
103	4593/14 N.B. 4536/14 N.B.	110-18 Cambridge pl. 327-9 Bedford av.
106	4761/14 N.B.	355-61 Miller av.
110	4759/14 N.B.	551-3 Sackman st.
113	4674/14 N.B. 4771/14 Alt.	344 5th av.
115 116	4970/14 N.B. 4819/14 N.B.	429 Osborn st.
117 118	4958/14 N.B. 3278/14 Alt.	40 Morrel st.
124 126	5150/14 N.B. 5107/14 N.B.	14 Crafton st. ns Park pl, 100 ft E Howard av.
127	5108/14 N.B. 5109/14 N.B.	es Howard av, 35 ft 7 in n Park pl. nec Howard av and Park pl.
132	5315/14 N.B. 5146/14 N.B.	506-8 Powell st. 110-8 Cambridge pl.
134	5200/14 N.B.	15-33 E 13th st.
137	5034/14 N.B.	391 Riverdale av.
140	5335/14 N.B.	512-18 Powell st.
143	5356/14 N.B. 5356/14 N.B.	es Pearl st, 267 ft 7 in s Concord st.
144 145	5270/14 N.B. 5269/14 N.B.	381 Powell st.
147	5327/14 N.B. 5526/14 N.B.	179-91 Bay 22nd st. 1705 Sterling pl.
150	5369/14 N.B. 4948/14 N.B.	572-4 39th st. 231 4th av.
154	5676/14 N.B. 5808/14 N.B.	343-7 42nd st. 466 Williams av.
156 158	5532/14 N.B. 5656/14 N.B.	696-8 Willoughby av. 263-5 Chauncey st.
159	5910/14 N.B. 5717/14 N.B.	499 Howard av. 1308-16 DeKalb av.
	5910/14 N.B. 5910/14 N.B. 5717/14 N.B. 5718/14 N.B. 5917/14 N.B. 5971/14 N.B.	1304 DeKalb av. 1177 51st st. 5500-2 12th av. ss Church av. 216 ft e E 16th st.
163 164	5971/14 N.B.	5500-2 12th av.
165 166	0012/11 11.2.	2157 Dergen St.
167 168	5974/14 N.B. 5975/14 N.B.	514 Liberty av. 520 Van Sicklen av.
169 171	5866/14 N.B. 5810/14 N.B.	1609 E Parkway.
172 173	5623/14 AIL. 5974/14 N.B. 5975/14 N.B. 5866/14 N.B. 5810/14 N.B. 5811/14 N.B. 6099/14 N.B. 6099/14 N.B. 6092/14 N.B. 6170/14 N.B. 5911/14 N.B.	514 Liberty av. 520 Van Sicklen av. 465 Williams av. 1609 E Parkway. 1615 E Parkway. 342-6 Prospect pl. 333-5 Roebling st.
174 175	6099/14 N.B. 5910/14 N.B.	100 Howard av.
176 177	6092/14 N.B. 6170/14 N.B.	1623-5 St. Mark's av.
178	5911/14 N.B. 6131/14 N.B. 5623/14 Alt. 5981/14 N.B. 6131/14 N.B. 6343/14 N.B.	398-400 Christopher av. 572-4 39th st. 472 Williams av. 2157 Bergen st. 1320 De Kalb av. 472 Williams av. 573 Elmore pl. 5558 12th av. 1415-7 Ave. J. 101 Stockholm st.
179 180	5623/14 Alt.	2157 Bergen st. 1320 De Kalb av.
182 183	6131/14 N.B.	472 Williams av.
184 185	DOUT/II IV.D.	5558 12th av.
186 190	5964/14 N.B. 6322/ 1 4 N.B.	101 Stockholm st.
191 192	6323/14 N.B. 6324/14 N.B.	1304 De Kalb av.
193 194	6448/14 N.B. 6378/14 N.B.	238 Linden st. 282-4 S. 3rd st.
195 196	6286/14 N.B. 6287/14 N.B.	2203 Ditmas av. 2211-17 E. 22nd st.
197 198	6311/14 N.B. 5400/14 N.B.	249 Pacific st. 267-9 Clifton pl.
200 203	6323/14 N.B. 6324/14 N.B. 6348/14 N.B. 6378/14 N.B. 6286/14 N.B. 6311/14 N.B. 6311/14 N.B. 6413/14 N.B. 6537/14 Alt.	490 Delamere pl. 163 Barbey st.
204	6406/14 Alt. 6820/14 N.B.	238 Linden st. 282-4 S. 3rd st. 2203 Ditmas av. 2211-17 E. 22nd st. 249 Pacific st. 267-9 Clifton pl. 490 Delamere pl. 163 Barbey st. 910 Manhattan av. 349 Classon av. 3208-14 Railroad av.
206 207	6820/14 N.B. 6294/14 N.B. 6674/14 N.B.	3208-14 Railroad av. 4712 14th av.
212	0014/14 N.B.	Till littl av.
213	6675/14 N.B. 6294/14 N.B.	4712 14th av.
215 224	7291/14 N.B.	3208-14 Railroad av. 84 Prospect Park W.
225 231	7056/14 Alt. 7909/14 N.B.	84 Prospect Park W. ws 3rd av. S. 1st st. 1248 50th st. 666 56th st.
238 239	7827/14 N.B. 7985/14 N.B.	os barrett st.
240 241	7985/14 N.B. 7843/14 N.B. 7973/14 N.B.	445-51 Alabama av. 52 Barrett st.

52 Barrett st. 2117 Pacific st.

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Subject.
Theatre, exits and gradients.
Walls (adding 2 stories).
Theatre, gradients and exits.
Walls, Sec. 31.
Buttresses, garage.
Theatre (pictures)
                        Buttresses, garage.
Theatre (pictures), exits.
Walls, Sec. 31.
Walls, Sec. 31.
Height increased, are
    Malls, Sec. 31.
Walls, Sec. 31.
Height increased, area, Sec. 32.
Theatre (width tunnel).
Walls, Sec. 31.
Theatre (pictures), stores.
Walls, Sec. 31.
Theatre (pictures), stores.
Walls, Sec. 31.
Walls, Sec. 31.
Walls, Sec. 31.
Walls, Sec. 31.
Theatre (pictures), stores.
Walls, Sec. 31.
Frame extensions, Sec. 142.
Theatre (pictures), dance hall.
Walls, Sec. 31.
Bungalows, fire limits.
Frame dwell, garage; fire limit ordinance, Sec. 142.
Erame dwell, garage; fire limit ordinance, Sec. 142.
Bungalows, fire limits.
Walls, Sec. 31.
Benj. Cohn.
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Appellants.
Benj. Cohn.
Elisha H. Janes.
Benj. Cohn.
Shampan & Shampan.
Shampan & Shampan.
W. A. Gorman.
Benj. Cohn.
Nast & Springsteen.
S. Millman & Son.
Eisenla & Carlson.
Walter B. Wills.
Shampan & Shampan.
Nast & Springsteen.
William Higginson.
Robert T. Rasmussen.
Shampan & Shampan.
Benj. Cohn.
Chas. J. Reinschmidt.
Chas. J. Reinschmidt.
Shampan & Shampan,
Chucroft & Glucroft.
Benj. Cohn.
W. E. Lehman. Glucroft & Glucroft.
Benj. Cohn.
W. E. Lehman,
Jacob Lubroth.
Chas. Infanger & Son.
Nast & Springsteen.
Cohen & Felson.
S. Millman & Son.
Samuel Sass.
Benj. Cohn.
Benj. Cohn.
Chas. M. Straub.
S. Millman & Son.
Edward M. Adelsohn.
Chas. Infanger & Son.
Edward M. Adelsohn.
Chas. Infanger & Son.
Lew Koen.
Edward M. Adelsohn.
Benj. Cohn.
Benj. Cohn.
Benj. Cohn.
Benj. Cohn.
Farber & Markwitz.
Farber & Markwitz.
S. Millman & Son.
S. Millman & Son.
S. Millman & Son.
Senj. Cohn.
Chas. Infanger & Son.
Chas. M. Straub.
Chas. Infanger & Son.
Chas. Gastmeyer.
Son Marwell A. Cantor.
Dominick Salvati.
S. Millman & Son.
S

Decision.
Withdrawn.
Approved O. C.

Approved.
Disapproved.
Approved O. C.
Approved O. C.
Approved.
Approved O. C.

247 249 250 251 252 254 255 257 258 260 261 262	8240/14 N.B. 8343/14 N.B. 8454/14 N.B. 8418/14 N.B. 8461/14 N.B. 8330-14 Alt. 7891/14 N.B. 8579/14 N.B. 8578/14 N.B. 8660/14 N.B. 8660/14 N.B. 8679/14 N.B. 8508/14 Alt.	412 Schenk av. 534-40 Powell st. ss Lincoln pl, 100 ft E Rochester av. 1854-8 Bergent st. nw cor Christopher and Liberty av. 1699-1703 Pitkin av. 263-5 Division av. 567 Powell st. 561 Powell st. ss Lafayette av. 250 ft W Nostrand av. 457-9 8th av. 161 Hopkins st.	Walls, Sec. 31. Frame construction, Sec. 142.	Benj. Cohn. S. Millman & Son. Benj. Cohn. Benj. Cohn. Benj. Cohn. S. Millman & Son. Chas. M. Straub. S. Millman & Son. S. Millman & Son. Benj. Cohn. Benj. Cohn. Tobias Goldstone.	Approved O. C.
13 28 54 219 245	52/14 Alt. 11/14 N.B. 1196/14 N.B. 2824/14 N.B. 1507/14 Alt.	ns Jamaica av, 40 ft w Willard av. nec Metropolitan av & Union Turnpike Forest Hills Park. 183-9 Hunters av. es 11th av, 180 ft s Grand av, Astoria. 100-102 Young st.	OUGH OF QUEENS. Theatre, motion pictures. , M. P. O.; bowling alley. Theatre, pic.; gradients in lieu of steps Frame construction; fire limits. Extension frame; fire limits.	W. E. Sandifer. Koch & Wagner. John Boese. Mathews Building Co. P. Tillion & Son.	Disapproved. Approved. Approved O. C. Approved. Disapproved.
	EPART	Nassau st, 28-40	Mutual Life Ins Co. Stp(R) 130	7 st, 188 E—Jacob Lebowi 9 st, 244 W—Henry J Fred 1 st, 527 W—Marie W Hah	ericksFP(R)-FP

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building.

(First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order, Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combusti-

The Appliances, Combusti-
bles in Places of Public Assembly.
*A Interior Al
*AInterior Alarm System, DLLocked Doors.
E1 Disched Doors.
El Electrical Equipment.
Ex Exits.
FA Fire Appliances, Miscellaneous.
FDFire Drills.
*FE Fire Escapes,
*FP Fireproofing.
Rec Fireproof Receptacles.
GEGas Equipment and Appliances.
DC Heating or Power Plants (Dangerous con-
ditions of)
OObstructions.
RubRubbish.
ExS Exit Signs.
No S No Smoking Signs.
*SprSprinkler System.
*StStairways.
*StpStandpipes.
SA Structural Alterations.
*TelTelegraphic Communication with Head-
quarters.
TDTime Detector for Watchman.
VacVacate Order (Discontinue use oi)
*WSS Windows, Skylights and Shutters.
CF Certificates of Fitness.
D&RDiscontinuances or Removals.
*Fil Sy Approved Filtering and Dist Iling Systems.
*OSOil Separator,
RQReduce Quantities.
*St Sys Storage System,
a constant

*NOTE—The symbols—A—FE—FP—Spr—St—St—Tel—WSS—FilSy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new plarm system, fire escape, sprinkler system, etc., as the case may be

Week Ending May 15. MANHATTAN ORDERS SERVED.

The state of the s	10 of 190 W Touch Helia
Named Streets.	19 st, 139 W—Joseph HaberFD
Transca Streets.	20 st, 36-38 W—Art Doll & Toy CoRec-FA
Ann st, 50-Mary PasqualeFA-FP-Rec	22 st, 28 E—Samuel A RossRub
Baxter st, 147-151—Samuel RothmanFP	24 st, 13-15 W—Ewald Mommer, 118 E 28 Stp(R)
Backer St, 11-151-Samuel RothmanFP	26 st, 134-140 W-Meyer Goldberg & Sons.D&R
Beekman st, 76-Richard H Greene, 235 Cen-	20 st, 151-110 W—Meyer Goldberg & Sons. Dan
tral Pk. WSpr (R)	29 st, 2 W—Grauer & HerskovitzFP
Broome st, 97-Jacob Morrison, 48 E Bway. FE	35 st, 341 W—Emile OdenheimerFP
Broome st, 591—Alice Flynn, 200 E 270	37 st, 302 E—Elizabeth B Grannis, 5 E 12
Const at 945 H Hell 1911, 200 Y	Rub-Vac
Canal st, 245-F. Hollender, 123 LafayetteA	
Clinton st, 98-Clinton Hat WorksFD	41 st, 454 W-Herman WalthausenD&R
Delancey st, 336-338, Manhattan Metal Bed Co,	42 st, 322 W—C V Oden HughesFP(R)
41 TompkinsRec-FD	45 st, 11 E—Home Club CoStp(R)
Dalanass at 200 200 Dishard to Dalanass	46 st, 20-22 E—James PedersonA
Delancey st, 336-338-Richard A Rutherford	16 st, 20-22 E-James I edelson
FD-Rec	46 st, 20-22 E-Manhattan Center CoFD
Delancey st, 336-338—Eagle Broom Works.	47 st, 7 E-Madeline I Dinsmore, care Wm B,
Inc. FA-FD-Rec	25 BroadA
Eldridge st, 133-Frederick Storm, Lawrence	51 st, 123 W—Frank DeanCF-Rec-OS
Plad Poweids	51 st, 149 E—Mary GrosjeanFP-Rub
Blvd, BaysideFA-FE(R)	of st, 145 E-Mary GlosjeanFr-Rub
Elizabeth st, 5-Harris SilvermanGE	52 st, 15 E-Harley T' Proctor, 11 E 52A
Gansevoort st, 32-Fair, Lennon & Co0	56 st, 208 E—Kaiser & Klug, 206 E 56—FD-FP
Grand st, 281—Samuel StorbinskyFD-FP	57 st, 10 E-Annie Douglass, care Edw V,
Grand st, 281-Milman & RapaportFD-FP	970 Park avA
Honor of 149 144 May Lish-it	65 st, 123 E-William McKeonDC
Henry st, 142-144—Max LiebovitzFD	ob st, 125 E—William McKeonDC
Houston st, 417 E-Flora GreenfieldFP(R)	72 st, 503-507 E-Godfrey Knoche, 516 E 72A
James st, 3-Robert WagnerFP	77 st, 213 E-John ValerionoRub
Lafayette st, 295-309—William OttmanA	77 st, 215 E—Jacob SeitzRub
Laight st, 13-15-Reliance Metal Spinning Co.	77 st, 345 E-Abraham RosenbergFA
Rub-Rec-FP	78 st, 214 E—George Glines, 450 8, BklynRub
Ludlow et 101 Lewis Vern Inc. CE DA ED	70 ct 040 E Many Trylon
Ludlow st, 181—Lewis Karp, IncGE-FA-FD	78 st, 248 E-Mary TylerRub
Ludlow st, 181—Savatsky & Kesiner	78 st, 250 E—Paul SenchezRub
GE-Rec-FD-FA-FP	78 st, 351 E—Hungarian Workingman's Home
Ludlow st, 181-Max SchwartzFP-GE-Rec-FD	SocietyExS
Ludlow st, 181-Morris GrossmanFP-Rec-FD	78 st, 351 E-Joseph Herman, 1735 1 av.
Ludlow st, 181—Bart & CohenFD-GE-Rec-FP	
Ludlow st, 181—Rosenbloom, Rensick & Mit-	70 at 204 E Mar Inia D
tanth al	79 st, 204 E-Mrs Luise BauerRub
tenthalFP-FA-FD-FP-Rec	80 st, 240 E—Herman GossweilerFA-ExS
Eudlow st, 181—Mike Ackerman.	80 st, 240 E-Elizabeth Daunecker, care John,
FA-FP-GE-Rec-FD	2089 3 av
Ludlow st, 181-Fure & Son.FD-GE-Rec-FA-FP	81 st, 312 E-Paul Ludwig, 310 E 81Rub
Ludlow st, 181—Herman Aronson	of st, old E Patrick Charles ofRub
	85 st, 200 E-Patrick Sheehy Estate, 1505 3
FD-GE-Rec-FA-FP	avRub
Ludlow st, 181—Benjamin Rudetsky	91 st, 139-145 W—N Y Protestant Episconal
FD-Rec-GE-FA-FP	School WSS-ExS-A-FP-FP(R)-Rec-GE-D&R
Ludlow st, 181-Julius Pomerantz	91 st, 139-145 W—Consolidated Gas Co, 130 E
GE-Rec-FA-FP-FD	15GE
Maiden lane, 9-13—Flintlock Realty Co. 3	OP at 202 TV Calvalanda G
Prood Transfer Transf	98 st, 303 W-Schuyler Arms Corp, 170 Bway.
BroadWSS-FE	Tel
	A martin to be an extra different to the state of the sta

Rec.FA.FP Pearl st, 409-415—Robert Turner Rec Pearl st, 409-415—Joseph Kern	Pearl st, 409-415—Charles B. Johnson
Pearl st, 460—Consolidated Gas Co, 130 E 15.GER Reade st, 85—Adolph G. Kaufman Rec Rivington st, 122—Sam Kaniuk FA Union Sq. 32—Dave Price & Co FD-Rec Union Sq. 32—Dave Price & Co FD-Rec Union Sq. 32—Broadway Ladies Tailors FA-Rec-FD Union Sq. 32—Broadway Ladies Tailors FA-Rec-FD Union Sq. 32—Moth, Rogers & Roth. FA-Rec-FD Union Sq. 32—Oseph Ross FD-Rec Union Sq. 32—Joseph Ross FD-Rec Union Sq. 32—United Mfg Co FD-Rec Union Sq. 32—United Cap & Neckwar Co Union Sq. 32—United Cap & Neckwar Co Union Sq. 32—Ernst Oester & Co FD-FA-Rec Union Sq. 32—Ernst Oester & Co FD-FA-Rec Union Sq. 32—Ernst Oester & Co FD-FA-Rec Union Sq. 32—Review & Herald Pub. Assn FA-Rec-FD Union Sq. 32—Bain News Co Rec-FD Union Sq. 32—Harry V. Simons FA-Rec-FD Union Sq. 32—Malloring Co FD-Rec Union Sq. 32—Malloring Co FD-Rec Union Sq. 32—Moltank Mfg. Co FD-Rec Union Sq. 32—Moltank Mfg. Co FD-Rec Union Sq. 32—Moltank Mfg. Co FD-Rec Union Sq. 32—Louis Amberg & Son. FA-Rec-FD Union Sq. 32—Louis Amberg & Son. FA-Rec-FD Union Sq. 32—Paul Rosner & Bro. FD-FA-Rec Water st, 449-451—M. Berman & Bro. FP-Spr(R)-FA William st, 197—Owl Typo Club FA St, 46-48 W—Consolidated Gas Co, 130 E 15 St, 46-48 W—Consoli	Pearl st, 409-415—Robert TurnerRec
Pearl st, 460—Consolidated Gas Co, 130 E 15.GER Reade st, 85—Adolph G. Kaufman Rec Rivington st, 122—Sam Kaniuk FA Union Sq. 32—Dave Price & Co FD-Rec Union Sq. 32—Dave Price & Co FD-Rec Union Sq. 32—Broadway Ladies Tailors FA-Rec-FD Union Sq. 32—Broadway Ladies Tailors FA-Rec-FD Union Sq. 32—Moth, Rogers & Roth. FA-Rec-FD Union Sq. 32—Oseph Ross FD-Rec Union Sq. 32—Joseph Ross FD-Rec Union Sq. 32—United Mfg Co FD-Rec Union Sq. 32—United Cap & Neckwar Co Union Sq. 32—United Cap & Neckwar Co Union Sq. 32—Ernst Oester & Co FD-FA-Rec Union Sq. 32—Ernst Oester & Co FD-FA-Rec Union Sq. 32—Ernst Oester & Co FD-FA-Rec Union Sq. 32—Review & Herald Pub. Assn FA-Rec-FD Union Sq. 32—Bain News Co Rec-FD Union Sq. 32—Harry V. Simons FA-Rec-FD Union Sq. 32—Malloring Co FD-Rec Union Sq. 32—Malloring Co FD-Rec Union Sq. 32—Moltank Mfg. Co FD-Rec Union Sq. 32—Moltank Mfg. Co FD-Rec Union Sq. 32—Moltank Mfg. Co FD-Rec Union Sq. 32—Louis Amberg & Son. FA-Rec-FD Union Sq. 32—Louis Amberg & Son. FA-Rec-FD Union Sq. 32—Paul Rosner & Bro. FD-FA-Rec Water st, 449-451—M. Berman & Bro. FP-Spr(R)-FA William st, 197—Owl Typo Club FA St, 46-48 W—Consolidated Gas Co, 130 E 15 St, 46-48 W—Consoli	Pearl st, 409-415—Joseph Kern
Union Sq, 32—United Mfg CoFA-Rec-FD Union Sq, 32—Seph RossFD-Rec Union Sq, 32—Joseph RossFD-Rec Union Sq, 32—Joseph RossFD-Rec Union Sq, 32—Juritan Chemical CoFD-Rec Union Sq, 32—United Cap & Neckwear CoFD-Rec Union Sq, 32—Ernst Oester & CoFD-FA-Rec Union Sq, 32—Ernst Oester & CoFD-FA-Rec Union Sq, 32—Bain News CoRec-FD Union Sq, 32—Review & Herald Pub. Assn FA-Rec-FD Union Sq, 32—Review & Herald Pub. Assn FA-Rec-FD Union Sq, 32—Main News CoFD-Rec-Union Sq, 32—Main News CoFD-Rec-FD Union Sq, 32—Main Recent Main Main Sq. 32—Harry V. SimonsFA-Rec-FD Union Sq, 32—Main Railoring CoFD-Rec Union Sq, 32—Main Railoring CoFD-Rec-Union Sq, 32—Norman Garment CoFD-Rec-Union Sq, 32—Elias KamenetzkyRec-FD Union Sq, 32—Paul Rosner & BroFA-Rec-FD William st, 197—John Jantzen	Pearl st, 460—Consolidated Gas Co, 130 E 15. GE Reade st, 85—Adolph G. Kaufman, Rec
Union Sq, 32—United Mfg CoFA-Rec-FD Union Sq, 32—Seph RossFD-Rec Union Sq, 32—Joseph RossFD-Rec Union Sq, 32—Joseph RossFD-Rec Union Sq, 32—Juritan Chemical CoFD-Rec Union Sq, 32—United Cap & Neckwear CoFD-Rec Union Sq, 32—Ernst Oester & CoFD-FA-Rec Union Sq, 32—Ernst Oester & CoFD-FA-Rec Union Sq, 32—Bain News CoRec-FD Union Sq, 32—Review & Herald Pub. Assn FA-Rec-FD Union Sq, 32—Review & Herald Pub. Assn FA-Rec-FD Union Sq, 32—Main News CoFD-Rec-Union Sq, 32—Main News CoFD-Rec-FD Union Sq, 32—Main Recent Main Main Sq. 32—Harry V. SimonsFA-Rec-FD Union Sq, 32—Main Railoring CoFD-Rec Union Sq, 32—Main Railoring CoFD-Rec-Union Sq, 32—Norman Garment CoFD-Rec-Union Sq, 32—Elias KamenetzkyRec-FD Union Sq, 32—Paul Rosner & BroFA-Rec-FD William st, 197—John Jantzen	Rivington st, 122—Sam KaniukFA
Union Sq, 32—United Mfg CoFA-Rec-FD Union Sq, 32—Seph RossFD-Rec Union Sq, 32—Joseph RossFD-Rec Union Sq, 32—Joseph RossFD-Rec Union Sq, 32—Juritan Chemical CoFD-Rec Union Sq, 32—United Cap & Neckwear CoFD-Rec Union Sq, 32—Ernst Oester & CoFD-FA-Rec Union Sq, 32—Ernst Oester & CoFD-FA-Rec Union Sq, 32—Bain News CoRec-FD Union Sq, 32—Review & Herald Pub. Assn FA-Rec-FD Union Sq, 32—Review & Herald Pub. Assn FA-Rec-FD Union Sq, 32—Main News CoFD-Rec-Union Sq, 32—Main News CoFD-Rec-FD Union Sq, 32—Main Recent Main Main Sq. 32—Harry V. SimonsFA-Rec-FD Union Sq, 32—Main Railoring CoFD-Rec Union Sq, 32—Main Railoring CoFD-Rec-Union Sq, 32—Norman Garment CoFD-Rec-Union Sq, 32—Elias KamenetzkyRec-FD Union Sq, 32—Paul Rosner & BroFA-Rec-FD William st, 197—John Jantzen	Union Sq, 32—Wiendenbach Baker CoFD-Rec Union Sq, 32—Dave Price & CoFD-Rec
Union Sq, 32—United Mfg CoFA-Rec-FD Union Sq, 32—Seph RossFD-Rec Union Sq, 32—Joseph RossFD-Rec Union Sq, 32—Joseph RossFD-Rec Union Sq, 32—Juritan Chemical CoFD-Rec Union Sq, 32—United Cap & Neckwear CoFD-Rec Union Sq, 32—Ernst Oester & CoFD-FA-Rec Union Sq, 32—Ernst Oester & CoFD-FA-Rec Union Sq, 32—Bain News CoRec-FD Union Sq, 32—Review & Herald Pub. Assn FA-Rec-FD Union Sq, 32—Review & Herald Pub. Assn FA-Rec-FD Union Sq, 32—Main News CoFD-Rec-Union Sq, 32—Main News CoFD-Rec-FD Union Sq, 32—Main Recent Main Main Sq. 32—Harry V. SimonsFA-Rec-FD Union Sq, 32—Main Railoring CoFD-Rec Union Sq, 32—Main Railoring CoFD-Rec-Union Sq, 32—Norman Garment CoFD-Rec-Union Sq, 32—Elias KamenetzkyRec-FD Union Sq, 32—Paul Rosner & BroFA-Rec-FD William st, 197—John Jantzen	Union Sq. 32—Isador MenschRec-FA Union Sq. 32—Broadway Ladies Tailors
Union Sq, 32—Ernst Oester & Co. FD-FA-Rec Union Sq, 32—Bain News Co. Rec-FD Union Sq, 32—Bain News Co. Rec-FD Union Sq, 32—Review & Herald Pub. Assn FA-Rec-FD Union Sq, 32—S Lewenkrohn & Co. FD-Rec-FD Union Sq, 32—Marry V. Simons. FA-Rec-FD Union Sq, 32—M. B. Tailoring Co. FA-Rec-FD Union Sq, 32—M. B. Tailoring Co. FA-Rec-FD Union Sq, 32—Louis Kamenetzky. Rec-FD Union Sq, 32—Louis Kamenetzky. Rec-FD Union Sq, 32—Louis Amberg & Son. FA-Rec-FD Union Sq, 32—Louis Amberg & Son. FA-Rec-FD Union Sq, 32—Paul Rosner & Bro. FD-FA-Rec Water st, 449-451—M. Berman & Bro. FD-FA-Rec Water st, 449-451—M. Berman & Bro. FP-Spr(R)-FA William st, 197—John Jantzen. FA William st, 197—John Jantzen. FA Wooster st, 73-75—Est James P Kernochan, 44 Pine	Union Sc. 22 United Mer Cr. FA-Rec-FD
Union Sq, 32—Ernst Oester & Co. FD-FA-Rec Union Sq, 32—Bain News Co. Rec-FD Union Sq, 32—Bain News Co. Rec-FD Union Sq, 32—Review & Herald Pub. Assn FA-Rec-FD Union Sq, 32—S Lewenkrohn & Co. FD-Rec-FD Union Sq, 32—Marry V. Simons. FA-Rec-FD Union Sq, 32—M. B. Tailoring Co. FA-Rec-FD Union Sq, 32—M. B. Tailoring Co. FA-Rec-FD Union Sq, 32—Louis Kamenetzky. Rec-FD Union Sq, 32—Louis Kamenetzky. Rec-FD Union Sq, 32—Louis Amberg & Son. FA-Rec-FD Union Sq, 32—Louis Amberg & Son. FA-Rec-FD Union Sq, 32—Paul Rosner & Bro. FD-FA-Rec Water st, 449-451—M. Berman & Bro. FD-FA-Rec Water st, 449-451—M. Berman & Bro. FP-Spr(R)-FA William st, 197—John Jantzen. FA William st, 197—John Jantzen. FA Wooster st, 73-75—Est James P Kernochan, 44 Pine	Union Sq, 32—Roth, Rogers & Roth. FA-Rec-FD
Union Sq, 32—Ernst Oester & Co. FD-FA-Rec Union Sq, 32—Bain News Co. Rec-FD Union Sq, 32—Bain News Co. Rec-FD Union Sq, 32—Review & Herald Pub. Assn FA-Rec-FD Union Sq, 32—S Lewenkrohn & Co. FD-Rec-FD Union Sq, 32—Marry V. Simons. FA-Rec-FD Union Sq, 32—M. B. Tailoring Co. FA-Rec-FD Union Sq, 32—M. B. Tailoring Co. FA-Rec-FD Union Sq, 32—Louis Kamenetzky. Rec-FD Union Sq, 32—Louis Kamenetzky. Rec-FD Union Sq, 32—Louis Amberg & Son. FA-Rec-FD Union Sq, 32—Louis Amberg & Son. FA-Rec-FD Union Sq, 32—Paul Rosner & Bro. FD-FA-Rec Water st, 449-451—M. Berman & Bro. FD-FA-Rec Water st, 449-451—M. Berman & Bro. FP-Spr(R)-FA William st, 197—John Jantzen. FA William st, 197—John Jantzen. FA Wooster st, 73-75—Est James P Kernochan, 44 Pine	Union Sq. 32—Joseph RossFD-Rec Union Sq. 32—Eugene W. Gustin & Co. Rec-ED
Union Sq, 32—Ernst Oester & Co. FD-FA-Rec Union Sq, 32—Bain News Co. Rec-FD Union Sq, 32—Bain News Co. Rec-FD Union Sq, 32—Review & Herald Pub. Assn FA-Rec-FD Union Sq, 32—S Lewenkrohn & Co. FD-Rec-FD Union Sq, 32—Marry V. Simons. FA-Rec-FD Union Sq, 32—M. B. Tailoring Co. FA-Rec-FD Union Sq, 32—M. B. Tailoring Co. FA-Rec-FD Union Sq, 32—Louis Kamenetzky. Rec-FD Union Sq, 32—Louis Kamenetzky. Rec-FD Union Sq, 32—Louis Amberg & Son. FA-Rec-FD Union Sq, 32—Louis Amberg & Son. FA-Rec-FD Union Sq, 32—Paul Rosner & Bro. FD-FA-Rec Water st, 449-451—M. Berman & Bro. FD-FA-Rec Water st, 449-451—M. Berman & Bro. FP-Spr(R)-FA William st, 197—John Jantzen. FA William st, 197—John Jantzen. FA Wooster st, 73-75—Est James P Kernochan, 44 Pine	Union Sq, 32—Puritan Chemical CoFD-Rec
Union Sq, 32—S Lewenkrohn & Co. FD-Rec-FD Union Sq, 32—Harry V. Simons FA-Rec-FD Union Sq. 32—Goldfrank Mfg. Co FD-Rec Union Sq. 32—M. B. Tailoring Co FA-Rec-FD Union Sq. 32—Elias Kamenetzky Rec-FD Union Sq. 32—Elias Kamenetzky Rec-FD Union Sq. 32—Louis Amberg & Son. FA-Rec-FD Union Sq. 32—Hans Barowsky FA-Rec-FD Union Sq. 32—Paul Rosner & Bro. FD-FA-Rec Water st, 449-451—M. Berman & Bro. FP-Spr(R)-FA William st, 197—John Jantzen FA-Rec-FD Union Sq. 32—Paul Rosner & Bro FA-Rec-FD Wooster st, 197—John Jantzen FA-Rec-FD FD Wooster st, 191—121—Est of Henry Brunner, care of Kate B. Happel, 27 W 58 WSS(R) **Numbered Streets.** 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—London Shrinking & Refinishing Works FA-Rec-FD 8 st, 38 E—Liberty Cloak Co Rec-FD 8 st, 38 E—Liberty Cloak Co Rec-FD 12 st, 39-41 E—F A Seitz Realty & Const Co, 1182 Bway 14 st, 354 W—Mary Van Alen Thompson Est, care of Jas J Van Alen, care of Douglas Robinson, 128 Bway Rub-FP-FP (R) 15 st, 60-62 W—Chas W Wittenauer Est, 234 W 21 **A 14 Set 139 W—Morris Knonick FD 19 st, 139 W—Wolff Krernick FD 25 st, 36-38 W—Rr Doll & Toy Co Rec-FA 22 st, 28 E—Samuel A Ross Rub 42 st, 322 W—C v Oden Hughes F	
Union Sq, 32—S Lewenkrohn & Co. FD-Rec-FD Union Sq, 32—Harry V. Simons FA-Rec-FD Union Sq. 32—Goldfrank Mfg. Co FD-Rec Union Sq. 32—M. B. Tailoring Co FA-Rec-FD Union Sq. 32—Elias Kamenetzky Rec-FD Union Sq. 32—Elias Kamenetzky Rec-FD Union Sq. 32—Louis Amberg & Son. FA-Rec-FD Union Sq. 32—Hans Barowsky FA-Rec-FD Union Sq. 32—Paul Rosner & Bro. FD-FA-Rec Water st, 449-451—M. Berman & Bro. FP-Spr(R)-FA William st, 197—John Jantzen FA-Rec-FD Union Sq. 32—Paul Rosner & Bro FA-Rec-FD Wooster st, 197—John Jantzen FA-Rec-FD FD Wooster st, 191—121—Est of Henry Brunner, care of Kate B. Happel, 27 W 58 WSS(R) **Numbered Streets.** 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—London Shrinking & Refinishing Works FA-Rec-FD 8 st, 38 E—Liberty Cloak Co Rec-FD 8 st, 38 E—Liberty Cloak Co Rec-FD 12 st, 39-41 E—F A Seitz Realty & Const Co, 1182 Bway 14 st, 354 W—Mary Van Alen Thompson Est, care of Jas J Van Alen, care of Douglas Robinson, 128 Bway Rub-FP-FP (R) 15 st, 60-62 W—Chas W Wittenauer Est, 234 W 21 **A 14 Set 139 W—Morris Knonick FD 19 st, 139 W—Wolff Krernick FD 25 st, 36-38 W—Rr Doll & Toy Co Rec-FA 22 st, 28 E—Samuel A Ross Rub 42 st, 322 W—C v Oden Hughes F	Union Sq. 32—Ernst Oester & CoFD-FA-Rec Union Sq. 32—Bain News CoFD-FA-Rec
Union Sq, 32—S Lewenkrohn & Co. FD-Rec-FD Union Sq, 32—Harry V. Simons FA-Rec-FD Union Sq. 32—Goldfrank Mfg. Co FD-Rec Union Sq. 32—M. B. Tailoring Co FA-Rec-FD Union Sq. 32—Elias Kamenetzky Rec-FD Union Sq. 32—Elias Kamenetzky Rec-FD Union Sq. 32—Louis Amberg & Son. FA-Rec-FD Union Sq. 32—Hans Barowsky FA-Rec-FD Union Sq. 32—Paul Rosner & Bro. FD-FA-Rec Water st, 449-451—M. Berman & Bro. FP-Spr(R)-FA William st, 197—John Jantzen FA-Rec-FD Union Sq. 32—Paul Rosner & Bro FA-Rec-FD Wooster st, 197—John Jantzen FA-Rec-FD FD Wooster st, 191—121—Est of Henry Brunner, care of Kate B. Happel, 27 W 58 WSS(R) **Numbered Streets.** 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—London Shrinking & Refinishing Works FA-Rec-FD 8 st, 38 E—Liberty Cloak Co Rec-FD 8 st, 38 E—Liberty Cloak Co Rec-FD 12 st, 39-41 E—F A Seitz Realty & Const Co, 1182 Bway 14 st, 354 W—Mary Van Alen Thompson Est, care of Jas J Van Alen, care of Douglas Robinson, 128 Bway Rub-FP-FP (R) 15 st, 60-62 W—Chas W Wittenauer Est, 234 W 21 **A 14 Set 139 W—Morris Knonick FD 19 st, 139 W—Wolff Krernick FD 25 st, 36-38 W—Rr Doll & Toy Co Rec-FA 22 st, 28 E—Samuel A Ross Rub 42 st, 322 W—C v Oden Hughes F	Union Sq, 32—Review & Herald Pub. Assn
William st, 197—John Jantzen	Union Sq, 32—S Lewenkrohn & CoFD-Rec-FD
William st, 197—John Jantzen	Union Sq. 32—Harry V. SimonsFA-Rec-FD
William st, 197—John Jantzen	Union Sq, 32—M. B. Tailoring CoFA-Rec-FD
William st, 197—John Jantzen	Union Sq, 32—Elias KamenetzkyRec-FD Union Sq, 32—Norman Garment CoFD-Rec
William st, 197—John Jantzen	Union Sq. 32—Louis Amberg & Son. FA-Rec-FD
William st, 197—John Jantzen	Union Sq, 32—Paul Rosner & BroFD-FA-Rec
William st, 197—John Jantzen	Water st, 449-451—M. Berman & Bro.
Numbered Streets. 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—London Shrinking & Refinishing Works	William st, 197—John JantzenFA
Numbered Streets. 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—London Shrinking & Refinishing Works	Wooster st, 73-75—Est James P Kernochan.
Numbered Streets. 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—London Shrinking & Refinishing Works	44 Pine
Numbered Streets. 3 st, 46-48 W—Consolidated Gas Co, 130 E 15 3 st, 46-48 W—London Shrinking & Refinishing Works	care of Kate B. Happel, 27 W 58WSS(R)
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	Numbered Streets.
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	3 st, 46-48 W-Consolidated Gas Co, 130 E
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	3 st, 46-48 W—London Shrinking & Refinish-
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	ing Works
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	4 st, 389 E—Hannah Jacobowitz, care of Chas,
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	8 st, 38 E—Liberty Cloak CoRec-FD
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	8 st, 38 E—Ashpis & KirsteinRec-FD-FP 8 st, 38 E—Jacob Berkowitz. FD
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	12 st, 16-20 E—Mutual Dress & Waist Co. FD
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	1182 Bway
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	care of Jas J Van Alen, care of Douglas
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	Robinson, 128 BwayRub-FP-FP(R)
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	W 21
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	19 st, 139 W—Morris KnonickFD
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	19 st, 139 W—E A Guthman CoFD 19 st, 139 W—Wolff Krernick FD
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	19 st, 139 W—Joseph HaberFD
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	22 st, 28 E—Samuel A RossRub
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	24 st, 13-15 W—Ewald Mommer, 118 E 28 Stp(R) 26 st, 134-140 W—Meyer Goldberg & Sons D&R
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	29 st, 2 W—Grauer & HerskovitzFP
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	37 st, 302 E—Elizabeth B Grannis, 5 E 12
42 st, 322 W—C V Oden Hughes. FP(R) 45 st, 11 E—Home Club Co	41 st, 454 W—Herman WalthausenD&R
46 st, 20-22 E—James Pederson. A 46 st, 20-22 E—James Pederson. A 47 st, 7 E—Madeline I Dinsmore, care Wm B, 25 Broad A 51 st, 123 W—Frank Dean CF-Rec-OS 51 st, 149 E—Mary Grosjean. FP-Rub 52 st, 15 E—Harley T Proctor, 11 E 52. A 56 st, 208 E—Kaiser & Klug, 206 E 56—FD-FP 57 st, 10 E—Annie Douglass, care Edw V, 970 Park av. A 65 st, 123 E—William McKeon. DC 72 st, 503-507 E—Godfrey Knoche, 516 E 72. A 77 st, 213 E—John Valeriono. Rub 77 st, 215 E—Jacob Seitz. Rub 77 st, 345 E—Abraham Rosenberg. FA 78 st, 248 E—Mary Tyler. Rub 78 st, 250 E—Paul Senchez. Rub 78 st, 251 E—Hungarian Workingman's Home Society ExS	42 st, 322 W—C V Oden HughesFP(R)
40 st, 20-22 E—Mannattan Center Co FD 47 st, 7 E—Madeline I Dinsmore, care Wm B, 25 Broad A 51 st, 123 W—Frank Dean CF-Rec-OS 51 st, 149 E—Mary Grosjean FP-Rub 52 st, 15 E—Harley T Proctor, 11 E 52 A 56 st, 208 E—Kaiser & Klug, 206 E 56—FD-FP 57 st, 10 E—Annie Douglass, care Edw V, 970 Park av A 65 st, 123 E—William McKeon DC 72 st, 503-507 E—Godfrey Knoche, 516 E 72 A 77 st, 213 E—John Valeriono Rub 77 st, 215 E—Jacob Seitz Rub 77 st, 345 E—Abraham Rosenberg FA 78 st, 248 E—Mary Tyler Rub 78 st, 250 E—Paul Senchez Rub 78 st, 251 E—Hungarian Workingman's Home Society ExS	46 st, 20-22 E—James PedersonA
25 Broad	47 st, 7 E—Madeline I Dinsmore, care Wm B,
51 st, 149 E—Mary Grosjean	25 Broad
56 st, 208 E—Kaiser & Klug, 206 E 56—FD-FP 57 st, 10 E—Annie Douglass, care Edw V, 970 Park av. A 65 st, 123 E—William McKeon. DC 72 st, 508-507 E—Godfrey Knoche, 516 E 72. A 77 st, 213 E—John Valeriono. Rub 77 st, 215 E—Jacob Seitz. Rub 77 st, 345 E—Abraham Rosenberg. FA 78 st, 214 E—George Glines, 450 8, Bklyn. Rub 78 st, 248 E—Mary Tyler. Rub 78 st, 250 E—Paul Senchez. Rub 78 st, 351 E—Hungarian Workingman's Home Society ExS	51 st, 149 E—Mary GrosjeanFP-Rub
of st, 10 E—Annie Douglass, care Edw V, 970 Park av. A 65 st, 123 E—William McKeon DC 72 st, 503-507 E—Godfrey Knoche, 516 E 72. A 77 st, 213 E—John Valeriono Rub 77 st, 215 E—Jacob Seitz Rub 77 st, 345 E—Abraham Rosenberg FA 78 st, 214 E—George Glines, 450 8, Bklyn. Rub 78 st, 248 E—Mary Tyler Rub 78 st, 250 E—Paul Senchez Rub 78 st, 351 E—Hungarian Workingman's Home Society ExS	56 st, 208 E—Kaiser & Klug, 206 E 56—FD-FP
65 st, 123 E—William McKeonDC 72 st, 503-507 E—Godfrey Knoche, 516 E 72A 77 st, 213 E—John ValerionoRub 77 st, 215 E—Jacob SeitzRub 77 st, 345 E—Abraham RosenbergFA 78 st, 214 E—George Glines, 450 8, Bklyn. Rub 78 st, 248 E—Mary TylerRub 78 st, 250 E—Paul SenchezRub 78 st, 351 E—Hungarian Workingman's Home 8 scietyExS	970 Park av
77 st, 213 E—John Valeriono. Rub 77 st, 215 E—Jacob Seitz. Rub 77 st, 345 E—Abraham Rosenberg. FA 78 st, 214 E—George Glines, 450 8, Bklyn. Rub 78 st, 248 E—Mary Tyler. Rub 78 st, 250 E—Paul Senchez. Rub 78 st, 351 E—Hungarian Workingman's Home Society ExS	65 st, 123 E—William McKeonDC
77 st, 215 E—Jacob Seitz	77 st, 213 E—John ValerionoRub
78 st, 214 E—George Glines, 450 8, Bklyn. Rub 78 st, 248 E—Mary Tyler	77 st, 345 E—Jacob Seitz
78 st, 250 E—Paul Senchez Rub 78 st, 351 E—Hungarian Workingman's Home Society ExS	78 st, 214 E-George Glines, 450 8, BklynRub
Society	78 st, 250 E—Paul SenchezRub
	78 st, 351 E—Hungarian Workingman's Home SocietyExS

117 st, 188 E—Jacob Lebowitz.....FP-GE-Rec 130 st, 244 W—Henry J Fredericks..FP(R)-FP 141 st, 527 W—Marie W Hahn, 541 W 141. FP(R)-FP

Named Avenues.

Namea Avenues.
Bradhurst av & 143 st—Catherine Dardis. Rub Bowery, 157½—Wolff LebfeldRub
Bowery, 159—Callahan Estate, Inc, 135 Bway
Bowery, 188-Wm T Innes 30 p. 20
Broadway, 2-6—Bolinsky & Feinhers FP
Broadway, 2-b-Eagle Waterproof Co Rub
Broadway, 314-316—0 B Potter Properties, 71 Bway. A Broadway, 663-665—663-665 Broadway CoA
Broadway, 663-665-663-665 Broadway Co A
Broadway, 685-685—Robt Hoe Estate Co 30
ChurchA
Droadway, 115-Herminie H Clark 218 W 89 A
Brodway & 44 st—H Merry, Mgr Claridge
Hotel
Madison av, 1175-N Y Deaconess Home &
Training School of M E Church Tol
Park Row, 114—James J Phelan Co, 16 Ex- change pl.
A-Exs-FE-Wss-FP-FA-TD-GE-FP(R)
Park Row, 158—Louis Manheim, 302 Bway.
Park Row, 189-191—Bernard M Cowperthwait
EstWSS-WSS(R)-FE-(R)-FP(R)-Rub
Numbered Avenues.
1 or 200 W D Added

1	av, 398-W R Addicks, care Consolidated
	Gas Co, 130 E 15
4	av, 408—Mathilda Schiemann 697 Dawson O
4	av, 1999—Victor Lowenherg ED
4	av, 595-401—Hewitt Realty Co 50 Church A
9	av, 505-Truly Warner, 811 Bway FP-Rec-Pub
0	av, 654—Est Thomas R A Hall FD-A
5	av, 715-705 5th Av Co

BRONX ORDERS SERVED.

Named Avenues.

BROOKLYN ORDERS SERVED.

Named Streets. Adams st, 91-103-Amer Can Co., 93 Adams,

A-FD
Decatur st, 1329 front—Dr Isaac N Streep,
250 Covert DC
Fullon St, 725—John F James, 193 Montague,
GE-DC
Fulton st, 725—Photis PoulosGE
Harrison St, 10—Paul G Fourman, 1756 Union,
FA FA
Pellington pl, 32—Jos Hartwig, 28 Pelling-
ton pr EA
Frospect St. 81-83—Cavanagh Co
Troutman st, 195-Frank V Sparacino, 193
TroutmanDC
Windsor pl, 203A-251—Wm L Calder CoDC
windsor pr, 200A-201—wm L Calder CoDC
001111120

Numbered Streets.

2	st, 2764 W (C I)—Louis L Richman, 545
3	Neptune av
9	St. 109-13 S - Fredk Gretch 104 S 4 st A-Tro
0	St, 106 N—F F Montenes 155 N 3 et DC
95	st, 1266—Sarah DworkowitzGE

Named Avenues.

	Eastern pkway, nwc St John's pl-Isaac Levin,
	6 RoeblingCF
	Johnson av. 99—Daniel Cisco GE-DC
	Johnson av. 99—Abr Babith DC
	Johnson av, 99—Michael HelersteinDC
	Knickerbocker av, 170-F Guellich NoS-FA-Rec
	Rogers av, 29—Jas A MagillDC
	St Mark's av, 1188—Chas E DeLormeDC
7	Surf av, ss opp W 29 st (C I)-N Y Soc
	Improving Condition of Poor, 105 E 22,
	Manhattan Ex

Numbered Avenues.

5	av,	92—Sang Wo	 DC-GE
5	av,	92-Harvey Herman	 GE
5	av,	92-Wm C Danaher	 DC-GE
9	av,	655—Chas Hutwelker	 GE

QUEENS ORDERS SERVED.

Named Streets.

Butler st, ws, 150 n Lyon st (E Elmhurst)—
Seymour Brunnell ...DC
Grove st, 24 (Flushing)—Hugh Reynolds...DC
Park pl, 2 (Flushing)—Gus Munz Park av,
NoS-FA

Named Avenues.

BUILDING MANAGEMENT

ILLUMINATION OF BUILDING EXTERIORS

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

Many gems of architecture are lost to view several hours of the day. Public buildings, edifices of worldwide renown, and other buildings of note with

renown, and other buildings of note with their beautiful and intricate tracery of stone or their dignified simplicity of outline can now be enjoyed and appreciated by night as well as during the daytime. Advertising signs also, instead of "shutting up shop" as night closes in, can be made to tell their message just as effectively as through the day.

The new flood-light projector has been designed to economically and brilliantly illuminate building exteriors and advertising matter at night.

This projector consists of a highly polished aluminum parabolic reflector, 16 inches in diameter and mounted in an iron frame. The front is covered with curved heat-resisting glass. This is clamped to the reflector frame and packed so that the whole unit is thoroughly water-proofed, and can, therefore, be operated out of doors. All exposed parts are either of non-corroding alloy or weatherproof coated. The projector itself is well ventilated by a cur-

surface. The very fact that the spread of the beam and its effective distance can be controlled easily and accurately by moving the lamp in and out of focus makes this equipment an ideal one for this type of lighting. The beam may be concentrated to about 6 degrees diver-

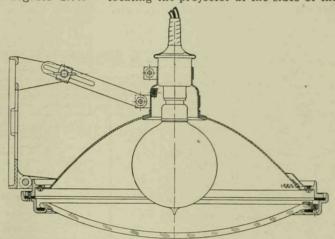
gence with an apparent candle-power in the center of slightly more than 400,000 by locating the filament exactly at the focus; or, by drawing the filament behind the focus, the beam may be spread to 18 de-grees, with an apparent candle-power of approximately 150,000 in the center of the beam.
The locating of the

filament at the focus is accomplished by directing the beam on any convenient surface 100 to 150 feet away and moving

from 2 to 10 foot-candle produce very

satisfactory results.

For lighting long, narrow surfaces, such as a row of bill-boards, it is desirable wherever possible to locate one projector at an angle at each end. By locating the projector at the sides of the



SECTIONAL DRAWING OF PROJECTOR.

MORGAN MEMORIAL LIBRARY, HARTFORD, CONN.

rent of cool air which enters near the base of the lamp, circulates around the stem and bulb and passes out at the front top of the reflector.

The installation of the outfit is simple. The most convenient location within a distance of from 25 to 500 feet from the surface to be lighted is selected and the projector bolted or screwed in place. It may be located on the roof of a building, the side of a wall, or mounted on brackets on a telegraph pole. The base of the projector has slotted bolt-holes, of the projector has slotted bolt-holes, which permit of a slight adjustment before the final location is made. The best illuminating effect can quickly be determined by test before permanently fastening the unit in place. Since the power consumed by the lamp is only 500 watts at 110 volts, the projector may be connected to an ordinary lamp circuit. The entire outfit weighs about 30 pounds.

circuit. The entire outfit weighs about 30 pounds.

The lamp most commonly used is a 500-watt focus type Mazda "C" lamp in a "G-40" bulb with a mogul base. The focus-type lamp has its filament concentrated into a very small space and, by locating the filament at the focal point of the reflector, a narrow beam of light may be projected a great distance. If, however, the surface to be lighted is close to the projector, the lamp filament should be located behind the focal point of the reflector (drawn further into the reflector) in order to spread the beam sufficiently to cover the

the lamp backward or forward until the smallest spot of light is obtained on the lighted surface. When this is determined, the focusing device may be locked by tightening a clamp provided for that purpose. This keeps the lamp from moving after it had been properly adjusted. properly adjusted.

If the lamp filament

is drawn too far behind the focal point of the reflector, a dark spot will appear in the center of the beam. This should be always avoided.

With the projector

located 100 feet away

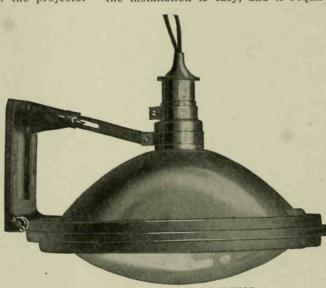
board, each one will cover a greater area than if located in front and the beam projected perpendicularly to the surface lighted. For flood-lighting the fronts of buildings, it is desirable to locate the projectors at several different points, so as to eliminate the sharp shadows which might result if all the light came from one direction.

When the area of the surface to be lighted and the probable location of the projectors are known, it is a simple matter to calculate the number of projectors required.

matter to calculate the number of projectors required.

The beam of the projector is conical, and if it is directed perpendicularly it will light up a circular area; but if it strikes the surface at an angle the area lighted will be elliptical.

This flood-lighting projector should find a wide use for advertising purposes. Its first cost and maintenance are low, the installation is easy, and it requires



EXTERNAL VIEW OF PROJECTOR.

located 100 feet away and the beam concentrated to 6 degrees, the minimum spread of about 10 feet will be obtained with an average intensity across its diameter of 30 footcandles. By spreading the beam to 18 degrees, the maximum spread will be about 30 feet, with an average intensity of 6 foot-candles. If two projectors are trained on the same area, the intensity will be projectors are trained on the same area, the intensity will be doubled; if trained side by side, thus keeping the intensity constant, the area lighted will be doubled.

The question of the intensity of light required is one which depends largely on local conditions. If the lettering of on local conditions. If the lettering of the sign is white on a dark background, a low intensity is ample. If, on the other hand, the sign is dark and sur-rounded by powerful street lamps or viewed against other light backgrounds, it may be necessary to use a very high intensity to make the sign stand out conspicuously. For average conditions

no attention whatever, beyond an occasional rubbing up of the reflector and replacing the incandescent lamp at the end of its life.

This class of lighting opens up an attractive field to the central station, since the load is steady and occurs for the most part "off the peak." For the consumer, it affords an economical method of utilizing advertising signs.

USEFUL APPLIANCES

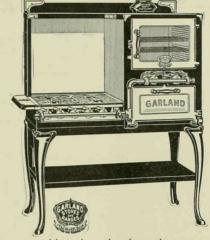
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

More Modern Gas Stoves.

F OLLOWING the article appearing in last week's Record & Guide in which some of the latest styles of gas stoves and ranges were shown for the guidance of prospective owners and architects specifying kitchen equipment

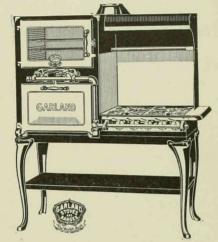
architects specifying kitchen equipment for new buildings, some more styles are shown in this week's issue.

In the large cuts appear two ranges that have special application for good sized kitchens. A gas appliance to be useful must be substantially built, especially in apartment houses where rough usage is likely to be given to kitchen



into consideration the fact that a great many kitchens are now tiled in white. In such kitchens even the refrigerators are in white and the stove has been the

manufacturers of the two stoves shown manufacturers of the two stoves shown have designed a right and left hand small gas range that do away entirely with the old time cabinet gas stove which has two ovens, one on top of the other, requiring painful stooping for long periods while cooking articles of food requiring careful baking or broiling. In the new style both the broiler and the ovens are raised above the cooking plates and in both ovens there are glass doors per-

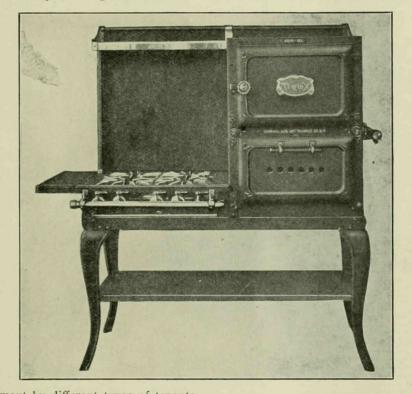


mitting a ready view of the condition of the article being prepared. These ranges are 48 inches over all, and have aluminum linings, ventilating doors, and either plain or glass doors may be had.

Solution Works Wonders.

THERE is being introduced on the

T HERE is being introduced on the market a chemical compound that, among other things, will clean clogged up soil pipes and take every vestige of grease off a gas stove, no matter how long the accumulation has existed. It is also useful in thawing frozen pipes. In use all that is required is to make a warm water solution of the compound and await results, according to the manufacturers. Those who are introducing it say that this compound will dissolve accumulations of lint, cloth, hair, grease, sponge, chamoise, vegethair, grease, sponge, chamoise, vegetable matter, cigar and cigarette butts, chewing tobacco and even leather. There seems to be a demand for such a compound in large buildings where the public is admitted to the toilets. It can



equipment by different types of tenants. These stoves will meet all the requirements of a good sized family with or without servant. Contemplating, however, the presence of a servant in the kitchen special stress has been laid upon the simplicity of services.

ever, the presence of a servant in the kitchen special stress has been laid upon the simplicity of operation, convenience of cleaning and fine cooking and baking qualities. The continued demand for high grade ranges has led manufacturers to make a line of cabinet ranges representing the highest excellence in design, workmanship and material.

The bodies of both the types shown in the large illustrations are of blue planished steel with double walls and intervening non-radiating air space confining a large percentage of the heat generated by the burners to the inside of the oven and insuring uniform temperature. The linings are electric welded and are interlocking, extra heavy die stamped and are made of cold roll steel. They are readily placed in position without bolts or screws and are easily removable. The heavy cast frame and base, protect the steel bodies and give rigidity as well as proper anchorage for oven doors. Substantially built frames and doors insure a more lasting fit. The legs are heavily cast and are interchangeable with each other. The gas cocks are fitted with phosphor-bronze springs of an improved type. A washer holds the valve barrel tightly in place and automatically takes up all the wear.

The two types are new models and contain all the latest and most approved features of the gas range.

Stoves Match Tile Walls.

Stoves Match Tile Walls.

THERE are shown herewith two types of gas stoves of modest design, but with a very distinctive feature; namely, white enameled backs over the cooker plate. The manufacturers have taken

....

only piece of equipment that has been out of harmony with the sanitary appearance of the culinary department.

With the idea of carrying out the idea to the farthest possible extent the

be purchased in small tins or in large quantities for big buildings. The state-ment is made that the use of this ma-terial has resulted in saving of large sums for plumbing repairs.

BUILDING OPERATIONS CURRENT

New Structure to be Erected in West Twenty-eighth Street - Designed to Carry Heavy Floor Loads

NOTHER building, designed pri-A marily for the accommodation of the printing, lithographing and allied trades, is soon to be erected in the section now generally occupied by those lines of business. The latest project for this district is to be known as the Caxton Building, and will be erected by John J. Radley, owner, 34 West 33d street, at 229 to 239 West 28th street, between Seventh and Eighth avenues. This location is convenient to many direct lines of transit and transportation, making it advantageous to employees

of transit and transportation, advantageous to employees and also for the shipment and receiving of freight.

Plans and specifications for the new building have been prepared by William M. Farrar, architect, 1269 Broadway. Mr. Farrar has had a wide experience in planning buildings of this type, and in this particular one has combined the best features of his former operations, and has former operations, and has designed a structure which, from every viewpoint, should meet the specific demands of tenants in the printing and allied trades. As all floors in this building will no doubt be subjected to heavy loads, the architect has made provision, in the store floor, for a live load of 300 pounds a square foot and in the upper floors for a 250-pound load a square foot. This construction provides for all possibilities with a generous margin of safey.

The Caxton building is to the architect has made provi-

The Caxton building is be twelve stories in height with basement and sub-basewith basement and sub-basement. It will be erected on a plot, extreme dimensions of which are 124.4 by 94 feet. The building will be 124 by 84 feet. The floor area will be approximately 10,500 square feet. Owing to special demands of tenants, the floor heights in this building have been made unusually high. heen made unusually high. The first story will have a ceiling 15 feet 4 inches in the

ceiling 15 feet 4 inches in the clear and the upper stories will have heights of 11 feet 4 inches. A pent house on the roof has been especially designed to suit the needs of lithographers.

Notwithstanding the fact that the Caxton Building is to be built primarily for manufacturing purposes, the ornamental design of the front, which is to be constructed of granite, Indiana limestone and buff brick, will give it more of the appearance of an office building. The main entrance of this structure will be a distinct feature and will include an entrance corridor 23 feet long and 15 feet wide with tile floor, marble walls and ceiling of ornamental plaster decorated in a simple and dignified manner.

ceiling of ornamental plaster decorated in a simple and dignified manner.

In construction, this building will be as near fireproof as it is possible to make it. The floors throughout will be of cement, and the floor arch construction of reinforced concrete. Enclosed iron stairs and smoke-proof fire towers are included to protect lives in the event of a fire panic.

a fire panic.

For the further protection of life and property from the fire hazard the owner has planned to install throughout the building a 100 per cent. automatic

sprinkler system, and in addition to this sprinkler system, and in addition to this a complete stand-pipe and fire-alarm system. The State Labor Department, Fire Prevention Bureau and Building Department have already approved of these plans and the Board of Fire Underwriters have been consulted with the view of obtaining the lowest possible insurance rates. According to the Board of Fire Underwriters an eight-cent rate on the building and a rate varying from on the building and a rate varying from 14 to 20 cents on the contents will be secured. These rates are among the lowest at present procurable for any

William M. Farrar, Architect.

NOS. 229 TO 239 WEST 28TH STREET.

building of its character in the city. This building will be equipped with two electric high-speed passenger elevators, having a speed of 250 feet per minute, and two freight elevators which can also be used for passengers, if necessary, with a capacity of 6,000 pounds each. The arrangement of the freight elevators is somewhat unusual. On the ground floor both elevator openings face the street and are set back so that the the street and are set back so that the loading and unloading of trucks can be accomplished from a loading platform and driveway located within the confines of the building, thus eliminating obstruction to the sidewalk and street. On the upper floors the doors of one freight elevator will open towards the front of the building and the doors of the other will open toward the center of the lofts, so that loading and unloading from both elevators may be carried on at the same time, without conflict or congestion time without conflict or congestion. Electric current for power and lighting will be delivered on each floor as the structure will be completely wired for both classes of current, Each floor will

have electric lighting outlets in each panel of the ceiling and have power conduits to columns. According to the present plans the building will be completed and ready for occupancy by February 1, 1916.

Julius M. Cohn, 341 Fifth avenue, will also erect a printing building at 212 to 232 West 26th street, from plans by Schwartz & Gross, architects, 347 Fifth avenue. Lawrence A. Ball, 25 East 24th street, is the structural steel engineer. This structure will be sixteen stories in height, 223 by 90 feet, and will cost approximately \$350,000. The plans have been completed, and it is understood that con-

and it is understood that contracts for construction will soon be awarded. This struc-ture will be completely equipped for the uses of concerns in the printing and allied trades.

At 406 to 426 West 31st

At 406 to 426 West 31st street, construction is well under way for what is probably one of the largest loft buildings in the city. This structure is also designed primarily to house the printing interests. The property is owned by the 406 West Thirty-first Street Company, Inc., 259 West 34th street, and has been planned by Edward L. Larkin, of the same address. The structure is fifteen stories in height, with the approximate dimension of 250 by 72 by 103 feet. Its cost has been placed at \$800,000. No general contract was awarded for the construction of this building, the architect having taken all the architect having taken all

the architect having taken all estimates and awarded contracts separately for the various branches of the work.

Herman Lee Meader, architect, 200 West 33d street, has plans in progress for a loft building to be erected at 138 and 140 West 32d street, for the Pennlane Realty Company, care of Joseph Brewster, attorney, 165 Broadway. This building will have a facade of Indiana limestone, brick and terra cotta. It will

This building will have a facade of Indiana limestone, ar, Architect. brick and terra cotta. It will be twelve stories in height, and erected on a plot 40 by 31 by 49 by about 40 irregular. It is expected that these plans will be completed in a few weeks, when estimates will be taken on the general contract. Another important structure in this section, while not exclusively for business purposes, but interesting as a building operation, is the Irvin Hotel for Women, to be erected at 308 to 312 West 30th street, between Eighth and Ninth avenues. Jackson, Rosencrans & Waterbury, 1328 Broadway, are the architects, and Jaul J. Piatti, 47 West 44th street, is the consulting engineer for steam heating and ventilating. This building will cost about \$250,000 to erect, exclusive of the furnishings. It will be twelve stories high, 66 by 100 feet, and include assembly-room, commodious dining-rooms and accommodations for more than five hundred women. Estimates on than five hundred women. Estimates on the general contract have been taken recently by the architect, and it is expected that the award will be made in the near future. It is expected that this operation will be ready for occupancy early next winter,

John T. Brady & Co., Obtain Contract.

A general contract was awarded this week to John T. Brady & Co., builders, 103 Park avenue, for the construction of a church building at the southeast corner of Lexington avenue and 66th street. The owner of the new building will be the Church of St. Vincent Ferrer, Rev. Father F. C. Fitzgerald, pastor. The plans for this structure have been prepared by Bertram G. Goodhue, architect, 2 West 47th street, and call for a structure constructed of limestone and New York ledgestone. The dimensions of the new building will be about 225x100 feet, and its cost will be approximately \$650,000. At the time the general contract was awarded the contract for the heating and plumbing was let to J. F. McKeon & Bros., 882 Lexington avenue, and the electric wiring and installation was awarded to the E. L. Electric Installation Co., 221 West 33d street.

Contract Awarded for Brooklyn Church.

Another imposing edifice will soon be added to Brooklyn's already large group of fine churches. P. J. Carlin Construcof fine churches. P. J. Carlin Construc-tion Co., 1123 Broadway, Manhattan, was recently awarded a general contract for the construction of a new building for the Roman Catholic Church of the Na-tivity, Rev. John L. Belford, pastor, on the east side of Classon avenue, between Madison street and Putnam avenue. The Madison street and Putnam avenue. The plans and specifications from which the structure will be built were prepared by Raymond F. Almirall, architect, 185 Madison avenue. The building will be fireproof, with walls of brick and limestone. It will cover a plot 89 x 195 feet and will cost nearly \$150,000. The new church will have a seating capacity of 1,200.

New Structure for Barnard College.
Charles A. Rich and F. Mathesius, Jr., associated architects, 320 Fifth avenue, are preparing the plans and specifications for a students' building to be erected in 119th street, between Broadway and Claremont avenue. The new building will be erected on what is now part of the college athletic field. It will be present the college athletic field. be five stories in height, 200x200 feet, and in design will conform to the style of the present buildings.

Plans for West Side Apartment.

Neville & Bagge, architects, 105 West 40th street, have nearly completed plans for a high-class apartment house, to be tor a high-class apartment house, to be built by the Charmion Construction Co., Henry Mayer, president, 2309 Broadway. The new building will occupy 321-329 West End avenue and 303-307 West 75th street. The plot measures 142x105 feet. The structure will be twelve stories in height and will have facades of brick, limestone and terra cotta. The cost is given as \$500,000.

New Brooklyn Factory.

John Thatcher & Son, builders, 60 Park avenue, Brooklyn, have been awarded a avenue, Brooklyn, have been awarded a general contract to construct a ten-story factory building, 52x100 feet, for the Grand Union Tea Co., Arthur A. Jones, president, 68 Jay street. The exact location of this structure has not as yet been announced. The plans and specifications for the new building, which will cost about \$100,000, have been prepared by William Higginson, 13-21 Park Row, Manhattan. The structure will be fireproof, built of brick and concrete.

Large Residence at Englewood, N. J.

Preliminary plans are being prepared in the office of J. Martin Haenke Co., lnc., 15 Broad street, Manhattan, for a residence and garage to be erected at Englewood, N. J., at a cost of nearly \$100,000. The buildings will be of brick and stucco, in the Colonial style of architecture. The name of the owner and additional details of construction will be announced in a later issue.

Subway Bids Invited.

On May 28, at 12.15 p. m., the Public Service Commission will open bids for the completion of certain finish work in the Fourth avenue subway, Brooklyn. This work will not delay the beginning of operation, which is scheduled for next

NO ARCHITECTS SELECTED.

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

MANHATTAN.—H. U. Singhi, Jerome av and Fordham rd, contemplates the erection of an 8-sty apartment house at the northwest corner of Fordham rd and Morris av, to cost about \$175,000. No architect selected.

tect selected.

PATERSON, N. J.—St. Joseph's R. C. Orphan Asylum, Rev. Dean McNulty, corner of Grand and Main sts, contemplates the erection of a brick orphan asylum in Main st, to cost about \$50,000. Definite action will probably not be taken until January 1. No architect selected.

NEWARK, N. J.—George Stengel, Inc., on premises, contemplates rebuilding the 3-sty brick factory building at Western av and P. R. R. No architect selected.

ORANGE. N. J.—The Nitram Mfg. Co.

ORANGE, N. J.—The Nitram Mfg. Co., Robert Martin, 90 Orange st, Bloomfield, president, contemplates the erection of a factory and power plant in Lawrence st. No engineer or architect have been selected.

lected.

SCARSDALE ESTATES, N. Y.—Verne E. Minich, 52 Vanderbilt av, Manhattan, contemplates the erection of a 2½-sty residence here to cost about \$15,000. No architect retained.

EAST ORANGE, N. J.—The Board of Education, George S. Hulbert, president, contemplates the erection of a gymnasium and swimming pool here. No architect retained. Cost, about \$40,000.

RUTHERFORD, N. J.—The Board of Education, W. W. Rich, president, contemplates the erection of a 2-sty high school on Passaic av, to cost about \$115,000. Proposition will probably be voted on soon. No architect selected.

on soon. No architect selected.

BUFFALO, N. Y.—The Parkside Lutheran Church, Amherst and Fairfield sts, Rev. F. E. Jensen, 606 Parkside av, pastor, contemplates the erection of a church at Parkside, Depew and Linden avs. No architect selected, and no funds have been appropriated.

BUFFALO, N. Y.—Visitation Convent, Sister M. Austin McDermott, C. F. Thomas, advisor, 528 East 22d st, Baltimore, Md., contemplates the erection of a convent here. No architect has been retained.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
BROOKLYN.—R. Zirin, 76 Allen st, has had plans prepared and is ready to take bids on all subs and materials at once for the building at Manhattan av and Powers st.

DWELLINGS.

HARTSDALE, N. Y.—Hutton & Buys, 103 Park av, Manhattan, architects, are taking bids on general contract for a 2½-sty residence on Greenacres av, for Roderick Stephens, 138th st and Canal st,

Roderick Stephens, 130th St. L. Manhattan.

LODI, N. J.—A. L. Nocito, Church st, owner and builder, is taking bids for a 2½-sty frame residence, 24x40 ft, at the corner of Church st and Green Court, from plans by A. L. Vegliante, Garfield, N. J. Shingle roofing, electric wiring, cesspool, city water will be required. No heating. Cost, about \$3,000.

HOSPITALS & ASYLUMS.

heating. Cost, about \$3,000.

HOSPITALS & ASYLUMS.
FORT TERRY, N. Y.—The U. S. Government, John W. McKie, Fort H. G. Wright, N. Y., Construction Quartermaster, owner, is taking bids to close May 28 for an addition to the rear annex of the Hospital Building, from plans by J. A. Wetmore, Washington, D. C. Cost, about \$25,000.

CENTRAL ISLIP, L. I.—The Hospital Commission of the State of New York, E. S. Elwood, secretary, Capitol, Albany, owner, is taking bids to close at 2.30 p. m., May 26, for additions to the 2-sty storehouse and refrigerating plant at the State Hospital. Lewis F. Pilcher, Capitol, Albany, state architect.

MUNICIPAL WORK.

MUNICIPAL WORK.

BROOKLYN.—Plans are being figured, bids to close May 26 at 11 a. m., for the 2-sty pumping station, 76x128 ft., at the southwest corner of West 10th st and Av V, for the City of New York, Louis H. Pounds, president, Borough Hall, Brooklyn. A. L. L. Martin, Tower Department, 215 Montague st, engineer. Cost, about \$100.000. \$100,000

GREENWICH, CONN.—The Board of Sewer Commissioners, Wilson Heaton, Town Building, is taking bids for disposal plant No. 9 from plans by Clyde Potts, 30 Church st, Manhattan. Cost, about \$20,-000. Bids close at 8 p. m., May 24, at office of owner. fice of owner.

HIGHLAND PARK, N. J.—The Borough of Highland Park, Frank A. Netzrath, borough clerk, School House, Benner st and 2d av, is taking bids to close May 26 at 8 p m, for an extension and fire alarm tower to engine house on the north side of Raritan av, from plans by Alexander Merchant, 363 George st, New Brunswick, N. J.

SCHOOLS & COLLEGES.

SYRACUSE, N. Y.—Plans are being figured for the vocational school and gymnasium in Seneca st, near Tully st, for the Board of Education, Albert E. Larkin, president. S. M. Randall, care of owner, architects.

KEARNY, N. J.—The Board of Education, George Alexander, president, is taking bids to close June 2 at 8 p. m., for alterations to P. S. 2, at Kearny av and Johnston avs, from plans by Chas. P. Baldwin, 45 Clinton st, Newark. Cost, about \$25,000 about \$25,000.

about \$25,000.

STABLES AND GARAGES.

BROOKLYN.—Peter F. Reilly, 618 Dean st, owner, is taking bids on general contract for a 2-sty garage, 50x100 ft. in the north side of Bergen st, 425 ft. west of Vanderbilt av, from plans by H. G. Dangler, 215 Montague st. Cost, about \$15,000.

CONTEMPLATED

CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

178TH ST.—Neville & Bagge, 105 West
40th st, are preparing plans for a 6-sty
apartment, 100x100 ft, at the southeast
corner of 178th st and Wadsworth av, for
Wm. Haigh, 252 West 138th st, owner and
builder. Cost, about \$125,000.

corner of 178th st and Wadsworth av, for Wm. Haigh, 252 West 138th st, owner and builder. Cost, about \$125,000.

ELWOOD ST.—Benjamin W. Levitan, 20 West 31st st, has prepared plans for a 5-sty apartment in the north side of Elwood st, 137.7 ft east of Broadway, for the Haven Construction Co., 215 Audubon av. Cost, about \$50,000.

BROADWAY.—Plans have been prepared by Benjamin W. Levitan, 20 West 31st st, for a 5-sty apartment on the east side of Broadway, 124 ft south of Elwood st, for the Haven Construction Co., 215 Audubon av. Cost, about \$75,000.

AV. A.—Chas. B. Meyers, 1 Union Square West, has prepared plans for a 6-sty flat at the northeast corner of Av A and 2d st, for the Claws Realty & Construction Co, Inc, 47 East 67th st. Cost, about \$38,000.

BROADWAY.—Benjamin W. Levitan, 20 West 31st st, has prepared plans for a 5-sty apartment at the southeast corner of Broadway and Elwood st, for the Haven Construction Co., 215 Audubon av. Cost, about \$110,000.

CLINTON ST.—Morris Schwartz, 194 Bowery, has completed plans for alterations to the 6-sty tenement 79 Clinton st, for Anna Goldstein, 71 St. Marks pl. DOWNING ST.—The Church of Our Lady of Pompeii, 210 Bleecker st, has had plans prepared by Anthony Vendrasco, 183 Spring st, for alterations to the 5-sty tenement 8 Downing st.

3D AV.—Otto Reissmann, 147 4th av, has completed plans for alterations to the 5-sty tenement 1672 3d av, for Anna C. Weiner, 2 West 86th st. Cost, about \$4,000.

115TH ST.—Plans have been prepared by B. F. Thompson & Co., 1679 Carter av.

000.

115TH ST.—Plans have been prepared by B. F. Thompson & Co., 1679 Carter av, for alterations to the 3-sty apartment 341 East 115th st, for Lena Manzino, 341 East 115th st.

114TH ST.—George Dress, 1931 Madison av, has completed plans for alterations to the 5-sty tenement 56 East 114th st, for David Rieser, 26 East 124th st.

115TH ST.—Samuel Levingson, 101 West 42d st, has prepared plans for alterations to the 5-sty apartment 119 West 115th st, for Rebecca Feuerstein, 1361 5th av. Cost, about \$4,000.

Cost, about \$4,000.

28TH ST.—John H. Knubel, 305 West
43d st, has completed plans for alterations to two 4 and 5-sty apartments 226
West 28th st, for Jacob Kaplon, 441 10th

5TH ST.—Plans have been prepared by O. Reissmann, 147 4th av, for alterations to the 5-sty tenement 403 East 15th st, for Norbert Landau, 246 East 5th st.

Norbert Landau, 246 East 5th st.

150TH ST.—George Fred Pelham, 30
East 42d st, has been commissioned to
prepare plans for two 5-sty apartments,
50x100 ft. each, in 150th st, east of Broadway, for Albert Sokolski, 354 Grand st,
owner and builder, who will take bids on
subs about June 1. Cost, about \$100,000.

WEST END AV.—Robert E. Moss, 126
Liberty st, steel engineer, is preparing
plans for the 12-sty aprtment house at
321-329 West End av, for the Charmion
Construction Co., 2309 Broadway, owner
and builder. Neville & Bagge, 105 West
40th st, architects. Cost, about \$500,000.

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New York

Contemplated Construction-Continued.

VERMILYEA AV.—Sass & Springsteen, 32 Union sq, have completed plans for a 5-sty apartment, 50x116 ft., on Vermilyea av, 175 ft. east of Hawthorne av, for the Becker Realty Corp., 811 Ritter pl, owner and builder. Cost, about \$40,000.

av, 175 ft. east of Hawthorne av, for the Becker Realty Corp., 811 Ritter pl, owner and builder. Cost, about \$40,000.

172D ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 5-sty apartments in the south side of 172d st, 100.14 ft west of Broadway, for the Raymond Construction Co., 507 West 113th st. Cost, about \$110,000.

AUDUBON AV.—Plans have been completed by Chas. B. Meyers, 1 Union Square, for two 5-sty apartments on the west side of Audubon av, 25 ft south of 179th st, for the V. R. Building Corp., 1029 East 163d st. Cost, about \$\$4,000.

144TH ST.—A. E. Nast, 546 5th av, has completed plans for the 12-sty apartment at the northeast corner of 144th st and Riverside Drive, for Paterno & Son Construction Co., 204th st and Prescott av. Cost, about \$\$500,000.

COLUMBUS AV.—William H. Gompert,

COLUMBUS AV.—William H. Gompert, 171 Madison av. has completed plans for a 5-sty flat at 875 Columbus av. corner of 103d st, for Ellen A. Ashman, 2030 Broad-

way.
AV A.—William A. Kenny, 420 West 259th st, has completed plans for alterations to three 5-sty tenements, 177-81 Av A. for the Estate of D. O'Conor, 902 West End av.

HALLS & CLUBS.

End av.

HALLS & CLUBS.

48TH ST.—Harry Allen Jacobs, 320 5th
av, is preparing plans for a 5-sty club,
61x95 ft, at 106-110 West 48th st, for the
Friars Club, George M. Cohan, president.
Cost, about \$130,000. Bids will be received about June 12 by architect.

HOTELS.

HOTELS.

3D AV.—Foundations are under way for the 3-sty hotel, 38x60 ft, at the southwest corner of 3d av and 19th st, for P. J. O'Keefe, 126 3d av. John M. Baker, Jackson av, L. I. City, architect. Andrew Brose, 1 Madison av, general contractor. Phillip Menges, 328 East 122d st, structural steel. Cost, about \$25,000.

Phillip Menges, 328 East 122d st, structural steel. Cost, about \$25,000.

STORES, OFFICES & LOFTS.

BROADWAY.—Foundations are under way for the 16-sty store and loft building at the northeast corner of Broadway and 26th st, for Frank Ayer, Boston, Mass. Maynicke & Franke, 25 East 26th st, architects. Pattison Bros., 1182 Broadway, steam and electrical engineers. Chas. A. Cowen & Co., 1123 Broadway, masons. Standard Iron Works, 540 West 58th st, ornamental iron. Cost, about \$800,000.

50TH ST.—Chas. E. Knox, 101 Park av, has been selected as electrical engineer for the 11-sty store and loft building, 56x 100 ft., at 18-20 East 50th st, for Hampton Shops of the Grand Rapids Furniture Co., 34 West 32d st, Rouse & Goldstone & Steinam, 40 West 32d st, architects. Bing & Bing Construction Co., Inc., 119 West 40th st, general contractor. Cost, about \$200,000.

THEATRES.

8TH AV.—S. B. Eisendrath, 500 5th av, is preparing plans for a 3-sty moving picture theatre and roof garden, 40x100 ft, at 693-697 8th av. for the Salomon Rich Estate, care of Mrs. M. Rich, 50 West 38th st. L. S. Bolognino, Flatiron Building, Manhattan, lessee of land and owner of building. Cost, about \$35,000.

APARTMENTS, FLATS & TENEMENTS.

163D ST.—Moore & Landsiedel, 148th st and 3d av, have been commissioned to prepare plans for two 5-sty apartments at the northwest corner of 163d st and Stebbins av, for the Northern Cornice & Roofing Co., 1681 Carter av, Harry Gillman, president.

man, president.

TINTON AV.—Gorman & Schwartz, 367
Fulton st. Brooklyn, are prenaring plans
for a 5-sty apartment, 45x110 ft, at 1140
Tinton av, for Isaac Schofler & Brodsky,
103 5th av, owners and builders. Cost,
about \$40,000. Owners build and require
bids on slag roof, steam heat, electric
wiring, marble and tile parquet floors,
clothes dryers, dumbwaiters.

PARKER AV.—The C. & M. Construction Co., 2956 Paine st, contemplates the
erection of a 3-sty apartment, 25x63 ft,
on the north side of Parker av, 68 ft, east
of Castle Hill av, from plans by Matthew
W. Del Gaudio, 1910 Webster av. Cost,
about \$9,500.

159TH ST.—Plans are being prepared

by Matthew W. Del Gaudio, 1910 Webster av, for a 5-sty apartment, 50x88 ft., in the north side of 159th st, 21 ft. east of Melrose av, for the Hermax Realty Co., 1836 Wallace av. Cost, about \$60,000.

184TH ST.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for a 5-sty apartment at the southwest corner of 184th st and Valentine av, for the Nista Construction Co., 2434 Cambreling av. Cost, about \$80,000.

BRIGGS AV.—Foundations are under way on the west side of Briggs av, 142

ft. south of 197th st, for the two 5-sty high-class apartment houses, 54x84 ft., for the J. H. M. Construction Co., of which Jos. H. Miles, 54 Maiden lane, is president. Goldner & Goldberg, 391 East 149th st, architects.

149th st, architects.

CLINTON AV.—Chas. B. Meyers, 1
Union sq, is preparing plans for two 5sty apartments at the northwest corner
of Clinton av and 180th st, for Adelstein
& Avrutine, 71 Nassau st, owners and
builders. Slag roofing, steam heating,
electric wiring will be required. No
wrecking or elevators. Cost, about \$150,000.

DWELLINGS.
RIVERDALE, N. Y.—Dwight J. Baum,
Waldo av and 246th st, Manhattan, is
preparing plans for alterations and additions to the 2½-sty residence on Albany Post rd, north of the southerly line
of Phillips Manor, for Willett R. Skillman, Morris Plains. Cost, about \$5,000.
Owner will take bids on subs.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS, WILSON ST.—Sass & Springsteen, 32 Union sq. Manhattan, are preparing plans for a 6-sty apartment, 50x87 ft, at 156-158 Wilson st, for Charles Lehrian, 207 Hooper st, owner and builder.

MAUJER ST.—Farber & Markwitz, 189 Montague st, are preparing plans for a 4-sty apartment in the south side of Maujer st, 200 ft east of Union av, for the Havemeyer Construction Co. J. H. Small, 1104 Broadway, owner and builder. Cost, about \$25,000. Tar and gravel roof, stoves.

about \$25,000. Tar and gravel roof, stoves.

14H AV.—Gorman & Schwartz, 367 Fulton st, are preparing plans for four 3-sty apartments, 20x70 ft, at the northeast corner of 14th av and 37th st, for H.

Levine, care of architects. Cost, about \$7,500 each. Slag roofing, electric wiring, dumbwaiters, tile or parquet floors, and no heating will be required.

31ST ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 4-sty apartment, 36x90 ft, at 402 East 31st st, southwest corner of Av D, for the Adeline Realty Co., Samuel Kaiser, 367 Fulton st, president and builder. The specifications will call for tar and gravel roofing, electric wiring, dumbwaiters, no heating. Cost, about \$23,000.

68TH ST.—Shampan & Shampan, 772

neations will call for tar and gravel roofing, electric wiring, dumbwaiters, no heating. Cost, about \$23,000.

68TH ST.—Shampan & Shampan, 772
Broadway, have prepared plans for four apartments in the north side of 68th st, 142, 167, 192 and 217 ft east of 4th av, for the Boyd Realty Co. Cost, about \$80,000.

CLYMER ST.—Shampan & Shampan, 772 Broadway, have completed plans for two 6-sty apartments in the south side of Clymer st, 125 ft west of Lee av, for M. Solomon & Son, 217 Havemeyer st, owners and builders. Cost, about \$100,000.

PARK PL.—Clarence L. Sefert, 110 West 40th st, Manhattan, has completed plans for a 4-sty tenement, 70x111 ft, on the south side of Park pl, 350 ft east of Brooklyn av, for Frank Wilson, 1514 Union st, owner and builder. Cost, about \$75,000.

OCEAN AV.—W. T. McCarthy, 16 Court st, is preparing plans for two 4-sty apartments at the southwest corner of Ocean av and Avenue H, for the Loyal Building Co., care of architect. Cost, about \$100,000.

15TH ST.—Cohn Bros., 361 Stone av, are preparing plans for four 4-sty apartments, 50x78 ft, in the south side of 15th st, 304 ft west of 10th av. for the Kraslow Construction Co., W. Kraslow, president, 188 Montague st, owner and builder. Cost, about \$125,000.

DWELLINGS.
ST. MARKS AV.—Thos. Bennett, 303 52d st, is preparing plans for four 3-sty residences, 18x50 ft, on the south side of St. Marks av, 266 ft. east of Rogers av, for O. B. Lofremier, Atlantic av, owner and builder. Cost, about \$14,000. Owner builds and requires bids on electric fixtures, wiring, steam heat.

st. MARKS AV.—Thos. Bennett, 303 52d st, is preparing plans for four 2½ or 3-sty residences on St. Marks av, between Nostrand and Rogers av, for O. B. Lofeneire, 3007 Atlantic av. E. Strayer, 3007 Atlantic av, general contractor, who will take bids on subs. Cost, about \$36,000. Thos. Bennett, 3

16TH ST.—A. E. Fischer, 367 Fulton st, is preparing plans for five 3-sty residences, 20x60 ft, in East 16th st, near Newkirk av, for the Mann Construction Co., Max Helmann, 1223 46th st, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, combination fixtures, dumbwaiters and hardwood trim are specified. Cost, about \$9,000 each.

FACTORIES & WAREHOUSES. HART ST.—Cannella & Gallo, 60 Gra-ham av, are preparing plans for a 2-sty

factory, 25x50 ft, at 790 Hart st, for Frank Manino, 705 Hart st. Cost, about

\$5,000.

NOSTRAND AV.—Benjamin Driesler, 153 Remsen st, has completed plans and will take bids on general contract for a 2-sty laboratory, 25x40 ft, on the east side of Nostrand av, 200 ft south of Av I, for The Tropenas Converter Co., 50 Church st, Manhattan. Cost, about \$10,000. Electric fixtures and wiring, tar and gravel roof, steam or hot water heat, separate contracts.

arate contracts.

HOSPITALS & ASYLUMS.

FLUSHING AV.—Plans have been prepared privately for three contagious disease unit buildings at the Naval Hospital, for the U. S. Government, Navy Department, H. R. Stanford, chief, Bureau of Yards & Docks, Washington, D. C. Cost, about \$15,000. Bids will soon be taken by owner. by owner

SCHOOLS & COLLEGES.

31ST ST.—C. B. J. Snyder, 500 Park av,
Manhattan, is preparing plans for an addition to P. S. 89 at East 31st st and
Newkirk av, for the Board of Education.
Cost, about \$50,000.

STABLES & GARAGES.
POWELL ST.—Cohn Bros., 361 Stone av, are preparing plans for a 2-sty frame lumber shed and stable, 40x100 ft, at Powell st and Pitkin av, for S. Winorsky, on premises. Cost, about \$5,000.

on premises. Cost, about \$5,000.

STORES, OFFICES & LOFTS.

FULTON ST.—Seymour & Schonewald,
Grand Central Terminal Building, Manhattan, are preparing plans for a 6-sty
department store, 50x125 ft, at the southwest corner of Fulton and Smith sts,
Brooklyn, for Balch, Price & Co., 376
Fulton st. Cost, about \$75,000. Bids will
be taken by architects about May 28, including steam heat, electric wiring and
fixtures, electric passenger elevator,
dumbwaiter, etc. dumbwaiter, etc.

Queens.

APARTMENTS, FLATS & TENEMENTS.
LONG ISLAND CITY.—Frank Chmelik,
796 2d av, has completed plans for a 4sty tenement, 44x88 ft, in the east side
of Woolsey st, 103 ft south of Hoyt av,
for Louis Lewin, 566 Steinway av, owner
and builder. Cost, about \$16,000.

RIDGEWOOD, L. I.—Plans have been prepared by L. Berger & Co., 1652 Myrtle av, for three 3-sty tenements, 28x70 ft, on the west side of Fresh Pond rd, 147 ft north of Myrtle av, for the Montauk Building Corp., S. Talhoff, president, 578 Essex st, Brooklyn.

north of Myrtle av, for the Montauk Building Corp., S. Talhoff, president, 578 Essex st, Brooklyn.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty tenement, 27x76 ft, on the west side of Fresh Pond rd, 120 ft north of Myrtle av, for the Montauk Building Corp., S. Talhoff, president, 578 Essex st, Brooklyn. Cost, about \$8,000.

DWELLINGS.

RICHMOND HILL, L. I.—L. J. Frank, 206 Crescent st, Brooklyn, is preparing plans for eight 2-sty frame residences, 16x30 ft, on the east side of Morris av, 368 ft south of Jamaica av, for John Deinhardt, 376 Hamburg av, owner and builder. Tin roofing, steam heating and electric wiring required. Cost, about \$24,000.

JAMAICA, L. I.—L. J. Frank, 206 Crescent st, Brooklyn, is preparing plans for four 2-sty frame residences, 18x42 ft, on the west side of Manor av, 471 ft south of Jamaica av, for John Deinhardt, 376 Hamburg av, owner and builder. Cost, about \$14,000. Tin roofing, steam heating and electric wiring specified.

JAMAICA, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for two 2-sty frame and clapboard residences for George Waat, Rockaway rd, owner and builder, who will take sub bids on shingle roofing, steam heating, electric wiring, tile bathrooms, concrete foundations, cesspool, city water and gas and electric fixtures. Total cost, about \$6,000.

FLUSHING, L. I.—L. Danancher, Fulton st, Jamaica, has completed plans for two 2½-sty frame and shingle residences on the south side of Cypress av, 100 ft west of Parsons av, for Max Frankel, Bandman av, Jamaica, owner and builder, who will take bids on all subs, including shingle roofing, steam heating, electric wiring, tile bath room, concrete foundations, city sewage, city water, and gas and electric fixtures. Total cost, about \$10,000.

WOODHAVEN, L. I.—C. Infanger & Son, 2634 Atlantic av, Brooklyn, are preparing plans for eight 2-sty frame resi-

electric fixtures. Total cost, about \$10,000. WOODHAVEN, L. I.—C. Infanger & Son, 2634 Atlantic av, Brooklyn, are preparing plans for eight 2-sty frame residences, 16x40 ft, on the east side of Thrall av, 52 ft north of Fulton st, for Fred and George Eiermann, 1512 Woodhaven av, owners and builders. Cost, about \$28,000.

Suffolk.

HALLS & CLUBS. SAYVILLE, L. I.—I. H. Green is pre-

paring plans for a 2-sty masonic temple, 30x60 ft., on Gillette av, for the Sayville Lodge Connetquot F. & A. M. Work will probably start about July 12.

RIVERHEAD, L. I.—Work is ready to start on the 1-sty frame parish house, 30x85 ft, which will include kitchen, auditorium, pool room and bowling alley, for Grace Episcopal Church, Rev. J. W. Burras. Cost, about \$5,000.

YONKERS, N. Y.—M YONKERS, N. Y.—M. W. Del Gaudio, 401 East Tremont av, has completed plans for a 2½-sty frame residence, 22x53 ft, at the southeast corner of Mile Square rd and Crescent pl, for Jos. Tisoro, mason, 395 Kimball av. Cost, about \$6,000.

WHITE PLAINS, N. Y.—Gross & Kleinberger, 75 Bible House, Manhattan, have about completed plans for a 2½-sty brick residence, 46x53 ft, for H. Kaufman, care of architests, who are ready for bids on general contract. Cost, about \$13,000.

New Jersey. PARTMENTS, FLATS & TENEMENTS. IRVINGTON, N. J.—Plans have been pre-

pared privately for two 2-sty apartments and stores, 22x50 ft, at 540 20th st, for J Sroczek, 47 Montrose Terrace, Newark. Cost, about \$4,500. Probably electric wiring in store, metal ceilings, no heat.

MONTCLAIR, N. J.—O. C. Gonnelli, 800 Broad st, Newark, has completed plans for a 3-sty flat, 42x42 ft, at 15 Pine st, for George W. Usher, 147 Bloomfield av. Cost, about \$9,000. Dumbwaiter, electric wiring, tiling, slag roof, required. Owner will take bids. ing, tiling, sl will take bids.

EAST RUTHERFORD, N. J.—Frank Pirrone, 104 Midland av, Garfield, N. J., is preparing plans for three stores and tenement, 53x53 ft, on Patterson av, for Cesare Vazzoler, 222 Paterson av, to cost about \$14,000. Bids will be taken on separate contracts about June 3.

CHURCHES.

CHURCHES.
PATERSON, N. J.—The Church of the Covenant, Peter Quackenbush, 190 Main st, president of Consistory, contemplates the erection of a stone and brick church at Broadway and 27th st, to cost about \$50,000. Architect's name will be announced later.

PATERSON, N. J.—T. John Folks, 2d National Bank Building, has completed

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Contemplated Construction-New Jersey-Cont.

plans for a 1-sty granite 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. Architect is ready for bids on general contract.

ready for bids on general contract.

DWELLINGS.

HACKENSACK, N. J.—Chas. B. Waterhouse, 257 Main av, Passaic, has completed plans and will take bids at once for alterations to the 2½-sty residence at West Clinton pl, for Fred Fisher, on premises. Cost, about \$5,000.

EAST RUTHERFORD, N. J.—A. Ginsburg, 225 Main av, Passaic, has completed plans for six 2½-sty residences, 20x37 ft, for Miller & Ellovitch, 80 Van Beuren st, Passaic, owners and builders. Cost, about \$3,500 each. Electric wiring, slag roofing, no heat.

PERTH AMBOY, N. J.—Jensen &

PERTH AMBOY, N. J.—Jensen & Brooks, 190 Smith st, are revising plans for the 3½-sty residence, 23x60 ft, at State and Market sts, for Dr. F. C. Henry, 263 State st. Architects will take bids on separate contracts at once. Cost, about \$10,000.

RIDGEFIELD PARK, N. J.—Plans have been prepared privately for a 2-sty frame residence, 28x34 ft, at Hackensack rd and Brewster av, for G. H. Sherin, Brinkerhoff st. Cost, about \$4,000.

21ST ST.—Emanuel Kaiser, 713 7th av, Manhattan, is preparing plans for a 2-sty stone residence, 40x100 ft, in East 21st st, 100 ft south of Av J, for Parkin & Steiner, 5 Canarsie la. Cost, about \$5,000.

ORANGE, N. J.—I. Zuckerman, 219 Day st, contemplates the erection of a 2½-sty frame residence in Day st, from plans by S. S. Colt, 31 Essex st. Cost, about

\$4,000.

SHORT HILLS, N. J.—Fred R. Hasselman, 8 R. R. pl, East Orange, has completed plans for a 2½-sty residence, 40x 48 ft, at the corner of Parkway and West rd, for The Safety Realty Co., East Orange. Cost, about \$9,000.

ange. Cost, about \$9,000.

FACTORIES & WAREHOUSES.

JERSEY CITY, N. J.—W. O. Davey & Son, on premises, contemplates the erection of an additional storage building at 164 Laidlaw av, from private plans.

HOSPITALS & ASYLUMS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, has about completed plans and will take bids about May 28, for a 4-sty home for the aged at 138 Lembeck av, for St. Ann's Home for the Aged, Sister Rose, Mother Superior, Lembeck av. Cost, about \$75,000.

PUBLIC BUILDINGS.

MAYWOOD, N. J.—Frank Eurick, Hackensack, N. J., has about completed plans for a 2-sty Borough Hall, 32x80 ft, for the Borough of Maywood, to cost, about \$12,-

EDGEWATER, N. J.—Hobart A. Walker, 437 5th av, Manhattan, has been commissioned to prepare plans for a library north of the ferry house, for the Borough of Edgewater.

STABLES & GARAGES.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, has completed plans and will soon take bids on general contract, including steam heat, electric fixtures, for a 1-sty garage, 91x128 ft, in South Union st, for The Commercial Free Delivery Co., West Jersey st. Cost, about \$6,000.

Other Cities.

BANKS.

ROME, N. Y.—Metzger & Bullock, 18
East 41st st, Manhattan, have been commissioned to prepare plans for remodelling the bank building at the southeast corner of James and Dominick sts, for the Rome Trust Co., 103 South James st. Cost, about \$75,000.

DWELLINGS.

POUGHKEEPSIE, N. Y.—E. C. Smith, 39 Market st, is preparing sketches for a 2½-sty frame and stucco residence, 28x 48 ft, at 14 Adriance av, for George J. Lumb, 42 Market st. Cost, about \$12,000.

Lumb, 42 Market st. Cost, about \$12,000.

HALLS & CLUBS.

KINDERHOOK, N. Y.—A. M. Fredenburgh, 24 North st, Pittsfield, Mass., has completed plans for a masonic temple for the Kinderhook Chapter 264, F. & A. M., George Wilkins, chairman of building committee. Robert Van Deusen, care of owner, donor. Cost, \$15,000 to \$20,000. Bids will be taken about June 2.

SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—The Board of Education of Syracuse, Albert E. Larkin, president, owner, is taking bids to close June 1 at 11 P. M. for a 1-sty frame and stucco gymnasium, \$5x176 ft, to contain swimming pool, in the rear of the new vocational school in Seneca st, near Tully st,

from plans by Merrick & Randall, 705 S. A. & K. Building, Syracuse. Cost, about

\$50,000.

SYRACUSE, N. Y.—James A. Randall, 705 S. A. & K. Building, has nearly completed plans for a 2-sty reinforced concrete school, for the Board of Education. Thomas Wooley, City Hall, city engineer. E. E. Palmer, 610 Snow Building, heating and ventilating engineer. Eugene McCarthy, 411 South West st, plumbing engineer. Bids will probably be taken about June 1. Cost, about \$200,000.

gineer. Bids will probably be taken about June 1. Cost, about \$200,000.

TROY. N. Y.—Lawlor & Haase, 59 Wall st, Manhattan, are preparing plans for a dining hall and six dormitories at 15th av, Av D and The Campus, for the Rensselaer Polytechnic Institute, Dr. Palmer C. Ricketts, president. Cost, about \$200,000. Bids will be called about July 13.

HARRIMAN, N. Y.—Plans are before the State Department of Education for approval and it is expected that bids will be received about May 26 on general contract by owners, for the high and grade school in the south side of Main st, west of R. R. Station, for the Board of Education of the Village of Harriman. Peabody, Wilson & Brown, 389 5th av, Manhattan, architects. Louis E. Eden, 1 Madison av, Manhattan, electrical engineer. Nygren, Tenney & Ohmes, 101 Park av, Manhattan, steam and ventilating engineers. Cost, about \$40,000.

POTSDAM, N. Y.—Appropriation of \$300,000 has been granted for additional buildings at the State Normal School, for the Board of Education, Hon. J. H. Finley, commissioner. Lewis F. Pilcher, Capitol, Albany, will prepare plans during the summer.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—McDermott & Hanigan,
103 Park av, have received the contract
for alterations to the building at 318
Broome st, from plans by Jas. Maher, 431
West 14th st.

West 14th st.

MANHATTAN (sub.).—The Gurney Elevator Co., 62 West 45th st, has received the elevator contract, and the Brooklyn Fireproof Sash & Door Co., 101 Richardson st, Brooklyn, the metal sash, for the 12-sty apartment, 100x156 ft., at the southwest corner of 160th st and Edgecombe av, for Albert J. Schwartzler, 369 East 167th st. Schwartz & Gross, 347 5th av, architects. T. Champoli, 2380 Hughes av, brick mason.

av, brick mason.

BRONX.— The contract for two apartments on Woodycrest av, north of 164th st, for the Woodycrest Building Corp., has been awarded to McDermott & Hanigan, 103 Park av. T. E. Dunn, architect. Cost, about \$90,000.

BROOKLYN (sub.).—The structural steel and ornamental iron work necessary for the apartment at Church av and Story st, for Morris G. Williams, has been awarded to the Buckingham Steel Co., Inc., 25 West 42d st, Manhattan. Rupp Bros., architects.

CHURCHES. CHURCHES.

BRONX.—McDermott & Hanigan, 103
Park av, have received the general contract to erect a 1-sty stone and brick church, 92x145 ft, at 138th st and Cypress av, for St. Luke's R. C. Church, Father J. J. Boyle, pastor, 623 East 138th st. Anthony F. A. Schmidt, 604 Courtland av, architect. Cost, \$100,000.

BROOKLYN (sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for placing concrete piles in the foundation for the Church of St. Gregory, Brooklyn av and St. Johns pl. Frank J. Helmle, architect.

St. Johns pl. Frank J. Helmle, architect. GLEN MORRIS, L. I.—Levin Bros. Co., Inc., 320 5th av, Manhattan, have received the general contract to erect a 1-sty stone chapel, 34x58 ft, for St. Andrews Lutheran Church, Harry Cortright, secretary, in charge. Harry Dean, care of Wm. Higginson, 13-21 Park Row, Manhattan, architect. Cost, about \$10,000.

WESTBURY, L. I.—Miller-Reed Co., 103
Park av, Manhattan, has received the general contract to erect a rubble stone church, 79x130 ft., for St. Bridgets R. C. Church, Rev. Father Wm. F. McGinnis, Post av, pastor. F. Burrell Hoffman, Jr., 15 East 40th st, architect. Cost, about \$20,000

PITTSBURGH, PA. (sub.).—The contract has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for the concrete piles in foundations for the new Syria Temple. Huehl, Schmid & Holmes, architects. Golden & Crick, general contractors.

DWELLINGS.
EAST ORANGE, N. J.—Allison P. Clark
Co., Crane Building, Montclair, has re-

ceived the general contract to erect a 2½-sty residence on Linwood av, for Walter L. Campfield, 79 North Park st. Renshaw & Barton, 25 Midland av, have the mason work. Cost, about \$7,500.

WESTFIELD, N. J.—William Harper, this place, has received the general contract to erect a 2½-sty frame residence at 720 Clark st, for Mary Harper, this place. Cost, about \$5,000. Electric wiring, fixtures, steam heat (American Ideal hoiler)

ing, fixtures, steam heat (American Ideal boiler).

SPRINGFIELD, N. J.—Alfred W. Warner, Springfield, N. J., has received the general contract to erect a 2½-sty residence on Short Hills av, for George N. Reed, care of general contractor. Cost, about \$4,000. Boynton boiler, electric fixtures, steam heat necessary.

YONKERS, N. Y.—(sub.)—Miller Bros., 344 Riverdale av, have received the mason work and A. Phillips, John st, the carpentry, for the 2-sty residence, store and warehouse, 40x50 ft, at 19 School st, for J. D. Cochran, 73 Van Cortlandt Park av. Jos. A. Watson, Reevs Building, architect. Cost, about \$8,000.

ASBURY PARK, N. J.—Horace H. Moore, 3d av, Spring Lake, N. J., has received the general contract to erect a 2½-sty hollow tile, stucco and tapestry brick residence on 4th av, for H. W. Spink, care of architect, C. W. Brazer, 1133 Broadway, Manhattan.

LOCUST VALLEY, N. Y. (sub.).—The

Spink, care of architect, C. W. Brazer, 1133 Broadway, Manhattan.

LOCUST VALLEY, N. Y. (sub.).—The Buckingham Steel Co., Inc., 25 West 42d st, Manhattan, has received the structural steel work necessary for the Tully residence here. Kenneth M. Murchinson, architect. Amsterdam Building Co., general contractor.

ROSELLE PARK, N. J.—Weinstein Bros., 657 South Park st, Elizabeth, have received the general contract to erect a 2½-sty store and residence, 22x50 ft., at the corner of Sherman and Grant avs, for Edward Kubick, 833 Martin st, Elizabeth. Cost, about \$4,000. Shingle roofing and electric wiring are specified.

SYRACUSE, N. Y.—W. J. Burns, Bastable Building, has received the general contract to erect a 2½-sty brick and tile wall residence in James st, near Sedgwick av, for John Wilkinson, 101 West Marcellus st. Henry Wilhelm Wilkinson, 15-17 West 38th st, Manhattan, architect. Cost, about \$35,000.

FACTORIES & WAREHOUSES.

FACTORIES & WAREHOUSES.
MANHATTAN (sub.).—The contract has been awarded to the Raymond Concrete

Pile Co., 140 Cedar st, for the foundation of a warehouse for the Eagle Pencil Co., 707 East 13th st. Buchman & Fox, archi-tects. Chas. A. Cowen & Co., general con-tractors.

tects. Chas. A. Cowen & Co., general contractors.

LONG ISLAND CITY (sub.).—Miscellaneous iron and steel required for the Ford Motor factory has been awarded to the Buckingham Steel Co., Inc., 25 West 42d st, Manhattan. Wm. L. Crow Construction Co., general contractor.

Makeresport PA (sub.).—The Na-

struction Co., general contractor.

McKEESPORT, PA. (sub.).—The National Tube Co., Pittsburgh, Pa., has awarded the contract to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for concrete piles for foundation at their Christy Park works. P. C. Patterson, chief engineer.

WATTERLIEV CONN—The Turner

water burner. Water burner construction Co., 11 Broadway, Manhattan, have received the contract for a 5-sty manufacturing building for the Scovill Mfg. Co., at East Main st and Hamilton av. Hugh L. Thompson, 57 North Main st, architect and engineer. The building will be 200x70 ft, of reinforced concrete construction with brick panel walls

Walls.

SYRACUSE, N. Y. (sub.).—Dawson
Bros., 231 Union Building, have the contract for the foundation; Provo Construction Co., 103 Hiawatha st, piling; and L.
H. Huntley, excavating, for the 7-sty cold
storage plant, 100x100 ft., in North West
st, for the Syracuse Cold Storage Co., J.
M. Coldwell, 101 North West st, president.
W. C. Jarvis, Indianapolis, Ind., architect. Cost, about \$125,000.

POUGHKEEPSIE. N. Y.—Kingston &

rect. Cost, about \$125,000.

POUGHKEEPSIE, N. Y.—Kingston & Campbell, 1 Washington st, have received the general contract, and P. C. Doherty, 112 Main st, heating and plumbing, for the factory in North Hamilton st, along C. N. E. R. tracks, for Smith Bros., 13 Market st. Wm. J. Beardsley, 49 Market st, architect. Cost, about \$60,000.

BRANDFORD, CONN. (sub.).—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has received the contract for the foundation of addition to Malleable Iron Fittings Co. Philip Sellers, New Haven, architect.

CLAREMONT, N. J. (sub.).—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has received two contracts for pedestal concrete piles at the Eagle Oil Works of the Standard Oil Co.

PITTSBURGH, PA. (sub.).—The Raymond Concrete Pile Co., 140 Cedar st,

Manhattan, has received the contract for concrete pile in foundation for the new reinforced concrete warehouse for the P. H. Butler Co., at 17th and Pike sts. Hunting-Davis Co., architects and engineers. BALTIMORE, MD. (sub.).—The contract for placing concrete piles for the foundation of a warehouse for Louis Miller, has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan. Lewis Levi, architect.

HARRISON, N. J. (sub.).—The Crucible Steel Co. of America, Pittsburgh, Pa., has awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, the contract for the design and construction of the foundations, tunnels, etc., for their Atha plant.

LEONIA HEIGHTS, N. J.—The John Boyd Plumbing & Heating Co., 284 Columbus av, Manhattan, has received the plumbing contract for the three studio, administration and laboratory buildings, for the Universal Film Co., this place. Ernest Flagg, 199 Broad st, Manhattan, is architect.

administration and laboratory buildings, for the Universal Film Co., this place. Ernest Flagg, 199 Broad st, Manhattan, is architect.

HALLS AND CLUBS.

MANHATTAN.—Wm. Flanigan, 118 East 28th st, has received the general contract to make alterations to the 4 and 6-sty clubhouse 39-41 Madison av, southeast corner of 26th st, for the Manhattan Club, Phillip Britt, president. Hoppin & Koen, 244 5th av, architects. Russell & Co., 444 Columbus av, have the electrical work; Jas. F. Griffin Co., 321 West 44th st, plumbing; Gillis & Geoghegan, 537 West Broadway, heating. Cost, about \$25,000.

MANHATTAN (sub.).—The Hartman Wrecking Co., 198 Broadway, has received the contract for wrecking at 132-138 East 45th st, for the 8-sty general club for nurses, 75x100 ft, for the Y. W. C. A., 600 Lexington av, Mrs. Jas. S. Cushman, president. Parish & Schroeder, 12 West 31st st, architects. Cost, about \$400,000.

HOBOKEN, N. J.—Gabler Construction Co., 339 West 18th st, Manhattan, has received the general contract for alterations to the Fellows Home at 412-414 Washington st, for lodge rooms and dance hall purposes. Fagan & Briscoe, 95 River st, architects. Cost, about \$70,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Smith & Goldberg, 785 Hewett pl, have received the general contract to make alterations to the two residences 9-11 Montgomery st, for a Hebrew

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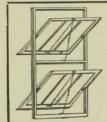
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Contracts Awarded-Continued.

school, for the Jeshibath Eiz Chain, Jacob Hecht, president, 166 East 95th st. M. Joseph Harrison, 230 Grand st, architect. Cost, about \$10,000.

Cost, about \$10,000.

ORADELL, N. J.—(sub.).—T. E. Voorhis, this place, has received the mason work, and Winters & Lynch, the carpentry work, for the 2½-sty Sunday school and parish house, 30x60 ft, for the Reformed Church of Oradell, Rev. E. I. McCully, pastor. R. H. Storm, chairman of building committee. Marshall R. Grimes, 39 East 42d st, Manhattan, architect. Paul H. Fabricius, 311 Madison av, Manhattan, steam engineer. Cost, about \$8,000.

YONKERS, N. Y.—Lynch & Larkin, 195 Riverdale av, have received the general contract to erect a 3-sty addition to P. S. 19 in Jackson st, near Highland av, for the Board of Education of Yonkers. Geo. Howard Chamberlin and Anton Schonbach, 18 South Broadway, associated architects.

STABLES AND GARAGES.

STABLES AND GARAGES.
BROOKLYN.—McGough & Hoey, 16
Court st, have received the general contract to erect a 2-sty stable, 25x50 ft, at East 84th st and Ditmas av, for Beckers Aniline & Chemical Co., premises. Benjamin Driesler, 153 Remsen st, architect. Cost, about \$6,000.

Cost, about \$6,000.

STORES, OFFICES & LOFTS.

MANHATTAN.—(sub.).— The wiring contract has been awarded to the Lord Electric Co., 105 West 40th st, for the store and loft building at the northeast corner of Broadway and 26th st, for Frank Ayer, Boston, Mass. Maynicke & Franke, 25 East 26th st, architects. Pattison Bros., 1182 Broadway, steam and electrical engineers. Chas. A. Cowen & Co., 1123 Broadway, masons. Standard Iron Works, 540 West 58th st, has the ornamental iron work. Cost, about \$800,000.

\$800,000.

MANHATTAN.—(sub.).— The Passaic Structural Steel Co., 30 Church st, has received the steel contract for the 12-sty store and loft building at 29-33 West 30th st, east of Broadway, for the Wallack Construction Co., Inc., Moses Crystal, 37-39 East 28th st. Schwartz & Gross, 347 5th av, architects. F. A. Burdett & Co., 16 East 33d st, steel engineers. Cost, about \$200,000.

MANHATTAN.—The Hasco Building Co., 245 West 55th st, has received the general contract to make alteration to the loft and store building, 25x100 ft, at 605 Madison av, from plans by Walter Haefeli, 245 West 55th st. Cost, about \$12,000.

MANHATTAN.— (sub.) — The Hedden Iron Construction Co., 30 Church st, has received the structural steel contract for the 12-sty loft, store and office building, 250x125x84 ft, at the northwest corner of 5th av and 31st st, for the Strathcona Construction Co., Inc., Harry Falk, president, 3785 Broadway. George & Edward Blum, 505 5th av, architects. Cost, about \$350,000.

MANHATTAN (sub.).—The Underpinning & Foundation Co., 290 Broadway, has received the foundation contract for the building at 302 5th av, northwest corner of 31st st, for the 302 Fifth Av Co., 3785 Broadway. George & Edward Blum, 505 5th av, architects.

MANHATTAN

5th av, architects.

MANHATTAN.—E. A. Carpenter Co., 120
West 32d st, has received the general contract to make alterations to the 6-sty
store and loft building, 25x100 ft., at 119
West 42d st, for Christiana A. Ely, 251
West 95th st. Thain, Hewlett & Reddy,
1181 Broadway, architects. Cost, about
\$20,000. The alteration work consists of
new stairs, rebuilding front and rear
walls and raising floor.

BROOKLYN (sub.).—The Buckingham

BROOKLYN (sub.).—The Buckingham Steel Co., Inc., 25 West 42d st, Manhattan, has received the structural steel and ornamental iron work for the studio building at 55 Church av, for Morris G. Williams. Rupp Bros., architects.

ATLANTA, GA. (sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for concrete piles for the foundation of the Conally Building, Whitehall and Alabamasts, from plans by W. L. Stoddard. Wells Bros. Co., general contractor.

THEATRES.

THEATRES.

NEWARK, N. J.—(sub.).)—Lord Electric Co., 105 West 40th st, Manhattan, has taken the electric wiring contract; Leonard Sheet Metal Works, 1270 Broadway, Manhatan, roofing; Otis Elevator Co., 11th av anh 26th st, Manhattan, elevator, and Rockwood Sprinkler Co., 123 William st, Manhattan, sprinkler system, for the 8-sty theatre and office building at 114-116 Market st, for F. F. Proctor, 88 Park pl. Albert E. Westover, Keiths Theatre Building, Philadelphia, Pa., architect. F. T. Ley & Co., 30 East 42d st, Manhattan, general contractors. Cost, about \$300,000.

MISCELLANEOUS.

KENSICO, N. Y. (sub.).—The Bucking-

ham Steel Co., Inc., 25 West 42d st, Manhattan, has received the structural steel and ornamental iron work for six superstructures at the Kensico Water Works, for the New York Board of Water Supply. F. W. Burnham, general contractor.

for the New York Board of Water Supply. F. W. Burnham, general contractor, CHICAGO, ILL. (sub.).—The contract for foundations of the new fountain in Grant Park has been let to the MacArthur Concrete Pile & Foundation Co., of 11 Pine st, Manhattan. H. Eilenberger & Co., Chicago, general contractors.

BOSTON, MASS. (sub.).—James E. Gaffney Contracting Co., Inc., this place, has awarded the contract for the foundation work of the new Boston National League Baseball Co. grandstand, to the MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan. Osborn Engineering Co., Cleveland, O., architect.

KANSAS CITY, KAN. (sub.).—The Kansas City Missouri Board of Fire & Water Commission has awarded a contract to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for concrete piling for the foundation of a new stack for the Quindaro Pumping Station.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLAT'S AND TENEMENTS.
RIVERSIDE DRIVE, n e cor 161st st, 6-sty
brick apartment house, 110x213; cost, \$750,000; owner, Melvin Construction Co., Inc., 189
Broadway; Henry Friedman, Pres.; Chas.
Friedman, Sec.; architects, Young & Wagner,
Inc., 347 5th av. Plan No. 175.

Hospital, Plan No. 176.

Hospitals.

5TH AV, es, 99th to 100th st (three buildings), 9, 3 and 3-sty, fireproof hospital, 67.8x
101.9, 60x72, 42x91; cost, \$450,000; owner, Mount Sinai Hospital, Philip J. Goodhart, vice-president, 21 West 81st st; architect, Arnold W. Brunner, 101 Park av. Plan No. 178.

THEATRES.

THEATRES.

THOMPSON ST, 238, 1-sty brick moving picture theatre (open air), 45x75; cost, \$2,000; owner, Elena Realty Co., Pres., Dominick Abbate, 59 South Washington sq; architect, Frank E. Vitolo, 3156 Kingsbridge Terrace, N. Y. Plan No. 177.

MISCELLANEOUS,

125TH ST, 418-24 West, & 124th st, 1-sty frame meeting room, 90x72; cost, \$500; owner, Mrs. Scott Cameron, 31 East 38th st; architect, Harry Schuler, 123 East 23d st. Plan No. 176.

11TH ST, n s, and 12th st East, s s, 100 e 1st av, 1-sty brick toilets and offices, 18x52; cost, \$1,200; owner, Frank D. Schlitt, Jersey City; architect, Hugh Friendly, 1887 Vyse av, Bronx. Plan No. 179.

BROADWAY

Pian No. 179.

BROADWAY, n w cor 95th st, 1-sty brick public market, 164.6x 125; cost, \$200,000; owner, Vincent Astor, 23 West 26th st; architects, Tracy & Swartwout, 244 5th av; builders, James McWalters & Sons, 1497 Broadway. Plan No. 180.

Bronx.

DWELLINGS.

BYRON AV, w s, 271 n 236th st, 2-sty brick dwelling, shingle roof, 22x50.11; cost, \$4,500; owner, Lillian W. Haslun, 489 East 183d st; architect, Frank P. Schiavone, 4182 Park av. Plan No. 283.

Plan No. 283.

STORES, OFFICES AND LOFTS.
GRAND CONCOURSE, s w cor Fordham rd,
two 1-sty brick stores, 95.3x59.3, 100x95.10, slag
roof; cost, \$35,000; owners, The Gaines Roberts
Co., Furman V. Gaines, on premises, Pres.;
architect, Harry T. Howell, 3d av and 149th st.
Plan No. 278.

MELVILLE AV, s s, 225 e Van Nest av, 1sty brick store, slag roof, 15x15; cost, \$700;
owner, Guïseppe Boufats, on premises; architects, De Rose & Cavalieri, 2333 1st av. Plan
No. 284.

No. 284.

tects, De Rose & Cavalieri, 2333 1st av. Plan No. 284.

STORES AND TENEMENTS.

SHERMAN AV, e s, 141 n 163d st, two 5-sty brick tenements, slag roof, 43x85.6; cost, \$70,-000; owner, Kingsley Contracting Co., W. H. Bingham, 509 Willis av. Pres.; architect, Edw. J. Byrne, 148th st and 3d av. Plan No. 275.

BECK ST, s w cor Leggett av, two 5-sty brick tenements, 55x95, 46.8x91, slag roof; cost, \$120,-000; owners, Macy Constn. Co., Isaac Shiven, 574 Tinton av, Pres. architect, Jacob M. Felson, 1130 Broadway. Plan No. 281.

FAIRMOUNT PL, s s, 101.03 w Southern blvd, 5-sty brick tenement, 50x93, slag roof; cost, \$50,000; owners, H. C. Jackson Realty Co., Harry C. Jackson, 1904 Vyse av, Pres.; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 279.

INTERVALE AV, e s, 211.5 s 165th st, 5-sty

tects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 279.

INTERVALE AV, e s, 211.5 s 165th st, 5-sty brick tenement, 50x87.6, tar and gravel roof cost, \$45,000; owners, Daveck Realty Co., Inc., Hayman Eckman, 1054 Grant av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 282.

GRAND CONCOURSE, n e cor 198th st, two 5-sty brick tenements, 61.1x74.7, 73.4x78, slag roof; cost, \$125,000; owners, J. L. S. Bldg. Co., Inc., Frank Lages, 110 West 34th st, Pres.; architects, Neville & Bagge, 105 West 40th st. Plan No. 276.

WEBSTER AV, w s, 1,047.49 n 169th st, two 6-sty brick tenements, 62.5x66.8, plastic slate roof; cost, \$100,00; owners, Sikora Realty Corpn., Ludwig Sikora, 8 9th av, L. I. City; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 277.

FAILE ST, n s, 205 s Aldus st, five 5-sty brick tenements, slag roof, 47.9x88; cost, \$250,000; owner, B. & W. Bldg Co., Inc., Jos. M. Brody, 1630 Park av, Pres.; architects, Young & Wagner, Inc., 347 5th av. Plan No. 286.

DECATUR AV, n e cor 195th st. 5-sty brick tenement, slag roof, 50x90; cost, \$50,000; own-ers, Mittner Bros., Inc., Frank Mittner, 63 Henry st, Corona, L. I., Pres; architect, John P. Boyland, 2526 Webster av. Plan No. 287.

FORDHAM RD, n w cor Cambreling av, 5-sty brick tenement, tin roof, 47.4x96.4; cost, \$45,-000; owner, Terrace Const. Co., Herman E. Champoli, 116 West 190th st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No.

MISCELLANEOUS.

157TH ST, s s, 250 w Elton av, 1-sty frame shed, 14x24; cost, \$100; owners, Jos. & Mary Mc-Bride, on premises; architect, Harry T. Howell, 3d av and 148th st. Plan No. 280.

Brooklyn.

CHURCHES.

NEW UTRECHT AV, e s, 100 n Benson av, 1-sty brick school and synagogue, 45x78.8, gravel roof; cost, \$12,000; owner, Congregation Chara Tfila, 8693 Bay 15th st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3679.

DWELLINGS.

CARROLL ST, s s, 140 w Rogers av, eight 2sty brick dwellings, 20x69, slag roof, 2 families each; total cost, \$48,000; owner, John Kilcourse, on premises; architect, Jas. A. Boyle,
367 Fulton st. Plan No. 3533.

EAST 42D ST, w s, 157.6 n Foster av, 2-sty
fame dwelling, 11x35, tin roof, 1 family; cost,
\$2,500; owner, Violette A. Dougherty, 622 East
42d st; architect, R. T. Schaffer, 1526 Flatbush
av. Plan No. 3541.

av. Plan No. 3541.

75TH ST, n s, 60 e 5th av, 3-sty brick store and dwelling, 38x21.6, gravel roof, 2 families; cost, \$5,000; owner, P. J. Carley, 6th av and 76th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3523.

5TH AV, n e cor 75th st, 3-sty brick store and dwelling, 25.6x69, gravel roof, 2 families; cost, \$6,500; owner, P. J. Carley, 6th av and 76th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3522.

5TH AV, e s. 256 n 75th st, two 3-sty brick

st. Plan No. 3522.

5TH AV, e s, 256 n 75th st, two 3-sty brick stores and dwellings, 20.4x55, gravel roof, 2 families each; total cost, \$11,000; owner, P. J. Carley, 6th av and 76th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3524.

Eisenla, 147 Remsen st. Plan No. 3524.

5TH AV, e s. 666 n 75th st, 3-sty brick store and dwelling, 20.5x55, gravel roof, 2 families; cost, \$6,000; owner, P. J. Carley, 6th av and 76th st; architect. F. W. Eisenla, 147 Remsen st. Plan No. 3525.

PRESIDENT ST, s s, 100 w Utica av, 2-sty brick dwelling, 20.4x55, gravel roof, 2 families; cost, \$4,000; owner, Saml. Eltinger, 1057 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 3616.

av. Fian No. 3616.

ALBERMARLE RD, s s, 100 e East 5th st, 2sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Richard Sherlock, 378
3d st; architect, Richard Sherlock, 378 3d st.
Plan No. 3603.

12TH AV, w s, 100.2 s 46th st, 2-sty frame dwelling, 24x34, shingle roof, 2 families; cost, \$5,500; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3599.

CROWN ST, s s, 100 w Rogers av, ten 2-sty brick dwellings, 20x40, slag roof, 1 family each; total cost, \$45,090; owners, Realty Associates, 162 Remsen st; architect, A. G. Carlson, 157 Remsen st. Plan No. 3625.

EAST 9TH ST, e s, 100 s Av U, four 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$24,000; owner, Homecrest Bldg, Co., 1322 Av U; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3644.

AV P, s s, 80 w Elmore pl. 2-sty frame dwelling, 30x44.6, shingle roof, 1 family; cost, \$4,000; owner, David J. Daly, 1704 Kenmora pl architects, John B. Snooks Sons, 261 Broadway. Plan No. 3623.

MONTAUK AV. e s, 160 n Pitkin av four 2-

MONTAUK AV, e s, 160 n Pitkin av, four 2-sty brick dwellings, 20x55, gravel roof, 2 fam-ilies each; total cost, \$14,000; owner, Abr. Stromwasser. 287 Vermont st; architect. Chas. Infanger, 2634 Atlantic av. Plan No. 3631. ROGERS AV, e s, 75 n Eastern pkway, 2-sty brick dwelling, 34,7x24, gravel roof, 2 families; cost, \$4,000; owner, R. Vanderveen Co., 961 526 st; architect, D. Salvati, 525 Grand st. Plan No. 3632.

cost, \$4.000; owner, R. Vanderveen Co., 961 52d st; architect, D. Salvati, 525 Grand st. Plan No. 3632.

ST. MARK'S AV, s s, 246.8 e Rogers av, four 3-sty brick dwellings, 18x50, slag roof, 1 family each; total cost, \$36,000; owners, Wm. C. Browne & ano, 3007 Atlantic av; architect, Thos. Bennett, 5123 3d av. Plan No. 3628.

WEST 27TH ST, e s, 300 s Mermaid av, 2-sty brick dwelling, 19x40, gravel roof, 1 family; cost, \$4,500; owner, Guydon Carjulia, 11 Mermaid av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3567.

WEST 27TH ST, e s, 319 s Mermaid av, three 2-sty brick dwellings, 19x35, gravel roof, 1 family each; total cost, \$12,900; owner Guydon Carjulia, 11 Mermaid av; architect. Geo. H. Suess, 2966 West 29th st. Plan No. 3568.

ATKINS AV, w s. 190 s Blake av, five 2-sty brick dwellings, 20x50, gravel roof, 2 families; cast, brick dwellings, 20x50, gravel roof, 2 families each, total cost, \$20,000; owner, Max Lenowitz, 537 Prospect av; architect, Hy. Dorf, 614 Kosciusko st. Plan No. 3565.

FOUNTAIN AV, w s. 370 n Hegeman av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, \$3,000; owner, Frank Mauro, 29 Rivington st, Manhattan; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 3564.

PRESIDENT ST, n s, 360 w Trov av, 2-sty brick dwelling, 20x74, gravel roof, 2 families; cost, \$14,000; owner, Taggart Bldg, Co., 1405 Carroll st; architect, C. L. Sefert, 110 West 40th st, Manhattan. Plan No. 3554.

EAST 40TH ST, e s, 97.6 n Av I, two 2-sty frame dwellings, 17x38, gravel roof, 1 family each; total cost, \$5,000; owner, Caroline C. Svensen, 1165 East 42d st; architect, Gust Svensen, 1165 East 42d st. Plan No. 3655.

49TH ST, n s, 160 w 15th av, 3-sty frame dwelling, 24x44.6 shingle roof, 1 family; cost, \$6,000; owner, Oscar Sherman, 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 3670.

51ST ST, s s, 165 e 15th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,000; owner, Morris Wolsk, 4515 14th av; architect, Saml. Gardstein, 1168 45th st. Plan No. 3696.

52D ST, s s, 200 w Sth av, two 2-sty brick dwelling, 20x52 class roof, 2 families, sock.

so,000; owner, worls worsk, 4515 14th av; architect, Saml. Gardstein, 1168 45th st. Plan No. 3696.

52D ST, s s, 200 w Sth av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$8,000; owner, D. & A. Realty Corp., 19 West 112th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3681.

OCEAN PARKWAY, e s, 320 s Av M, 2-sty frame dwelling, 22x48, shingle roof, 2 families; cost, \$3,600; owner, East 7th St. Const. Co., 2055 Washington av, Bronx; architect, Benj. F. Dreisler, 153 Remsen st. Plan No. 3687.

FACTORIES AND WAREHOUSES.
FREEMAN ST, n e cor West st, 1-sty frame storage, 20x36.6, slag roof; cost, \$300; owners, Wm. Gaskell & Son, 79 Freeman st; architect, John Boese, Queens Plaza Court, L. I. City. Plan No. 3521.

MAUJER ST, s, 197.4 w Waterbury st, 1-sty brick storage, 23.11x93, diamond roof; cost, \$3,000; owner, Wm. Hagedorn, 1896 1st av, Manhattan; architect, Philip Goodrich, \$35 Beck st, Manhattan. Plan No. 3684.

STABLES AND GARAGES.

BARBEY ST, w s, 175 n Dumont av, 1-sty brick garage, 16.2x10, slag roof; cost, \$150; owner, Daniel Fidler, 617 Cleveland st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3537.

ETNA ST, s w cor Elderts lane, 1-sty brick garage, 11.4x20, tin roof: cost, \$400: owner Hy

tects, S. Millian & Son, 1760 Fight av. Fran No. 3537. ETNA ST, s w cor Elderts lane, 1-sty brick garage, 11.4x20, tin roof; cost, \$400; owner, Hy Sultan, 446 Elton st; architect, E. Dennis, 241 Schenck av. Plan No. 3544.

ELTON ST, w s, 350 n Liberty av, 2-sty brick stable, 22x15, slag roof; cost, \$800; owner, Filippo Ambrosio, 242 Elton st; architect, Michael M. Foley, 2169 East 13th st. Plan No.

EAST 4TH ST, w s, 280 s Beverly rd, two 1-sty brick garages, 14x19.6, tin roof; total cost, \$10,000; owner, Harry Grattan, 523 East 14th st; architect, Harry Grattan, 523 East 14th st. Plan No. 3552.

STRATFORD RD, e s, 340 s Albermarle rd, 1-sty brick garage, 20x18, slag roof; cost, \$200; owner, Louis Levin, 147 Stratford rd; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3538.

tects, S. Minosoft St. 1. Sty bri garage, 20x20, gravel roof; cost, \$350; own. Joseph Parrascandola, 148 President st; archetet, Jos. Parrascandola, 148 President st. Pl

garage, 20x20, gravel roof; cost, \$500; owner, Joseph Parrascandola, 148 President st; architect, Jos. Parrascandola, 148 President st; architect, Jos. Parrascandola, 148 President st. Plan No. 3580.

61ST ST, n s, 80 w 7th av, 1-sty brick garage, 17x23, gravel roof; cost, \$500; owner. Thos. Williams, 615 75th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 3598.

STEWART AV, s w cor Grand st, 1-sty frame stable, 16x60, tin roof; cost, \$1.000; owner, Philip Wuriasky, 1205 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 3617.

HANCOCK ST, n s, 175 w Reid av, 2-sty brick garage, 75x100, concrete roof; cost, \$20,-000; owner, Geo. C. Schwath, 573 Madison st; architect, Harry L. Kohl, 210 Hull st. Plan No. 3653.

CARROLL ST, n s, 400 w Kingston av, 1-sty brick garage, 11.6x19, gravel roof; cost, \$200; owner, Rudolph Bogen, on premises; architect, Benj. F. Hudson, 319 9th st. Plan No. 36855.

DEAN ST, s s, 40 e Boerum pl, 1-sty brick garage, 19.8x50, slag roof; cost, \$200; owner, Jas. O'Connell, 127 Boerum pl; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3694.

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Plans Filed, Brooklyn, Continued.

EUCLID AV, e s, 381.6 n Atlantic av, 1-sty brick garage, 15x75, metal roof; cost, \$1,200; owner, Richard Hirsch, on premises; architect, Thos. J. Dunn, 1038 Halsey st. Plan No. 3695.

Thos. J. Dunn, 1038 Halsey st. Plan No. 3695.

STORES AND DWELLINGS.
FLUSHING AV, s s, 275 w Tompkins av, 2sty brick store and dwelling, 25x100, slag roof,
2 families; cost, \$4,000; owner, Lyon Realty
Co., 905 Lafayette av; architects, Shampan &
Shampan, 772 Broadway. Plan No. 3613.

AV L, s e cor East 95th st, 1-sty frame store
and dwelling, 25x30, slag roof, 1 family; cost,
\$1,300; owner, Frank S. Snell, 1867 Fulton st;
architect, Louis F. Schillinger, 167 Van Siclen
av. Plan No. 3659.

STORES AND TENEMENTS.

\$1,300; owner, Frank S. Snell, 1867 Fulton st; architect, Louis F. Schillinger, 167 Van Sielen av. Plan No. 3659.

STORES AND TENEMENTS.

ATKINS ST, s w cor Belmont av, 3-sty brick store and tenement, 20x70, gravel roof, 5 families; cost, \$10,000; owner, Aaron Raskin, 644 Ashford st; architects, Cohn Bros., 361 Stone av. Plan No. 3551.

HINSDALE ST, w s, 83 s Riverdale av, five 3-sty brick tenements, 23.6x72, gravel roof, 6 families each; total cost, \$35,000; owner, Mayer Chizner, 475 Snedeker av; architect, Morris Rothstein, 601 Sutter av. Plan No. 3587.

PACIFIC ST, n e cor Howard av, 4-sty brick tenement, 30x90, slag roof, 16 families; cost, \$25,000; owner, Belbar Realty Co., 617 Cleveland st; architect, S. Millman, 1780 Pitkin av. Plan No. 3583.

ROGERS AV, e s, 213.6 n Linden boulevard, 4-sty brick tenement, 22x63, slag roof, 4 families; cost, \$10,000; owner, Geo. E. Kern, 735 Rogers av; architect, Louis Allmendinger, 626 Broadway. Plan No. 3588.

KOSCIUSKO ST, n s, 176.8 e Marcy av, 4-sty brick tenement, 50x89, gravel roof, 8 families; cost, \$30,000; owner, Lanoor Realty Co., 539 Greene av; architects, Cohn Bros., 361 Stone av, Plan No. 3560.

KOSCIUSKO ST, n s, 226.8 e Marcy av, 4-sty brick tenement, 23.4x89, gravel roof, 8 families; cost, \$16,000; owner, Lanoor Realty Co., 539 Greenve av; architects, Cohn Bros., 361 Stone av. Plan No. 3559.

PARKSIDE AV, n s, 88.6 e Flatbush av, two 4-sty brick tenements, 50x89.6, slag roof, 16 families each; total cost, \$90,00; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3554.

3554.
EAST 21ST ST, w s, 100 n Av F, 4-sty brick tenement, 50x88, gravel roof, 20 families; cost, \$25,000; owner, Parker Holding Co., 44 Court st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3664.

tenement, 50x88, gravel roof, 20 families; cost, \$25,000; owner, Parker Holding Co., 44 Court st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 3664.

THEATRE.

ALABAMA AV, w s, 80 s Livonia av, 1-sty brick theatre, 70x100, slag roof; cost, \$5,000; owner, Anna Riesner, 740 New Jersey av; architect, L. A. Abramson, 220 5th av, Manhattan. Plan No. 3629.

MISCELLANEOUS.

INGRAHAM ST, s s, 75 w Morgan av, 1-sty brick laundry, 37.8x84.4, gravel roof; cost, \$-,500; owner, Orphan Home of the Sorrowful Mother, — Harrison pl; architect, Francis J. Berlenbach, 260 Graham av. Plan No. 3572.

DITMAS AV, s w cor East 85th st, 2-sty brick laboratory, 50x50, tile roof; cost, \$8,000; owner, Beckers Chemical Works, 105 Underhill av; architect, Benj. Driesler, 153 Remsen st. Plan No. 3607.

NOSTRAND AV, e s, 253.8 n Av I, 2-sty brick

No. 5001.

NOSTRAND AV, e s, 253.8 n Av I, 2-sty brick laboratory, 25x40 tin roof; cost, \$3,500; owner, Tropinas Constn. Co., 50 Church st; architect, Benj. Dreisler, Jr., 153 Remsen st. Plan No. 25x3

Queens.

CHURCHES.

GLEN MORRIS.—Lambert st, w s, 60 s Hawtree av, 1-sty stone church, 34x58, slate roof; cost, \$8,000; owner, St. Andrew's Ev. Lutheran Church, Glen Morris; architect, Harry Dean, Vine st, Glen Morris. Plan No. 160.

Vine st, Glen Morris. Plan No. 160.

DWELLINGS.

BROOKLYN MANOR.—Manor av, w s, 30 s
Elmwood st, two 2½-sty frame dwellings, 20x43,
shingle roof, 1 family, steam heat; cost, \$9,000; owner, Wm. Chapelle, 20 Vandeveer av,
Woodhaven; architect, L. Frank, 206 Crescent
st, Brooklyn. Plan Nos. 1635-36.

ts, Brooklyn. Plan Nos. 1635-36.

COLLEGE POINT.—10th av, s s, 100 e South 10th st, 1-sty frame dwelling, 12x18, tin roof; cost, \$100; owner and architect, H. D. Grant, College Point. Plan No. 1607.

DUNTON.—Van Wyck av, e s, 140 s Metropolitan av, 2-sty frame dwelling, 22x45, tin roof, 2 families; cost, \$3,600; owner, Fred Eichler & Co., 1008 Gates av, Brooklyn; architect, H. E. Funk, same. Plan No. 1601.

FLUSHING.—20th st, w s, 177 n Broadway, 3-sty tile dwelling, 40x28, tile roof, 1 family, steam heat; cost, \$8,700; owner, Mrs. Edith M. Long, Flushing; architects, Dillon, McClellan & Beadle, 3 West 29th st, Manhattan. Plan No. 1631.

JAMAICA—Hillside court, e s, 180 s Hillside.

steam heat; cost, \$5,00°, owner, and sheat and the steam heat; cost, spanished av. Hong, Flushing; architects, Dillon, McClellan & Beadle, 3 West 29th st, Manhattan. Plan No. 1631.

JAMAICA.—Hillside court, e s, 180 s Hillside av. two 2-sty frame dwellings, 20x35, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Frank J. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 1602.

MIDDLE VILLAGE.—Wayne st, n s, 150 w Morton av, two 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, \$6,400; owner, J. Kurlander, 45 Hinman st, Middle Village; architect, M. Perlstein, Fulton av, Middle Village, Plan Nos 1613.

MIDDLE VILLAGE.—Hinman st, w s, 175 s Market st, two 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, \$6,400; owner, Jacob Olch, 75 Hinman st, Middle Village; architect, M. Perlstein, Fulton av, Middle Village, Plan No. 1612.

MIDDLE VILLAGE.—Wayne st, n s, 200 w

MIDDLE VILLAGE.—Wayne st, n s, 200 w Morton av, two 2-sty brick dwellings, 20x50, tin-roof, 2 families; cost, \$6,400; owner, J. Kurlander, 45 Hinman st, Middle Village; architect, M. Perlstein, Middle Village. Plan No. 1611.

OZONE PARK.—McCormack av, w s, 125 s
Belmont av, 2½-sty frame dwelling, 18x36,
shingle roof, 1 family; cost, \$3,000; owner, P.
Ambrosino, 1349 Freedom av, Ozone Park; architect, owner. Plan No. 1618.
RICHMOND HILL.—Fulton st, s s, 145 e Oxford av, four 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$8,000;
owner, Arthur Short, 212 Helen av, South Ozone
Park; architect, J. D. Geddes, 4 Lexington st,
Richmond Hill. Plan Nos, 1614-15-16-17.
RICHMOND HILL.—Welling st, w s, 1,210 n
Atlantic av, two 2-sty frame dwellings, 16x37,
shingle roof, 1 family, steam heat; cost, \$4,800; owners, Gatehouse Bros., Inc., 57 Chestnut
st, Brooklyn; architect. G. E. Crane, Richmond
Hill. Plan Nos, 1622-3.
ROCKAWAY BEACH.—Eldert av, e s, 200 n

HIII. Plan Nos. 1622-3.

ROCKAWAY BEACH.—Eldert av, e s, 200 n
L. I. R. R., 1-sty frame dwelling, 16x34, shingle
roof, I family; cost, \$500; owner, Adolph
Homan, Eldert av, Rockaway Beach. Plan No.
1606.

ROCKAWAY BEACH.—Boulevard, s w cor Neptune av, 1-sty frame dwelling, 20x35, shingle roof, 1 family; cost, \$500; owner, E. W. Stellges, Arverne. Plan No. 1603.

SOUTH OZONE PARK.—Frost av, w s, 100 n Yukon av, 2-sty frame dwelling, 16x28, shingle roof, 1 family; cost, \$2,500; owner and architect, Elling Nansen, South Ozone Park. Plan No. 1620.

No. 1620.

WOODHAVEN.—Vandeveer pl, e s, 200 s Elm st, three 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$7,200; owner, Gascoyne Realty Co., 470 Manor av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan Nos. 1624-5-6.

Plan Nos. 1624-5-6.

WOODHAVEN.—Thrall av, e s, 52 n Fulton st, eight 2-sty frame dwellings, 16x40, shingle roof, 1 family; cost, \$16,000; owners, Fred & Geo. Eiermann, 1512 Woodland av, Woodhaven; architects, C. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 1629.

CORONA.—Albertis av, e s, 146 n Corona av, 2-sty frame dwelling, 21x45, shingle roof, 1 family, steam heat; cost, \$3,000; owner, J. Busch, 16 Fairview av, Corona; architect, C. L. Varrone, Corona av, Corona, Plan No. 1653.

CORONA.—Shopoler av, n s, 60 e Hillside av, 1-sty brick dwelling, 18x36, slag roof, 1 family; cost, \$2,000; owner, A. Cappocci, 117 Hillside av, Corona, Plan No. 1651.

DUNTON.—Garden st, s e cor Atfield st, two

Corona. Plan No. 1651.

DUNTON.—Garden st, s e cor Atfield st, two 2-sty brick dwellings, 20x55, tin roof, 2 familles; cost, \$8,000; owner, Chas. Bast, 88 Linden st, Brooklyn; architect, Fredk. Wormberger, Woodhaven. Plan No. 1641.

FLUSHING.—28th st, e s, 113 n Broadway, 2-sty frame dwelling, 25x32, shingle roof, 1 family, steam heat; cost, \$3,900; owner, A. Thurman, 26th st, Flushing; architect, Gus. A. Cooper, Whitestone av, Flushing. Plan No. 1644.

JAMAICA.—Humboldt boulevard, w s, 200 n Dean st, six 2½-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, \$15,000; owner, Max Gross, Lincoln av, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 1654 to 1659.

L. I. CITY.—Boulevard, w s, 336 s Freeman

Plan Nos. 1654 to 1659.

L. I. CITY.—Boulevard, w s. 336 s Freeman av, 2-sty brick dwelling, 22x33, slag roof, 2 families; cost, \$3,000; owner, L. Barberri, 237 Boulevard, L. I. City: architect, R. Petrolina, 230 Hoyt av, L. I. City: Plan No. 1660.

JAMAICA.—Madison st, w s, 550 s Hillside av, 2½-sty frame dwelling, 21x52, tin roof, 2 families; cost, \$4,500; owner, Madaline Kolsch, 81 Madison st, Flushing; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 1639.

JAMAICA.—Brown av, w s, 150 n Cumberland st, 1-sty frame dwelling, 17x30, tin roof; cost, \$1,000; owner, A. DeLuca, Bandman av, Jamaica; architect, P. J. Janowitz, Jamaica. Plan No. 1640.

KEW.—Mowbray pl, s s, 255 e Austin st, 2½-

No. 1640.

KEW.—Mowbray pl. s s, 255 e Austin st, 2½-sty frame dwelling, 43x27, shingle roof, 1 family, steam heat; cost, \$7,100; owners and architects, Newman & Harris, 1123 Broadway, Manhattan. Plan No. 1649.

SOUTH AQUEDUCT.—Sage st, s s, 18 e Union st, 1-sty frame dwelling, 22x16, tin roof; cost, \$300; owner, Raymond Woods, 127 Shepard av, Brooklyn. Plan No. 1666.

SOUTH OZONE PARK.—Yukon av, n s, 42 n Frost av, 2-sty frame dwelling, 26x29, shingle roof, 1 family; cost, \$2,500; owner, Elling Nansen, 28 Kaiser av, South Ozone Park; architect, owner. Plan No. 1669.

WOODHAYEN.—Bigelow av, w s, 260 n Ful-

owner. Plan No. 1669.

WOODHAVEN.—Bigelow av, w s, 260 n Fulton st, three 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$7,500; owner, Robt. S. Diblin, 164 4th st, Union Course; architect, Wm. Brandin, 55 Vandeveer av, Woodhaven. Plan Nos. 1662-3-4.

ELMHURST.—Hillcrest av, e s, 103 n Woodside av, 2½-sty frame dwelling, 25x40, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Jennie Jones, 5 West 101st st, Manhattan; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1674.

FOREST HILLS.—Windom rd, n s, 108 w Greenway North, 2½-sty tile dwelling, 39x24, tile roof, 1 family, steam heat; cost, \$15,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 1672.

Co., Forest Hills. Plan No. 1672.

FOREST HILLS.—Greenway North, e s, 213 s Slocum Crescent, 2½-sty tile dwelling, 40x33, tile roof, 1 family, steam heat; cost, \$10,000; owner, Mrs. W. F. Anderson, Forest Hills; architect, Sage Foundation Homes Co., Forest Hills. Plan No. 1673.

JAMAICA.—Brown av, w s. 225 n State st, 2½-sty frame dwelling, 19x47, shingle roof, 1 family; cost, \$3,800; owner, S. Balcuran, Grand and Keap sts, Brooklyn; architect, J. Laitwaitus, 1012 Canal st, Woodhaven. Plan

ELMHURST.—Junction av, w s, 135 n Corona av, 2-sty brick dwelling, 22x50, tin roof, 2 families; cost, \$3,000; owner, J. P. Theison, Junction av, Corona; architect, I. P. Card, Corona. Plan No. 1682,

JAMAICA.—Elm st, e s, 350 s Bandman av, 2-sty brick dwelling, 25x71, slag roof, 2 families; cost, \$2,500; owner, Anna Casa, 58 Catherine st, Jamaica; architect, A. Loda, Shore av and West st, Jamaica. Plan No. 1702.

JAMAICA.—Jeffrey av, e s, 100 n Pette av, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, \$3,200; owner, Ernest E. Severt, 326 Fulton st, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 1689.

JAMAICA.—Lincoln av, n e cor Dean st, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$4,200; owner, Adam Fialkowski, 10 Sylvester av, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan Nos. 1687-88.

RICHMOND HILL.—Lefferts av, s e cor Central av, 2-sty frame dwelling, 35x32, shingle roof, 1 family, steam heat; cost, \$7,000; owner, Mrs. Parson Price, Ozone Park; architect, N. M. Woods, 48 West 34th st, Manhattan. Plan No. 1694.

No. 1694.

RICHMOND HILL.—Vine st, e s, 320 s Jamaica av, five 2-sty frame dwellings, 15x37, shingle roof, 1 family; cost, \$7,500; owner and architect, Henry E. Haugaard, Richmond Hill. Plan No. 1701.

RICHMOND HILL.—Beaufort st, s s, 82 n South Curtis av, 2-sty frame dwelling, 16x38, shingle roof, 1 family; cost, \$2,000; owner, Louis Graf, Church st, Richmond Hill; architect, H. G. Arnold, 429 No. Vine st, Richmond Hill. Plan No. 1691.

ROCKAWAY PARK.—Triton av, n w cor Monmouth av, 1½-sty frame dwelling, 13x25, shingle roof, 1 family; cost, \$2,000; owner, Mrs. Edw. Wren, Rockaway Park; architects, Smith & Holler, 82 Wall st, Manhattan. Plan No. 1700.

WOODHAVEN.—Emma pl, n s, 160 e Leg-

WOODHAVEN.—Emma pl, n s, 160 e Leggert av, four 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$7,000; owner, Jacob Wills, 17 Essex st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 1704-5.

WOODHAVEN.—Ferry st, e s, 125 s Atlantic st, 2-sty brick dwelling, 20x47, tin roof, 2 families; cost, \$2,700; owner, Tony Fiamini, Ferry st, Woodhaven; architects, Cehio & Monda, 1129 Boyd av, Woodhaven. Plan No. 1696.

Boyd av, Woodhaven. Plan No. 1696.

WOODHAVEN.—Grafton av, s s, 75 e Bigelow av, 2-sty brick dwelling, 20x51, tin roof, 2 families; cost, \$3,200; owner, Erasmus Tafuta, 75 Bigelow av, Woodhaven; architect, R. Kurz, Fulton st, Jamaica. Plan No. 1690.

STABLES AND GARAGES.
BROOKLYN MANOR.—Manor av, w s, 30 s Elmwood st, two 1-sty tile garages, 12x18, tile roof; cost, \$400; owner, Wm. Chapelle, 20 Vandeveer av, Woodhaven; architect, L. J. Frank, 206 Crescent st, Brooklyn. Plan Nos. 1633-34.
FLUSHING.—20th st, w s, 177 n Broadway, 1-sty frame garage, 12x17, shingle roof; cost, \$300; owner, Mrs. Edith M. Long, Flushing. Plan No. 1632.
FLUSHING.—Beech st, n s, 110 w Parsons av.

Plan No. 1632.

FLUSHING.—Beech st, n s, 110 w Parsons av, 1-sty tile garage, 24x15; cost, \$500; owner, A. D. Nast, premises. Plán No. 1605.

FLUSHING.—Broadway, n e cor 16th st, 1-sty frame garage, 19x19; cost, \$350; owner, Annie Martin, premises. Plan No. 1628.

JAMAICA.—Avalon av, n s, 170 w Fulton av, 1-sty tile garage, 13x25, tile roof; cost, \$400; owner, 0tto Geise, premises. Plan No. 1627.

FLUSHING.—Farrington st, e s, 70 s State st, 1-sty frame garage, 16x22, tin roof; cost, \$250; owner, A. Finkelstine, premises. Plan No. 1650.

\$250; owner, A. Finkelstine, premises. Fian No. 1650.

FLUSHING.—Sandford av, 412, 1-sty frame garage, 14x16, tin roof; cost, \$100; owners, Allison & Tischett, 126 Wilson av, Flushing. Plan No. 1643.

WINFIELD.—Meyers av, n w cor Queens Boulevard, metal garage, 20x20; cost, \$200; owner, A. Borselli, premises. Plan No. 1638.

WOODHAVEN.—Dennington av, s s, 50 e Oswego st, 1-sty frame stable, 31x25, gravel roof; cost, \$600; owner, Nathan Feld, premises. Plan No. 1648.

EAST ELMHURST.—Columbus blvd, n s, 40

EAST ELMHURST.—Columbus blvd, n s, 40 w Bay 4th st, 1-sty frame garage, 12x18, slag roof; cost, \$120; owner, John DeBlasi, 94 East Jackson av, Corona. Plan No. 1667.

HOLLIS.—Sagamore av, e s, 50 n Carpenter av, 1-sty frame garage, 10x18, tin roof; cost, \$100; owner, Chas. Lapp, on premises. Plan No. 1661.

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Plans Filed-New Buildings-(Continued).

FOREST HILLS.—Windom rd, n s, 108 w Greenway North, 1½-sty tile garage, 19x22, tile roof; cost, \$1.000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 1671.

WOODHAVEN.—6th st, n w cor Digby st, 1-sty frame garage, 10x16, shingle roof; cost, \$150; owner, J. C. Hecht, premises. Plan No. 1675.

COLLEGE POINT.—3d av, s s, 752 e Boulevard, 1-sty tile garage, 24x22, tin roof; cost, \$750; owner, J. F. Martens, 52 Boulevard, College Point. Plan No. 1681.

lege Point. Plan No. 1081.

ELMHURST.—9th st, e s, 85 s Whitney av, steel garage, 12x18; cost, \$200; owner, M. J. Jewell, premises. Plan No. 1686.

JAMAICA.—Franklin st, e s, 206 s Fulton st, 1-sty tile garage, 50x100; cost, \$1,000; comer, Wm. Youngs, 12 Dora av, Jamaica. Plan No. 1693. sty t. Wm. owner, W No. 1693

No. 1693.

LAUREL HILL.—Townsend av, 50, steel garage, 10x16; cost, \$165; owner, Arthur Schultz, premises. Plan No. 1693.

QUEENS.—Hempstead and Jamaica turnpikes, s s, 20 'e Queenslawn Park, 1-sty frame garage, 20x32, shingle roof; cost, \$600; owner, Henry Meyers, 277 Gates av, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1703.

lyn. Plan No. 1703.

STORES AND DWELLINGS.

CORONA.—Shell rd, s s, 125 e Albertis av, two 3-sty brick stores and dwellings, 25x55, tin roof, 2 families; cost, \$11,200; owner, Guiseppi Micille, 1164 1st av, Manhattan; architect, C. L. Varrone, Corona av, Corona. Plan No. 1652.

ELMHURST.—Corona av, s w cor Toledo st, three 2-sty brick stores and dwellings, 20x55, tin roof, 1 family; cost, \$9,600; owner, Henry J. Ruppel, 75 Corona av, Elmhurst; architect, owner. Plan. No. 1645.

CORONA.—South av s s 122 a Showeley av

CORONA.—South av, s s, 123 e Shopoler av, 2-sty brick store and dwelling, 20x36, slag roof, 2 families; cost, \$2,700; owner, Geo. Nappi, 9 South av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1698.

WOODHAVEN.—Shoe and Leather st, n s, 75 e Halifax st, 2-sty brick store and dwelling, 20x 47, slag roof, 2 families; cost, \$2,800; owner, Louis Bonaqurio, 3940 Broadway, Woodhaven; architects, Cehio & Monda, 1129 Boyd av, Woodhaven. Plan No. 1699.

L. I. CITY.—Diagonal st, s s, 125 e Jackson av, 1-sty frame store, 13x25, gravel roof; cost, \$100; owner, J. H. Brale, 378 Jackson av, L. I. City. Plan No. 1695.

WINFIELD.—Woodside av, n w cor Lexington av, 1-sty brick store, 24x20, slag roof; cost, \$400; owner, John Kennedy, premises. Plan No. 1670.

No. 1670.

DOUGLASTON.—Main av, e s, 203 s Willow st, 1-sty frame store, 20x30, tin roof; cost, \$1,-000; owner, N. Doyle, premises. Plan No. 1621.

STORES AND TENEMENTS.

L. I. CITY.—Wilson av, n w cor 13th av, 4-sty brick tenement, 50x63, slag roof, 19 families; cost, \$17,500; owner, Karl Novotany, 376 Woolsey av, L. I. City: architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1637.

THEATRES.

FLUSHING.—Main st, e s, 125 n Madison st, airdrome; cost, \$1,000; owner, N. Moskowitz,

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., May 12, 1915.—Sealed proposals will be received at this office until 3 p. m., July 13, 1915, and then opened, for the construction of the Building, Interior Department Offices, at Washington, D. C., in accordance with drawings and specifications, copies of which may be had at this office, at the discretion of the Supervising Architect. Applications must be accompanied by a certified check for \$250.00 for each set, made payable to the order of the Treasurer of the United States, the proceeds of which will be held until the return of the drawings and specifications in good condition to this office. The building is approximately 680,000 square feet, occupying a site approximately 400 by 400 feet, seven stories and basement, having face brick and limestone facing. Drawings and specifications will be ready June 1, 1915. Contractors may estimate upon (1) the construction including the mechanical equipment (except elevators) or (4) the elevators. Jas. A. Wetmore, Acting Supervising Architect.

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100 Amity st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1608.

BROAD CHANNEL.—Lafayette st, s w cor Rockaway blvd, 1-sty frame store and airdrome, 37x42, slag roof, 1 family; cost \$5,500; owner, Broad Channel Corpn., 350 Fulton st, Brooklyn; architects, Brooks and Rosenberg, same address. Plan No. 1668.

L. I. CITY.—Jackson av, n w cor 16th av, signboard, 100x12; cost, \$100; owners, Disosway & Fisher, 1075 3d av, L. I. City. Plan No. 1600

1609.

SPRINGFIELD.—Dock rd, w s, 1025 s Rockaway rd, 1-sty frame boat house, 16x22, tin roof; cost, \$150; owner, M. Schaefer, premises. Plan No. 1619.

COLLEGE POINT.—12th st, e s, 150 n Monument av, 1-sty frame shed, 8x10, paper roof; cost, \$50; owner, C. Hoffmann, premises. Plan No. 1646.

JAMAICA CREEK.—Whitson av, n s, 300 e Bergen Landing rd, 1-sty frame boat house, 16x 20, tin roof; cost, \$300; owner, G. W. Dunning, 1405 2d av, Manhattan. Plan No. 1642.

WHITESTONE.—9th st, s s, 300 e 7th av, 1-y frame shed, 15x16, gravel roof; cost, \$75; wner, Mary A. O'Connell, on premises. Plan

sty Irana owner, Mary A. O'Conne., No. 1665.
EAST ELMHURST.—Ditmars av. e s, 120 n
Lyon av, 2-sty tile carriage house, 13x21; cost, \$850; owner, L. R. Bleckman, premises. Plan
R. W. s, 241 s Garrison
Gleason

Lyon av, 2-sty the service of the control of the co

G. Maitta, premises. Plan No. 1680.

RAMBLERSVILLE.—Hawtree Creek, w s, 400
n Hawtree Canal, 1-sty frame boat house, 12x
24, tin roof; cost, \$250; owner, A. Fleury,
premises. Plan No. 1684.

ROCKAWAY BEACH.—Pleasant av. e s, 13
n L. I. R. R., concrete wall; cost, \$1,720; owner, Texas Co., 17 Battery pl, Manhattan. Plan
No. 1683.

Richmond.

Richmond.

DWELLINGS.

JACKSON AV, n s, 150 e Richmond rd, Dongan Hills, 2-sty frame dwelling, 21x28; cost, \$1,-650; owner, Augusta Schafer, 16 Water st, Stapleton; architect, Adam Marks, Jr., Grant City P. O., S. I. Plan No. 437.

KNOX ST, e s, 375 s Henderson, West Brighton, two 2-sty frame dwellings, 21x36; cost, \$6,-000; owners, Steinberg & Cantor, New Brighton; architect, Hy. F. Cantor, New Brighton, Plan No. 448.

ROSEWOOD BL. S. CO.

Plan No. 448.

ROSEWOOD PL, n s, 331 e Cebra av. Tompkinsville, 2½-sty frame dwelling, 22x46; cost, 82,700; owner, J. Lanton, 181 West 22d st, Bayonne, N. J.; architect, John Davies, Tompkinsville. Plan No. 451.

HARBOR VIEW AV, n s, 510 e New York av, Rosebank, 2½-sty frame dwelling, 25x25; cost, 84,000; owner, Cornelius G. Kolff, 45 Broadway; architects, Delano & Aldrich, 4 East 39th st, Manhattan. Plan No. 452.

St, Mannattan. Plan No. 492.
WADSWORTH AV, n s, 655 w New York av, Rosebank, five 2-sty frame dwellings, 18x26; cost, \$10,000; owner, Arthur Hubbell, 191 Broadway, Manhattan; architect, H. W. Whitterman, 191 Broadway. Plan No. 440.

HOTELS.

LINCOLN AV, n w cor 1st st. Beach Park, 3-sty frame hotel, 40x61; cost, \$6,000; owner, August Jahn, 514 West 176th st. Manhattan; architect, Adolph Mertin, 34 West 28th st, Manhattan. Plan No. 427.

PLANS FILED FOR ALTERATIONS.

Manhattan.

Manhattan.

BROAD ST, w s, near cor Marketfield st, increase size of window to 5-sty fireproof offices; cost, \$250; owner, American Bank Note Co., 70 Broad st; architects, Kirby & Petit, 103 Park av. Plan No. 1116.

CHERRY ST, 265-67, Water st, new fireproof elevator shaft to 7-sty brick factory; cost, \$4,000; owner, Thomas D. Hurst, 298 Garfield pl. Brooklyn; architect, Louis Eatenstein, 452 Riverside dr. Plan No. 1141.

CHERRY ST, 278-86 and Monroe st, new partitions, new corridor and extend area to 2 and 6-sty brick hospital; cost, \$2,000; owner, Beth Israel Hospital, n w cor Cherry and Jefferson sts, Pres., Joseph A. Cohen, 280 Cherry st; architect, Eugene Schoen, 106 East 19th st. Plan No. 1136.

GRAND ST, 64, steel tank support to 7-sty

GRAND ST, 64, steel tank support to 7-sty brick store and loft; cost, \$500; owner, The Metropolitan Life Insurance Co.. John R Hege-man. Pres.. Madison av; architect, D. Everett Waid, 1 Madison av. Plan No. 1167.

Waid, 1 Madison av. Plan No. 1167.

HANOVER SQ, 107-111 and William st, construct steel bridge, fireproof doors and windows to 9-sty semi-fireproof lofts and offices; cost, \$500; owner, The Cotton Exchange, Edward Cone, Pres., 107-111 Hanover sq.; architect, George Dress, 1931 Maidson av. Plan No. 1159.

HAMILTON PL, 3-5, e s, 27 n 136th st, add stairway, remove partitions, cut openings to 2-sty brick stores and offices; cost, \$100; owner, Birchwood Realty Co., John Palmer, Pres., 37

West 39th st; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 1165.

Dexington av. Plan No. 1165.

MAIDEN LA, 27, n w cor Nassau st, install fire escapes, extend stairs, roof beams, new bulkhead to 4-sty brick stores and light factory; cost, \$500; owner, Simon Frankel Estate, 22 william st, Farmers' Loan & Trust Co., trustee; architect, Robert Teichman, 22 William st. Plan No. 1131.

rian No. 1131.

RIVINGTON ST, 237, iron stairs to 6-sty brick lofts; cost, \$800; owner, Mary J. Quinn, care Chas. Peters, 309 Broadway; architects, Samenfeld & Hurwitz, 230 Grand st. Plan No. 1117.

RIVINGTON ST, 161, s s, 25 w Clinton st, new fire-escape (rear) 5-sty and cellar extension (rear), additional rooms, partitions, tank room, enlarge windows and rest roof tank to 5-sty brick stores and tenement; cost, \$2,600; owners, Frederick & Charles Falkenberg, 817 Broadway; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1169.

Broadway; architect, Chas. B. Meyers, I Union sq. Plan No. 1169.

SPRUCE*ST, 2-6, s e cor Nassau st, erect tank support to 23-sty fireproof offices and stores (publishing and printing); cost, \$800; owner, New York Life Insurance Co., 346 Broadway, Pres., Darwin T. Kingsley; architect, Walter Timmis, 315 5th av. Plan No. 1154.

STANTON ST, 188, n s, 25.6 e Attorney st, new extension (rear), remove outhouses, windows opening to 3-sty brick stores, synagogue and dwelling; cost, \$300; owner, Pauline Ehrlich, 62 West 96th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1173.

WASHINGTON ST, 813, s e cor Gansevoort st, erect marquise to 5-sty brick market; cost, \$2,000; owner, George N. Glass, 813 Washington av; architects, Dietrich, Wortmann & Braun, 114 East 28th st. Plan No. 1153.

WOOSTER ST, 179-183, 100 — Bleecker st, reinforce tier beams, increase carrying capacity to 7-sty brick stores and lofts; cost, \$1,000; owner, Arthur H. Matthews, 181 Broadway; architect, Matthew J. McQuillan, 380 East 1733 st. Plan No. 1160.

2D ST, 250, n s, 124.5 w Av C, partitions, plumbing fixtures and stairs to 3-sty brick store

st. Plan No. 1100.

2D ST, 250, n s, 124.5 w Av C, partitions, plumbing fixtures and stairs to 3-sty brick store and dwelling (2 families); cost, \$250; owner, Pauline Gross, 256 2d av; architect, Henry M. Entlich, 29 Montrose av, Brooklyn. Plan No.

1144.
7TH ST, 31 East, 1-sty brick extension (rear), remove partition, change window openings to 3-sty brick offices; cost, \$500; owner, Michael Pasvelsky, 178 2d av; architect, Charles S. Clark, 441 East Tremont av, Bronx. Plan No. 1122

Pasvelsky, 178 2d av; architect, Charles S. Clark, 441 East Tremont av, Bronx. Plan No. 1133.

12TH ST, 39-41 East, n s, 182.9 e University pl, erect steel tank supports to 8-sty fireproof lofts; cost, \$700; owner, Frank A. Seitz; architect, Royal J. Mansfield, 135 William st. Plan No. 1126.

14TH ST, 447-453 West 15th st, erect on roof a 1-sty fireproof pent house, reinforced roof slab and marble floor to 8-sty fireproof offices for lithograph department; cost, \$4,000; owner, American Can Co., Frederick S. Wheeler, Pres., Rye, New York; architect, N. M. Loney, Chester av, Belleport, L. I. Plan No. 1152.

24TH ST, 53 West, new 4-in, f. p. block partitions, f. p. s. c. doors, continue stairs, frame bulkhead, skylight, brick pier, doors to 6-sty brick restaurant and lofts; cost, \$2,000; owner, Frank L. Froment, 52 East 74th st; architect, S. Edson Gage, 28 East 49th st. Plan No. 1175.

26TH ST, 521-23 West, n s, 260 w 10th av, erect 12,000-gallon gravity tank and 9,000-gallon pressure tank, steel tank supports to 9-sty fire-proof factory; cost, \$2,000; owner, Harris H. Uris, 16 East 96th st; architect, L. G. House Engineering Co., 143 West, 40th st.; agent, Lawford S. House. Plan No. 1142.

28TH ST, 103 West, n s, 76.6 w 6th av, remove partitions, floor and wall, new walls, steel beams and concrete arches, stairs, elevator and tollet rooms to 4-sty brick store and storage; cost, \$10,000; owner, George Cotsomas, 127 West 28th st; architect, Charles S. Clark, 441 Tremont av, Bronx. Plan No. 1174.

31ST ST, 318 East, new toilet rooms, windows, partitions, sash and plumbing to 4-sty brick tenement (8 families); cost, \$1,500; owner, Mrs. Barbara Schults, 202 West 105th st; architect, Fred Hammond, 391 East 149th st. Plan No. 1139.

Plan No. 1139.

35TH ST, 63-5-7 West, rearrange partitions, new stairs and install store to 4-sty brick store and theatre; cost, \$75; owner, Jerome Rosenberg, 112 West 34th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1118.

36TH ST, 112 East, cut down windows, new porch (rear), steel girders and columns, roof and floor beams, 5-ply slag roof to 4-sty brick residence; cost, \$2,000; owner, The Corporation of Brick Presbyterian Church of New York, corner 5th av and 37th st; Pres. Board of Trustees, Mr. E. Francis Hyde, 54 Wall st; architects, Cady & Gregory, 40 West 32d st. Plan No. 1156.

architects, Cady & Gregory, 40 West 32d st. Plan No. 1156.

43D ST, 100 West, s w cor 6th av, remove brick wall, c. i. columns and girders, partitions, 3x10-in. spruce tier beams, divide store, dumbwaiters, s. c. f. p. doors to 4-sty brick cafe, billiard room and furnished rooms; cost, \$2,000; owners, William Volk & Herman Reher, s w cor 42d st and 3d av; architect, Bruno W. Berger & Son, 121 Bible House. Plan No. 1170.

44TH ST, 15-17 West, remove wall, new skylight, reset heating and lighting fixtures to 12-sty, fireproof stores, lofts and offices; cost. \$825; owner, Harry N. French, receiver, 35 Nassau st; Viola M. Flannery, mortgagee, 37 West 51st st; architects, Walker & Gillette, 128 East 37th st. Plan No. 1110.

46TH ST, 53 West, new stairs to roof to 5-sty brick store, loft and dwelling; cost, \$500; owner, Morris Frank, 538 9th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1158.

46TH ST, 31 West, 362.6 from 5th av, install

46TH ST, 31 West, 362.6 from 5th av, install galvanized iron vent flues, skylights, galvanized iron and tin roof, door, alter partitions and

doors to 4-sty brick apartments and studio; cost, \$800; owner, 31 West 46th St Co., Frances Dominick Cosey, 147 West 57th st; architect, William Froendhoff, 407 West 14th st. Plan No. 1122.

49TH ST, 35 West, 1-sty addition (rear) renovate plumbing, 2 bath rooms, sleeping porch, door and window to 5-sty brick dwelling; cost, \$5,000; owner, G. M. Hecksler, 576 5th av; architect, Russell B. Smith, 220 Broadway. Plan No. 1171.

way. Plan No. 1171.

50TH ST, 448-450 West, and 49th st, new fireproof bridge to (2 bldgs.) 3 and 4-sty brick and fireproof public school; cost, \$2,500; owner, City of New York, care Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1143.

av. Plan No. 1143;
59TH ST, 160-170 West, s s, 105 e 7th av, remove brick fireplaces, new flues, closets and bath rooms to (2) 10-sty fireproof apartment dwellings; cost, \$\frac{1}{2}\text{s}\text{,}\text{000}; \text{owner}, J. Jennings McComb Estate, dec'd, trustee, Title Guarantee & Trust Co., 919 7th st; Pres., Charles H. Kelsey; architects, Buchman & Fox, 30 East 42d st. Plan No. 1155.

No. 1100.
62D ST, 131 East, n s, 126.6 w Lexington av, new stairs and dumbwaiter shaft, extend front, remove partitions and convert basement to 4-sty brick dwelling; cost, 88,000; owner, Harry R. Stern, 131 East 62d st; architect, Eugene Schoen, 106 East 19th st. Plan No. 1135.

70TH ST, opposite e s Blackwell's Island, extend veranda, new brick piers and columns to l-sty brick hospital; cost, \$1,200; owner, City of New York, Dept. of Public Charities, John A. Kingsbury, Com.; architect, Sylvester A. Taggart, 10th floor, Municipal Building. Plan No. 1111.

95TH ST, 312-518 East, s s, 350 w 1st av, new partitions and bulkhead to 5-sty brick loft; cost, \$1,000; owner, Central Verein of New York City, Inc., 56 East 122d st, Pres., Henry Breunig; architect, Henry Klein, 503 East 15th st, Plan No. 1124.

Plan No. 1124.
66TH ST, 309 West, 260 w 11th st, 1-sty addition to 2-sty brick wagon room and stable; cost, \$6,000; owners, Cushman's Sons Co., Inc., 49 Manhattan av, Lewis A. Cushman, Pres.; David Bleier, Treas.; architect, Charles Stegmayer, 168 East 91st st. Plan No. 1163.

mayer, 168 East 91st st. Plan No. 1163.

76TH ST, 503 East, n s, 98 e Av A, 1-sty extension, remove first tier beams, fill in basement, galvanize iron skylight to (2 bldgs.), 1-sty brick and frame shop; cost, \$600; owner, Edward Bachman, 19 Barrow st; architect, Otto L. Spannhake, 233 East, 78th st. Plan No. 1168.

83D ST 168-170 East, remove 2 stories and extend building to 1-sty public garage; cost, \$17,000; owners, Lynn D and Jesse A. Brown, 168 East 83d st; architect, John C. W. Runi, 3132 Decatur av, Bronx. Plan No. 1109.

95TH ST, 320-322 East, s s, 300 w 1st av, remove partitions, new partitions, bulkhead to 5-sty brick loft; cost, \$1,000; owner, Central Verein of New York City, Inc., 56 East 122d st; Henry Breunig, Pres.; architect, Henry Klein, 505 East 15th st. Plan No. 1123.

103D ST, 79 East, n w cor Park av, remove pier and window, new show window and partition to 5-sty brick store and tenement (18 families); cost, \$100; owner, E. R. Robinson Estate, exr., Moncure Robinson, Hotel Ritz Carlton, 46th st and Madison av; architects, Young & Wagner, Inc., 347 5th av. Plan No. 1147.

104TH ST, 106 East, window, toilet room and fixtures to 2-sty brick storage and synagogue; cost, \$250; owner, Julius Bachrach, 119 Broadway; architect, Michael Bernstein, 185 Madison av. Plan No. 1114.

av. Pian No. 1114.

106TH ST, 412-430 East, and 105th st East, increase size of elevator bulkhead to 4-sty brick office and factory; cost, \$400; owner, Nathan Mfg. Co., 416 East 106th st; Pres., Alfred Nathan; Sec., Maurice Stetheimer; architect, Harry N. Paradies, 231 West 18th st. Fian No. 1108.

1107H ST, 86-88 East, s s, 26 w Park av, re move partitions, bath room and fixtures, instal store front, kitchens in restaurant to 6-sty briciapartment house (21 families); cost, \$250 cwner Sigmund Guyon, 86 East 110th st; architect, Louis Leon, 86 East 110th st. Plan No. 1146. 1146

1146.

117TH ST, 306-310 East, s s, 125 e 2d av, alter fire-escapes, f. p. windows to 5-sty brick pasteurizing plant; cost, \$100; owner, Borden's Condensed Milk Co., Samuel Taylor, Pres., 108 Hudson st; architect, Albert Ullrich, 371 Fulton st, Brooklyn. Plan No. 1172.

118TH ST, 132 East, s w cor Lexington av, remove stoop, new openings and windows, fill up area to 3-sty brick dwelling; cost, \$300; owner, William Lustgarten, 68 William st. Plan No. 1140.

No. 1140.

132D ST, 561 West, n e cor Old Broadway, enlarge sitting room and new toilets to 4-sty brick store and apartments; cost, \$500; owner, John A. Haeseler, 520 West 134th st; architect, John E. Scharsmith, 523 West 146th st. Plan No. 1151.

No. 1131.

135TH ST, 239 West, n s, 200 e 8th av, remove partitions, new girders and posts to 5-sty brick police station house; cost, \$75; owner, Christian Fleissner, 800 Broad st, Newark, N. J.; architect, Thomas E. O'Brien. Plan No. 1134.

1134.

187TH ST, 536 West, s e cor Audubon av, remove front and rear wall and raise cellar floor, new store front, change partitions, extension to 3-sty brick (3) stores and 2 families; cost, \$5,000; owner, Gustav Boehme, 109 Audubon av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 1125.

AMSTERDAM AV, 689, erect partitions, cut new door and window openings, iron stairway to roof to 2-sty brick store and dwelling; cost, \$500; owner, Rosalie G. Cameron, Hempstead, L. I., Walter A. Cameron, guardian; architect, William H. Meyer, 1861 Carter av, Bronx. Plan No. 1127.

AMSTERDAM AV, 402-08, n w cor 79th new openings, fireproof doors, bathroom, fi

proof block partitions to 12-sty fireproof hotel; cost, \$1,000; owner, George C. Engel, 205 West 79th st; architects, Bannister & Schell, 67 Wall st. Plan No. 1161.

st. Pian No. 1161.

BROADWAY, 1204-1210, e s, 79 s 30th st, divide store, opening, the floor, 4-in. terra cotta partitions, repiace elevator to 4-sty brick stores & omces; cost, \$1,000; owner, Frances C. Alvord, 501 5th av, care Rice & Hill; architect, Patrick J. Murray, 201 Bush st, Bronx. Plan No. 1166.

BROADWAY, 2571, s w cor 97th st, alter upper partition of building, remove floor, arches and steel work, etc., new stairs, asbestos curtain, metal footlight trough, etc., to 2-sty fire-proof theatre; cost, \$8,000; owner, Broadway & 97th Street Realty Co., William Fox, Pres., 116 East 14th st; architect, Thomas W. Lamb, 644 8th av. Plan No. 1157.

EROADWAY, 169-171. s w cor Cortlandt st,

644 8th av. Plan No. 1157.

EROADWAY, 169-171, s w cor Cortlandt st, new show window (angle iron) to 6-sty brick stores and offices; cost, \$475; owner, Broadway & Cortlandt Co., 167 Broadway, Robert E. Dowling, Fres.; architect, Charles Bingeldein, Jr., 44 West 18th st. Plan No. 1121.

BROADWAY, 2291-99, iron and glass and copper marquise to 2-sty brick stores and offices and assembly room; cost, \$100; owner, Lansing Realty Holding Co., 61 Broadway, Herbert Duruy, Pres.; architect, Otto Fisher, 448 Amsterdam av. Plan No. 1130.

CENTRAL PARK WEST, 285-7, s w cor 89th st, new 5,000-gallon tank to 12-sty fireproof tenement; cost, \$1,000; owner, Barstum Realty Co., 395 4th av; architect, Raphael Prager, 149 Broadway. Plan No. 1132.

COLUMBUS AV, 676, s w cor 93d st, recon-

COLUMBUS AV, 676, s w cor 93d st, reconstruct show windows, new sash, plate glass, etc., and reset door to 5-sty brick stores and tenement; cost, \$1,000; owner, Leonard J. Carpenter co., 25 Liberty st; Pres., Daniel Y. Swainson; architect, William G. Clark, 232 West 40th st.

CONVENT AV, 341, n e cor 144th st, build a freproof addition, partitions, windows, skylights, etc., remove 1-sty conservatory and 2d sty and basement brick extension to 4-sty brick administration building and hospital; cost, \$10,000; owner, Lutheran Hospital of Manhattan, Pres., John H. Boschen, 2007 Amsterdam av; architect, Eli Benedict, 1947 Broadway. Plan No. 1128.

LEXINGTON AV, 1942, w s, 20.11 s 120th st, remove railings, copings, platform, area, etc., and alter stoop and cellar entrance to 4-sty brick tenement; cost, \$300; owner, Lucy Kulot, \$42 Lexington av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1149.

LEXINGTON AV, 1634, n w cor 103d st, remove store fronts and stoop to 4-sty brick stores and tenements; cost, \$500; owner, Mrs. Sarah M. Stiassny, 215 West 98th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1112.

MADISON AV, 1672, n w cor 111th st. new

L. Kehoe, 1 Beekman st. Plan No. 1112.

MADISON AV, 1672, n w cor 111th st, new wall, window and fireproof door, ceiling and floor to 5-sty brick stores and tenemen.

\$400; owner, Goldesman Real Estate Corporation, 1672 Madison av; Pres., Nachson Goldesman; architects, Benjamin H. & Charles N. Whinston, 148th st and 3d av. Plan No. 1113.

MADISON AV. 605, a. 50 a 55th st. traces.

Mah, architects, benjamin ii. & Charles M. Whinston, 148th st and 3d av. Plan No. 1113.

MADISON AV, 605, e s, 50 s 58th st, remove partitions, raise beams, new brick and terra cotta block wall and partitions, iron stairs and elevator, vent shaft, concrete arches and steel beams, fireproof windows to 5-sty brick store, offices and lofts; cost, \$28,000; owner, Mary E. Pinchot Estate, 60 Broadway; Amos R. E. Pinchot exr.; architect, Walter Haefeli, 245 West 55th st. Plan No. 1119.

MADISON AV, 561, e s, 25 s 56th st, raising of floors, steel and plate glass store fronts, steel girders, partitions, stairs, steel windows to to 5-sty brick stores and residence; cost, \$3,000; owner, Mabel L. Costello, Great Northern Hotel, New York City, and Frank and George Jones, 360 Union st, Hackensack, N. J.; architect, Arne Dehli, 257 Broadway. Plan No. 1176.

PARK AV, 101, n e cor 40th st, 1-sty ad tion to 17-sty fireproof stores and offices; cc \$25,000; owner, Architects' Offices, Inc., Park av, Burt I. Fenner, Pres.; architects, Farge & Morris, 101 Park av. Plan No. 1162.

Fark av, Burt I. Fenner, Pres.; architects, La Farge & Morris, 101 Park av. Plan No. 1162.

PARK ROW, 184, n w cor Mulberry st, new metal store front, doors, floor, toilet partitions, tile floor and window to 5-sty brick store and lodging house; cost, \$700; owner, Mrs. Roland Sims, Paris, France; architect, Thomas F. Dunn, 953 Woodycrest av, Bronx. Plan No. 1129.

IST AV, 1130 and n e cor 62d st, 1-sty brick extension, steel, concrete arch, door opening to 5 and 1-sty brick cafe and tenement; cost, \$1,200; owner, Anna Ruppert, 1116 5th av; architect, George Martin, 118 East 88th st. Plan No. 1120.

3D AV, 2000, w s, 20.11 s 110th st, remove show windows, columns and lintels, stairs, new show windows, columns and steel girders, galvanized iron cornice to 4-sty brick store and tenement; cost, \$675; owner, Eliza B. Smith, deceased; trustee, The New York Trust Co., 26 Broad st, Herbert W. Morse, secretary; architect, Michael Bernstein, 185 Madison av. Plan No. 1150. tect, Mic. No. 1150.

3D AV, 403-05, mason work, raising of w and roof beams, increase of seating capacity two bldgs. (m. p. theatre and stores); co. \$3,000; owners, David and Harry Lippman, Broadway; architect, Louis A. Sheinart, Bowery. Plan No. 1115.

3D AV, 1400, w s, 72.6 s 80th st, cut water closet compartments, shift door, new partitions to 4-sty brick store and tenement; cost, \$500; owner, George H. Gerken, 51 West 91st st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 1164.

5TH AV, 228-32, and Broadway, new elevator shaft, iron stairs, partitions to 20-sty fireproof mercantile; cost, \$2,000; owner, 230 5th Av. Corporation, 230 5th av; Pres., Geo. F. Johnson; architects, Schwartz & Gross, 347 5th av. Plan No. 1138.

5TH AV, 1411, e s, 50.5 s 116th st, remove partitions and boiler compartments to 5-sty

brick stores and apartments (16 families); cost, \$150; owner, Gustav Basch, 1411 5th av; archi-tects, Young & Wagner, Inc., 347 5th av. Plan No. 1145.

No. 1145.

STH AV, 844, e s, 41.10 s 53d st, remove partions, new partitions for water closet, plumbing and bath room to 4-sty brick tenement; cost, \$2,500; owner, Henry Astor Estate, Lewis Spencer Morris, trustee, 11 East 42d st; architect, John H. Knubel, 305 West 43d st. Plan No. 1148.

Bronx.

Bronx.

156TH ST, s e cor German pl, new tollets to open air theatre; cost, \$75; owner, Cyril Crimmins, 624 Madison av; architect, Samuel J. Kessler, 1037 Teller av. Plan No. 200.

188TH ST, 131 West, new door, new ceiling to 2½-sty frame dwelling and garage; cost, \$400; owner, Robt. H. Machlett, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 196.

FULTON AV, 1210, 1-sty frame extension, 8.6x 13, to 3-sty frame dwelling; cost, \$1,000; owner, John Kingston, 372 East 168th st; architect, Fred Hammond, 391 East 149th st. Plan No.

MARION AV, 2609, 1-sty frame extension, 25x.8 to 1-sty frame shed; cost, \$50; owner and chitect, Wm. Cairns, on premises. Plan No.

197.
OLINVILLE AV, e s, 225 n Magneta st, move 2½-sty frame dwelling; cost, \$400; owner, Agnes G. Knewitz, 3731 Willett av; architect, Jas. A. Garvey, 1911 White Plains av. Plan No. 202.

No. 202.

RIVER AV, e s, 235.8 s 151st st, 1-sty frame extension, 15x14.8, to 1-sty frame dwelling; cost, \$175; owner, Vincent Astor, 23 West 26th st; architect, Geo. A. Dessez, 560 West 160th st. Plan No. 195.

VARIAN AV, w s, 127.56 n Tillotson av, 1-sty frame extension, 5.2x11, to 1-sty frame dwelling; cost, \$250; owner, Felice Guastiferro, Rattlesnake Creek; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 201.

WEBSTER AV, 2800, new toilets, new beams, new stairs, etc., to 2-sty brick storage; cost, \$2,500; owner, American Express Co., 65 Broadway; architect, Jobst Hoffman, 188 St. Nicholas av. Plan No. 203.

WHITE PLAINS AV. w s. 275 s Post st. 1-

Nicholas av. Plan No. 203.

WHITE PLAINS AV, w s, 275 s Post st, 1sty frame extension to 2-sty frame store and
dwelling; cost, \$200; owner, Philip DiPetro, on
premises; architect, Anthony J. De Pace, 854
East 217th st. Plan No. 198.

3D AV, 3973, 1-sty brick extension, 21.2x
10.8, to 2-sty frame store and dwelling; cost,
\$800; owner, Alex. E. Squire, 77 Alexander av,
Yonkers; architect, Samuel Becker, 1327 Prospect av. Plan No. 199.

Brooklyn.

CHESTER ST, 49, extension to 3-sty tenement; cost, \$500; owner, Benj. Martin, 528 12th st; architect, E. M. Adelsohn, 1776 Pitkin av. clan No. 3531.

DEGRAW ST, 222, interior alterations to 3-y tenement; cost, \$500; owner, Nicola Cap-iello, 222 Degraw st; architect, W. J. Conway, 0 Union st. Plan No. 3561.

FULTON ST, 2026, interior alterations to 1-sty theatre; cost, \$500; owner, John F. Perry, 192 Rockaway av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3630.

2634 Atlantic av. Plan No. 3630.

FULTON ST, 326, plumbing to 2-sty restaurant; cost, \$1,000; owner, Kate Duryea, 326 Fulton st; architect, Edw. D. Fox, 161 Pierrepont st. Plan No. 3569.

HIMROD ST, n s, 81.9 w Knickerbocker av, interior alterations to 2-sty stable; cost, \$900; owner, Philip Pfeiffer, 408 Knickerbocker av; architect, Lew Keon, 27 Graham av. Plan No. 3680.

3680.

HUMBOLDT ST, n w cor Cornelia st, interior alterations to 3-sty school; cost, \$4,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3574.

IMLAY ST, 116-162, interior alterations to 6-sty factory; cost, \$1,000; owner, N. Y. Dock Co., Whitehall and State sts, Manhattan; architect, E. Hicks, 865 West 180th st, Manhattan. Plan No. 3638.

E. Hiers, 600 Hers.

No. 3638.

LEONARD ST, 33, extension to 3-sty dwelling; cost, \$500; owner, Annie Zirinsky; architect, Tobias Goldstone, 49 Graham av. Plan No.

3643.

LEONARD ST, e s, 25 s Frost st, extension to 2-sty dwelling; cost, \$500; owner, Terse Santamillo, on premises; architects, Leispia & Salvati, 525 Grand st. Plan No. 3678.

McKIBBEN ST, 191, interior alterations to 6-sty store and tenement; cost, \$200; owner, Wm. Brandries, 911 Sutter av; architect, Max Cohn, 280 Bedford av. Plan No. 3579.

MONROE PL, 29, extension to 4-sty apartments; cost, \$10,000; owner, Meeko Corp., 350 Fulton st; architect, Mott B. Schmidt, 15 East 40th st, Manhattan. Plan No. 3528.

MORRELL ST. 69, interior alterations to 3-

MORRELL ST, 69, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Benj. Cohen, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 3513. SMITH ST, 151, interior alterations to 4-sty store and tenement; cost, \$500; owner, Wm. F. Mott, 151 Smith st; architect, Wm. F. Muller, 173 Court st. Plan No. 3608.

SOMERS ST, 108, interior alterations to 3-sty tenement; cost, \$400; owner, Michael Mackey, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3535.

1780 Pitkin av. 'Plan No. 3535.

THORNTON ST, 30, interior alterations to 3-sty store and tenement; cost, \$500; owner, Katie Kufahl, 32 Belvidere st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3581.

WALWORTH ST, 159, extension to 2-sty factory; cost, \$8,000; owner, Anton Chapal, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 3612.

WEST 7TH ST, 2926, extension to 1-sty dwelling; cost, \$300; owner, Mary Sutter, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3604.

Alterations-(Continued).

EAST 10TH ST, 1318, move 2-sty dwelling; ost, \$2,000; owner, Saml. Cohen, 1663 Coney sland av; architect, Geo. Hitchings, 1020 Av F. lan No. 3586.

11TH ST, s s, 76.2 w 7th av, interior alterations to 2-sty garage; cost, \$2,500; owner, Dr. Henry Schroeder, 327 9th st; architect, Hy. L. Behlert, 161 9th av. Plan No. 3647.

85TH ST, 1260, exterior alterations to 2-sty dwelling; cost, \$1,000; owner, Ritta Twoney, on premises; architect, W. H. Harrington, 510 57th st. Plan No. 3536.

ALBANY AV, w s, 22.3 n Sterling pl, extension to 2-sty store and dwelling; cost, \$1,200; owner, Dehlia Higgins, 250 Albany av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 3683.

BROADWAY, 1587, plumbing to 2-sty store and dwelling; cost, \$150; owner, United Cigar Stores, 44 West 18th st, Manhattan; architect, Frank Thoma, 107 Washington st. Plan No. 3519

3519.

CENTRAL AV, 39, interior alterations to 3sty tenement; cost, \$500; owner, Vincenzo
Gerardino, 39 Central av; architects, Cannella
& Gallo, 60 Graham av. Plan No. 3658.

CHRISTOPHER AV, 65, extension to 2-sty
dwelling; cost, \$400; owner, Chas. Herbst, on
premises; architects, Glucroft & Glucroft, 671
Broadway. Plan No. 3611.

CHRISTOPHER AV, 211, extension to 2-sty
dwelling; cost, \$1,500; owner, Egel Light Co.,
on premises; architect, Morris Whinston, 459
Stone av. Plan No. 3590.

CHRISTOPHER AV, w s, 200 n Pitkin av;
extension to 2 sty dwelling; cost, \$1,500; owner, Max Schneider, on premises; architects,
Brook & Rosenberg, 350 Fulton st. Plan No.
3689.

CHRISTOPHER AV, w s, 217.11 n Pitkin av, extension to 2-sty garage and dwelling; cost, \$1,500; owner, Max Schneider, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3688.

Plan No. 3688.

CLINTON AV, 361, interior alterations to 4sty dwelling; cost, \$650; owner, Wm, H. Nichols, Jr., on premises; architect, John C. Kehm,
15 Tillary st. Plan No. 3619.

CONKLIN AV, 90, extension to 1-sty shop;
cost, \$1,000; owner, I. C. Rumph, 94 Conklin
av; architect, I. C. Rumph, 94 Conklin av. Plan
No. 3656.

av; architect, I. C. Rumph, 94 Conklin av. Plan No. 3656.

DRIGGS AV, 748, interior alterations to 3-sty brick dwelling; cost, \$300; owner, Saml. Frankel, 280 Metropolitan av; architect, Max Cohn, 280 Bedford av. Plan No. 3578.

EASTERN PKWAY, 443, extension to 3-sty store and dwelling; cost, \$2,500; owner, R. Vanderveen Co., 961 52d st; architect, D. Salvati, 525 Grand st. Plan No. 3633.

FLATBUSH AV, 144, exterior alterations to 4-sty dwelling; cost, \$400; owner, Amos D. Carber, 39 Water st, Manhattan; architect, C. S. McLean, 150 Nassau st. Plan No. 3589.

FLUSHING AV, 998, exterior alterations to 2-sty dwelling; cost, \$1,000; owner, Leopold Schitzer, 1000 Flushing av; architects, Shampan & Shampan, 772 Broadway. Plan No. 3614.

FLUSHING AV 1073, interior alterations to 3-sty tenement; cost, \$500; owner, Calogero Reina, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 3642.

FLUSHING AV, n. s, 154.6 e. Porter av, plumbing to 2-sty dwelling; cost, \$200; owner.

FLUSHING AV, n. s., 154.6 e Porter av, plumbing to 2-sty dwelling; cost, \$200; owner, Emma Denig, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 3677.

GATES AV, 121, extension to 3-sty dwelling; cost, \$4,000; owner, Dr. Jas. T. Pilcher, 1.3 St. James pl; architect, J. S. Kennedy, 157 Remsen st. Plan No. 3570.

KNICKERBOCKER AV, 408, extension to 3-sty tenement; cost, \$3,500; owner, Philip Pferf-fer, on premises; architect, Lew Koen, 27 Gra-ham av. Plan No. 3634.

fer, on premises; architect, Lew Koen, 27 Graham av. Plan No. 3634.

LEXINGTON AV, 25, interior alterations to 5-sty storage; cost, \$200; owner, Richard M. Sandeford, 25 Lexington av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3534.

LIBERTY AV, 122, interior alterations to 3-sty tenement; cost, \$300; owner, Max Rappaport, 66 Ft. Washington av, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3637.

MANHATTAN AV, 922, extension to 3-sty storage; cost, \$1,000; owner, John Evata, 404 West 51st st, Manhattan; architect, Jos. J. Eberle, 489 5th av. Plan No. 3520.

NOSTRAND AV, 750, interior alterations to 2-sty store and dwelling; cost, \$700; owner, Herman H. Bittner, on premises; architect, Arthur Martins, 259 Albany av. Plan No. 3657.

PITKIN AV, 2120, extension to 2-sty store and dwelling; cost, \$300; owner, Edw. Alt, 63 Doscher st; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 3563.

SARATOGA AV, 743, extension to 2-sty dwelling; cost, \$300; owner, Hy Freidland, 748 Saratoga av; architect, S. Millman, 1780 Pitkin av. Plan No. 3584.

SCHENCK AV, 24, extension to 3-sty tenement; cost, \$200; owner, Emma, Parker, ed.

SCHENCK AV, 24, extension to 3-sty tenement; cost, \$200; owner, Emma Parker, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 3543.

THATFORD AV, n e cor Sutter av, interior alterations to 2-sty store; cost, \$750; owner, Morris Cohen, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3676.

TOMPKINS AV, 145, extension to 3-sty dwelling; cost, \$2,500; owner, Benj. Fienberg, 130 Vernon av; architect, M. A. Cantor, 373 Fulton st. Plan No. 3671.

UTICA AV, 64, exterior alterations to 2-sty store and dwelling; cost, \$1,000; owner, Amedeo Magluila, 68½ Utica av; architects, Cannella & Gallo, 60 Graham av. Plan No. 3601.

WASHINGTON AV, 666, extension to 3-sty store and dwelling; cost, \$500; owner, Saml. Beck, 363 Fulton st; architect, Pasquale Gaga-lardi, 239 Navy st. Plan No. 3597.

3D AV, 821, extension to 2-sty store and dwelling; cost, \$300; owner, Frank Spero, 119 29th st; architect, Jos. Hartung, 548 2d st. Plan No. 3547.

4TH AV, n w cor 36th st, extension to 3-sty store and hotel; cost, \$4,000; owner, Dennis Fitzgerald, on premises; architect, Thos. Bennett, 5123 3d av. Plan No. 3692.

5TH AV, 5422, extension to 3-sty dwelling; cost, \$750; owner, Philip E. Smith, on premises; architect, Thos. N. Langan, 429 55th st. Plan No. 3526.

5TH AV, 5825, interior alterations to 4-sty tenement; cost, \$2,000; owner, Edw. F. Kelly, on premises; architect, F. W. Eisenla, 154 Remsen st. Plan No. 3609.

STRATTON'S WALK, 3062, exterior alterations to 1-sty laundry; cost, \$500; owner, Peter C. Conopaly, on premises; architect, A. D. Hinsdale, Jones walk and Surf av. Plan No. 3585.

Queens.

BEECHURST.—31st st, s s, 400 e 14th av, extend porch to dwelling; cost, \$115; owner, E. Denler, premises. Plan No. 1086.

COLLEGE POINT.—17th st, 120, piazza to dwelling; cost, \$150; owner, A. Dittes, on premises. Plan No. 1082.

CORONA.—51st st, w s, 249 s Jackson av, 1-sty added to top of dwelling; interior alterations; cost, \$900; owner, Mrs. A. Luther, on premises. Plan No. 1075.

premises. Plan No. 1075.

CORONA.—Nicolls st, n s, 250 e Central av, 2-sty frame extension, 20x16, rear dwelling, tin roof, interior alterations; cost, \$1,400; owner, Jos. Brienza, premises. Plan No. 1115.

CORONA.—Central av, e s, 50 s Lake st, 2-sty frame extension, 21x12, rear dwelling, tin roof, interior alterations; cost, \$800; owners, Mencola & Serraco, premises; architect, C. L. Varrone, Corona av, Corona. Plan No. 1116.

Varrone, Corona av, Corona. Plan No. 1116.

DOUGLAS MANOR.—West dr, s e cor Arleigh rd, 1-sty frame extension, 16x20, side dwelling, interior alterations; cost, \$400; owner, C. M. Burton, on premises; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1080.

EAST ELMHURST.—Ditmars av, s w cor Shurtz pl, plumbing in dwelling; cost, \$100; owner, M. Shorburn, premises. Plan No. 1103.

EAST ELMHURST.—Ditmars av, e s, 129 n Lynn av, alterations to dwelling; cost, \$200; owner, L. E. Bleekman, premises. Plan No. 1134.

1134. ELMHURST.—Ludlow av, e s, 150 n 5th st, plumbing to dwelling; cost, \$75; owner Cord Meyer Co., Elmhurst. Plan No. 1076. FAR ROCKAWAY.—Mott av, 75, 2sty frame extension, 10x10, rear dwelling, tin roof; cost, \$350; owner, S. Klein, premises. Plan No. FLUSHING.—Frankly

extension, 10x10, rear dwelling, tin roof; cost, \$350; owner, S. Klein, premises. Plan No. 1090.

FLUSHING.—Franklin pl, 164, 2-sty frame extension, 8x12, rear dwelling, tin roof, general interior alterations; cost, \$3,000; owner, G. W. Watson, premises; architect, Albert Haywood, 42 Prospect st, Flushing. Plan No. 1093.

FLUSHING.—Main st, 5½, electric sign to store; cost, \$60; owner, David Zion, premises. Plan No. 1101.

FLUSHING.—Washington st, 175, extend piazza on dwelling; cost, \$125; owner, C. A. Piper, premises. Plan No. 1136.

GLENDALE.—Tesla pl, w s, 50 s Central av, plumbing in two dwellings; cost, \$110; owner, H. Hertman, premises. Plan No. 1102.

JAMAICA.—South st, s w cor Washington av, new store front to dwelling; cost, \$250; owner, C. Carramonte, on premises. Plan No. 1102.

JAMAICA.—Shore av, s s, 160 w Henry st, plumbing in dwelling; cost, \$130; owner, W. Kondacky, premises. Plan No. 1137.

L. I. CITY.—Purvis st, n e cor Jackson av, interior partitions to store and new plumbing; cost, \$600; owner, Purvis Realty Co., Bridge Plaza, L. I. City. Plan No. 1141.

L. I. CITY.—Sth st, 116, plumbing in dwelling; cost, \$550; owner, M. Jones, premises. Plan No. 1124.

L. I. CITY.—Broadway, n s, 50 e 9th av, plumbing in tenement: cost \$150; owner P.

CITY.—Broadway, n s, 50 e 9th av, ag in tenement; cost, \$150; owner, R. premises. Plan No. 1131.

L. I. CITY.—Broadway, n s, 50 e 9th av, plumbing in tenement; cost, \$150; owner, R. Bruer, premises. Plan No. 1131.

L. I. CITY.—1st av, w s, 200 n Broadway, plumbing in dwelling; cost, \$100; owner, Mrs. C. S. Brooks, premises. Plan No. 1130.

L. I. CITY.—Jamaica av, s e cor-10th av, 1-sty brick extension, 27x24, side, rear and front of store and dwelling, interior alterations; cost, \$3,000; owner, Jas. Goodman, Broadway and Baxter av, Elmhurst; architects, B. W. Berger & Son, 121 Bible House, Manhattan. Plan No. 1077.

L. I. CITY.—Hancock st, w s, 175 n Wash-ston av, plumbing in dwelling; cost, \$100; ner, Mrs. Fitzgerald, premises. Plan No.

L. I. CITY.—Grand av, n s, 212 e Buchanan l, 2-sty frame extension, 18x15, rear dwelling, aterior alterations; cost, \$600; owner, P. cherer, 245 Grand av, L. I. City; architect, C. accurate the control of the control interior

MIDDLE VILLAGE.—Furman av, e s, 200 s Carhart pl, plumbing in dwelling; cost, \$100; owner, A. Hammert, premises. Plan No. 1110. RICHMOND HILL.—Jefferson av, w s, 370 s Chichester av, plumbing in six dwellings; cost, \$300; owner, Granite & Co., premises. Plan Nos. 1094-5-6-7-8-1100.

RICHMOND HILL.—Garfield st, 125 n Cleve-land av, 1-sty frame extension, 7x9, rear dwell-ing; cost, \$200; owner, H. J. Arnold, prem-ises. Plan No. 1146.

ises. Plan No. 1146.

RICHMOND HILL.—Lefferts av, w s, 119 n Central av, plumbing in dwelling; cost, \$75; owner, W. Keese, premises. Plan No. 1142.

RIDGEWOOD.—Linden st, s s, 200 w Fresh Pond rd, 1-sty frame extension, 18x8, rear dwelling, tin roof; cost, \$150; owner, Jos. Scheiner, premises. Plan No. 1084.

ROCKAWAY BEACH.—Boulevard, s s, 250 w Henry st, plumbing in store; cost, \$150; owner, M. B. Morrison, premises. Plan No. 1088.

WINFIELD.—Woodside av, 19, 1-sty frame extension, 14x15, repair dwelling, new plumbing; cost, \$300; owner, Frank Tesar, premises. Plan No. 1132.

Plan No. 1132.

WOODHAVEN.—Jamaica av, n s, 120 e Woodland av, new store front to dwelling; cost, \$100; owner, B. Javer, premises. Plan No. 1133.

WOODHAVEN.—Woodland av, e s, 200 n Ferris st, plumbing in dwelling; cost, \$100; owner, Mrs. Pollach, premises. Plan No. 1106.

WOODHAVEN.—Woodland av, e s, 120 s Broadway, plumbing in dwelling; cost, \$100; owner, J. Korn, premises. Plan No. 1107.

WOODHAVEN.—Woodland av, e s, 14 n Jamaica av, plumbing in dwelling; cost, \$100; owner, A. Flad, premises. Plan No. 1108.

WOODHAVEN.—Woodhaven av, w s, 110 n Jamaica av, plumbing in dwelling; cost, \$100; owner, J. Kane, premises. Plan No. 1109.

Richmond.

3D ST, s s, 150 e Lafayette st, New Brighton, alterations to frame dwelling; cost, \$500; owner, B. Marrotto, 3d st, New Brighton; architect, John Davies, Tompkinsville; builder, R. Santara, Brighton av, New Brighton. Plan No. 220.

MORNING STAR RD, w s, 100 n Washington av, Graniteville, alterations to frame hotel; cost, \$265; owners, Lembeck & Betz Bwg. Co., 173 9th st, Jersey City, N. J.; architect, B. F. Spencer, Graniteville. Plan No. 223.

RICHMOND TURNPIKE, n s, 90 e Brook st, alterations to frame dwelling; cost, \$250; owner, Jos. Nuzzio; builder, A. Carilli. Plan No. 214.

RICHMOND AV, n e cor Arm st, Port Richmond, alterations to frame store and dwelling; cost, \$1,300; owner, Geo. Sasek, Port Richmond; builder, J. O. Johnson, Port Richmond. Plan No. 217.

SEA AV, s s, 300 e Richmond av, Arrochar, alterations to frame dwelling; cost, \$425; owner, F. J. Byrnes, 372 Central Park West, Manhattan; builder, F. Deppe, 30 Greenleaf av. Plan No. 227.

SHARROTH AV, n w cor Church st, Pleasant Plains, alterations to frame dwelling; cost, \$1,250; owner, Gertrude Bedell, Princes Bay; builders, Olsen & Daggett, Princes Bay. Plan No. 226,

TOMPKINS AV, 39, Stapleton, alterations to frame dwelling; cost, \$200; owner, Jos. O. Hanlon. Plan No. 213.

BOARD WALK, n s, Midland Beach, alterations to frame bath house; cost, \$400; owner, Midland Beach Co., Midland Beach. Plan No. 218.

WATERSIDE, e s, 220 s Britton lane, New Dorp Beach, alterations to frame bungalow; cost, \$360; owner, W. H. Hall, 768 German pl, Bronx; builder, Th. Sanfour, New Dorp. Plan

PERSONAL AND TRADE NOTES.

S. J. STAMMERS, architect, has moved his office from 500 5th av to 320 5th av.

WALTER H. JACKSON, architect, has moved his offices from 500 5th av to 320 5th av.

his offices from 500 5th av to 320 5th av.

PHELPS BROS., CO., boilers, has moved from 210 Water st, to the Woolworth Building, room 606.

GEORGE H. GRIEBEL, architect, has moved his offices from 1974 Broadway to 81 East 125th st.

C. W. MULLIN, architect, has moved his offices from 189 Montague st, to 153 Remsen st, Brooklyn.

R. D. MacPHERSON, architect, has moved his offices from 207 Arkay Building to 219 North Pearl st, Albany, N. Y.

F. W. EISENLA, architect, has moved his offices from 16 Court st, to the second floor of 147 Remsen st, Brooklyn.

S. GORCEY, heating and plumbing contractor.

S. GORCEY, heating and plumbing contractor, 229 East 83d st, desires catalogues and price ists from supply manufacturers and dealers.

YOUNG & WAGNER, INC., architects, have moved their offices from 1204 Broadway to larger quarters on the thirteenth floor of 347 5th av.

MARK & MCHL, INC., iron works, are now located in their new factory and offices at 3d av and 6th st, Brooklyn. Telephone, South 5442-3.

PHOENIX GLASS CO., electrical glassware, as moved its show rooms from 15 Murray st, the Victoria Building, 230 5th av, corner of th st.

HARRY J. ROBINSON, JR., architect, has moved his offices from the First National Bank Building, Mt. Vernon, N. Y., to 30 East 42d st, Manhattan.

O'NEILL-FULLER LUMBER CO., manufac-turers and wholesalers of yellow pine lumber and timber, has opened northern sales offices at 50 Church st.

BENJAMIN KORNBLUM, plumbing contractor, has moved his office and shop from 1590 Lexington av. to larger and more convenient quarters at 2070 7th av.

DOVER, N. J., COUNCIL recently passed a building code, stipulating the fire zone covering the business section of the town and specifying how all buildings shall be constructed in the future

INDIANA QUARTERED OAK CO. has moved its offices from 5 East 42d st to the Vanderbilt Concourse Building, 52 Vanderbilt av. The firm makes a specialty of handling Philippine ma-

GOODYEAR LUMBER CO., wholesale hem-lock and yellow pine lumber and timber, has moved its New York branch office from 45 Broadway to the United States Express Building, 2 Rector st.

· AMERICAN THERMOSTAT COMPANY, man ufacturers of "The Marvel Thermostat," form erly located at Elmira, N. Y., has moved it factory and general offices to 101 Mechanic st Newark, N. J.

WALDEMAR E. BANG, formerly of the firm of Bang & Fitz Randolph, general contractors, has opened an office in the Marbridge Building, 1328 Broadway, where he will conduct a general building business.

eral building business.

EDWARD M. ADELSOHN, architect and engineer, 1776 Pitkin av, Brooklyn, desires samples and catalogues of general building materials and particularly catalogues of hospital equipment and specialties.

VAPOR HEATING CO., of Philadelphia, Pa., has moved its New York office from 1123 Broadway to the Scribner Building, 597 5th av. The New York office is under the direction of district manager Charles E. Scott.

JAMES F. HUGHES AND MORRIS S. BERK, associated architects, have dissolved by mutual consent the partnership heretofore existing between them. Mr. Hughes will continue the practice of architecture at 353 5th av.

tice of architecture at 353 5th av.

OSWIN W. SHELLY, well known as a builder, has become manager of the New York office of Ballinger & Perrot, architects and engineers, of Philadelphia, Pa. The local office is located in the Marbridge Building, 1328 Broadway.

EUGENE SCHOEN, architect, has moved his offices from 25 West 42d st to 106 East 19th st. Mr. Schoen is the president of the Bankers' Engineering Co., Inc., formerly known to the building trades as the Bankers' Building Bureau.

GLAUBER BRASS MFG. CO. has moved its New York office from 44 East 23d st to 130 West 32d st. At its new location the company has an attractive window display for its high-grade specialties. E. A. Beach is manager of the local

SAFETY FIRST SOCIETY, after studying ways of getting across Broadway alive, has decided the best method is to walk a white line, which will be provided. Signs are to be placed at the curb reading "Safety Zone; Cross Street Here".

CONTRACTORS estimating upon labor and materials for the construction of the Detroit Municipal Court building may see the plans and specifications at the office of the F. W. Dodge Co., 119 West 40th st. Bids close at Detroit June 9, 10 A. M.

JOHN SCHROEDER AND WILLIAM VER-HOFSKY have formed a partnership under the name of Schroeder & Verhofsky, and have opened an office and shop at 721 East 221st st, the Bronx, where they will conduct a plumbing and heating contracting business.

w. S. FITZ-RANDOLPH, INC., building construction, has opened offices at 1328 Broadway for the purpose of doing a general contracting business. W. S. Fitz Randolph, president, was formerly of the firm of Bang & Fitz Randolph, J. E. Elliott, vice-president, and R. E. Chamberlain is secretary and treasurer of the new concern.

I. B. WILLIAMS & SONS, manufacturers of leather belting, have moved their office and warehouse from 72 Murray st to larger quarters at 71 and 73 Murray st, where improved facilities will be enjoyed for handling their business. Their manufacturing plant is located at Dover, N. H. H. L. Baugher is manager of the New York branch.

BRIDGE BUILDERS AND STRUCTURAL

ager of the New York branch.

BRIDGE BUILDERS AND STRUCTURAL SOCIETY, 50 Church st, announces that at the monthly meeting of the society, held in Chicago, May 13, it was shown from the records collected by Secretary George E. Gifford that in the month of April 62½ per cent. of the entire capacity of the bridge and structural shops of the country was contracted for.

HORWITZ, STEINER & JAEGER, architects, have opened offices for the practice of their profession at 718 Broadway, corner of Willow JP, Bayonne, N. J. The firm is a new one, although each member of it has practiced his profession in Bayonne and vicinity for a number of years. Catalogues and samples from manufacturers interested in the building trades are desired.

J. E. CASSIDY, formerly consulting engineer

are desired.

J. E. CASSIDY, formerly consulting engineer for the Edison Portland Cement Co., at Philadelphia, and C. M. Foster, formerly district manager of the same company, have organized the Foster Construction Co., with main offices in the Kinney Building, Newark, N. J., for the purpose of conducting a general engineering and contracting business, giving special attention to the design and construction of concrete structures of all classes.

CARPENTER-O'BRIEN COMPANY has leased

and contracting oursiness, giving special attention to the design and construction of concrete structures of all classes.

CARPENTER-O'BRIEN COMPANY has leased offices in the new office building at 8 West 40th st, where they will have headquarters for the selling company and transportation company that will distribute the output and operate the steamer William O'Brien. The dredging at the staten Island property is nearly completed and the erection of sheds and dock will soon be started. Construction work at the new terminal is being carried on without interruption. The distributing company will be known as the Long Leaf Pine Company, Incorporated, the transportation company being known as the East Coast Transportation Company.

GEORGE F. SPELMAN, specialist in departmental bureau permits, has recently opened an office at 101 Park av. Mr. Spelman was connected with the firm of McKim, Mead & White, architects, 101 Park av, for the last twenty years and in that time had entire charge of their business with the Bureau of Buildings, Tenement House and other departments, such as filing of plans, making amendments, removing violations, etc. The experience so gained and the familiarity with the laws governing buildings acquired by him during this long service has promoted him to specialize along this line, and submit his services in an advisory capacity to architects and owners in need of such.

H. S. BLACK, chairman of the United States Realty and Improvement Co., is quite optimistic

regarding the future business outlook, particularly as applied to a revival in the building trades. Mr. Black recently said: "Building in the East shows little activity, but there is more doing in the Middle West. Good harvests may stimulate building, but at present more or less uncertainty seems to prevail. The war and threatened international complications are responsible for prevailing dullness. Investors are cautious and not inclined to make large commitments into the future. Except for those concerns benefiting through war orders general business is not brisk, but we look for a satisfactory outcome."

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ARTISTS and designers are invited to participate in the competition, which closes July 1, 1915, for the designs of two seals or emblems, to serve as the official symbols of the North American Gymnastic Union, of Indianapolis, Ind., and its subsidiary, the Normal College of the N. A. G. U., respectively. The designs desired must lend themselves to various decorative uses, but are to be offered in form primarily suitable for reproduction and use in the printing processes, as stated in the rules, on letterheads, bulletins, college catalogs, etc. A prize of \$100 is offered, and the competition is to be judged by a competent jury of experts, consisting of Harold H. Brown, director of the John Herron Art Institute; Carl H. Lieber, art dealer, and Arthur Bohn, architect, all of Indianapolis. For further information and program of the competition, address North American Gymnastic Union, 415 East Michigan st, Indianapolis, Ind.

METZGER & BULLOCK, architects and engineers, are practicing their professions at 18 East 41st st. The new firm, while they will conduct a general practice, intend to specialize on the design and equipment of banking institutions. George C. Metzger, senior member of the firm, has been practicing for some time as an equipment and efficiency engineer. Prior to this he was the New York manager for the Art Metal Construction Co., of Jamestown, N. Y. R. G. Bullock is an architect, who also formerly was connected with the Art Metal Construction Co. He acted as New York manager for eight months, before which he was chief of the experimental and research department for a number of years, located at the factory in Jamestown. The new firm were recently awarded the prize in a competition for the design of the new building for the Rome Trust Co., at Rome, N. Y. The entrants in the competition included some of the foremost bank architects of the country.

F. E. FOLSOM COMPANY, of 507 5th av, Manhatt

N. Y. The entrants in the competition included some of the foremost bank architects of the country.

F. E. FOLSOM COMPANY, of 507 5th av, Manhattan, has started a unique business, whereby the company takes out your building permit at the Bureau of Highways, assumes all responsibility for same as to deposits required, charges and refunds and guarantees the contractor or builder the actual cost of the permit before the work is undertaken. Through this service the public is relieved of any unnecessary delay as well as the unestimated expense of attending to the details in obtaining permits. The possibility to sub-contractors of future damages occurring to the premises after the completion of contracts and the shifting of these responsibilities and burdens should render these services of inestimable value. It has never been more important than now in view of the large increase in new building and alteration work contemplated, that something should be done to facilitate the work of the builders and contractors in relation to these permits. The Legal Department of the Folsom Company stands ready to advise on any permit problem that may arise in connection with any street opening permit.

OBITUARY

ALFRED R. MARSHALL, a building contractor, of Little Neck, L. I., died in the Flushing Hospital, Wednesday, May 19. His death was due to injuries received May 10, in a fall from a building he was erecting. He was thirty-six years old.

LOUIS CHRISTENSEN, a contracting plumber, in business at 49th st and New Utrecht av, died at his residence 1264 57th st. Brooklyn, Tuesday, May 18. He was born in Brooklyn thirty-eight years ago and is survived by his widow and two sons.

HENRY P. HENDRICKSON, a retired general contractor, who for years had been prominent in Brooklyn died at his home 742 Carroll st. He was born in Brooklyn and had lived there all of his life. He was a member of the B. P. O. Elks and of the Society of Old Brooklynites. He is survived by a son and a daughter.

ROBERT A. McCORD, vice-president of the Hecla-Winslow Co., ornamental iron, 101 Park av, died at his home, in Greenwich, Conn., of a complication of diseases, Friday, May 14. He was forty-two years old. Mr. McCord was the son of the late Mr. William H. McCord, a steel merchant. For a time he was associated with his father in the business. He was a member of the Indian Harbor Yacht Club. He is survived by his widow and one son.

A. F. NORRIS, architect, 150 Nassau st, Manhattan, died of an affection of the stomach at his home, 73 Union st, Montclair, N. J., Tuesday, May 18. He was born fifty-three years ago, and had been well known as the designer of fine residences for many years. He had planned more than four hundred private dwellings in Montclair and vicinity. Mr. Norris was a member of the firm of Oakley & Roberts, general contractors, died of heart disease at his

tects. He is survived by his widow and a son. DANIEL T. OAKLEY, for thirty years a member of the firm of Oakley & Roberts, general contractors, died of heart disease at his home, 77 Day st, Orange, N. J., Wednesday, May 19. Mr. Oakley was seventy-seven years of age and was a descendent of one of the oldest families of Union county. He had been a resident of Orange for more than fifty years. Mr. Oakley has been a member of the Orange Building and Loan Association for twenty years and was connected with numerous social and fraternal societies and clubs. He is survived by his widow, a son and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN IRON AND STEEL INSTITUTE will hold its eighth annual meeting at the Waldorf-Astoria Hotel, Friday, May 28.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its annual convention in Chicago, June 10-11. Secretary, F. F. Fish, Chicago.

ATIONAL 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.

39th st, N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention in the Second Regiment Armory, Trenton, N. J., May 25-27.

NATIONAL CONFERENCE.

20-21.

NATIONAL CONFERENCE ON CITY PLANNING will be held in Detroit, Mich., June 7-9.
Secretary, Flavel Shurtleff, 19 Congress st, Boston, Mass.

NING will be held in Detroit, Mich., June 7-9. Secretary, Flavel Shurtleff, 19 Congress st, Boston, Mass.

NATIONAL RETAIL HARDWARE ASSOCIATION will hold its annual convention in St. Paul, Minn., June 22-24. Secretary, M. L. Corey, Argos, Ind.

NICHOLAS S. HILL, JR., consulting hydraulic and sanitary engineer, was elected president of the American Waterworks Association at the annual convention at Cincinnati last week.

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.

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.

EASTERN TRADE GOLF ASSOCIATION will hold its annual spring tournament on the Oakland Links at Bayside, L. I., Wednesday, May 26. President A. S. Armagnac has appointed a Tournament Committee as follows: Charles S. Wood, chairman; C. C. Hale, Geo. W. Pierpont and W. G. Titus.

WILLIAM FELLOWES MORGAN, president of the Brooklyn Bridge Erreging and Cold Stor-

land Links at Bayside, L. I., Wednesday, May 26.
President A. S. Armagnac has appointed a Tournament Committee as follows: Charles S. Wood, chairman; C. C. Hale, Geo. W. Pierpont and W. G. Titus.

WILLIAM FELLOWES MORGAN, president of the Brooklyn Bridge Freezing and Cold Storage Co., was elected president of the Merchants' Association by the board of directors at its recent annual meeting. Other officers named were: Albert Plaut, first vice-president; Waldo H. Marshall, second vice-president; Louis E. Pierson, third vice-president; Slas D. Webb treasurer; S. C. Mead, secretary, Mr. Morgan reappointed Wiliam C. Breed chairman of the members' council of the association.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS held its annual meeting in the auditorium of the Engineering Societies Building, 29 West 33th st, Tuesday evening, May 18. The report of the Board of Directors for the fiscal year ending April 30 was presented. Following the business meeting Alexander Graham Bell was presented with the Edison medal in an address by John J. Carty. The presentation was followed by an address by Thomas A. Watson on "How Bell Invented the Telephone."

ILLUMINATING ENGINEERING SOCIETY, at its coming annual meeting and election of officers will consider the following ticket: President, C. P. Steinmetz; vice-presidents, Clarence L. Law, J. L. Minick; general secretary, Alton S. Miller; treasurer, L. B. Marks; directors, W. A. Durgin, M. Luckiesh, J. Arnold Norcross, New York Section; Chairman, D. McFarlan Moore; secretary, Norman D. Macdonald; managers, Thomas M. Ambler, L. H. Graves, W. F. Little, E. R. Treverton, Herbert Whiting.

NATIONAL ASSOCIATION OF MANUFACTURERS will hold its twentieth annual convention in the Waldorf-Astoria Hotel, May 25-26. Former President Taft and United States Senator Warren G. Harding of Ohio, will be among the speakers. Mr. Taft will discuss the Clayton Act. The new Federal Trade Commission will be discussed by Mr. James A. Emery, and the Federal Commission on Industrial Relations by Mr. Walter

BUILDING MATERIALS AND SUPPLIES

ITALY'S ENTRANCE INTO EUROPEAN EMBROGLIO WILL MEAN SHARP ADVANCE IN ART BUILDING METAL-RADIATORS LOW

> Lumber Cutters Curtailing Shipments for Big-Profit Foreign Trade

TALY'S entrance into the European war should immediately send the price of copper, brass and spelter at least five cents higher than prices prevailing a week ago, which even then were unprecedented. Thirty-cent copper and brass is almost a certainty, said a well-known wholesaler. This will represent a jump in copper of six cents for soft and five for hard. It will mean almost a ten-cent jump for sheet brass. Some of the manufacturers showed signs of being wary about protecting purchasers on specifications running more than a week, and one house refused to take anything but spot business.

Italy, ever since the war, has been the great clearing house for shipments of cartridge-making metals for Germany and Austria as well as for France. The shutting off of this market from Germany will mean the shipment of materials of this sort by roundabout routes entailing higher cost, and so great is the demand for these two commodities at present that domestic prices are based entirely upon the demand from abroad. Spelter was again high and excited this week, affecting galvanized materials of all sorts. No quotation was made upon New York delivery as the week cents higher than prices prevailing a

this week, affecting galvanized materials of all sorts. No quotation was made upon New York delivery as the week closed, although July and August sales were reported to be as high as fourteen cents. Some who bought spelter toward the end of the week paid as high as 16½ cents a pound for it. That is one reason why plumbing interests figuring on pending building operations have not been able to drop their prices very much and have in consequence temporarily checked some speculative operations. some speculative operations.

Pipe works are buying all the iron they can carry in anticipation of a conthey can carry in anticipation of a continued advance in prices. No. 1 X Foundry northern pig iron is quoted to-day at 14.25c. a pound, and the demand from equipment companies is increasing, probably in anticipation of a sharp rise resulting from possible eventualities

Radiators, in marked contrast to almost every other department of the equipment market, are being sold lower than ever before with a single exception. This is due to a struggle for surremany between various clusters of premacy between various clusters of manufacturers against others and what is being spent for high-priced copper can almost be saved, according to one authority, in the current price of radiators.

Portland cement is without feature, save for increased orders for road work.

Building orders in places outside of Manhattan continue to be fairly active. outside There was some attempt to stimulate building orders by offering of attractive concessions to dealers, but this movement was not concurred in by important companies, who are in on some of the road business and railroad work now coming out. The generally accepted level of Portland cement in the New York market today is \$1,23 and \$1.32

a barrel, wholesale.
Common brick has a good, steady call, practically all of that moving out of the wholesale dock going into construction work above the Harlem. Prices range from \$6 to \$6.50 a thousand.

Lumber is in a doubtful tone, depend-g upon location of yards. There is a Lumber is in a doubtful tone, depending upon location of yards. There is a great deal of concern in some quarters regarding the state of supply in the autumn, if the European situation becomes more tense. There is fear of a comes more tense. There is fear of a general scarcity of building grades here because of the already scant cut at the manufacturing centers and the difficulty of getting boats to bring the lumber to York.

New York.

Manufacturers, according to information at hand, have not been getting hardly a profit-taking price for their material for a long time. If the war is protracted much longer and more countries become involved, the cutting interests believe that America will be deluged with lumber orders from abroad at the termination of the war. They profess to see in the future handsome prices for dressed building lumber, with spot cash payments and no shipping risk. Some idea of what this curtailment of cutting and shipment means may be gathered from an official table compiled by the Lumber World Review which shows that during March, 1914, 737,300,000 feet of soft and hardwoods were cut, while in March, 1915, only 676,700,000 feet were cut. Shipments in March, 1914, totalled 668,800,000 feet, whereas March, 1915, showed a total shipment for both hard and soft woods of only 629,300,000 feet. That is one reason why dealers have not been over willing to shade price lists for speculative building operations and builders have found terms very limited. If the European situation becomes more Manufacturers, according to informa

for speculative building operations and builders have found terms very limited. If the European situation becomes more critical prices will be sure to move up rather than go lower.

Plan filings in the five boroughs for the week ending May 21, follow. In the same week last year 279 new building plans were filed, with an estimated value of \$2,907,925. The notable difference in estimated value of plans filed last week was due to the filing of plans for the new court house, which alone was estimated to cost \$10,000,000.

		Week	endin	ng
		May 14	I	May 21
Manhattan	12	\$10,976,375	8	\$1,403,700
Bronx	19	780,200	22	895,300
Brooklyn	100	780,800	94	618,100
Queens	105	289,080	126	365,195
Richmond	14	44,326	6	34,415
Total	250	\$12,870,781	256	\$3,316,710

LUMBER. Some Figures Showing Why War May Boost Prices.

Some Figures Showing Why War May Boost Prices.

I F every builder could be impressed with the necessity of doing his prospective building now he would be a richer man than he will be if he delays his purchases or his building operations. For instance, those behind the scenes in the lumber world know that there is being shaped a plan to conserve a tremendous suply for the European reconstruction period that is to follow the war. Italys entrance into the melee will hasten the day when the long-expected demand will develop and the American consumer who hesitated when he had the chance to buy cheap, will take the consequences of his overconservatism.

Practically the same conditions prevail in other lines, including Portland cement, copper, brass, iron, and many equipments. But these are reliable figures, compiled by the Lumber World Review from the reports as sent in to the National Lumber Manufacturers' Association, and cover the states of Alabama, Arizona, Arkansas, California, Georgia, Florida, Idaho, In-

diana, Iowa, Kentucky, Louisiana, Michigan, Minnesota, Mississippi, Missouri, Oklahoma, Montana, North Carolina, Ohio, Oregon, South Carolina, Tennessee, Texas, Virginia, Washington, West Virginia and Wisconsin.

Manufacturers are holding back their cutting and their shipments. For some time they have not been able to make the business profitable. The demand has been too spotty and competition has been too keen. They warned the dealers some time ago that they were going to reduce their cut. The dealers smiled, said it was only the usual bluff of the manufacturers to make them buy, and they let their stocks run down. Today, they are finding not anywhere near as big a stock on hand at the mills and they are not so keen about cutting their prices to speculative builders as previously. This is why speculators are not getting as attractive prices as formerly. Also, it is why the dealers are somewhat worrled about getting building grades in sufficient quantity.

The cut in soft woods in March, 1914, for the states named was 656,800,000 feet. In March, 1915, it was 615,900,000. Shipments in March, 1914, were 627,700,000 feet. In March, 1915, the March, 1915, it was 615,900,000 feet. In March, 1914, were 627,700,000 feet. In March, 1915, In March, 19

587,600,000. Cutting in hardwoods March 1914, totalled 80,500,000 feet. In March, 1915, 60,800,000. Shipments in this department were about even between the two months in the respective years, because there was a large stock on hand that the manufacturers wanted to work off. The shipments in March, 1914, were 41,100,000 feet. In March, 1915, 41,700,000 feet. The total cutting of all kinds of lumber in March, 1914, was 737,300,000 as against 676,700,000 feet last March. The shipments in March, 1914, were 668,800,000 feet. Those in March, 1915, were 629,300,000 feet.

feet.
There is shown a decrease in soft wood cut of 6.2 per cent., a decrease in hardwood cut of 24.6 per cent. and a decrease in total cut of 8.2 per cent. The decrease in soft wood shipments amounts to 6.4 per cent. The increase in hardwood shipments was 1.5 per cent., but the total decrease in shipments was 5.9 per cent.

CEMENT.

Natural Cement in Strong Demand—Port-land Active.

Ind Active.

O NE of the surprising things about the late depression was the steady upward demand for natural cement. According to William C. Morton, of the Consolidated Rosendale Cement Company, of 50 Church street, there is more natural cement being used in this city today than for years. This may reflect the unstable condition existing in the Portland market to a certain degree, at least. The price of ninety cents has steadily prevailed throughout the winter.

Portland cement in this market is being held steadily at prices ranging from \$1.23 to \$1.32 a barrel alongside of dock. The relinquishment of road orders and the releasing of some railroad contracts have made eastern dealers a little less dependent upon the builders and, in consequence, there has been a steady strengthening in the levels now ruling. There are some dealers who have been able to exercise old options or back contracts and have taken some cement at low prices from certain companies, but these quotations do not make the market, which may be said to be steady and firm.

IRON AND STEEL. Fabricating Business Here Improved.

STEEL and iron orders in this market have been of more sizable character this week. The Levering & Garrigues Company was awarded the contract for 1,000 tons for the Riverside power station at Albany and Milliken Brothers will supply 350 tons for the extension to the Lambs' Club. Inquiries developed this week for 1,500 tons for the John J. Radley loft building and for 1,500 tons of steel to be used in the construction of the Third Presbyterian Church in Newark.

in New Pipe wor. There wark.

works are heavy buyers in the iron marFhere were more sales of low phosphorus
and galvanized iron pipe stiffened. The
Steel Corporation increased its output.

COMMON BRICK.

Dealers Report Moderate Demand for Hudsons and Raritans.

M ANUFACTURERS of common brick in both the Hudson and Raritan districts feel what they call a satisfactory pulse in the present market. There was a slight easing off on prices this week, following the rain on Monday. The range has not changed for good brick. Raritan brick interests are holding their brick firm and are equipped for any emergency, providing they can take a profit on the brick they make. The Hudson river manufacturers have been inclined to ship rather freely, but the quick easing off of prices sufficed to warn them of the consequences of flooding the market at this time. The bear movement on prices failed to develop any strength and the market today is as strong as it was a week ago for well burned material.

Official transactions for Hudson River brick covering the week ending Thursday, May 20, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

Open barges, left over, Friday A. M., May 14—9.

Arrived, Sold

Open barges, left over, Friday A. M., May	14-9.
Arrived.	Sold.
Friday, May 14 7	8
Saturday, May 15 8	4
Monday, May 17 17	11
Tuesday, May 18 11	7
Wednesday, May 19 8	6
Thursday, May 20 3	3
	_
Total 54	39
Reported en route, Friday, May 21-	7.

Reported en route, Friday, May 21—1.
Conditions of market, steady. Prices: Hudsons, \$6.00 and \$6.50. Raritans, \$6.25 and \$6.50
(wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.00 and \$7.25
(yard). Cargoes left over Friday A. M., May

1914.		
Left over Friday, A. M., May	15 - 27	
	rrived.	Sold.
Friday, May 15	16	15
Saturday, May 16	9	5
Monday, May 18	16	14
Tuesday, May 19	1	6
Wednesday, May 20		10
Thursday, May 21	7	6
	-	-
Total	EO	EC