

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JUNE 19, 1915

THE INDUSTRIAL FUTURE OF THE BRONX

Remarkable Revelations From the U. S. Supreme Court Concerning
the Advantages We Have Here For Iron and Steel Manufacturing

BY CYRUS C. MILLER

GREAT events are happening in the industrial world which will affect strongly the future of the Bronx. Heretofore the principal industry of the borough has been the erection of buildings—some for business, but largely for dwellings for its citizens who labor outside of the borough. A new industrial idea of enormous value to New York is progressing among capitalists, namely, the location of iron and steel industries around New York harbor. For this the Bronx is peculiarly adapted.

The building industry of the Bronx is bound to go on; but, in addition to its activity in dwelling houses, it will expand so as to include industrial buildings and plants. The population of the Bronx has grown very fast to over 700,000, because people have come there

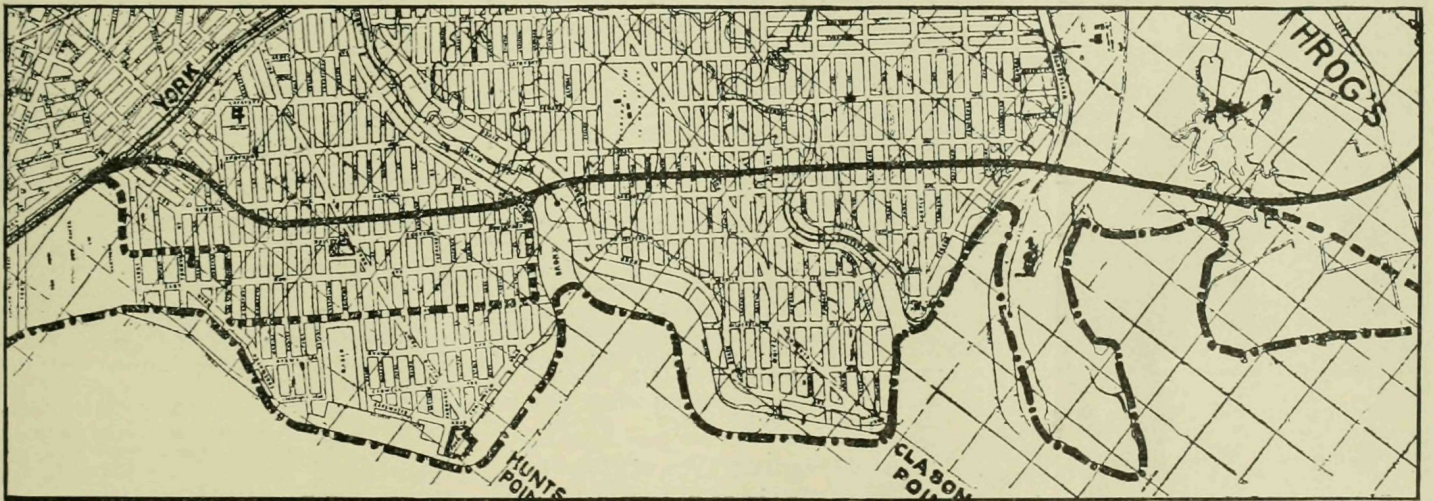
The decision of the United States District Court for the district of New Jersey, in the case of United States of America vs. United States Steel Corporation et al., was of far-reaching importance, and especially to the Bronx. In its opinion dated June 3, 1915, the court concludes that the Steel Corporation is not an illegal combination, because the steel and iron business is not and cannot be monopolized by it. The court comments on the strong competition which the Steel Corporation has and will have to meet:

Tidewater Advantages.

"Turning first to the Atlantic seaboard we find the Bethlehem Steel Company, the Pennsylvania Steel Company and the Maryland Steel Company. The two latter companies are here referred to only to note their tidewater location

markets. The proofs show that the competitors of the Steel Corporation have abundant ore supplies, cheap water freights and a great accessible surrounding market. The proofs further show that with the enlargement of the Erie Canal system Lake Superior ore will be canal-freighted from Buffalo to New York at 28 cents a ton less than the same ore is rail freighted from Lake Erie ports to the Pittsburgh district.

"With the enlargement of that canal, the proofs are that blast furnaces are now planned for location on seaboard waters in New York harbor limits. Lake Superior ores of the same metallic unit grade as the Brazilian would, in the view of the Michigan Tax Commission, cost \$7.00 a ton delivered at the Atlantic seaboard, as against ore of \$3.00 from Brazil. As to the Cuban ore, the total



THE EAST BRONX WATERFRONT, SHOWING A SECTION OF THE INDUSTRIAL RAILWAY PROPOSED BY HON. CYRUS C. MILLER WHEN BOROUGH PRESIDENT.

to establish homes and bring up their children.

More Industries Needed.

Its industries, however, have not grown so fast, and its residents spend time and vitality in traveling elsewhere for their daily work. An all-around development of the borough demands the establishment of industries within easy distance of its dwellings. Its natural facilities for such industries are not to be excelled in any city of the United States. Its miles of frontage on the navigable waters of the Hudson River, Harlem River, East River and Long Island Sound; its many lines of railroads, and its nearness to a large market and full labor supply give it advantages over any competitors in the matter of location of such industries.

These railroads must be connected by an industrial railroad running around the southerly and easterly shores of the Bronx on which freight brought into the borough on any railroad or steamship line may be transferred to any other line.

The Barge Canal, to be opened in the near future, and the Panama Canal, now in operation, hold out promises of future industrial development of the Bronx which are almost inconceivable.

as an advantage which the Steel Corporation with its inwardly located works does not possess. Their ore supplies are drawn from the great Cornwall ore beds of eastern Pennsylvania and from Cuba, where they have inexhaustible supplies of Bessemer ore which can be worked by steam shovels and are close to tidewater.

"Three matters have impressed us in reference to this seaboard competition: First, that the Eastern seaboard iron and steel competition of the Steel Corporation has an ore supply wholly independent of Lake Superior; second, that their location near the seaboard gives in many cases substantial freight advantages over the Steel Corporation; and, thirdly, that the greatest advance in ore and steel production in the past ten years has been made by the seaboard competitor of the Steel Corporation, the Bethlehem Steel Company. * * * The market reach of basic iron and steel plants is measurably restricted to its own district by freight limitations. The supplies from which steel is made and the basic articles into which it is turned are of such bulk and weight as to thus localize or restrict their markets.

"Freight changes forbid such heavy product being hauled to far-removed

cost will not in any case exceed \$2.25 per ton. This means that the ore reaches Philadelphia (or New York) at a net cost of 4 cents per unit of iron. It is the cheapest ore in the world delivered at eastern Atlantic ports or in German or English ports."

A Relocation of Steel Industries.

These quotations predict a relocation of the iron and steel industries of the East, with their attendant industries, such as hardware, machinery, tools, railroad supplies, stoves and the like. This is of the greatest importance to the whole city of New York, as it means participation in the world's business in iron and steel. They should come to the Bronx, where every facility is offered them.

Four elements must be considered in the economical manufacture of iron and steel. The business must go where these elements can be had most cheaply.

- Cost of iron ore.
- Cost of coke.
- Cost of limestone.
- Cost of distribution of products.

Success in producing high-grade iron cheaply depends upon the ability to procure the different kinds of ores necessary for mixtures at low prices. A com-

parison of Pittsburgh and New York facilities for obtaining raw materials cheaply shows New York to have most of the advantages. The average lake and rail freight per ton for Lake Superior ore to Pittsburgh is \$2.03, while the total rate over the Barge Canal to New York will be \$1.75. As there is about 50 per cent. of metallic iron in the ore, this saving will amount to about 50 cents per ton of pig iron.

Iron Ore at Low Prices.

The strength of the New York position is that it may secure a great variety of ores at low prices. The Adirondack ore mines are easy of access to New York. These ores will cost Pittsburgh \$3.54 for transportation, while they can be laid down in New York for 77 cents per ton at present, and this rate may be cut in two when the Lake Champlain Canal is completed.

The Texas ores are of good quality and may be brought to New York for about \$3.70 per ton, which is lower than the rate to Pittsburgh. The Cuban ores are in great quantity and cost \$4.50 a ton to Pittsburgh and \$1.80 to New York. Newfoundland has immense ore deposits which can be laid down in New

York for \$1.52 per ton, as against \$4.38 to Pittsburgh. Venezuelan and Chilean ores are likewise accessible to New York at a low rate.

The advantage to New York in the Brazilian, Venezuelan and Chilean ore trade would lie in the return freight business which the vessels could enjoy. American manufacturers going to the three places named would be carried by the same vessels which brought ore to New York.

Cost of Coke.

New York is able to produce coke at a low rate because it has a plentiful coal supply and a sufficient market for the by-products. Pittsburgh has an advantage over New York in the manufacture of coke. It can make coke for \$1.94 per ton of pig iron, while it would cost the New York producer \$3.85. This is more than offset by the saving in transportation of Adirondack, Cuban and Newfoundland ores, and the cost of delivery of manufactured iron from Pittsburgh to the New York market.

New York has large and cheap available supplies of limestone on the Hudson River and in Maine.

New York has the largest supply of

labor, both common and skilled, in the United States.

The convenience of New York to its own large market and the markets of New England give it a great advantage over Pittsburgh. Much of this distribution can be made by water.

New York has an unusual location for the manufacturer of steel because it can produce the pig iron cheaply and can buy the scrap iron for melting at a low rate.

Beyond the unusual facilities for rail and water domestic distribution, the Bronx affords fine accommodations for foreign shipping. Ore-bearing vessels from Cuba and South America need not go through the tortuous and congested channels of the East River and Hell Gate, but can come around the east end of Long Island directly to the Bronx. This slight extra distance is of no importance. On their return they can carry manufactured products.

The establishment of iron and steel industries in the Bronx will be only one factor in the tremendous industrial development which is bound to come to that fortunately situated part of Greater New York.

TRINITY'S DWELLINGS LIKE OLD NEW YORK

Comfortable Little Homes From Which the Tenants Seldom Move—Report of Miss Dinwiddie in the Year Book

THROUGH the expiration of leases more of the dwelling houses erected on land belonging to the parish have come under Trinity's control and the general standard of living conditions in the property of the parish has been fully maintained.*

Fifteen houses built and formerly belonging to other owners holding ground leases have been purchased by Trinity Corporation during the year.

Houses on Ground Lease Sites.

There are now only 97 dwelling houses on Trinity Corporation's land which do not belong to the corporation, instead of between two and three hundred, as was the case when the preliminary study of the properties was made in 1909.

The ground lease properties still remaining are of two classes, those still on old long leases and others on short leases. For some years past no renewals of ground leases have been granted for more than twelve months, and examination of the premises is made in every case before renewal of the lease of the site to ascertain whether the house is in good condition and complies with the law.

Beside one former ground lease house torn down, two houses which were owned by Trinity last year were torn down in the course of the year, the sites being taken for a new building for a working girls' home by one of the churches of this section.

General Conditions in the Houses.

In spite of some changes from year to year in the purchase of additional houses as ground leases expire and in the tearing down of a few buildings here and there to make way for new improvements, the general type of Trinity's dwelling houses and tenants remains the same.

The length of residence of the families is conspicuous. The Trinity tenants do not move once a year. To have been in a house less than a year is the exception and to have occupied the same dwelling for a number of years is the rule. Even the families in the vicinity of the street widening and subway work are preferring to stay on in spite of inconvenience from noise, dust and street obstruction.

The occupations of the heads of families vary widely, ranging all the way from day laborers to professional men in comfortable circumstances. Of the total of 359 dwelling houses now belonging to Trinity Corporation, 241 or

67 per cent. are private dwellings for one or two families in each, and 118 or 33 per cent. are occupied by three or more families each.

The largest number of families in any one house is 21, in a building erected as a model tenement. The next largest number is 13 in a house. Next come five houses built as model tenements with ten families in each. The houses owned by the corporation contain accommodations altogether for 889 families, an average of 2.5 families per house.

About one-half the houses have a place of business, usually on the ground floor. These are groceries, dress-makers' and tailors' shops, candy or candy and stationery shops, cigar or cigar and stationery shops, restaurants, barbers' shops, or distributed among a variety of other businesses.

Not only are no gambling places or immoral resorts permitted in the houses owned by Trinity, but there are also no rag shops, junk shops, stables or bakeries.

The Prevailing Type of Houses.

The low, old-fashioned buildings with a large yard in the rear, commonly used as a flower garden or flower and vegetable garden are still the prevailing type. Out of 359 houses, 3 are two stories high, 290 are two stories and attic, or three full stories; 60 are four stories and 6 (of which 5 were built as model tenements) are five stories high. There are none higher than five stories. The ordinary six-story, double-decker, dumbbell tenement of downtown New York is unknown among the Trinity houses, though such buildings are seen in large numbers in the section east of the corporation's dwelling houses.

The whole area of the Trinity properties, though built over in past years by individual ground lease owners according to their individual ideas, is remarkably free from congestion, as compared with other sections of the city below 14th street. The absence of tall buildings and of overcrowding of lots is a great advantage, and the practice of the corporation of removing rear buildings, if there are any on the backs of lots, as soon as these come under control, has been a further help in this direction.

Rentals.

The rents average about \$1 a week, or between \$4 and \$5 a month per room. The rents for private dwellings range from \$12 a month for a very small, one-family house to a hundred dollars a month for a two-family house with an office. The lowest apartment rents are

\$7 a month for three rooms; the highest are \$26 for five rooms.

The houses are all on the West Side, and are scattered about in thirty different city blocks throughout an area about three-quarters of a mile long. Trinity Corporation thus has on an average ten or eleven dwelling houses to a block, sandwiched in among buildings belonging to other owners or of other kinds.

Systematic inspections of the properties are made on the corporation's own initiative, in order that all defects which call for attention may be discovered and remedied. But special credit is due to the tenants also for their part in the work of keeping the houses up to a good standard and making them attractive and comfortable homes.

The William Street Subway Entrances.

Through the efforts of Borough President Marks, a public hearing on the matter of subway entrances and exits has been arranged with the Public Service Commission for Wednesday, June 23, at 11 A. M., at the hearing room of the commission, Room 310, 154 Nassau street. Borough President Marks is opposed to the placing of entrances and exits on William and Nassau streets. This matter was also taken up some time ago by the Real Estate Board with the Public Service Commission, and the board's position placed before the commission.

The subway plans show proposed entrances and exits of 6 feet 6 inches on these crowded sidewalks, which are only 9 to 10 feet in width. On account of the narrow streets, contour of ground, etc., only two stations will be placed on this route, one at Wall street and one at Fulton street.

At the Fulton street station, entrances and exits will be on the easterly side of the street only. From 5,000 to 7,000 persons pass on these narrow sidewalks in a given hour, morning and night. The Real Estate Board has placed itself on record, through its committee on railroads and transportation, against the proposed plan. It believes that the necessary easements should be condemned for this purpose. In Boston, subway entrances are put on private property where similar conditions exist.

The Real Estate Board is urging that its members and property owners on and about William and Nassau streets write to the Public Service Commission and attend the public hearing on Wednesday, so that the commission may be thoroughly convinced of the public feeling against the proposed plan for obstructing the sidewalks on these streets.

*From the Year Book and Register of the parish.

BUILDING ACTIVITY IN UPPER MANHATTAN

Section Adjacent to Riverside Drive, North of 157th Street
Scene of Large Amount of Apartment House Construction

APARTMENT house builders, realizing the manifold advantages of upper Riverside Drive for residential purposes, for several months have been acquiring desirable corners and large inside frontages for high class building construction. Of current interest is the contemplated structure at the northeast corner of the Drive and 161st street, described in detail in the Record and Guide of April 17, and the proposed similar buildings in the north side of 161st street, 140 feet west of Fort Washington avenue, by the same builders, the Melvin Construction Company and the Hudson View Construction Company.

Apartment house builders have been active in the section toward the east and have erected high class structures on both sides of Fort Washington avenue, from 160th to 163d street. On

Riverside Drive is so winding at this point that for some distance it is almost parallel to 161st street.

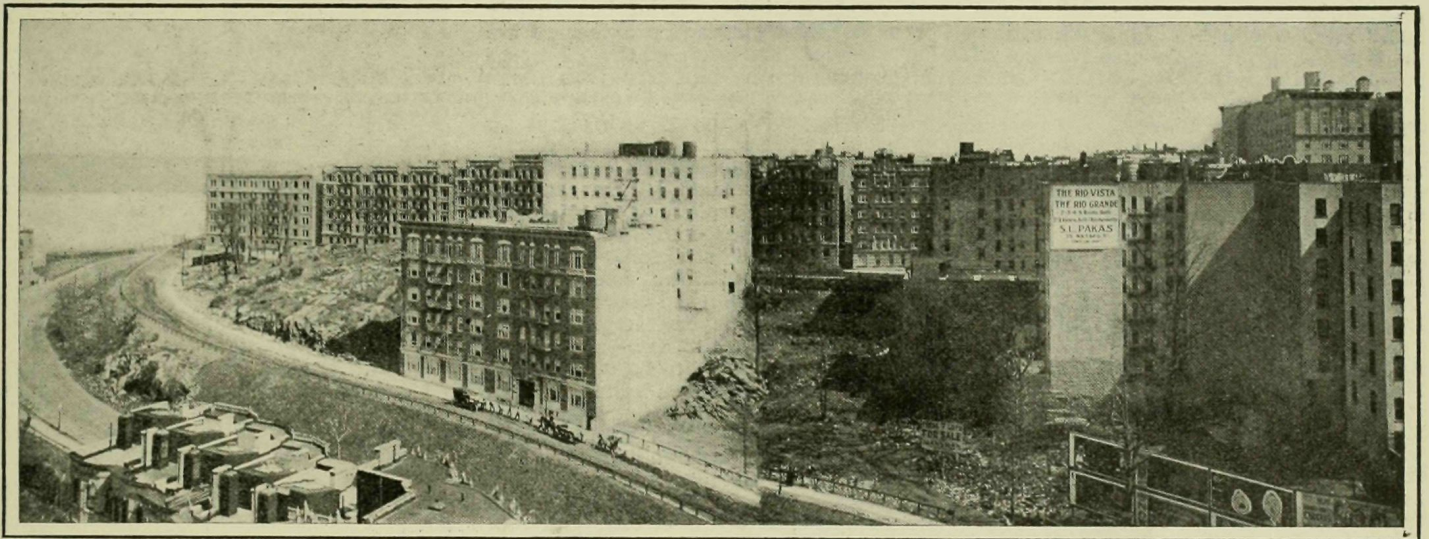
Just west, toward the shore, in what may be called the valley, are rows of brick and stone residences and here and there an old homestead, still reminders of the former character of the neighborhood. Over all tower the tall apartment houses, which are probably to be seen for miles along the Hudson. Viewed from the south, looking toward the extensive grounds of the Institution for the Instruction of the Deaf and Dumb, the picture is a most striking one.

The operations of the Melvin Construction Company may be considered unique, not only because the contemplated buildings will embody interesting architectural features, but also because of their unusual location. Their addition

been improved and the large available unimproved frontages, west of that thoroughfare are now occupying the center of interest. The new buildings are designed and built to provide all of the most modern conveniences, besides presenting a fine exterior.

"That apartment house building has continued, unabated, throughout the so-called period of depression, is the best indication of the intrinsic value and desirability of the land in this section for such improvement."

Many of the lots now feeling the benefits of this building movement have been part of the holdings of the late Loyal L. Smith, during his lifetime associated with J. P. Morgan & Company. He had purchased the tract from the trustees of Columbia College and, while he lived, showed no particular willingness to sell. After his death, however,



CONSTRUCTIONAL ACTIVITY NEAR UPPER RIVERSIDE DRIVE.

Broadway, multi-family houses have claimed, with one or two exceptions, both sides of the thoroughfare from 157th street to 167th street, to the one-time grounds of the New York American League Baseball Club. This property was recently taken under option by the trustees of the Presbyterian Hospital and will eventually be utilized as a site for a group of large structures similar to those, not very far away, of the Institution for the Instruction of the Deaf and Dumb.

Improving Loyal L. Smith Tract.

Opposite the contemplated structure, at the northeast corner of Riverside Drive and 161st street, the same builders are finishing two six-story apartment houses, occupying the entire block front between 161st and 160th streets, and also three similar buildings in the north side of 160th street, occupying large frontages. Similar projects are also under way in both sides of 161st street, between Fort Washington avenue and the Drive; and it will not be very long before the rocky waste of the Loyal L. Smith estate will become a high class residential district. These operations comprise practically all of the activity in that immediate neighborhood, although to the north squads of laborers are at many places blasting rock and clearing lands as if preliminary to building.

Toward the south, on Riverside Drive, is the new six-story apartment house at Nos. 838-844, recently completed by the Podwill Realty Company, from plans by Samuel Katz. Abutting this structure is a similar one, in West 161st street.

to the rapidly growing apartment house colony on the Heights expresses a renewal of confidence in such operations on the Upper West Side.

"Renting conditions throughout the section are excellent," said J. Day Knap, of the Knap & Wasson Company, apartment house managers, "along Fort Washington avenue, nearly all the houses are completely tenanted and in the others, the percentage of vacancies is very small. The average rental per room is between \$11 and \$12, the popular demand appearing to favor the four or five-room suite. These builders within very recent times have invariably erected high class structures to meet this demand.

"The renting season usually commences about June 1, most of the leases terminating on October 1, but long before that we were receiving a large number of inquiries and so are anticipating an exceptional season because, from present indications, the demand for apartments seems to exceed the supply. This situation should furnish the necessary incentive for builders and leads us to express the opinion that the section will continue to furnish building sites for high class multi-family building construction."

Opinion of a Broker.

"Two of the principal influencing factors which have been attracting builders to this district," said J. Dudley Phillips, of L. J. Phillips & Company, "are the excellence of the transit facilities and the natural advantages which the high ground affords for residential purposes. The blocks east of Broadway have all

the heirs began disposing of large desirable building plots and these have found their way into the hands of builders who have utilized them along the lines for which they seemed best fitted.

The land between Riverside Drive and the Hudson River, lying along a slope and unusually picturesque, may eventually be acquired by the City for park purposes. This project has been receiving a great deal of consideration by members of the Washington Heights Taxpayers' Association.

Northward Growth.

The entire section with its sharp contrasts of rugged woodland and level, well-kept thoroughfares, its winding country roads and asphalt pavements, its old-fashioned dwellings and tall apartment houses, furnish a link between past and present Riverside Drive which is most interesting and unique. Here is another section of New York City which is in process of transformation. The growth of the city northward is inevitable. It is claiming old landmarks and picturesque scenery in the same pitiless fashion which has characterized its growth in the past.

That the development in this particular neighborhood, assumed the form of high-class apartment house construction, is not surprising, because the section offers, to the builder, locations naturally adaptable for residential improvement. The houses, as a consequence, make the task of the renting agent less difficult and the success of the project more reasonably certain. It was feared that an over-built condition would result, but this has been proved unfounded.

THE REFORMATION OF THE BILLBOARD

What Started It and How It Is Being Brought About—
The Story of That Christmas Poster of "The Nativity"

NO ONE realizes more thoroughly than the poster advertising fraternity the abuses for which out-door advertising has been responsible in the past. But no body of business men is more interested in correcting these abuses than the members of the National Poster Advertising Association. In New York City, following a mutual agreement between the Board of Aldermen and the bill-posting companies, there has been a gradual reformation of the billboard. It is disappearing by degrees as contracts expire from places where it offends the public taste or impertinently obstructs a landscape view.

Neither can it longer be accused of indecency; soon it will be innocent of the charge of impertinence, and may yet be complimented on its morality. Churches are using the boards in their work. The Sunday School Poster, as it is called, is displayed in front of a prominent Harlem church. In a short time there will appear in many places in all the principal cities a Boy Scout poster.

At many places in this city during the Christmas holidays the boards carried for two years past a strange but beautiful poster. The subject was one that nobody had ever expected to see in a poster, the Nativity. It bore the legend, "Ask your Sunday school teacher to tell you the story."

That poster is symbolical of the reformation that has come over the billboard wherever it is found in this country, a reformation that has not only given the poster better manners but which is preventing natural scenic beauties from being despoiled by hideous painted advertisements.

Did you ever hear how that poster came to be there? At the late convention of the American Civic Association, held in Washington, Mr. A. M. Briggs chairman of the Educational Committee of the National Poster Advertising Association, related in an address the essential facts of a very remarkable movement that has been going on in this country, a movement of which the picture of the Nativity is a symbol.

"No one can possibly realize more thoroughly than we do the terrible abuses that outdoor advertising has been subjected to in the past," said Mr. Briggs, "and no body of men could possibly be more interested in correcting these abuses than we are. Our organization, the Poster Advertising Association, was formed twenty-three years ago. Every man in our association controls his own business, and every member is a free agent.

Early Efforts.

"At first, our rules governing service were crude in the extreme, but such as they were, they were made to be obeyed, and they were obeyed. The billposter soon learned that when the majority of his brothers made a rule governing service, that he must obey it, if he were to remain in good standing in the association, and that if he were not in good standing, the advertiser would not patronize him, for the advertiser realized that we, as an association, were trying to build up an honest, clean service, and he supported us. Every member had a voice and a vote in the meetings that made the rules, and they soon learned that the organization was too large, and its purpose too sincere, to adopt any rule that was not honest, or make any move that was not clean.

"It took seventeen years of hard work to reach that point, where every billposter cheerfully and voluntarily obeyed

every rule, but we did reach that point, and that made it possible to begin our great work of reconstruction. The work that is now showing the results that you want to see—for it was at that point that our inspection system was put to work and the classification of plants was begun.

"That was the start, and the first classification was made. It was successful beyond our expectation. The force of inspectors was increased, the inspections made more rigid, until now, each inspector has a small district; he is held responsible for it. The billposter never knows when the inspector will come. He knows only that he is coming and if the town is not cleaned up that he, coming often, and coming until it is, or until a better man has taken over the franchise and made it clean.

Wooden Structures Doomed.

"Wonderful improvement has already been made. Greater improvements are being made. The doom of the old wooden tumble-down billboard has been sounded and with it you will witness the passing of sniping and all other forms of indiscriminate outdoor advertising. The law has been passed. It goes into effect January 1, 1916. In thirteen months every plant in our association will be composed of steel boards—no more wooden structures—just the perfectly built beautiful steel boards, raised three feet from the ground, framed with six-inch picture moulding, and each surrounded by a white mat—a perfectly framed picture—ready to receive the art posters they deserve and which we will insist upon. Hundreds of thousands of feet of this construction have already been built. You see some of it in nearly every town. In thirteen months you will see nothing else in our towns, and in another year, at the next convention of your great organization, I do not believe the subject of billboards will be of great interest to you—for I sincerely believe that you will then be satisfied to let us take that trouble off your hands and leave you more free to handle the great civic movements and improvements you have already started—and will start.

The Inspiration.

"There is a magazine owner, publisher and editor—a world-famous writer and speaker on political and economic subjects—who, while he is a direct business competitor of ours, is also our friend—we think he is our best friend. Several years ago he happened into one of our national conventions. He said he had dropped into our meeting to kill time. He became interested in the work we were doing and in the way we were doing it. It was he who gave us the idea for our uplift work.

"He was asked to address our convention, and in a most eloquent and convincing address he appealed to us as the body that controlled the medium through which the churches and the uplift societies could, through convincing and interesting pictures, appeal to the people they were trying to reach. He spoke at length of the many uplift and educational movements that were in need of such assistance. He mentioned the Church Attendance Movement, the Sunday School Attendance Movement, the Boy Scouts Movement and the possibilities of the effect upon the discouraged boys of the streets, of inspirational posters, and then he pointed out to us that there had been placed in our hands a medium for the doing of great good. He pointed out that at certain times in the year our boards were not filled, that

our rules required each billposter to keep his boards properly posted with fresh, clean posters. Now, why not allow this space to be used by the uplift societies, without cost? It would really be no effort, and practically no expense to us.

"Well, it did not require any further effort. There were over five hundred of our members present—five hundred men from five hundred different towns—nearly all of them men of families with the welfare of their children and their communities at heart, and to a man they realized that Mr. Chapple had spoken the truth. It was a duty that they owed to humanity. A meeting was held that same day. It was decided to try the idea out, and that the first movement we would support would be the Sunday School Attendance Movement. But why ask the Sunday Schools to buy the posters—why not buy them ourselves? If it's worth doing, why then let's do it ourselves—and we did.

A Wonderful Poster.

"Our committee was appointed to work out the details. The meeting adjourned and we went to work. Every man on that committee worked faithfully. The principal art galleries, art stores, libraries in the country were searched for a suitable subject and we failed to find one that would lend itself to reproduction in the size of 9½x24 feet, but we decided on a picture of the Nativity, to be used at Christmas. So we engaged a painter of great reputation to paint the picture. He painted it, and now he calls it his masterpiece, and we reproduced it, in seventeen colors. You all know the beautiful picture. It was posted throughout the country, bringing so vividly to the minds of those who knew, the most beautiful and wonderful story in all history, and creating a desire in those who did not know, to hear the story.

"The results of our poor efforts to do good had been more than gratifying. We decided to go farther, and the Easter Poster, in all its gorgeous, beautiful colorings, was produced. We took for our theme Christ's message: 'Suffer the little children to come unto Me, and forbid them not, for of such is the Kingdom of Heaven.' You all know the picture. You don't know the results, but we do. Again hundreds of letters came, telling us that our posters had sent thousands of children into the church, into the good Christian atmosphere, and under the good clean influence which are theirs by right of birth—as Americans.

"And then came the Grant poster with its message to the boy of the streets—picturing what one of the greatest men in history had accomplished—showing the boy what the great Grant had made of his life that started at the plow—with no advantages. Then pictured him at his zenith of his career as the commanding general of the Army of the United States, and then his reward—the highest gift of the people—the presidency. 'What one poor boy did—what are you doing with your better opportunities?' And then came the Boy Scouts Poster.

"As an association, and as individuals, we know from the comment we have heard, and the letters we have received, that our educational and inspirational posters have done great work for good, and we are repaid a thousandfold for our small effort. Our conscience is clear as to the motives that prompted this movement, and our conscience will remain clear as the movement is continued, and continued it will be—as long as we shall live—and we believe as long as our sons and our son's sons shall live."

TAKING PRIVATE PROPERTY FOR PUBLIC USE

The Principle of Excess Condemnation Can Now Be Used—Advance Payments to Owners—Awards to Be Made By the Supreme Court Only

By LAWSON PURDY

President Department of Taxes and Assessments

IN 1913 an amendment to the Constitution of the State of New York was ratified by the people, providing for an alternative method of making awards for land taken for public use.

Prior to that time the only method in use in this city was that of the appointment by a justice of the Supreme Court of three commissioners, who acted together and determined the value of land taken for public use.

The amendment added a new method, namely, that the award might be made by a justice of the Supreme Court without submission to a referee and without a jury. In the same amendment to the Constitution it was provided that when streets, parks, etc., are laid out or widened additional land might be acquired sufficient in area to form suitable building sites.

To carry out the provisions of the Constitution six bills were prepared on behalf of the city and enacted by the Legislature of 1915. Four of the chapters relate to the method of acquiring real property, one relates to the acquisition of excess land and one enlarges the powers of the Board of Assessors and modifies the regulations concerning the award of damages caused by the regulating and grading of streets.

Chapter 606 relates to the method of acquiring property for streets, parks and other public purposes. All the existing provisions of the Charter that covered procedure are repealed and are then substantially re-enacted in clearer form, with the provision that prior to January 1, 1917, the Board of Estimate shall determine whether compensation for land taken shall be ascertained by the court without a jury or by commissioners, and that after that date awards shall be made by the court only.

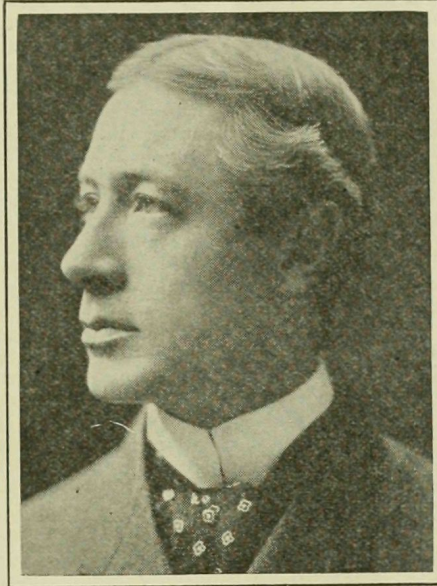
Old Law Repealed.

This chapter repeals the present sections of the Charter relating to cessions or conveyances without compensation of property for street purposes. A new section has been inserted, which provides that owners may cede to the city upon such terms and conditions as the Board of Estimate may from time to time prescribe. Flexibility is thus imparted to a statute which formerly failed to meet the many varying conditions encountered.

Hardship has often been caused owners whose property was taken for public use because they had to wait a long time for their awards. Section 981 provides for advance payments not exceeding 60 per cent. of the value placed on the property by the city's expert.

The city may make partial payments and thus save interest. As a further accommodation to the owners of land taken, there are provisions for the recording in the office of the Comptroller of assignments or pledges of awards; an award may thus be made an available asset. The old provisions for damages in case of intended change of grade are relegated to Section 951 of the Charter, which confers jurisdiction upon the Board of Assessors to award damages when the grade is physically changed.

Chapter 596 amends those sections of the Charter under which heretofore property has been acquired for bridge approaches, school sites, police and fire station and property of that general nature, which is not paid for by assessment. The charter repeals the old section and reenacts the substance except in so far as the old matter is unnecessary or inconsistent with the new plan or condemnation. Other new provisions



HON. LAWSON PURDY.

are similar to those contained in Chapter 606.

Chapter 597 amends Section 822 of the charter, relative to the acquisition of wharf property. It changes the mode of making awards as previously described and gives the Board of Estimate the same option until January 1, 1917.

Chapter 604 amends the rapid transit act, so that land taken for rapid transit in the city of New York shall be condemned in the manner provided in Chapter 606. Awards will be made by the supreme court without a jury in all cases. The act will take effect September 1, 1915.

Chapter 593 adds two new sections to the Charter, 970a and 970b, which confer upon the Board of Estimate and Apportionment the power to authorize the acquisition of additional real property in connection with any improvement and directs that the same be acquired with the real property required for the improvement. In the preparation of this chapter the language of the constitutional amendment relating to excess condemnation was carefully followed.

Purpose of the Power.

The purpose of the power is generally known. It is to leave land after the opening or widening of a street in plots of suitable size and shape for development.

Chapter 537 amends Section 951 of the Charter, in relation to award of damages to buildings by reason of regulation and grading of streets. Hereafter an abutting owner who has improved his property in conformity with the grade established by lawful authority and such grade is changed after such buildings or improvements have been erected, shall be entitled to damages for such a change of grade; also an owner of property who has improved his property prior to the original establishment of a grade by lawful authority shall be entitled to the damages caused by the grading of the street in accordance with such established grade. Damages are to be ascertained and assessed in connection with and as part of the expense of grading or otherwise improving the street.

The section is further amended to provide that the assessors may view the property and exercise their own judgment in respect of the damages caused by the change of grade based upon their inspection as well as by the evidence introduced before them.

NEW INHERITANCE TAX LAW

The State Comptroller's Opinion Relative to the Collection of the Tax By the New Method

THE law recently enacted by the Legislature establishing a new Tax Commission provides for a separation of the assessment and collection of the corporation tax. This stipulation is one of the principal features of that amendment to the Tax Law, and is regarded as a distinct advance in the method of collecting State taxes, for it removes from the power of the official who collects and holds the corporation tax the privilege of stating the amount of tax due.

In the light of this amendment it is advisable that property owners should be cognizant of the recent opinion submitted by the State Comptroller to the Advisory Council of Real Estate Interests, relative to the determination and collection of the inheritance tax.

Under the laws of 1899 a statute was enacted which provided that when property was transferred in trust or the interest of anyone inheriting property was dependent upon the fulfillment of a certain condition or contingency, that a tax should be imposed upon the transfer at the highest rate possible under the law. Since that date, all contingent remainders have been taxed at the highest rate which would be possible, on the happening of the event provided for, and the tax was thus paid into the State treasury. In 1910 the tax law was amended by providing that there should be a graded rate of inheritance tax and also making the tax and rates apply to

each individual transfer instead of to the whole estate of the decedent.

In the case of immediate relatives, there was an exemption of \$5,000. Above this amount there were graduated rates for direct descendants, as follows: 1 per cent. up to \$50,000; 2 per cent. up to \$250,000; 3 per cent. up to \$1,000,000; 4 per cent. over \$1,000,000. In case of bequests or devise to collaterals the rates extended as high as 8 per cent. Under a recently decided case in the Court of Appeals the question arose as to whether it was possible to determine the amount of each individual transfer to an heir at the time of the death of the decedent or when the devisee actually came into the possession and enjoyment of his estate.

The Court of Appeals held that both the law of 1899 and the amendment of 1910 were operative, and that therefore the value of any property that would go to an heir upon the happening of a certain event could be determined at the time of the death of the decedent, at the highest possible rate. Naturally, there were certain instances where persons would inherit property for their lifetime and upon their death the property would go to another. It would therefore be inequitable that those particular persons should be required to pay the highest tax possible, when their successors would be liable for the same.

Under the laws of 1911 a further

(Continued on Page 1047.)

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

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

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Iron ore cannot be monopolized, any more than clay or cement rock or any of the great mineral resources necessary to mankind. Nature cannot be bridled.

The uplifters are deeply entrenched in the law of the State, but gradually and surely the artillery of the property interests is shelling them out.

The Department of Health is extending its activities by investigating the conditions under which office people work in lower Manhattan. This ought to result in more uplift laws and the installation of another municipal bureau, if worked right.

In the Bronx they have a new office building which the local government rents from a private owner at a net annual cost (after the landlord has paid his tax bills) of only 62 cents per square foot. An addition for new court rooms is now being built. Economy and efficiency are going hand in hand.

Senator Bennett cannot understand why a builder, when he has once completed his building in accordance with the laws and ordinances, should be subjected to the passing whims of the State lawmakers. The reason is, Senator, that the Praetorian guards profit from frequent changes in the laws, just as the dressmakers profit from changes in the fashions.

If New York City is to have a new Charter from the Legislature, why should not the real estate interests prepare a tentative draft? Why leave it altogether to those who may wish to perpetuate themselves in office? The new forms of government which more than three hundred American cities have adopted were planned by unofficial citizens' committees,

Prodding the Procrastinators.

Property rights seem to be winning more consideration. Several times lately the courts have interposed with decisions which have relieved property owners from oppressive conditions. The Court of Appeals of this State handed down a decision this week that is a distinct victory for property owners on Riverside Drive who have suffered from nuisances chargeable to the improper operation of the railroad tracks which run along the shore. The railroad company must not use the sidings it has laid there for the storage of livestock any more, nor for the classification of freight cars, both of which offenses entail disagreeable noises in the night time; and the use of soft coal, which fills the air with heavy black smoke, laden with soot and fine ashes, must also be discontinued. These annoyances were plainly contrary to the cardinal laws, and yet it has taken years to abate them, and but for the fighting abilities of William Randolph Hearst, who carried the case through the courts, the afflicted residents might have continued their expostulation in vain.

While the decision can be hailed as an important local victory for property rights, the accompanying opinion from the court carries a message of greater significance and wider application. It appeared from the papers in the case that the railroad company has been willing to co-operate with the city government for the betterment of the situation, but has been prevented from improving its terminal facilities and approaches (and so removing the claimed necessity for using the tracks in Riverside Park for classification and storage purposes) by the failure of the Board of Estimate to either approve or disapprove of plans which the Legislature years ago directed the railroad company to prepare and submit.

The court therefore admonishes the city government to be diligent and induce the submission of plans which will be more satisfactory; and a stay of six months is issued against the injunctions of the judgment, outside of those relating to smoke, to enable both the railroad company and the city authorities to take "prompt action" looking to general improvements below 96th street, with the right to the company to apply at the end of that term for an extension of the stay, which the court intimates will then be granted if it be found that the company is proceeding with reasonable rapidity to improve the situation.

The plans to which reference is made by the court are those which carry a complete reorganization and transformation of the West Side railroad system of Manhattan Island. The railroad company was ordered years ago to take its tracks off the surface of the streets; now it is ordered to stop using the tracks through Riverside Park for terminal purposes, and it has six months in which to show satisfactory plans for new terminals and approaches. The crisis is one from which, if the city's interest could be represented and managed efficiently, there would come railroad terminal and port facilities of so complete and convenient a nature that they would give the city's real estate and shipping interests the most wonderful forward push they ever had.

This would come about, moreover, at the expense of the railroad interests, not of the taxpayers. The cost of taking the tracks off the streets, covering them over through Riverside Park, depressing them below 60th street, and building a marginal road with terminal warehouses and classification yards in connection, would not be a city charge. Certain collateral improvements to the abutting wharfage facilities would, however, have to be made by the Department of Docks and Ferries, but this cost would be taken care of with dock bonds, the interest on which would be met from the augmented revenues of the department.

Ten years have elapsed since the railroad company was ordered to make these improvements; and, owing to the slight acquaintance of the city officers with the

problem, the railroad company has so far been successful in fighting them off. As the company is owner in fee of only a small part of its right-of-way, and is subject to the city's dictation, it is incomprehensible to business men who do not understand the mazes of the law and the procrastinating abilities of city managers not responsive to the popular will why these great West Side improvements, which hold so much potential benefit for the city at large, have not been more rapidly advanced.

First of the New Subways.

Two new divisions of the great dual system of urban rapid transit will be opened to traffic next Tuesday noon, the Steinway tunnel route to Queens and the Fourth avenue subway line to Bay Ridge and Coney Island. They will be the first fruits of the city's investment of \$171,000,000 in a system which will cost altogether \$337,000,000. The other partners and contributors to the cost are the Interborough Rapid Transit Company, \$105,000,000, and the New York Municipal Railway Corporation, \$61,000,000. The total investment for the new lines exceeds the total of the capital stock and bonds of some of the trunk railroad systems. Every dollar will go into construction and equipment and none for watered stock. Our existing local rapid transit lines are carrying eight hundred million passengers per annum. The Dual System will be able to transport three billion in the same time.

Of the two new links in the system about to be opened to traffic the greater public benefit will come from the Fourth avenue subway and the Sea Beach line jointly. Real estate interests expect a quick response from builders and investors to the opportunities which the new lines of transit offer. We have found here in New York that while the city's outward growth depends on transportation, it will not grow far beyond the limits of a five-cent fare, and it will not grow fast where the transit is not rapid. The new route to the sea will give a faster and better service than any now existing for the minimum fare. The Fourth avenue section has had a moderate general development, but the country through which the Sea Beach division runs has been as yet only partly cultivated as a real estate field.

The operation of the Steinway tunnel under the East River will be under disadvantages until the line shall have physical connection with other parts of the system. In the meantime it will serve better than a ferry service to Long Island City and will provide a quick trip as far as it goes.

The general expectation is that the opening of these new roads will signalize the beginning of a new real estate movement, which will gradually extend over the city as other divisions of the system are opened to traffic in the course of the next few years. In the past, the opening of every new rapid transit line has been attended with great activity in the real estate market and building trades, and there is no reason to expect any less agreeable results in due time from the utilization of the latest transportation facilities.

The Outlook for the Realty Market.

Technically the real estate market is strong and there are many evidences that it "wants to go up." Everything being even, this is a natural condition, following a protracted period of inactivity extending over a period of years. The influencing factor which brought about the change of feeling is described as improved business conditions. This improvement has been most noticeable in the wholesale houses and industrial plants, but it is only a question of time before the retailers also feel the benefits. This of course means more ability to pay rent and maintain a larger force of employees.

In several brokerage houses the force is being augmented in order to handle the increased business. As brokers must anticipate the market, many concerns are now making a thorough can-

vass of properties which may figure in deals. It is yearly becoming harder to assemble plots for apartment house construction. Several years ago many investors purchased individual parcels and plots with the avowed intention of reselling them to speculators or builders. The carrying charges on these properties have been mounting up, and yearly it requires an increased selling price before the owner can come out with a profit.

Owing to the attitude taken by the loaning companies some months ago, builders were virtually forced out of the market. These institutions were in most cases justified in curtailing commitments, for few could foresee how much money would be necessary to meet the enormous outlays necessitated by the European war. Then again, in certain sections, there was an overproduction of buildings and the danger signals were clearly visible. Prudence and conservatism demanded that a halt be called. The change has now arrived.

Builders and architects suffered, and in many of the large offices drafting and other forces were cut down to a minimum. In order to maintain their organization, and to obtain some revenue, some architects went farther afield and took commissions for drawing plans outside the section where they were accustomed to operate. Competitive bidding was keen, and contractors worked on as small a margin of profit as possible.

According to figures recently printed in the Record and Guide, national building is on the increase, last month showing an increase of almost \$10,000,000 in several of the large cities, over the corresponding month in 1914. Manhattan and the Bronx indicated an increase of about \$6,000,000, Cleveland, \$3,000,000, and Chicago, \$1,000,000.

These increases will surely have a beneficial effect on the country at large, and should stimulate the building industry. Should this country engage in war, there might be a momentary hesitation, but the impetus already gained is sure to carry the movement forward.

Millions and millions of dollars are flowing into this country as the result of the European situation. Industrial plants which have been idle are working to capacity, filling orders. In many instances the machinery has been changed in order to satisfy, in part, the foreign demand. This means employment for thousands of artisans, profit for the owners and stable conditions.

There is always a last word, and that is real estate. Investors, as a class, are engaged in other lines of trade, and only invest in real estate their unnecessary surplus. As this has been an unknown quantity for many months, every dollar has been going back into their own business. Light is ahead, however, and the influence of a tremendous buying power is bound soon to be felt. There is a lot of satisfaction in being one's own board of directors and every real estate investor occupies this position.

Encumbrance Yard Objected To.

Editor of the RECORD AND GUIDE:

Residents and owners of the Fourth and Seventh Wards, which take in a good part of the sections of Monroe, Madison and Henry streets and East Broadway, from Catherine, Market, Pike and Rutgers streets, are considerably worked up over the proposed encumbrance yard being placed under the Manhattan Bridge. This place is badly needed for a playground for the number of children that are in the neighborhood; and, further, adjoining properties would be greatly depreciated and damaged if this encumbrance yard should be permitted to be placed on the block between Monroe and Madison streets under the Manhattan Bridge.

The present encumbrance yard is located in Rivington street, between Mangan and Tompkins streets, and the five surrounding blocks of the present yard have about 70 tenement houses and perhaps very few children when compared with the five surrounding blocks of the new or proposed encumbrance yard. The number of the tenements of the five surrounding blocks show 230 tenement

houses and two large public schools, and will be strongly objected to by many of the Jewish congregations in the neighborhood, among which are Zuchrin Benjamin, S. Tannenbaum, president; Beth Hacneses Aushei Stutzk, Morris Asofsky, president; Congregation Sons of Israel, A. M. Oppenheim, president; Chera Beth Aaron, Samuel Katzerinsky, president; Rabbi Jacob Joseph School; Chebrah Orach Radeskowitzk; Talmudical Academy; Congregation Arnsel Israel Swolker, A. Nubinstky, president; Congregation Progressive Brothers of Neshwis, S. Friedberg, president.

The petition was also signed and a protest entered by the Rev. Father McEntyre, of St. Theresa's Church, of Henry and Rutgers streets; also the Rev. James B. Curry, pastor of St. James' Catholic Church, of James and Oliver streets. The Church of the Sea and Land, the Rev. J. E. Steen, also signed a petition against the using of the space for an encumbrance yard; as well as Dr. J. E. Roberts, of the Jacob Riis Settlement, of Henry street.

NICHOLAS F. WALSH.

37 City Hall Place.

Protect Riverside Park.

Editor of the RECORD AND GUIDE:

The decision of the Court of Appeals in Mr. Hearst's suit against the New York Central is of great importance as showing what may be accomplished by the residents and property owners in resisting the obnoxious, unsightly and illegal uses which the municipal authorities seem to be willing to have established in and along Riverside Park. The unsightly coal pockets, the garbage and ash dumps and the great amount of litter upon the Riverside Park waterfront as well as the obnoxious railroad operations, owe their existence to the acquiescence and consent of the municipal authorities.

It is not generally understood that in 1894 the West End Association procured the passage of a law under which Riverside Park was extended so as to include all of the land and land under water for about 1,000 feet west of the railroad tracks and running all the way from 72nd street to 129th street. The dock reservations, 1,100 feet at 79th street, and 825 feet at 96th street, were excepted and restricted so that they cannot legally be used in any way that injuriously affects the public use and enjoyment of Riverside Park or property fronting thereon.

Notwithstanding these restrictions, the property owners and residents have for several years been subjected to the most obnoxious and unsightly activities along the Park, and at the restricted dock reservations. The significance of the Court of Appeals' opinion is that when taxpayers assert themselves, offensive and illegal encroachments will not be tolerated. Nearly five years ago the Park and Dock Commissioners presented a plan for the filling in of Riverside Park, and placing therein a large number of railroad tracks.

In 1913, Mr. Mitchel, now Mayor, presented a plan providing for twenty-six railroad tracks through Riverside Park north of 72d street and extending the railroad yards far to the north. The present Dock Commissioner has put forward a plan for twenty-one tracks. The rock fill along the Riverside Park waterfront deposited during the last four years, was designed to provide a foundation for railroad tracks. Unless the taxpayers are vigilant the municipal authorities and the railroad will yet take from the public the waterfront park added by the action of the West End Association in 1894. The delay for which the Terminal Committee of the Board of Estimate and Apportionment has been so much criticised in all the courts, is accompanied by the completion of the filling operations. Only last week the Board of Estimate and Apportionment made an appropriation under which dredging operations are to be carried on in Riverside Park north of the Yacht Club at 86th street, so that it can be filled in with rock.

When the Park was extended in 1894 the plan was perfectly understood:

"Mr. Loomis, representing the New York Central Railroad, said that as far as he could see the only objection to the plan was that it would prevent any extension of the railway tracks. To this ex-Corporation Counsel Henry R. Beekman replied that this was the chief object of the plan." — (Evening Post, January 12, 1894).

Encouraged by the Court of Appeals decision the taxpayers and citizens should now exert themselves to have the park landscaped where filled in outside of the railroad tracks, and the tracks themselves covered. They should also require the opening of the streets through and over the 60th street yards for the disposition of the garbage, refuse and ashes now forced through Riverside Park at 79th and 96th streets.

CHARLES L. CRAIG,
(Chairman Law Com., West End Asso.)
66 Broadway.

Proportional Representation.

Editor of the RECORD AND GUIDE:

Proportional representation is a plan for electing members of legislative and administrative bodies, such as State legislatures or city councils. It is not available for the election of single officers, such as a Governor or Mayor.

Our present plan of election from single member districts is unfair as between parties. A party that has small pluralities in many districts may often elect more than its just share of representatives, while a party that is massed in a few districts, where it piles up useless majorities may get less than its share. A minority of the voters sometimes elect a majority of the representatives. This unfairness is often intentionally aggravated by gerrymandering the districts. Small parties usually get nothing. Thus large bodies of voters are practically disfranchised; they are nominally represented by men to whose principles they are opposed; they are misrepresented, not truly represented.

An even more serious objection to the present plan is that it unduly restricts the individual voter's freedom of choice, and subjects him to a domination of the party organizations, the politicians and the bosses that is so far-reaching that it is hardly an unwarranted use of language to call it a tyranny. When you go to the polls to vote for a member of the Legislature you are practically restricted to a choice between two candidates picked out for you by the party organizations, or in places where machine politics have reached their full fruition by the boss.

If you are a good party man, there is only one candidate for whom you will think of voting. Unless the district is a close one, there is no use of any one but a member of the dominant party voting at all. All the other voters simply throw away their votes. This discourages citizens from taking an interest in politics. It may be that both of the candidates are men whom you consider wholly unfit for the place, and you find yourself between the devil and the deep sea; or your party candidate may be sure of election without your vote or have no chance of election at all.

At the same time there is perhaps in an adjoining district, or even in your own district, a man who would grace and dignify the office, for whom you would gladly vote; but you cannot. It is true, the law allows independent nominations, but the difficulty and expense of making them is very great, and usually an independent candidate has no chance.

All those evils are obviated by the plan of proportional representation. A just apportionment of the representation among all parties and groups of voters is effected; the voter is given a wide freedom of choice, and it is made possible and safe for him to vote for the man whom he really prefers; every vote, or nearly every one, counts in the election of a representative, so that no voter is disfranchised, sees his vote thrown away or is misrepresented by a man to whom he is opposed.

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REAL ESTATE NEWS OF THE WEEK

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REAL ESTATE BOARD.

Changes in the Constitution.—New Class of Members.

A special meeting of the active members of the Real Estate Board of New York was held on Tuesday, June 15. It is unusual for the active membership to be called together except at annual meetings, which occur in October. The attendance was large and a luncheon was served after the meeting. The purpose of the special call was to consider a number of important amendments to the Constitution.

All the proposed amendments were carried except in one instance, that providing for the re-election of one of the officers on the expiration of his three-year term and not after one year, as now provided. In this case the amendment was broadened so as to entirely eliminate the existing prohibition that governors may not be re-elected except after the lapse of one year. At present three of the nine governors are elected annually for a three-year term and are ineligible for re-election. The amendment removes this limitation.

Compulsory Arbitration.

Another important amendment provides for compulsory arbitration between all classes of membership. Before the adoption of this amendment one party to a controversy might ask for arbitration and the other might decline to arbitrate. It was necessary for both parties to agree in writing to arbitrate and to abide by the decision of the Arbitration Committee. Under the amendment any party aggrieved may request arbitration and the other party to the controversy must arbitrate, failure to arbitrate subjecting a member to expulsion.

A very important feature to this amendment includes associate members on the arbitration committee. Hitherto only active members were on this committee. An objection to this was that builders, operators and other elements in the real estate business were obliged to submit their claims to a jury of brokers. The effect of this amendment will be to lift the whole arbitration system to a higher plane and to give it a much broader scope.

Vested Rights.

An amendment was also adopted designed to preserve the rights in membership. This amendment provides that active membership in the Real Estate Board "is vested in a member or his estate, but in the latter case without voting privileges, and may be transferred or sold by said member or his estate" subject to the provisions of the Constitution. In case of a transfer or sale of membership the new member is not to be required to pay an initiation fee, but shall pay a transfer fee of \$50. Membership not sold may be bought in by the board.

An amendment was also adopted providing for a new class of members to be known as "registered members." Under the present system and with so large a membership as the board now has, it is difficult to control the use of the board rooms by commission salesmen and various employees of the 200 active members. "Registered members" are to include any salesman employed in the office of an active member of the board, and in good standing in such office, and only such employees as are "registered members" shall have the use of the board rooms. Cards of identification are to be issued. A "registered

member" severing his connection with a firm is to turn in his membership card, such card, however, to be re-issued to him subject to procedure provided for in the amendment. For such "registered members" there is to be no initiation fee but an annual fee of \$5.

The constitution was also amended so as to make eligible for non-resident membership any male person not a citizen of the United States, subject, of course, to the other membership requirements laid down by the board.

It was also proposed to provide a death benefit for the estates of deceased members by assessing each active member on satisfactory proofs of the death of a member. By mutual consent, however, this amendment was postponed for further consideration to be taken up at the next annual meeting.

West Bronx Lots Sold.

Bryan L. Kennelly, for the Upland Realty Company, sold on Wednesday in the Vesey Street Exchange Salesroom, 146 lots in the West Bronx for \$199,665, or an average of about \$1,367 a lot. The owners were so well satisfied that they discontinued the sale, the amount realized being enough to cover the encumbrances including a mortgage, the calling of which had brought about the sale. As a result the owners retained twenty-five free and clear lots, a most unusual occurrence, when it is considered that within recent times prices obtained at auction sales have invariably been below existing liens.

"The result has been satisfactory to the sellers, to the buying public who did not let general conditions interfere with their buying, and also to the auctioneer," declared Mr. Kennelly. "The disposition of so large a number of unimproved lots may furnish a new impetus to Bronx trading. When it is noted that a number of the lots are covered with rock, the prices are not as low as the figures may indicate."

The announcement that 172 lots in the immediate neighborhood of Washington Bridge Plaza would be sold at public auction served to attract more than 400 interested men and women to the salesroom. The lots were located in West 172nd street, Featherbed lane, Jesup place, Shakespere avenue, Macombs road, and Jesup avenue, in a section which has been developing within recent times on account of rapidly progressing subway construction, on the Jerome avenue extension of the Broadway-Lexington avenue route.

The sale began at 12.25 o'clock when lots Nos. 6 and 7 on Shakespeare avenue, were sold to A. Finck for \$1,300. Thomas C. O'Connor acquired the next four lots at \$1,275 each. Macombs road lots, near Featherbed lane, brought from \$2,400 to \$2,725, while those to the south, that were of smaller depth, brought from \$500 to \$900. In the east side of Jesup place, prices ranged from \$1,050 to \$1,325; in the west side of this street, from \$845 to \$1,300. On Shakespeare avenue, lots brought from \$875 to \$1,525. The largest single item in the sale involved the southwest corner of Jesup avenue and Featherbed lane, consisting of five lots and a frame dwelling, sold to Elizabeth Griggs for \$13,500.

The largest individual purchasers were Harris and Maurice Mandelbaum, the operators, although the great majority of buyers were builders or small investors, many of whom figured for the first time in such a transaction. Complete details of this sale will be found elsewhere in the Record and Guide.

Borough Park Lots Bring \$135,565.

A total of \$128,865 for 212 lots and gores and \$6,700 for two dwellings, a grand total of \$135,565, was realized by the Jere Johnson, Jr., Company last Tuesday evening at the Brooklyn Academy of Music, when all that remained unsold of the original Borough Park tract was offered at public sale. The heavy rainstorm did not keep away enthusiastic bidders, and about 700 people, mostly residents and real estate owners of Borough Park, attended and participated actively in the bidding, until two o'clock in the morning. When adjournment was finally taken at that hour, 35 lots remained unsold, and these will be offered next Tuesday at noon in the Brooklyn Real Estate Exchange at 189 Montague street.

In most cases the prices obtained averaged less than the assessed valuation of the city, although in a few instances desirable frontages brought slightly above this valuation.

"Considering the present market and general unsettled business conditions, we are well satisfied with the result," said Frederick B. Snow, of the Jere Johnson, Jr., Company, who conducted the sale. "The lots were undoubtedly sold at bargain prices, and the fact that they were disposed of indicates that buyers can always be found for real estate in New York City if prices are not too high. That the people of Borough Park believe in its future was very well illustrated by the fact that practically all of the buyers came from that section."

The sale started at about 8:30 o'clock and the first property offered was three lots in the west side of 43d street, measuring 73x100.2, adjoining Public School No. 131. It was purchased by Paul W. Connelly for \$3,525. The triangular plot containing about 5,670 square feet at the 43d street and New Utrecht avenue elevated station, now in course of construction, brought \$6,225. The two-story, single-family dwellings at 1181 and 1189 44th street were sold, respectively, to Pincus Shapiro for \$3,450 and to Maurice Hartman for \$3,350. An old farm house and ten lots along the line of the old New Utrecht road and 17th avenue, between 47th and 48th streets, were sold to I. Klapper for \$3,000.

Complete details regarding the sale will be found elsewhere in the Record and Guide. The information comprises the location and description of every plot sold, the name of the purchaser and the price.

\$100,785 for Balz Estate.

Heirs of the estate of Frederick Balz, the one-time operator, realized \$100,785 for forty-seven parcels of Brooklyn property at auction on Thursday in the Brooklyn Real Estate Exchange. The sale was conducted by William P. Rae. The properties were scattered all over the borough and were of a diversified kind. A crowd of about 400 attended and participated in active bidding.

Among the buyers were Charles L. Gilbert, Arthur A. Quinn, E. L. Somerville, Herman Agar, Charles Frey, C. J. Curtin, J. Lazarowitz. The out-of-town holdings of the estate will be sold by Mr. Rae at the Brooklyn Real Estate Exchange, on July 16, at 12 o'clock noon.

THE INHERITANCE TAX.

(Continued from Page 1043.)

amendment was made to the inheritance tax law for the purpose of enabling those persons enjoying possession for their own lifetime of certain property to receive an income on the difference in tax between what they would be required to pay and their successors. However, even under these circumstances there always has been some difficulty as to what official should determine the amount of inheritance tax. The recent opinion submitted by the State Comptroller to the Advisory Council specifically states that the Surrogate is the taxing officer. That section of the opinion of the State Comptroller which treats of this matter is as follows:

"The Inheritance Tax Law of this

State has always made the Surrogate the taxing officer. And when the amendments to Section 230, 240 and 241 of the Tax Law by Chapter 800 of the Laws of 1911 are read in connection with the other sections of this law, it is apparent, and this department contends that in taxing all contingent remainders where the decedent died subsequent to July 28, 1911, it is the duty of the appraiser to first determine the value of the contingent remainders and the tax at the highest possible rate, and immediately thereafter determine the value of the remainders and the tax to which they would be liable if the remainders had vested in possession and enjoyment on the date of appraisal.

"The taxing order should contain similar provisions, and then the Comptroller and the representatives of the estate can easily determine the difference to be held by the Comptroller and the income therefrom paid to the executors or trustees. Otherwise the Surrogate would determine the tax on the remainders at the highest rate and the Comptroller would have to determine the tax which would be due had the remainders vested on the day of appraisal, which would be an anomaly no one would contend was contemplated by the Legislature, because this statute has always made the Surrogate the taxing officer of all estates transferred in trust or otherwise.

"I am therefore of the opinion that the statute in its present form requires and fully justifies the appraiser in determining the value of all contingent remainders at the highest rate and also their value if they had vested on the date of appraisal; and Section 231 of the Tax Law (first paragraph) provides:

"From such report of appraisal * * * the Surrogate shall forthwith, as of course, determine the cash value of all estates and the amount of tax to which the same are liable * * *."

THE CIVIC CENTRE PROJECT.**Real Estate Board Asks for an Investigation—A Less Extravagant Scale Advised.**

The Real Estate Board of New York, which a year ago insisted that proper borings be made to determine the character of the land to be used and which is now alarmed at the huge proportions which the project promises to assume, has adopted the following resolutions of protest and has forwarded them to the proper city officials:

"Resolved, That in view of the financial condition of the city, and in view also of the wide divergence of opinion as to the cost of the Court House site and Civic Centre project, the Real Estate Board of New York does hereby appeal to the Board of Estimate and Apportionment to investigate at once the conditions with respect to this project so as to determine, with as little delay as possible whether it cannot be modified so as to be carried out on a scale less extravagant than that now contemplated, and to bring it within the financial ability of the city to carry out, and within the original intent of the act which provided for it;

"Resolved further, That copies of this resolution be sent to the Mayor, the Comptroller and other members of the Board of Estimate and Apportionment, and otherwise as may give proper publicity to the attitude of the Real Estate Board on this matter."

BROOKLYN DEVELOPING.**What the Panama Canal Is Doing for This Port—New Aniline Works an Instance.**

The cornerstone was laid last Saturday for the office and laboratory building of the W. Beckers Aniline and Chemical Works, Inc., whose plant will cover twenty acres of ground at East 83d, 84th and 85th streets and Ditmas avenue and on which twenty-three buildings are to be located. The architect is Benjamin Driesler. William Braun is the engineer in charge, and D. Alban Kistler is attending to the sectional improvements.

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Twelve of these buildings are completed and the manufacturing of a full line of colors for wool, silk and cotton is already being carried on in quantity. The manufacture of colors for other lines of industry consuming aniline and alizarin colors is being taken up as fast as the remaining eleven buildings to be erected are completed and the machinery can be installed.

The formation of this and other large companies for the manufacture of coal tar and aniline colors, marks the first important step toward the establishment of an American dyestuff industry to seriously compete with foreign manufacturers. There is no reason why this country with its vast natural resources (especially coal which forms the base of all coal tar colors) at its command, should not successfully compete with foreign dyestuffs and in course of time become an important factor in this line of industry.

Rugby, the location of this industrial development, adjoins the most active section in Brooklyn. During the past year, according to the records of the Building Department, there was built more than one hundred and ninety-four tenements in that section. The streets are well laid out and improved. The expenditure of over fifty million dollars by the Pennsylvania-Long Island system has already been an important factor in the development of the Borough of Brooklyn. The completion of the Long Island connecting railway system will be a tremendous factor in industrial development.

The cheapness of new sites with plenty of room, air and light will attract enterprises where work can be done under favorable conditions. The adaptability of the land along this line and at this point for manufacturing purposes is apparent. Considerable land will be used for housing the population that must reside in the near vicinity. Other large industries will follow.

Building Code Legislation.

The reinforced concrete ordinance which is to form part of the Building Code, was introduced in the Board of Aldermen on Tuesday of this week and will be found printed in the City Record of Thursday. (Also see Record and Guide May 29.) A hearing will be held Friday, June 25, at City Hall. The ordinance in relation to excavations and foundations was reported out of the Building Committee and will come up for passage next week.

QUEENS BOROUGH SUBWAY.**A Celebration Arranged for the Opening of the New Line.**

Arrangements have been completed for a big celebration at the opening of the "Queens Borough Subway," the official name which has been given by the Public Service Commission to the East River subway, formerly called the "Steinway Tunnel" and the "Belmont Tunnel."

The Interborough Rapid Transit Company has notified the Public Service Commission that this tunnel connecting 42d street, Manhattan, and Long Island City, Queens Borough, will be opened to the public at 12 o'clock noon, Tuesday, June 22. At 11 o'clock on the same day an official train will convey the officers and directors of the Interborough Rapid Transit Company, members and engineers of the Public Service Commission, the Mayor and other city officials, the members of the Chamber of Commerce of the Borough of Queens, and other local civic organizations of that borough. The first official train will leave the Jackson avenue station, Long Island City, and run through the tunnel to the terminal in Manhattan.

Just prior to the operation of the first train, speeches will be made by the following:

Hon. John Purroy Mitchel, Mayor of the City of New York; Hon. Edward E. McCall, chairman of the Public Service Commission; Hon. Theodore P. Shonts, president of the Interborough Rapid Transit Company; Hon. Maurice E. Conuilly, President of the Borough of

Queens; George J. Ryan, vice-president of the Chamber of Commerce of the Borough of Queens; John Adikes, chairman of the transit committee of the Queens Borough Chamber of Commerce.

During the past week the company has been operating experimental trains and drilling crews for the operation of these cars. Twelve steel cars will be placed in operation and three trains of four cars each will run on a headway of about four minutes.

While the operation of the tunnel at present is only a shuttle service between Long Island City and New York, transfers will be given at the Manhattan end to the present subway, enabling passengers to ride for five cents from Long Island City to any part of the present subway.

The greatest immediate benefit will be to the industrial section of Long Island City adjacent to the stations, as it will make available the entire labor supply of Manhattan for this growing factory section.

The entire borough, however, will be benefited in two ways: first, by the trolley lines which now run from the station in Long Island City to the various parts of the borough, and, second, through the connection which will be made with the Long Island Railroad at the Hunters Point avenue station. If the ten-cent local fare is given by the Long Island Railroad from Jamaica and Flushing to the mouth of the tunnel, service similar to that now on the Atlantic avenue division between Jamaica and Brooklyn will thus be established.

PRIVATE REALTY SALES.

MIDSUMMER weather was a deterrent factor in the real estate market this week, with the consequence that only a few deals of importance were closed. Builders have been more active during the last five months than for some time past, and this activity is not confined alone to new structures, but also involves the alteration of existing buildings. An increase in Manhattan of about fifty per cent. is noted in new structures since January 1, involving an added expenditure of about \$13,000,000, bringing the total to \$36,276,065, as against \$23,246,590 for the corresponding period in 1914.

In the Bronx even a greater increase is noted, for new buildings, for the total reaches \$14,678,825, as against \$8,589,192, for 1914. Brooklyn shows a slight falling off in the amount involved, though the number of new structures projected this year exceeds that of 1914, the same condition existing in both Queens and Richmond.

The demand for apartments and tenements was never so great as at the present time. This demand does not only apply to the cheaper grade, but also extends to the higher priced suites. There are some vacancies in the Park avenue section which not only includes the avenue itself, but also the adjacent side streets. Considering the general business depression it speaks well for the stability of this class of investment that the percentage of vacancies is not larger.

Investment demand in the Park avenue section is again demonstrated by the purchase of the apartment house structure, now in course of construction, at the southeast corner of Park avenue and 61st street. The building is estimated to cost \$525,000. The deal is reported to involve about \$1,000,000. The buyer recently acquired the new apartment house on the 72d street corner, for many years the site of the old Freundschaft Club. The five-story residence, at the north corner of Fifth avenue and 89th street, is also under negotiation for purchase at private treaty.

Included in the deals is a projected theatre in West 96th street, near Broadway, two parcels having been acquired and others being under contract to purchase. The section has several theatres and moving picture structures and has come to the front during the last two years. An interesting transaction is the purchase of 137 acres near the St. Albans

station of the Long Island Railroad. The property has been acquired by a golf club, which will erect a new club house on the property.

Another sale involved fifteen one-family houses in 77th street, Brooklyn, held at about \$100,000. Negotiations are well advanced for the establishing of another restaurant in the upper Times Square section. The southwest corner of Broadway and 48th street, adjoining the Strand Theatre, will, if negotiations are completed, be occupied by a new firm composed of men prominently identified with the restaurant business. Twenty-two flat houses, in upper Manhattan and the Bronx, have been leased to an operator for five years, at a reported aggregate rental of about \$400,000. This deal disposes of some of the holdings of a Brooklyn bank.

The total number of sales reported and not recorded in Manhattan this week was 17, as against 22 last week and 20 a year ago.

The number of sales south of 59th street was 8, as compared with 7 last week and 7 a year ago.

The sales north of 59th street aggregated 9, as compared with 15 last week and 13 a year ago.

The total number of conveyances in Manhattan was 112, as against 117 last week, 20 having stated considerations totaling \$2,135,490. Mortgages recorded this week numbered 84, involving \$3,714,272, as against 77 last week, totaling \$1,257,918.

From the Bronx, 10 sales at private contract were recorded, as against 11 last week, and 13 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,406,140, compared with \$1,113,315 last week, making a total for the year of \$39,086,788. The figures for the corresponding week last year were \$569,628, and the total from January 1, 1914, to June 20, 1914, was \$20,430,525.

\$1,000,000 Park Avenue Deal.

William Ziegler, Jr., has contracted to purchase from Edgar A. Levy the twelve-story apartment house now in course of construction at 525 Park avenue, on a plot 100x100, at the southeast corner of 61st street, at a price which is said to be more than \$1,000,000. The building is expected to be ready for tenants in a very short time. It was designed by Schwartz & Gross, who estimated the cost at \$525,000. Mr. Levy acquired the site from various owners last July, through George Ranger. In May Mr. Ziegler bought from the same builder the apartment house at the southeast corner of Park avenue and 72d street. His confidence in the investment possibilities of such properties is indicated by this additional purchase. It was reported that he gave in part payment the dwelling, 163 West 122d street, a plot, 50x100.5, in East 71st street, 175 feet east of Fifth avenue, and a camp on Loon Lake in the Adirondacks. The brokers were J. Curry Watson and Jesse C. Bennett.

Advertising Man Invests.

K. E. Bunnell, advertising director of W. H. H. Hull & Company, purchased through Pease & Ellman, from S. Morrill Banner and William L. Levy, the new nine-story apartment house at 178 East 70th street, on the crest of Lenox Hill. The building occupies a plot 52 feet wide and half the block in depth, and there are two apartments on each floor. Among the tenants are Foster Milliken, Jr., Charles R. Leonard, Charles deL. Oelrichs, Frederick O. Beach, Howland Davis and Dr. Hugh Auchincloss. In part payment, the buyer gave the five-story altered store and apartment building, on lot 21x98.9, at 60 West 39th street, and the three-story dwelling at 159 Hancock street, Brooklyn.

141 Ridgewood Lots Sold.

Realty Associates sold in Ridgewood, Queens, vacant land, as follows: Sixteen lots in the north side of Linden street, east of Fresh Pond road; five lots on the northeast corner of Linden street, and Fresh Pond road; entire

block bounded by Fresh Pond road, Doubleday street, Linden street and Gates avenue; block front on the south side of Gates avenue, from Fresh Pond road to Doubleday street; northeast corner of Palmetto and Doubleday streets, nine lots; and southeast corner of Palmetto and Doubleday streets, 380 x100. There is a total of 141 lots in these parcels including 20 lots fronting on Fresh Pond road. The buyer is Paul Stier, Inc., builder, who contemplates improvement.

Big Brooklyn Deal.

William R. Goodman, for the Sperry Gyroscope Company, has purchased through David Porter, Inc., and the Burlington Realty Company the entire block front on the west side of Flatbush avenue extension, from Concord to Chapel street, also 136-144 Concord street and 29-39 Chapel street. On this plot a ten-story factory structure will be erected from plans by Frank J. Helmle. About 100,000 feet of space will be occupied by the buyer, the remaining floors to be leased.

New West Side Theatre.

The Claremont Building Company has acquired title from Harry A. Bloomberg and Frank E. Gillies to 206 and 208 West 96th street, on plot 63.3x100. It is rumored that a theatre is planned for the site and it is said that additional plottage at 203-207 West 95th street abutting, on plot 82x100, may also be

acquired as part of the project. No definite announcement, however, has been made, regarding the plans of the Claremont Building Company.

Residence Sale Pending.

Negotiations are reported well advanced for the sale of the five-story residence, 1080 Fifth avenue, on plot 25.2x102, at the north corner of 89th street, by Percival Farquhar to Malcolm D. Whitman, of the William Whitman Company. The property has been held at \$270,000. Among neighboring owners are Archer M. Huntington, Benjamin N. Duke, Elizabeth W. Van Ingen and George J. Gould.

St. Albans Golf Club.

A newly formed organization to be known as the St. Albans Golf Club, has acquired, through purchase and lease, from Edwin H. Brown, a 137 acre tract, at the St. Albans station of the South Shore division of the Long Island Railroad. It is declared to be admirably suited for a golf course. Pending the erection of a new club house, a temporary headquarters has been taken near the property.

New Heights Operation.

David Zipkin sold to the Mose Goodman Corporation, Aaron Goodman, president, the plot 100x95, in the south side of West 188th street, 125 feet east of St. Nicholas avenue. Plans are being prepared for the erection of two six-

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story apartment houses. The broker was the Nehring Co.

School Sells for "Movies."

The American Movie Company purchased from the St. Elizabeth Industrial School the two old buildings, on plot 52.1x103.3, at 235-237 East 14th street, for improvement with a new theatre and office building. The broker was Joseph P. Day.

Big Bay Ridge Deal.

Samuel Galitzka Company has sold for Charles H. Louis the fifteen one-family houses, 541-573 77th street, Brooklyn, on plot 330x100, which has been held at \$100,000.

Manhattan—South of 59th St.

33D ST.—Douglas Robinson, Charles S. Brown Co. sold for the Woolsey estate, 315 East 33d st., and for F. A. O'Callaghan, 317 East 33d st., two 3-story dwellings, each on lot 16x100, to a client of Gillespie & O'Connor, attorneys.

58TH ST.—Cross & Brown Co. has sold for the Thomas Motor Cab Co., to the Fiat Repair Co., the lease of a plot and building at 640 West 58th st, a 1-sty garage covering the entire plot, 125x100.

Manhattan—North of 59th St.

DYCKMAN ST.—Ida B. McTurk is reported to have the plot 103.7x183.9x100, in the north side of Dyckman st, 950 ft. west of Prescott av.

71ST ST.—Slawson & Hobbs sold for the A. Compagna Construction Co. the "Lucania," a 9-sty apartment house at 235 West 71st st, on plot 69x102.2 to Henry S. Davis et al, who gave in exchange the four-story dwelling, on plot 50x100, at the northeast corner of Riverside dr and 108th st, which is to be improved

DIVIDEND NOTICE.

FULTON TRUST COMPANY OF NEW YORK

149 Broadway, New York City, June 17, 1915.

46TH CONSECUTIVE SEMI-ANNUAL DIVIDEND.

By Resolution of the Board of Trustees, a Semi-Annual Dividend of FIVE PER CENT. is payable on July 1, 1915 to stockholders of record at the close of business, 3 P. M., June 21, 1915.

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74TH ST.—Mrs. Anna A. Kenly sold to George W. Grote & Co., through G. P. Butterly the 5-sty factory building on plot 75x100, at 502-506 East 74th st. The lessees are manufacturers of paints, oils, etc., at the foot of East 102d st and East River and the newly acquired property will be used as an additional plant.

103D ST.—F. D. Menke sold for Anna Goldman 111 East 103d st, a 3-sty dwelling, on lot 15x100.

AMSTERDAM AV.—The Minold Realty Co., Abraham Benedict, president, sold through E. Francis Hillenbrand the Altamonte, a 6-sty apartment house, at the northwest corner of Amsterdam av and 124th st, on plot 100.11x50. The buyer is an out-of-town woman investor, who gave in part payment 181 Franklin av, a 6-fam. house, and 268 Elton st, a 3-fam. house, both in Brooklyn.

LExINGTON AV.—William S. Lalor has sold for Mortimer C. Baldwin to Gustave Marx 1201 Lexington av, a 4-sty flat, with store, on lot 20x70. The purchaser is a tenant.

Bronx.

CHISOLM ST.—Kurz & Uren, Inc., sold for Mrs. Henrietta C. Green the vacant plot in the west side of Chisolm st, 170 ft. north of Freeman st, 40x120.

FAILE ST.—Clara Karp bought from the John W. Cornish Construction Co., the 2-story dwelling, 648 Faile st., held at \$10,000.

FEATHERBED LA.—Elizabeth Driggs, who bought the plot at auction Wednesday for \$13,500, has resold the 5½ lots at the southwest corner of Featherbed la and Jesup av to Mary McManus, through George V. McNally. The plot measures 104x147 and contains an old dwelling.

152D ST.—Kurz & Uren, Inc., sold for Nosam Corporation 385 East 152d st, on lot 25x100, a 3-sty dwelling on front of lot and a 2-sty dwelling in rear.

BEACH AV.—The Shatzkin Realty Co. has sold to Giuseppe Raciti di Alfio a plot, 50x100, on the east side of Beech av, between Fish and Corsa av, for improvement, with 2-fam. houses.

CLAY AV.—Alexander Selkin and David Mintz have sold for the H. M. Construction Co. to a client of Cahn & Pittman, 1058 Clay av, a 3-sty dwelling, on lot 27x80.

OLINVILLE AV.—Alphonse Doncourt et al have contracted to sell to Serina Mascia for \$1,500 the lot 25x100, on the west side of Olinville av, 75 ft. south of Magenta st.

CRESTON AV.—William H. Picken, the builder, bought from Charles F. Desher the plot, 65x95, at the southeast corner of Creston av and 188th st, held at \$25,000. An apartment house improvement is contemplated.

TRINITY AV.—Frederick Eddy, of Syracuse, N. Y., sold to Sigmund Orbach, of Brooklyn, 717 Trinity av., a 5-sty flat on plot 36.4x98, held at \$36,000.

WEBSTER AV.—Clement H. Smith has sold for Mrs. Cency Aulbach the lot, 25x127, on the east side of Webster av, 175 ft. north of 179th st.

Brooklyn.

HIMROD ST.—James M. Hawley sold for the estate of Jacob H. Gebhard, 193 Himrod st to Anders Nilsson.

PULASKI ST.—Henry P. Cain sold to Moses Zucker, 427 Pulaski st., a 2-story dwelling.

ST. MARKS PL.—Charles C. Stelle sold the dwelling 103 St. Marks pl to Alexander and Marie Mercier and resold same to Eric Sunberg; also the flat, 87 St. Marks pl, and for the estate of Mary L. Fuller the dwelling, 164 6th av, to Alma Ekberg.

STUYVESANT ST.—G. Lebett sold for F. Siegel to Mrs. M. Metzger the 3-sty dwelling at 176 Stuyvesant st; also for Ida Schmeling to R. Cundy the 3-sty business building at 155 Howard av, and the plot, 55x100x25, at the southeast corner of Reid av and Monroe st, for the Salrseider & Feldhus estates to S. Wordman.

4TH ST.—A. Peace & Son sold the dwelling 554 4th st for J. D. Fife.

5TH ST.—John Pullman sold for James Philips to Charles Obermeier the vacant plot, 40x100, in the south side of 5th st, between 7th and 8th avs.

SO. 5TH ST.—A. Roth purchased from the Menken-Kraus Realty & Construction Co. the 3-sty dwelling 319 So. 5th st.

28TH ST.—Joseph F. Curren sold 10 lots in East 28th st. between Tilden av. and Beverly rd., for Thomas H. Flood to the Virginia Construction Co. The seller purchased the property from the Vandever family, which had it in its possession about 250 years.

63D ST.—B. J. Sforza sold for C. M. C. Fulton the plot 40x100, in the south side of 63d st, 260 ft west of 14th av.

68TH ST., ETC.—Sinmacros Realty Co. sold for Mrs. E. Carpenter the dwelling, 143 68th st., also for James Farley a lot 21x115, on the south side of 5th ave., between 83d and 84th sts.

72D ST.—Frank A. Seaver & Co. sold for the John B. Bradley Co. the 2-fam. house 177 72d st.

EASTERN PARKWAY.—Paul A. McGolrick bought from the Bond Construction Co., 1613-1619 Eastern Parkway, two 4-sty apartment houses, on plot 112x140xirreg.

MYRTLE AV., ETC.—Louis Gold sold at Ridgewood 1656 and 1666 Myrtle av to A. Reizenstein 1658 Myrtle av to Marmin Holding Corporation; 1668 Myrtle av to William Schweikert; 1674 Myrtle av to Elizabeth Herman; at Flatbush, 723 Flatbush av to H. D. De Muth; 725 Flatbush av to Loretta V. Norris; at Bay Ridge, 265 65th st to Mary Schreider, and at Woodhaven, corner Jamaica and Woodhaven av, to George Mueller.

ROCKAWAY AVE., ETC.—M. C. O'Brien has sold for the Realty Circle, 661 to 665 and 669 and 671 Rockaway ave., 4-story apartments, to the Sterling Clifton Co., which gives in exchange 100 ft. frontage on Putnam and Jefferson aves., 250 feet east of Bedford ave., formerly owned and occupied by the Monastery of the Precious Blood.

Queens.

ASTORIA.—The Cole Bros. Realty Co. bought 19 lots at Astoria, Long Island City, on Second, Graham and Webster avs, and the Old Ridge rd.

EDGEMERE.—Arthur F. Tomlinson sold for Sarah Rosenthal to Florence S. Tumbidge a cottage, 80x125, on the west side of Surf av. The property was held at \$13,000.

FLUSHING.—Mrs. Walter Curtis, of Wad-dington N. Y., purchased for occupancy the residence of Leon A. Birck, a dwelling and 3 adjoining lots in 20th st.

FLUSHING.—The property at the corner of Bella pl and Mitchell av, containing 12 lots and a 12-room dwelling, has been sold for Charles Gaffney by the J. Alberta Johntra Co. to David Weddle. The dwelling has been rented to W. H. Hanley and Mr. Weddle will improve the lots with 8 dwellings.

JAMAICA.—Leonard Davidson sold the 1-family house at 51 Blanco pl., Jamaica, for Albert Lips to William J. Sadio.

ROSEDALE.—New York Suburban Land Co. sold 40x100 on President av to E. Alexander and 20x100 on Park av to E. C. Peoples.

Richmond.

ROSEBANK.—D. T. Cornell sold for William Schuld a plot on Pennsylvania av to A. Fretsch, who will build a dwelling.

TOMPKINSVILLE.—Cornelius G. Kolff has sold for Ernest T. Lindemann and Charles F. W. Graefe, plot 40x146 on Cebra ave., near Rosewood pl., Tompkinsville, to William Stand-erwick, who will erect a residence for his own occupancy.

Rural and Suburban.

BRIARCLIFF MANOR, N. Y.—Fish & Marvin sold for the Briarcliff Lodge Association, a portion of their property near the Briarcliff Lodge to Harry H. Albright of the F. W. Woolworth Co.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Beech av to J. Cavanagh and 50x100 on Locust av to E. Boyce.

GREAT NECK, L. I.—Dr. F. L. Keays, of Great Neck, L. I., bought a part of the A. I. Mott pl., on the Middle Neck and Old Mill roads, for improvement with a Colonial cot-tage.

GREAT NECK, L. I.—The McKnight Realty Co. reports the sale of 70 lots in the Great Neck Hills section. The purchasers are Mrs. Ethel Smith Dorrance, Roland H. Smith, Ger-trude Jetter, Henry Macdonald, Michael Schroeder, Adolph Brion, Frank Fitzgibbons and Dr. Catesby Jones.

HUNTINGTON, L. I.—Ward & Ward sold for A. E. Lowndes, a 20-acre tract, between Hun-tington and High Hill, L. I.

JERICHO, L. I.—Dr. Louis N. Lanehart, of Hempstead, L. I., purchased the 55 acre tract of Mrs. Mortimer Brooks for \$1,000 an acre. S. A. W. Baltazzi was the broker.

MONTCLAIR, N. J.—The Frank Hughes-Taylor Co. sold for E. T. Rice the residence at 4 Norman rd to H. T. White, of Glen Ridge; also for the estate of Mrs. Sarah Churchill the residence at 5 Upper Mountain av to Charles E. Garrison, assistant head master of the Montclair Academy.

SCARSDALE ESTATES.—Robert E. Farley, president, sold a plot 75x115 in Gorham pl., Greenacres, N. Y., to Philip Kuss, who expects to begin the erection of a residence from plans by Patterson & Dula, architects.

SCARSDALE, N. Y.—Malcolm E. Smith & Co. and Joseph Eisener have sold to the Cutay Realty Co. 18 lots on the west side of Fox Meadow road for J. Rush Wilson, and have resold for improvement 3 building sites on this property to Allan Mann, A. C. Daum and R. C. Culver.

YONKERS, N. Y.—M. A. Broderick sold the residence, 208x100, at 207 Park av to Dr. A. J. Smith, eye and ear specialist; also the cottage at 76 and 78 Barnett av, 50x100, to Harry M. Wilkins.

WEST ORANGE, N. J.—Edward P. Hamilton & Co. sold for J. R. Heath, of Chicago, the modern residence and stable at 96 Hillside av.

LEASES.

Hoggon Brothers Opposite Library.
Horace S. Ely & Company and Pease & Elliman have rented for the Rogers Peet Company, the tenth floor and the 42nd street end of the seventh floor in their Fifth avenue and Madison avenue building, to the firm of Hoggon Brothers, building contractors and desi_gners, now located in the entire building, at 7 East 44th street, where they have been for the last seventeen years. The firm also occupies quarters in the Harriman National Bank Building and adjoining structures. A short time ago they purchased the southwest corner of Lexing-ton avenue and 40th street, plot 39.6x85, on which it was understood they in-tended to erect a building for their own occupancy. What disposition will be

made of this property, now that they have decided to locate opposite the Public Library, is not known.

Another 23d Street Lease.

M. & L. Hess, Inc., have leased the entire fourth floor in the building formerly occupied by Stern Brothers at 28-30 West 23d street, through to 9-19 West 22d street, containing about 21,000 square feet, to the W. T. Grant Company, operators of a chain of 25-cent department stores. The space will be used for general offices and for the buying and distributing of merchandise. Montgomery & Ward recently leased about 80,000 square feet in the same building, and it is reported that nego-tiations are pending for the disposition of the balance.

\$400,000 in Leases.

The State Banking Department leased for the Union Bank of Brooklyn, now in liquidation, to Isidor Zimmer, twenty-two flats for five years, at an aggre-gate rental of about \$400,000. The prop-erties include 2513 and 2515 and 2533 and 2539 Amsterdam avenue, 333 and 343 East 55th street, 532 and 546 West 163d

street, 500 West 172d street, 503 and 513 East 73d street, 440 East 123d street, 304 and 308 East 62d street, 503 and 505 West 172d street, 514 and 524 West 146th street, and 2220 Valentine avenue.

Lease at Chatham Square.

The Interborough Rapid Transit Com-pany has leased through Jacob Finkel-stein & Son, the one-story building at the corner of Chatham square and Catherine street, to the estate of Samuel Solomon. The premises, after alterations, will be used in connection with the adjoining property, 14-16 Cath-erine street, and 15-16 Chatham square, as another branch of the lessee's cloak and suit establishments.

New Victoria Lease.

William Demuth & Co., manufacturers of smokers' articles, who have been located for sixteen years at Broadway, near Spring street, have taken space in the Victoria Building at 27th street and Broadway, extending to Fifth avenue. The brokers were Carstein & Linnekin. This building, with the exception of four floors, is entirely rented.

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**SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES****Moving from Brooklyn.**

Duross Company leased for F. W. Rhineland, 374-376 Washington street, a four-story building on a plot 49.3x75, formerly occupied by W. A. Higgins & Company, to F. Romeo & Company, manufacturers of macaroni and importers of olive oil, now located in Brooklyn.

Another Longacre Restaurant?

The owners of Maxim's Restaurant in West 38th street are reported to be negotiating for the lease from Samuel K. Jacobs, through Nelson, Lee & Green, of the store and basement at the southwest corner of Broadway and 48th street. If the deal is closed it is said that a restaurant will be opened, which will introduce a number of novelties.

Manhattan.

AMES & CO. have leased the store 285 8th av to A Block; also loft 366 West 50th st to Henry Jellenek.

WILLIAM WALDORF ASTOR leased the land, 48.1x100, on the west side of Av A, 72 ft. north of 3d st, to J. Fisher, who has filed plans for a 3-sty moving picture, store and office building, to cost about \$20,000.

BLEIMAN & CO. leased for the estate of Nina Herzog, the store, basement and sub-basement in 686 Broadway to Katz & Auerbach, of 33 Bond st.; also for the 32-33d St. Corp. the store and basement in 14 West 33d st to M. Strauss & Co., of 682 Broadway.

WILLIAM D. BLOODGOOD & CO. leased for the Ale Club two stores in 53 East 44th st., for 10 years, to Arthur Cognato and Benjamin Schlein.

WM. D. BLOODGOOD & CO. leased the 4th loft in 46 West 21st st. to Oringer & Halpern, of 279 7th av., and for Cornelius V. V. Sewell the 4-story house, 68 West 45th st. to Brickman Brothers.

CHILDRESS & HAMMONS leased the dwellings at 111 West 69th st., for the First National Bank of Hoboken to Adele E. Walsh and sub-leased the dwelling 168 West 76th st., for Marie Kuch to Nellie Ross.

CROSS & BROWN CO. has sublet for the Splitdorf Electrical Co. of New York to the Universal Shock Eliminator, Inc., 1881 Broadway, part of the 2d floor at 3 West 61st st, offices in 30 East 42d st, to Stephens & Walker; and in conjunction with Frederick Fox & Co., the 4th floor at 14-18 West 24th st to the Donner Negligee Co.

CROSS & BROWN CO. has leased for August Heckscher the store and basement at 4 West 57th st to J. Zado Noorian; offices in the United States Rubber Building, Broadway and 58th st to A. Elliott Ranney Co. and to A. B. Norwalk; and in conjunction with E. A. Manning the 6th floor at 16 West 45th st to Kathryn Caldwell.

DUROSS CO. leased for the estate of Mary S. Hunziger the 3-sty house 257 West 20th st to Alice McNally.

DUROSS CO. leased dwellings for Louise C. Mohlman, to Mary Walsh, at 16 Van Nest pl, for 5 years; also 131 West 13th st to Emelie Hofmann, 45 Barrow st to Mrs. De Voy and 125-127 West 13th st to Stephen Frey.

DOUGLAS L. ELLIMAN & CO. leased apartments in 535 Park av for Dr. Bache McE. Emmet to Roland L. Redmond; in 114 East 84th st for the Surrey Realty Co. to F. Courtney Nicodemus; in 122 East 82d st, to George L. Kobbe and in 178 East 70th st to G. Lester Carlisle, Jr.

DOUGLAS L. ELLIMAN & CO. leased apartments in new building under construction at 1155 Park av. to Miss Maria A. Almirall; also in 116 East 63d st. for Mrs. James McClurg to Mrs. Henry Bischoff, and in the building under construction at 122 East 76th st. for the Jatison Construction Co., to Douglas E. Bonner.

DOUGLAS L. ELLIMAN & CO. leased apartments in the building under construction at 525 Park av for the E. A. L. Construction Co. to William Bamburger; also in the building under construction at 114 East 84th st for the Surrey Realty Co. to Mrs. Eliphalet Nott Anable; also in 875 Park av to Edward H. Rosenbaum, and in 13 East 49th st for Charles Brown to Princess Briganza deAvellar.

HORACE E. ELY & CO. and Cross & Brown Co. leased to the Paramount Pictures Corporation, William W. Hodkinson, president, the 9th floor in the new Rogers Peet Co. Building at 5th av and 41st st.

M. FORMAN & CO. rented for Charles Pearlstein a loft at 28 West 15th st to Max Blumberg; at 147 West 25th st to Herman Schoer; space at 12 West 37th st to Vincent De Martin & Werme; also sublet for the National Garment Co. to H. B. Rubin the 15th floor at 36 West 25th st; the top floor at 8 West 19th st to Klein & Avrutine, and loft to Goldberg & Freund at 147 West 25th st.

FREDERICK FOX & CO. leased space in 699 Broadway to the Flowerville Mfg. Co.; in 712 Broadway to Cornelius J. McCarthy; in 793 Broadway to Reliable Pleating Co., and the Glory Hat Co.; in 533 West Broadway to M. Sicherman; in 31-3 East 10th st. to Oscar B. Fish, 621 Broadway; in 54 East 11th st. to Witoff & Eidenberg, Progress Cloak & Suit Co., and Abbott Alkaloidal Co., of 175 West 88th st.; in 56 East 11th st. to Littenberg & Friedman; in 61 East 11th st. to Peckham Little & Co., and in 20-2 Waverly pl. to Atlas Flower & Feather Co.

JULIUS FRIEND, EDWARD M. LEWI CO., leased for Charles Kaye Renting Co., the 4th

floor in 24-26 West 26th st, to Max Frisch; for William E. Jackson, the 9th floor, 55 East 11th st, to Feld & Cohen and in conjunction with Wm. A. White & Sons, the 4th floor, 32 West 22nd st, to Silverstein & Gross.

GOODWIN & GOODWIN rented for Louis Spiegel to Mary Margeson, the 3/4-sty dwelling, 135 West 122d st.

ROYAL SCOTT GULDEN leased to Boue Soeurs, retailers of gowns, of 1 East 53d st, for Rosalie G. F. Barr the remodeled building at 13 West 56th st. The building is on a lot 25x100.5 feet and was leased for 3 years, at about \$7,500 a year.

N. BRIGHAM HALL and WM. D. BLOODGOOD, INC., leased for Philip Rhineland to the Jos. Roth Manufacturing Co., manufacturers of toys, of 54 West 21st st, the 2d loft in 48-50 West 21st st. This completes the leasing of the building.

M. & L. HESS, INC., have leased the 2d loft at 536-546 West 23d st. to the Turchin Co., of 403 East 23d st.; the 9th loft at 22-24 West 38th st. to Leon Hirsch; space in 241 West 37th st. to Vartarian & Simonian; in 432 4th av. to Henry Drucker, and in 354 4th av. to the Eureka Mercantile Co., of 315 4th av.

HOUGHTON CO. and J. Metcalfe Thomas leased for Ella W. Jackson to Anna Rodgers, 167 West 91st st.

FELIX ISMAN (INC.) leased the store and basement in 10 West 60th st to the Ford Motor Body Co; also the store and basement at 1672 Broadway to the McAllister Co., tires.

JOHN J. KAVANAGH leased the 3-sty dwelling, 75 East 91st st, for Mrs. Romaine C. Nichols to Miss Sarah Kearney; also an apartment in 980 Madison av to Dr. Wiley E. Woodbury; a store in 980 Madison av to the Wright Laundry for five years; a store in 994 Madison av for S. May to J. Scharfman, and a store at 945 Park av to Pietro Betterino.

PAYSON McL. MERRILL CO. leased apartments in 925 Park av to Edgerton Chambers; in 257 West 86th st to G. Hinman Barrett, Frank DeHaven and C. Virgil Gordon, and in 140 West 57th st to William H. Baldwin.

MOORE, SCHUTTE & CO. leased for Benjamin Winter to Horwitz & Zimmer, the two 6-sty elevator apartment houses, 616 and 622 West 137th st; also 613 and 617 West 144th st, two 5-sty "walk-ups."

MOORE & WYCOFF leased an apartment at 123 East 53d st., to Miss Barbara Winthrop.

NELSON, LEE & GREEN have leased the Broadway store in the building at the southwest corner of Broadway and 181st st for Julius & August Kahn to A. H. McRae, who has for years conducted successful retail trade drug stores in Manhattan, and at present has stores at 109th st and Broadway, and in 43d st.

PEASE & ELLIMAN leased for Henry A. Coster, to Rose W. Weir & Co., the 5-sty warehouse, 52 Front st.

PEASE & ELLIMAN leased apartments in 375 Park av. to Mrs. Belle B. Ten Eyck, and in 114 East 84th st. for Samuel A. Herzog to Dr. E. L. Pratt.

PEASE & ELLIMAN leased for the E. A. L. Park Avenue Co., controlled by Edgar A. Levy, apartments in 525 Park av to Mrs. Frederick J. Easton; for George Backer in the new house at 378 West End av to Jesse Hirschmann; and for the Horatio Realty Co., controlled by Samuel A. Herzog, in 399 Park av to Mrs. Otis K. Dimock.

PEASE & ELLIMAN leased for Schotz & Co. a loft at 471 5th av. for Herman Mishkin, photographer; also for John T. Terry his 4-story house at 275 Madison av., and for Joseph T. Low the dwelling at 47 West 52d st., and renewed apartment leases at 157 East 81st st., to Mrs. Isabel C. Culver; at 24 West 59th st., to Miss Gertrude B. Mawson; at 144 East 56th st., to LeGrande L. Benedict, Jr.; at 104 East 40th st., to Lewis S. Miller, and at 49 West 57th st., to H. D. Lockwood.

S. OSGOOD PELL & CO. leased for the Mo-toaka Realty Co. an entire floor at 1764 Broadway to the Gadabout Motor Corp., of Detroit, for sales rooms and executive offices, also for the Richard S. Ely estate, the store at 1709 Broadway, to Samuel Raines.

L. J. PHILLIPS & CO. have leased dwellings at 642 West 158th st., and 620 West 158th st.

ROBERT R. RAINEY leased the building 82 Vesey st to the Peerless Creamery & Dairy Equipment Co.

M. ROSENTHAL CO. leased the 3d floor in 150 West 22d st. to the Litco Co., Inc.; also the store in 34 East 21st st for Stern Bros. for six years to A. M. Sternberg; the store in 1374 Broadway to the La Valle Jewelry Co.; the store in 450 6th av to the Star Electrical Co. of 42d st building for five years; the 11th floor in 74 5th av, with an L. to 1 East 13th st, to the Riklan Feather Co.; the 8th floor in 236 5th av to J. Wolf & Co. and the 5th loft in 113 West 31st st to Schwartz & Chizyk.

LOUIS SCHRAG leased for Johnson & Fleishhauer a store at 107-113 West 25th st to Hollander & Gitelson and for the estate of Mary Schmitt the store and basement in 241 7th ave. to Harry Poster of 247 Centre st.

G. SEIDE & SON have leased 1612 Lexington av, southwest corner 102d st, for Robert Spero; also for estate of Adolph Brussel, deceased, 1535 Madison av to Dr. Louis Hubert.

SHAW & CO. leased for Thomas Smith, the 4-sty dwelling, 17 West 121st st, to Jane E. Allen.

SHAW & CO. leased for Cammann, Voorhees & Floyd 232-242 West 124th st, five 4-sty apartment houses.

SHAW & CO. leased for the Bond & Mortgage Guarantee Co. the 3-story dwelling, 216 West 132d st. to William Heeren.

JAMES A. SHEERAN leased for Christina Stenger the 3-story dwelling, 180 East 93d st.

SIMON SINDEBAND, in conjunction with L. Messenger, leased to Fogenson & Co., the three 6-story apartment houses at 132 to 150 West 111th st., for 5 years at an aggregate rental of about \$115,000.

SLAWSON & HOBBS rented for John D. Haas the 5-sty dwelling 309 West 105th st.

SLAWSON & HOBBS rented for Matt J. Ward, the 3-sty dwelling, 168 West 97th st, to Mrs. Mary E. Jones.

SLAWSON & HOBBS leased for Samuel Marx, the 4-story dwelling, 108 West 77th st. to Dr. J. E. Warren.

CHARLES B. WALKER leased a loft in 174 Centre st to Kling Calendar Co.; additional space in 210-212 Canal st to Kurz Electric Co.; lofts in 180 Centre st to Sandow Tool Co.; in 176 Centre st to the Peerless Machine Co., and in 137 Grand st, through Horace S. Ely & Co., to Manheimer & Bender, of 398 Broome st.

J. G. WHITE & CO. leased at 138-140 West 17th st 2d loft to Schoenberg & Kasman; at 29 West 17th st to Frankel, Pavsner & Co.; at 15-17 West 24th st to Leventhal & Horowitz; at 38 West 18th st to Wexler & Rosenberg of 55 West 19th st; at 550 Broadway to H. R. Knitting Mills, and at 32 East 22d st to B. Fitzig.

ARTHUR E. WOOD leased for Mrs. Marie Hadden to William L. Taylor, the 3-story dwelling, 135 West 131st st.

Bronx.

SHAW & CO. leased the store at 906 East 173d st to A. Fasligian.

Brooklyn.

BURRILL BROTHERS have leased 496 4th st. for A. R. Johnson to M. R. Gibson; 507 2d st. for William Johnston to L. H. Romain; 165 Garfield pl. for J. H. Kay to A. W. Guberling; 568 Pacific st. for J. H. Wichert to C. F. Severs.

Queens.

LEWIS H. MAY CO., Rockaway Park Office, Inc., leased cottages at Rockaway Park for Fred Stadtmuller on Columbus av., to F. Jacobson; for H. W. Casey on S. West End av., to Max Fishel; at Belle Harbor, for Gertrude Wainwright on Oxford av., to Judge George J. O'Keefe; for Louise Morrison on Dover av., to Louis D. Baer.

ARTHUR F. TOMLINSON rented at Edgemere for the S. & L. Construction Co. to Nathan Coleman cottage No. 9 on Dickerson av, and at Far Rockaway for Oliver Whitson to S. E. Wolff a cottage in Prospect st.

Suburban.

ALEXANDER BRADLEY & SON leased for Mrs. Julia F. Howe her residence on Fernwood rd, Larchmont Gardens.

APPELBAUM & APPELBAUM, INC., of Newark, have leased for Lewis Levi and Charles Elbow, to the United 5 & 10 Cent Stores Co., a corporation of New Jersey, the 3-story building, 228-232 Main st., Paterson, to be used as another of their stores. The lease is for a long term at an aggregate rental of about \$425,-000.

BURKE STONE, INC., rented at Bronxville for the Lawrence Park Realty Co., cottage No. 10, Garden Cottage Group, to Mrs. S. H. Roy.

DE BLOIS & ELDRIDGE rented the store at 210 Bellevue av, Newport, R. I., to Lewis & Simmons, of New York, for the season.

FEIST & FEIST, INC., have leased for Mrs. Matilda Joseph to Luigi Crescenzi the stables and sheds at 54 and 56 Colden st, Newark, N. J. The main building stands on a plot 48.6x 100, about 125 feet south of New st.

FISH & MARVIN rented the "Bruce Crane Apartment" in the Studio Arcade at Bronxville, N. Y., to A. B. Paine.

FISH & MARVIN have rented for Robert O. Hayward his residence at Lawrence Park West, Bronxville, to Harry B. Gordon of St. Louis; also for the summer, furnished, the property of Mrs. William DeNyse Nichols at Briarcliff Manor.

FISH & MARVIN have rented furnished for the summer the Sidney A. Bean property in King st., Greenwich, Conn., to O. J. Gude, president of the O. J. Gude Co. The property consists of a Colonial house, out buildings and 10 acres of land.

HOTEL GAZETTE AGENCY has leased the Tuthill Point Hotel, East Moriches, L. I., for E. M. Sammis to John F. Johns, and the Beach House, Sea Girt, N. J., for J. T. Jackson to Samuel J. Tucker.

FRANK HUGHES-TAYLOR CO. rented at Montclair, N. J., for Mrs. Helen S. Leonhardt the dwelling at 77 Christopher st to W. E. Johnson.

KENNETH IVES & CO. rented Suncliff, the country estate of Mrs. Charles J. Gould at Tarrytown-on-Hudson, to Allan S. Lehman. It contains about 8 acres, large residence, stable, garage, etc.

KENNETH IVES & CO. leased for the estate of Sarah S. Black, deceased, Weantnaug Hall, at New Milford, Conn., to the Canterbury School, Inc., a new preparatory school, of which Henry O. Havemeyer is president. Clarence H. Mackay, vice-president; Nelson Hume, secretary and treasurer. The property contains a large modern school building to accommodate 75 boys and has extensive grounds.

PAYSON McL. MERRILL CO., in conjunction with Worthington Whitehouse and Seton Henry & Douglas Gibbons, leased for G. Clinton Miller to Benjamin B. Thayer the property at Ocean ave. and Tanglewood crossing, Lawrence, L. I.

PEASE & ELLIMAN leased, furnished, for Mrs. E. F. Shipway, Fordfield, one of the show places at Noroton, Conn., to Mrs. W. M. D. de Peyster.

S. OSGOOD PELL & CO. leased for Whitney Lyon the "Point House" at Fleming Park, Larchmont, N. Y., to James G. Hamilton. The property contains nearly 2 acres of upland with riparian rights and a large dwelling.

JOHN F. SCOTT has sublet for H. Hobart Porter the Winant cottage at Lawrence Beach, L. I., to Miss Eulalie van Lennep.

C. P. TOLMAN, of the National Lead Co., rented at Patchogue, L. I., Bonami, one of the villas in the Bonaire estate, from William A. Riley.

L'ECLUSE, WASHBURN & CO. have leased for O. W. Anthony his residence at Plandome, L. I., to W. G. Demarest, of Manhattan, for the summer.

REAL ESTATE NOTES.

McDOWELL & McMAHON have been appointed agents for 517-519 West 184th st.

LEWIS M. THIERY has been appointed agent for 615 West 143d st.

GUSTAV BRITT has been appointed agent for 437-439 West 30th st for William D. Kilpatrick.

HENRY BRADY has been appointed to appraise the estate of Jacob Ruppert by Surrogate Robert L. Fowler.

SPEAR & CO. have been appointed agents for 639 Broadway, 107-111 Greene st and 290 Church st.

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BASTINE & CO. have been appointed renting agents for 118 West 48th st, by the Penates Realty Co., Bernard Numburg, president.

PEPE & BRO. negotiated the recently recorded sale of 39 West 12th st, a 4-sty building, for Alice Loughran to Z. T. Piercy.

WILLIAM R. WARE has been appointed agent for 311 West 97th st, 410 Amsterdam av and 1281-1286 Amsterdam av.

COZZENS & PIERSON have opened offices at 315 5th av. for the transaction of a general real estate and insurance business.

WM. D. BLOODGOOD & CO. have been appointed agents for the stores and booths in the new Yale Club Building at 53 East 44th st.; also for 68 West 45th st.

NEW YORK MORTGAGE & SECURITY CO. has declared a quarterly dividend two per cent payable July 1 to stockholders of record on June 24, 1915.

PEASE & ELLIMAN have been appointed agents for the 16-sty office building, 3-7 West 45th st by the 45th St. Co., Joseph Keen, President and for the 9-sty apartment house, 116 East 63d st by the Guardian Holding Co.

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JAMAICA

ISAAC LEVY and J. M. Simon were the brokers in the recently recorded sale of the plot, 100x155, on the north side of Post av, 100 ft. east of Dyckman st, for the Schnell Realty Co. to Eva Levine, who gave in part payment 502-506 Gold st, Brooklyn.

J. J. LUSIERE, proprietor of the Mansion House, Brooklyn, is the lessee of the one-time Metropole Hotel property at 147 to 151 West 43d st. According to plans filed, Mr. Lusiere contemplates altering the 1st and 2d floors into a restaurant. The upper part of the building will be used as a hotel for men.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold its last meeting of the season on Monday, June 21, at 8 p. m., in the Hotel Majestic, Central Park West and 72d st. Several committees will report. Miss Grace C. Strachan, president of the Interborough Association of Teachers, will speak.

ROBERT E. SIMON has been appointed temporary receiver of the assets and effects of Knapp & French, Inc., real estate operators, with offices at 870 East 162 st, on application of Frederick F. French and Pearl Paine, directors, for a voluntary dissolution of the corporation. The receiver's bond is \$7,000.

CLEMENT H. SMITH has placed the following first mortgages: \$9,000 on the southwest corner of Crotona av and 180th st; \$15,000 on 2380 Webster av; \$25,000 on 476 and 478 Tremont av; \$9,000 on the northeast corner of 3d av and 178th st; \$10,000 on the northeast corner of 175th st and Bathgate av, and \$2,000 on the lot, 24x141, east side of Park av, 138 ft. south of 183d st.

PEASE & ELLIMAN were the brokers in the recent lease for the Terminal Warehouse Co. to Francis H. Leggett & Co. of warehouses 20, 21, 22, 23, 24 and 26 on 13th av between 28th and 29th sts, an aggregate amount of space of about 250,000 sq. ft., and at an aggregate rental of about \$1,500,000. A refrigerating plant was installed for the tenants, who will use the premises as one of the largest food distributing plants in the world.

HOWARD ST. & BROADWAY CORPORATION, Alfred J. Hudson, president, is the buyer of the 9-story store and office building, 434-438 Broadway, on plot 60.10x97.8, at the northeast corner of Howard st, reported sold several months ago. The seller is the Metropolitan Life Insurance Co., which acquired it about a year and a half ago at foreclosure for \$400,000. The brokers were the Douglas Robinson, Charles S. Brown Co. and Marston & Co., who will be joint agents for the property.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.
Conveyances.

	1915	1914
	June 11 to 17	June 12 to 18
Total No.....	112	187
Assessed value.....	\$6,829,000	\$8,794,200
No. with consideration..	20	17
Consideration.....	\$2,135,490	\$372,520
Assessed value.....	\$1,714,000	\$407,000
Jan. 1 to June 17 Jan. 1 to June 18		
Total No.....	3,271	3,585
Assessed value.....	\$199,518,210	\$233,282,141
No. with consideration..	475	434
Consideration.....	\$24,693,657	\$14,150,726
Assessed value.....	\$25,775,050	\$15,027,271

Mortgages.

	1915	1914
	June 11 to 17	June 12 to 18
Total No.....	84	91
Amount.....	\$3,714,272	\$3,144,022
To Banks & Ins. Cos....	23	18
Amount.....	\$3,508,500	\$2,153,500
No. at 6%.....	34	36
Amount.....	\$532,949	\$147,042
No. at 5½%.....	11	4
Amount.....	\$2,426,000	\$181,500
No. at 5%.....	13	23
Amount.....	\$196,860	\$2,182,500
No. at 4½%.....	1	4
Amount.....	\$225,000	\$62,100
No. at 4%.....
Amount.....
Unusual rates.....	1
Amount.....	\$6,865
Interest not given.....	24	24
Amount.....	\$326,598	\$570,880
Jan. 1 to June 17 Jan. 1 to June 18		
Total No.....	1,900	2,132
Amount.....	\$46,916,481	\$63,925,261
To Banks & Ins. Cos....	365	489
Amount.....	\$18,864,569	\$31,939,700

Mortgage Extensions.

	1915	1914
	June 11 to 17	June 12 to 18
Total No.....	41	53
Amount.....	\$2,334,500	\$3,610,500
To Banks & Ins. Cos....	24	14
Amount.....	\$1,885,500	\$2,077,250
Jan. 1 to June 17 Jan. 1 to June 18		
Total No.....	978	1,080
Amount.....	\$52,424,873	\$58,568,185
To Banks & Ins. Cos....	396	360
Amount.....	\$35,376,350	\$38,555,400

Building Permits.

	1915	1914
	June 12 to 18	June 13 to 19
New buildings.....	8	13
Cost.....	\$342,000	\$1,521,600
Alterations.....	\$190,070	\$321,090

	Jan. 1 to June 17	Jan. 1 to June 19
New buildings.....	232	246
Cost.....	\$36,618,065	\$24,768,190
Alterations.....	\$9,037,761	\$6,844,607

BRONX.

Conveyances.

	1915	1914
	June 11 to 17	June 12 to 19
Total No.....	112	129
No. with consideration..	24	8
Consideration.....	\$194,729	\$121,425
Jan. 1 to June 17 Jan. 1 to June 19		
Total No.....	2,859	2,990
No. with consideration..	381	392
Consideration.....	\$3,235,983	\$3,451,942

Mortgages.

	1915	1914
	June 11 to 17	June 12 to 18
Total No.....	81	78
Amount.....	\$621,554	\$811,088
To Banks & Ins. Cos....	5	16
Amount.....	\$59,500	\$133,900
No. at 6%.....	34	27
Amount.....	\$363,618	\$190,524
No. at 5½%.....	8	6
Amount.....	\$44,800	\$256,500
No. at 5%.....	22	11
Amount.....	\$84,366	\$94,926
Unusual rates.....	2	5
Amount.....	\$8,642	\$4,485
Interest not given.....	15	29
Amount.....	\$120,128	\$264,653
Jan. 1 to June 17 Jan. 1 to June 18		
Total No.....	1,567	1,817
Amount.....	\$15,403,583	\$17,266,830
To Banks & Ins. Cos....	106	209
Amount.....	\$2,534,500	\$4,217,601

Mortgage Extensions.

	1915	1914
	June 11 to 17	June 12 to 18
Total No.....	13	16
Amount.....	\$203,500	\$306,250
To Banks & Ins. Co....	4	3
Amount.....	\$89,000	\$69,500
Jan. 1 to June 17 Jan. 1 to June 18		
Total No.....	361	386
Amount.....	\$7,380,755	\$8,299,150
To Banks & Ins. Cos....	98	73
Amount.....	\$2,517,250	\$2,429,900

Building Permits.

	1915	1914
	June 11 to 17	June 12 to 18
New buildings.....	27	19
Cost.....	\$600,750	\$556,200
Alterations.....	\$25,950	\$13,750
Jan. 1 to June 17 Jan. 1 to June 18		
New buildings.....	505	390
Cost.....	\$15,279,575	\$9,145,392
Alterations.....	\$406,310	\$599,530

BROOKLYN.
Conveyances.

	1915	1914
	June 10 to 16	June 11 to 17
Total No.....	411	436
No. with consideration..	45	50
Consideration.....	\$941,679	\$274,715
Jan. 1 to June 16 Jan. 1 to June 17		
Total No.....	10,257	11,064
No. with consideration..	1,058	1,161
Consideration.....	\$9,558,125	\$7,458,841

Mortgages.

	1915	1914
	June 10 to 16	June 11 to 17
Total No.....	308	334
Amount.....	\$1,810,090	\$1,549,978
To Banks & Ins. Cos....	97	84
Amount.....	\$514,925	\$578,350
No. at 6%.....	169	167
Amount.....	\$563,016	\$552,346
No. at 5½%.....	78	92
Amount.....	\$352,150	\$489,600
No. at 5%.....	35	62
Amount.....	\$159,354	\$415,582
Unusual rates.....	1	2
Amount.....	\$675,000	\$10,000
Interest not given.....	25	11
Amount.....	\$60,750	\$82,450
Jan. 1 to June 16 Jan. 1 to June 17		
Total No.....	7,561	7,860
Amount.....	\$32,364,966	\$33,150,407
To Banks & Ins. Cos....	1,441	1,635
Amount.....	\$10,059,501	\$12,934,564

Building Permits.

	1915	1914
	June 11 to 17	June 11 to 17
New buildings.....	127	74
Cost.....	\$1,267,275	\$434,800
Alterations.....	\$47,385	\$57,550
Jan. 1 to June 17 Jan. 1 to June 17		
New buildings.....	2,476	2,271
Cost.....	\$20,348,065	\$22,358,410
Alterations.....	\$1,650,269	\$1,460,437

QUEENS.

Building Permits.

	1915	1914
	June 11 to 17	June 11 to 17
New buildings.....	96	135
Cost.....	\$320,095	\$669,125
Alterations.....	\$16,048	\$63,095
Jan. 1 to June 17 Jan. 1 to June 17		
New buildings.....	2,497	2,344
Cost.....	\$8,947,301	\$10,508,632
Alterations.....	\$419,887	\$577,322

RICHMOND.

Building Permits.

	1915	1914
	June 10 to 16	June 11 to 17
New buildings.....	53	40
Cost.....	\$45,666	\$72,735
Alterations.....	\$1,465	\$6,100
Jan. 1 to June 16 Jan. 1 to June 17		
New Buildings.....	525	592
Cost.....	\$1,023,202	\$875,926
Alterations.....	\$98,632	\$119,317

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.

- Lemuel H. Babcock**—Jan. 12, 1915—37TH ST, 53 W—839.11, 4-sty dwg., 21.6x98.9, \$58,250.
- Christine Britzke**—Aug. 29, 1904—43D ST, 315 E—1336-10, 4-sty tnt., 25x100, \$13,000.
- Michael T. Daly**—Nov. 5, 1913—LEXINGTON AV, 188—887-25, 3-sty dwg., 20x100, \$31,500.
- Henry Eisler**—Oct. 9, 1911—NORFOLK ST, 173—355-25, 6-sty tnt, 25x100, \$36,000.
- STANTON ST, 259-61—334-15, 16, two 7-sty tnts., 49.10½x75, \$63,000.
- Edward Hanley**—Nov. 11, 1914—76TH ST, 205 E—1431-4½, 4½-sty loft, 28x102.2, \$20,500.
- 75TH ST, 169 E—1410-28½, 4-sty dwg., 20x102.2, \$18,000.
- William Hartkopf**—Jan. 12, 1914—6TH AV, 464—830-115, 5-sty loft, 24.8x40, \$87,000.
- Elizabeth E. Kottman**—Apr. 21, 1910—84TH ST, 426 E—1563-40, 2-sty dwg., 16.8x102.2, \$7,500.
- 86TH ST, 506 E—1592-48, 5-sty tnt., 25x102, \$18,500.
- AV A, 1573—1563-26, 5-sty tnt., 25x70, \$21,000.
- 18T AV, 1583—1545-25½, 5-sty tnt., 25x100, \$25,000.
- Katherine M. Van Nostrand**—Nov. 20, 1914—149TH ST, 406 W—2063-38, 3-sty dwg., 19x99.11, \$15,000.
- 50TH ST, 516 W—1078-43, 5-sty tnt., 25x100.5, \$16,500.
- 107TH ST, 305 E—1079-6, 5-sty tnt., 25x76.10, \$18,000.
- 107TH ST, 307 E—1079-7, 5-sty tnt., 25x76.10, \$18,000.
- 75TH ST, 436 E—1469-32, 5-sty tnt., 24x102.2, \$28,000.
- 75TH ST, 438 E—1469-31, 5-sty tnt., 25x102.2, \$28,000.
- Jane E. Stewart**—Nov. 12, 1914—34TH ST, 247 W—784-16, 3-sty dwg., with str., 22.10x98.9, \$45,000.
- 9TH ST, 28 W—572-26, 4-sty dwg., 25.1x93.11, \$27,500.
- 53D ST, 54 E—1288-42¼, 4-sty dwg., 16x100.5, \$37,500.
- Minnie H. Trowbridge**—Mar. 3, 1914—PARK AV, 72—868-38, 4-sty dwg., 24.8x80, \$106,000.
- Huberta M. Wochning**—July 13, 1914—LEXINGTON AV, 1135—1413-53, 3-sty dwg., with str., 18x68, \$35,000.

OBITUARY

EDWARD MANDEVILLE, at one time a member of the Brooklyn real estate firm of Somerville and Mandeville, died on Thursday, June 10, aged eighty, at the Coney Island Hospital of injuries received when struck by an automobile at Coney Island. His residence was at 900a Greene av.

FRANK MICHAEL BLAU, real estate dealer of Flatbush, died of heart disease on Friday, June 11, in the Methodist Episcopal Hospital, aged forty-seven. Mr. Blau was at one time active in Democratic politics. He was a member of the Central Lodge of Freemasons and the Champion Council R. A. A widow, four sons and two daughters survive him.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

"The barometer of the real estate market is the auction room," declared a well-known auctioneer recently. If this assertion be accepted, the barometer this week registered considerable strength. When buyers representing, besides builders and operators, many newcomers in the field unhesitatingly purchase real estate, and unimproved, non-productive land at that, the chronic knockers of real estate should seek a refuge. In spite of what anyone may say, the fact remains that in a so-called "poor market" Bryan L. Kennelly sold 146 Bronx lots and the owners realized the most satisfactory returns; the Jere Johnson, Jr., Company disposed of 214 Borough Park lots in a sale which continued until 2 o'clock in the morning and the people were still bidding; and William P. Rae sold 47 other holdings in that borough repre-

sented property of practically every description.

The prices may be called low, but it was proven that real estate can be sold. As a further support to this contention, Joseph P. Day and J. Clarence Davies will offer in a few weeks 559 other Bronx lots. And yet there are some who persist in saying that there is no market for real estate. The sales this week demonstrated that there are buyers, and plenty of them, representing capital which in these times is ready to be put not only into income producing property but also in vacant land whose principal asset is a promising future.

There were other interesting transactions in the salesrooms this week, the principal one involving the two-story garage at the northeast corner of Seventh avenue and 37th street, which was sold by Charles A. Berrian to the Little Streets Company, Robert C. Turner, president,* for \$556,000. Frederick Fox & Company acted for the new owner. The sale was the result of a foreclosure action brought by the Equitable Life Assurance Society against W. H. Bryant and others to recover a judgment of \$523,374.93 and taxes amounting to \$21,168. Joseph P. Day sold at foreclosure to Gen. Howard Carroll and others, for \$100,000, Glen Island, its adjacent islands and buildings. The amount of the bid was said to have been only nominal and in behalf of the Starin Estate which had brought the foreclosure action. It is said that an effort will be made to revive the place as a summer resort.

The M. Morgenthau, Jr., Company has made arrangements with Fitz-James E. Browne, of Montreal, Canada, to offer some properties located in this section. Next Tuesday will be offered, by this auctioneer, 359 East 3d street, a vacant lot, 20x97, assessed at \$9,000, with claims aggregating \$5,000. Mr. Browne has held a number of sales, the most successful one being the disposition of the Protestant High School property, at Montreal, for a total of \$1,385,000, all of which was disposed of in a city with a population of 600,000 people.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 18, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

- 19TH st, 49 W (*), ns, 225.4 e 6 av, 18.11 x92, 5-sty bk tnt & str; due, \$34,344.88; T & c, \$790.69; Emanu-El Congregation of City N. Y. 30,000
- 28TH st, 49-55 W (*), ns, 60 e 6 av, runs e83.2xn98.9xw68.2xs4.8xw75 to 6 av (No 470), xs20xe60xs74 to beg, 5-4-sty bk & stn loft & str bldgs; partition; Henry J Schwartz. 175,000
- 41ST st, 443 W, ns, 225 e 10 av, 25x98.9, 3-sty bk tnt & str; due, \$2,438.10; T&c, \$1,034.82; Jacob J Tabolt. 7,225
- 56TH st, 216 W, see Broadway, 1744-8.
- 80TH st, 135 W, ns, 287 w Col av, 21x102.2, 4-sty & b stn club house; due, \$23,174.76; T&c, \$2,000; Josepa Regneas, 21,100
- 105TH st, 112-38 W (*), ss, 160 w Col av, runs s100.11xw84.9xnw40.4xn94.2xe 171.5 to beg, 1-sty bk theatre & 1-sty bk garage; due, \$17,779.42; T&c, \$4,600; Jacob Wicks Jr. 80,000
- 120TH st, 122 E (*), ss, 265 e Park av, 25x100.10, 5-sty bk tnt & str; due, \$17,609.42; T&c, \$595.21; Dry Dock Savings Instn. 18,000
- Broadway, 1744-8, see 56th (No 216), 131.9x122.7x120.2x88.7, 7-sty bk tnt; adj June 30.
- 6TH av, 470, see 28th st, 49-55 W.

HENRY BRADY.

- 118TH st, 344 E (*), ss, 125 w 1 av, 25x100.10, 6-sty bk tnt & str; due, \$25,100.66; T&c, \$1,977.63; Cornelia H Hughes. 26,500

JAMES L. WELLS.

- Madison av, 1644-6, ws, 43.11 s 110th, 38x100, 5-sty stn tnt; due, \$40,422.87; T&c, \$841.05; Marcus Rosenthal. 38,000

SAMUEL MARX.

- 48TH st, 306 W, see 8 av, 785.
- 101ST st, 416 E (*), ss, 285 e 1 av, 37.6x100.11, 6-sty bk tnt & str; due, \$27,640.09; T&c, \$589.30; Central Trust Co NY. 24,000
- 115TH st, 310 E (*), ss, 125 e 2 av, 25x100.11, 4-sty bk tnt & str; due, \$10,016.92; T&c, \$3,775; Lewis Q Jones. 13,000
- 8TH av, 785 (*), ws, 32.4 s 48th, 23.7x100x47.7x102.10, 3-sty bk tnt & str; also 48TH ST, 306 W, ss, 100 w 8 av, 16.8x100.5, 4-sty stn loft & str bldg & 2-sty ext; due, \$5,741.29; T&c, \$678.70; David Israel. 66,000

CHARLES A. BERRIAN.

- 37TH st, 135-47 W, see 7 av, 501-11.
- 7TH av, 501-11, on map 501-9, nec 37th (Nos 135-147), 98.9x244, 2-sty bk garage;

due, \$523,374.93; T&c, \$21,168.20; Little Streets Co. 556,000

Total \$1,054,825
Corresponding week 1914.... 399,103
Jan. 1, 1915, to date..... 35,507,975
Corresponding period 1914... 17,179,234

Bronx.

The following are the sales that have taken place during the week ending June 18, 1915, at the Bronx Salesrooms, 3208-10 3d av.

- BRYAN L. KENNELLY.
(Sale of 172 lots of the Upland Realty Co.)
- Featherbed la, swc Macombs rd, runs s 83.1xell14.6 to Macombs rd xnw on curve 135.8 to lane xw40.6 to beg, said dimensions are more or less; Teresa Meehan. 11,250
- Jesup av, es, 1,385.7 s Featherbed la, 75x47.7x98.3x153.6 to beg; Jacob Content. 2,700
- Jesup av, es, 250.3 s Featherbed la, 75x100; T C O'Connor. 3,600
- Jesup av, es, 325.3 s Featherbed la, 75x100; H & M Mandelbaum. 3,600
- Jesup av, es, 400.3 s Featherbed la, 75x100; A Angelinoff. 3,825
- Jesup av, es, 475.3 s Featherbed la, 50x100; John Russell. 2,600
- Jesup av, es, 525.3 s Featherbed la, 75x100; Arco Realty Co. 3,375
- Jesup av, es, 600.3 s Featherbed la, 121.2x105.6x131.10x100; John C Wait. 5,700
- Jesup av, es, 721.5 s Featherbed la, 42.4x110.6x63.3; Fred Cook. 2,100
- Jesup av, es, 885.1 s Featherbed la, 125x110; John C Wait. 6,625
- Jesup av, es, 1,260.1 s Featherbed la, runs s75xell53.6 to stone wall xne98.4xw 217 to beg; H & M Mandelbaum. 4,200
- Jesup av, es, 1,335.7 s Featherbed la, 50x111.1 to stone wall x65.6x153.6 to beg; Fred Cook. 2,450
- Jesup av, ws, 38.7 n 172d, 75x108.3x75x105.7; Thos C O'Connor. 3,900
- Jesup av, ws, 51.6 s 172d, 50x98.5x50x100; John C Wait. 1,700
- Jesup av, ws, 101.6 s 172d, 100x100x100x98.5; John W Farrell. 3,380
- Jesup av, ws, 113.7 n 172d, 50x110x50x108.3; Mrs John Schnapp. 2,750
- Jesup av, ws, 147.3 s Featherbed la, 50x100; W A Sattler. 1,950
- Jesup av, ws, 163.7 n 172d, 50x111.10x irreg; John J McDonough. 2,400
- Jesup av, ws, 213.7 n 172d, 50x113.7x irreg; John J Foley. 2,250
- Jesup av, ws, 263.7 n 172d, 83.5x108.5x59x113.7; Mrs Smith. 3,375
- Jesup av, ws, 347 n 172d, 51.10x100.2x39.8x108.5; A Gehrhardt. 1,800
- Jesup av, ws, 398.10 n 172d, 50.11x100.2; M Walters. 1,900
- Jesup av, ws, 524.9 n 172d, 75x100; C H Waters. 2,400
- Jesup av, ws, 599.9 n 172d, 25x100; D J Killian. 825
- Jesup av, ws, 624.9 n 172d, 50x100; D J Killian. 1,650
- Jesup av, ws, 674.9 n 172d, 50x100; Henry E Gobole. 1,250
- Jesup av, ws, 724.9 n 172d, 50x100; F A Campbell. 1,500
- Jesup av, ws, 774.9 n 172d, 50x100; H Berwaldt. 1,550
- Jesup av, nwc 172d, 38.7x104.8; Thos Callanan. 4,150
- Jesup av, swc Featherbed la, 147.3x105.3x119.5x100; H & M Mandelbaum. 11,000
- Jesup av, swc 172d, 51.6x102x irreg; A G Farley & Fred H Cowden. 4,000
- Jesup av, es, 225.3 s Featherbed la, 25x100; Michael Klein. 1,325
- Macombs rd, ws, abt 135.8 s Featherbed la, 50.11x124.3x50x114.6; Dr Alfred Ferges. 4,800
- Macombs rd, ws, abt 186.7 s Featherbed la, 76.5x138.11x50x124.3; Thos C O'Connor. 7,500
- Macombs rd, ws, abt 263 s Featherbed la, 50.6x144.10x50x138.11; Lowenfeld & Prager. 5,450
- Macombs rd, ws, abt 313.6 s Featherbed la, 50.8x137.8x50x144.10; Jos Loeb. 5,200
- Macombs rd, ws, about 364.2 s Featherbed la, 54.1x117.1x50x137.8; Isidore Katz. 2,850
- Macombs rd, ws, abt 418.3 s Featherbed la, 53.4x98.7x50x117.1; Eli Berman. 2,550
- Macombs rd, ws, abt 471.7 s Featherbed la, 25.11x91.7x25x98.7; S Rogers. 725
- Macombs rd, ws, abt 497.6 s Featherbed la, 25.7x86x25x81.7; Alexander Angelino. 775
- Macombs rd, ws, abt 523.1 s Featherbed la, 50.4x79x50x86x irreg; Alexander Angelino. 1,550
- Macombs rd, ws, abt 573.5 s Featherbed la, 75.1x79x irreg; A Rathbone. 1,500
- Macombs rd, ws, abt 1,115.9 s Featherbed la, 25x138.8x irreg; J Delahanty. 800
- Shakespeare av, es, 25 n Jesup pl, 50x97.6; Chas Dolnecke. 1,750
- Shakespeare av, es, 75 n Jesup pl, 75x97.6; Margaret E Glynn. 2,835
- Shakespeare av, es, 101.7 s Featherbed la, 50x100; A Finck. 2,600
- Shakespeare av, es, 150 n Jesup pl, 50x97.6; R J Van Wagner. 1,050
- Shakespeare av, es, 140.11 n 172d, 75.2x111.2x75x108.6; H & M Mandelbaum. 4,575
- Shakespeare av, es, 151.7 s Featherbed la, 100x100; Thos C O'Connor. 5,100
- Shakespeare av, es, 200 n Jesup pl, 50x97.6; J & N Realty Co. 1,050
- Shakespeare av, es, 216.2 n 172d, 50.1x112.1x irreg; Joseph M Lesser. 3,000
- Shakespeare av, es, 250 n Jesup pl, 25x97.6; J & N Realty Co. 1,025
- Shakespeare av, es, 351.7 s Featherbed la, 48.7x100x50.3x100; Mrs F M Smith. 2,250
- Shakespeare av, es, 400.2 s Featherbed la, 75x105.4x87.3x100; H & M Mandelbaum. 4,050

Auction Sales—Bronx—Continued.

Shakespeare av, es, 276.7 s Featherbed la, 75x100; Thos C O'Connor. 3,750
Shakespeare av, nec 172d, 15.7x103.11; Jas H Small, Jr. 1,800
Shakespeare av, nec Jesup pl, 25x97.6; Elizabeth Griggs. 1,000
Shakespeare av, sec 172d, 49.7x99.6x0.1 x101.4; H & M Mandelbaum. 4,600
Gunther av (*), ws, 167.4 s Bussing av, 50x100; due, \$1,418.02; T&C, \$180.99; Chas H Clark et al, exrs. 1,000
Monticello av (*), es, 157.4 s Bussing av, 75x100; due, \$2,080.20; T&C, \$139.14; Chas H Clark et al exrs. 1,500

JOSEPH P. DAY

Home st, 921-5 (*), ns, 25 e Fox, 75x 91.9x64.2x97.2, 5-sty bk tnt; due, \$9,278.35; T&C, \$—; sub to mtg \$52,000; Nathan Sadowsky. 60,750
Simpson st, 1138, es, 175 n 167th, 40x 100, 5-sty bk tnt; due, \$30,428.23; T&C, \$498.70; Rose Beck. 29,000
136TH st, 297 E (*), ns, 250 e Lincoln av, 25x100, 5-sty bk tnt & str; due, \$14,893.56; T&C, \$970.10; Rosanna Scanlon. 9,000

Tinton av, 721 (*), ws, 167.7 s 156th, 25 x82.6x26.2x68.7, 4-sty bk tnt; due, \$12,527.87; T&C, \$97; Root Ruscher. 12,000
Union av, 1130 (*), es, 85 n 167th, 40x 100, 4-sty bk tnt; due, \$27,016.90; T&C, \$2,503.18; Chas E Perkins. 20,000
Interior parcel, beg at a point 112 e Clinton av & 70 w Boston rd, 44.10x96.3x 57.11x75; due, \$1,716.42; T&C, \$789.34; Eliz Reilly, party in interest. 2,750

JAMES L. WELLS

188TH st, 657-9 E, ns, 50 e Belmont av, 50x95, 5-sty bk tnt & str; due, \$6,521.63; T&C, \$250.08; Indelli & Conforti Co. 7,000

CHARLES A. BERRIAN

Coster st, 628 (*), es, 480 s Spofford av, 20x100, 2-sty bk dwg; due, \$6,892.03; T&C, \$659.45; Emily M Wheeler. 5,000
Coster st, 630 (*), es, 460 s Spofford av, 20x100, 2-sty bk dwg; due, \$6,971.71; T&C, \$393.39; Emily M Wheeler. 5,000

HENRY BRADY

Townsend av (*), ws, 148.10 n 172d, 30.9 x84.6x25x66.1, vacant; due, \$1,735.22; T&C, \$505; Anna R Crossin. 100

JAMES J. DONOVAN

Eastchester rd, ns, 42.8 e Walker av, 25 x156.2x9.5 & 34.10x126.9; also WALKER AV, ss, 94.4 w Montgomery pl, runs w57.10 xs92.5xe21xs75xe25xn132.4; also OVERING ST, swc Walker av, runs s106.6xw50xn50x w25xn113.9xe94.4; due, \$12,772.26; T&C, \$1,400; William H Jeffers. 14,000
Van Nest av, 630 (*), es, 188.8 s Unionport rd, 25x95; due, \$3,891.34; T&C, \$288; Wm Dettner. 3,000

Total \$351,315
 Corresponding week 1914..... 170,525
 Jan. 1, 1915, to date..... 3,578,813
 Corresponding period 1914.... 3,251,291

Brooklyn.

The following are the sales that have taken place during the week ending June 16, 1915, at the Brooklyn Sales-rooms, 189 Montague Street:

JERE, JOHNSON, JR., CO.

Sale of 214 lots of Borough Park.)
DEAN ST (*), ss, 235 e New York av, 20x114.5; Bway Savgs Instn of City of N Y 13,750.00
42D ST, ws, 340 n 12 av, 20x100.2; also 42D ST, ws, 235 n 12 av, 25x100.2; I Klapper. 1,950.00
43D ST, ws, 545.2 n 12 av, 75x100.2; Paul W Connelly. 3,525.00
43D ST, ws, 357.6 n 12 av, 37.6x100.2; Arnold Levin. 1,750.00
44TH ST, 1181, es, 180 n 12 av, 20x 100.2, 2-sty fr dwg; Pincus Schapiro 3,450.00
44TH ST, 1189, es, 100 n 12 av, 20x 100.2, 2-sty fr dwg; Maurice Hartman. 3,250.00
45TH ST, es, 100 s 14 av, 40x100.2; Clara Steinbocker. 1,600.00
45TH ST, es, 100 n 16 av, 20x99.5; Saml C Levine. 670.00
45TH ST, es, 380 n 12 av, 23.8x100.2; Robt Bridges. 1,025.00
45TH ST, ws, 360 n 12 av, 20x100.2; W P Houghton. 925.00
46TH ST, ws, 240 n 14 av, 20x100.2; Max M Drexler. 675.00
46TH ST, ws, 160 s 16 av, 20x100.2; also 46TH ST, ws, 220 s 16 av, 20x 100.2; D J C Sinclair. 1,160.00
47TH ST, ws, 220 n 12 av, 40x100.2; Harry Glicke. 2,200.00
47TH ST, es, 300 n 12 av, 40x100.2; Eisenstark & Lipchitz. 2,250.00
47TH ST, es, 20 s 16 av, 40x100.2; Jeanette Lipschitz. 1,600.00
47TH ST, es, 420 s 16 av, 60x100.2; Jno H Connelly. 2,130.00
47TH ST, ws, 440 s 16 av, 20x100.2; Esther M Kornblum. 1,350.00
47TH ST, ws, 480 s 16 av, 20x100.2; J Elkind. 1,350.00
47TH ST, ws, abt 110 n 17 av, 160x 100.2; I Klapper. 5,100.00
48TH ST, es, 190 n 17 av, 80x100.2; D J C Sinclair. 2,760.00
48TH ST, es, 270 n 17 av, 80x100.2; also 48TH ST, es, 390 n 17 av, 80x 100.2; D J C Sinclair. 4,500.00
48TH ST, ws, 115 n 17 av, runs n 55.5 xw100.2xs70xe49.11xn15xe50.1 to beg; Moe L Silverman. 2,100.00
48TH ST, es, 180 s 16 av, 20x100.2; Max Golden. 675.00
48TH ST, ws, 230 n 17 av, 60x100.2; H Benjamin. 2,325.00
48TH ST, es, 90 n 17 av, 20x100.2; also 47TH ST, nwc Old New Utrecht rd, runs n10.5xw160xs90xe5.2xne182.2 to beg; also 47TH ST, ws, 10.5 n Old New Utrecht rd, 20x100.2; I Klapper. 3,000.00

50TH ST, ws, 120 s 16 av, 20x100.2; Rose Hammer. 575.00
50TH ST, ws, 187.6 n 17 av, 37.6x100.2; also 50TH ST, ws, 375.2 n 17 av, 37.6 x100.2; Jno H Connelly. 3,200.00
51ST ST, ws, 180 n 16 av, 20x100.2; A Blumenfeld. 675.00
51ST ST, es, 157.6 s 16 av, 37.6x100.2; M Wolack. 1,600.00
51ST ST, es, 150 n 17 av, 100x100.2; Paul W Connelly. 2,875.00
51ST ST, es, 250 n 17 av, 45x100.2; J Levine. 1,400.00
51ST ST, ws, 250.2 n 17 av, 117.6x 100.2; D Donigen. 3,025.00
51ST ST, ws, 175 n 17 av, 37.6x100.2; Paul W Connelly. 1,050.00
51ST ST, ws, 180 s 17 av, 20x100.2; Robt Bridges. 450.00
51ST ST, ws, 260 s 17 av, 20x100.2; Robt Bridges. 450.00
52D ST, es, 250.2 n 17 av, 117.6x100.2; D Donigen. 3,052.00
52D ST, ws, 340 s 16 av, 25x100.2; Arthur J Mullet. 485.00
52D ST, ws, 265 s 16 av, 50x100.2; Paul W Connelly. 1,080.00
52D ST, ws, 65 s 16 av, 25x100.2; also 52D ST, ws, 115 s 16 av, 25x100.2; Rose Hammer. 1,000.00
52D ST, ws, 200 n 17 av, 75x100.2; Paul W Connelly. 1,605.00
52D ST, ws, 300 n 17 av, 25x100.2; Arthur J Mullet. 485.00
52D ST, ws, 230 s 17 av, 40x100.2; Thos Drasper. 920.00
52D ST, ws, 270 s 17 av, 40x100.2; D Donigen. 800.00
52D ST, es, 170 s 17 av, 40x100.2; Wm J Hoey. 850.00
52D ST, es, 270 s 17 av, 20x100.2; Robt Bridges. 415.00
52D ST, es, 100 s 17 av, 50x100.2; Rich H Meehan. 950.00
53D ST, es, 100 s 16 av, 60x100.2; Harry Glick. 1,605.00
53D ST, es, 125 n 17 av, 25x100.2; D Donigen. 485.00
53D ST, es, 280 s 16 av, 80x100.2; D S Yeoman. 1,890.00
54TH ST, es, 212.6 s 15 av, 27.6x80.2; Clara Steinbocker. 1,300.00
57TH ST, es, 150 s 15 av, 20x100.2; R R Schornacki. 625.00
58TH ST, ws, 300 n 15 av, 20x100.2; Chas Schofield. 675.00
58TH ST, es, 100 s 15 av, 20x100.2; A Blumenfeld. 675.00
59TH ST, es, 340 n 16 av, 60x100.2; Antonio Maedo. 1,650.00
59TH ST, es, 300 n 16 av, 20x100.2; Rose Hammer. 510.00
59TH ST, ws, 140 n 16 av, 40x100.2; Grace Flynn. 1,150.00
59TH ST, ws, 200 n 16 av, 20x100.2; Jno Booras. 490.00
60TH ST, es, 125 s 15 av, 20x100.2; Isaac Blumberg. 775.00
47TH ST, es, 300 n 12 av, 40x100.2; Eisenstark & Lipchitz. 2,250.00
NEW UTRECHT AV, swc 43d, 179.3x 144.1x80, gore; Morris Kornblum. 6,225.00
NEW UTRECHT RD, ns, 100.2 e 51st, 51.13x143.7x irreg; Jas J Moore. 530.00
NEW UTRECHT AV, ss, 71.7 w 46th, 47.8x64.4x40x90.2; also 47TH ST, es, 300 n 12 av, 40x100.2; Rose Hammer 5,450.00
OLD NEW UTRECHT RD, ns, 126.3 ne 46th, 30.3x155.4x21.1x174.11; Jas W Weales. 3,200.00
14TH AV, ss, 60.2 e 47th, 20x100; Rose Hammer. 875.00
15TH AV, nec 61st, runs nw63.6xn30.7 xe60xs100xw37 to beg; D R Magnes. 1,410.00
15TH AV, ss, 80.2 e 59th, 20x100; Ascher Dann. 675.00
16TH AV, ns, 74.10 e 45th, 24.6x100x 19.9x100.1; Jacob Bernhardt. 950.00
16TH AV, swc 53d, 14.10x262.9x3.1x 262.11; Louis Secher. 1,000.00
17TH AV, swc 50th, 40.2x10.6x irreg; Clinton A Slocum. 350.00
17TH AV, ss, 60.2 w 49th, 43.6x100.2x irreg; I Klapper. 1,100.00
17TH AV, ns, 40.2 w 52d, 40x100; Paul W Conway. 1,050.00
17TH AV, ss, 60.2 w 52d, 40x100; Chas Perkins. 1,000.00
17TH AV, swc 51st, 80.2x100; Rich H Meehan. 2,200.00
17TH AV, nec 52d, 40.2x100; also 52D ST, es, 100 n 17 av, 37.6x100.2; D Donigen. 2,100.00
17TH AV, ns, 80.2 w 50th, 40x100; Bessie Glick. 1,100.00
17TH AV, nec 49th, 80.2x100; I M Kolt. 2,900.00
17TH AV, ns, 50.3 w 48th, 29.1x100; Benj W Zimmermann. 750.00
INT PLOT 200 n 16 av & 100.11 w 44th, 14.11x300x0.7x300.4; D R Magnes. 50.00
INT PLOT 100 s 16 av & 100.2 e 46th, 20.7x120x19.1x98.2; Sage Bros. 480.00
45TH ST, ws, 180 n 15 av, 16x100.2; Paul W Connelly. 656.25
45TH ST, ws, 100 n 15 av, 20x100.2; Paul W Connelly. 3,500.00
45TH ST, ws, 100 s 14 av, 30.1x116.11x 91x100.2; Frank Spira. 1,600.00
46TH ST, es, 300 n 16 av, 20x100.2; Paul W Connelly. 700.00
48TH ST, es, 110 n 17 av, 80x100.2; Morris Kornblum. 2,600.00
52D ST, es, 140 s 16 av, 25x100.2; I Klapper. 525.00
52D ST, es, 202.6 s 16 av, 75x100.2; D Donigen. 1,968.75
15TH AV, ns, 100.2 e 46th, 6.10x100x 5.6x100; Paul W Connelly. 485.00
17TH AV, ss, 40.2 w 50th, 120x100x 119.10x99.11; D Donigen. 2,850.00
INT LOT 100 s 15 av & abt 100.2 e 46th, 40x9.7; Paul W Connelly. 280.00
LOTS 1258-9, blk 32; Laura P Smith; withdrawn

WILLIAM P. RAE CO.

HENRY ST (*), swc Centre, 110.6x104; Carrie E Coe. 4,500.00

Brokers, Attention!

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

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47

New Families
 A Day

Official figures state that every day in the year 47 new families locate in Brooklyn.

It is natural that these new residents demand living accommodations that shall be up-to-date and complete.

They are educated to the comforts and conveniences of modern life and they move to where they may obtain them.

Progressive Brooklyn builders and architects are aware of this fact and that's the reason why Electric Light is installed in 95 out of every 100 buildings erected; even to the low priced tenement.

EDISON ELECTRIC
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 OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main (Connecting all branches)

E 18TH ST (*), ws, 100 n Av N, 40x100; also E 18TH ST, es, 200 n Av N, 40x100; Mary R Lee 1,450.00
 38TH ST (*), ns, 375 e 3 av, 25x100.2; Jacob Morgenthaler 1,500.00
 CLERMONT AV, ws, 216.4 n Myrtle av, 21.7x78.1; Lina S Cole 5,000.00
 LOTS 25 & 26, blk 7468 (*); Clara Marr 4,000.00
JAMES L. BRUMLEY.
 STRATFORD RD, es, 290 s Albemarle rd, 50x100; Wm F Phelan 9,500.00
 WILLIAM J. McPHILLIAMY & CO.
 PROSPECT PL, ns, 223 w Ralph av, 41x127.9; Jas M Bovard 20,000.00
 ST JOHNS PL, ss, 123.5 w Ralph av, 20x100; also ST JOHNS PL, ss, 142.5 w Ralph av, 20x100; Fannie Lipchitz 7,700.00
 E 18TH ST, es, 280 n Av V, 20x100; withdrawn
 48TH ST, sws, 88.7 nw Fort Hamilton av, 23.7x122.4x irreg; withdrawn
 71ST ST, nwc 14 av, 100x100; adj June 29
 75TH ST (*), nes, 180 nw 19 av, 40x100 5,000.00
 81ST ST, ss, 168 w 17 av, 17x100; Lawyers Mtg Co 3,000.00
 ATLANTIC AV, ns, 22 e 3 av, 19.6x80; Herman F Kracke 6,500.00
 ATLANTIC AV (*), ns, 277.6 w Hoyt, 22.6x80; Margt Grady 5,000.00
 GLENWOOD RD, ss, 40 w E 34th, 40x107.6; Bertha Rosenberg 5,210.00
 LINCOLN AV (*), ws, 426.4 n Atlantic av, 28x87.6; Edmund A Burke et al 2,900.00
 NEW JERSEY AV (*), es, 90 s Stanley av, 60x200; Karl Schmelsle 4,000.00
 VERNON AV, ns, 343 e Throop av, 17.10x100; Saml Borakove 4,525.00
 VERNON AV, ns, 360.10 e Throop av, 17.10x100; Simon Epstein 4,450.00
NATHANIEL SHUTER.
 LAKE ST (*), ws, 162.6 n 2 pl, 39x157; Louis Joseph et al 250.00
 MIDDLETON ST, ss, 210 e Harrison av, 25x100; Louis Cohen 6,900.00
 73D ST, ns, 114.6 w 5 av, 20x100; withdrawn
 EASTERN PKWAY (*), ns, 260 w Rogers av, 20x85.7; Arthur Hounslea 8,000.00
 NOSTRAND AV, ws, 55.7 s Bergen, 20x100; Edna A Benedict 8,000.00
 LOT 28, blk 4803 (*), sec 15; Dora Pines 100.00
 Total \$262,380.00
 Corresponding week 1914 520,905.00

VOLUNTARY AUCTION SALES.

Manhattan.

BRYAN L. KENNELLY.

JUNE 23.
 31ST ST, 439-43 W, bet 9 & 10 avs, 75x98.9, 3-4-sty bk tnts
 CHURCH ST, 275, es, 100.4 n Franklin, 25.2x75.25x175, 4-sty bk loft & str bldg (extr).
 PARK TER E, es; also 215TH ST, ns & ss, 10 lots.

SAMUEL MARX.

WAVERLY PL, 168-70, sec Grove (Nos 96-8), 3-sty bk dwg & 4-sty bk tnt.
 9TH ST, 47-9 E, 2-4-sty bk loft bldgs, leasehold.

Bronx.

BRYAN L. KENNELLY.

JUNE 23.
 RESERVOIR OVAL W, ws, 299.8 n Bainbridge av, 50x98x-x84.10 (vol).

Brooklyn.

JERE. JOHNSON, JR., CO.

JUNE 22.
 35 LOTS, Borough Park, at 12 o'clock, noon, to be held at real estate exchange.

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:

JUNE 19 & 21.
 No Legal Sales advertised for these days.
JUNE 22.
 CHRISTOPHER ST, 105, ns, 125 w Bleeker, 25x90, 4-sty bk tnt & str & 2-sty rear bk tnt; Kate Madden—Anna E Schloffel et al; Peacy L Klock (A), 149 Bway; Chas P Rogers (R); partition; Henry Brady.
 ELDRIDGE ST, 17, ws, 125 s Canal, 25x100, 5-sty bk tnt & str; Dora Sprung—Eva Hexter, individ & extr et al; Chas L Hoffman & Henry A Friedman (A), 31 Nassau; Theo K McCarthy (R); partition; Joseph P Day.
 3D ST, 359 E, ns, 217 e Av D, 20x81, 4-sty bk tnt & str; German Savgs Bank in City N Y—Margt Wendel, individ & gdn et al; Meyer Auerbach (A), 42 Bway; Wb F Clare (R); due, \$3,386.08; T&c, \$1,588; mtg recorded Oct18'65; M Morgenthau, Jr, Co.
 119TH ST, 321 E, ns, 225 e 2 av, 20x100.10, 4-sty bk tnt; Ernestine Weber, admtrix et al—Edmund J McDonough et al; Otto J Kalt (A), 871 Brook av, Bronx; Harry Bijur (R); due, \$9,689.25; T&c, \$1,040; H Mayers.
 AV A, 184, es, 51.9 s 12th, 25.9x95.6, 4-sty bk tnt & str & 4-sty bk rear tnt; Rosa Gentzlinger, extr, &c—Barney Mechanic et al; Henry P Botty (A), 302 Bway; Isaac F Cohen (R); due, \$8,205.36; T&c, \$800; sub to mtg \$16,000; Joseph P Day.
 3D AV, 2138, ws, 126.10 n 116th, 25x100, 1 & 2-sty bk theatre; Dry Dock Savgs Instr—Jno H Degelman et al; Frank M Tichenor (A), 38 Park Row; Jos Weber (R); due, \$28,306.91; T&c, \$914.80; mtg recorded April'10; Joseph P Day.
JUNE 23.
 ALLEN ST, 14, see Canal, 67-71.

CANAL ST, 67 to 71, nec Allen (No 14), —x—, 3-5-sty bk tnts & str; & 65TH ST, 170 W, ss, abt 128 e Ams av, —x—, 5-sty bk tnt; right, title, &c; Louis D Livingston—Saml A Krulewitch et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver (receiver's sale); Henry B Ketcham.
 EAST BROADWAY, 101, ss, 185.8 w Pike, 25x100, 24.8x100, 5-sty bk tnt & str; Rachel Jacobson—Hannah Solomon et al; Henry Meyer (A), 302 Bway; Jno F O'Ryan (R); due, \$9,792.59; T&c, \$426.58; Henry Brady.
 65TH ST, 170 W, see Canal, 67-71.
 116TH ST, 338 E, ss, 225 w 1 av, 16.8x100.10, 3-sty & b stn dwg; Christine G Openhym et al—Eliza Cella et al; Harold Swain (A), 176 Bway; Richard C Murphy (R); due, \$8,584.93; T&c, \$549.71; Henry Brady.
 117TH ST, 212-4 E, ss, 140 e 1 av, 40x100.10, 6-sty bk tnt & str; Isaac Goodstein—Fischel Realty Co et al; Aaron H Schwarz (A), 130 Fulton; Wm P Schoen (R); due, \$4,331.75; T&c, \$669.30; sub to mtg \$36,000; mtg recorded Nov25'11; Joseph P Day.
 122D ST, 407 E, ns, 118 e 1 av, 20x100.11, 4-sty bk tnt; Martin Boylston et al—Edw S Boylston et al; Benj W Moore (A), 258 Bway; Algernon S Norton (R); partition; Joseph P Day.

JUNE 24.

JANE ST, 88 & 90, ss, 112.6 e Washington, 43.2x160.1 to 12th (Nos 357-59 W), x44.1x160.1, 2 & 3-sty bk stable & 3-sty bk tnt & 3-sty bk loft bldg; Edw W C Arnold—Hygeia Distilled Water Co et al; Saml P Savage (A), 30 Broad; Winter Russell (R); due, \$33,576.57; T&c, \$2,086.31; Henry Brady.
 70TH ST, 224 E, ss, 205 w 2 av, 25x100.5, 4-sty stn tnt; Bklyn Trust Co—Jno H Bodine et al; Cullen & Dykman (A), 177 Montague, Bklyn; Hal Bell (R); due, \$17,051.75; T&c, \$613; mtg recorded Dec31'06; Henry Brady.

JUNE 25.

WATER ST, 592, ns, 45.9 w Montgomery, 22.7x56.6, 3-sty bk tnt; Astor Trust Co—Eliz McNally, individ & trste et al; Cary & Carroll (A), 59 Wall; Jacob M Guedalia (R); due, \$3,822.18; T&c, \$290.03; Joseph P Day.
 9TH ST, 6-8 W, ss, 124.1 w 5 av, 53.9x93.11, 2-3-sty & b stn dwgs; Harry Content—The Securities Co et al; Russell L Tarbox (A), 60 Wall; Lewis A Abrams (R); due, \$13,498.06; T&c, \$1,431.70; sub two 2 mtgs aggregating \$45,000; Saml Marx.
 48TH ST, 306 W, see 8 av, 785.
 87TH ST, 138 W, ss, 370 w Col av, 20x100.8, 4-sty & b bk dwg; Gesina M Schriever—Francis E Laimbeer et al; Emanuel van Dernoot (A), 280 Bway; Jos I Green (R); due, \$5,362.23; T&c, \$546.00; Bryan L Kennelly.

MANHATTAN AV, 517, ws, 84.11 n 121st, 16x90, 3-sty & b stn dwg; Sarah A G Skinner—Mary E O'Farrell, individ & trste; Cary & Carroll (A), 59 Wall; Jno H Judge (R); due, \$9,720.14; T&c, \$475.92; Joseph P Day.
 MANHATTAN AV, 519, ws, 84.11 s 122d, 16x90, 3-sty & b stn dwg; Lawyers' Mtg Co—Mary E O'Farrell, individ & trste; Cary & Carroll (A), 59 Wall; Jno H Judge (R); due, \$9,715.84; T&c, \$358.27; Joseph P Day.

JUNE 26.
 No Legal Sales advertised for this day.
JUNE 28.
 SHERIFF ST, 66-8, es, 60 s Rivington, 40x75, 5-sty bk hall; Robt J Macher—Rosie Hochman et al; Henry S Cook (A), 38 Park Row; Maurice Marks (R); due, \$9,832.45; T&c, \$1,417.77; mtg recorded Nov27'08; Joseph P Day.

Bronx.

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

JUNE 19 & 21.
 No Legal Sales advertised for these days.

JUNE 22.
 132D ST, 689 E, ns, 170 e Cypress av, 15x110, 2-sty fr dwg; 16th Baptist Church—Jos S Ansoorge et al; Henry B Pogson (A), 37 Wall; Gordon S P Kleeberg (R); due, \$3,306.44; T&c, \$364.45; Joseph P Day.
 132D ST, 691 E, ns, 185 e Cypress av, 15x100, 2-sty fr dwg; 16th Baptist Church—Esther M Sutherland et al; Henry B Pogson (A), 37 Wall; Saml D Matthews (R); due, \$3,292.44; T&c, \$364.45; Joseph P Day.
 CAULDWELL AV, 691, ws, 358.4 s 156th, 16.8x115, 2-sty & b bk dwg; Mary Ambrose—Mollie Malnik et al; Thos Hooker (A), 309 Bway; Jno F Joyce (R); due, \$8,884.98; T&c, \$84.26; Henry Brady.

JUNE 23.
 166TH ST, 664 E, ss, 35 w Trinity av, 40x99.6, 5-sty bk tnt; Anna M Scheele—Rudolph Wahlig et al exrs; Robert H Bergman (A), 3219 3 av; Oliver E Davis (R); due, \$6,568.77; T&c, \$1,395.30; sub to mtg \$32,000; James J Donovan.
 169TH ST, 457 E, ns, 100 w Washington av, 40x98, 6-sty bk tnt & str; Isidore Simon—Louis De Vos et al; Mervyn Wolff (A), 299 Bway; Raphael R Murphy (R); due, \$3,950.64; T&c, —; sub to 1st mtg \$35,000; Joseph P Day.
 WASHINGTON AV, 1071, ws, 200 s 166th, 25x100, 5-sty bk tnt & str; Dollar Savgs Bank of City N Y—Florence Cahen et al; Lexow, Mackellar & Wells (A), 43 Cedar; Thos N Cuthbert (R); due, \$25,624.40; T&c, \$689.79; Jas L Wells.
 WHITE PLAINS AV, ws, 226.11 s Post, 25.4x101.6x25x103.4; Saul Domroce—Rose Gandolfi et al; Antonio Ferme (A), Spring & Bowery; Max Bendit (R); due, \$2,363.53; T&c, \$2,363.53; George Price.

JUNE 24.
 SILVER ST, ss, 116.2 w Main, runs s100wx50x s42.11wx25.3xn139.2xw75 to beg; Chas F Halstead et al—Thos B Watson et al; Daniel Burke (A), 44 Pine; Isidor Wels (R); due, \$4,196.85; T&c, \$250.00; Joseph P Day.
 165TH ST, 419 E, ns, 202.7 e Park av, 24.9x93, vacant; Tax Lien Co N Y—Rebecca B Gourlie et al; August Weymann (A), 68 William; Reuben L Maynard (R); due, \$1,902.81; T&c, \$226; L J Phillips & Co.

JUNE 25.
 PURDY ST, 1321, ws, 196.1 n Westchester av, 37.5x108; Peter Corell—Henry C Henderson

et al; Michl B McHugh (A), 115 Bway; J Philip Van Kirk (R); due, \$2,244.06; T&c, \$211.25; George Price.
 140TH ST, nwc Cypress av (No 303), 200.5x95x188.5x95.9, vacant; Edgar S Appleby et al—Moser Arndtstein et al; Cannon & Cannon (A), 135 Bway; Wm H Steinkamp (R); due, \$26,200.45; T&c, \$780.89; Chas A Berrian.
 BARNES AV, 1925, ws, 233.5 s Bear Swamp rd, 25x95; Helen Le Roy Pearsall—Ada M Ramos et al; Chas P Hallock (A), 999 E 180th; J Howe Hildreth (R); due, \$3,357; due, \$360; George Price.
 BARNES AV, 1927, ws, 208.6 s Bear Swamp rd, 25x95; Helen L R Pearsall—Ada M Ramos et al; Chas P Hallock (A), 999 E 180th; Albert H Vitale (R); due, \$3,357.00; T&c, \$360; Chas A Berrian.

SEDGWICK AV, nws, intersec sws Fordham rd, 101.9x83.7 to 184th x6.7x85.4; Jno C Rodgers—Guidone & Galardi Co et al; Jno W Boothby (A), 42 Bway; Geo B Hayes (R); due, \$10,476.67; T&c, \$557.48; Bryan L Kennelly.
 STARLING AV, nwc Olmstead av, 25x100; Eliz B Beyer—Empire State Wood Working Co et al; Fredk A Southworth (A), 68 William; Wm D Leonard (R); due, \$6,013.34; T&c, \$608.54; Joseph P Day.

JUNE 26 & 28.
 No Legal Sales advertised for this day.

Brooklyn.

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

JUNE 19.
 No Legal Sales advertised for this day.

JUNE 21.
 POWELL ST, ws, 90 s Blake av, 17.6x100xirreg; Sheriff's sale of all right, title, &c, which Henry Hirschmann had on Jan 22, 1915, or since; Lewis M Swasey, sheriff; Wm P Rae.
 PROSPECT PL, ss, 275 e New York av, 25x122; Michael Schaffner—Helen Hartmann et al; Arthur G Schaffner (A), 619 Nostrand av; Hunter L Delator (R); Nathaniel Shuter.
 ROSE ST, nws, 54.4 sw Wythe av, 18x35.5; Chas Nelson et al—Max Kornfeld et al; Jos C Jahn (A), 320 Fulton, Jamaica; Mitchel May (R); James C Archer.
 E 12TH ST, ws, 300 s Av O, 33.4x100; Mary C Creem—Helene Schnaider et al; Moore & Upson (A), 215 Montague; Harry L Thompson (R); Nathaniel Shuter.
 WOODRUFF AV, swc St Paul's pl, 145.3x125; Isidor Silberberg et al—Marcus Bldg Co et al; Simon Berg (A), 714 Bway; Max H Newman (R); Nathaniel Shuter.

JUNE 22.
 TAYLOR ST, ns, 235 e Wythe av, 20x100; Louis Schnibbe—Richard Schnibbe et al; Logan, Pink & North (A), 44 Court; Geo B Ackery (R); Nathaniel Shuter.
 PROSPECT PARK WEST, nws, 30 sw Montgomery pl, 47x100; Otto E Reimer—Otto Singer et al; Sackett & Lang (A), 99 Nassau, Manhattan; Chas F Murphy (R); Wm P Rae.
 WILLIAMS AV, ws, 125 n Liberty av, 25x100; Sophie V Minasian—Sarah Pollack et al; Geo A Minasian (A), 132 Nassau, Manhattan; Frank H Field (R); Wm J McPhilliemy & Co.

JUNE 23.
 BALTIC ST, ss, 200 e Smith, 25x100; Jno F Saddington—Caroline H Kellock et al; Henry J Davenport (A), 375 Pearl; Wm R A Koehl (R); Wm J McPhilliemy & Co.
 COLUMBIA ST, es, 222.7 n Degraw, 19.7x97.6; 63D ST, nes, intersec nws 17 av, 80x80; 66TH ST, sws, 533.10 nw 18 av, 62x140; Mary A Gallagher—Ann Nolan et al; Jno J Kean (A), 44 Court; Edw T Horwill (R); Wm J McPhilliemy & Co.
 47TH ST, nes, 180 nw 12 av, 40x100.2; Carrie Giesker—Jos C Trost et al; Jos N Felwell (A), 40 Pine, Manhattan; Harris G Eames (R); Wm J McPhilliemy & Co.
 AV J, ns, 40 e E 13th, 40x100; Chas B Cook—Photo Theatre Co, Inc, et al; Clarence F Corner (A), 375 Pearl; Chas Joseph (R); Wm J McPhilliemy & Co.
 CLINTON AV, nes, 225 w Forrest pl, 25x100; Southampton Bank—Minnie Baird et al; Oscar F Fanning (A), Southampton, N. Y.; Leone D Howell (R); Wm J McPhilliemy & Co.
 MARCY AV, es, 53.2 n Willoughby ax, 21.10x85; Wm Oelrich—Henry Rosenson et al; action 3; V L Haines (A), 375 Fulton; David Hirschfeld (R); Wm J McPhilliemy & Co.
 WILLOUGHBY AV, nec Marcy av, 85x21; Wm Oelrich—Henry Rosenson et al; action 1; V L Haines (A), 375 Fulton; David Hirschfeld (R); Wm J McPhilliemy & Co.

JUNE 24.
 PARK PL, ss, 405.4 e New York av, 18.6x127.9; Bowers Savgs Bank—Josephine H Roe et al; Harry L Thompson (A), 175 Rensen; Lewis C Grover (R); James L Brumley.
 E 29TH ST, ws, 180 n Farragut rd, 40x100; & E 42D ST, ws, 127.6 s Av D, 60x100; Mary Long—Emma S Schmidt et al; Wm M Moore (A); Abr Feinstein (R); Wm J McPhilliemy & Co.
 66TH ST, sws, 240 nw 19 av, 17.5x100; Fredk W Koop—Apolo Constn Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Chas Harwood (R); Wm P Rae Co.
 66TH ST, sws, 257.5 nw 19 av, 17x100; Nancy Steinhardt—Apolo Constn Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Chas Harwood (R); Wm P Rae Co.
 66TH ST, sws, 274.5 nw 19 av, 17x100; Alice M Cordier—Apolo Constn Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Chas Harwood (R); Wm P Rae Co.
 66TH ST, sws, 291.5 nw 19 av, 17x100; same—same; action 2; same (A); same (R); Wm P Rae Co.
 66TH ST, sws, 308.5 nw 19 av, 17x100; Fannie Rose—Apolo Constn Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Chas Harwood (R); Wm P Rae Co.
 66TH ST, sws, 325.5 nw 19 av, 17.1x100; Ella D Koch—Apolo Constn Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Chas Harwood (R); Wm P Rae Co.

Brooklyn Legal Sales Continued.

66TH ST, sws, 342.6 nw 19 av, 17.6x100; Henry Metcalfe—Aplco Constn Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Chas Harwood (R); Wm P Rae Co.
 RIDGE BLVD, es, 50.6 s Bay Ridge av, 20x90; Wm Hawkins—Florence J Maxwell et al; Henry J Davenport (A), 375 Pearl; Thos H Williams (R); Wm J McPhilliary & Co.
 STEWART AV, es, 45 s 100th, 50x100; Chas W Church, Jr—Jennie M Hamilton; Jno C Stemmermann (A), 44 Court; Edw H Lockwood (R); James L Brumley.
 WILLIAMSBURG & JAMAICA TURNPIKE RD, ss, 525 e Bushwick av, 25x100; Martha Lewis—Edmund Reek et al; Paul A Katske (A), 367 Fulton; Herbert Zarnikaur (R); Nathaniel Shuter.
 WYCKOFF AV, ss, 275 w Bond, 20x100; Sheriff's Sale of all right, title, &c, which Martin F Joyce had on May 20, 1913, or since; Lewis M Swasey, sheriff; Wm P Rae Co.

JUNE 25.
 60TH ST, ns, 320 e 4 av, 20x100.2; Alice G Lawrence—Harry Williams et al; Cary & Carroll (A), 59 Wall, Manhattan; Jno J Curtin (R); Wm P Rae Co.
 61ST ST, nes, 160 nw 14 av, 20x100; Sheriff's Sale of all right, title, &c, which Antonio Bova had on Feb 23, 1915, or since; Lewis M Swasey, sheriff; Wm P Rae Co.
 17TH AV, nws, 60.2 ne 60th, 40x100; Bushwick Savgs Bank—Thos Werner; Rufus L Scott (A), 93 Nassau, Manhattan; Wm E Warland (R); Wm J McPhilliary & Co.

JUNE 26.
 No Legal Sales advertised for this day.
JUNE 28.
 PARK PL, ss, 100 w Franklin av, 30x131; Herman Lowenstein—Theresa Koropjeck et al; Jos J Speth (A), 56 Liberty, Manhattan; August C Flamman (R); Wm J McPhilliary & Co.
 STEUBEN ST, es, 306.8 s Willoughby av, 16.8x100; Geo J Ryan—Loretta R Kane et al; Gregg & Frank (A), Payntar Bldg, Long Island City, Co Queens; Aron L Squires (R); Wm P Rae.

E 4TH ST, ws, 130.8 n Greenwood av, 20x100; Jno L Prince—Maddalena Risolio et al; Chas L Livingston (A), 149 Bway, Manhattan; Chas H McCarty (R); Nathaniel Shuter.
 DEKALB AV, ses, 175 sw Hamburg av, 50x100; Gustav Rosenberg—Jos J Praetz et al; Wm A Bacher (A), 955 Bway; Jacob W Kahn (R); Nathaniel Shuter.
 GATES AV, ns, 125 e Marcy av, 20x105; L Hollingsworth Wood—Jno G Martens et al; David G George (A), 43 Cedar, Manhattan; Almeth W Hoff (R); Wm J McPhilliary & Co.

FORECLOSURE SUITS.

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

Manhattan.

JUNE 12.
 GOERCK ST, 102; Elizabeth B Flagg et al—Fishes Plancer et al; W H Hagan (A).
 MONROE ST, S1 & S3; Louise Benziger 2d—Sol Insky et al; DeWitt, Lockman & DeWitt (A).
 79TH ST, 339 E; Julia Froman—Morris Schlossman et al; amended; H Swain (A).
 111TH ST, ss, 125 e 2d av, 25x100.11; Miln P Palmer, trustee—Vincent Garofalo et al; Baylis & Sanborn (A).
 MADISON AV, es, 51.4 n 120th, 16x83; Lawyers' Mortgage Co—Granby Corp et al; amended; Cary & Carroll (A).
 MANHATTAN AV, 531; Newell Bent—Emmeline B Wilkins et al; Merrill, Rogers & Terry (A).

JUNE 14.
 22D ST, ns, 50 w 9 av, 16.8x98.9; Edw C Bridgman et al—Julia R Donnelly et al; C Doremus (A).
 AMSTERDAM AV, es, 39.11 s 159th, 40x106; & AMSTERDAM AV, es, 39.11 n 158th, 80x106; 3 actions; Alfred Hahn—Saml J Singer, Sr, et al; Davis & Davis (A).

JUNE 15.
 122D ST, ss, 183.8 e 8 av, 33.8x100.11; Jos Weidenfeld et al—Lizzie Hadermann et al; M Sulzberger (A).
 RIVERSIDE DR, sec 91st, 35.8x75xirreg; N Y Trust Co—Ferral C Dininny et al; Zabriskie, Murray, Sage & Kerr (A).

JUNE 16.
 PROSPECT PL, es, 83.9 s 43d, 16.8x58; Jno McClure—Mary E Joyce et al; McClure & Prentice (A).
 75TH ST, 313 E; Rector, Wardens & Vestrymen of the Church of Zion & Saint Timothy in the City of N Y—Rachel Brown et al; Harrison, Elliott & Byrd (A).
 LEXINGTON AV, 71; Ida Mason et al—Annie E Chase et al; Strauss, Reich & Boyer (A).

JUNE 17.
 19TH ST, 216 E; Jos Yeska—Concetta D Paoli et al; M Altmayer (A).
 31ST ST, ss, 400 w 6 av, 25x148; Union Dime Svgs Bank—Mary J McDonald et al; Woodford, Bovee & Butcher (A).
 130TH ST, 23 E; Elise Halm—Johanna Metzger et al; O E Davis (A).
 151ST ST, ss, 100 w Amsterdam av, 75x99.11; Seamen's Bank for Savgs in City of N Y—Emma A Mayhew et al; Cadwalader, Wickersham & Taft (A).

JUNE 18.
 MERCER ST, 19; City Real Estate Co—Walter C Althouse et al; amended; M Swain (A).
 40TH ST, sec 10 av, 60x32; Norbert R Prendergast—Chas A Wingert; M J Egan (A).
 97TH ST, 116 E; Jno J Mahony—Mae Lyons et al; amended; P L Mullaly (A).
 103D ST, ns, 180 w Amsterdam av, 114.2x100.11x irreg; City Real Estate Co—Mayfield Constn Co et al; H Swain (A).
 119TH ST, 75 E; Estelle Scholle et al—Annie Alexander et al; H Hofheimer (A).
 123D ST, ns, 269.10 w 7 av, 19.11x100; Kouwenhoven Estate, Inc—Eugene C Pechin et al; Leach & Williams (A).

123D ST, ns, 250 w 7 av, 19.10x100; Kouwenhoven Estates, Inc—Sutherland G Taylor et al; Leach & Williams (A).
 130TH ST, ns, 260 nw 5 av, —x99.11x irreg; Emigrant Industrial Savgs Bank—Ellen V Meakim; R & E J O'Gorman (A).
 168TH ST, 514 W; Lawrence C Lommel—Richd Herman et al; Dutton & Kilsheimer (A).
 2D AV, swc 117th, 25.5x84.10; Jules J Vail—Henry A Wingert et al; Chalmers & Wood (A).

Bronx.

JUNE 11.
 COSTER ST, es, 540 s Spofford av, 20x100; Payne Estate—Hunts Point Estates et al; Reeves & Todd (A).
 ODELL ST, 1521; Adele Taylor—Agnes Schano et al; Caldwell & Banister (A).
 ODELL ST, 1519; same—same; same (A).
 GIFFORD AV, ss, 258.1 w Swinton, 25x100; Elizabeth K Dooling—Rudolf Hall et al; Knox & Dooling (A).
 WEBSTER AV, sec 170th, 50x90; Theo Roehrs—Olin J Stephens, Inc, et al; A L Howe (A).
 LOTS, 66 & 67, map of Bruner Estate at Jerome av & Gun Hill rd; Nettie M Serven—Lottie E Welch et al; Todd & St John (A).

JUNE 12.
 BAINBRIDGE AV, es, 62.1 s 193d, 30.1x92.2; Henry Lingelbach et al—Minnie E Flagg et al; Coller & Coller (A).
 MOSHOLU PKWAY, S, ws, 36.4 n 203d, 64.5x76.7; Peter Keber—Elise Levy et al; G A Steinmuller (A).
 3D AV, ws, 56.6 n 181st, 25x102.9; Annie N Alexander—Sarah McClinchie et al; Everett, Clarke & Benedict (A).
 LOT 91, Map of 112 lots belonging to Estate of Moses Devoe, at Fordham Heights; Mary Monaghan—Edson Bldg Co et al; N A Donnelly (A).

JUNE 14.
 No Foreclosure Suits filed this day.
JUNE 15.
 135TH ST, nec Brown pl, 33.4x100; Lawyers' Mtg Co—Margt A Laphy et al; Cary & Carroll (A).
 139TH ST, ns, 575 e St Ann's Av, 25x100; Florence R Pinner—Mary E Flynn et al; Carrington & Pierce (A).
 221ST ST, nec 2d, 50x105; Mary A Ryan—Wm Kelly et al; M J Sullivan (A).
 LEGGETT AV, ns, 28.6 w Hewitt pl, 25x86.2; Barbara Kumpf—Peter L Biegen et al; H C Rickaby (A).

JUNE 16.
 148TH ST, ss, 265 w Brook av, 75x99.1; Henry Frank et al, as trustee—Ahr Realty Co, Inc; J Hirschman (A).
 FRANKLIN AV, 1062; Chebra Holche Zedek—Julia M McMahon et al; H Swain (A).
 LONGWOOD AV, sec Barry, 95.7x220.6; Edw C Bridgman et al, as trustees—Forbin Realty Holding Co; C Doremus (A).
JUNE 17.
 LORILLARD PL, es, 180 n 188th, 20.4x97.4; Edw F Moran as exr—Cath McGinn et al; J F Neoroney (A).
 4TH ST, ws, 73.8 n Ruskin, 26.1x99.6; Emma E De Vinne et al—Frank McGarry et al; Clocke, Koch & Reidy (A).
 176TH ST, ss, 366.7 e Anthony av, 21.8x122.9; National Surety Co—Carolina Wenninger et al; W R Page (A).
 TREMONT AV, ss, 380.3 e Anthony av, 21.8x128.1; National Surety Co—Carolina Wenninger et al; W R Page (A).
 WEBSTER AV, ws, 200 n 195th, 25x100.5; Andw J Dalton—Fordham Arcanum Bldg & Land Assoc et al; E F Moran (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

JUNE 10.
 75TH ST, ns, 112 e Columbus av, 21x102.2; Windham Realization Co—Ealter Lutgen et al; Alexander & Green (A); Edmund Hurley (R); due25,377.78
JUNE 11 & 12.
 No Judgments in Foreclosure Suits filed these days.

JUNE 14.
 38TH ST, 267 W; Wilhelmina T Albus et al; Geo W Weyand (A); Warren Leslie (R); due 3,884.90
 117TH ST, 128 W; Louisa J Townsend et al—Florence Magonigle et al; Murray, Ingersoll, Hoge & Humphrey (A); Hugo S Mack (R); due32,012.50
 MADISON AV, 1527; Julia M Haskell—Adam Moran; Chas P Latting (A); Irving Washburn (R); due 8,868.80
JUNE 15.
 116TH ST, 411 E; Levi S Tenny—Vincent Garofalo et al; Finch & Coleman (A); Wm P Burr (R); due 8,890.44
 LEXINGTON AV, sec 126th, 99.11x60; Geo R Smith—Jno L Lyttle et al; Jno M Rider (A); Ede R Finch (R); due25,418.97
 WEST END AV, 700; Fredericka Walsh—Herald Realty Co et al; Mayer L Half (A); Julia J Frank (R); due73,033.33

JUNE 16.
 118TH ST, 362 W; Mary L Whitefield—Thos J Coffey; Robt A B Dayton; (A); Myra Sulzberger (R); due 9,861.99
 BROADWAY, nec 161st, —99.11x99.10; Guaranty Trust Co of N Y—Robt Fulton Realty Co et al; Stetson, Jennings & Russell (A); Melvin G Paliser (R); due45,213.85

Bronx.

JUNE 11.
 ALEXANDER AV, 311; Albt H Atterbury as trustee—Rachel C Blanchard et al; T Moore (A); E J Flynn (R); due10,179.60

JUNE 12.
 COSTER ST, es, 420 s Spofford av, 20x100; Wolcott G Lane as trustee—Hunts Point Estates et al; Miller, King, Lane & Trafford (A); J J Hynes (R); due, 6,209.17
 FAILE ST, ws, 200 n Randall av, 25x100; same—same; same (A); same (R); due 5,954.44
 FAILE ST, ws, 225 n Randall av, 25x100; same—same; same (A); same (R); due 5,954.44

JUNE 14.
 CROMWELL AV, ws, 408.4 n 165th, 113.2x116.6; Susan W F Oudin as trustee—Estates of Long Beach et al; Ver Planck, Prince & Flanders (A); E Hall (R); due 2,120.00

JUNE 15.
 DAVIDSON AV, nec 177th, 31.9x90; Wm I Seaman—Jos P Fox et al; Speir & Bartlett (A); M J Scanlon (R); due 4,868.37

JUNE 16.
 LOT 30, sec 12, blk 3373, tax map; Saml Hollander—Wm Jas Nolan et al; B G Oppenheim (A); T C Larkin (R); due 707.71

JUNE 17.
 FOX ST, es, 423.2 n 165th, 37.6x100; Leo Hirschfeld—Haven Realty Co et al; P H Leifert (A); E D Bolton (R); due 6,304.41

LIS PENDENS.

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

Manhattan.

JUNE 12.
 No Lis Pendens filed this day.
JUNE 14.
 37TH ST, 109 to 117 W; 38TH ST, 114 W, & BROADWAY, 1372-82; Candee, Smith Howland Co—Hobart Estate Co et al; action to foreclose mechanic's lien; Weschler & Kohn (A).
 69TH ST, ns, 260 w Central Park W, 20x100.5; Gertrude A Venderbeck—Oviedo M Bostwick; action to declare lien; Stoddard & Mark (A).
 AV D, 24; Jos Green—Henry Krauss et al; action to set aside mtg; S A Potter (A).

JUNE 15.
 86TH ST, ss, 100 e Columbus av, 25x102.2; 115TH ST, 605-7 W, & MORNINGSIDE AV, nec 122d, 100.11x100; Irving National Bank N Y et al —Lydia B Gray et al; action to declare lien; I Gainsburg (A).

JUNE 16.
 No Lis Pendens filed this day.

JUNE 17.
 25TH ST, 44-46 E; Hedden Iron Constn Co—Jno M Slatery Bldg & Constn Co et al; action to foreclose mechanic's lien; M C Levine (A).
 47TH ST, 123-25 W; Cath Schwab—Josephine E Schwab et al; partition; A C N Thompson (A).

JUNE 18.
 88TH ST, 310 W; also 126TH ST, 34 W; Eliz J Presby—Louisa D Simpson; action to appoint committee, &c; Strasbourger & Schallek (A).

Bronx.

JUNE 11.
 KELLY ST, 1033-35; Louis Richard—Adolph Schwartz et al; action to set aside deed; J Makay (A).

JUNE 12.
 No Lis Pendens filed this day.

JUNE 14.
 No Lis Pendens filed this day.

JUNE 15.
 No Lis Pendens filed this day.

JUNE 16.
 136TH ST, ss, 150 e Lincoln av, 25x100; Henry Riechers—Mathilda Riechers Cook et al; partition suit; J H Hildreth (A).
 CROTONA PKWAY, es, at intersec of line between lots 8 & 9, on map of bldg lots belonging to Augustus P Woodruff; Anna Ellentuch—Frank J Woolf et al; partition suit; Morrison & Schiff (A).

JUNE 17.
 LEIBIG AV, ws, 250 s 261st, 50x100; Wright-Ogden Co, Inc—Hannah Nyden et al; action to foreclose mechanics lien; J H Hildreth (A).
 LOT 38, sec 12, blk 3379 on tax map; Jennie Scheyer et al—Frank B Newell et al; action to foreclose transfer of tax lien; E Jacobs (A).
 LOTS 136 & 137, on amended map of Bronxwood Park, at Williamsbridge; Chas Williams—Lewis Parkhurst et al; action to compel specific performance of contract; P J Dunn (A).

Brooklyn.

JUNE 10.
 BEADEL ST, ns, 180 w Vandervoort av, 20x100; Kate C Cosgrove—Mazarin Land Devel Co et al; McDonald, Roesch & McD (A).
 BRADFORD ST, ws, 100 s Belmont av, 30x100; Title Guar & Trust Co—Fannie Geller et al; T F Redmond (A).
 JACKSON ST, ns, 200 w Kingsland av, 20x100; Thos P Murray—Jno J Buckley et al; H H Seaton (A).
 SKILLMAN ST, es, 100 n Lafayette av, 19.4x100; The Thrift—Eliz Hague & ano; F Judan (A).
 W 5TH ST, nwc Av R, 340x100, with certain exceptions thereof; Ramsford K Chute—Chas A Rippman; specific performance; L H Hollenbach (A).
 E 14TH ST, ws, 120.7 n Dorchester rd, 40x100; Fredk Gilbert—Sarah D Fogelson et al; G C Buechner (A).
 E 38TH ST, ws, 140 s Av C, 60x140; also LOTS 449 & 450, map Homecrest, prop of Harbor & Suburban Bldg & Svgs Assn; Annie E Thornton—Magdalena R Koehler et al; Thornton & Earle (A).

E 38TH ST, ws, 300 s Av C, 120x100; same—Jos Koehler et al; same (A).
 41ST ST, swc 4 av, 60.2x140; Albert Schwartz—Wayfourth Constn Co et al; foreclosure mechanics lien; I Solomon (A).
 E 42D ST, es, 180 n Av K, 20x70x29.2x91.2; Eliz Ernst—Geo Hart et al; Reynolds & Geis (A).
 59TH ST, wc Ft Hamilton av, 21.6x106.6x21.10x102.7; Oswald Sueth—Israel J Rosenstein et al; Abramson & Rose (A).
 ALBEMARLE RD, nec E 15th, 66.8x130; N Y Mtg & Security Co—Jno F Hirsch et al; C Clayton (A).
 MANHATTAN AV, ws, 100 s Nassau av, 25x100; Mary Hostomsky—Jno J McCarthy et al; Weinberg Bros (A).
 SUTTER AV, swc Sackman, 50x100; Title Guar & Trust Co—Leah R Palley et al; T F Redmond (A).
 12TH AV, nws, 70 s in 83d, 60x120; Harold I Pratt—Kath S Turner et al; F Jordan (A).

JUNE 11.

CALYER ST, ss, 204.11 e Franklin, runs s 98.4 xw37.2xn100xe27.11 to beg; Green Point Savgs Bank—Eliz Dougherty et al; C & T Perry (A).
 ELLERY ST, ns, 300 w Tompkins av, 37.6x100; Newburgh Savgs Bank—Lillie Bachrach et al; H L Thompson (A).
 ELLERY ST, ns, 337.6 w Tompkins av, 37.6x100; N Y Orthopaedic Dispensary & Hospital—Lillie Bachrach et al; H L Thompson (A).
 GRAFTON ST, ws, 340.5 n Sutter av, 20x76.9; Title G & T Co—Rubin Brinnan et al; T F Redmond (A).
 HART ST, ns, 320 e Tompkins av, 20x100; in the matter of appointment of a committee for Henrietta Young, an incompetent; R C Addy (A).
 PALMETTO ST, ses, 225 ne Bushwick av, 25x100; Geo C Straub—Annie Brown et al; D Hirschfeld (A).
 PINE ST, ws, 180 s Pitkin av, 20x100; People's Trust Co—Richard V Hunt et al; T F Redmond (A).
 PRESIDENT ST, sec 3 av, 100x150; Max Israel—Caterina Gallo et al; S E Klein (A).
 VANDERVEER PL, ns, 19 e E 23d, 18x100; Agnes Whitehead—Jaret Constn Co et al; Cary & Carroll (A).
 VAN HOUTEN LA, nws, 131.2 sws 92d, 66.8x75; Louisa Lohmann—Wm C Davis et al; F C Haven (A).
 CHRISTOPHER AV, es, 125 n Sutter av, 25x100; N Y Investors' Corp—Geo M Dunaf et al; T F Redmond (A).
 MONTAUK AV, es, 117 n Blake av, 23x100; Thos Halloran—Hettie Dunaif et al; H E Brown (A).
 NEW JERSEY AV, ws, 140.3 s Sutter av, 20x100; Bond & Mtg Guar Co—Marx Schneider et al; T F Redmond (A).
 SHEPHERD AV, es, 200 s Sutter av, 50x100; Bertha Fox—Louis Brause et al; B H Arnold (A).
 SNEDIKER AV, es, 122.6 s Sutter av, 15x100; Title G & T Co—Sarah Rosenthal et al; T F Redmond (A).

JUNE 12.

BAY RIDGE PL, ws, 200 s Bay Ridge av, 40x80; Wm G Giffin—Arcadia Realty Co; C S Taber (A).
 E 26TH ST, ws, 320 n Voorhies av, 40x105; Saml McNell—Ida Smith & ano; Purdy & Purdy (A).
 58TH ST, ns, 100 w 16 av, 30x100.2; Emma Hoecker—Frank Roberts & wife; W A Fischer (A).

JUNE 14.

CRYSTAL ST, es, 75 s Liberty av, 25x100; Title G & T Co—Rebecca Drucker et al; T F Redmond (A).
 HICKS ST, ws, 75 s Union, 25x75; Antonio Ristuccia—Galsomina Valentine et al; J F Conran (A).
 SACKETT ST, nc Van Brunt, 20x75; Church of Holy Communion—Cath White et al; H L Thompson (A).
 SULLIVAN ST, sws, 205 nw Dwight, 20x100; Jno A Langlois—Kate A Greaney et al; H R Brush (A).
 E 7TH ST, es, 210 n Av P, 40x120.6; Star Wood Turning Co—Jos Cohen et al; foreclosure mechanic's lien; I Solomon (A).
 E 19TH ST, ws, 400 n Voorhies av, 40x100; Stephen Teets—Sarah G Stag et al; H D Lott (A).
 62D ST, ns, 80.2 e 18 av, 27x100; Harris Siegel—Wm C Boyd & ano; S N Freedman (A).
 AV Q, nwc W 13th, 80x100; Jno J Ryan—Mary L Behrens et al; A S Galitzka (A).
 ATLANTIC AV, ss, 200 w Saratoga av, 50x100; State Bank—Gustave Markendorf et al; J Kohn (A).
 ATLANTIC AV, nwc Ashford, 97.11x100x111.7x109.11; Yonkers Homeopathic Hospital & Maternity—Kath C Herne et al; H L Thompson (A).
 FOUNTAIN AV, es, 75 n Glenmore av, 25x100; Title G & T Co—Rubin Tashman et al; T F Redmond (A).
 NEW JERSEY AV, ws, 105 n Belmont av, 20x95; Bond & Mtg Guar Co—Annie Bretschneider et al; T F Redmond (A).
 NEW JERSEY AV, ws, 150 s Pitkin av, 25x100; N J Title Guar & Trust Co as trste—Annie Palley et al; T F Redmond (A).
 ST NICHOLAS AV, sc Stockholm, 200x270; Sage Bros—German Hospital Soc of Bklyn et al; foreclosure mechanic's lien; Shiland & Hedges (A).

JUNE 15.

PARK PL, ss, 300 w Vanderbilt av, 20x162; Evelyn E Weeks—Carrie N Miller et al; A C Weeks (A).
 STERLING PL, ss, 120 w Utica av, 20x120.3; Wm Weeber—Austin B Burchell et al; T F Redmond (A).
 UNION ST, ns, 189 w Nostrand av, 53.7x200; Frederick Constn Co—Mary Levin et al; B Duncan (A).
 WEST ST, nwc 51st, runs n150.8xsw103.6xse 108.6 to beg; Montrose Realty Co—Shenandoah Realty Co et al; H M Bellinger, Jr (A).
 WEST ST, es, 450.3 n Av C, 17.9x100; Lawyers' Title & Trust Co—Boyd Constn Co et al; Dean, Tracy, McBarron (A).

WEST ST, es, 468 n Av C, 18x100; same—same (A).
 WEST ST, es, 486 n Av C, 18x100; same—same (A).
 WEST ST, es, 504 n Av C, 18x100; same—same (A).
 WEST ST, es, 522 n Av C, 18x100; same—same (A).
 WEST ST, es, 540 n Av C, 18x100; same—same (A).
 WEST ST, es, 558 n Av C, 18x100; same—same (A).
 WEST ST, es, 576 n Av C, 18x100; same—same (A).
 WEST ST, ws, 221.6 n 35th, 18x80; same—same (A).
 WEST ST, ws, 239.6 n 35th, 18x80; same—same (A).
 WEST ST, ws, 257.6 n 35th, 18x80; same—same (A).
 WEST ST, ws, 275.6 n 35th, 18x100; same—same (A).
 WEST ST, ws, 293.6 n 35th, 18x100; same—same (A).
 6TH ST, ss, 246.8 w 5 av, 20x100; Gertrude M Smith—Wm H Smith & ano; to set aside deed; J Conran (A).
 E 7TH ST, es, 240 s Av O, 40x120.6; So Bklyn Savgs Instn—Sarah Cohen et al; Coombs & Whitney (A).
 E 7TH ST, es, 280 s Av, 40x120.6; same—same (A).
 E 7TH ST, es, 320 s Av O, 40x120.6; same—Hamilton Anderson et al; same (A).
 11TH ST, ns, 154.3 e 6 av, 14.2x61.11; Alice Warburton—Matthew Nissen et al; H J Davenport (A).
 E 35TH ST, ws, 240 n Beverly rd, 20x100; Chas H Puckhaber—Prop Realization Corp et al; Hirsh, Newman & R (A).
 E 35TH ST, ws, 260 n Beverly rd, 20x100; same—U S Title Guar Co et al; same (A).
 54TH ST, nc 19 av, 400x200; 54TH ST, sws, 320 nw 19 av, runs sw100xsw60xsw100xsw240xse 302 to beg; 54TH ST, se 18 av, 160x100; N Y Mtg & Security Co—Shenandoah Realty Co et al; H M Bellinger, Jr (A).
 60TH ST, ns, 20.3 e 12 av, 19.6x77; Filippo Ponci—Vincenzo Tria et al; J L Danzilo (A).
 EUCLID AV, es, 345 n Sentinel pl, runs n152.11 xsl25xw53.1xn95xw100 to beg; Title G & T Co—Mary A Stack et al; T F Redmond (A).
 MERMAID AV, ns, 50 w W 19th, 25x91; also MERMAID AV, ns, 50 w W 19th, 25x91; Maurice Kahn—Emma J Arnheiter et al; M W Monheimer (A).
 MERMAID AV, ns, 75 w W 19th, 25x91; also MERMAID AV, ns, 75 w W 19th, 25x91; same—Tillie Schwartz et al; same (A).
 PARK AV, ss, 225 e Sumner av, 25x100; Juliana Staats—Ida Staats et al; C H Haubert (A).
 PROSPECT ST, ws, 400 s Tilden av, 25x175; Wm Vollmer—Lizzie Ploeger et al; J Miller (A).
 SUTTER AV, ns, 100 e Williams av, 50x100; Title G & T Co—Bessie Gordon et al; T F Redmond (A).
 LOTS 94-95, Map Homecrest & Eliz Moore—Anna Lahiff et al; partition; L T Gresser (A).

JUNE 16.

AMBOY ST, es, 180 n Newport av, 20x100, Bristol, es, 102.3 s Dumont av, 20x100; RIVERDALE AV, ss, 40 w Rockaway av, 20x80; Wolf Schwartz—Abr Eidelman et al; J Perlmutter (A).
 LINCOLN PL, ns, 369.7 w Buffalo av, 20x120.3; Simon J Harding—Sakwa Constn Co et al; G Elliott (A).
 TOMPKINS PL, ws, 210 n Degraw, 20x112.6; Bertha Petersen—Margaret Zaccaro et al; C F Corner (A).
 WYONA ST, es, 350 s Fulton, 50x100; Christian Loeffler—Jacobina Howatt & ano; C Heidenreich (A).
 S 1ST ST, 183, Danl London—Morris Rudermann et al; E Larkin (A).
 BAY 14TH ST, ses, 274 sw 86th, 26x108.4; Annie O'Brien—Harry Rosenfeld et al; T F Redmond (A).
 51ST ST, ss, 260 w 3 av, 26.8x100.2; Mariners' Family Asylum at Stapleton—Ristori Rindskopf et al; T F Redmond (A).
 ALBERMARLE RD, sec Marlborough rd, 100x130; Bowery Savgs Bank—Maud E E Minton et al; T F Redmond (A).
 BROADWAY, sws, 20.6 nw Bway, 20x89.10x20.6x85.1; Eliz W Rang—Bertha Heller et al; Clarke & Frost (A).
 GATES AV, nec Grand av, 41.10x96.4x41.10x94.7; Lawyers' Mtg Co—Julius L Lyons et al; Cary & Carroll (A).
 R R AV, ws, 140 n Pitkin av, 20x100; N Y Inv Corp—Eva Forbell et al; T F Redmond (A).

MECHANICS' LIENS.

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

Manhattan.

JUNE 12.
 6TH ST, 451 E; Genl Cont Co—Emil Katz (50) 3,000.00

JUNE 14.
 106TH ST, 166 & 168 E; Rubin Cohen—Pauline Moskowitz; Ruben Perlman (51) 13.03
 SHERMAN AV, nwc 204th; Progressive Painting & Decorating Co—Vermilyea Realty Co; renewal (52) 2,499.90

JUNE 15.
 14TH ST, 218 E; Eisner Bros—Herman Sirotta; Cleonice Policastro; renewal (53) 430.00
 45TH ST, 526 W; Jno P Roche—Patk Murphy; Wm P Hughes (55) 84.54
 BROADWAY, nwc 50th, 106x103.1; Jas T Turnbull—Burnol Fuel Co; Frank E Malone (54) 21.22
 3D AV, 256; Leo Hlawatsch—Julius Brunings (56) 177.15

JUNE 16.
 LEWIS ST, 76; Morris Leichter et al—Rosie Schoendorf (58) 100.00
 5TH ST, 802 E, & AV D, 56; Morris

Goldstein—M Newman; Isaac Schwartz (57) 850.00
 AMSTERDAM AV, 1161; Jacob Spellman—David E. Kennedy (59) 313.00

JUNE 17.
 GREENE ST, 109; United Metal Covered Door & Sash Co; Mayer Gutman; Jno Sullivan; renewal (60) ... 60.00
 WALKER ST, 116; East Side Wire Works Co—Moe Levy & Son; L Rothbard (61) 55.00
 125TH ST, 251 E; Benj Kornblum—Chas Berney; renewal (62) 97.45

JUNE 18.
 GREENWICH ST, 200; Disinfecting & Exterminating Corp—Market Restaurant Co, Inc, & Thos J Kelly (65) ... 43.75
 11TH ST, 54 E; Saml Tichenbaum—A T Wm Pilgrim & Peter Neelson (63) 66.11
 131ST ST, 605 W; Konrad Zoerb—Peter J Devine & Freda Baumgartner (64) 284.68

Bronx.

JUNE 11.
 No Mechanics' Liens filed this day.

JUNE 12.
 No Mechanics' Liens filed this day.

JUNE 14.
 No Mechanics' Liens filed this day.

JUNE 15.
 171ST ST, 544 E; Otis Elevator Co—Rosalia Weiser; Wm Weiser (23) ... 110.39

JUNE 16.
 RYER AV, 2094; Sol Tubin—Alice Muller; A R Scharsmith & Co (24) ... 94.50

JUNE 17.
 ELSMERE PL, ns, 100 e Crotona pkway, 100x110; Louis Greenberg—Defender Constn Co & Robt Marsh; renewal (26) 2,243.58
 202D ST, ss, whole blk front bet Webster av & Harlem R R Co tracks, —; C W Wilson & Co—G B Raymond & Co & Ferdinand V Morrison, Jr (25) 52.20
 CROTONA PKWAY, nec Elsmere pl, 100x110; Louis Greenberg—Defender Constn Co & Robt Marsh; renewal (27) 2,736.83

Brooklyn.

JUNE 10.
 LINDEN ST, ss, 150 w Knickerbocker av, 50x—; Simon Gasner & Sons Co—Radloff Constn Co & Jos Weinstein... 1,075.00
 S 4TH ST, sec Hooper, 25x92.10; S Lucks—Jno Mender, Margt J Houston, Aug E, Jos & Ernest Fuchs 125.00
 E 37TH ST, 1325; Hatch Bros—Nellie L Pettit 26.30
 46TH ST, ns, 280 e 14 av, 40x100.2; E Silinsky—Kornblum Bldg Corpn & Morris Kornblum 375.00
 75TH ST, ss, 200 w 12 av, 165x100; Constn Cornice & Roofing Co—75th St Bldg Co & Jno Evans as pres... 400.00
 75TH ST, ss, 200 w 12 av, 300x100; Standard Bldg & Supply Co—75th St Bldg Co 3,206.75
 EASTERN PKWAY, ns, 143.11 w Hopkinson av, 26.10x92.6; Eagle Sash & Door Co—Fink Kap Realty & Constn Co 625.00
 MILLER AV, 366; M Hartman—Isaac & Moses Barer & Sam & G Borrow 41.50

JUNE 11.
 ENFIELD ST, nwc Liberty pl, 100x100; G Isernia—Cervadoro Constn Co & Vincenzo Isernia 70.00
 SAME PROP; G Minichini—same 120.00
 SAME PROP; J Mercogliano—same 220.00
 SAME PROP; F Furino—same 55.00
 SAME PROP; G Barancello—same 65.00
 75TH ST, ss, 200 w 12 av, 200x100; N Pasquarello—75th St Bldg Corpn... 500.00
 EASTERN PKWAY, ns, 141.10 w Hopkinson av, 28x92.6; M R Dowdeswell Co—Fink-Cap Realty & Constn Co... 100.00
 ROCKAWAY AV, es, 225 n Livonia av, 50x100; L Gittleman—Livonia Holding Co & Abr Korensky & Louis Koenig 92.00

JUNE 12.
 15TH ST, ws, 340 n Av J, —; L Wersfeld—Oakerest Apartments Inc. 132.00
 5TH AV, 610; D Nowak—Jas Klapper & Aron Shonberger 105.00
 13TH AV, es, 60 n 74th, 20x100; H Kresch—Mr & Mrs J Greenberg 23.50

JUNE 14.
 HOWARD AV, ws, 133.7 s Blake av, 33x101; Levin Const Co—Louis Horvitz & Isaac Marshall 63.00
 OCEAN AV, 2940-80; W P Ellison Inc—Wm H Wellman 1,899.80
 SUTTER AV, ss, 60 e Snediker av, 20x92.6; Levin Kronenberg Co—Nathan Arfuch & Frank Wiener & Jonah Krandel 239.36
 THATFORD AV, 68-72; Eastern N Y Marble Co—Jos A & Jacob Solovei... 390.00

JUNE 15.
 HART ST, wc Cypress av, runs nw100 xsw317.1xsw27.7xse72.4xnc335 to beg; Vernon Mason Bldg Co—Woldruck Constn Co 7,200.00
 HERZL ST, ws, 337 s Pitkin av, 20x100; H Manson—Lena Silverstein, Wm Finitar, Louis Cohen & Jacob Altmark 98.00
 HINSDALE ST, es, 350 n Hegeman av, 20x100; Wm Kantrowitz—Abr Berford 200.00
 MOORE ST, 141, I Blum—Abr & Henrietta Gratz 97.25
 W 3D ST, nec R R av, 200x50; W Hennessy—Jno Straus & Chas Conrad... 53.75
 S 3D ST, 358; W A Thomas Co—So 3d St Bldg Corpn 2,189.16
 7TH ST, 502; J Herskowitz—Richard D, James D, Anna & Nellie T Barrett & Mary A Connolly 55.00
 E 24TH ST, 530; D Connor—Mrs F M Farwell & Henry Lang 31.00
 75TH ST, sws, 200 nw 12 av, 100x156.4 Mike Napoli—75th St Bldg Corpn... 493.00

Mechanics' Liens, Brooklyn, Continued.

NOSTRAND AV, swc Foster av, 30x 100; M Grotenstein—Abr Frankel & Louis Levine 215.00
4TH AV, 211; S Ollro—Frank S Giuliano 136.00

JUNE 16.
ELMORE PL, ws, 100 n Voorhies av, —x—; J Evans—Atlantic Home Co. 34.50
SAME PROP; I Lindhagen—same & Jno Von Hograf 17.68
SAME PROP; N Anderson—same 30.25
SAME PROP; O Hagen—same 17.86
SAME PROP; J Finn—same 31.25
SAME PROP; A Salversen—same 34.95
3D AV, ws, 40 n 7th, 40x100; Wayne Oil Tank & Pump Co—Geo Carrizzo & Greenpoint Cont Co. 250.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

JUNE 12.
74TH ST, 349 E; Architectural Cast Stone Works—Jno Huss Church et al; May24'15 260.00

JUNE 14.
NEW ST, 41, & BROADWAY, 44; Bernard Greenwood Co—Standard Oil Co et al; May22'15 1,665.86
BROADWAY, 44 to 54, and NEW ST, 41 to 47; J D Johnson Co—Standard Oil Co of N Y et al; May24'15 580.63
3D AV, 1370; Marks Chain—Jno Doe et al; Apr27'14 90.50

JUNE 15.
CHAMBERS ST, 101; Henry Glasser—Almy G Gallatin et al; June10'15 26.00
2AUDUBON AV, nec 180th, Raffaele Coucci—N S & J Corp et al; June 7'15 521.00

JUNE 16.
3D ST, 6-8 E; J D Johnson Co—Young Men's Christian Assn et al; May24'15 516.40

78TH ST, 266 & 268 E; Harry Weprinsky—Fredk Lang et al; June2'15 1,027.00
201ST ST, ACADEMY ST & HARLEM RIVER; Hecla Winslow Co, Inc—United Electric Light & Power Co et al; Mar24'14 (canceled) 31,870.45

SAME PROP; D H McLaury Marble Co—same; Mar24'14 (canceled) 41,399.98
SAME PROP; South Amboy Terra Cotta Co—same; Mar24'14 (canceled) 3,151.12
SAME PROP; Geo A Amos—same; Mar24'14 (canceled) 1,077.25

SAME PROP; Pittsburgh Plate Glass Co—same; Mar24'14 (canceled) 3,363.18
SAME PROP; Yorkville Globe Roofing Co—same; Mar25'14 (canceled) 2,350.50

SAME PROP; A Schwoerer & Sons, Inc—same; Mar25'14 (canceled) 3,347.89
SAME PROP; A Schwoerer & Sons, Inc—same; Mar25'14 (canceled) 3,347.89

SAME PROP; Sargent & Co—same; Mar25'14 (canceled) 1,231.50
SAME PROP; Howell, Field & Goddard—same; Mar25'14 (canceled) 560.00

SAME PROP; L K Comstock & Co—same; Mar25'14 (canceled) 22,886.58
SAME PROP; David E Kennedy, Inc—same; Mar25'14 (canceled) 680.00

SAME PROP; Ellen Madsen—same; Mar25'14 (canceled) 10,843.00
SAME PROP; Elevator Supply & Repair Co—same; Mar25'14 (canceled) 12,140.00

SAME PROP; Dahlstrom Metallic Door Co—same; Mar25'14 (canceled) 19,144.74
SAME PROP; Geo H Morris—same; Mar25'14 (canceled) 3,161.61

SAME PROP; Trinity Engineering Co, Inc—same; Mar25'14 (canceled) 1,825.11
SAME PROP; Otis Elevator Co—same; Mar25'14 (canceled) 7,250.00

SAME PROP; National Ventilating Co—same; Mar25'14 (canceled) 1,655.95
SAME PROP; U T Hungerford Brass & Copper Co—same; Mar25'15 (canceled) 2,874.85

SAME PROP; Emerson Norris Co—same; Mar25'14 (canceled) 547.29
SAME PROP; U T Hungerford Brass & Copper Co—same; Mar25'14 (canceled) 1,500.00

SAME PROP; Chas M Biddle—same; Mar26'14 (canceled) 7,316.33
SAME PROP; National Lead Co—same; Mar26'14 (canceled) 620.41

SAME PROP; Theodore Gerlach—same; Mar26'14 (canceled) 942.50
SAME PROP; Alberene Stone Co—same; Mar26'14 (canceled) 4,300.00

SAME PROP; Chesbro Whitman Co—same; Mar26'14 (canceled) 340.00
SAME PROP; R Gustavo Co—same; Mar26'14 (canceled) 985.00

SAME PROP; Geo F Parker et al—same; Mar26'14 (canceled) 5,494.85
SAME PROP; Geo Reid—same; Mar 26'14 (canceled) 750.00

SAME PROP; Philip Lenges—same; Mar26'14 (canceled) 2,677.32
SAME PROP; Jos J Mulvey—same; Mar30'14 (canceled) 19.50

SAME PROP; Carl Dieringer—same; Mar30'14 (canceled) 22.00
SAME PROP; H Heessel—same; Mar30'14 (canceled) 22.00

SAME PROP; Chas Rothwell—same; Mar30'14 (canceled) 22.00
SAME PROP; Alexander Wood—same; Mar30'14 (canceled) 22.00

SAME PROP; Wm McMullen et al—same; Mar30'14 (canceled) 22.00
SAME PROP; Richard Tobin—same; Mar30'14 (canceled) 22.00

SAME PROP; Jas Delmore—same; Mar30'14 (canceled) 22.00
SAME PROP; Jno Barry—same; Mar30'14 (canceled) 22.00
SAME PROP; Geo Magill—same; Mar30'14 (canceled) 22.00

SAME PROP; Robt W Dawson—same; Mar30'14 (canceled) 22.00
SAME PROP; Fredk H Hackett—same; Mar30'14 (canceled) 22.00

SAME PROP; Edw Schmid—same; Mar30'14 (canceled) 22.00
SAME PROP; Jno J Jamour—same; Mar30'14 (canceled) 22.00

SAME PROP; Jno Cullen—same; Mar30'14 (canceled) 18.00
SAME PROP; Jno Holloway—same; Mar30'14 (canceled) 22.00

SAME PROP; Michl E Heider—same; Mar30'14 (canceled) 22.00
SAME PROP; Jos B Ward—same; Mar30'14 (canceled) 22.00

SAME PROP; Jos Haag—same; Mar30'14 (canceled) 22.00
SAME PROP; Marcus F Bull et al—same; Mar30'14 (canceled) 22.00

SAME PROP; Adolph de Lemos—same; Mar31'14 (canceled) 246.22
SAME PROP; Aaron Grollman—same; Apr10'14 (canceled) 21.25

SAME PROP; Wm Egan et al—same; Apr11'14 (canceled) 20.00
SAME PROP; Saml Timison—same; Apr11'14 (canceled) 20.00

SAME PROP; Peter Hulpritt—same; Apr15'14 (canceled) 17.50
SAME PROP; Wm Baum—same; Apr 15'14 (canceled) 17.50

SAME PROP; Robt Craig—same; Apr 16'14 (canceled) 20.00
SAME PROP; Fred L Hatfield—same; Apr20'14 (canceled) 18.43

SAME PROP; Geo Baum—same; Apr 20'14 (canceled) 31.24
SAME PROP; Wm Nelson—same; Apr 20'14 (canceled) 33.00

SAME PROP; Abt E Dawber—same; Apr22'14 (canceled) 16.50
SAME PROP; Jno Noll—same; Apr24'14 (canceled) 17.50

SAME PROP; Ernest Winton—same; Apr24'14 (canceled) 17.50
SAME PROP; Alfred Berbig—same; Apr24'14 (canceled) 17.50

SAME PROP; F O Pierce Co—same; Apr24'14 (canceled) 244.36
SAME PROP; Geo Jung—same; Apr 27'14 (canceled) 10.00

SAME PROP; Louis Krieg—same; Apr 27'14 (canceled) 35.00
SAME PROP; Barth S Cronin Co—same; Apr28'14 (canceled) 3,594.50

SAME PROP; Louis Prudhom—same; May1'14 (canceled) 17.50
SAME PROP; Hermann Hoerst—same; May5'14 (canceled) 17.50

SAME PROP; Frank Schwoerer—same; May7'14 (canceled) 8.75
SAME PROP; Geo Reid—same; May 14'14 (canceled) 30.00

SAME PROP; Michl Heider—same; May14'14 (canceled) 17.50
SAME PROP; Fredk H Hackett—same; May 14'14 (canceled) 22.00

SAME PROP; Jno Holloway—same; May14'14 (canceled) 39.90
SAME PROP; Frank Cacagno—same; May14'14 (canceled) 16.50

SAME PROP; Salvatore Mollo—same; May14'14 (canceled) 16.50
SAME PROP; Lazzaro Dughi—same; May14'14 (canceled) 22.50

SAME PROP; Alexander Wood—same; May14'14 (canceled) 22.00
SAME PROP; Jas Delmore et al—same; May14'14 (canceled) 822.00

SAME PROP; Geo Magill—same; May 14'14 (canceled) 24.00
SAME PROP; Wm McMullen—same; May14'14 (canceled) 22.00

SAME PROP; Jos J Mulvey—same; May18'14 (canceled) 19.50
SAME PROP; Henry Hessel—same; May18'14 (canceled) 22.00

SAME PROP; Chas Rothwell—same; May19'14 (canceled) 22.00
SAME PROP; Robt W Dawson—same; May19'14 (canceled) 22.00

SAME PROP; Vincenzo Lupinacci—same; May19'14 (canceled) 16.50
SAME PROP; Pasquale Mollo—same; May19'14 (canceled) 16.50

SAME PROP; Wm McMullen—same; May19'14 (canceled) 22.00
SAME PROP; Jas Delmore—same; May19'14 (canceled) 22.00

SAME PROP; Lazzaro Dughi—same; May19'14 (canceled) 17.87
SAME PROP; Frank Carcagno—same; May19'14 (canceled) 16.50

SAME PROP; Richard Tobin—same; May19'14 (canceled) 22.00
SAME PROP; Henry Hessel—same; May19'14 (canceled) 22.00

SAME PROP; Geo Magill—same; May 19'14 (canceled) 24.00
SAME PROP; Geo Reid—same; May 19'14 (canceled) 30.00

SAME PROP; Jno Holloway—same; May22'14 (canceled) 22.00
SAME PROP; Wm Cayten—same; May 22'14 (canceled) 10.00

SAME PROP; Robt Redlefsen—same; May25'14 (canceled) 10.00
SAME PROP; Louis Kreig—same; May 25'14 (canceled) 22.27

SAME PROP; Carl Dieringer—same; June4'14 (canceled) 22.22
SAME PROP; Alexander Wood—same; June6'14 (canceled) 22.00

SAME PROP; Eugene J McVoy—same; June24'14 (canceled) 1,674.83
SAME PROP; F E Brady, Inc—same; June30'14 (canceled) 7,590.94

JUNE 17.
14TH ST, 241 E; Sol Kronman—Fredk Jackson et al; Dec12'14 115.00
71ST ST, 141 E; Felix DeLuca—Mary Lyons et al; Oct23'14 445.00
326TH ST, ns, 193 w Amsterdam av; Bklyn Vault Light Co—N Y Public Library, Astor, Lenox Tilden Foundations et al; Jan19'15 206.00
33D AV, 2078-80; Larkin Lumber Co—Mary E Jones et al; Sept26'14 359.57

*SAME PROP; Empire Architectural Iron Works—same; July15'14 487.00
*SAME PROP; Louis H Jarcho et al—same; July15'14 275.00

JUNE 18.

TRINITY PL, 18-20; Motta Contracting Co—Ellen Murphy et al; Jan16'15 34.42
WASHINGTON ST, 24; Davis Morison—Ann White et al; July15'14 4,400.00
PINEHURST AV, ws, 100.1 n 180th; Domenick Milanese—Riverview Constn Co et al; Oct28'14 361.20

Bronx.

JUNE 11.
No Satisfied Mechanics' Liens filed this day.

JUNE 12.
218TH ST ns, 280.3 e Bronxwood av, 25x114.3; Vincenzo Palmieri—Louis Satriale et al; May22'15 4,000.00

JUNE 14.
No Satisfied Mechanics' Liens filed this day.

JUNE 15.
No Satisfied Mechanics' Liens filed this day.

JUNE 16.
FULTON AV, 1763-1767-1771-1775-1779; Louis Borenstein—Nathan Greenberg et al; Dec22'14 275.00

JUNE 17.
185TH ST, 771-5 E; Max Brenner—Nicol Bldg Corp et al; Feb18'15 350.00

Brooklyn.

JUNE 10.
59TH ST, 1139 & 1141; E J McLaughlin Co—Pisaira Constn Corp; Feb6'15 290.40
ATKINS AV, es, 90 s Blake av, 160x 100; Wm Solomon—Atlake Bldg Co & Jacob Drasnin; Feb18'15 90.00

CHURCH AV, ss, 213 e Flatbush av, 100x130; Jos Bosch—Alex McBride & Erasmus Impt Co; Apr16'15 630.00
CHURCH AV, ss, 213.9 e Flatbush av, —x—; Reiche & Penner—Erasmus Impt Co & Alex McBride; June3'15 250.00

JUNE 11.
EASTERN PKWAY, ss, 189 w Nostrand av, 200x132.7; Jno Conner & ano—Wilson Holding Co (Inc) & Solomon-Kraus Realty & Constn Co; Oct6'14 500.00
2THATFORD AV, 68-72; Harry Rich—Jos A & Jacob Solovei; June5'15 164.10

JUNE 12.
CARROLL ST, 1426; Barnet Feldman—Leslie Posen Constn Co; May26'15 300.00
VANDERBILT AV, ns, and 18TH ST, 169.4x100, running to Prospect av; Danziger Painting Co—Puritan Land Co & Jas V Cunningham; Apr16'15 1,950.00

JUNE 14.
1RYERSON ST, es, 156.8 s Willoughby av, 133.4x200; Standard Steel Sections (Inc)—Century Iron Wks; Pratt Institute & Chas Pratt; Jan11'15 112.32
1STEUBEN ST, ws, 80 s Willoughby av, 385x200; Bklyn Vault Light Co—Century Iron Wks; Pratt Institute & Chas Pratt; Jan12'15 114.00

LEXINGTON AV, 99-101; Nelson Bros Co—Wm Higginson & A E MacAdam (Inc); Mar30'15 102.00

JUNE 15.
AMES ST, es, 180.3 s Livonia av, 120 x100; Realty Supply Corp—Hillel, Nathan, Herman & Louis Boslofsky, Max Golinsky, International Cont Co, Jas De Mario & L Etlinger; May22'15 234.00

E 13TH ST, ws, 240 n Av H, —x—; Morris L Schupock—May T & Harry A Crofts; Mar6'15 100.30

JUNE 16.
HERZL ST, es, 180.2 s Livonia av, 120x 100; C T Willard Co—Hillel & Nathan Boslofsky & Herman O Louis Boslofsky, Max Golinsky & Independent Wet Wash Co & Louis Lapidus; June2'15 257.50

NEW JERSEY AV, 879; Louis Demsky—Harry & Nathan Katz; Apr3'15 175.00
RIGHT OF WAY, &c, from 64th, 66th & 4th av to Terminal at Coney Island; N L Kennedy (Inc)—Geo W McNulty (Inc), N Y Municipal Railway Corp & N Y Consolidated R R Co; June2'15 45,141.78

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

ATTACHMENTS.

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

Manhattan.

JUNE 10 & 11.
No Attachments filed these days.

JUNE 12.
QUALITY HAT OF CANADA, Ltd; Emma D Hobson; \$1,841.23; Lowther, Smith & Russell.
WINK, Hyman & Pliny P Craft; Crystal Film Co; \$2,161.76; P Bernstein.

WILLARD, Jess; McClure Newspaper Syndicate et al; \$27,333.33; C A Brodck.
JUNE 14, 15 & 16.
No Attachments filed these days.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

JUNE 11, 12, 15 & 16 & 17.
Bachman, Alfred C. Broadway, 1724-S ..Lord & Taylor. Lease, chattels, &c. (R)140,000.00

Same. 55th st, 202.4 W..Same. Lease, chatels, &c.	(R)35,000.00
Mail & Express Co. Broadway, 203. Washington Trust Co, trste. Ls, chattels, &c.	(R)400,000.00
Wallace, Robt. 121st st, 414 W. Otis Elevator Co. Elevator.	368.75
Willis & Jaeckle. 10th av, 3862-4. Automatic Refrigerator Co. Refrigerators.	2,579.00

Bronx.

JUNE 11, 12, 14, 15, 16 & 17.

De Marco, Carmela. 1010 Intervale av. Erminio Esposito. Barber Fixtures	538.00
Martino, Costanza. 802 Tremont av. Ermino Esposito. Barber Fixtures. .	43.50
Valentino, Ernesto. 297 E 152d st. Erminio Esposito. Barber Fixtures. .	839.00

Brooklyn.

JUNE 10, 11, 12, 14, 15 & 16.

Cervadoro Constn Corpn. Eldert la, c Liberty pl. Sloan & Freedman. Cornices, &c.	475.00
Gallager, P. J. 123, 129 & 136 Cole-ridge st & 118 Dover st. Rogers Silver Plate Co. Gas Fix.	625.00
Koppel & Rosenberg. W 24th st, nr Mermaid av. Saul Pendelstein. Plumbing Supplies.	185.00
Parking, Inc. Park pl, nr Howard av. Isaac A Sheppard & Co.(R)	347.00
Paul J Gallagher Co, Inc. West End av, nr Hampton av. Rogers Silver Plate Co. Gas Fix.	960.00
Thomas, Annie. 1325 E 15th st. A Weinstock. Mantels.	90.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

JUNE 12.

BROADWAY, nwc 24th, 159.2x192x irreg; Metropolitan Life Ins Co loans Broadway and 24th St Corpn to erect a 16-sty store and lofts; 12 payments.	1,900,000.00
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JUNE 18.

188TH ST, ss, 125 e St Nicholas av, 100x94.10; Jacob Levy loans Mose Goodman Corpn to erect 2-6-sty tenements; 11 payments.	50,000.00
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Bronx.

JUNE 11.

CROTONA PARK E, es, 100 s Crotona Park E, 75x130.9; Benj Benenson loans Wey Building Co, Inc, to erect 5-sty apartment; 14 payments.	55,000.00
MONTEREY AV, ws, 105 n 178th, 25 x95.7; Elizabeth K Dooling loans Gent Constn Co, Inc, to erect 2-sty brick building with stores; 3 payments.	7,500.00
UNIVERSITY AV, ws, 316.5 n 176th, 50x100; City Mtg Co loans Varsity Constn Co, Inc, to erect 5-sty apartment; 10 payments.	30,000.00
WEBSTER AV, ws, 1109.8 n 169th, 62.5 x80; Rockland Realty Co loans Sikora Realty Corpn to erect 6-sty apartment; 12 payments.	30,000.00
WEBSTER AV, ws, 1047.4 n 169th, 62.5 x82; Rockland Realty Co loans Sikora Realty Corpn to erect 6-sty apartment; 12 payments.	30,000.00

JUNE 12.

178TH ST, ss, 100 w Marmion av, 50.1 x99.3; Morris Osmansky loans Eifel Constn Co, Inc, to erect 5-sty apartment; 8 payments.	35,000.00
MARMION AV, ws, 50 s 178th, 49.3x 100; Morris Osmansky loans Eifel Constn Co to erect 5-sty apartment; 8 payments.	35,000.00

JUNE 16.

166TH ST, sec Morris av, 49x95; Jas G Wentz loans Farago Constn Co, Inc, to erect 5-sty apartment; 9 payments.	38,000.00
CRESTON AV, ws, 56.4 n Fordham rd, 40.7x105.7; City Mtg Co loans Henry F A Wolf Co to erect 5-sty apartment; 10 payments.	26,000.00
CRESTON AV, ws, 14.3 n Fordham rd, 42.7x105.7; City Mtg loans Henry F A Wolf Co to erect 5-sty apartment; 10 payments.	27,000.00

JUNE 17.

188TH ST, ns, 185.3 e Washington av, 41x126.5; Manhattan Mtg Co loans Glengariff Constn Co, Inc, to erect 5-sty apartment; 13 payments.	31,000.00
188TH ST, ns, 143.2 e Washington av, 42.1x125.6; Manhattan Mtg Co loans Glengariff Constn Co, Inc, to erect 5-sty apartment; 13 payments.	31,000.00
188TH ST, ns, 102.2 e Washington av, 41x124.8; Manhattan Mtg Co loans Glengariff Constn Co, Inc, to erect 5-sty apartment; 13 payments.	31,000.00

ORDERS

Brooklyn.

JUNE 10.

EASTERN PKWAY, ns, 143 w Hopkinson av, 26x93; Fink-Kap Realty Constn Co on Lawyers Mtg Co to pay Levin Cont Co.	100.00
DITMAS AV, nec E 22d, —x—; Peru Holding Co on U S Title Guar Co to pay Robt E Purvis & ano.	3,695.00

JUNE 12.

ELDERT'S LA, nec Liberty av, 110x 100; Cervadoro Constn Corpn on U S Title Guar Co to pay Saml Sloan & ano.	475.00
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DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

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

APPEAL 216 of 1915, New Building 3284 of 1915, northeast corner Hinsdale street and Riverdale avenue, Brooklyn. Louis Allen Abramson, appellant.

Plans contrary to Section 31. An equally good and more desirable form of construction can be employed.

To permit the use of continuous transverse fire stops dividing the building into two areas; said fire stops being brick walls 8' thick, extending from the cellar floor to the underside of roof-boards. Said wall shall be unpierced except for openings in the cellar and the public halls, which shall be provided with self-closing fireproof doors. All columns and girders supporting floors, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

That the construction described above is equally good and as desirable as can be employed.

Appearance: L. A. Abramson. On motion, APPROVED.

APPEAL 217 of 1915, New Building 748 of 1911, 6 West 37th street, Manhattan. I. Henry Glaser, appellant.

Denied—Amendment filed on April 27, 1915, to remove existing violations on windows of rear and on west wall.

There is now in rear and west wall of building fireproof kalomine wire in iron frames and sash with wire glass and fusible links. The Building Department will not accept same on the ground that windows do not bear "Underwriters' Label."

That the existing windows are fireproof and for the purpose of this six-story building which is 21' 6" by 98' 9" deep, they will meet any test required by them having wire glass and fusible links.

The Building Department requires fireproof shutters on these fireproof windows because said windows do not contain "Underwriters' Label." It is not practical to erect fireproof shutters on rear of said building. That present windows are fireproof and have wire glass and fusible links. That building is only six stories high. That from rear of said windows to building on next street, is over 20' apart.

Appearance: Jacob Glaser. On motion, APPROVED ON CONDITION that a balcony fire-escape be erected on the rear of the building, connecting with the adjoining buildings at each floor above the first.

APPEAL 218 of 1915, New Building 2858 of 1915, east side East 37th street, 74' 8" south Avenue K, Brooklyn. W. T. McCarthy, appellant.

Comply with Section 8 of Building Code as to lot area.

That the conditions as to light and ventilation in the building as proposed are better than those obtained in the typical building of this class where the letter of the Code is observed. That such a condition as the proposed one was not contemplated when the Code was formulated.

Whether or not the conditions of light and ventilation in a building running through from street to street are not better than in the typical three-family and store building on an inside plot fronting on one street and with the rear rooms opening on a yard whose depth is 10 per cent. of the depth of the lot as called for in this Code. In other words, whether or not living conditions would be improved by reducing the size of the building.

That nothing would be gained by observing the letter of the law as to percentage occupied in this case where there are two street fronts and no actual rear. That the full width of a street is better than a yard ten per cent. of the depth of the building. That the reduction of the size of the building would materially decrease its income value and would add nothing to its desirability from the point of view of occupancy.

See Appeal 219. APPEAL 219 of 1915, New Building 2860 of 1915, east side East 37th street, 94' 6" south Avenue K, Brooklyn. W. T. McCarthy, appellant.

Wording same as in Appeal 218 of 1915. Appearance: W. T. McCarthy.

On motion, Appeals 218 and 219. APPROVED ON CONDITION that trimmed openings be provided at point marked "A" on the second and third floor plan, in lieu of doors and partition windows shown; said openings to be not less than six feet wide by eight feet high in the clear.

APPEAL 220 of 1915, New Building 320 of 1914, 560-566 Park avenue and 49-51 East 62d street, Manhattan. Delano & Aldrich, appellants. 13. Re. Viol. 3135-1915:—

This amendment is disapproved with the following objections additional, due to amendment of approved application.

Proposed sheathing of wood on walls of 5th and 7th stories, and on mansard of 6th story is unlawful.

Sec's. 350 and 420 Code of Ordinances. (Old section numbers 105 and 90 Building Code.) See also Bulletin No. 50 of 1912, dated October 24, 1912.

The Superintendent of Buildings has refused amendment in answer to Violation No. 3135, dated May 6, 1915, in reference to work in place on the building now in course of erection. The roof house wall and mansard roofs being built of 6" terra cotta blocks in steel frames for walls and 4" cinder concrete slabs for mansard roofs have been sheathed with wood and are proposed to be covered with slate and copper.

That the whole of the sheathing was in place,

having occupied about two weeks in installation, before a notice of violation was served, and that to now remove it and replace it with other construction at this time would entail a great loss of time and money, and would work a hardship without adequate benefit.

Letter from appellant, dated 16th inst., requesting privilege of withdrawing appeal.

On motion, entered on the record as WITHDRAWN by appellant.

APPEAL 221 of 1915 (new), New Building 3121 of 1915, 30 Linden avenue, Brooklyn. Shampman & Shampman, appellants.

1. Comply with Section 31 of Code. Provide fore and aft brick partition walls.

2. Also 8' stairhall walls contrary to Code.

1. In view of the fact that clear spans are not over 26 ft. and floor beams will be supported on steel girders and columns, ask that this condition be accepted.

2. As only small portion of stairhall walls are used for bearing request that this condition be accepted.

1. Omit fore and aft brick partition walls and provide girders and columns in lieu of same.

2. Request that 8' stairhall walls be used as bearing walls.

As the clear span between bearing is not over 26 ft. and steel columns and girders will be provided to support floor beams and columns and girders will be fireproofed, request that this condition be accepted.

2. All columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings. Also 8' cross walls will be provided for cellar floor to underside of roof-boards with F. P. S. C. D. in cellar.

Appearance: Gilbert I. Prowler. On motion, APPROVED.

APPEAL 222 of 1915, Alteration 976 of 1915, 54-56 Varick and 13-15 Laight streets, Manhattan. Trowbridge & Livingston, appellants.

1. As existing building is 82 feet high and is of ordinary construction, it may not be increased in area. New extension should be of fireproof construction throughout. If connections are made with old building, all openings should be provided with fireproof doors.

2. Exit facilities are inadequate.

3. File proper floor arch diagram and provide tie rods.

4. Steel weak where checked; also masonry overloaded where checked. Disapproved May 6, 1915.

The mode, manner of construction and materials to be used will be the same as in the original building and the area of the entire building including the new extension will be less than the original building.

1. As existing building is 82 feet high and is of ordinary construction, it may not be increased in area. New extension should be of fireproof construction throughout. If connections are made with old building, all openings should be provided with fireproof doors.

Owing to the widening of Varick street, the area of the building was decreased by 2,601.84 square feet. The increase by the new extension is only 1,627 square feet. The entire building including the new extension will be 974.84 square feet less in area than the building originally. A new staircase will be provided, enclosed with 6" terra cotta blocks from roof with direct exit at sidewalk level on St. John's lane.

Appearance: Frederick G. Frost. On motion, APPROVED, as to Objection No. 1, ON CONDITION that both staircases be enclosed with brick walls and self-closing fireproof doors in all stories.

APPEAL 223 of 1915, New Building 3388 of 1915, 86-92 New Jersey avenue, Brooklyn. Edward M. Adelson, appellant.

Violation of Section 31 of Code as to brick fore and aft partition walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the Borough, or the Provisions of Law, or ordinances do not apply.

Whether it is necessary to have fore and aft brick walls when the distance between the main bearing walls is not over 26 ft.

The walls forming the structure conform to the Building Code in that the bearing walls are not over 26' apart. A brick wall at the stairhall separates the building into small areas, and it is proposed that the columns and girders supporting floor, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: E. M. Adelson. On motion, APPROVED.

APPEAL 224 of 1915, Alteration 893 of 1915, 128-134 West 44th street, Manhattan. George A. Freeman, appellant.

1. Unlawful per cent. of lot area covered.

Or it being claimed that the rules and regulations of the President of said Borough or the provisions of law or ordinances do not apply.

To allow new portion of building to be built as filed to match old building.

The building is a club house, new portion to be the same as old it would be a great disadvantage to the club to have new portion different than the old. The uncovered area at the 4th floor is about 12 per cent., at the 5th floor, 22 1/2 per cent.

Appearances: John H. Tiemeyer, Jr., and J. M. Allen.

On motion, APPROVED ON CONDITION that the appeal applies to a six-story building only.

APPEAL 226 of 1915, Alteration 951 of 1915, 122 Second avenue, Manhattan. Maximilian Zipes, appellant.

1. Walls are of unlawful thickness.

The character of the building in-so-far as the new work is concerned, is not materially changed so as to require the partition to be different than the existing condition.

That the walls be permitted to be constructed as called for in the plans.

This building is used by a ladies tailor and the floors are not greatly overloaded with heavy machinery or stock. The stock is on the 1st floor, the 2d is used as a fitting room, the 3d and 4th as work rooms and the 5th as part for janitor's apartments and part for work room,

consisting of fur trimming of suits; the walls of the balance of the building are unlawful as required by law for such building, the alteration in the 1st, 2d and 3d stories are very small and the extensions on 4th and 5th is to arrange floors of uniform depth; as the top story walls are lawful and the lower stories are already built and accepted, it would seem a hardship to require the owner to line all existing walls of lower stories on account of one story, without materially improving the balance of the building.

Appearance: Maximilian Zipkes.

On motion, APPROVED on CONDITION that the present walls and foundations are found by the Bureau of Buildings to be of sufficient strength to carry the additional load to be imposed; and on the further CONDITION that the present steel girder at the third floor level be retained after removal of the existing wall. Mr. Waid recorded in the negative.

APPEAL 227 of 1915, New Building 3554 of 1915, north side Parkside avenue, 88.54' east Flatbush avenue, Brooklyn. Shampan & Shampan, appellants.

1. Comply with Section 31 of Code. Provide fore and aft brick partition walls.

1. In view of the fact that clear spans are not over 26' and floor beams will be supported on steel columns and girders, ask that this condition be accepted.

1. Omit fore and aft brick partition walls and provide girders and columns in lieu of same.

1. As clear span between bearings is not over 26' and steel columns and girders will be provided to support floor beams and girders and columns will be fireproofed request that this condition be accepted.

2. All columns and girders supporting floors, roofs or walls be fireproofed in accordance with the regulations of the Bureau of Buildings. Also 8' cross wall will be provided for cellar floor to underside of roof-boards with F. P. S. C. D. in cellar.

Appearance: Gilbert I. Prowler.

On motion, APPROVED.

APPEAL 228 of 1915, New Building 3560 of 1915, 185-187 Kosciusko street, Brooklyn. Benjamin Cohn, appellant.

1. Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' between bearing walls.

An equally good and more desirable form of construction can be employed. And it being claimed that the rules and regulations of the President of the said Borough, or the provisions of law, or ordinances do not apply.

That the distance between the main bearing walls is not over 26' and therefore no fore and aft partition walls are necessary.

Walls forming structure conforms with Section 31 of Code in that the main bearing wall is not over 26' apart and 8' brick wall separating front part of building from rear part of building is provided. All columns and girders supporting floors, walls and roofs will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: Benjamin Cohn.

On motion, APPROVED.

APPEAL 225 of 1915, New Building 3028 of 1915, 158-160 Pennsylvania avenue, Brooklyn. Sidney F. Oppenheim, appellant.

1. Comply with Section 31 of Code for brick partition walls fore and aft spans exceed 26' between bearing walls.

An equally good and more desirable form of construction can be employed, and it being claimed that the rules and regulations of the President of the said Borough or the provisions of law or ordinances do not apply.

That the distance between the main bearing walls is not over 26' and therefore no fore and aft brick partition walls are necessary.

Walls forming structure conforms with Section 31 of the Building Code in that the main bearing walls are not over 26' apart and 8' brick fire walls separating front part of the building from rear part of the building is approved. All columns and girders supporting floors, roofs or walls be fireproofed in accordance with the rules and regulations of the Bureau of Buildings.

Appearance: Sidney F. Oppenheim.

On motion, APPROVED on the following CONDITIONS:

1st: That an unpierced brick wall at least eight inches thick be built at the points marked "A" on the several floor plans, to extend from the cellar floor to the underside of the roof-boards.

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

APPEAL 229 of 1915 (new), Alteration 787 of 1915, southeast corner 51st street and 12th avenue, Manhattan. George Brunquell, appellant.

Proposed wall of unlawful thickness.

The Superintendent has disapproved the thickness of raised portion of south wall.

To allow the 8' wall laid in Portland cement as erected, to remain.

That the 8' wall as erected is used solely as bulkhead wall and is, without question, strong enough to carry the load which it has to carry. This structure is but one story high, occupied as a "plaster shop," and the 8' wall is 12 feet high and about 50 feet long. For this reason, the modification is requested, the structure being small, and the use, as stated, requiring but small number of employees, and all safety requirements having been taken into consideration.

Appearance: George Brunquell.

On motion, DISAPPROVED.

APPEAL 230 of 1915, Alteration 929 of 1915, 232 East 10th street, Manhattan. Louis A. Sheinart, appellant.

1. As the building is over 36' 6" in height, and occupied as an asylum, it may not be increased in height unless made of fireproof construction throughout.

3. Exit facilities inadequate.

1. In that, the building is now occupied as an asylum, and that the proposed additional story is entirely fireproof.

2. The new additional story is separated

from the old building by fireproof unpierced floor.

3. The present exit facilities of the building are increased by cutting door openings on each floor, with fireproof self-closing doors, leading to a new fireproof building adjoining.

4. The present rear outside stairs will have a fireproof passageway at the base leading to the street.

That the additional story on the present building be allowed to be constructed. That the present and additional exit facilities be accepted.

That the new story it is proposed to erect is entire of fireproof construction and is entirely separated from the existing building, without any openings, between the floor, and is therefore not causing any additional fire hazard, and that the building has been occupied as an asylum and is at present occupied as such.

The present exit facilities from the building is through the existing stairs, and the existing rear outside stairs leading to the yard and through a non-fireproof hallway to the street. Additional exit is provided by cutting door openings with fireproof self-closing doors on each story, leading to a fireproof building, and providing at the base of the rear stairs a fireproof hallway through the fireproof building, adjoining direct to the street.

Appearance: Louis A. Sheinart.

On motion, DISAPPROVED as to Objection No. 1 (increasing the height of non-fireproof building);

APPROVED as to Objection No. 3 (relating to exit facilities).

APPEAL 231 of 1915, New Building 110 of 1915, southwest corner 185th street and St. Nicholas avenue, Manhattan. George Fred Pelham, appellant.

1. Office building more than 25 feet in depth is unlawful. The second floor at St. Nicholas avenue front may not be occupied as a loft.

2. Rear and side courts must be not less than 14' wide, side court should extend the full depth of the lot.

3. Distance back of last row of seats in both upper and lower theatre must be not less than 16 feet.

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

1. Office building more than 25 feet in depth is unlawful. The second floor may not be occupied as a loft.

2. Rear and side courts must be not less than 14 feet in width and should extend the full depth of the lot.

3. Distance back of last row of seats in both upper and lower theatre must be not less than 16 feet.

1. That portion used for store purposes, called "office building" in objection is practically isolated due to that portion used for theatrical purposes being walled off and thoroughly fireproofed, the amount in excess is 10 feet. Stores on upper floor are to be used in conjunction with lower stores.

2. The 12 foot wide court as proposed is for a seating capacity of 1,000, as only one floor is to be operated at one time only. Affidavit has been made to this effect with the Fire Department. The 6 foot width of court at rear has been granted by the Fire Department in consideration of a ready exit to streets being afforded due to being located on a corner.

3. The condition as proposed on plans would necessitate a greater distance from seats at front instead of rear, as the greater hazard would be at this point. The foregoing matters have been approved by the Fire Prevention Bureau pending the approval of the Board of Examiners and in compliance with Section 109 of the Building Code.

Appearance: Alfred A. Tearle.

On motion, APPROVED.

APPEAL 232 of 1915, New Building 3706 of 1915, 184-188 Clymer street, Brooklyn. Shampan & Shampan, appellants.

1. Provide fore and aft brick partition walls.

2. Height of building contrary to Section 31 Code.

1. In view of the fact that clear spans are not over 26 ft. and floor beams will be supported on steel girders and columns ask that this condition be accepted.

2. Request that 12' brick walls may be used in 2d story as the 12' section of wall is not over 50' 5" in height.

1. Omit fore and aft partition walls and provide girders and columns in lieu of same.

2. Request that 12' wall may be used in 2d story.

1. As the clear span between bearing is not over 26 ft. and steel columns and girders will be provided to support floor beams, request that this condition be accepted.

2. As 12' section of walls is only 50' 5" in height request that this condition be accepted in view of the fact that all columns and girders supporting floors, roofs and walls will be fireproofed in accordance with the regulations of the Bureau of Buildings, also as an unpierced brick wall at least 8' thick will be provided from cellar floor to top of roof boards and front and rear portions of cellar will be divided with F. P. S. C. doors.

Appearance: Gilbert I. Prowler.

On motion, APPROVED on CONDITION that an unpierced brick wall at least eight inches thick be built at the points marked "A" on the cellar plan.

APPEAL 233 of 1915, New Building 173 of 1915, northeast corner 144th street and Riverside Drive, Manhattan. Adolph E. Nast, appellant.

9. As building exceeds 12 stories in height, the material used for floor surfaces, trim, sash, doors and outside windows must comply with Section 351, Chapter 5 of the Code of Ordinances.

The building is only 139' and 12 stories and basement in height.

To use construction such as wood floors, doors, trim, etc., as is allowed by Code for buildings of this class under 150' in height and 12 stories high.

The proposed building is only 12 stories and basement above cellar, and 139' from curb on Riverside Drive to top of roof beams. The

entrance is planned, owing to grade, through basement, instead of first story, which is the only point conflicting with the Regulations of the Bureau of Buildings.

Appearance: Adolph E. Nast.

On motion, APPROVED on CONDITION that no pent house be hereafter erected on the roof.

APPEAL 234 of 1915, New Buildings 2849 and 2850 of 1915, southeast corner 31st street and 4th avenue, Brooklyn. Edward Hahn, appellant.

Section 31 of Code. "Omission of fore and aft brick partition walls."

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

Is the mode of construction indicated on plans, viz., steel girders and columns in place of fore and aft partition walls equally good? It is intended also that all steel will be fireproofed as required by the Building Department. Plans indicate also that the floors are divided into areas separated by brick walls.

That in these buildings fore and aft partition walls would seriously interfere with the layout of rooms and put the owner to considerable needless expense.

Appearance: Richard Lukowski.

On motion, entered on the record as WITHDRAWN by request of the appellant.

APPEAL 235 of 1915, New Building 3704 of 1915, southwest corner Park place and Vanderbilt avenue, Brooklyn. W. T. McCarthy, appellant.

Comply with Section 31 of Code.

The floors are divided into areas of 2,000 square feet or less by unpierced brick fire walls not less than 8" thick, extending from the cellar floor to the underside of the roof-boards, except where F. P. S. C. doors are shown in cellar. All columns and girders, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Whether or not the unpierced fire walls with all columns and girders fireproofed as previously stated, will be permitted, also whether or not the 8" brick walls shown on plans where the distance between the outside walls exceeds 33' 0" will be permitted.

To save space and expense as the construction proposed is equally as good as could be obtained by following the letter of the Code.

See appeal No. 238.

APPEAL 236 of 1915, New Building 3705 of 1915, south side Park place 44' 6" west Vanderbilt avenue, Brooklyn. W. T. McCarthy, appellant.

Wording same as in Appeal 235 of 1915.

On motion, APPROVED on CONDITION that an unpierced brick wall at least eight inches thick be built at the points marked "A" on the several floor plans, extending from the cellar floor to the under-side of the roof-boards.

APPEAL 237 of 1915, New Building 3747 of 1915, north side Crooke avenue, 128' 5" east St. Paul's place, Brooklyn. W. T. McCarthy, appellant.

Wording same as in Appeal 235 of 1915.

See Appeal No. 238.

APPEAL 238 of 1915, New Building 3748 of 1915, north side Crooke avenue 182' 1 1/2" east St. Paul's place, Brooklyn. W. T. McCarthy, appellant.

Wording same as in Appeal 235 of 1915.

On motion, Appeals 235, 237 and 238 APPROVED.

APPEAL 239 of 1915, Alteration 1181 of 1915, 480 Lexington avenue, Manhattan. Charles E. Spratt, appellant.

2. As the approved seating capacity exceeds 600, the construction and arrangement of the building must comply with the requirements of Sections 520 to 538 inclusive, as to the number of exits, aisles, courts and occupancy of the parts of the building not devoted to theatre purposes.

4. As the building is not more than twelve stories in height and not more than 150 feet in height, no wood or other cumbersome material may be used in the construction.

It is claimed that the rules and regulations of the President of the said borough or the provisions of law or ordinances do not apply.

Sections 520 to 538 of the Building Code should not apply to picture house. We desire to use building as shown on plans, without entirely reconstructing to meet the requirements of Section 520 to 538 under Superintendent's ruling.

We are not going to conduct theatrical performances, nor have any stage or scenery. We desire to conduct a Motion Picture Show, with seating capacity of 2,000 and as the Moving Picture Ordinance permits of only 600, we were compelled to file with Commissioner of Licenses an application for theatrical license. The Grand Central Palace is an entirely fireproof building, extending from 46th to 47th streets, Lexington avenue to Depew place, and the fact that the largest trade exhibitions in New York, such as the Automobile Show, Electrical Exhibition, etc., which attract thousands daily, are held in the building demonstrate the fact that large crowds can be handled with absolute safety.

Appearances: Charles E. Spratt and John T. Egan.

On motion, DISAPPROVED.

APPEAL 240 of 1915, New Building 3728 of 1915, 1490-1496 St. John's place, Brooklyn. S. Millman & Son, appellants.

Construction does not comply with Section 31, Building Code.

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

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

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

2. An unpierced brick wall 8" thick to be provided of the building from cellar to roof.

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

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

Appearance: James J. Millman.

On motion, APPROVED.

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, Combustibles in Places of Public Assembly.

- *A.....Interior Alarm System.
DL.....Locked Doors.
El.....Electrical Equipment.
Ex.....Exits.
FA.....Fire Appliances, Miscellaneous.
FD.....Fire Drills.
FE.....Fire Escapes.
FP.....Fireproofing.
Rec.....Fireproof Receptacles.
GE.....Gas Equipment and Appliances.
DC.....Heating or Power Plants (Dangerous conditions of)
O.....Obstructions.
Rub.....Rubbish.
ExS.....Exit Signs.
NoS.....No Smoking Signs.
Spr.....Sprinkler System.
St.....Stairways.
Stp.....Standpipes.
SA.....Structural Alterations.
Tel.....Telegraphic Communication with Headquarters.
TD.....Time Detector for Watchman.
Vac.....Vacate Order (Discontinue use of)
WSS.....Windows, Skylights and Shutters.
CF.....Certificates of Fitness.
D&R.....Discontinuances or Removals.
F&S.....Approved Filtering and Distilling Systems.
OS.....Oil Separator.
RO.....Reduce Quantities.
StSys.....Storage System.

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—F&S—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 alarm system, fire escape, sprinkler system, etc., as the case may be.

MANHATTAN ORDERS SERVED.

Week Ending June 12.

Named Streets.

- Bond st, 42—Abe Rosenthal.....D&R
Broome st, 259-261—Jos Gershowitz & CoFA-Rec
Canal st, 181—James F Malcolm Est, Care Margaret A Butts, 512 5th av.....SA(R)
Cherry st, 86-88—Thomas E Summers, Summers Hotel, Maplewood, N J.....FE(R)
Cherry st, 360—Champion Handkerchief Co., FD-FP
Church st, 327—Dutchess Petticoat Co.....FD
Church st, 327—Michael Holzman.....FD-FA-Rec
Church st, 327—Royal Cloak Co.Rec-FD-FA-FP
Church st, 327—Monarch Leather Goods Co., FA-FD-Rec
Clinton st, 88—Henig Bros & Hirsch.....FA
Frankfort st, 37—R B Reinhardt.....FD
Grand st, 281—Cohen & Graber.....FA-FP-FD
Greenwich st, 228-230—Alice Davis, 34 E 39.0. Henry st, 142-144—Hurowitz & Brotkin.....FD
Henry st, 142-144—Nathan Pink.....FA-FP
Henry st, 142-144—Morris Ray.....FA-FP
Henry st, 234—Abraham Sakosky.....FP
Herald Square & 35th st—N Y Herald Co.....A
Irving pl, 66—Frederick Baar, Care Rabe and Keller, 258 Bway.....FP
Lafayette st, 203-205—United Brush Mfgs.NoS
Lewis st, 179-183—Stern & Marich.....WSS(R)
Maiden Lane, 45—Kilbourne Mfg Co.....FD
Maiden Lane, 45—Peckham Seamless Ring Co.....FD
Maiden Lane, 45—Alexander Giacone.....FD
Maiden Lane, 45—Goldstein Engraving Co.....FD
Maiden Lane, 45—Edward O Hausburg.....FD
Maiden Lane, 45—Lugerman & Morrison.....FD
Maiden Lane, 45—Louis Tassara.....FD
Maiden Lane, 45—James McCarthy.....FD
Maiden Lane, 45—Royal Bakery & Restaurant.....FD
Maiden Lane, 45—Stern Bros.....Rec-FD-FP
Market st, 84—Wienberg & Willing, GE-Rec-Rub-FD-FA
Market st, 84—M H Petiger.....FD
Market st, 84—Bernstein & Molinsky.....FD
Market st, 84—Bernstein & Rosenberg.....FD
Market st, 84—Selzer & Cohen, GE-Rec-Rub-FD-FA

- Market st, 84—Max Garfinkel.....FD
Market st, 84—Klein & Silberg.....FD
Market st, 84—Max Moskowitz.....FD
Market st, 84—Henry Label.....FD
Market st, 84—Kaplan Bros.....FD
Market st, 84—Becker Bros.....FD
Mercer st, 227-229—L Fisher & Co., FA-FP-D&R
Pearl st, 409-415—Klim, Linder & Bauer, Rec-FA-FP
Prince st, 131-135—John A Stewart, 16 W 53d st.....A
Rivington st, 237—Frazblau & Wind.....FA
Stone st, 24-26—Importers & Traders Bldg So, 59 Pearl.....FA
Suffolk st, 30—Herzog & Levy.....FP
Vandewater st, 24-26—McDemott Printing Co.....FD-FA-FP-GE-Rec
Vandewater st, 24-26—Newman W Munroe Print Co.....FD
Vandewater st, 24-26—Hune Bros.....Rec
Vandewater st, 24-26—Raisbeck Electrotype Co.....FA-FP-GE-Rec
Vandewater st, 24-26—Phoenix Printing Co, FD-GE-Rec
Washington st, 775—John J Flynn, FA-NoS-Rec
William st, 136—Berlin & Jones Envelope Co.....FE-FP-WSS-WSS(R)

Numbered Streets.

- 3 st, 66 W—Century Cloak & Suit Co.....Rec
3 st, 321-323 E—Solomon & Obstgarten.FP-GE
4 st, 186-192 W—Excellent Embroidery Co., 9 Barrow.....FP
4 st, 186-192 W—Prospect Press, 188 W, FA-FP

- 7 st, 301 E—Sessner & Greenberg.....CF
12 st, 652 E—Specter Bros.....GE-Rec-FA-FP
16 st, 43-47 W—Mutual Button Co, RQ-Rec-FA-D&R
17 st, 26-32 W—Philip Braender, 315 4 av, Stp(R)
18 st, 245-247 W—Empire Garage, StSys(R)-CF-FA-Rec
20 st, 516-530 W—20th Street Garage, 520 W 20.....CF-Rec
22 st, 10-12 W—Manitoba Realty Corp, 149 Broadway.....A-FD
23 st, 145 E—Moritz Schwarz.....FP
23 st, 216-218 W—N Y Edison Co, Irving pl and 15.....El
23 st, 216-218 W—Chelsea Apt House.....El
25 st, 127-131 W—Hudson Mortgage Co, 135 Broadway.....FD
26 st, 101 E—Est Robert B Roosevelt, 46 West.....FE-FP-WSS-ExS
30 st, 110-112 W—J N Provenano.NoS-FA-Rec
34 st, 46-48 W—Est David H McAlpin, 68 William.....Rub
39 st, 225-227 W—American Press Assn.....FD
39 st, 225-227 W—Flower Electrotype Co.....FD
39 st, 225-227 W—Las Novedades.....FD
39 st, 225-227 W—J Blitt & Co.....FD
39 st, 225-227 W—Monroe Press.....FD
39 st, 225-227 W—Beaver Printing Co.Rec-FD
39 st, 225-227 W—Charles Abrams.....FD-FA
39 st, 225-227 W—Gotham Press.....FD-FA
39 st, 225-227 W—Morris M Rothschild, FD-Rec-FA

- 39 st, 225-227 W—The Kane Press.Rec-FD-FA
39 st, 225-227 W—Brown Bros.....Rec-FA-FD
39 st, 225-227 W—Lewis Tatker.....FD-FA
39 st, 225-227 W—Argo Press.....FD
43 st, 206-209 W—Morris Newgold, A-D&R-TD-Spr(R)-WSS(R)-FE(R)-FP-WSS-Stp(R)-ExS-O
46 st, 529-531 W—Madame M Obry, Rec-FP-O-WSS-CF-D&R-NoS
56 st, 433 E—Elbridge T Gerry, 258 Bway, O-Rub
57 st, 427 E—Arthur J Geoffrey.....WSS
57 st, 623-629 W—Lieberman & Sanford Co, CF
58 st, 239 W—Glidden Motor & Supply Co., NoS
60 st, 22 W—Alter Kagan.....FA-FP
73 st, 49 E—Presbyterian Home.....FP
77 st, 113 E—Weiss & Kronberg, Inc.....D&R
81 st, 165 E—William A Kaufman, 561 W 141.....SA
96 st, 32 W—Bradhurst Realty & Const Co, 301 W 150.....SA(R)
101 st, 421-425 E—Lambert S Quackenbush, 78 E 96.....A
101 st, 427 E—Reliable Cleaning & Dyeing Co.....FP-FA-CF
124 st, 358 E—Est George A Haggerty, 160 E 94.....Ex
125 st, 223 E—Charles Neukirch, 56 E 65.....Ex
125 st, 507 W—Mary E Robertson, 272 W 141.....SA(R)
129 st, 303 W—Philip H Senior, 1790 Bway.....FA
142 st, 1 W—R M Owen & Co.....OS-CF-FA

Named Avenues.

- Av B, 26—Louis Steinberg.....FA
Av B, 262—Alex Miller.....FP-FA-Rec-GE-NoS
Av B, 336—Gas-Electric Motor Bus Corp, StSys(r)-NoS-CF
Av C, 48—Elizabeth Donovan, 111 W 103, WSS(R)-FP-FE(R)
Av D, 146-150—Hyman Donishesky.....FP
Bowery, 21—Harris Lapeters.....FP-FD-GE
Bowery, 21—Samuel Lerner.....FP-Rec-FD
Bowery, 21—Smith & Levine.....GE-FD
Bowery, 21—Abraham Fleisig.....Rec-FD
Bowery, 21—Mathias Kazlowski.....Rec-FD-FP
Bowery, 21—Max Fishman.....GE-Rec-FP-FD
Bowery, 21—Heller Newman.....FA-FP-FD
Bowery, 21—Louis Berginsky.....GE-FP-FD
Bowery, 21—Benjamin Barth.....FD-GE-Rec-FP
Bowery, 21—Max Goldman.....GE-Rec-FD-FP
Broadway, 414—Seamen's Bank for Savings, 74 Wall.....Stp(R)
Broadway, 547—Wm Post Estate, Care J H Mahoney, 872 Madison av.....Stp(R)
Broadway, 832-834—Seamen's Bank for Savings, 74 Wall.....FD-A
Broadway, 1149—Louis Haims, 108 W 111.....FP
Broadway, 1576—Halix & Farandatos.....Rub
Broadway, 1637—Est John G Wendel, 175 Broadway.....D&R
Broadway, 1896—Roskam Scott Co, 1764 Broadway.....WSS-FA-Rec-NoS
Broadway, 3242—130th Street Garage Co.....CF
Lenox av, 151—The B & J Costume Co, FP-FA-Rec-GE
St Nicholas av, 258-264—T J O'Reilly Warehouse.....NoS-FA-FP-Rec-D&R
Lexington av, 648-652—Congregation A C S H.....O
West End av, 106-108—Chevrolet Motor Co, OS-WSS-CF-FP-NoS

Numbered Avenues.

- 2 av, 412—Jeremiah H Halsey, Care G H Harper, 103 William st, Orange, N J.....Rub
3 av, 926-928—Henry Germain Co.....D&R-Rub
6 av, 837—John B Raet.....Rub-O
7 av, 780—Floyd Grant Co, 776 7 av.....Rub-O

BRONX ORDERS SERVED.

Numbered Streets.

- 132 st, 271 E—Arthur Bollerman.....NoS-Rec
135 st, 725 E—August Gerleit.NoS-FA-Rec-D&R
141 st & Canal pl—George Haiss, Rider av & 141 st.....NoS-FA-Rec
Anthony av, 1957—Chas Rietzel.....NoS-FA-Rec
Bathgate av, 2168—Jacob Bednowitz, NoS-FA-Rec
Brook av & 132 st—N Y, N H & H R R Co, Grand Central Term.....Rec-NoS
Mott av, 395—Wm C Opperman, 556 Mott av, Rec-FA
Park av, 4606—Haines & Ingraham, OS-El-CF-D&R-Rec
Rider av, 347—Faber Piano Co.....Rec
Rider av, 363—Superior Pneumatic Act Co, NoS-Rec-FA-FP
So Blvd, 96-116—Jacob Doll & Sons, 100 So Blvd.....Rec
So Blvd, 168—Ludwig & Co, Willow av & 136 st.....A
So Blvd, 784—Prospect Taxi Co, OS-CF-El-Rec-FA
So Blvd, 1216—Bronx Welding Works, FA-NoS-D&R
Union av, 666—John A O'Brien.....NoS-FA-Rec
Webster av, 1826-30—Peter J Devine, 1820 Webster av.....Rec-FP

Numbered Avenues.

- 3 av, 3415—Chas Strobel.....D&R-FA-SA-FP
3 av, 4195—David Shapiro.....RQ

BROOKLYN ORDERS SERVED.

Named Streets.

- Ainslie st, 39-45—Julius Levy, 43 Ainslie st..FA
Amos st & Debevoise av—W & S Schlesinger & Co.....Rec
Baltic st, 114—Jos Sciortino, Jr, 222 Baltic, NoS-FA-Rec-El
Bayard st, 100-2—Morris Kislak.....FA
Bayard st, 137-41—Nat'l Sash & Door Co.....FA
Bayard st, 137-41—Morris Fishman & Co.....FA
Beach pl, 21—Mamie Richardson.....FP
Boerum st, 280—Harry Guofsky.....RQ-FP
Bond st, 75—Richard H Dey, 484 Fulton.....GE
Bradford st, 150-2—Greenberg Bros.....Rec-Rub
Dean st, 50—F Johanns Co.....D&R-FA-Rec
Duffield st, 217-21—Spring Stopper Mfg Co.FA
Felix st, 30-2—E A Steward & M E Horton, FE(R)
Fulton st, 1352—Joseph F Ryan, FE(R)-FP-FA-Rec-ExS-Ex(R)
Gold st, 381 Benj Rosenzweig.....FA-Rec-GE
Harrison pl, 82—Fredk Dainstadt, NoS-FA-Rec-FP
Havemeyer st, 217—Huber Estate.....FA-Stp(R)
Hendrix st, 588-90—Meyer, Martin & Danda.FA
Hope st, 1-9—London Waist Mfg Co.....Rec
Hopkins st, 202—Jos Lowenstein.....FP
Hoyt st, 252—Ph Levinson.NoS-FA-Rec-D&R-FP
Humboldt st, 772-4—Bases & Wolf.....FA
Lawrence st, 114—Am Soc Prev Cruelty to Animals.....FA-FP
Moore st, 76-78—Aaron Katz.....GE
Noll st, 9-13—Obermayer & Liebmann.FP-NoS
North Henry st, 50-52—John Kroder & Co, A-FD
Ormond pl, 10—Ormond Garage & Machine Wks.....FP
Pierrepont st, 101—John J Spowers.....Rec
Prospect pl, 662—Philip Kornstein, 1415 Bedford av.....FA
Raymond st, 152-3—Cowperthwait Co., Flat-bush av.....El-NoS-FA-Rec-FP
Richards st, 65-71—Acorn Insulated Wire Co, Inc, 75 Richards.....FA
Rutledge st, 326—Empire State Dairy Co, 502 Bway.....El
St Edwards st, 74—John Lattemann Shoe Mfg Co.....Spr(R)
Sands st, 148-58—Amer Chiclé Co., 219 36.FP
Tiffany pl, 20—Lewis C Hopkins Co, 34 1 av.FA
Varet st, 6-8—Oscar Haber.....FD
Varet st, 6-8—F & G Waist Co.....FD
Varet st, 6-8—Samuel Boord.....FD

Numbered Streets.

- 10 st, 247-49 No.—Anthony Planski.....FA
16 st, 224—Geo C Schmidt.....D&R
22 st, 318—Greenwood Cemetery, 25 st.....FP

Named Avenues.

- Bedford av, 1108—Benj Werer.....FP
Church av, 1819—Kraslow Constn Co, 188 Montague.....FP-GE
Coney Island av, 1952—Jacob Wizel, Rec-D&R-FP
E N Y av, 1463—Rosie Fishman.....Rec
Flushing av, 726—Louis Schulman.....Rec
Flushing av, 944-52—Chas I Rosenblum & Co, FA
Franklin av, 979—Oriental Varnish Wks, StSys-FP
Gates av, 746—Morris Bahrman.....D&R
Glenmore av, 245—Shapiro & Aronson.....D&R
Glenmore av, 936—Rubin Tashman.....NoS-FA-FP
Gramham av, 538—Saml I Billik.....FP
Hudson av & Concord st—Thos Jones Dec Glass Co.....FA
Lexington av, 55—John S Hayes.NoS-FA-Rec-El
Lexington av, 797-801—Eissing Chemical Co, FP-Rec-SA-D&R-FA-StSys
Lexington av, 841-43—H C Bohack Co, Inc, 1291 Bway.....CF-FP
Manhattan av, 80-82—Nelson & Levine, 84 Manhattan av.....FD
Manhattan av, 80-82—Joseph Campisi.....Rec
Manhattan av, 1153—Chelsea Fibre Mills, NoS-FA
Nostrand av, 56-62—Arshol Mfg Co.....A-FD
Ovington av, 268—Andrew Eckel, 6950 3d av, NoS-FA-Rec-FP
Park av, 596—Schwartz & Alicant.....NoS-FA
Sheepshead Bay rd, n s, bet W 6 & W 8 sts—Chas Overton, 2750 West.....Tel
Shore rd, 1633—John J Guinan, 2314 Gravesend av.....NoS-FA-Rec-D&R
Surf av, 2505—M Rosen.....NoS-Rec-FA-FP

Numbered Avenues.

- 3 av, 5809—Foster & Co.....El
5 av, 382—Max Siegel.....Rec

QUEENS ORDERS SERVED.

Named Streets.

- Franklin pl, 1—K R Salvage.....FP-FA-Rec
Puntine st, 58 (Jamaica)—John R Carpenter & Co.....FP
So Jame & Crescent sts (L I City)—Chas J Brown.....Rec-CF

Named Avenues.

- Bayswater av, s e c Triest pl (Rkway)—Saul Senger.....Rec-El-FP-NoS
Bond av, ft of (Rkway)—Jamieson & Bond Co.....FP
Forrest av, n w c Cornage av (F Rkway)—Belknap Summer House for Children, FE(R)-ExS
Hillside av, 490 (Jamaica)—Harry Pannel, D&R-FP
Ocean av, 200 ft n Bway (Ozone Pk)—Thomas Pagano.....NoS-FA-Rec-D&R

RICHMOND ORDERS SERVED.

Named Streets.

- Bay st, 556 (Stapleton)—Jacob Adamo, FA-FP-RQ
Elm st, foot of (W N B)—Verdon & Co, NoS-FA
Front st & Johnson av (Tottenville)—Henry Walkerling.....D&R

Numbered Streets.

- 5 st, 181 (New Dorp)—Gustav Schultz....D&R

Named Avenues.

- Bway, 455 (W N B)—Joseph Johnsons Sons,Rec

BUILDING MANAGEMENT

A MANAGER'S VIEWS ON LIGHTING

By A. O. WALLIS

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

DAYLIGHT gives to man nature's illuminative medium, with which he is able to do his best work with the least fatigue. The rotation of the earth affords alternate periods of light and darkness, allotting to man the alternate periods of activity and rest requisite to his constitutional temperament.

It is in the problems of illuminating places where men are concentrated into relatively small economical areas, such as we find in the modern city buildings today that building managers are vitally concerned.

To do this work properly and completely, the illuminating engineer should commence his work coincidentally with the preparation of the plans for the erection of the building, and should be made responsible both for the efficiency of natural illumination as well as that of artificial illumination. To obtain the best results the two must be considered together, not independently by different engineers.

As natural light is of primary importance, the windows of a building should always be designed so as to afford the most useful inflow of daylight. Large windows do not necessarily accomplish this. Large windows are often a source of annoyance, and make it necessary to use artificial illumination during daylight hours simply because care has not been exercised in their location and design to take proper advantage of surrounding conditions.

Windows placed low down in a room—that is to say, with the top of the sash relatively far from the ceiling and the bottom relatively close to the floor, are very inefficient even though the windows may be large. The reason for this is that much of the light falls below the working plane, while the level at which the light is admitted is more directly in line with the normal line of vision—which is generally at an angle declining below the point of sight. The effect of this is to contract the iris and lower the seeing power. This makes a double loss, maximum illumination thrown below the working plane, restricted seeing power imposed upon the eye.

North Light the Best.

It is a well known fact that windows which face the north afford the best kind of illumination. The reason for this is the absence of the distributing effects of the sun's rays. With windows facing north, awnings and shades are not necessary, therefore at all times maximum light admission is afforded. good results could be obtained by the use of properly designed prismatic windows. Prismatic glass could be designed and installed so as to turn the sun's rays from the angle of impingement up to the ceiling and the useful light would be reflected therefrom. It may be possible to accomplish good results not otherwise obtainable by facing windows, instead of parallel to the face of the wall, at a slight horizontal angle to the wall, so as to admit a minimum of the direct rays of the sun. Combinations of angularly placed windows and suitable prismatic glass may be made to secure results approaching northly exposed windows.

Artificial illumination has received closer scientific study than natural illumination. But even with respect to artificial illumination it may be safely stated that consistent effort has only been given to it during the past fifteen years. Prior to that time it was a sort of hit or miss, go-as-you-please experiment which was carried on. Even today only a few engineers, or so-called

experts, appreciate the complex factors that enter into the problem.

To begin with, it must be remembered that except in special cases where mural effects or similar displays are desired, maximum light must be delivered at the working plane. This is usually thirty-two inches from the floor.

Recent engineering studies of office illumination reveal that illuminometer readings, taken at the working plane, do not give data, which if taken alone, will permit the engineer to decide as to the relative merits of illuminating systems. The physiological effect must always be taken into account, and the illuminometer readings used solely as a means for determining the relative distribution of flux between several systems, or the various efficiencies of different types of equipment of the same system.

Results Obtained.

These fundamentals become clearly evident when it is observed through actual experience that in some cases the seeing facilities afforded by one system may be greater than those afforded by a second system, although the amount of flux on the working plane may be less in the first than in the second system.

It has been found that the systems which give the eye the least fatigue are not always the best under general conditions with the various kinds of taste to be suited, for dealing with the human element forces us to cope with the acquired habits formed over a long period of time, which cannot be brushed aside in one moment and must be respected in a partial degree.

The system which may be considered the easiest on the eye is that which gives the least glare. The system which accomplishes this end the best, is known as the total indirect system, in which all of the source of light is completely concealed from the direct vision, and all of the light reflected from large matt surfaces, such as ceilings and walls. This system, however, has the disadvantage of being rather extravagant in comparison with other systems in the amount of current consumed for a sufficient quantity of flux obtained at the working plane for ordinary conditions. It further has the disadvantage of the almost total elimination of shadows, caused by its extreme distribution. In office lighting this is particularly inconvenient, as it makes it difficult to distinctly see sheets of paper lying one above the other. The edges of the sheets lack definition and are not clearly seen.

Lastly, it departs so widely from that to which we have been accustomed for years in the matter of distribution that we find it difficult to throw off the habit already mentioned and accustom ourselves to the weird effect due to the very even distribution of the total indirect system.

Direct Illumination.

The direct system of lighting, such as we have been accustomed to for years, is well known and one to which I may refer only as a step in the art of illumination. The object of direct illumination was primarily one of economy in current consumption, which economy was very essential in the early days of electric lighting, because of the high cost of the production of electricity and the large amount of current consumed by electric lamps for a required amount of light.

The natural outcome of these conditions was the development of small units and the arrangement of the small units made so as to give individual distribution. That is to say, to place a

lamp under a shade at each place where a light is required. This method made it necessary to place the lamp immediately in front of, and slightly above the head of the user. The rays from these individual lamps fall directly upon the work in front of the user at an angle which reflects the light directly back from the working surface, resulting in an unnecessary eye strain. The eye being constructed in a manner to be able to protect itself against abnormal light, is provided with a device known as the iris. Under the condition named, the iris contracts so as to reduce the amount of reflected light which reaches the retina, in consequence of which the eye will not see as clearly the work it is intended to see, as it would if a lesser amount of light were used, but so placed that the angle of reflection would not reach the eye.

For the foregoing reasons it is desirable where individual lights are used, that they should be placed back of and above the left shoulder of the user, rather than in front of him. This practice, however, is not always practicable for obvious reasons.

From the principle of direct illumination we find the direct system expanded into semi-individual and from thence into general illumination, and in some instances a combination of individual and general illumination.

All of these various methods, which make use of many different types of shades or reflectors, show the struggle of the illuminating engineer in trying to create an ideal working condition. These efforts, as we now view them, have been futile and we find ourselves leaning between two extremes, that is, a system which lays between the direct and the indirect system. This is known as the semi-indirect system. The advantages of the semi-indirect system may be outlined as follows:

Principal Advantages.

First—It gives to quite an important extent the general distribution afforded by the indirect system.

Second—It gives some advantages of the direct system by reason of a certain percentage, varying with the type of reflector and permitting of moderate shadows.

Third—When the system is well designed, the direct rays are distributed in a way to afford a minimum of intrinsic brilliancy at the point of illumination, thus permitting the eye to remain in its normal seeing condition by not causing the iris to contract and reducing the seeing ability.

Fourth—It permits of the use of large units, which makes the installation and lamp renewal costs low.

The efficiency of a semi-indirect system is greater than the direct, where seeing qualities are to be considered. Fixture manufacturers and illuminating engineers are beginning to recognize the great advantages of semi-indirect over other systems, and the general public is taking very kindly to it. Competition is extremely keen in the design of the fixtures, each manufacturer setting forth his best efforts to design a fixture showing advantages over his competitor.

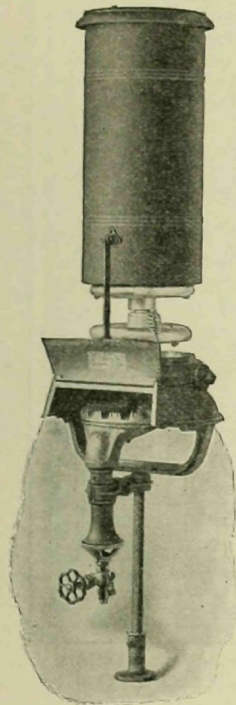
There are many excellent semi-indirect fixtures on the market to-day, but great care must be used in the selection thereof, as frequently two fixtures which may appear identical with each other have widely different efficiencies, on account of the chemical difference in the make up of the glass.—(Paper read at the March meeting of the New York Building Managers' Association.)

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.

Continuous Tapering Copper Coil.

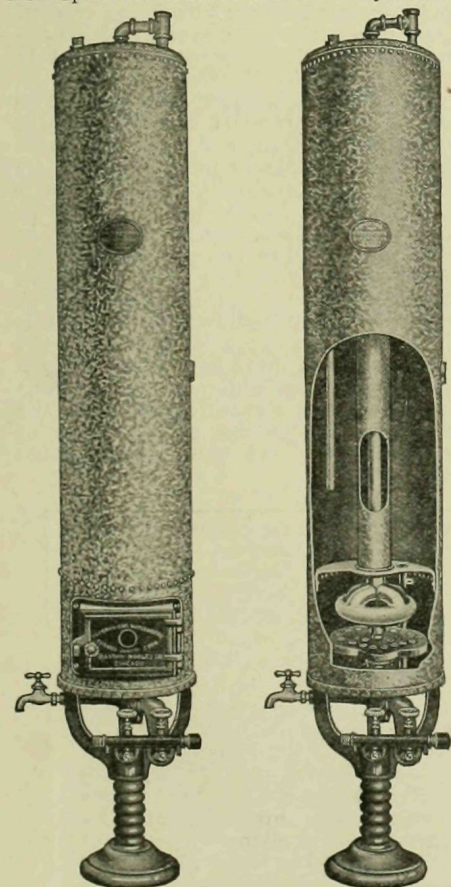
OWING to the peculiar shape of this continuous copper coil the manufacturers of this device claim for it unusual qualities. The double jacket of steel is blue porcelain enameled, inside and outside, and has an air space between, guarding against the possibility of rusting or burning out, and providing a non-conducting air chamber. Means are provided for moving the jacket or coil casing vertically above the burner to expose it for lighting and to cause any unlighted gas from the burner to pass outside of the casing and thus prevent the formation of ignitable mixture within the casing prior to lighting the burner. The burner is most powerful and is fitted with a removable or loose cone, which greatly facilitates the thorough cleansing of all parts of burner when necessary. It also has an adjustable valve which allows regulation of the burner for any pressure of gas.



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A Novel Type of Heater.

IN this heater cold water from the bottom of boiler flows to the cast iron spreader located immediately above

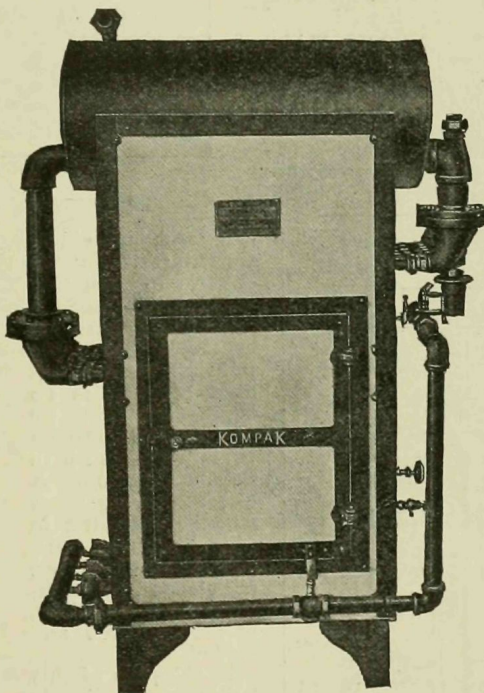


the burner, and from there up inside the central flue to discharge into top of boiler. The patented burner is so constructed that secondary air is fed to the interior of each of the annular flames, and the burner is divided into two sec-

tions with independent valves; the smaller division used to maintain the heat after the body of water has been brought to the temperature desired. The two sections can be used either separately or together.

A Compact Water Heater.

COMBINING appearance and utility a hot water heater is being introduced that is really a combination of a powerful copper coil heater which heats the water as it runs with a storage boiler that allows water to be drawn in excess of the instantaneous capacity, so that it is not necessary to cut the water supply. It is shown herewith. The main burners are ignited from a small soapstone pilot, and as soon as the water in storage boiler is heated to 130 to 135 degrees the gas is automatically extinguished by the snap thermostat. The opening of any hot water faucet causes the incoming cold water to operate the thermostat and flash on the gas. The heater is constructed with heavy cast iron jacket, thoroughly insulated with 1 1/4-inch asbestos. A large door occupies nearly the entire front, giving access to every part of coil and burner and perfect safety in lighting. A special feature is the removable end panel, through which any coil can be separately removed without disturbing the jacket.



The coil construction is of patented design, in which the cold water enters at top of heater, with the hot water outlet at center of heater in the very hottest part of the fire. It is this reversed circulation, with horizontal baffles giving long fire travel, that gives the very high efficiency. The entire section is constructed of heavy, seamless drawn, copper tubes, connection made at each end with a union but outside of heater, and each coil is provided with a compression drain cock at lowest point. The storage boiler is built into the body of the heater, and its entire lower half is subjected to the heat from the burners, thus utilizing additional heat.

Zinc As a Boiler Cleaner.

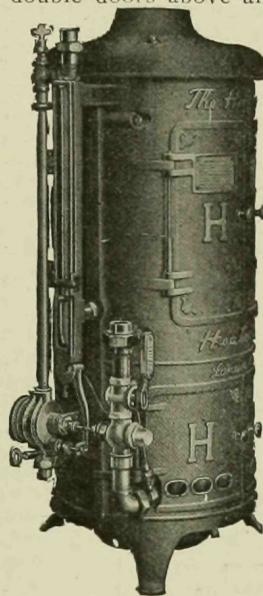
A RECENT order for export of 400,000 pounds of zinc calls attention to one use to which this metal has been applied abroad, that perhaps is not widely known in the United States. The order was for pure zinc in plates 6 inches by four by a half inch thick, with a half inch hole through the center. The method of using them is as follows: A steel rod is introduced through the side of a boiler, and the plates of zinc with steel or iron washers between are strung on the rod so that there is constant contact between the zinc and iron all the way across the boiler. When the boiler

is in use the metals constitute an electric couple, and a galvanic current is set up inside the boiler, which, it is claimed, effectively prevents foaming of the boiler, and also deposition of scale. In this way the use of "boiler compounds" is eliminated and the boiler kept in good condition for an indefinite period. There does not seem to be any reason why aluminum plates should not produce the same results, and possibly, owing to the difference in specific gravity between aluminum and zinc, more surface could be offered for action by using aluminum.

High Power Heaters.

HERE is a heater that has exceptional power. It is automatic and is made in three sizes, all of which have a double cast iron shell with 7/8-inch dead air space between the jackets. The double doors above and below are self-closing, and the larger sizes have doors in the rear to give access to the rear of the coils. The top casting contains a deflecting plate which prevents down draft from blowing out the pilot.

The coils are of highest grade 18 gage copper tubing, wound in a manner to produce the greatest efficiency. The lower section, which lies in the fire zone, is detachable and removable. The thermostat is different in construction to any on the market. It acts on the water valve, not on the gas valve, reversing the action of the water valve by opening a port that throws the water pressure on the opposite side of the plunger, and drives it back to place, releasing the pressure from the gas valve, which is forced shut by this reversed action.

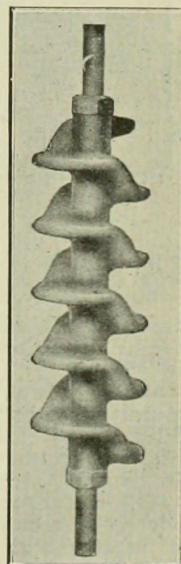


One-Piece Water Heater.

VARIOUS types of heaters are made by the manufacturer of those shown in the accompanying illustration. There is illustrated a one-piece coil, which has large waterways with no baffles to obstruct circulation. Having no flat surfaces or dead arms makes it exceptionally desirable for hard water districts. The coil fits snugly in the jacket, and the hot gases wind about the coil, the live heat units being thereby absorbed. The coil is dipped in a special solution to prevent rust, and is tested at 200 pounds air pressure.

The same manufacturer makes a double coil heater with star tipped burners, which have been generated to a point where hot water is only a matter of seconds. This type is shown herewith.

The large gravity hinged door is half the jacket and the drip pan and base are cast in one piece, adding to the general neat design and appearance. One coil is set within the other, and suitable baffle plates are furnished. The burner is star shaped, with raised drilled openings, and may be removed by releasing one set screw. The large bottom feed mixer and needle adjustment permit perfect combustion.



CURRENT BUILDING OPERATIONS

Modern Elevator Apartment House, in Brooklyn, Inaugurates New Era—Suites Rent as High as \$18 a Room

BROOKLYN still continues in its growth as an apartment house center. This statement applies to practically all parts of the borough, but with particular emphasis to the Flatbush and Park Slope sections. It is in these parts of the borough that the improvement is most marked, and the buildings, now under construction or contemplated, are of a higher order in design and plan, than are found in many other districts.

Elevator apartments have never attained great prominence in Brooklyn. That is probably because, with very few exceptions, multi-family houses are generally not more than five or six stories in height. In the Park Slope section, however, the recent construction of six-story elevator apartments has progressed rapidly, and in these buildings high rentals are obtained. In some structures from \$12 to \$8 a room is asked by the owners.

An improvement in the Park Slope section, which is attracting considerable attention at this time, is the elevator apartment now being erected at 78 Prospect Park West, at the northwest corner of Fourth street. This building, considering the quality of the materials being used, and the excellence of its design and

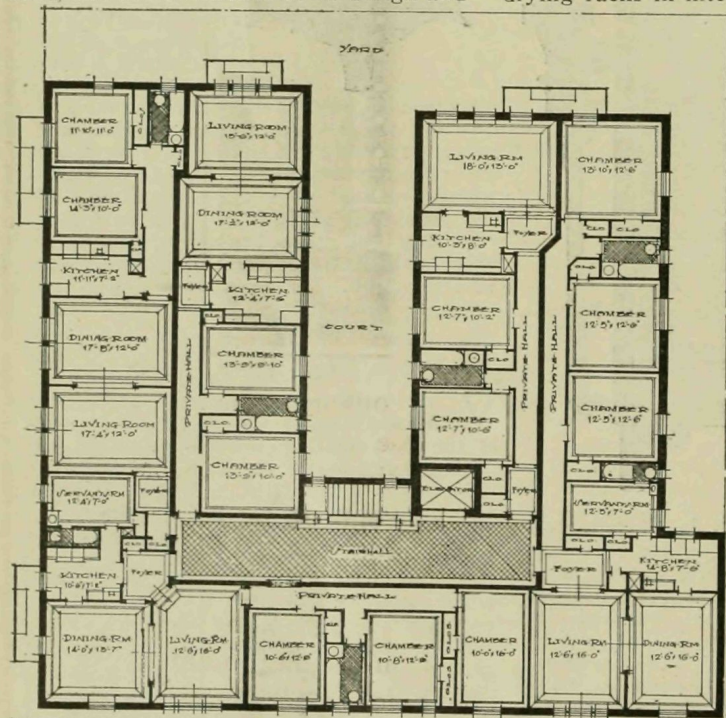
baths. The seven-room apartments include a maid's room and separate bath.

Considering the number of conveniences and comforts to be installed for the benefit of the tenants, this building will be unusual. The owner has overlooked nothing that will tend to make the structure attractive to prospective tenants, and which will minimize the cares and exertions of housekeeping. Among the special features to be included is an improved vacuum cleaning system, kitchens, with tiled walls, and sanitary floors, with curved sanitary bases, canopy gas ranges, having elevated ovens equipped with glass doors; sanitary garage closets, clothes drying racks in kitch-



Wm. T. McCarthy, Arch't.

PERSPECTIVE OF "BRYN MAWR" APARTMENTS.



Wm. T. McCarthy, Arch't.

TYPICAL FLOOR PLAN, "BRYN MAWR" APARTMENTS.

layout, will be the equal of any multi-family house in the borough.

The "Bryn Mawr" apartments, as this new structure will be known, is being built by the Brookville Realty Company, Inc., Harry M. Lewis, president, 189 Montague street, Brooklyn, and is a six-story, semi-fireproof building, with well-designed facades of buff brick with terra cotta and Indiana limestone trimmings. The over-all dimensions of the structure are approximately 94 by 83 feet. The building, when completed, will represent an expenditure of nearly \$200,000, exclusive of the cost of the land. William T. McCarthy, 16 Court street, Brooklyn, the architect of the "Cathedral Arms" in Flatbush, and other prominently located multi-family houses in the borough, prepared the plans and specifications from which this apartment is being erected, and the work is progressing rapidly under his direct supervision. Thirty families can be accommodated in this building, in suites ranging from three to seven rooms, with

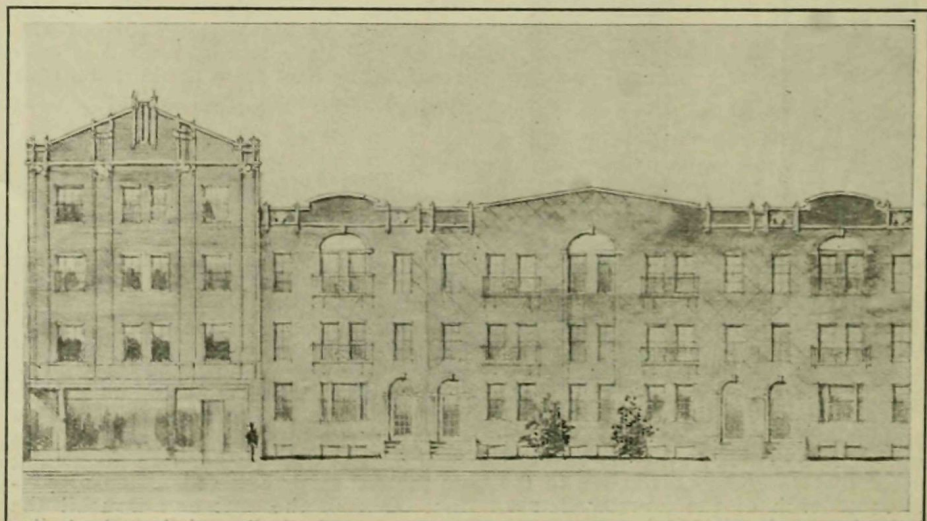
ens and individual wall safes. In the electrical installation will be included a number of base receptacles for table lighting, as well as floor receptacles to supply current to electrical cooking equipment used in the dining room. A water filtering plant will be installed in the basement and all drinking water, circulated throughout the building, will be filtered and cooled.

In the plan of this building particular attention has been given to the general arrangement of the rooms as regards privacy and convenience, and the rooms are of good size and well proportioned. Wall space for the judicious placing of furniture has been conserved by careful

planning in regard to openings for windows and doors. Each suite will include commodious built-in closets. Yard and side courts of unusual dimensions, provide adequate air and light for the rooms which face upon them.

Tenements in Brownsville.

Louis A. Abramson, architect, 220 Fifth avenue, Manhattan, recently developed a new type of three-story tenement houses which are now being erected in the East New York section of Brooklyn, at the northeast corner of Riverdale avenue and Hinsdale street by S. & L. Halperin, owners and builders. The buildings are practical and pleasing in appearance. In their design and finish they seem to possess more of the character of private dwellings than apartment houses. These buildings accommodate six families, two on each floor, in front and rear apartments, respectively. Each building is 24 feet wide, and is set back from the building line three or four feet. They are shallow in depth thus allowing garden space for tenants in the rear. In design these houses vary slightly, although the general mass remains the same. The structure shown on the corner represents the general type of four-story buildings now being erected in the section.



Louis A. Abramson, Arch't.

TYPICAL EAST NEW YORK TENEMENTS.

CITY PLANNING CONFERENCE.

Detroit Meeting—Architectural Exhibition—Best Method of Land Subdivision.

About 250 members of the National Conference on City Planning attended the Detroit meeting. They were entertained at luncheon by the city at the Board of Commerce, and were driven around the city in automobiles. The meetings were at the Hotel Statler.

City planning, as analyzed by R. Clipston Sturgis, of Boston, president of the American Institute of Architects, in an address at the opening meeting, is a rare combination of common sense and continuity of policy.

Flavel Shurtleff, of Boston, secretary of the conference, in his annual report made a significant feature of the fact that in small towns and cities there is growing a conception of a city as a unit, a closely knit federation of neighborhoods.

In 1907 there was only one city planning commission in the United States. It was at Hartford, Conn. Now there are commissions in 91 cities. Most are in Massachusetts, where they are mandatory, and in Pennsylvania.

Secretary Shurtleff illustrated his report with slides showing improvements accomplished in Boston, where streets have been widened and new connecting thoroughfares made.

The program of the conference was printed in the Record and Guide of May 29.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—Lee Shubert & Bro., Inc., Lee Shubert, president, 225 West 44th st., contemplates the erection of an ice palace in West 44th st, through to West 45th st, adjacent to Booth and Shubert Theatres. No architect retained.

SOUTH ORANGE, N. J.—Harry W. Barclay, 157 Summit st, Newark, contemplates the erection of a residence at the southeast corner of Kingsman rd and South Orange av. No architect selected.

SCOTT, N. Y.—The town of Scott, C. W. Ellis, trustee, is receiving competitive sketches for a four room grade school here, to cost, about \$8,000. Building committee has not yet been appointed.

METUCHEN, N. J.—The Board of Education of Metuchen, Chas. A. Prickett, president, contemplates the erection of a 2-sty brick public school in Thomas st, to cost about \$30,000. No architect selected.

BUFFALO, N. Y.—C. Edward Brett, 67 Robie av, contemplates the erection of a residence on the north side of Agazzie pl, near Delaware Park. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

WEST END AV.—The McMorrow Engineering & Contracting Co., Patrick McMorrow, president, will take bids on subs and materials about June 26 for the 12-sty apartment at the southwest corner of West End av and 99th st, from plans by Neville & Bagge, 105 West 40th st. Cost, about \$400,000.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Murphy & Dana, 331 Madison av, Manhattan, architects, are taking bids for a 2½-sty brick residence, 40x85 ft, and garage for Donald Scott, 9 East 9th st, Manhattan. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating, wiring and plumbing engineers. C. Leavitt, 220 Broadway, Manhattan, landscape architect. Cost, about \$75,000.

LARCHMONT, N. Y.—W. S. Moore, 30 East 42d st, Manhattan, architect, is taking bids on general contract for a 2½-sty frame residence, 25x34 ft, for P. I. Willis, 1476 Broadway, Manhattan. Shingle roofing, steam heating, electric wiring, cess-pool, city water. Cost, about \$5,000.

PRINCETON, N. J.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect, is taking bids on general contract for a 2½-sty brick residence, 198x40 ft, on Rosedale rd, one mile from station, for Gerard B. Lambert, 21 East 82d st, Manhattan. Cost, about \$25,000.

HALLS AND CLUBS.

MANHATTAN.—Frederick P. Kelley, 437 5th av, architect, is taking bids to close

June 21 for the 5-sty settlement house, 40x60 ft, in the north side of 69th st, 175 ft east of Av A, for the Lenox Hill House, 446 East 72d st.

BOWERY.—Parish & Schroeder, 12 West 31st st, are preparing plans for alterations to the institute at 222 Bowery for the Young Men's Institute, 222 Bowery.

HOSPITALS AND ASYLUMS.

BROOKLYN.—H. R. Stanford, chief, Bureau of Yards and Docks, is taking bids for three 1-sty brick contagious disease unit buildings at the Naval Hospital, Flushing av, from private plans. Cost, about \$15,000. Bids close at 11 a. m., June 26.

ORADELL, N. J.—The Board of Chosen Freeholders of Bergen County, owner, is taking bids to close at 11 a. m., June 21, for the 1- and 2-sty hollow tile and stucco isolation hospital at the Poor Farm, from plans by J. J. Ferry, Dean st, Englewood. Cost, about \$30,000.

PUBLIC BUILDINGS.

MAYWOOD, N. J.—The Borough of Maywood, David H. Speight, mayor, is taking bids to close June 23 at 8:15 p. m., for the 2-sty borough hall, 32x80 ft, from plans by Frank Eurich, Hackensack, N. J. Cost, about \$12,000.

STORES OFFICES & LOFTS.

NEWARK, N. J.—Nathan Myers, Court Theater Building, architect, is taking bids on separate contracts to close June 22d, for four stores and six offices at 233-237 Springfield av, for John C. Eisele, of Eisele & King, 752 Broad st. Cost, about \$15,000.

MISCELLANEOUS.

MIDDLETOWN, N. Y.—The State of New York Hospital Commission, E. S. Elwood, secretary, State Capitol, is taking bids for additions and alterations to the power house here from plans by Lewis F. Pilcher, Capitol, Albany, N. Y. Bids close at 2:30 p. m., June 29.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

BROADWAY.—Moore & Landsiedel, 148th st and 3d av, have completed plans for two apartments and ten stores at the southwest corner of Broadway and 207th st, for the Seaman Construction Corp., T.

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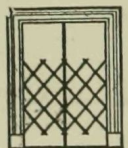
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CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

Contemplated Construction—Continued.

G. Galardi and Max Just, 612 West 207th st, owners and builders. Cost, about \$175,000.

207TH ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty apartment at the northwest corner of 207th st and Broadway, for the Seaman Construction Corp., 612 West 207th st. Cost, about \$125,000.

207TH ST.—Plans have been prepared by Moore & Landsiedel, 148th st and 3d av, for the 5-sty apartment in the west side of 207th st, 100 ft north of Broadway, for the Seaman Construction Corp., 612 West 207th st. Cost, about \$50,000.

207TH ST.—John Hauser, 360 West 125th st, has completed plans for two 5-sty apartments, 50x88 ft, in the east side of 207th st, 100 ft south of Vermilyea av, for G. L. Lawrence, 2228 Broadway. Cost, about \$90,000.

111TH ST.—Samuel Cohen, 503 5th av, has completed plans for the 6-sty apartment, 50x87.11 ft, at 66-70 East 111th st, for the Cathedral Construction Co., 66 East 111th st. Cost, about \$42,000.

31ST ST.—C. B. Meyers, 1 Union Square West, has completed plans for the 6-sty apartment, 40x85.9 ft, in the north side of East 31st st, 100 ft east of 2d av, for the Business Men's Realty Co., 19 West 69th st. Cost, about \$42,000.

AV A.—William A. Kenny, 420 West 259th st, has completed plans for alterations to three 5-sty apartments at 177-81 Av A, for the Estate of Daniel O'Connor, 902 West End av.

PARK AV.—Foundations have been completed for the 5-sty apartment at the northwest corner of Park av and 183d st, for the Tully Building Co., John H. Tully, president, 391 East 149th st. The Kreymborg Architectural Co., 1029 East 163d st, architect. James Di Benedetto, 627 East 222d st, stone mason, and Michael Capiello, 2956 Paine av, brick mason. Cost, about \$35,000.

CHURCHES.

33D ST.—N. Serracino, 1170 Broadway, is preparing plans for a 1-sty church and parochial residence at 309-315 East 33d st, for the Church of the Sacred Heart of Jesus, Rev. Father Conjito, 308 East 37th st, pastor.

DWELLINGS.

2D AV.—Louis Leining, Jr., 160 5th av, is preparing plans for alterations and additions to the residence at 219 2d av, for Eberhard Schneider, 219 2d av. Cost, about \$8,000.

STABLES AND GARAGES.

69TH ST.—F. R. Loney, 15 West 38th st, has about completed plans for a 4-sty garage, 25x100 ft, at 161 East 69th st. Owner's name for the present withheld.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

SHERIDAN AV.—The Kreymborg Architectural Co., 163d st and Southern Boulevard, has been selected to prepare plans for four 6-sty apartments at the northeast corner of Sheridan av and 165th st, for the Chas. T. Streeter Construction Co., Chas. T. Streeter, president, Elton av and 161st st. Plans will be started July 1.

CRESTON AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for an apartment on the east side of Creston av, 224 ft north of 184th st, for Gersmann & Lozner, Inc., 455 East 173d st, owners and builders. Cost, about \$50,000.

176TH ST.—The Tremont Architectural Co., 401 E. Tremont av, is preparing plans for two 5-sty apartments at the northeast corner of 176th st and Marmion av, for the Kirwan Realty Co., Alexander Kircheis, president, 3114 3d av, owner and builder, who will take bids on subs about June 28. Total cost, about \$115,000.

MORRIS AV.—Maximilian Zipkes, 405 Lexington av, has been commissioned to prepare plans for three 1-sty buildings, containing seven stores and six apartments at the southwest corner of Morris av and 153d st, for J. Solomon and J. L. Markel. Cost, about \$10,000.

DWELLINGS.

213TH ST.—S. Walter Katz and I. G. Feiner, 505 5th av, are preparing plans for a 3-sty bakery and residence, 25x100 ft, in the north side of 213th st, 220 ft east of Holland av, to cost about \$6,500. Bids will be received by architects about June 25.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

17TH ST.—W. T. McCarthy, 16 Court st, has completed plans for four 4-sty apartments, 40x95 ft, at the northwest corner of East 17th st and Foster av, for the Louisville Realty Co., 842 Gravesend av, owner and builder. Cost, about \$210,000.

CHURCH AV.—B. F. Hudson, 319 9th st, has completed plans for a 4-sty apartment, 32x103 ft, at the northeast corner of Church av and East 3d st, for Ludwig Obermeyer, 317 East 2d st, owner and builder. Cost, about \$24,000.

ROGERS AV.—John H. Holler, Jr., 82 Wall st, Manhattan, has completed plans for two 4-sty tenements, 45x90 ft, at the southeast corner of Rogers av and Maple st, for P. E. Ittmann, 132 Nassau st, Manhattan. Cost, about \$83,000.

GREENE AV.—Harry Dorf, 614 Kosciusko st, has completed plans for a 4-sty tenement, 47x100 ft, on the south side of Greene av, 28 ft west of Patchen av, for Jacob Voelbel, 992 Greene av, owner and builder. Cost, about \$28,000.

JEFFERSON AV.—Plans have been prepared by Shampant & Shampant, 772 Broadway, for an apartment on the north side of Jefferson av, 250 ft. east of Bedford av, for the Realty Circle, to cost about \$70,000.

PUTNAM AV.—Shampant & Shampant, 772 Broadway, are preparing plans for four 4-sty brick and terra cotta apartments at Putnam and Bedford avs, for the Realty Circle, 189 Montague st.

EAST NEW YORK AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 4-sty tenements, 52x92 ft, at the southwest corner of East New York and Ralph avs, for Slutsky & Brimberg, 1574 Eastern Parkway, owners and builders. Cost, about \$58,000.

82D ST.—Thos. Bennett, 303 52d st, has completed plans, for two 3-sty tenements, 20x75 ft, in the north side of 82d st, 240 ft west of 4th av, for Minnie C. French, 352 76th st, owner and builder. Cost, about \$15,000.

PACIFIC ST.—Koch & Wagner, 26 Court st, are preparing plans for a 4-sty apartment, 53x100 ft, in Pacific st, near Nostrand av, for Chas. G. Reynolds, 1361 Union st, owner and builder. Tar and gravel roofing, steam heating and electric wiring. Cost, about \$95,000.

EASTERN PARKWAY.—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty apartment, 66x69 ft, on the south side of Eastern Parkway, 270 ft east of Troy av, for the Staverly Realty Co., 1677 Pitkin av, owner and builder. Cost, about \$50,000.

CHURCHES.

MANHATTAN AV.—Frank J. Helmle, 190 Montague st, is preparing plans for a 3-sty annex to the Greenpoint M. E. Church, Manhattan av and Noble st, Rev. Dudley O. Osterheld, pastor, 1005 Lorimer st. Annex will contain auditorium, class rooms, gymnasium and social workers' rooms.

DWELLING

HEGEMAN AV.—Morris Rothstein, 601 Sutter av, has completed plans for six 2-sty brick residences on the north side of Hegeman av, 20 ft west of Snediker av, for Gorden & Halpern, Inc., 116 Sutter av. Total cost, about \$16,000.

82D ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame and stucco residence, 33x27 ft, in the north side of 82d st, 190 ft west of Colonial Boulevard, for C. C. Valentine, 346 Broadway. Albert Janson, 218 76th st, general contractor. Shingle roofing, hot water heating, electric wiring. Cost, about \$6,000.

VAN SICLEN AV.—Lee Samenfeld, 230 Grand st, Manhattan, is preparing plans for a 2-sty brick residence, 17x20 ft, and garage at 361 Van Siclen av, for I. Blechner, premises, owner and builder. Slag roofing, electric wiring, one gas tank, plumbing and toilet fixtures in rooms over garage, no heating, no turntable, no oil separator. Cost, about \$3,500.

1ST ST.—Chas. G. Wessell, 1,118 Av J, has completed plans for a 2-sty frame residence, 24x34 ft, in the south side of East 1st st, 220 ft east of Bay Parkway, for Chas. Kaiser, 8629 Bay Parkway.

PENNSYLVANIA AV.—Chas. Infanger, 2,634 Atlantic av, has completed plans for two 2-sty brick residences, 20x55 ft, on the west side of Pennsylvania av, 230 ft north of Hegeman av, for Wolf Silberman, 703 Georgia av. Total cost, about \$7,000.

71ST ST.—S. Millman & Son, 1,780 Pitkin av, have completed plans for eleven 2-sty brick residences, 18x38 ft, in the south side of 71st st, 240 ft east of 8th av, for the H. J. Wolf Construction Co., 372 71st st, owner and builder. Total cost, about \$38,500.

FACTORIES AND WAREHOUSES.

STONE AV.—Max Heisch, 391 Fulton st, is preparing plans for a 2-sty brick marble factory, 50x100 ft, on the east side of Stone av, 200 ft south of Newport st, for the East New York Marble Co., Hinsdale and Pitkin avs. Cost, about \$10,000.

BRIDGE ST.—G. A. Moore, engineer, care of owners, is preparing plans for a 7-sty storage at Bridge and Plymouth sts,

for Kirkman & Son, 215 Water st. Cost, about \$100,000. Bids will be taken by owner.

Queens.

DWELLINGS.

MIDDLE VILLAGE, L. I.—M. Perlstein, Fulton av, has completed plans for a 2-sty frame residence, 20x51 ft, in the north side of Market st, 25 ft east of Hinman st, for the Middle Village Building Co., 464 Grand st, Manhattan. Cost, about \$4,500.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for a 2-sty brick residence, 18x55 ft, in the north side of Palmetto st, 225 ft east of Prospect st, for Balthaser Klee, 12 Kossuth pl, owner and builder. Cost, about \$4,000.

Richmond.

APARTMENTS, FLATS & TENEMENTS.
TOMPKINSVILLE, S. I.—Harry W. Pelcher, National Bank Building, Port Richmond, has completed plans for a 3-sty brick apartment, 35x54 ft, on the west side of St. Pauls av, 425 ft north of Swan st, for Joseph Spiotto, care of architect. Cost, about \$20,000.

DWELLINGS.

PORT RICHMOND, S. I.—Harry W. Pelcher, National Bank Building, is preparing plans for a 2½-sty frame residence and store on the north side of Hatfield av, corner of Lafayette av, for Michael Tramutola, 17 Richmond av, owner and builder. Steam heating, electric wiring, metal ceilings, metal bar store fronts, tile and marble work. Cost, about \$7,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.
CORNWALL-ON-HUDSON, N. Y.—Preliminary sketches are being prepared privately for a 2-sty apartment in Academy st, for the N. Y. Military Academy, Col. Jones, on premises, owner. Mead & Taft, Cornwall, general contractors.

DWELLINGS.

NORTH PELHAM, N. Y.—George Olphert, Jr., Proctor Building, Mt. Vernon, has completed plans for a 2½-sty hollow tile and stucco residence, 22x43 ft, for the Langdon Realty Co., M. A. Acocolla, Proctor Building, Mt. Vernon, owner and builder, who will take bids on subs and materials. Cost, about \$5,000.

TARRYTOWN, N. Y.—C. P. H. Gilbert, 25th st and Broadway, Manhattan, has completed plans for a 2½-sty residence, 35x145 ft, on South Broadway, for David L. Luke, 353 West 87th st, Manhattan. Cost, about \$150,000.

MT. VERNON, N. Y.—E. Guy Gollner, 256 West 121st st, Manhattan, has completed plans for a 2½-sty hollow tile and stucco residence, 27x32 ft, at Chester Hill Park and Pennsylvania av, for Theresa MacDonald, 5,710 4th av, Brooklyn. Chas. E. Gollner, 256 West 121st st, Manhattan, general contractor. Shingle roofing, steam heating, electric wiring. Cost, about \$6,500.

SCARSDALE, N. Y.—Plans have been prepared privately for a 2½-sty frame residence at Scarsdale Park, for James Innis, Grand Boulevard, owner and builder, who will build by day's work. Shingle roofing, hot water heating, electric wiring. Cost, about \$5,000.

SCARSDALE, N. Y.—Wm. Stanwood Phillips, 103 Park av, Manhattan, is preparing plans for a 2½-sty residence, 30x50 ft, at Overhill Tract, for Edward F. Adrian, 2776 Morris av, Manhattan, and will take bids on general contract about July 1. Cost, about \$12,000.

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Contemplated Construction—Continued.

HALLS AND CLUBS.

YONKERS, N. Y.—Plans will be completed and sent to the committee about July 1, for the 4-sty masonic temple at the southeast corner of Guion st and So. Broadway, for the Masonic Guild, F. & A. M. Beersman & Vollmer & Evarts Tracy, 244 5th av, Manhattan, associate architects. C. Aubrey Jackson, 101 Park av, Manhattan, advisory architect. Cost, about \$70,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two flats at the northeast corner of Arlington and Wilkinson avs, for the National Corporation Co., 765 Ocean av, owner and builder. Cost, about \$10,000 each.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, has completed plans for a 4-sty tenement, 25x82 ft., at 45 Leonard st, for Harris Goldberg, 314 Angeliue st, West Hoboken, N. J., owner and builder, who is taking bids on subs and materials. Cost, about \$25,000.

DWELLINGS.

MADISON, N. J.—H. King Conklin, 665 Broad st, Newark, is preparing plans for a 2½-sty frame and stucco residence, 50x28 ft., on Green Hill rd, for Edward D. Conklin, 29 Vinton rd. Shingle roofing, electric wiring. Cost, about \$7,000.

MAPLEWOOD, N. J.—E. V. Warren, 31 Clinton st, Newark, is preparing plans for a 2½-sty residence, 38x28 ft., for Dr. William Stewart Hess, of Hess & Good, 242 West 14th st, Manhattan. Shingle roofing, steam heating, electric wiring, town sewage and water. Cost, about \$6,500.

NEWARK, N. J.—W. J. Fitzsimons, 207 Market st, has completed plans for a 2½-sty residence, 38x28 ft., for Louis H. Degnan, Summit, N. J. Cost, about \$15,000. Bids will be taken before July 1.

MONTCLAIR, N. J.—A. Durant Sneden, 149 Broadway, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence on the west side of Lloyd rd, near Hoburg pl, for H. Henry Betram, 223 South Mountain av, and 116 West 14th st, Manhattan. Bids will be received about July 1.

CRANFORD, N. J.—Clyde C. Bell, 8 West South av, is preparing plans for a 2-sty residence near Lehigh Valley Railroad, for George & Thomas S. Haheen, this place, owners and builders, who will soon take bids on materials and subs, to include slag roofing, electric wiring, two galvanized iron skylights, plate glass, metal ceilings, and city sewage and water. Cost, about \$7,000.

JERSEY CITY, N. J.—Abraham Davis, 13 Newark av, has completed plans for a 2-sty frame and clapboard residence, 20x50 ft., in Beech st, between Germania and Tonnele avs, for M. A. Haberman, 26 Troy st, owner and builder, who is taking bids on subs and materials. Cost, about \$4,500. Slag roofing, hot air heating.

LONG BRANCH, N. J.—H. B. Seymour, McClellan st, is preparing plans for a 2-sty parish house on Broadway for St. Luke's Methodist Episcopal Church, Rev. F. B. Harris, pastor and chairman of building committee. Cost, about \$10,000.

MONTCLAIR, N. J.—Chris H. Meyers, Crane Building, is preparing plans for a 2½-sty residence, 24x32 ft., on Caroline rd, for Joseph L. Kennedy, 375 Bloomfield av. Thos. F. Murrin, 84 Greenwood av, general contractor. Shingle roofing, steam heating, electric wiring. Cost, about \$5,000.

FACTORIES AND WAREHOUSES.

ASBURY PARK, N. J.—E. C. Benner, Appleby Building, is preparing preliminary plans for a 3-sty store and warehouse at 412 Main st, for the Asbury Park Furniture Co., 508 Main st. Cost, about \$15,000.

HALLS AND CLUBS.

MORRISTOWN, N. J.—Wm. H. McElpatrick, 701 7th av, Manhattan, has completed plans for remodeling the dance hall, stores and theater at 44 Speedwell av, for A. Esposito Palace Theater, 44 Speedwell av. Cost, about \$90,000.

SCHOOLS AND COLLEGES.

SECAUCUS, N. J.—William Mayer, Jr., 693 Bergenline av, West New York, is preparing sketches for an addition to the school here for the Town of Secaucus, Board of Education.

LEONIA HEIGHTS, N. J.—The John Boyd Plumbing & Heating Co., 284 Columbus av, Manhattan, is the lowest bidder for the heating plant for the addition to the Leonia High School. Ernest Sibley, architect.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS
POUGHKEEPSIE, N. Y.—Louis Feierbend, 11 Jewett av, contemplates the erection of a 3-sty store and apartment in

Main st. Du Bois Carpenter, 45 Market st, architect.

BUFFALO, N. Y.—Colson & Hudson, 35 Dun Building, is preparing preliminary plans for an apartment house at the southwest corner of Delaware av and Bryant st, for Edward James Smith. Mosier & Summers, 1266 Seneca st, general contractors. Cost, \$150,000 to \$300,000.

BANKS.

LITTLE FALLS, N. Y.—W. L. Stoddart, 9 East 40th st, Manhattan, has been commissioned to prepare plans for a bank and office building for the Herkimer County National Bank, northeast corner of So. Ann and Albany sts. Cost, \$60,000 to \$65,000.

CHURCHES.

SYRACUSE, N. Y.—George W. Kramer & Son, 1 Madison av, Manhattan, have been commissioned to prepare plans for a 1½-sty brick and artificial stone church, 55x135 ft., in Onondaga st, for the Central Church of Christ, Rev. A. F. Sanderson, pastor, 323 East Onondaga st. Cost, about \$75,000. Bids will be taken about June 28.

NIAGARA FALLS, N. Y.—Chester R. Phelps, Gluck Building, has completed plan for a 1-sty church, 45x105 ft., at Lockport and Main sts, for the Church of the Epiphany, Rev. D. H. Weeks, corner of Lockport and Main sts, pastor. Bids will be taken by architect about June 24. Cost, about \$25,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

NORTH PELHAM, N. Y.—(sub.)—H. W. Johns-Manville Co., Madison av and 41st st, Manhattan, has received the roofing contract for two stores and apartments at North West 5th av and 2d st, for Thos. A. Spafford, 5th av, North Pelham. J. Wilford Kirst, 12 North Broadway, Konkers, architect. William H. Sergeant, 3 South 3d av, Mt. Vernon, general contractor. Chas. Gulliver, 40 Courtland st, Mt. Vernon, carpenter, E. A. Lewis, 154 Franklin av, Mt. Vernon, sheet metal work. Cost, about \$15,000.

NEWARK, N. J.—Gottlob Trautwein, 111 Peshine av, has received the general contract to erect a 3-sty flat, 22x54 ft, at 220 Chadwick av, for Andrew A. Dempsey, 79 Chadwick av. Slag roofing, tiled flooring in baths and vestibule, 4x5, galvanized iron, skylights; no heating. Cost, about \$6,000.

NEWARK, N. J.—(Sub.)—John P. Boyle, 116 Washington st, has received the mason work, and Andrew J. Donahue, 231 North 4th st, carpenter work for the 3-sty store and apartment house, 25x50 ft., at 621 Orange st, for the West Hudson Investment Co., Peter Hauck, Jr., Harrison av, Harrison. Jos. Kennedy, 6 North 4th st, Harrison, architect. Cost, about \$7,000.

BANKS.

WATERTOWN, N. Y.—A. J. Robinson Co., 123 East 23d st, Manhattan, has the general contract to make alterations to the 7 and 4-sty bank building at 118 Washington st for George C. Sherman, care of architect, D. D. Kieff, 17 Flower Block. Cost, about \$20,000.

DWELLINGS.

MANHATTAN.—John K. Turton, 101 Park av, has received the general contract to alter the 5-sty brick residence, 22x58 ft., at 8 East 72d st, for Henry A. C. Taylor, Portsmouth, R. I. Foster & Gade, 15 West 38th st, architects. Cost, about \$30,000.

MANHATTAN.—Bernard Robinson, 1368 Broadway, has received the general contract to alter and erect an addition to the 6-sty residence at 1,083 5th av, for Archer M. Huntington, 1,083 5th av. Ogden Codman, 340 Madison av, architect.

BRONXVILLE, N. Y.—(sub.)—William McGonigol, 6 Brookdale pl, Mt. Vernon, has received the heating contract for the 2½-sty frame and stucco residence, 35x47 ft., at Sagamore Plateau Circle, for Edward A. Morange, 155 West 29th st, Manhattan. Jardine, Hill & Murdock, 3 West 29th st, Manhattan, architects. Samuel Gibson, 40 North 9th av, Mt. Vernon, has the general contract. Cost, about \$10,000 to \$12,000.

WESTBURY, L. I.—Jos. Funfgeld & Son, Nicholai st, Hicksville, have received the general contract to erect a 2-sty residence, 50x32 ft., for John A. Albertson, this place. Chas. M. Hart, Main st, Bayshore, architect. Cost, about \$10,000.

SOUTH ORANGE, N. J.—Maurice B. Gilbert, Richmond Hill, L. I., has received the general contract to erect a 2½-sty residence on Hillside pl, for Clark M. Spor, care of Doering, Milliken & Co., 79 Leonard st, Manhattan. Edward L. Angell, 959 Madison av, Manhattan. Cost, about \$10,000.

LITTLE FARMS, N. Y.—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan, have the general contract to erect a 2½-sty frame cottage and laundry building, 11x36 ft., near Katonah, N. Y., for William Fahnestock, Little Farms. Chas. A. Platt, 11 East 24th st, Manhattan, architect. Paul J. Piatti, 47 West 34th st, Manhattan, steam engineer.

FACTORIES AND WAREHOUSES.
BROOKLYN.—P. S. Van Kirk Co., 55 Fulton st, Paterson, has received the general contract to erect a 1-sty brick dye-house, 50x85 ft., on the west side of Kingsland av, 140 ft. south of Norman av, for the Eastern District Dye Works, 260 Norman av. I. A. Crawford, 1095 Lorimer st, architect. Cost, about \$9,000.

BROOKLYN.—Mitchell-Farrell-Adrian, Inc., 4 Court sq, have the general contract to alter the dairy, and erect a pasteurizing plant and office building at Dean st and 3d av, for the R. F. Stevens Co. Albert Ullrich, 367 Fulton st, architect. Cost, about \$120,000.

WHITE PLAINS, N. Y.—John O'Rourke & Son, 19 Lake st, have received the general contract to erect a 2-sty storage building in North st, for the Bloomingdale Hospital, E. Strateman, North st, steward. Frank Horton Brown, 1st National Bank Building, architect. Cost, about \$20,000.

WOONSOCKET, R. I.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract to erect a 5-sty manufacturing building, 50x120 ft, for the Taft Manufacturing Co., this place. Timmis & Chapman, 315 5th av, architects and engineers.

LEONIA HEIGHTS, N. J.—(sub.)—The John Boyd Plumbing & Heating Co., 284 Columbus av, Manhattan, has received the steam heating contract for the laboratory, administration and studio buildings for the Universal Film Mfg. Co. Ernest Flagg, architect.

HALLS AND CLUBS.
BUFFALO, N. Y.—Chas. Berricks Sons Co., 1151 Main st, has received the general contract to erect a 1 and 2-sty clubhouse and tennis courts at 314 Elmwood av, near Sumner av, for the Buffalo Tennis Realty Co., care of Arnold Watson, Ellicott Square. Lansing, Bly & Lyman, 212 Prudential Building, architects. Cost, about \$30,000.

HOSPITALS & ASYLUMS.
WARDS ISLAND.—The contract for installing elevators in two acute hospitals at Wards Island has been awarded to The Wheeler-McDowell Elevator Co., 417 Canal st.

MUNICIPAL WORK.
COLUMBUS, O.—The Stewart Engineering Corporation, 17 Battery pl, Manhattan, has received the general contract for the construction of the Agler Road Bridge, over Alum Creek, in Franklin County. Walter A. Braun, Franklin County, bridge engineer; John Peake, county surveyor. The work will consist of a reinforced concrete viaduct, containing eleven spans and having a total length of 1,170 feet, resting on pile foundations. Work will be completed by September 1, 1916.

STABLES AND GARAGES.
BROOKLYN.—A. L. Anderson, 453 Bergen st, has received the general contract to erect a 2-sty garage, 50x100 ft., in the north side of Bergen st, 425 ft. west of Vanderbilt av, for Peter F. Reilly, 618 Dean st. H. G. Dengler, 215 Montague st, architect. Cost, about \$15,000.

STORES, OFFICES AND LOFTS.
MANHATTAN.—The Rohdenburg Co., 110 West 40th st, has received the general contract to alter the store and loft building in Lafayette st, between Crosby and Houston sts, for the Havermeier Estate, care of architects, Maynicke & Franke, 25 East 26th st. Cost, about \$20,000.

MANHATTAN.—(sub.)—The Wheeler-McDowell Elevator Co., 417 Canal st, has received the contract to install elevators at 45 Pine st, for the estate of George T. Ade. Delano & Aldrich, 4 East 39th st, architects.

MANHATTAN.—(Sub.)—Albert A. Volk Co., Inc., 56 Beaver st, has received the wrecking contract for the loft building at the northwest corner of Broadway and 24th st, for the Albemarle Realty Co., care of Thompson-Starrett Co., 49 Wall st, general contractors. H. C. Severance and William Van Allen, 4 West 37th st, architects. Cost, about \$1,000,000.

MISCELLANEOUS.
MANHATTAN.—Bing & Bing Construction Co., 119 West 40th st, has received the general contract to erect a 9-sty addition to the slaughter plant at 626-630 West 40th st, for Jos. Stern & Sons, Inc. Edward J. Pierot, care of owners, architect and engineer. Cost, about \$150,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
ACADEMY ST., e s, 150 n Vermilyea av, 5-sty brick apartment house (26 families), 50x87.6; cost, \$50,000; owner, Loyal Building Co., Jacob Frankel, Pres., 39 East 149th st; architects, Frankfort & Kirchner, 830 Westchester av, Bronx. Plan No. 205.

HUDSON ST., 455-57, w s, 50 s Barrow st, 6-sty brick stores and tenement, 49.50x86; cost, \$42,500; owner, Chas. I. Weinstein, 17 West 120th st, Pres. of Chas. I. Weinstein Realty Co.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 211.

CHURCHES.

33D ST., 309-315 East, 2-sty brick church, 64x98; cost, \$35,000; owner, Congregation of the Roman Catholic Church of the Sacred Heart, Rev. Joseph Congedo, rector, 308 East 37th st; architect, Nicholas Serracino, 1170 Broadway. Plan No. 212.

FACTORIES AND WAREHOUSES.
WORKHOUSE. Blackwells Island, opp. 72d st, 1-sty brick storage of clothing, 30x50; cost, \$2,500; owner, City of New York, Dept. of Correction, Katherine B. Davis, Commissioner; architect, Harry C. Honeck. Plan No. 209.

STABLES AND GARAGES.

JUMEL PLACE., 33-35, e s, 201 s Edgecomb av, 1-sty brick garage, 50x90; cost, \$5,000; owner, Edgecomb Realty Corporation, 2157 Amsterdam av, Jos. J. Snow, Pres.; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 206.

STORES, OFFICES AND LOFTS.
182D ST and Audubon av, n w cor, 1-sty brick store building, 25x79; cost, \$7,000; owner, Value Realty Co., Jacob Marx, Pres., 170 Broadway; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 207.

THEATRES.

AV A., 49-51, w s, 72 n East 3d st, 3-sty brick moving picture theater, stores, offices and dwelling, 48x100; cost, \$20,000; owner of land, William Waldorf Astor, 23 East 26th st, and of building, Adolf Weiss, 49 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 210.

MISCELLANEOUS.

40TH ST., 630-36 W, 9-sty fireproof hog abattoir, 109x117; cost, \$180,000; owner, Jos. Stern & Sons, Inc., 616 West 40th st, Jos. Stern, Pres.; architect, E. J. Poirot, 616 West 40th st. Plan No. 208.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
163D ST., n s, 66.63 w Stebbins av, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$50,000; owners, Schlessinger & Gillman Const. Co., Chas. Schlessinger, 1681 Carter av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 336.

MARMION AV., w s, 50 s 178th st, 5-sty brick tenement, slag roof, 49.4x86; cost, \$40,000; owner, Eifel Const. Co., Gertrude Cowes, 1822 Mohegan av, Pres.; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 337.

163D ST., s w cor Forest av, 5-sty brick tenement, slag roof, 30.10x90; cost, \$30,000; owners, Forest Av Realty & Constn. Co., James Sheeran, 887 Forest av, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 340.

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BUILDING MATERIALS AND SUPPLIES

BARGAIN WEEK FOR DEALERS MOVES MATERIAL TIED UP BY INCLEMENT WEATHER—FIRMER QUOTATIONS FOLLOW

More Details About Hagar Company—
Linseed Oil Lower—Cement Stiffens

PRACTICALLY the entire building material list was shaded this week by distributors to induce heavier purchases before the close of the first half of the year by retailers. Actual quotations were kept high, however, with the exception of common brick, which eased off about twenty-five cents a thousand at the Hudson River wholesale distributing station, and linseed oil. In some cases wholesale quotations were actually higher than in the preceding week, notably in Portland cement and structural steel, showing that the condition of the supply market is rapidly reaching a stage where prices will have to be at a better level than they have been.

One important cement company advanced its price ten cents a barrel, making its quotation \$1.43, along side of dock, N. Y. This lead was not followed by other big companies, but there was a marked reduction in the amount of shading being done by smaller companies.

One important railroad running out of the Lehigh district to New York reported a heavier business in cement shipments during the month of May than at any time in its history. Kiln capacity now employed is near the 87 per cent. mark with more kilns to be blown in between now and August first. The \$1.43 mill price for Portland cement is now within 6 cents of that prevailing before the price war began in January and by September first there are predictions being made that the price will be nearer a dollar a barrel, mill, or about \$1.65 cents, along side of dock, N. Y. This may account for the stiffness in present prices and the heavy shipments reported by railroad companies.

In the lumber department hemlock has eased off a little. On the other hand yellow pine has shown some slight tendency to improve. The range of prices for Eastern spruce are considerably higher than they were a year ago, but in all kinds of spruce the present market price is based very largely upon the amount of offerings made to the wholesale distributors here. Heavy shipments coming in from the Pacific coast of fir have sagged the price level of shingles and lath. Despite these higher quotations in the June-July lumber list the price situation in some lines is very unsatisfactory to the wholesaler, quotations having a difference of \$1 to \$5. This is due to the fact that buying on

the part of the retailers is still confined very largely to actual requirements, indicating that construction work in the suburbs is still sluggish.

On the other hand, the reports from the fireproof terra cotta companies supplying the metropolitan district are to the effect that they are doing a bigger business in the suburbs than they are in the cities this year. Prices have stiffened, although there has been no actual change in lists except for purchases of large quantities, when advantageous concessions can be secured.

Common brick from the Hudson district can be bought at present at prices ranging from \$5.75 to \$6.25, New York dock. This drop was made merely to move some of the run of kiln brick that has been hanging over for a week or more owing to unsettled weather. The price is expected to rebound by the middle of next week.

Linseed oil, largely controlling the price of paints and varnishes, has receded. Quotations lack strength even at 64 and 65 cents. At the first of the month quotations were four cents higher. Black refined mineral lubricants run at about 13 and 13½ and are steady at that level.

Brass was the first to reach the thirty-cent level predicted at the time Italy entered the lists in Europe. Quotations for sheet brass this week reached thirty cents for large lots and copper went up another cent to 25½ cents, and was very firm. July spelter is held at 20¾ cents, which indicates a further stiffness in galvanized materials, such as rain gutter leaders, nails, screening and concrete reinforcement. Lead at New York was selling at 6.50 cents a pound. Store prices for structural steel is 1.85 and 1.90c and is steady. Manila rope is firmer and so is galvanized and copper wire rope.

Plan filings in the five boroughs for the week just closed, follow: In the corresponding week last year 281 new building plans were filed with an estimated value of \$3,254,460.

	No.	Week ending	
		June 4	June 11
Manhattan	8	\$342,000	6 \$180,000
Bronx	27	600,750	6 48,200
Brooklyn	127	1,267,275	107 611,900
Queens	96	320,095	99 458,240
Richmond	53	45,666	26 26,065
Totals	311	\$2,575,786	244 \$1,324,405

PORTLAND CEMENT.

Personel of Hagar Company Is Announced—Prices Up 10 Cents.

EDWARD M. HAGAR, President of the Hagar Portland Cement Company, announced this week the names of the officers and their duties of the new company, the incorporation of which was officially announced exclusively in the Record and Guide last week. They follow:

Edward M. Hagar, president; Morris Metcalf, vice-president; R. H. Rader, vice-president and sales manager; Gordon Wilson, secretary and in charge of cost accounting; Leonard Wesson, assistant to the president in operation and construction; J. P. Beck, assistant to the president in extension work; C. W. Lyon, engineer of economies and J. H. Barbazette, superintendent of construction. Pending the election of a permanent treasurer, the office will be filled by Gordon Wilson. The general offices of the company are located at 208 South LaSalle street, Chicago.

The local Portland cement situation is much firmer. One company to the Record and Guide's knowledge is quoting cement for local delivery ten cents above the present rate, or \$1.43 along side of dock even in large quantities. There is no company now selling Portland cement below \$1.32 except on back orders.

Portland cement will be 90 cents mill before September 1. It is being sold here at 74 cents, mill, and at the ten cent advance now quoted the price is already within six cents of the mill base figure ruling prior to the recent price cutting war.

A slight slump in movement is expected be-

tween July 1 and 7, but railroad shipments out of the Lehigh district in June now promise to be the greatest of any month in a year, or about 15 per cent greater than in June of last year. One railroad is authority for the statement that cement moving over its lines during May was greatest in volume in its history.

LUMBER.

Moderate Price Changes in Only a Few Lines—Hemlock Cheaper.

MODERATE changes are reported in only a few lines of the lumber market this month, according to the official list just issued.

"The building situation continues to show some improvement," says the Lumber Trade Journal. "There is a better tone to factory supply business, which is one of the most profitable lines. Hemlock has eased off. Yellow pine is stronger. Eastern spruce is higher than a year ago, but the market sags according to demand in all spruce lines."

There is a reactionary movement in the requirements for heavy subway shoring and surface planking because some of the lines in the lower sections of the city have been completed and permanent paving has replaced the shoring which has been purchased by other contractors for use elsewhere. Surface planking, however, is in good demand.

Building grades are not being taken up liberally by dealers. Hand to mouth purchases are the rule rather than the exception, and in consequence prices have fallen away a little. This would seem to indicate a retarded building movement in speculative construction outside of the larger centers.

BUILDING METALS.

Sheet Brass First to Reach 30-Cent Level—Copper Close Second.

SHARP changes occurred in some of the building metal departments this week. Sheet brass was the first of the equipment metals to reach the thirty-cent level predicted by this department of the Record and Guide the week that Italy entered the ranks of the Allies abroad. Sheet copper is a close second, having been quoted this week at 25½ cents spot. July quotations have been reported as high as 28 cents. Spelter, governing galvanized iron lathing, reinforcement, wire, cables and lath, is also firming and lead was up as high as 6.25c. at the close of the week.

COMMON BRICK.

Good Brick Brings Steady Prices—Weather Hampers Construction.

EATHER conditions alone were responsible for the slight recession in the common brick market this week. While quotations for run-of-kiln brick dropped down to \$5.75 and \$6.25 there was no change in the \$6.50 level reported for high grade, hard burned Hudson common brick. Raritan common brick held rigidly to its \$5.25 and \$6.50 level.

Varying statements come to the city from the manufacturing plants up the river regarding the quantity of 1914 brick still on hand. There are reasons to believe, however, that 89,000,000 common brick have moved out in the last five weeks from the Hudson district. If there were 215,000,000 common brick in sheds on May 15 there should be left in sheds 126,000,000 common brick on hand now. This is not an oversupply large enough to weaken the market. In fact, there have been many seasons when the surplus brick on hand at the beginning of a season was considerably in excess of that figure without disturbing New York prices. If this is the correct amount of brick available, it means that there will be made in the Hudson river district this year about 700,000,000 brick, or about 69 per cent. of a normal output.

New brick has been coming into the market and is having the preference in sales and practically all the 126,000,000 brick still in sheds is old brick. What sales are reported below \$6 are last year's hold over run-of-kiln brick. The normal market at the close of the week was \$6 to \$6.25.

On Monday some of the Haverstraw manufacturers expect to operate their big pits, thereby increasing their capacity per machine between 2,000 and 3,000 common brick a day. There was some objection reported among the laborers, who have threatened trouble, and for this account sales received considerable impetus late in the week. Unless the strike spreads to Newburgh and Kingston there is little danger of the strike having material effect upon the supply here in the New York market. There is sufficient brick in sheds above Haverstraw to take care of this market's needs under the present demand. Should there come a stretch of good building weather there might be a tightness in the market, but the supply would be adequate.

Official transactions for Hudson River brick covering the week ending Thursday, June 17, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		
Open barges, left over, Friday A. M., June 11-41.	Arrived.	Sold.
Friday, June 11.....	5	3
Saturday, June 12.....	6	7
Monday, June 14.....	8	6
Tuesday, June 15.....	0	5
Wednesday, June 16.....	10	18
Thursday, June 17.....	10	22
Total.....	39	61

Reported en route, Friday, June 18-10.
Condition of market, firm. Prices: Hudsons, \$6 to \$6.50; Raritan, 6.25 and (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.00 and \$7.25 (yard). Cargoes left over Friday A. M., June 18-19.

1914.		
Left over Friday, A. M., June 12-30.	Arrived.	Sold.
Friday, June 12.....	6	14
Saturday, June 13.....	7	5
Monday, June 15.....	13	10
Tuesday, June 16.....	5	9
Wednesday, June 17.....	3	8
Thursday, June 18.....	6	8
Total.....	40	54

Condition of market weak. Prices: Hudson, \$5.60 to \$5.87½; Newark, yard, \$7.25 to \$7.50, firmer. Left over Friday a. m., June 19-16.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to June 17, 1915, 768	
Total No. of bargeloads sold Jan. 1 to June 17, 1915.....	749
Total No. bargeloads left over June 18, 1915 19	
Total No. bargeloads left over Jan. 1, 1914 87	
Total No. bargeloads arrived, including left over, Jan. 1 to June 18, 1914.....	629
Total No. bargeloads sold Jan. 1 to June 18, 1914.....	613
Total No. bargeloads left over June 19, 1914 16	

GLASS.

Plate Discounts Higher—Window Demand Slow and Fittful.

PLATE glass manufacturers will enter July with a lower discount on their products, indicating a slight rise in price to consumers, it was said in the trade yesterday. The entrance of Italy into the war has interrupted manufacture in that country and it is now up to American producers to supply the world. The demand is very great for export, although there is a strengthening tone to American consumption. Window glass is without feature in a quiet domestic market, most of the export business going into South America.