

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JULY 17, 1915

## COURT HOUSE CONSTRUCTION WILL PROCEED

But the Cost of the Building Will Be Reduced One-Half, and  
All the Land Not Needed For the Actual Site Will Be Sold

THE various issues that have been raised with regard to the wisdom of proceeding with the court house project culminated in a conference this week between the city officials and representatives of real estate and financial interests under the leadership of the Advisory Council. The city administration was represented by Mayor Mitchel, Comptroller Prendergast, President McAneny, President Pounds, while Messrs. William L. De Bost, vice president of the Cruikshank Company; Frederick H. Ecker, treasurer of the Metropolitan Life Insurance Company; Alfred E. Marling, president of the corporation of Horace S. Ely & Co.; Clarence H. Kelsey, president of the Title Guarantee and Trust Company; Hon. Cyrus C. Miller, chairman of the Advisory Council of Real Estate Interests, and Charles A. Peabody, president of the Mutual Life Insurance Company, represented real estate and allied interests.

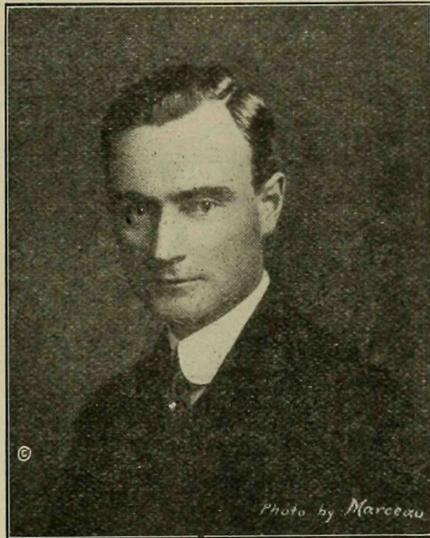
### Conference With Real Estate Men.

After considering the various aspects of the subject, the discussion resolved itself into an endeavor to ascertain just how inexpensively the court house itself could be constructed. Since the city had already been committed to the purchase of the land for the new site and title had vested, it seemed almost impossible to give up the present site without its costing the city much more than building the court house upon it. In fact, since 1903, every step taken has been approved by the Court House Board and the Board of Estimate, so that legally the construction of a court house was deemed mandatory. The conference carefully considered every angle of the court house proposition, the discussion itself might briefly be divided into four phases.

The first covered the question as to whether or not suitable foundations existed upon the present site for the construction of a court house. Both Daniel E. Moran, consulting engineer on foundations, and E. P. Goodrich, the chief engineer of the Borough of Manhattan, assured the conferees that comparing the conditions at the site selected with conditions elsewhere upon Manhattan Island, south of 14th street, they had no hesitation in saying that for economical and satisfactory foundations no more advantageous site of equal extent could be found.

### Nature of the Foundations.

Mr. Moran submitted a general statement in reference to the same in which he states that no rock exists above an elevation of 150 feet below street level, but that overlying the rock there is sand and coarse gravel. In his opinion, sand furnishes an admirable material for foundations, for some of the largest and tallest buildings in New York are founded upon extensive beds of sand. For example, the northern part of the Municipal Building rests entirely upon sand. Although borings show that portions of peat underlie the Criminal Courts and the Tombs buildings, there is practically no peat or clay under the



MAYOR MITCHEL.

Presided at the conference on the court house and civic center plans.

proposed site for the Court House. The actual cost of the foundation, Mr. Moran estimated to be equivalent to \$.0208 per cu. ft. of building above grade, as compared with \$.083, the cost per cu. ft. of structure for the Municipal Building. Thus it seemed to be reasonably certain that the foundations upon the new site are adequate for the court house.

### As to Abandoning the Project.

The next phase of the subject considered was as to the advisability of discontinuing the entire project. When it was understood that the title to the entire site had already vested in the city at a cost, including interest and loss of taxes of \$12,500,000, it seemed doubtful whether the land acquired could again be sold without a loss of at least 40 per cent. Considering the depression of the real estate market it was even then questionable whether the site could be sold, and if sold in small lots, whether the dumping of such a large real estate plot upon the market would not be attended with further depression. It was said that property owners within the vicinity of the new site had, for the last four years, been developing their property in accordance with the plans of the city. Since they had been assured that such an improvement would take place, the possibility of innumerable law suits, with large damages, would have to be considered, in case the site should be abandoned. It would be necessary also to have the Legislature rescind the Court House Act. It was considered doubtful whether public sentiment, supported by the judiciary and the legal fraternity, would approve of any such change.

In the mean time interest upon \$12,500,000 would accumulate at the rate of 4½ per cent. As the remainders after the court house has been built might bring back to the city an amount somewhere between three and five million

dollars, it seemed advisable, when all circumstances were analyzed, to utilize the present site.

### Can Effect No Saving.

In other words, it was the opinion at the conference, that the court house project had proceeded so far that it would be as, if not more, expensive to give up the present site as to utilize it for the court house, although in many respects the steps taken to acquire the site outside of City Hall Park did not meet with the approval of real estate interests.

The third aspect of the discussion related to the possibility of employing a portion of the present City Hall Park for an addition to the old court house, while retaining a part of the proposed site for a public park, selling the remainder of the proposed site to pay for the addition to the court house. This in itself, it was said, would naturally be but a temporary measure until the financial condition of the city would warrant the constructing of a better building.

The utilization of City Hall Park for a court house was strongly emphasized. However, when it was recognized that public sentiment recently disapproved of such action by the city, while the sale of any portion of the proposed site at this time could only be made at a great loss, it was decided that the better policy would be to have City Hall Park retained entirely for park purposes because of the congestion of traffic from the bridges, subways, etc., as well as because of its convenient location.

### General Conclusion—Economy.

The conference concluded with the decision that real estate interests and the city administration would insist that every possible economy should be effected in the construction of the court house itself. Since title had vested and foundations were adequate, it seemed desirable to prosecute the work to an immediate finish, so as to take advantage of the possible cheapened cost of construction at this time.

It was said that in building circles during times of business depression it is wise to avail oneself of low prices and bids, for contractors are often willing to do the work at less profit than in prosperous times merely to meet overhead charges.

The Advisory Council of Real Estate Interests will shortly confer with representatives of the Court House Board. The opinion prevails in that body that considering the heavy tax rate now imposed upon property owners, as well as the city's financial condition, it is unnecessary to have a monumental structure or an elaborate civic center surrounding the court house.

### Why a Civic Center?

Said a representative of the council yesterday:

"If City Hall Park is to be devoted exclusively to park purposes it is not essential that the court house be surrounded with a civic center. The cost of the court house should be as low as four or five million dollars. To bring the cost of the court house within these

figures it may be required that the designs be remodelled and simplified as much as possible. The court rooms should be small, while the entire architectural finish should be dignified but as inexpensive as possible.

"By building a smaller structure than the one contemplated it is quite probable that the remainders of land left will be larger, subject to sale. It is estimated that with the proposed design the remainders will bring approximately \$3,000,000. However, with a smaller court house, made suitable to the actual needs of the judiciary and the legal fraternity, there will remain considerable portions of unused land which, within a few years, might bring into the city's treasury a return upon the investment of approximately \$5,000,000.

"Thus, the expense of the court house, constructed at a small cost, will be paid, in a large part, by the sale of these remainders."

It is understood that President McGuire of the Real Estate Board is still of the opinion that in carrying forward the court house site and civic center scheme the city is entering upon a project of doubtful wisdom.

During the conference the question was raised for the consideration of the members of the city administration as to whether any court house at all should be constructed, in view of the city's financial condition, as well as the fact that the city was already committed to innumerable public improvements which were far more important than the court house, such as public schools, subways, etc. The city officials assured the real estate representatives that utmost caution and vigilance was being observed upon these matters by them.

#### A Possible Use for the Hallenbeck Bldg.

The Real Estate Board on June 25th called the attention of Hon. Morgan J. O'Brien, chairman of the Court House Board, to certain facts in connection with the pending sale of the Hallenbeck Building, Park Place and Pearl street, in the court house site area, for approximately \$5,000.

This week the newspapers have contained a more elaborate statement of the facts applying to that sale.

The Real Estate Board, on July 15, forwarded to the Mayor, Comptroller Prendergast, Hon. George McAneny, Hon. Morgan J. O'Brien and Hon. Charles A. O'Malley of the Comptroller's office, a letter containing certain suggestions as to the possible use of the building. This letter is in part as follows:

"The Real Estate Board has lost no opportunity to call to the attention of the city officials the extravagance of the court house site and civic center plan as now proposed. The change tentatively made in these plans, at a conference held Tuesday, seems to indicate that the plan will not be abandoned, that the building will be reduced in cost to approximately half of the proposed \$10,000,000, that the site will be proportionately reduced and the unneeded land sold.

"Assuming that no further change is made, considerable time must elapse, perhaps several years, before the court house is ready for use. Would it not, therefore, be a more profitable thing for the city to retain the Hallenbeck Building and to secure revenue from it?"

"Here is a substantial structure erected about a dozen years ago. It is ten

stories with basement and has five elevators. It covers a plot of 13,600 square feet, and has more than 100,000 square feet of net rentable floor space. It cost, equipped, considerably more than \$600,000.

"If, as now seems certain, the court house plans are modified so that a \$6,000,000 building is constructed, instead of a \$10,000,000 building, it may be that the Hallenbeck Building will not be included in the smaller site. In this case the Hallenbeck Building could very likely be resold by the city for a substantial sum; or it might be utilized by the Public Service Commission or by some State or National department.

"It may be objected that the general scheme of the court house and surrounding area might make the permanent proximity of a building of this type inappropriate. But even in this case it would be well worth while to consider renting the building, say for a period of three to five years, with the idea of selling it when the court house was finished.

"It may not be generally known that the Hallenbeck Building is so constructed that four additional stories could be added and the building converted at reasonable expense into a fourteen-story up-to-date office building, containing more than 125,000 square feet of office space.

"The Real Estate Board urges that these alternatives be seriously considered before so valuable a building is practically thrown on the junk heap for less than \$5,000. All of these conditions should be given due weight by the Court House Board and the city officials, even before the machinery is permitted to be taken out of the building."

## THE SECURED DEBT TAX LAW

### Bonds and Notes Registered Under Amended Law Will Be Exempt From Local and State Taxation For Five Years

THE holder of secured debts, not already exempt, who wishes to exempt them from local taxation for the coming year must register them and pay the secured debts tax thereon before the next tax day. In New York City the tax day for the ensuing year is October 1st. The tax has been raised from one-half of 1 per cent. to three-quarters of 1 per cent.

The Secured Debts Tax Law was materially changed at the last session of the New York Legislature by the passage of Chapter 465 of the Laws of 1915, effective April 30, 1915. At the same time provision was made by resolution for a thorough review of tax methods and sources by a joint legislative committee. The principal changes effected by the amended law have been summarized and printed in pamphlet form by a leading firm of bankers as follows:

#### Principal Changes.

"The words 'secured debts' as now defined include obligations secured by mortgage recorded in New York State covering property partly within and partly without New York State, the tax on which may be paid upon the proportion of the property outside of New York State. Previously, that portion of mortgaged property which lay outside of New York State could not be exempted under the Secured Debts Tax Law. (Sec. 330[2].)

"There is no restriction now as to denomination of secured debts. Formerly no secured debts not secured by the deposit on pledge of any collateral security in denominations exceeding \$1,000 could be exempted.

"Between May 1, 1915, and November 1, 1915, secured debts may be registered with the State Comptroller in the same manner as under the 1911 tax law. The tax has been raised from one-half of 1 per cent. to three-quarters of 1 per cent.

"Under the amended law the exemption of secured debts from taxation is in effect for the period of five years from

the payment of the tax. Under the 1911 law the period of exemption was unlimited.

#### The Mortgage Tax.

"The Mortgage Tax Law (Art. II, Chapter 62, Laws 1909) was not amended by the Legislature. Under the provisions of this law, bonds secured by a corporate trust mortgage recorded in the State of New York prior to July 1, 1906, may be exempted from local taxation upon the payment of a tax of one-half of 1 per cent. The payment of a recording tax of one-half of 1 per cent. is required on all mortgages recorded since July 1, 1906, and bonds or mortgages so recorded and secured are exempt from personal property taxation both State and local."

#### Text of the Law.

Section 330 of the statute reads as follows:

"Definitions. The words 'secured debts,' as used in this article, shall include:

"(1). Any bond, note or debt secured by mortgage of real property situated wholly without the State of New York.

"(2). Such proportion of a bond, note or debt, including a bond, note or printed obligation forming part of a series of similar bonds, notes or obligations, secured by mortgage or deed of trust recorded in the State of New York of property or properties situated partly within and partly without the State of New York as the value of that part of the mortgaged property or properties situated without the State of New York shall bear to the value of the entire mortgaged property or properties.

"(3). Any and all bonds, notes or written or printed obligations, forming part of a series of similar bonds, notes or obligations, the payment of which is secured by a mortgage or deed of trust of real or personal property, or both, which mortgage or deed of trust is recorded in some place outside of the State of New York and not recorded in the State of New York.

"(4). Any and all bonds, notes or written or printed obligations, forming part of a series of similar bonds, notes or obligations, which are secured by the deposit of any valuable securities, as collateral security for the payment of such bonds, notes or obligations, under a deed of trust or collateral agreement held by a trustee.

"(5). Any bonds, debentures or notes, forming part of a series of similar bonds, debentures or notes, which by their terms are not payable within one year from their date of issue, and the payment of which is not secured by the deposit or pledge of any collateral security. The term 'secured debts' as used in this article shall not include securities held as collateral to secure the payment of bonds taxable under this article or under article eleven of this chapter."

#### Compensation Act Upheld.

The constitutionality of the Workmen's Compensation act was upheld by the Court of Appeals in a decision handed down this week in three appeals from orders of the Appellate Division, Third Department.

Referring to the law as a whole, Judge Miller said:

"This subject should be viewed in the light of modern conditions, not those under which the common law doctrines were developed. With the change in industrial conditions an opinion has gradually developed which almost universally favors a more just and economical system of providing compensation for accidental injuries to employees as a substitute for wasteful and protracted damage suits, usually unjust in their results, either to the employer or the employe, and sometimes to both. Surely it is competent for the State in the promotion of the general welfare to require both employer and employe to yield something toward the establishment of a principle and plan of compensation for their mutual protection and advantage.

## ABINGDON SQUARE RICH IN INTEREST

Famous Section of Old New York, While Forgotten By Many,  
Still Retains Its Value From the Investment Standpoint

SOME one has said that it is in the out-of-the-way places that we find the real landmarks of old New York. Abingdon Square, tucked away in among the tortuous maze of narrow lanes and streets of old Greenwich Village, contains, with other sections of this old New York neighborhood, many corners rich in historic lore, and for the sentimental observer and student of New York City's growth presents a fertile field for study.

The district was once a vista of fine country estates with beautiful lawns and spacious grounds. As time went on, these were sub-divided and passed into the hands of smaller ownerships and were laid out with homesteads to suit individual fancies. In 1822, the famous small-pox and cholera scare drove a

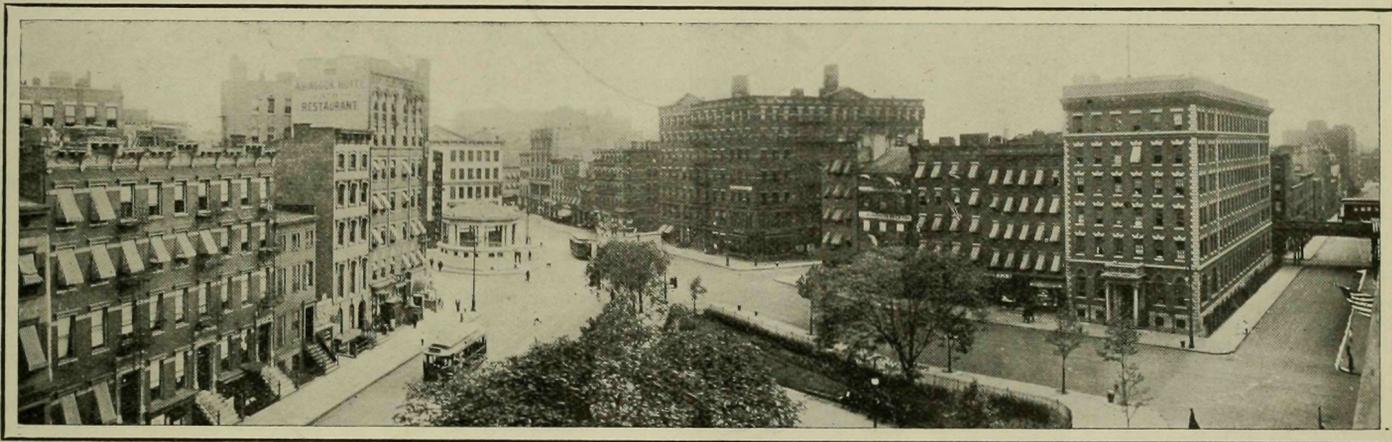
It was later said to have been occupied by Aaron Burr and his daughter Theodosia.

Thomas Paine, author of *The Age of Reason*, lived in Bleeker street, not far away, and his was a familiar figure in the old life that centered around the square. Within more recent years other famous New Yorkers lived in this section of the old Ninth Ward, among them Dr. Valentine Mott, Alexander T. Stewart and Mayor Pelatiah Perit. John Huyler made a modest start with his famous molasses candy in a small building at 31 Eighth avenue, corner of Bank street, now occupied by a bakery and lunch room.

There have been no marked changes in and about Abingdon Square because there are few available plottages suitable for a large improvement. The

tion of the new 7th avenue subway, it will enjoy the advantages of a station at 7th avenue and 14th street.

"The future of Abingdon Square may be considered a most promising one," said George Place, of Van Vliet and Place, "because of its situation with reference to transportation and docking facilities and the resultant importance to business interests which such a location affords. The Square is not very far from the depots of the Erie Railroad, the New York Central and the Delaware, Lackawanna & Western Railroads. From a business standpoint the future is encouraging. The location of a number of large factories in the immediate neighborhood and the constant addition of new ones from time to time has created a demand for living quarters, creating good renting conditions.



PANORAMIC VIEW OF ABINGDON SQUARE.

number of the residents from the lower parts of the city northward into Greenwich village, which location afforded a refuge. The real growth of that section came coincident with this influx of new population. There was no Committee on City Plan in those days, hence the amazing street lay-out that to-day characterizes Greenwich Village, so tangled that at one point West 4th street crosses West 10th street.

### The Original Village.

The original village, occupied by the first settlement of white men, stretched between West 10th street and the present Gansevoort Market. Before that, it had served as hunting and fishing grounds for the Indian tribes on account of the richness of the soil and the excellence of the fish and game.

Abingdon Square was named for the Countess of Abingdon, who was Charlotte Warren, daughter of Admiral Peter Warren. It was part of a larger tract which was given by the Admiral to the Earl of Abingdon and his wife, in 1786, as part of the marriage settlement. An abstract of this old deed is in the possession of George Place, for many years in the real estate business on the Square. It is rich in the legal verbiage of the old time real estate documents and makes interesting reading when compared with present day deeds.

Admiral Warren had a large estate in this section of Greenwich Village; his homestead, called the Warren House, occupied the entire block bounded by the present West 4th, Charles, Bleeker and Perry streets. In later years a prison was erected at the foot of West 10th street. Part of the wall is said to be a portion of the present Beadleston & Woerz Brewery. In the vicinity was Richmond Hill, where at one time Vice-President John Adams made his home.

northerly end of the Square contains a row of old fashioned private houses with the old style wrought iron railings and other details of construction representative of former years. Their ownership is vested in the Bradish Johnston estate, Charles Culkin, Dr. George W. Trunick, Frederick Raabe and Mrs. Wotherspoon, whose family has occupied the house for nearly seventy years.

The westerly end of the Square is occupied by the Trowmart Inn, an eight-story hotel structure built about ten years ago, by W. R. H. Martin, and now owned by Alfred E. Marling and others, trustees of the estate. The rest of the block is taken up by flats and dwellings re-modelled for business.

### Investor Purchases.

At the south of the Square is the four story Wilson Building, built in 1881 by the late E. M. Wilson, who considered his venture so successful that he was encouraged later to buy the old Village House, a popular tavern directly opposite, which was demolished and, with other properties, formed the site of the present seven-story Ross Building. These two factory structures house a number of manufacturing concerns, dealing with various kinds of machinery, presses, etc. East Abingdon Square is taken up by a row of small private houses, flats, and the eight-story Abingdon Square Hotel.

The section has to-day as central a location as can be desired. It is pierced by the Sixth and Ninth avenue elevated roads, with stations on each line respectively at 8th and 14th streets and Christopher and 14th streets. Surface cars, northbound and southbound, include the 6th, 7th and 8th avenues and the Belt Line and the crosstown lines in Christopher and 14th streets. As part of the territory to be benefited by the opera-

"The fact that there has been very little recent selling activity in the vicinity," declared Gustav Britt, "is but a reflection of a general lull in buying throughout the city and it cannot be construed as meaning that there is no demand for properties. As a matter of fact, many of the holdings around Abingdon Square are held in strong hands and there is an apparent indisposition on the part of owners to sell."

### Contrast Presented.

Abingdon Square to-day, aside from its unique location in the heart of old New York and its wealth of historic interest, presents another of the remarkable series of contrasts everywhere indicative of New York City's kaleidoscope expansion. The little patch of green and small group of trees form a pretty picture against a background of the outlines of the Trowmart Inn and the old fashioned dwellings reminiscent of a by-gone generation. The hotels and newer flats lend a touch of modernity to the district; the dark and gloomy factory buildings towards the south afford a striking contrast. A stone's throw from each other, the business development of Abingdon Square crowds upon the residential and in the opinion of many it is but a matter of time when the business building will succeed the dwelling house and another of the city's historic corners give way before the march of progress.

Already the business invasion has moved northward along Hudson street and it may be regarded as especially significant when firms like the Mirror Candies and the Charles Schweinler Press have established themselves on the thoroughfare. At Greenwich and Christopher streets are the U. S. Appraiser's Stores and in Bethune street the huge plant of the Western Electric Company.

# NEW FIRE PREVENTION REGULATIONS

To Be Published By the Fire Prevention Bureau of  
the Fire Department—A Recodification in Progress

THE Bureau of Fire Prevention has commenced the publication of its regulations for the information of real estate owners, architects, builders, contractors and others interested. Ever since the creation of this bureau by the Act of 1911, which vested in the Fire Commissioner broad authority to enforce requirements for safety in buildings from the fire hazard, real estate owners and dealers, architects and building contractors have been handicapped by the lack of definiteness in the requirements of the Fire Department and the impossibility of obtaining anything in print setting forth these requirements.

The publication of these resolutions was brought about through the efforts of the Industrial Codes Committee of the Advisory Council of Real Estate Interests, Julius Franke, Chairman.

Fire Commissioner Adamson, upon assuming office, was impressed with the necessity of putting the regulations of the Fire Department in printed form. The inspection work of the Bureau of Fire Prevention, however, was in such chaotic condition that it took more than a year to bring it up to date, and all the energies of the Chief of the Bureau and his principal assistants had to be devoted to the administrative problem of catching up with the routine work. This was done without an increase in the force.

The routine inspection work having been brought up to date, it is possible to devote a sufficient amount of attention to the compilation of the Fire Department regulations, so that in less than a year these will be available in printed form in a series of pamphlets dealing with the different subjects.

## Separate Pamphlets.

It is expected that the regulations of the Fire Department regarding standpipe equipments will be published shortly in a separate pamphlet. The regulations regarding exit facilities required in buildings of all classes will be embodied in another pamphlet. The oil separator regulations have already been printed in a pamphlet which contains drawings of a type of oil separator designed by the Fire Department for efficiency and cheapness of installation.

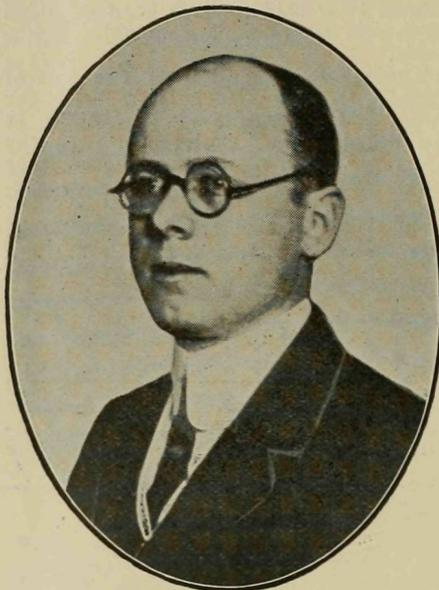
The regulations regarding the protection of heating hazards follow very closely the requirements recommended by the Committee on Field Practice of the National Fire Protection Association, which has published them in a book on Field Practice. The regulations governing the construction of garages and other occupancies requiring permits from the Division of Combustibles will be embodied in Chapter 10 of the Code of Ordinances with certain amendments that are now pending before the Mayor for his approval.

Rules of special importance to real estate and building interests recently promulgated relate to the storage of kerosene and fuel oil, rags and combustible fibres, dynamite explosions, electrical fixtures and electric motor protection, which are given below:

## Kerosene and Fuel Oil.

Temporary permits for storage of kerosene and fuel oil.

Temporary special permits may be issued by the Fire Commissioner for the storage and use of volatile inflammable oil, kerosene or fuel oil during the construction of buildings, either on the streets, sidewalks, avenues or highways adjacent to such buildings under construction, or in such buildings them-



J. O. HAMMITT,  
Chief of the Fire Prevention Bureau.

selves, when such material is enclosed in an approval metal container, and, if in quantities greater than ten gallons, is surrounded by a fireproof enclosure satisfactory to the Fire Commissioner, constructed of corrugated iron or other fire resisting material, the same to be kept securely locked when not in actual use, upon an application giving in detail the following information:

- (a) Name and address of the applicant.
- (b) Location, quantity and manner or use of volatile inflammable oil, kerosene, or fuel oil stored.
- (c) Limit of time for such use.

(Resolution adopted by Board of Hazardous Trade—June 8th, 1915.)

## Rags—Storage in Factories.

The provisions of the resolution of this Board, passed at meeting held August 24th, 1914, limiting the amount of rags to be stored in a building occupied as a factory to five tons, and providing conditions under which same shall be stored will be construed to mean that only one permit for the storing of five tons of rags in a factory building shall be granted, such permits to be granted to the first applicant therefor, and after the granting of said permit no other or further permit for the storage of rags in the same building will be granted to any other person.

(Resolution adopted by Board of Hazardous Trades—October 13th, 1914.)

## Combustible Fibres.

Bags and bagging in bales will not be considered as combustible fibre, but in no case shall more than five tons of burlap bags or bagging in pieces be stored in any factory building, and the limitation upon the amount permitted in such factory will not be on the basis of the amount of scrap therein; the establishments engaged in mending burlap bags shall pay a fee of \$2.00 and be subject to all requirements governing the storage of combustible fibre.

(Resolution adopted by Board of Hazardous Trades—June 7th, 1915.)

## Accidents Due to Dynamite Explosions.

Every accident caused by an explosion of dynamite within the City of New York will be regarded as presumptive evidence of negligence on the part of the contractor or blaster concerned with the operation in the course of which such explosion occurred, and the permit of the con-

tractor or the certificate of fitness of the blaster, or both, will be revoked unless it appears at a subsequent hearing that the accident occurred despite the observance of all proper precautions in the handling of said dynamite, and pending such hearing, such permit or certificate of fitness shall be suspended; such hearings are to be referred to the Board of Hazardous Trades for determination.

(Resolution adopted by Board of Hazardous Trades—November 23rd, 1914.)

## Electric Motor Protection.

Where inflammable motion picture films or inflammable vapors are present in the same room with an electric motor, the motor must be of the fully enclosed type or provided with an approved type "A" (Fire Department specification) motor enclosure; terminal blocks also to be properly protected.

(Resolution adopted by Board of Hazardous Trades—December 7th, 1914.)

## Electric Fixtures.

Section 158, article 11, chapter 10, of the Code of Ordinances shall be amended to read as follows:

"Sec. 158—Lighting.

"(a) No system of artificial lighting other than incandescent electric light shall be installed in any garage unless of a type for which a certificate of approval shall have been issued by the Fire Commissioner.

"(b) All electric wiring shall be run in approved rigid iron conduit or approved armored cable, except in show rooms and offices, where approved metal moulding may be used.

"(c) All conduit-flexible steel armored cable and metal moulding shall terminate in approved metal fittings.

"(d) Cut-outs, switches, receptacles and sockets (including pull chain and key sockets) which are permanently located, must be placed at least four feet above the floor.

"(e) Switchboards and charging panels, if not placed four feet above the floor, must be located in a fireproof enclosure provided with a self-closing door.

"(f) For portable lights, flexible cable designed for rough usage, must be employed, this cable carrying the male end of a pin plug connector or equivalent of at least three amperes capacity, the female end being of such design or so hung that the connector will break apart readily at any position of the cable. The connector must be kept at least four feet above the floor. For all portable lights, keyless molded mica or metal sheathed porcelain sockets, equipped with handle, hook and guard, must be employed.

"(g) For charging batteries, theatre stage cable must be employed, this cable carrying the female end of a pin plug connector or equivalent of a capacity of at least fifty amperes, the male end being of such design or so hung that the connector will break apart readily at any position of the cable.

(Resolution adopted by the Board of Hazardous Trades—June 7th, 1915.)

## Oil Separator Requirement.

It is the sense of the Board of Hazardous Trades that the true intent and meaning of Section 376 of the Regulations of the Municipal Explosives Commission is to prevent the flow of gasoline into public sewers, thereby creating a fire and explosion hazard, and inasmuch as no such danger exists in the case of cesspools, no separator will be required in garages draining exclusively into private cesspools.

(Resolution adopted by Board of Hazardous Trades—January 25th, 1915.)

## DECISIONS UNDER THE NEW LABOR LAWS

In the New York State Courts From October, 1913, to January, 1915—Obligations of Tenants in Factories—Scaffold Accidents

**C**HANGES in the labor laws affecting real estate and building interests have caused appeals to the courts to decide as between landlord and tenant in factories, between owners and public officers and between employers and employees.

A bulletin issued by the State Industrial Commission reviews decisions of the New York Courts concerning laws relating to labor in the period from October 1, 1913, to January 15, 1915. Special consideration is given to three Court of Appeals decisions since the latter date—on the day-of-rest, night-work of women and alien labor laws. No workmen's compensation cases were reported in the period under review.

### Alien Labor Law.

The Alien labor law, after a series of lockouts and proceedings before the Public Service Commission and the courts was held to be constitutional, in February of this year. The law provides that in the construction of public works by the State or a municipality, either directly or through the medium of contractors, only citizens of the United States shall be employed, and that preference be given to citizens of New York State. This was the first authoritative court pronouncement on this section of the law.

Section 8-a, added to the Labor Law in 1913 and amended in 1914, requires that one day of rest in every seven consecutive days be given to employees, with certain specified exemptions, in factories and mercantile establishments. A decision of the Court of Appeals holding the statute to be constitutional has been rendered.

### Night Work by Women.

By chapter 83, Laws of 1913, a new section, 93-b, was added to the Labor Law, which reads as follows: In order to protect the health and morals of females employed in factories by providing an adequate period of rest at night, no woman shall be employed or permitted to work in any factory in this State before six o'clock in the morning or after ten o'clock in the evening of any day.

By incorporating a statement in the statute that it was specifically designed as a measure for the protection of health and morals, and in view of the larger body of knowledge which had become available concerning the necessity for the prohibition of night work, together with the changed attitude of judicial opinion generally towards restrictive legislation upon the labor of women, it was hoped that the courts would sustain the measure.

On March 26, 1915, the statute was unanimously sustained by the Court of Appeals (Justice Collin not voting) in an action which had been instituted as a test case in the Court of Special Sessions in New York City. The statute was sustained in the Court of Appeals on the broad general ground that it is "a police regulation in the interest of public health and the general welfare of the people of the State."

### Automatic Sprinklers in Factories.

Section 83-b of the Labor Law, added in 1912, makes mandatory the installation by the owner of automatic sprinklers in factory buildings of a certain description. These installations in New York City are to be approved in form and manner by the Fire Commissioner. An ordinance of New York City enacted in 1911 empowered the Fire Commissioner to require the installation of such means of fire prevention and extinguishment in buildings generally as he might direct.

Acting under this authority, the Fire Commissioner ordered the installation of an automatic sprinkler system in a certain factory building. The owner refused to comply with the order and was convicted of a misdemeanor in the Court of Special Sessions, from which appeal was taken. The defense in part was that section 83-b of the Labor Law, above referred to, impliedly repealed all special provisions whether of law or ordinance which might be construed to provide for the installation of automatic sprinklers. The Appellate Division, First Department, affirmed the conviction.

### Tenant Factories.

Plaintiff, the owner of a loft building in New York City, was ordered by the State Labor Department to install an additional water closet in a part of the building which he had leased to defendant for factory purposes. The lease required defendant to comply with all governmental orders "applicable to said premises, for the correction, prevention and abatement of nuisance or other grievances, in, upon or connected with said premises or the business of said tenant during said term." Plaintiff, the owner, notified defendant of the order and on the latter's failure to comply therewith installed the water closet himself, and sued defendant, the tenant, to recover the expense of such installation. In the Municipal Court, the complaint was dismissed, it being held that the installation of a water closet was not within the purview of the lease. In the Supreme Court, Appellate Term, First Department, this judgment was unanimously reversed and defendant ordered to reimburse plaintiff. The court held that while the primary obligation rested upon the owner, it was legitimate for him to bind the tenant for reimbursement of such expense.

### Liability For Scaffold Accidents.

Section 18 of the Labor Law contains, among others, the following provision:

A person employing or directing another to perform labor of any kind in the erection, repairing, altering or painting of a house, building or structure shall not furnish or erect, or cause to be furnished or erected for the performance of such labor, scaffolding, hoists, stays, ladders, or other mechanical contrivances which are unsafe, unsuitable or improper, and which are not so constructed, placed and operated as to give proper protection to the life and limb of a person so employed or engaged.

The relative liability under this section of general contractors and sub-contractors for injury to employees by reason of defective scaffolding has given rise to much litigation. The case of *Quigley v. Thatcher* (207 N. Y., 66) has been the leading authority. In that case, an employe of a sub-contractor was injured by reason of a fall due to a defective scaffold. The scaffold had been erected by the general contractor who had sublet a portion of the work to a sub-contractor. The injured employe secured judgment for damages against the general contractor, which judgment was affirmed in the Appellate Division, Second Department, and in the Court of Appeals.

### Safety of Tenant-Factories.

An unanimous decision of the Appellate Division, First Department, recently rendered, held that the liability of owners or lessees of tenant-factories under section 94 of the Labor Law to keep their building safe does not extend to mechanical contrivances but relates solely to matters of sanitation. Plaintiff, in the employ of a firm to which defendants had sublet a part of the building, had a leg broken by a freight elevator used by the tenants in common, and brought action against defendants, who,

as lessees of the entire building, were responsible for the observance of the provisions of the section. In the Supreme Court, New York county, plaintiff elected to rest his case upon defendants' liability under the section and received judgment for \$5,000. The Appellate Division reversed the judgment and granted a new trial.

### Violation on Contractor's Bond.

A contract for the construction of sewers was awarded by the village of Medina to a contractor, the latter furnishing a bond executed by a surety company for the faithful performance of the contract. After partial completion of the work and receipt of approximately 80 per cent. of the contract price, the contractor defaulted. The village then completed the work at its own expense, the total cost to the village, including the payments made to the contractor, being some \$7,000 greater than if the original contract had been fulfilled. The village brought suit to recover this sum, plus penalties for delay, from the surety company. The Supreme Court rendered judgment for defendant upon the recommendation of a referee who had been appointed to hear the issues. The referee found that payments had been made to the contractor with full knowledge on the part of the sewer commissioners that the working day in the construction of the sewers had been ten hours. On appeal, the Appellate Division sustained the lower court, and the judgment has since been unanimously affirmed by the Court of Appeals.

### Abandonment of Job Works Forfeiture of Wages.

Plaintiff, the secretary of a labor union, was the assignee for twenty-two members of unions of theatrical workers, partly ushers and partly billposters. Each of the twenty-two worked Monday, Tuesday and Wednesday, but went on strike Thursday and did not report for duty thereafter during the week. Plaintiff brought action to recover their wages for the three days they had worked. Judgment for \$330 and costs was recovered in the Municipal Court in New York City. On appeal, the Supreme Court, Appellate Term, unanimously reversed the judgment and dismissed the complaint. Justice Guy in rendering the opinion said: An employee by the week, who, without sickness or other adequate excuse, fails to report for work or tender his services for several days, but, on the contrary, abandons his job, during that period is not entitled to any part of the week's wages. *Solotaroff vs. Edelstein Amusement Company*, 85 Misc. 445.

### Question as to Defective Ladder.

Defendant employed plaintiff, a tinsmith and roofer, to repair a storehouse gutter. Plaintiff borrowed a jointed ladder for the purpose from another workman. While he was mounted on the ladder, the other workman came to ask for its return and ascended part way. Under the additional weight the ladder broke. Plaintiff fell and received serious injuries. The case was tried in the Supreme Court in Richmond county. From a judgment dismissing the complaint on the merits, plaintiff appealed to the Second Appellate Department which struck out the words "on the merits" and affirmed the judgment.

—President Boynton of the American Real Estate Company says it is the intention of the company to make its new Long Island City development, where the company has purchased 1,150 lots, the greatest of its works.

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Building Construction and Building Management  
in the Metropolitan District

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In the merry war of competition (in the building trades) it is advisable to be neutral, and above all things keep out of the fight yourself.—Theodore Starrett.

Manhattan is not likely to be satisfied with a census which gives the borough a population of only 20,215 more than in 1910. Why not let the city police force verify the count?

There never has been a better time to consider laying aside some portion of your accumulated means by investing in an absolutely safe security—a piece of real estate. Whether you lease the property to others or occupy it yourself, you ought to receive for your investment the highest rate of interest that any legitimate investment can bring you in normal times.

A prominent merchant of this city and his wife a few years ago presented to a hospital a large sum of money invested in the common stock of a certain corporation whose securities are bought and sold on the New York Stock Exchange. Since then the company has ceased paying dividends and the stock has greatly depreciated in value. This unpleasant development would not have happened if he had given a deed to a piece of real estate or a real estate bond and mortgage.

Only one of the high board fences which ten years ago fronted many Broadway blocks now remains. From the Battery to the University there is only the vacant block frontage between 90th and 91st streets on the east side. The two adjoining blocks on the south and one on the east side between 94th and 95th streets are being improved at the present time. The past two years have been particularly destructive to billboard fronts along Broadway. But for the presence of a large number of temporary taxpayers it could almost be said of Broadway that "it is finished."

## Why the Constitution Needs Amending.

The latest number of "Municipal Research" is entirely devoted to an appraisal of the constitution and government of the State of New York, prepared by the Bureau of Municipal Research at the request of the Constitutional Convention Commission for submission to the convention. The general assumptions which are used as the basis of criticism in the report are: that proper machinery must be set up so that the opinions of the people may be brought to bear immediately on the agents of government through action at elections; that machinery must be set up for making executive officers responsive to public opinion; that it should be made the duty of the chief executive of the State to formulate plans and proposals for legislative action instead of merely delivering a general lecture on political principles or public morals.

In these assumptions the bureau will be found to be in harmony with that line of matured public thought which seems to find the most acceptance. From such assumptions it follows that the report should urge, as it does, that the activities of the Legislature should be directed to large State-wide policies and scrutiny of administration, rather than to the initiation of everything large and small—doing its business largely in committee rooms behind closed doors and accomplishing its ends through methods of log-rolling. It is pointed out that the two-chambered legislature has been abandoned in nearly all the largest cities of the country in the name of efficiency and democracy, and that it is destined to disappear from State governments as well.

That chaos characterizes the general structure of government, that the Governor is the chief executive in name only, that there is a tangle of boards, commissions and irremovable officers, that there is no grouping of activities and functions of government, and no means of obtaining prompt obedience to the well determined will of the people, are among the points developed in the report. It is made clear that this state of affairs has come from the fact that American State government was not originally designed for constructive public work, but was the product of peculiar conditions no longer existing; that the most effective function of the electorate is the approval or rejection of policies relative to things proposed to be done or already done by the government, and that leadership is essential to the formulation of issues.

While responsiveness in government has been the great desire of the American people, almost every device which they have instituted to obtain it has been a plan to prevent someone from doing harm, with the result that upon the electorate is thrown the responsibility of initiating reforms by agitation, while the means for enforcing their will is withheld, except after long intervals. In consequence we have a negative instead of a positive form of government in this State and likewise in the city—a government of "don'ts" instead of a government willing and able.

The application of the movement for governmental reform to real estate affairs is very close. Government affects persons and property, and law-abiding citizens are affected most through their property. Nine-tenths of all the statutes annually enacted affect property; nine-tenths of all the administrative functions of the government concern property either directly or indirectly, and government is supported in the same proportion by taxes on property. No other one thing in which the people are interested is so harmed by poor government and benefited by the good as is property. Mismanagement in the government, or a government incapable of being well managed, means government for political party ends and for the benefit of the beneficiaries of the government, the discouragement of business interests, a declining real estate market, a falling off in building operations, higher taxes and higher cost of living and doing business without com-

pensating financial returns. It is a realization of these things that has finally aroused the substantial people of the whole State to the need of a new system of government that will have more consideration for the economic needs of the time.

Under the present constitution, intelligent public movements are balked, either by the congestion of legislation or by the unresponsiveness of the machinery of government, while an annual menace of piratical bills is permitted. A constitution permitting a state of affairs so inimical to the public welfare could not be allowed to go for another twenty years unamended. Our government has proceeded on the theory that the Legislature must protect the people from themselves, when the people need most to be protected from the Legislature. Public opinion, when informed and under responsible leadership, is the best guide for an efficient administration.

## Real Estate Leadership.

A matter of approving comment throughout the city is the increasing activity of real estate and related interests in behalf of the general public. However earnestly the officers of any municipal government may affirm that they are the representatives of the people in all their various pursuits and that no other representatives are needed, the outstanding fact of political history and personal experience is that public officials represent primarily their party and its needs.

A more pronounced assertion of public opinion on local economic questions and, when necessary, a more insistent demand for responsive action by official executives have characterized public affairs in American cities of late years, mainly inspired by the stress of the times and the need of economy in administering municipal as well as private business affairs.

Advisory action on the part of the citizenry has in New York City been welcomed in most cases by the administration, and the city has been benefited by the resulting policies. A notable instance was the conference at City Hall this week between the governmental leaders and a committee representing the real estate activities of the city, with reference to the plans for the new court house and the proposed civic center. It is high testimony to the comprehensive importance of these activities that they should be looked upon as the logical leaders of public opinion, and that they were able to send to the conference professional and business men of mature wisdom and exceptional experience in those matters concerning which the city managers needed to be advised.

Advisory committees have become a feature of democratic government in both National and State affairs, heartily approved by the public, as in the case of the eminent specialists just selected by the U. S. Navy Department to advise with it in the present crisis.

As the result of the City Hall conference it is understood that building plans and specifications for which the Court House Board were responsible will be so modified as to bring the cost of the building down to about one-half the former estimate; and the very ambitious parking plans (for which the City Plan Committee was no doubt responsible) will be reduced to the lowest dimensions compatible with a suitable setting for the building. The new policy of carrying forward the construction by stages, while not ordinarily advisable, will in this case distribute the work over a wider period of years, and still further ease the burden.

Of course, the public feeling and the state of the municipal exchequer at the date of the inception of the civic center scheme were decidedly different from what they are now, and the administration is entitled to no small degree of credit for recognizing the change, even if this recognition has been slow in coming.

It is well enough to make a plan for a beautiful parkway lined with monumental buildings between City Hall and Manhattan Bridge as an architectural mould for the distant future, but to enter immediately upon the business of acquiring the necessary property was a Procrustean step in city management which must have been taken in a spasm of artistic enthusiasm. City planning should not mean building a new and more beautiful city by artificial and violent means, but rather a utilitarian plan for orderly natural expansion, with ornamentation as an incidental and not the primary motive. It should not and city planners say it does not mean the invention of new schemes of spending tax money, but rather getting the most for the city from expenditures actually required for the natural extension of public works.

### The Torrens Law and the State Constitution.

*Editor of the RECORD AND GUIDE:*

There have been several statements published of late concerning the various proposed amendments to the State Constitution, to facilitate the operation of the Torrens Land Title Registration Law, but as some of these statements are calculated to convey a false impression, it is important that the true situation should be set forth as follows:

Three separate amendments affecting the Torrens Law have been introduced and are now pending before the Judiciary Committee of the Constitutional Convention at Albany. The first, proposed by Professor Reeves, provides for a "Land Division" of the Supreme Court, which shall have sole jurisdiction of all land title registration actions. The second, proposed by myself, provides for the creation of a separate "Land Registration Court," such as has been in successful operation in Massachusetts for upwards of twenty years. The third, proposed by Register Polak, gives to the Register or County Clerk in each county, sole and exclusive powers in the matter of determining and registering titles to real property.

The main objection offered to my proposed amendment, as very frankly stated to me by members of the Judiciary Committee when I addressed them on the subject, is the fact that the people of the State feel that they are now overburdened by taxation, and would oppose the expense of a new court, even although it should ultimately prove self-supporting from the fees paid by property owners seeking registration of their titles.

The main objection to Register Polak's amendment is that it does not confine the Register to his ordinary powers and functions, which are necessarily ministerial in character, but also imposes upon him judicial duties which can be performed only by the court. There is no likelihood that this proposed amendment will be considered seriously.

This leaves the amendment of Professor Reeves as the only one to be considered. I have suggested certain additions thereto, which will strengthen it, by prescribing the procedure to be followed by the proposed "Land Division" of the Supreme Court, and as so amended, there is an excellent chance for its passage.

Some of the criticisms offered have no foundation in fact or reason. One of these critics asserts that the Court of Appeals "evaded" the question of the constitutionality of the Torrens Law "by asserting that the law was intended to register only such titles as were free from reasonable doubt." This is an unworthy and unjust aspersion upon our highest court, the members of which are of such lofty character and sound learning, as well as inspired by such pure motives and sense of righteousness, as to be incapable of cowardly evading any question properly presented to them for determination.

As a matter of fact, the first time that the Court of Appeals passed upon the Torrens Law was on the 3d day of June, 1914, in the famous case of *Partenfelder v. People et al.*, wherein I represented the plaintiff applicant. This was the test case in which the constitu-

tionality of the law was sustained. But in the course of the long and elaborate opinion rendered, the Court made use of certain expressions, obiter dictum, which were misunderstood or misinterpreted by both judges and lawyers. Consequently, on the 12th day of January, 1915, the Court of Appeals, in another case, felt constrained to modify its previous decision in *Partenfelder v. People et al.*, which it did in the following language:

"In this connection it may not be out of place to correct another misapprehension. In *Partenfelder v. People* (211 N. Y., 355, 357, 358), Judge Chase, writing for the Court, quoted the following, viz.: 'The object and purpose of the law are to register good titles, not to cure bad ones,' and among other things said: 'If the plaintiff rests his case upon the complaint and accompanying papers and they do not show a title good as against all the world, the action should be dismissed upon a defendant's motion.' That did not mean that a mere cloud could not be removed in an action to register the title, but it did mean that the Court should not grant a judgment unless the plaintiff established his title."

It thus appears now that the Torrens Law has been recognized by the Court of Appeals, as constitutional enactment, and that any property owner can secure the registration of his title, after he has "established" the same, free from all clouds or defects, which are the essential purpose and object of the Torrens System of Land Title Registration, and successfully operated for many years in several of our States, as well as in Canada and most of the countries of Europe.

If the Constitution is amended as above suggested, there can be no further obstacle interposed to the general adoption of the Torrens Law by property owners in the State of New York.

GILBERT RAY HAWES.

2 Pector street.

### The Queens Rapid Transit Problem.

*Editor of the RECORD AND GUIDE:*

In view of the fact that the Board of Estimate has found it necessary on two occasions this week to postpone the special meeting to decide the question of bringing the B. R. T. trains from 59th street across the East River to the Bridge Plaza, in Long Island City, the Chamber of Commerce of the Borough of Queens has sent a copy of the brief prepared by its counsel, Clarence Edwards, to every member of the Board of Estimate, with the request that they consider the arguments contained in the same favoring an immediate decision for the construction of tunnels, so that the special meeting of the Board can be given entirely to specific recommendations that will be made by the business men of Queens at that time.

The special meeting of the Board of Estimate to consider this important subject will be held on Wednesday morning, July 21st, and it is expected that a delegation from the commercial organizations and civic bodies of not only the Borough of Queens, but all parts of New York City, will be present to urge that the Board of Estimate adhere to the plan adopted by it in February, approving of the construction of tunnels, rather than the reconstruction of the Queensboro Bridge for the operation of the B. R. T. subway trains of the Broadway-59th street line.

Mr. Edwards points out in his brief that the city can actually show a gain of \$780,000 by building the tunnel now rather than reconstructing the bridge and ten years later destroying it and building a tunnel. This saving is based upon the proposal of the Degnon Contracting Company to build the tunnel for \$4,500,000 and to credit the city with \$500,000 for the change of plans on 59th street.

The brief also states: "The choice is in fact between an exceedingly ingenious adaptation of a structure to use essentially inappropriate, as a temporary makeshift for supposed immediate exigencies, and the building of another structure distinctly suited to the purpose and capable of continued advantageous use in the course of the larger

development of the system of which it is part. The error in the plan of diminishing the capacity of the bridge for vehicles is found (1) in that thereby is destroyed a means of communication already established, and valuable, and necessary, in order to create a different kind of communication, which does not result in advance of the public interests unless the preference is justified by the facts which is not the case here; and (2) error also exists in losing sight of the fact that the bridge requires as highway all the present area as well as all that can, by proper change, be made available for use as such highway.

"Queens has been found by the home seeker, the merchant, and the manufacturer, because of its adaptability to their use, resulting from natural conditions and facilities already supplied. It is absolutely necessary for the healthy growth of the city and its transcendent importance to the entire city that broadest intelligence be exercised in affording all possible aid in promoting its usefulness. So it will be decreed that the sacrificing of everything by every possible excess of jamming, trampling, pounding, projecting, hurling, plunging, to the one supreme purpose of arriving alive or dead at the other place, shall not be permitted; and consequently any adequate scheme for transit must include improvement of service not only in quantity and extent, but also in character and quality. The proposed plan of using the bridge in such manner as will inevitably accentuate the bad features that good policy is striving to avoid is therefore 'contra bonos mores' and should be rejected."

WALTER I. WILLIS,  
(Secretary, Queens Chamber of Commerce.)

### Investigating Water Tanks.

*Editor of the RECORD AND GUIDE:*

Your issue of July 10 refers to an investigation of skyscrapers to be made by the Board of Health. I suggest that the investigation begin with the inside of the water tanks on roofs, from which drinking water is supplied.

A. FERRANT.

### New County Borough Project.

Because of the extensive suburban growth and structural improvement in the eight square miles of area in the southwest section of Nassau county, Long Island, the proposition is being broached to form a county borough of Baldwin, Baldwin Harbor, Freeport, Rockville Centre, Lynbrook, Oceanside, East Rockaway, Garden City, Hempstead and Roosevelt, the latter place being a community on the line of the trolley road between Freeport and Hempstead. The reason for the proposition is that with these communities merged into a borough there will be greater homeogeneity and a still lower tax rate.

With a borough government in operation, all of the villages proposed for the merger would have a common interest in a common section of Nassau county. It forms the great level area that slopes gradually from the Wheatley Hills to the sea. The Montauk division and the main line of the Long Island Railroad penetrate it. Real estate men assert that the growth of population east of Queens borough in recent years would seem to compel borough autonomy.

If such a form of government were established, there would be a highway department that would bring the many and much used roads of this area under one unit of management and the same rule would apply to permits for water, gas and light installation as well as for other public improvements. There would be, too, a police department of substantial size and scope and a fire department that would mean much as regards greater safety from fire and insurance rates would be materially reduced.

—More than ten thousand automobile trucks, valued at \$22,000,000, have been shipped to the United Kingdom and France since the war began,

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## REAL ESTATE NEWS OF THE WEEK

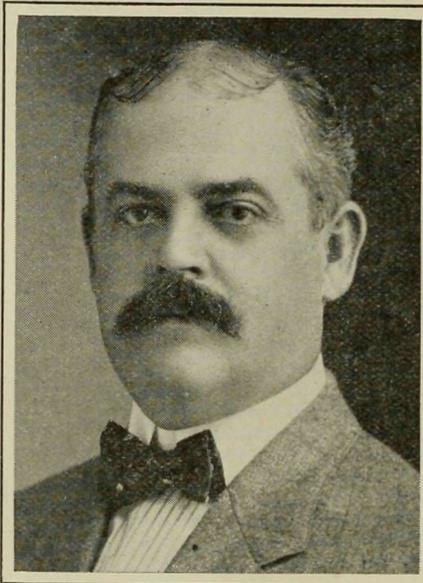
Brokerage Sales, Auctions, Foreclosure Suits  
Together With Other Current Realty Items

### BORO PRESIDENT DEAD.

#### Hon. C. J. McCormack of Richmond— City Officials at the Funeral.

CHARLES J. McCORMACK, President of the Borough of Richmond, died last Sunday morning at Mount Manressa, a retreat for Roman Catholics, on Fingerboard road, Fort Wadsworth, S. I. Mr. McCormack had been suffering from Bright's disease since last January, and went to the Retreat Friday with the intention of staying until last Monday. When called last Sunday morning he could not be aroused and Dr. Charles L. Allers, his family physician, was summoned, but after Mr. McCormack had expired. Mr. McCormack leaves a widow and two daughters, one of whom was sent to St. Vincent's Hospital last Saturday, to be operated upon for peritonitis.

Mr. McCormack was born in Manhattan, in 1865, where he received a public



CHARLES J. McCORMACK.

school education. He moved to Staten Island in 1895. He was active in Democratic politics and won recognition from the Richmond Democratic organization after the consolidation in 1898, when he was made a searcher in the Bureau of Arrears and Assessments. In 1902 he was elected a member of the Assembly from Richmond County and the following year was elected Sheriff. Early in 1908 he was appointed Deputy Water Commissioner by Mayor McClellan.

Mr. McCormack opposed George Cromwell, the Fusion candidate, for the office of Borough President, but was defeated by about 500 plurality. He continued in the office of Tax Commissioner and was successful in defeating Mr. Cromwell in the city election of 1913.

The funeral services were held last Wednesday, starting in the Borough Hall, Staten Island, where the dead official lay in state. The funeral cortege passed from the Borough Hall to St. Peter's Roman Catholic church, with Mayor Mitchell and Controller Prendergast leading the procession of mourners. Bishop Thomas F. Cusack, representing Cardinal Farley, was present and Mgr. Cassidy, who officiated at the services, was attended by more than one hundred priests. Three choirs sang at the church.

On all public and many private buildings flags were at half mast, and every borough employee was excused from

duty to attend the funeral. About two hundred policemen kept in line the thousands who came to the bier of the dead official.

Under the provisions of the city charter, the power of appointment of a Borough President to fill a vacancy rests with the Aldermen from each borough, who compose the Board of Local Improvements. The Aldermen from Staten Island are Messrs. William Fink, John J. O'Rourke and Charles P. Cole. They all are members of the regular Democratic organization and are recognized as entirely friendly to Sheriff O'Grady, the organization leader.

Spire Pitou, Jr., Commissioner of Public Works, has been Acting Borough President, and probably will continue to until some one is chosen to fill out Mr. McCormack's unexpired term.

### IMPORTANT CHANGES IN FIRM.

#### Frank Lord Goes With Cross & Brown Company—New Downtown Office.

The Cross & Brown Company announces that at a meeting recently held, Frank Lord was elected vice-president and a director. Mr. Lord has been connected, since 1875, with Daniel Birdsall & Company, for many years as partner and later as vice-president. Mr. Lord's connection with the Cross & Brown Company carries with it the transfer to that company of the management of the large real estate holdings in New York City of Frederick Ayer, of Boston.

These properties include the new sixteen-story building now under construction at the northeast corner of Broadway and 26th street; the new twelve-story building at 29-33 West 36th street; the twelve-story building at 2-6 West 47th street, and the large tract just south of the Queensborough Bridge in Long Island City, on a part of which Mr. Ayer has recently built a model factory for the Sterling Gum Company, and on part of which is now being built a similar building for Kozak & McLaughlin, manufacturers of shoes.

Among other properties to be managed by the Cross & Brown Company through Mr. Lord's connection with it are the following: 180-2 Bowery, 15-7 West Houston street, 20 West 23d street, 157 West 124th street, 47-9 Maiden Lane, 9-13 East 59th street, 105-111 Wooster street, 84-90 Reade street, 150-152 Chambers street, 16 Warren street, 649-655 Broadway and Mercer street, 423-427 Fourth avenue, 343-347 Broadway, 20-22 Worth street, 105-113 Worth street; The Bayard Building, 524-528 Broadway; 599-603 Broadway, 55-59 White street and 98-100 Bleecker street.

Mr. Lord will continue his downtown connections through the office which the Cross & Brown Company has established at 396 Broadway, from which office in conjunction with the main office at 18 East 41st street, the renting and management of the numerous properties in the downtown section now in charge of the Cross & Brown Company will be carried on. G. W. Slater, formerly assistant secretary of, and for many years connected with, Daniel Birdsall & Company, together with C. A. Sheffield and Wesley Donahue, will also hereafter be associated with the Cross & Brown Company.

—The situation in this city growing out of excessive confiscation and unreasonable regulations which accomplish confiscation by indirection is really serious. Property owners should not be lightly denied relief.—The Globe.



## A NOVEL CASE.

## Has the City a Right to Use Land For a Different Purpose Than It Was Condemned For?

The United Real Estate Owners' Association, on behalf of one of its associate members, Mr. Jacob Lunitz, through their counsel, J. Bleecker Miller, has prepared papers in an injunction suit, brought to prevent the erection of a corporation yard between Monroe street and Madison street, under the Manhattan Bridge, on land which was acquired in condemnation proceedings, brought on behalf of the city, to acquire land for a bridge approach.

The case is one of peculiar hardship, as Mr. Lunitz's land will be completely shut off from access to the street by the erection of the wall around the proposed corporation yard.

Speaking of the case, Counsellor Miller said:

"The legal principle involved is very important, namely, whether land which has been acquired by the city for one public purpose can be used by the city for another purpose, without a new proceeding to ascertain and award damages to the owner of the land, taken for the first purpose.

"As to streets, this principle was declared to be in force in the case of In re Herrman, decided by the Court of Appeals in the past month. This was probably one of the last cases argued by the late James A. Deering and the Court refers to his 'great learning and knowledge derived from long familiarity with kindred if not similar subjects.'

"There seems to be no reason why a similar principle should not be applied to land taken for a bridge approach. Certainly the plans for that approach did not show a brick wall, from eight to twelve feet high, surrounding the land between Madison and Monroe streets. The neighborhood is thickly settled, although the inhabitants are poor; the spaces under the bridge structure are admirably adapted for their present uses as playgrounds for the children who swarm out of the neighboring tenements.

"In these days of vast public improvements, every case on the proper exercise of the right of eminent domain is of interest and the efforts of 'the United' to protect private citizens against the attempt to use land for a purpose other than the one for which the land was condemned, will be watched with interest.

"There is also a novel question involved, as to whether the principle of a right of way of necessity exists where part of the land has been taken under the exercise of the right of eminent domain and no other exit remains for the land which was not taken in the proceedings."

## Trend in Nassau County.

The real estate market in central Nassau county last week was indicative of steady activity throughout the summer. Numerous sales were made in the Boulevard section, which is fast changing from acreage into villa sites. The width of the Boulevard, its direct connection with the main highways to various parts of Long Island and the central situation of Mineola have all had a bearing on the steady trend of real estate demand in the community.

Mineola is a real estate anomaly. While landed estates are steadily increasing in number to the north of it, all acreage immediately within its borders is being absorbed with homes for all year occupancy; and the bulk of the demand is from persons who desire homes costing from \$5,000 to \$10,000 each. The character of the development in the hill country insures it against all untoward residential conditions, with a resultant benefit to Mineola.

The main line of the Long Island railroad passes through Mineola and it is the junction of the line that branches north to Oyster Bay and of the one running south to Valley Stream, there connecting with the Montauk division and

the Long Beach division, which serve the entire south shore. The trains of the Wading River branch—that serves the north shore of Suffolk county—pass through Mineola. As a result, real estate demand is keeping pace with railroad traffic, each being the correlative of the other.

## Fire Insurance on Queens Factories.

The Manufacturing and Industrial Committee of the Chamber of Commerce of the Borough of Queens, of which William D. Bloodgood is chairman, has taken up the matter of the additional charge of 25 cents and 15 cents per \$100 on the fire insurance of factory buildings at the request of several manufacturers, and will endeavor to have this extra charge abolished. The extra charge is said to be based upon the conditions that existed in Long Island City almost twenty years ago of inadequate water pressure and unpaved streets, etc. This extra charge is not made in other sections of the Borough of Queens. If the Chamber of Commerce is successful in having the charge removed, it will result in the saving of thousands of dollars to the manufacturers and business men of Long Island City.

Tests of the pressure and volume of water at the various fire hydrants in all sections of Long Island City were made on Thursday. These tests were made under the joint supervision of the engineers of the Department of Water Supply, Gas and Electricity, the New York Fire Insurance Exchange, and the National Board of Fire Underwriters.

## The Roads of Suffolk County.

The influence of the popularity of the automobile of New York realty conditions is an interesting one to calculate. It has made suburban living attractive. Manufacturers are getting prices down steadily so that motor cars will soon be within reach of all. This has been a boom to suburban real estate, because of the added pleasure of country life which the automobile brings.

In addition, the demand for good roads is now universal. Civic organizations in the suburban communities have taken up the movement and influenced appropriations.

The recent appropriation made by the New York State Legislature for use on the roads of Suffolk County has been wisely expended. The improvements in the South County road and Suffolk avenue are more notable than others because the vehicle traffic along these two main arteries is particularly heavy at this time.

While in some sections the better roads movement has not been so marked yet it is arousing no little activity in the towns of Suffolk County. Babylon, Bayshore, Huntington and Brentwood, in the western portion of the county, realize that automobile traffic is not to be despised as a means of bringing people to the town. In order to render the trip as pleasant and attractive as possible, residents of these communities advocate constant care and improvement of the roads. It is a delightful motor trip from New York City. It is considered that the Motor Parkway has been instrumental in bringing numbers of persons to Brentwood Park, a large part of which is traversed by the Motor Parkway, and has played a large part in its upbuilding.

## Make It Easy for Investors.

In an interesting article on real estate as an investment, Joseph P. Day says: "It is my belief that there are thousands of people who have never invested in income producing property simply because they are afraid to buy real estate. The chief reason of this shyness of real estate investment is that it has never been made easy for new investors to buy property under such conditions that ordinarily common sense or every day business judgment would be all that was needed to buy with safety of capital and assurance of attractive net yields.

"The general public does not know

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how to buy safe equities above mortgages; how to figure gross rents; actual rents; carrying charges and net income; it knows little about depreciation of buildings—these are elementary to the professional operator—and so they decline to buy real estate showing 6 per cent., 7 per cent., and 8 per cent. at par.

"There is no doubt in my mind that millions of dollars can be attracted to sound real estate investments."

### New Income Tax Rule.

Commissioner of Internal Revenue Osborn, at Washington, has issued a ruling under the Income Tax Law, holding that bad debts which, if collected, would constitute income in their entirety, are not deductible in a return of annual net income unless the amount of such items has been entered on the books of the taxpayer as income, and such entry has been made within the year for which such amount is sought to be deducted as a bad debt. In accordance with this ruling, the commissioner sent the following notice to the collectors:

"Debts on account of unpaid wages, salaries, rents, or items of a similar character, which, if collected, would be properly included in gross income in returns of annual net income, will not constitute an allowable deduction from gross income as bad debts in ascertaining taxable net income unless the amount representing such debts has been entered on the books of the taxpayer and included as income in his income tax return for the year in which the deduction is claimed, and has also been charged off, as required by law, it being specifically provided that only such debts due to the taxpayer, actually ascertained to be worthless and charged off within the year may be deducted as bad debts. An entry of the item on the books and its inclusion in gross income must, therefore, precede the charging off of such item, and its deduction as a bad debt."

### Nelson Estates Selling.

The subdivision of the large tracts at Peekskill-on-Hudson, owned by Thomas Nelson, Jr., until recently president of the village, taken over last winter for marketing purposes by the Robert E. Farley Organization, is going on rapidly. The Bungalow Colony overlooks the Hudson River, and 300 acres of attractive forest land is farther inland, skirting Depew Park and including one of its lakes. Among the early purchasers are Joseph Fox, Frank Wessels and William Stevens, all residents of Peekskill. Each man purchased two plots, and all are preparing plans for the erection of residences.

Considerable underbrush has been cleared away and many acres opened up for attractive home-sites. The character of wild woods, however, has been preserved, as there are ferns, wild strawberries and forest flowers. A number of the newly cleared lots have been sold already.

The Nelson Estates is to establish a tennis club for future residents, and lay out courts on Union avenue. A deer park and tea house are under consideration. The street improvements are progressing rapidly under the direction of Superintendent Benkart, who was awarded recently the contract for Union avenue and Depew street.

### Should Standardize Values.

"One of the greatest problems confronting real estate men throughout the country is the standardizing of real estate values. We are fast solving this, and the work of our organizations this year will be toward the establishment of appraisal boards in all of the cities having membership in the National Association of Real Estate Exchanges."

Thus spoke Thomas Shallcross, Jr., president of the National Association of Real Estate Exchanges, while at Los Angeles.

"The pith of the whole question claiming the attention of organized real estate men is that of definitely establishing land value," Mr. Shallcross continued. "It is

a tremendously big thing. The great argument against real estate as an investment has been that nobody knew its real value. The man with bonds to sell has his engineer's reports to back up his statements when he seeks to raise money, whereas, say a real estate man here wanted to go to New York for a loan on land, he would have no such reports.

"What we aim to do, and will do, is to eliminate this greatest objection by establishing appraisal committees that will issue certified reports. More progress has been made in that direction this last year than ever before. The real estate men are just waking up to the great importance of this problem that has always worked so hard against us.

"We are not working on a political basis. The men selected to make appraisals will be members of local realty boards, as they are best qualified to set values.

"The Government presented a proposition to appoint civil service employes to do this work, but we objected, on the ground that a man living in one community was not qualified to go to other communities and set values. The real estate boards will be made responsible for the setting of values. The Government officials realize we are right and are now enthusiastic over our plan. I obtained the indorsement of many of the leading bankers of the country before we went to the Government with our proposition."

### What an Auctioneer Must Know.

"The auctioneer, if he is advising the purchase of property for subsequent sale at auction, must be able to figure values so closely that no error possibly can be made; he must know within a few dollars the price that can be realized on every lot of a vacant tract," said William P. Rae, of Brooklyn, in a recent article. "The actual selling at auction is, perhaps, the most easily accomplished, all the real work of such a sale, consisting of properly advertising a property to get a following and of putting it before prospective bidders in the most favorable light.

"This is the day of specialists. Every business and every profession has its leaders who have devoted their time and mentality to perfecting themselves in one special branch. Whatever it is these men aim to do requires many years of application and study. So with the auctioneer and appraiser. That he is able to guide his customers in the paths of good fortune is a result of experience gained through having solved many knotty real estate problems."

### PRIVATE REALTY SALES.

ALL portions of Manhattan were well represented in the budget of sales and leases reported by brokerage concerns, and from unannounced building projects, now pending, it looks as though there would be a resumption of this branch of the market, within the next few months. There has been a disposition on the part of many builders to hold back, but at the present time it would appear that some of these projects would be released shortly. In all probability the passing of certain important sections of the Building Code was an influencing factor, but aside and apart from this feature, it is realized that the present time is a propitious one to improve well located parcels.

Included in the reported sales is an exchange involving the Jewellers' Court Building, in Maiden Lane, and three business buildings in 17th and 18th streets. The combined properties represented about \$1,000,000. One of the features of the transaction is that two private investors were the principals in the deals, the professional element being eliminated.

On the other hand the speculative builder was represented in the assembling of a plot in lower Madison avenue, which will be improved with a modern mercantile structure. All the details, even down to the building and permanent loans, have been concluded, and as

soon as possession of the properties is obtained, announcement is made that the operation will be started.

Another interesting deal, involving about \$1,000,000, included a large West Side loft structure and a plot on Seventh avenue, improved with old buildings. An estate acquired the loft and a building concern the avenue frontage, which is in the Pennsylvania station zone.

The leasing branch was conspicuous, several important properties having changed tenancy. In the Bronx a subsidiary of the United Cigar Stores Company acquired for a long term of years a block front, in 149th street, between Bergen and Third avenues, which will be occupied, in part, by the lessees. The faith in the future of the section is thoroughly demonstrated by the fact that though the lease does not become effective until May, 1917, still the company was willing to commit itself for twenty-nine years. The lessors, as part of the deal, obtained an extension of their lease for twenty-one years, from May, 1925, in order to round out the deal. The lessees pay an aggregate rental amounting to approximately \$1,200,000.

Another lease of importance is the change of occupancy of the Holland House property on Fifth avenue and Thirtieth street. The aggregate rental of this hostelry is reported as being \$1,032,200.

Included in the reported leases of the week is one by the Mutual Profit Sharing Corporation, headed by David A. Schulte, who is also interested in a chain of cigar stores, of the old Mark Cross building, on lower Fifth avenue, with a frontage on Broadway. This property is taken over for a term of years, the major portion of which will be occupied by the lessees.

The total number of sales reported and not recorded in Manhattan this week was 23 as against 20 last week and 21 a year ago.

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

The sales north of 59th street aggregated 14, as compared with 11 last week and 16 a year ago.

The total number of conveyances in Manhattan was 145, as against 143 last week, 31 having stated considerations totaling \$2,630,825. Mortgages recorded this week number 76, involving \$42,091,584, as against 92 last week, totaling \$2,401,195.

From the Bronx, 14 sales at private contract were recorded, as against 12 last week, and 10 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,501,875, compared with \$505,815 last week, making a total for the year of \$42,091,504. The figures for the corresponding week last year were \$438,125, and the total from January 1, 1914, to July 18, 1914, was \$23,491,659.

**New Madison Avenue Project.**

George Backer purchased from Morgan J. O'Brien and the United States Trust Company the northwest corner of Madison avenue and 31st street, a seven-story dwelling, on plot 49.5 x 95; also from Dr. William F. Mittendorf, 140-146 Madison avenue, 19 East 31st street and 20 East 32nd street, all dwellings, making a combined plot measuring about 19,000 square feet. The properties have a frontage of 148.1 feet on Madison avenue, 21.10 feet in 31st street and a similar frontage in 32nd street. The Mittendorf holdings were held at \$800,000 and the balance of the property at \$350,000. A building and permanent loan was negotiated by the broker, Andrew F. Gilsey. A sixteen-story mercantile structure will be erected on the site, and the announcement is made that the Loton H. Slawson Company has leased the store and basement in the projected building to Albert Godde, Bedin & Cie., of Paris, France. The American branch of this concern has been located for the past ten years at 13-15 West 20th street and will move into its new quarters on the completion of the building, about January 1, 1916.

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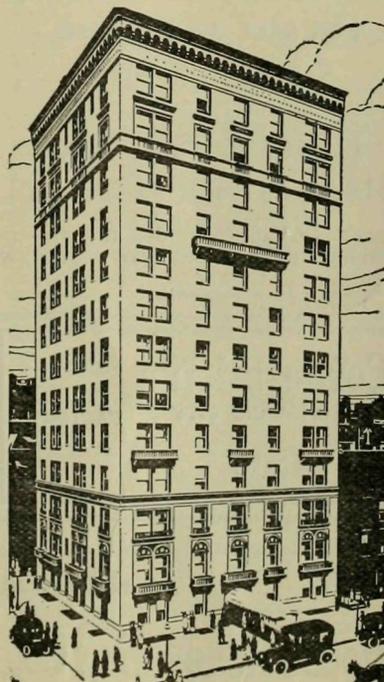
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### Vincent Astor Buys.

Vincent Astor bought for investment from the American Real Estate Company the office building at the corner of 149th street and Melrose avenue for about \$850,000. The company takes in part payment a portion of the undeveloped Astor holdings at the northeast corner of Jerome avenue and West 170th street, through to the Grand Boulevard and Concourse. The building purchased by Mr. Astor was built by the American Real Estate Company several years ago and occupies a ground area of 14,000 square feet. It is fully rented, being occupied on the ground floor by the Riker-Hegeman Drug Co.; the well known Criterion Restaurant and the Lawyers' Title and Trust Co. In the upper floors are such well known tenants as the Equitable, New York Life, Prudential and Metropolitan Life Insurance Companies; the United States Internal Revenue Department for the 14th New York district, and the New York City Tenement Department for the Division of The Bronx, with a large business institute and school.

This purchase by Mr. Astor marks more forcibly perhaps than any other incident that has happened in the development of the Bronx the growing belief of careful investors in the increasing value of property in that rapidly growing district of the city. It supports the recent action of the United Cigar Stores Company in taking a long lease at a record figure, at the corner of Third avenue and 149th street, which was recently announced. J. Clarence Davies was the broker in the sale.

### Jewellers' Court Resold.

Duke Moro de Moro of Essex, England, resold the Jewellers' Court building, a twelve-story structure, on plot 68.6 x 78.1 x irregular, at 51-53 Maiden lane, through Charles V. Van Valen, to Samuel P. Tull, owner of other downtown Manhattan parcels. The buyer gave in part payment 41-43 West 17th street, two five and six-story buildings, on plot 50 x 92, and 38 West 18th street, a five-story building, on plot 75 x 92. The Maiden lane building was held at \$800,000. Mr. Van Valen will continue to act as agent for the new owner, and will represent the Duke de Moro in the 17th and 18th street properties.

### \$1,000,000 Exchange Closed.

F. & L. Building Company (Harry Lindenbaum, Charles Fleischer and Charles Lindenbaum) sold to the Gridley estate the twelve story store and loft

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building, on plot 161 by 90.2, at 115-125 West 30th street. In exchange the estate gave 430-434 Seventh avenue, three and four story buildings, on plot 49.4 by 100, assessed by the city at \$250,500. The property had been in the possession of the estate for more than fifty years. It could not be learned what disposition would be made of the property by the new owners. The 30th street loft was erected on the property after its purchase, in 1912, from the Realty Holding Company. Rouse & Goldstone prepared the designs and estimated its cost at \$400,000. The Metropolitan Life Insurance Company made a building and permanent loan of \$475,000. The property is assessed by the city at \$639,000. The deal just closed is said to have involved about \$1,000,000.

### 86th Street Project.

The L. J. Du Mahout Company, Inc., and Frederick Fox & Co., have sold for Mrs. Oliva P. Hoe 152-158 West 86th street, four dwellings, on plot 80 by 106.10 by irregular, between Columbus and Amsterdam avenues and opposite the big apartments erected last year by Benjamin Mordecai and associates. The purchaser is Abraham Lincoln Levin, who will reimpose the site with a high-class 12-story fireproof apartment house, which will be ready for fall occupancy next year. Arrangements have been completed for a building and permanent loan. The entire operation will represent an outlay of approximately \$700,000. The house will be arranged for three apartments to a floor and the estimated annual rental will be about \$78,000.

### Loft in Trade.

William N. Dewey gave in part payment, for the new ten-story apartment, on plot 74 by 140, at the northeast corner of Riverside Drive and 155th street, the sale of which was recently reported, the seven-story loft building, on plot 24.10 by 94.9, at 27 East 10th street. Heckscher & De Saulles and Francis B. Robertson were the brokers. The deal aggregated about \$1,000,000.

### Manhattan—South of 59th St.

GREENWICH ST.—Joseph P. Day resold 90 Greenwich st, which he recently disposed of for Hannah Mendelsohn. The new buyer is Patrick McCarthy, who owns the southwest corner of Greenwich and Rector sts, adjoining on the north. The acquisition of this property squares out Mr. McCarthy's holdings, giving him a frontage in Greenwich of 51 ft. and 96 ft. in Rector st.

HALL PL.—L. J. Phillips & Co. sold for the Dorahal Realty Co. the southeast corner of 7th st and Hall pl, 75x68.2, a 6-sty modern apartment house. The house was built a few years ago and is considered the finest house of its kind in the section. The building has exceptional light and air, as it faces the Hewitt Memorial Building, a 2-sty building, and overlooks Cooper Square.

WHITE ST.—L. A. Kerngood Co has sold the connecting mercantile property known as 24-6 White st, through to 25 Walker st, being two 6-sty buildings, on plots 37.6x100 and 25x106.6, respectively. These properties were recently altered at a cost of \$20,000 and are fully occupied by rated tenants on leases. They are situated between two new subways (the Broadway and the 7th av lines), both nearing completion. The brokers report their client to be a shrewd buyer who believes this section will receive an impetus from the new subways.

12TH ST.—Lelia Wall and others are reported to have sold the 4-sty dwelling, on lot 21x103.3, at 50 West 12th st.

46TH ST.—Forster Realty Co., J. C. Forster, president, purchased from John J. and Edward J. Teaney the 5-sty stable building, on plot 50x100.5, at 117 to 119 West 46th st. The purchaser obtained a first mortgage loan of \$60,000 on the property from the Bowery Savings Bank and leased it to John Williams on a long term basis at an annual rental of \$8,000.

LEXINGTON AV.—Harris and Maurice Mandelbaum have bought from John M. Kyle 519 Lexington av, a 5-sty building on lot 20.5x70. Horace S. Ely was the broker.

### Manhattan—North of 59th St.

59TH ST.—Fanny Fara sold 547 West 59th st, a 4-sty flat, with stores, on lot 25x100.5, located 200 ft. east of West End av. The buyer, Alice Fuchs, gave in exchange a farm of 110 acres at Beacon Falls, Conn.

66TH ST.—William A. White & Sons have sold for the Seamen's Bank for Savings to a client for investment the 4-sty and basement brownstone dwelling, on lot 20x100.5, between 5th and 6th avs.

118TH ST.—D. H. Jackson Co. purchased from the estate of Helena Munstuck and Joel B. Libermann, executors of the estate of I. Munstuck, 6-8 West 118th st, two 5-sty double flats, on plot 50x100, through Norman Denzer.

123D ST.—William Bartels sold 408 East 123d st, a 4-sty tenement, on lot 25x100, for W. Koch to a cash investor.

AUDUBON AV.—M. I. Strunsky & Co. sold for the Rexton Realty Company, Samuel Kempner president, the northeast corner of Audubon av and 184th st, a vacant lot, 100x20, to a client of A. E. Leicher, attorney. Plans are being prepared for the improvement of the site with a one story taxpayer to contain eight stores.

BROADWAY.—The Simax Realty Co., representing the Bernheimer family, is reported to have sold Clare Arms, a 6-sty elevator apartment house at the northeast corner of Broadway and 124th st. The structure occupies a plot fronting 100.11 ft. on Broadway and 75 ft. in 124th st, and was recently remodeled into small apartments. The Bernheimers, who are large owners of houses along upper Broadway, acquired Clare Arms several years ago, and in 1913 turned it over to their holding company. The present lessee of the house is said to be the buyer.

EDGEcombe AV.—William Hobson has purchased from the Broad Edge Co. the northeast corner of 139th st and Edgecombe av two dwellings, on plot 37x100, which are to be altered for business purposes.

LEXINGTON AV.—John J. Kavanagh sold for Adolf Mayer to a client for occupancy 1086 Lexington av, a 3-sty dwelling, on lot 17x72.

WEST END AV.—John O'Connell sold 302 West End av, a 3-sty dwelling, on lot 20x70.

3D AV.—Schindler & Liebler have sold for Ferdinand Brakman the 4-sty tenement, with stores, at 1441 3d av.

7TH AV.—The L. A. Kerngood Co. sold to a client the property known as 1961-63-65-67-69 7th av, northeast corner 118th st, on a plot 100x100, improved with three 5-sty brick and stone apartment houses, the corner being on a plot 24.11x100 and the two inside houses being on a plot 40x100 each. The properties were at one time owned by Lotta Crabtree and are known as "The Lotta" apartments. They were more recently owned by the Agra Holding Co., the present seller, who is represented by I. H. Kramer.

**Bronx.**

LORING PL.—Mary Wheeler sold, through McLernon Brothers, the 3-sty dwelling, on plot 67x100, in the west side of Loring pl, 580 ft. south of Fordham rd. The property was held at \$18,000. A new apartment house will be erected on the site.

PARKER ST.—Felix de Canio sold for Sidney B. Hickox the plot, 25x95, in the east side of Parker st, 70 ft. south of Castle Hill av. The purchasers will immediately improve the site with a 4-sty apartment house.

REVIEW PL.—Charles Siegel Levy, a builder, bought the plot, 100x100, at the northwest corner of 238th st and Review pl, 100 ft. east of Broadway. He will improve the site with two 5-sty apartment houses, plans for which are now being prepared. The Van Courtlandt interests will finance the operation.

CEDAR ST.—L. J. Greenberger has sold for Charles C. Watkins, Jr., nine lots each 25x100 in the Arden tract. They are located in both sides of Cedar st, near Gun Hill rd. The buyer is a builder who plans to erect 2-family houses.

ANTHONY AV.—Hall J. How & Co. sold for the Anthony Avenue Realty Company, 1640 Anthony av, a 5-sty apartment, on plot 52x90, to John Davis; also for Mr. Davis the plot, 75x100, on the west side of Nelson av, 225 feet north of Brandt place. Last week there was reported a sale of the two houses at 1640-1642 Anthony ave by the Realty Operating Company, which had but recently taken them over in foreclosure proceedings. Vacant property was reported to have been given in part payment.

BRIGGS AVENUE.—Newell Bent, as guardian of Margaret and Newel Bent, Jr., sold 2578 Briggs av, a 2-sty dwelling, on lot 19.11x103.

CLAY AV.—Richard Dickson has sold for Hetty Greite 1131 Clay av, a 2-family frame dwelling, on lot 23x83.

CROTONA AV.—Joseph J. Silver has sold for cash to a builder four lots on the west side of Crotona av, 70 ft. south of 187th st, 100x80.

GRAND BOULEVARD.—Arnold, Byrne & Baumann resold for Osserman & Gottlieb the southwest corner of the Grand Boulevard and Concourse and Minerva pl, a vacant plot 70x100. It was held at \$18,000. This property was purchased by the sellers through the same broker about six weeks ago.

MAPES AV.—Isidore Zimmer bought from Sarah Langin 2064 to 2070 Mapes av, four dwellings, on plot 66x145, near 180th st.

NELSON AV, ETC.—Clement H. Smith sold to George Stanger the new apartment on the north side of Featherbed lane, 233.7 ft. east of Nelson av, 50x100, and for the same client the dwelling No. 1685 Topping av, northwest corner 173d st, on plot 100x95.

PLYMPTON AV.—Harold H. Harding has sold the 2-sty brick 2-family house at 1382 Plympton av, on lot 25x68.

STEBBINS AV.—Louis E. Kleban sold the 6-sty apartment house, on plot 70x112x irregular, at the northeast corner of Stebbins av and Freeman st.

THIRD AVENUE.—Lauter-Lodes, Inc., sold for Wehnes Brothers the 4-sty flat with stores at 3200 Third av, on lot 18.7x97, to Frederick M. Sames, a druggist, at present located at 3206 Third avenue. He will remodel the building and occupy it.

**Brooklyn.**

BAINBRIDGE ST.—Friday & Lermann sold 387 Bainbridge st, a 2-sty 1-family dwelling, for Elizabeth A. Gormley to Samuel Lehrer for occupancy.

MCDONOUGH ST.—Friday & Lehmann sold 348 McDonough st, a 3-sty 1-family dwelling for John R. Ryon, of the D. & M. Chauncey Co., to a client for occupancy.

MOFFAT ST.—Friday & Lehmann sold 117 Moffat st, a 2-sty brick 2-family dwelling, for Elizabeth and Rose Markert to a client for an investment.

STERLING PL.—E. T. Newman sold the 3-sty 6-fam. brick and stone apartment, 628 Sterling pl, for Virginia C. Bennet, to a client for investment.

18TH ST.—Ross & Meeks sold for Ellen Kirby two 40-foot plots on the south side of 18th st, west of 4th av, to a builder for improvement.

59TH ST.—Frank A. Seaver & Co., Inc., sold two lots on the south side of 59th st, 440 ft. east of 22d av, for J. G. Hagar to the Peerless Land Co.

64TH ST.—E. J. Sforza sold for Mrs. Ellen Fergus, the lot 20x93x20x94, on the north side of 64th st, 240 west of 14th av to Diego Guardino and Lorenzo Porrello, the owners of the adjoining lot, who will immediately improve the plot with a 4-sty modern apartment house.

72D ST.—E. J. Hollahan, Inc., sold the 2-sty 2-family brick dwelling at 343 72d st, Bay Ridge, for the Teele Realty Co.

72D ST.—E. T. Hollahan sold the 2-sty 2-family house at 343 72d st for the Teele Realty Co.

77TH ST.—Samuel Galitzka Co. sold for J. Karasik, of Manhattan, to Charles A. Darbois the 2-sty dwelling at 547 77th st, on lot 18x100.

77TH ST.—Samuel Galitzka Co. sold for Joseph Karasik, of Manhattan, to William Simpson the 2-sty dwelling 555 77th st, on lot 18x100, for occupancy.

77TH ST.—Samuel Galitzka Co. sold for Joseph Karasik, of Manhattan, to E. A. Hildenfinger the 2-sty brick dwelling at 541 77th st, on a lot 18x100, for occupancy.

ATLANTIC AV.—L. Blumenau's Sons sold for Ernest H. Dohrman estate 292-294 Atlantic av and 95-101 Smith st, on a plot 50x100.

FLATBUSH AV.—Louis Gold sold the building at the southeast corner of Flatbush and

Parkside avs to Silas H. Cummings, of 375 Ocean av.

OCEAN AV.—Arthur Strong bought a plot 70x150 feet, on the west side of Ocean av, 700 ft. north of Glenwood rd, for improvement with a Colonial dwelling of attractive type. The land was purchased from a client of John Reis & Co., brokers in the transaction.

5TH AV.—John Pullman sold 568 5th av, a 1-sty business building, on lot 20x100, for Evelyn D. Benner to Frank Adler for investment.

**Richmond.**

BRIGHTON HEIGHTS.—J. Sterling Drake sold for Jere Johnson, Jr., Co. to Brighton Hills Realty Co., Inc., the northeast corner of Nada av and DeKay st, a plot 94x100, on which they are now erecting three modern residences.

TOMPKINSVILLE.—William H. Jackson sold for Mary F. Duffy to S. P. Kretzer, of Westfield, N. J., 321 Bay st. The property had been owned by the Duffy family for nearly half a century.

**Nearby Cities.**

BAYONNE, N. J.—Frederick G. Perkins sold for the Bayonne Garage & Automobile Co. to John Nelson the garage at 764 Boulevard, on plot 50x112.

EAST ORANGE, N. J.—Feist & Feist, Inc. sold to Albert Alsopp Inc. the large apartment building at 38 to 48 Main st for the Arcand Realty Co. The building contains 6 large stores on the ground floor and 21 apartments of three, four and five rooms and bath each on the upper floors.

GARWOOD, N. J.—The New York Suburban Land Co. sold a plot, 100x100, on 5th av to E. A. Howe, and a plot, 40x125, on Spruce av to C. Becker.

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JERSEY CITY, N. J.—Otto H. Albanusius sold to Richard Dorison, for improvement with three brick store buildings, the plot, 84x100; on the west side of Central av, near North st.

JERSEY CITY, N. J.—Harry J. Max sold to Joseph H. Rudiger 112, 116 and 118 Tonnele av, three 6-family brick flats, on plot 105x100.

MORRISTOWN, N. J.—John B. Taylor bought a plot, 200x300, in Evergreen av, from the Theodore Young Estate.

MORRISTOWN, N. J.—Alpheus B. Hinds bought from the Altmont Realty Co. a dwelling in Oliphant drive.

MORRISTOWN, N. J.—Morristown Trust Co. sold to Mrs. Charles M. Phillips a dwelling, 50x200, at the corner of Speedwell av and Speedwell pl.

MOUNT UNION, PA.—L'Ecluse Washburn & Co. sold to the Aetna Explosives, Inc., a tract of 438 acres on the Junita River at Mount Union, Pa. The property has an extensive frontage on the river and also on the main line of the Pennsylvania Railroad. A plant is now being constructed on the property for the manufacture of smokeless powder.

NEWARK, N. J.—Feist & Feist, Inc. sold to Jacob L. Schwartz, 72 and 74 West Kinney st, a plot 40x60 ft. containing an old dwelling which will shortly be torn down to make room for a modern and complete 4-sty building. The new building will have all modern conveniences for up-to-date jewelry manufacturing; also sold to the Aetna Realty Co., the plot 75x100 at 69 to 73 Globe st, upon which they propose the erection of a modern 4-sty factory building to contain about 30,000 sq. ft.; also sold the vacant plot at 45 and 47 Hawthorne av to Jack H. Lehman who will erect a 3-sty apartment house as soon as plans are completed.

WESTFIELD, N. J.—One-time State Senator Charles A. Reed bought at sheriff's sale 100 lots in Washington st and the Boulevard.

**Rural and Suburban.**

BROOKHAVEN, L. I.—Isidore Zimmer purchased for cash from Eric G. Nyman 1,034 lots in the town ship of Brookhaven, Suffolk County, L. I., formerly held by the William Moffitt Realty Co. Mr. Zimmer will erect 8 1-family houses. George E. Horowitz was the broker.

CEDARHURST PARK.—Louis Berman purchased the dwelling on plot 100x100 at the southwest corner of Albemarle and Argyle roads.

PLANDOME.—L'Ecluse, Washburn & Co. sold to J. Milton Doremus a large fifteen room Colonial House on a plot of one acre at Plandome on Manhasset Bay. The house, which was recently completed is one of the most attractive on the North Shore. It is directly opposite the three-acre estate recently sold by the same brokers to Eugene M. Richardson of the Sherwin Williams Co.

**LEASES.****Cigar Stores Company Leases.**

The United Merchants' Realty & Improvement Company, a subsidiary of the United Cigar Stores Company, leased from the Crossways Realty Corporation, Elkan Holzman, president, through Arthur H. Levis and Mr. Carey, of the Douglas Robinson, Charles S. Brown Company, the block front in the south side of 149th street, from Bergen to Third avenues, comprising about five and one-half lots, for twenty-nine years from May 1, 1917, at an aggregated rental reported to be about \$1,200,000. In connection with this lease the Crossways Realty Corporation also procured from Arthur Astor Carey, of Boston, Mass., a twenty-one year renewal of its ground lease, from May 1, 1925, the aggregate rental amounting to about \$600,000. It is interesting to note that Mr. Carey not alone is receiving more than double the rental that was originally paid when the lease was made in 1904, but that the Crossways Realty Corporation is also receiving a handsome return on its building, and that Mr. Louis Biel, the president of the United Merchants' Realty & Improvement Company, who has selected locations for the United Cigar Stores Company since its inception, has again shown his confidence in this section of the Bronx by taking the lease at a stipulated rental for a period of thirty-one years from the present time.

**Lower Fifth Avenue Lease.**

Mutual-Profit Coupon Corporation, with David A. Schulte, interested in a chain of cigar stores, president, leased for a long term of years the one-time Mark Cross building at 210 Fifth avenue, through to 1132 Broadway, through John N. Golding. The leasing company was recently incorporated at Albany and plans to operate with all cigar dealers, and ultimately proposes to extend its operations to all coupon distributing concerns in the city. The concern will occupy about three-quarters of the entire building, and a premium sta-

tion will be installed on the lower floors. The building is eleven stories high, with a frontage of 28.2 feet on Fifth avenue and 30.2 feet on Broadway, and adjoins the twenty-story business building erected on the former Cafe Martin site, in the south side of 26th street, between Fifth avenue and Broadway.

**\$500,000 Lease to Shoe Concern.**

taxes, insurance and repairs.

Nicholson & Co. have leased for the American Express Company the ten-story fireproof building, on plot 100 by 107, at Hudson, Jay and Staple streets, for a long term at a rental aggregating about \$500,000, to Endicott, Johnson & Co. The lessees are among the largest manufacturers and jobbers of shoes in the United States, and recently obtained a contract for 1,000,000 pairs of army shoes for the French government. It was formerly occupied by Austin, Nichols & Co., who paid \$30,000 per year, plus

**Holland House Leased.**

Matthew J. Ward & Company, in conjunction with Cammann, Voorhees & Floyd, leased the Holland House, at the southwest corner of Fifth avenue and 30th street, for the Holland House Company, to J. Charlton Rivers and Jean G. Venetos, at an aggregate rental of \$1,032,200. Mr. Rivers will be the managing director of the Holland House. The lessees, who have been prominently identified with hotel projects for several years, take possession August 1, 1915.

**Brooklyn Lease and Sub-Lease.**

Pease & Elliman have leased for John Francis Morrissey for fifteen years at an aggregate rental of \$150,000, to the Schulte Realty Company, the building at 353-355 Fulton street, including the ground floor at No. 10 Myrtle avenue, Brooklyn. The same brokers have sub-leased for the Schulte Realty Company to a retail shoe concern a large portion of the ground floor space in Fulton street. The same brokers have been appointed agents for the property.

**Heights Apartments Leased.**

Goodwin & Goodwin leased for the Waunegan Realty Company, to the Wingood Realty Company, the three six-story elevator apartment houses, the Alfredo, Balmoral Court and Richmond Court, which cover the southwest corners of Broadway from 162d to 164th streets, the gross rentals of which aggregate, approximately, more than \$500,000, for the term involved.

**Greenwich Village Lease.**

Tanenbaum, Strauss & Co., Inc., leased for the estate of Charles Frederick Hoffman to Semon Bach & Co., dealers in plate glass, etc., the entire building at the northwest corner of Morton and Greenwich streets, containing about 100,000 square feet of floor area, for a long term of years, at an aggregate rental of about \$250,000.

**Manhattan.**

A. V. AMY & CO. leased to the Unger Amusement Co. for 21 years 75 to 79 West 115th st for improvement with a theatre building to be used in conjunction with the present theatre, at 60-62 West 116th st.

BASTINE & CO. rented at 34 East 12th st the 4th floor to the Princely Novelty Co., manufacturer of boys' wash clothing, and in 235-237 5th av space to J. W. Gillies, photographer.

DANIEL BIRDSALL & CO. rented the entire lofts, 20,000 sq. ft., in 43-45 Worth st to Lewis & Co., shirt manufacturers.

DANIEL BIRDSALL & CO. leased to Parker, Wilder & Co., of 215 4th av, the store, basement and sub-basement in 76 Leonard st, and to the Turner Halsey Co., which lately acquired the sales agency of the Mt. Vernon Woodbury Mills, the store, basement and sub-basement in 62 Leonard st.

THE BRETT & GOODE CO. leased for George A. Wheelock the dwelling at 36 East 33d st to Mrs. Marie Edwards.

THE BRETT & GOODE CO. leased the westerly half of the 13th floor, containing about 10,000 sq. ft., in 406-26 West 31st st to Schweizer & Co. of 470 4th av.

VERNON C. BROWN leased the 5-sty dwelling at 22 West 55th st from the Leonard Lewiston estate. Mr. Brown, who now resides at 17 West 53d st, will pay a yearly rental of about \$7,500 for the house.

JOHN J. CLANCY & CO. leased to Nellie McGinity the dwelling at 34 West 61st st.

CLARK T. CHAMBERS leased to Willet Lavier the store and basement in 9 and 11 East 33d st. Mr. Lavier will use the premises for

the sale of period furniture. He has been located on 42d st, adjoining the Knickerbocker Hotel, for several years.

CROSS & BROWN CO. leased for the O. B. Potter Properties, Inc., to the Isotta Fraschini Motors Co. the 3d floor in 1755-63 Broadway, containing approximately 10,000 sq. ft., and for the U. S. Rubber Co. offices in 1790 Broadway to Edmund C. Moore.

JOSEPH P. DAY leased large space of the northerly half of 53-59 Duane st to the United States Expansion Bolt Co., now at 48 Dey st.

DUFF & CONGER leased apartments in the Lauriston, Madison av, corner 89th st, to Frank J. Ramirez; in 1100 Park av for the Lowell Realty Co. to Dr. Charles J. Pick; and for W. Emlen Roosevelt to Dr. Alfred Braun an apartment in 68 East 86th st.

DUROSS CO. leased the store and basement in 666 Hudson st for Thos. J. Kenny of Boston to William C. Hurley of 664 Hudson st for 10 years; the 4th loft in 465 Greenwich st for the Welsh Estate to Victor Yecker and the 3rd loft in 59 Bank st in conjunction with F. R. Wood and W. H. Dolson Co. to F. L. Aulsbrook and the 1st and 2nd lofts in 8 Christopher st for J. S. Kelly to J. H. Douglas.

DOUGLAS L. ELLIMAN & CO. leased for J. Oits Post 235 East 72d st, a 3-sty dwelling to Mrs. Ida Schweitzer.

DOUGLAS L. ELLIMAN & CO. leased to Cornelius S. Kelly for Robert A. Chesebrough, president of the Chesebrough Mfg. Co., 870 Madison av.

DOUGLAS L. ELLIMAN & CO. leased the parlor floor store in 419 Lexington av for the estate of Elizabeth Toomey to Joseph Langenauer, decorator.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Trowbridge Calloway 161 East 71st st, a 3-sty dwelling on a lot 15 ft. by one-half the block, to Dr. Alfred T. Osgood.

DOUGLAS L. ELLIMAN & CO. leased apartments in 875 Park av for the 875 Park Av. Co. to Hon. J. D. Bedle; and in 755 Park av for William Ziegler, Jr., to Mrs. C. H. de la Chapelle.

HORACE S. ELY & CO. leased for former Dock Commissioner Calvin Tomkins his residence at 21 West 10th st, a 4-sty dwelling, to B. Ogden Chisolm. Mr. Tomkins recently leased an apartment in the Wyoming at 7th av and 55th st.

J. B. ENGLISH leased for M. Huston to B. Lowery the 3-sty dwelling at 223 West 48th st.

J. ARTHUR FISCHER leased to the Broadway Used Car Co. the store and basement in 1849 Broadway, and the store and basement in 254 West 30th st to M. Vitale, grocer.

M. & L. HESS, INC., leased the 11th floor in 354 4th av to Kugelman, Frankland & Foreman of 334 4th av, commission merchants.

M. & L. HESS, INC., leased loft space in 873-5 Broadway, connecting with building at 15 East 18th st, comprising about 10,000 sq. ft., to the Baker & Bennett Co., of 643 Broadway, one of the largest manufacturers of domestic toys.

M. & L. HESS, INC., leased the 8th loft in 22-8 West 21st st to William Strauss, manufacturer of ladies' neckwear; and in conjunction with Messimer & Carreau, Inc., space in 432 4th av to the Touraine Mills, Inc.

THE HOUGHTON CO. leased the 4-sty dwelling at 24 West 89th st for Julia M. Hurtt to Agnes L. Durant and Doland Durant.

THE HOUGHTON CO. leased to Susan F. McClelan the 3-sty dwelling at 153 West 94th st for Dr. Francis W. Davis.

THE HOUGHTON CO. leased for the Farmers' Loan & Trust Co., as trustees for the estate of Mary A. Reynes, the 4-sty dwelling at 137 West 70th st to John H. Krauss.

HUBERTH & HUBERTH rented office space in the American-Circle Building at Columbus Circle to the Harper Auto Safety Signal Co.; the Accessories Catalog Co.; Spar-East Co., of 1790 Broadway; W. R. Chandler, of 1790 Broadway; Victor Auto Specialties Co. and Theodore Sutro, of 66 Broadway.

LOUIS KEMPNER & SON. leased a loft at 2630 Broadway to J. Ward, ladies' tailor.

LOUIS KEMPNER & SON leased the store at 2496 Broadway to Simon Meyers for 5 years.

LOUIS KEMPNER & SON leased for George W. Nix to Joseph Corn the dwelling at 43 West 91st st.

GEORGE KETCHUM leased the store on the ground floor at 124 West 34th st to Louis A. Kalish.

SOL. LOWENFELD leased the store in 71 East 112th st to the Long Island Butter and Egg Co.

A. H. MATHEWS leased for the Wendel estate the building at 87 and 89 William st to John Arata, fruiterer, of 231 Washington st.

WILLIAM B. MAY & CO. leased an apartment in 439 Manhattan av to Mary E. Ryerson; a studio in 58 West 57th st to George Dewey; a store in 1663 Broadway to the Danbury Hat Co.; apartments in "The Albany," Broadway, 51st and 52d sts, to Mrs. A. Barnes and Miss Fannie Brice; and the 5-sty residence at 38 East 30th st for Joseph B. Dickson to W. S. Burnee.

WILLIAM B. MAY & CO. leased 105 East 63d st for Mrs. Emma B. Lyman to the New York Steam Co., of 140 Cedar st; a store in 494 3d av for John W. Thomson to Daniel Reeves, Inc., of 451 West 125th st; the dwelling at 227 West 51st st for the Emery Estate to Mrs. G. Dermont; a studio in "The Albany," at Broadway, 51st and 52d sts, to Francisco Pausas; and an apartment in the same building to Dr. Gotfried Randall.

MESSIMER & CARREAU leased the top floor in 531 West 21st st to Slocum, Avram & Slocum Laboratories, Inc., of 30 Church st, for manufacturing and experimental purposes.

CHARLES F. NOYES CO. leased for Robert Kelly Prentice 191 Front st to the Madison Glue Co.

CHARLES E. NOYES CO. leased the store and basement in 320 Pearl st for Robert B. Lawrence to the Alpine Supply Co., of 284 Pearl st; for Leslie R. Palmer the ground floor of 59 Ann st to Joseph S. Schien, and for Albert H. Frankel two floors in 290 Pearl st to Leopold Spiegel.

CHARLES F. NOYES CO. leased a portion of the 12th floor in 47-49 West st for B. Crystal & Son to E. E. Barrett & Co., of 58 West st; a portion of the 19th floor in 15-19 East 26th st to Edwin E. Krausher; offices in 45 John st to M. Delectis & V. Sarno; space in 61 Beekman st for John J. Burton to Lazarus Goldman; and offices in 6 Maiden lane for the Lawyers Title & Trust Co. to the International Dirigold Co.

PEASE & ELLIMAN leased an apartment in 161 East 79th st to John G. Jackson.

PEASE & ELLIMAN and Moore & Wyckoff renewed the lease of the apartment at 405 Park av to Reginald Vanderbilt; and leased for Cordington Co. an entire floor in 9 East 42d st to Waldorf, Hafner & Schultz for the sale of architect supplies and drawing materials.

PEASE & ELLIMAN leased apartments in 535 Park av, in conjunction with Douglas L. Elliman & Co., to Mrs. J. C. Jenner; in 24

West 59th st to David H. Lichtenstein; and in 161 East 79th st for the owners, of whom I. Randolph Jacobs is president, to Daniel S. Riker.

PEASE & ELLIMAN leased apartments in 525 Park av to Howard McWilliams, and to John E. Liggett, of Boston, Mass.; in 133 West 11th st to Mrs. F. L. Fleischer; the plot at 226-228 East 65th st to M. Croppi and Henry Des Fosses, on which the lessees will erect a modern fire-proof garage; also leased for Mrs. Katherine J. White the modern 5-sty dwelling at 34 Riverside Drive to Frank C. Armstrong.

PEASE & ELLIMAN rented apartments for the 78th St. & West End Av. Co. to Sydney A. Williams; in 131 Riverside Drive for Mark Rafalsky & Co. to John J. Watts; in 223 Riverside Drive for Gustave Obendorfer to John G. Dilger; in 110 Riverside Drive to George Margraf; in 440 Riverside Drive for the Durham Realty Corp. to Harry Bates; also in conjunction with Harris & Vaughan, a store, basement and 1st loft in 8-10 East 47th st to Benjamin Alexander; and for Varick D. Martin the 4-sty dwelling at 147 East 37th st to the Police

Department of the City of New York, to be used as a branch Detective Bureau.

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**APPRAISALS**

Est  
 1895  
 336 Fulton St  
**JAMAICA**

PORTER & CO. leased for Moritz L. Ernst to John J. Kistler the 4-sty dwelling at 152 West 122d st.

PORTER & CO. leased for Spaulding Malin et al to Van Bueren Allen the 3-sty dwelling at 241 West 130th st.

PORTER & CO. leased for William Colgate to Lenora Scott the 3-sty dwelling at 128 West 132d st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Joseph P. Grace 2 Prospect pl, a 3-sty house, at the corner of 40th st, just west of 1st av. The lessee is the Prospect Hill Day Nursery.

ALEXANDER J. ROUX & CO. leased the building 54 Park pl, through to 53 Barclay st, to J. M. Thorburn & Co., of 53 Barclay st.

LOUIS SCHRAG leased for Fernando Wood the 3d, 4th and 5th lofts in 15 West 44th st to the Vogue Hat Co., of 30 West 36th st, for 5 years; for the M. Morgenthau, Jr., Co., the 2d loft in 141 and 143 West 24th st to Geschwer Brothers, of 44 West 29th st; and for the Milrow Realty Co. the 4th loft in 539 8th av to Julius Miller.

HERBERT A. SHERMAN leased a loft 50x 100 in 15-17 West 18th st to Joseph Spiegelman of 21 Bleecker st.

THE LOTON H. SLAWSON CO. leased the store and basement in the new building under construction at the northeast corner of Madison av and 29th st for the George Backer Realty Co. to Albert Godde, Bodin & Cie, of Paris, France. The American branch of this company has been located for the last 10 years at 13-15 West 20th st, and will move into new and larger quarters on the completion of the building in January, 1916.

SLAWSON & HOBBS rented for Mrs. Chester W. Chapin the 4-sty dwelling at 331 West End av to R. M. Claussen.

SLAWSON & HOBBS rented for W. E. D. Stokes to Mrs. E. C. Chase the 4-sty dwelling at 543 West End av for 2 years.

SLAWSON & HOBBS rented for the estate of A. E. Andrew the 4-sty dwelling at 30 West 71st st to a client.

SLAWSON & HOBBS rented for J. F. O'Brien the 3-sty dwelling at 311 West 102d st to J. E. Lorenz.

SLAWSON & HOBBS leased for Samuel Shaw the 4-sty dwelling at 344 West End av to Mrs. G. E. Rosmere.

SLAWSON & HOBBS rented for Mrs. A. E. Doyle to T. E. Wise the 5-sty American basement dwelling at 260 West 78th st.

SPEAR & CO. rented for the American Real Estate Co. the 5th loft in 54-62 West 21st st to Jarnow & Co.; for Max A. Singer the 4th loft in 130-134 West 17th st to H. A. Jaffin & Co.; for R. H. MacDonald & Co. the 4th loft in 718-720 Broadway to Louis Shapiro & Co.

SPEAR & CO. rented for Rosen Bros. & Sussman the 4th loft in 715-717 Broadway to the Ellmar Co., of 13 Washington pl; for the Sperry Realty Co. a loft in 28-32 West 27th st to Moses Abramson; for the O. B. Potter Trust a loft in 10-20 Astor pl to the A. & B. Panama Hat Co., of 101 Varick st.

THE SIX EAST THIRTY-NINTH STREET CO. (C. W. Cooley) leased the 2d floor in 5 East 38th st, through to 39th st, to Jones & Brindisi, dealers in rugs.

NEWELL W. TILTON leased from Frances Livingston the 5-sty American basement dwelling, at 63 East 82d st. Mr. Tilton now resides at 123 East 57th st, and will pay a yearly rental of about \$6,000 for the Livingston house.

VAN NORDEN & WILSON leased for the Stumpf & Langhoff Co., of Milwaukee, store and basement in 253-255 West 125th st, to the Silver Lunch Co., Inc., of 903 8th av, as an addition to its extensive chain of arm chair lunchrooms.

UNGER & WATSON, INC., leased the 4-sty dwelling at 128 East 61st st to Dr. L. Pierce Clark for Frederick B. Sewall.

WM. A. WHITE & SONS leased for Daniel A. Loring, trustee, the store in 29 West 34th st to D. Price & Co., dealers in cloaks and suits, now located at 6th av and 18th st. The store at present is occupied by "Sheridan," who will move on Oct. 1 to their new location at 366 5th av, which was recently leased to them by White & Sons.

THE RULAND & WHITING CO. leased for Joseph P. Day, agent, the northerly half of the 8th floor of the Edison Building, including about 5,000 ft. of space and a large portion of the one-time executive offices of the Edison Co.

THE RULAND & WHITING CO. leased the quarters occupied for more than 60 years by the Nassau Bank in the Temple Court Building, at the southwest corner of Nassau and Beekman sts, which has been divided into seven stores, to the following tenants: New York Times; Boemerwald & Greenfeld; Emerson Shoe Co. of 142 Duane st; Jacob Goldstein; Kline Candy Stores, Inc., and Jacob Niculus. The Ruland & Whiting Co. have been agents for this property since 1881.

ISIDORE ZIMMER leased the following tenement properties: from Louis Reich 291 West 147th st for 5 years through Elmer Freund; from Adolph Hochstein and Max Katz 123 and 125 West 142d st for 5 years; from David Ullman 2544 7th av for 3 years; and through Elmer Freund to Cohen & Cohen 249 to 253 West 112th st for 3 years.

#### Bronx.

CROSS & BROWN CO. leased to the Damorba Amusement Co., Frank C. Bangs, governing director, whereby the McKinley Square Theatre building, Boston rd and 169th st, passes to the control of that company. The McKinley Square Theatre is one of the largest of the modern uptown theatres, on a plot 102x175 ft., from Boston rd to Clinton av. The theatre will be handsomely redecorated and will be opened under a new and original policy.

PORTER & CO. leased for the John B. Haskin Estate, Inc., to Nicholas Muccia the store in 404 Fordham rd, fronting on Fordham sq.

ISIDORE ZIMMER leased from Edward E. Clapp 971 and 973 Trinity av for 3 years; from R. Simon 522 East 130th st for 3 years.

#### Brooklyn.

THE BULKLEY & HORTON CO. leased 251 Washington av, a 4-sty dwelling, to Mrs. Eleanor N. Bowers.

THE BUSH TERMINAL CO., at South Brooklyn, reports that the following tenants recently have taken additional space owing to increased business: Oliver M. Burton Co., cotton felt, have taken 7,622 sq. ft.; A. D. Shoup Co., paper boxes, 5,739 sq. ft.; Libby, McNeil & Libby, canned meats, 9,089 sq. ft.; John Bene & Sons, peroxide, 3,426 sq. ft., and James H. Callender, copper wire, 2,995 sq. ft. The Mounting and Finishing Co., card mounts, leased 11,685 sq. ft., and Cleveland Osbourne Manufacturing Co., hardware, 6,526 sq. ft.

PEASE & ELLIMAN leased for Miss Lucy Hadfield, of Warwick, N. Y., to M. Samuels & Co., of Baltimore, Md., proprietors of the Newark Shoe Stores Co., the store and basement in 249 Columbia st. The lessees own and operate 158 stores, and upon completion of alterations will occupy the leased premises as a branch establishment.

PEASE & ELLIMAN leased to the Irving Hat Co. for Julius Sadvoransky the ground floor and basement in 385 Knickerbocker av. The same brokers have sub-leased for the Irving Hat Co. to the Newark Shoe Stores Co. a large portion of this space. Upon completion of extensive alterations the Irving Hat Co. and the Newark Shoe Stores Co. will open branch establishments.

#### Queens.

CROSS & BROWN CO. leased for the Brett Lithographing Co. at an aggregate rental of about \$40,000 the first floor in the Brett Building, corner of Anable av and Meadow st, Long Island City, to the Paul Wissmach Glass Co., Inc., of 138 West 17th st, Manhattan. This floor contains a total area of over 14,000 sq. ft. and the lease carries with it the privilege of renewal at an advanced rental.

THE LEWIS H. MAY CO. leased at Rockaway Park for Lydia Magrath cottage on 8th av to A. Gottlieb; for J. H. Holler cottage on S. 8th av to H. Lipschitz; at Belle Harbor for Henry Siefke cottage on Chester av to Joseph A. Judd; for C. A. Babcock cottage on Montauk av to Dr. J. W. McAveney.

THE LEWIS H. MAY CO. leased at Far Rockaway for Ada L. Simis cottage at the corner of Bayview av and Healy avs to Charles Wiener; for Fannie E. Norton cottage on Atlantic av to M. D. Cohen; for Mrs. Jos. Cassidy cottage at Simis Beach to Simon Bergman; for Mrs. C. Weissman cottage on Franklin av to S. H. De Roy.

MERUK & MAY leased the store and basement in the new building which they have erected at the northwest corner of Jamaica and Greenwood avs, Richmond Hill, to J. I. Pearlman for a 5, 10 and 25 cent store. This will be the largest retail store in Richmond Hill. Kalb & Weiss of Jamaica negotiated the lease.

#### Suburban.

THE GEDNEY FARM CO. leased to William H. Moon Co., nurserymen of Morrisville, Pa., a tract of land adjoining the Gedney Farm Hotel. There will be an abundant display of trees and plants, with beautiful lawn area, and artistic landscape gardening.

S. S. WALSTRUM GORDON & FORMAN leased for the Smith-Singer Co. the dwelling in the west side of Upper Boulevard, Ridgewood, N. Y., to Mrs. Isabella S. Roberts, of Brooklyn, N. Y.

FISH & MARVIN rented for Roy C. Andrews, furnished for the summer, property in Lawrence Park, Bronxville, to Police Commissioner Douglas I. Mackay, of New York, and property at Lawrence Park, Bronxville, known as "Northern Cottage," to Frederick Johnston, of New Rochelle.

FISH & MARVIN rented for the summer, furnished, the property of Mrs. F. S. Marshall, known as "Spruce Knoll," at Briarcliff Manor, to General Nelson H. Henry of Manhattan; and the property of Harold N. Palmer at Lake Mahopac, N. Y., to J. Walter Bell of Manhattan. The grounds comprise four acres, having a long frontage on Lake Mahopac.

PEASE & ELLIMAN rented a furnished house at Hewlett, L. I., to Martin S. Watts; and leased, furnished, for Henry Mellon a place at Convent, N. J., to Charles A. Dana.

PEASE & ELLIMAN rented for William Ziegler, Jr., his estate at Loon Lake, in the Adirondacks, to Clarence H. Mackay for the season, furnished. Moncure Robinson was associated as broker.

ALFRED E. SCHERMERHORN leased cottages at Southampton to the following: Miss S. Dorothy Schieffelin, Frank D. Shaw, Robert E. Stafford, George A. Armour, John S. Phipps, Arthur Coppel, Mrs. Henry W. Miller, Henry W. de Forest, Mrs. Lee Delafield and Dr. Harold Barclay.

JOHN F. SCOTT and EDWARD S. VOSS sublet for H. Hobart Porter the "Harris Cottage" at Lawrence Beach, L. I., to Mrs. John C. Fairchild, of Boston, Mass.

HERBERT A. SHERMAN and Albert B. Ashforth leased for Henry E. Duncan of the London Branch of the Mutual Life Ins. Co. his country place in Grace Church st, Rye, N. Y., consisting of a residence and 4 acres, to Elisha Walker.

FRANK SMITH leased the Frank Cross property at Port Washington Estates, Port Washington, L. I., to Anthony L. Seyling, of Manhattan.



**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.

- Emma L. B. Fay**—May 16, 1913—157TH ST, 516-520 W—2115-25, three 3-sty dw., 50x100, \$32,000.
- John S. Hawley**—Dec. 29, 1913—LAFAYETTE ST, 280-282 and CROSBY ST, 115-119—510-6, 6-sty factory, 57.3x84.3x irreg, \$90,500.
- LAFAYETTE ST, 284-290 and CROSBY ST, 121-123—510-9, 6-sty warehouse, 83.10x84.3x irreg, \$132,000.
- LAFAYETTE ST, 285-291 and MULBERRY ST, 269—510-17, 6-sty factory, 126.5x144.2x irreg, \$225,000.
- PRINCE ST, 53-55—510-28, 5-sty factory, 50x100x irreg, \$53,400.
- PRINCE ST, 90—498-502, 8-sty loft, 36x101, \$103,600.
- BROADWAY, 557-559 and MERCER ST, 128-130—498-9, 5-sty loft, 50x200, \$222,000.
- John Betjeman**—Mar. 30, 1914—3D AV, 230—875-42, 21-year leasehold from Mar. 26, 1896, 4-sty tnt., 23x100, \$5,300.
- Philip Starr**—July 11, 1914—ATTORNEY ST, 1-3—314-32, 5-sty tnt., 66x40.2x irreg, \$75,000.
- MADISON ST, 198—272-26, 5-sty tnt., 25x100, \$27,000.

**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	
	July 9 to 15	July 10 to 16	July 9 to 15	July 10 to 16
Total No.....	145	162	145	162
Assessed value.....	\$10,281,100	\$8,778,967	\$10,281,100	\$8,778,967
No. with consideration..	31	23	31	23
Consideration.....	\$2,630,825	\$726,425	\$2,630,825	\$726,425
Assessed value.....	\$3,377,500	\$749,750	\$3,377,500	\$749,750
Jan. 1 to July 15      Jan. 1 to July 16				
Total No.....	3,819	4,205	3,819	4,205
Assessed value.....	\$239,559,535	\$283,301,408	\$239,559,535	\$283,301,408
No. with consideration..	566	499	566	499
Consideration.....	\$30,096,877	\$18,570,846	\$30,096,877	\$18,570,846
Assessed value.....	\$32,069,300	\$19,155,021	\$32,069,300	\$19,155,021

**Mortgages.**

	1915		1914	
	July 9 to 15	July 10 to 16	July 9 to 15	July 10 to 16
Total No.....	76	100	76	100
Amount.....	\$1,177,490	\$2,351,559	\$1,177,490	\$2,351,559
To Banks & Ins. Cos....	16	16	16	16
Amount.....	\$202,000	\$778,000	\$202,000	\$778,000
No. at 6%.....	18	49	18	49
Amount.....	\$661,029	\$1,243,624	\$661,029	\$1,243,624
No. at 5½%.....	5	2	5	2
Amount.....	\$55,500	\$21,000	\$55,500	\$21,000
No. at 5%.....	24	29	24	29
Amount.....	\$295,875	\$690,300	\$295,875	\$690,300
No. at 4½%.....	2	1	2	1
Amount.....	\$31,000	\$20,000	\$31,000	\$20,000
No. at 4%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Unusual rates.....	.....	2	.....	2
Amount.....	.....	\$17,135	.....	\$17,135
Interest not given.....	27	17	27	17
Amount.....	\$134,086	\$359,500	\$134,086	\$359,500
Jan. 1 to July 15      Jan. 1 to July 16				
Total No.....	2,206	2,521	2,206	2,521
Amount.....	\$54,427,146	\$79,804,324	\$54,427,146	\$79,804,324
To Banks & Ins. Cos....	425	571	425	571
Amount.....	\$22,330,063	\$35,390,230	\$22,330,063	\$35,390,230

**Mortgage Extensions.**

	1915		1914	
	July 9 to 15	July 10 to 16	July 9 to 15	July 10 to 16
Total No.....	36	39	36	39
Amount.....	\$854,000	\$1,364,500	\$854,000	\$1,364,500
To Banks & Ins. Cos....	13	14	13	14
Amount.....	\$459,500	\$626,500	\$459,500	\$626,500
Jan. 1 to July 15      Jan. 1 to July 16				
Total No.....	1,141	1,241	1,141	1,241
Amount.....	\$60,208,293	\$65,661,285	\$60,208,293	\$65,661,285
To Banks & Ins. Cos....	456	426	456	426
Amount.....	\$41,394,350	\$42,639,560	\$41,394,350	\$42,639,560

**Building Permits.**

	1915		1914	
	July 10 to 16	July 11 to 17	July 10 to 16	July 11 to 17
New buildings.....	11	7	11	7
Cost.....	\$1,741,560	\$815,000	\$1,741,560	\$815,000
Alterations.....	\$97,425	\$223,995	\$97,425	\$223,995
Jan. 1 to July 16      Jan. 1 to July 17				
New buildings.....	269	270	269	270
Cost.....	\$40,247,070	\$27,587,640	\$40,247,070	\$27,587,640
Alterations.....	\$9,692,038	\$7,638,939	\$9,692,038	\$7,638,939

**BRONX.**

**Conveyances.**

	1915		1914	
	July 9 to 15	July 10 to 16	July 9 to 15	July 10 to 16
Total No.....	102	141	102	141
No. with consideration..	19	11	19	11
Consideration.....	\$109,539	\$121,765	\$109,539	\$121,765
Jan. 1 to July 9      Jan. 1 to July 16				
Total No.....	3,037	3,676	3,037	3,676
No. with consideration..	451	457	451	457
Consideration.....	\$3,992,679	\$3,985,227	\$3,992,679	\$3,985,227

**Mortgages.**

	1915		1914	
	July 9 to 15	July 10 to 16	July 9 to 15	July 10 to 16
Total No.....	66	105	66	105
Amount.....	\$323,588	\$1,434,458	\$323,588	\$1,434,458
To Banks & Ins. Cos....	4	6	4	6
Amount.....	\$45,500	\$27,250	\$45,500	\$27,250
No. at 6%.....	30	25	30	25
Amount.....	\$156,550	\$133,800	\$156,550	\$133,800
No. at 5½%.....	8	10	8	10
Amount.....	\$41,250	\$74,550	\$41,250	\$74,550
No. at 5%.....	6	40	6	40
Amount.....	\$49,200	\$200,638	\$49,200	\$200,638
Unusual rates.....	2	2	2	2
Amount.....	\$4,688	\$1,470	\$4,688	\$1,470
Interest not given.....	20	28	20	28
Amount.....	\$61,900	\$1,024,000	\$61,900	\$1,024,000
Jan. 1 to July 15      Jan. 1 to July 16				
Total No.....	1,837	2,310	1,837	2,310
Amount.....	\$17,882,057	\$20,599,140	\$17,882,057	\$20,599,140
To Banks & Ins. Cos....	136	236	136	236
Amount.....	\$2,905,878	\$4,772,851	\$2,905,878	\$4,772,851

**Mortgage Extensions.**

	1915		1914	
	July 9 to 15	July 10 to 16	July 9 to 15	July 10 to 16
Total No.....	23	14	23	14
Amount.....	\$353,000	\$154,300	\$353,000	\$154,300
To Banks & Ins. Co....	11	2	11	2
Amount.....	\$241,000	\$16,000	\$241,000	\$16,000
Jan. 1 to July 15      Jan. 1 to July 16				
Total No.....	433	442	433	442
Amount.....	\$8,403,730	\$9,049,450	\$8,403,730	\$9,049,450
To Banks & Ins. Cos....	126	81	126	81
Amount.....	\$3,079,750	\$2,541,900	\$3,079,750	\$2,541,900

**Building Permits.**

	1915		1914	
	July 9 to 15	July 10 to 16	July 9 to 15	July 10 to 16
New buildings.....	12	30	12	30
Cost.....	\$426,700	\$824,650	\$426,700	\$824,650
Alterations.....	\$5,500	\$47,850	\$5,500	\$47,850
Jan. 1 to July 15      Jan. 1 to July 16				
New buildings.....	553	464	553	464
Cost.....	\$16,422,950	\$11,108,392	\$16,422,950	\$11,108,392
Alterations.....	\$474,690	\$769,690	\$474,690	\$769,690

**BROOKLYN.**

**Conveyances.**

	1915		1914	
	July 8 to 14	July 9 to 15	July 8 to 14	July 9 to 15
Total No.....	449	456	449	456
No. with consideration..	48	35	48	35
Consideration.....	\$246,875	\$376,200	\$246,875	\$376,200
Jan. 1 to July 14      Jan. 1 to July 15				
Total No.....	12,072	13,078	12,072	13,078
No. with consideration..	1,417	1,316	1,417	1,316
Consideration.....	\$10,878,336	\$8,457,192	\$10,878,336	\$8,457,192

**Mortgages.**

	1915		1914	
	July 8 to 14	July 9 to 15	July 8 to 14	July 9 to 15
Total No.....	386	395	386	395
Amount.....	\$1,446,635	\$1,767,099	\$1,446,635	\$1,767,099
To Banks & Ins. Cos....	92	90	92	90
Amount.....	\$612,982	\$871,350	\$612,982	\$871,350
No. at 6%.....	198	187	198	187
Amount.....	\$560,121	\$684,348	\$560,121	\$684,348
No. at 5½%.....	118	95	118	95
Amount.....	\$621,330	\$588,671	\$621,330	\$588,671
No. at 5%.....	41	76	41	76
Amount.....	\$175,384	\$408,925	\$175,384	\$408,925
Unusual rates.....	2	20	2	20
Amount.....	\$2,200	\$48,830	\$2,200	\$48,830
Interest not given.....	27	17	27	17
Amount.....	\$87,600	\$36,325	\$87,600	\$36,325
Jan. 1 to July 14      Jan. 1 to July 15				
Total No.....	8,960	9,531	8,960	9,531
Amount.....	\$38,194,786	\$40,686,364	\$38,194,786	\$40,686,364
To Banks & Ins. Cos....	1,758	1,982	1,758	1,982
Amount.....	\$12,513,083	\$16,033,464	\$12,513,083	\$16,033,464

**Building Permits.**

	1915		1914	
	July 9 to 15	July 10 to 16	July 9 to 15	July 10 to 16
New buildings.....	86	103	86	103
Cost.....	\$582,925	\$883,300	\$582,925	\$883,300
Alterations.....	\$90,985	\$52,675	\$90,985	\$52,675
Jan. 1 to July 15      Jan. 1 to July 16				
New buildings.....	2,834	2,745	2,834	2,745
Cost.....	\$23,291,220	\$25,354,260	\$23,291,220	\$25,354,260
Alterations.....	\$2,131,984	\$1,680,962	\$2,131,984	\$1,680,962

**QUEENS.**

**Building Permits.**

	1915		1914	
	July 9 to 15	July 10 to 16	July 9 to 15	July 10 to 16
New buildings.....	134	92	134	92
Cost.....	\$579,275	\$1,018,568	\$579,275	\$1,018,568
Alterations.....	\$15,963	\$25,485	\$15,963	\$25,485
Jan. 1 to July 15      Jan. 1 to July 16				
New buildings.....	3,006	2,794	3,006	2,794
Cost.....	\$10,907,202	\$12,963,100	\$10,907,202	\$12,963,100
Alterations.....	\$486,071	\$677,125	\$486,071	\$677,125

**RICHMOND.**

**Building Permits.**

	1915		1914	
	July 8 to 13	July 9 to 15	July 8 to 13	July 9 to 15
New buildings.....	25	27	25	27
Cost.....	\$43,380	\$36,220	\$43,380	\$36,220
Alterations.....	\$2,075	\$2,214	\$2,075	\$2,214
Jan. 1 to July 13      Jan. 1 to July 15				
New Buildings.....	662	689	662	689
Cost.....	\$1,316,748	\$2,101,568	\$1,316,748	\$2,101,568
Alterations.....	\$117,890	\$139,021	\$117,890	\$139,021

**DAVID ROSENGARTEN**

COUNSELOR AT LAW

19 CEDAR STREET, N. Y.

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**REAL ESTATE NOTES.**

C. F. W. JOHANNING has been appointed agent of 1348 5th av and 2082 8th av.

SLAWSON &amp; HOBBS have been appointed agents for the 9-sty apartment house at 235 West 71st st.

J ARTHUR FISCHER has been appointed agent for the Guernsey property at 18 West 23d st.

DUFF &amp; CONGER have been appointed agents of the Alcazar apartment house at 120-122 East 86th st.

EDWARD C. H. VOGLER has been appointed agent for the three 5-sty apartments at 1 to 5 East 106th st and for 3325 Perry av.

JOHN J. BRADY and Felix de Canio were the brokers in the recorded sale of 546 West 53d st, for the Donright Co. to Lucia Di Menna.

HORACE S. ELY &amp; CO. were the brokers in the recently recorded sale of 4 West 113th st to John C. McCarthy, who owns No. 2, adjoining.

HON. JOHN J. BRADY has appointed Ludwig C. Traube receiver of rents covering property 2089 Webster av, and also has been appointed agent of property 454 East 141st st.

ARTHUR E. WOOD has been appointed agent of the eight store and apartment houses at 349, 353, 355, 357 and 359 East 133d st and 340 and 342 East 134th st.

REAL ESTATE BROKERS' BASEBALL CLUB will play at "R. E. B. Field," Ocean parkway and Av S at 3 p. m. to-day vs. Hudson Motor Co.

VASA K. BRACHER has been appointed agent for the following properties: 223-225 East 3d st for E. A. Prentice; 326 West 59th st for Samuel Goldberg and 8 West 99th.

M. &amp; L. HESS, INC., have been appointed renting agents of the McNulty Building, an 8-sty fireproof structure at 549-51 West 52nd st. The owners are making alterations to fit the building for the automobile trade.

PETER B. OLNEY, referee in bankruptcy for the J. B. Greenhut Co., has appointed William L. De Bost, vice-president of the Cruikshank Co., to appraise the real estate owned by that company.

ELLIS LOCHRANE is the buyer of the dwelling at 50 West 12th st, reported sold by Mary Wall. Pepe &amp; Bro. and Harry Schefers were the brokers. The buyer will alter the house into studios.

WM. A. WHITE &amp; SONS have been appointed agents for the management of 67-69 Front st, which was sold by them last week to the present owner; and also for the property at 68½ and 72 Wooster st.

F. R. WOOD-W. H. DOLSON CO. announces that its new apartment house guide is ready for distribution, giving a complete list of the houses under its management. Each house is illustrated, the number of rooms are given, rents, locations, etc.

ENDICOTT, JOHNSON &amp; CO., shoe dealers, will pay \$500,000 for the use of the 10-sty building at Hudson and Jay st, which they have leased. Nicholson &amp; Co. negotiated the deal. The company has a small building near by. War orders are the reasons for larger addition, it was said.

WILLIAM ALLEN, referee in bankruptcy, has appointed William E. Davies, Thomas J. Shelley and Herbert J. Dahn appraisers for the real and personal property of the estate of Adolf Mandel, bankrupt, comprising about 90 parcels in the boroughs of Manhattan, the Bronx, Brooklyn and Queens and Nassau County, New York.

THOMAS D. MCCARTHY, United States Marshal for the Southern District, has designated Henry Brady auctioneer for sale of 2284-2286 Beaumont av and 784 East 179th st, to be sold at the Bronx Real Estate Exchange, 3208-3210 3d av, on August 20. This is the first sale of its kind to be conducted by the United States Marshal in the past 18 years.

ROBERT E. FARLEY ORGANIZATION sold at Peekskill to Edward J. Wilson a plot on Union av opposite Bay st; a plot on Union av nearly opposite that sold to Mr. Wilson to Peter Turcotte; also to Mary T. Wood a dwelling on 9th av, Mt. Vernon, and at Bedford Hills a dwelling and 33 acres of land to Helena Zimmerman.

BING &amp; BING brought suit against the Chapin Home for the Aged to recover the amount paid when the builders undertook to buy the premises in the north side of 66th st, east of Lexington av, on the ground that the home could not convey a valid title to the property. Supreme Court Justice Lehman ruled yesterday that the home is able to deliver a valid title and dismissed the complaint.

REAL ESTATE MEN in Queens, automobilists and commuters will be greatly assisted by a condensed map of the borough which has just been completed by the Topographical Bureau. This map has been drawn at the convenient scale of 4,000 feet to the inch, and shows the whole borough in outline, including the streets and highways, the railroads and railroad stations, rapid transit lines and stations, and all the trolley lines. The ward lines are shown on the map, as also the local designations, such as Corona, Nassau Heights, Trains Meadow, together with the one-time villages, clearly shown. The sections that will appear on the final map of the borough are indicated, and this will enable those interested in development work to lay out their property in accordance with the final layout of the borough. Under a resolution adopted by the Board of Estimate the Topographical Bureau is permitted to sell these maps at nominal cost. They will be placed on sale in about ten days.

**OBITUARY**

DR. JAMES ALBERT BENNETT, treasurer of the Consolidated Gas Company for the past twelve years, and a director in several banks and corporations, died last Sunday at his home, 2101 Fifth av, after an illness lasting more than a month. His condition was not considered serious until a few days before his demise a turn for the worse came. Dr. Bennett was 72 years old, and was born in Sterling, N. Y. He graduated from the New Homeopathic Medical College in 1871. Although the holder of a degree of medicine and active in medical societies, he did not practice extensively.

Dr. Bennett entered the employ of the Manhattan Gas Light Company in 1864 and continuously for more than half a century his principal interests have been with gas companies. Upon the consolidation he became the manager of a branch office, was steadily promoted, until he became secretary of the Consolidated Gas Company in 1901 and its treasurer two years later. He was also the treasurer of the Astoria Light, Heat and Power Company, vice-president and director of the Andrew J. Robinson Company, builders; manager of the American Tract Society, trustee of the Harlem Savings Bank, director of the United States Fire Insurance Company and the Ball Electric Illuminating Company.

He was a member of the New York County Homeopathic Society, Cayuga County Society, New York Society, Baptist Social Union, National Geographical Society, senior member of the American Institute of Homeopathy, New England Society, director of the Y. M. C. A. of New York City, of the Jennie Clarkson Home for Children at Valhalla, N. Y., and was director and treasurer of the New York City Baptist Mission Society and president of the Board of Trustees of the Southern New York Baptist Association. Dr. Bennett was a member of the Masonic fraternity. He is survived by his wife and two sons and two daughters.

SANDFORD ELLSWORTH COBB, formerly vice-president of the Mutual Life Insurance Co., died Sunday at Pasadena, Cal., after a short illness caused by pneumonia. Mr. Cobb had been in poor health for the last five years and had made his home in California. Before that time he was prominent in the activities of East Orange, N. J., where he made his home. Mr. Cobb was born in Tarrytown forty-nine years ago. He was graduated from Yale and soon thereafter took a place in the office of the insurance company. Mr. Cobb was a member of many clubs in Orange and of the Yale Club in this city. He is survived by his wife and three children.

MICHAEL WINCHESTER WILSON, 60 years of age, of 501 Court st, Brooklyn, a real estate broker, formerly well known in the Eighth Ward, where he lived for many years, and where he was active in Democratic politics, died yesterday from a hemorrhage of the brain. His funeral will be held privately, with interment in Linden Hill Cemetery. Mr. Wilson was born in Liverpool, England, and had been a resident of Brooklyn for thirty-five years. He was at different times associated in business with Leonard Vaughn and Gilbert Elliott. He is survived by a daughter, Miss Elizabeth Wilson, a public school teacher, and two sisters, Mrs. Thomas Smith and Mrs. Elizabeth Rae.

**AUCTION SALES OF WEEK.**

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

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

**The Auction Market.**

Thirty-three parcels were scheduled for sale in the Vesey Street Salesroom this week, and fifteen properties in the Bronx Exchange Salesroom. The properties, with a couple of exceptions, were unimportant, though the Alexander Hamilton apartment house, at the northeast corner of Broadway and 161st street, was included in the budget. This latter parcel was bought by the Guaranty Trust Company, as plaintiff in the foreclosure proceedings, for \$180,000, which was \$10,000 more than a prior mortgage of \$170,000. The judgment was for \$45,623.76 and taxes and other charges amounting to about \$6,498.16, additional. The twelve story loft at 135-141 West 29th street was also offered and disposed of for \$230,000.

Tenements and vacant parcels formed the offerings in the Bronx, but none of the parcels were of special significance. The bidding was fairly active, but principally by those interested in the properties put up for sale.

**Manhattan.**

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

JOSEPH P. DAY.

East Broadway, 244 (\*), ns, 287 e Clinton, 23x107, to Division (No 233), 3-sty bk tnt &amp; 5-sty bk tnt &amp; str; due, \$34,-884.99; T&amp;C, \$352.23; Trustees of the Leake &amp; Watts Orphan House in City of N. Y. 30,000

**Water st, 684 (\*)**, nwc Jackson (Nos 55-61), 25x100, 5-sty bk tnt & str; due, \$34,211.42; T&c, \$1,319.12. 30,000  
**12TH st, 648 E (\*)**, ss, 133 w Av C, 25x103.3, 5-sty bk tnt; due, \$22,012.45; T&c, \$—; Baldwin Stanbach. 10,000  
**12TH st, 650 E (\*)**, ss, 108 w Av C, 25x103.3, 5-sty bk tnt & str; due, \$21,942.23; T&c, \$—; Baldwin Stanbach. 10,000

**12TH st, 652 E (\*)**, ss, 83 w Av C, 25x103.3, 4-sty bk storage; due, \$19,633.92; T&c, \$—; Baldwin Stanbach. 10,000  
**112TH st, 51-51 1/2 E**, ns, 230 w Park av, 25x100.11, 2-1-sty fr dwgs; due, \$9,670.19; T&c, \$1,773.98; Sam Herre. 12,000  
**116TH st, 41 E (\*)**, ns, 139 e 1 av, 20x100, 3-sty & b stn dwg; due, \$9,225.49; T&c, \$262.27; mtg recorded Jan17/10; Levi S Tenny. 8,000

**134TH st, 318 W (\*)**, ss, 250 w 8 av, 25x99.11, 5-sty bk tnt; due, \$22,962.15; T&c, \$—; Jas K Holly, trste. 21,000  
**148TH st, 521 W (\*)**, ns, 276.6 w Ams av, 15.6x99.11, 3-sty & b bk dwg; due, \$10,935.27; T&c, \$279.50; Katharine B Hicks. 500

**150TH st, 531 W (\*)**, ns, 400 e Bway, 19x99.11, 3-sty & b bk dwg; due, \$15,926.77; T&c, \$700; Kings County Savgs Instn. 12,000  
**Av B, 165 (\*)**, es, 71 n 10th, 23.8x93, 3-sty bk tnt & str; due, \$2,504.75; T&c, \$456.55; Sarah E Blodgett. 17,800

**Broadway, 1744-S**, sec 56th (No 216), 131.9x122.7x120.2x8.7, 7-sty bk tnt; partition; withdrawn. —  
**Broadway, 3860-6 (\*)**, nec 161st (No 581), 99.11x99.10, 6-sty bk tnt & str; due, \$45,623.76; T&c, \$6,498.19; Guaranty Trust Co N Y. 180,000

**Broadway, 4180**, nec 177th, 91.2x115.9x89.10x100.2, 6-sty bk tnt & str; due, \$188,728.71; T&c, \$3,390.10; Lawyers Mtg Co. 175,000  
**West End av, 590 (\*)**, es, 81.8 s 89th, 19x82, 3-sty & b bk dwg; due, \$7,433.94; T&c, \$1,036.20; Michael McGuire. 22,500

**BRYAN L. KENNELLY.**  
**Walker st, 21 (\*)**, ss, 225.8 e W Bway, 25x100, 5-sty stn loft & str bldg; due, \$21,196.25; T&c, \$608.35; Julia M Love et al. 21,000

**38TH st, 267 W**, ns, 141 e 8 av, 20.6x98.9, 4-sty bk tnt & str; due, \$4,107.78; T&c, \$2,395.26; Harry L Sherwood. 12,000  
**72D st, 204 E**, ss, 90 e 3 av, 20x102.2, 4-sty bk dwg; Gustav Gitterman. 17,800

**117TH st, 128 W (\*)**, ss, 300 w Lenox av, 25x100.11, 6-sty bk tnt; due, \$32,399.84; T&c, \$825.75; Louisa J Townsend, gdn. 20,000

**128TH st, 268 W (\*)**, ss, 208.4 e 8 av, 20.10x99.11, 4-sty stn tnt; due, \$10,984.32; T&c, \$400; Jane E Barney. 6,000

**M. MORGENTHAU, JR. CO.**  
**3D st, 357 E (\*)**, ns, 197 e Av D, runs n w58.6xn39.6xe28.6xsl102xw20 to beg, 4-sty bk tnt & str; due, \$2,317.40; T&c, \$1,534; German Savgs Bank in City of NY. 4,300

**3D st, 359 E (\*)**, ns, 217 e Av D, 20x81, 4-sty bk tnt & str; due, \$3,386.08; T&c, \$1,588; German Savgs Bank in City N Y. 5,200

**158TH st W**, ns, 142 w 12 av, runs n 231.6xnw235.6xe1.2 to Riverside dr xnw—xw271x8537.2xe257.5 to beg; due, \$91,246.64; T&c, \$6,280; Edw Vaughan, for party in interest. 45,100

**SAMUEL MARX.**  
**90TH st, 129-31 W (\*)**, ns, 421 w Col av, 54x100.8, 2-5-sty bk tnts; due, \$12,123.19; T&c, \$750; Jno A Dittrich et al. 55,750

**127TH st, 370 W**, ss, 125 e Morningside av, 25x99.11, 5-sty bk tnt; due, \$3,662.30; T&c, \$79.35; Saml Kleinberg. 18,750

**154TH st, 432 W (\*)**, ss, 125 e Ams av, 18x99.11, 3-sty & b stn dwg; due, \$14,542.34; T&c, \$529.14; Lawyers Mtg Co. 12,000

**STH av, 975-9 (\*)**, ws, 25.5 n 57th, 75x100, 3-6-sty stn tnts & str; due, \$50,603.58; T&c, \$4,470.15; Zinwill Co et al. 40,000

**HERBERT A. SHERMAN.**  
**Madison av, 1527**, es, 17.7 s 104th, 16.8x70, 3-sty bk tnt & str; due, \$9,197.29; T&c, \$553.37; Wm A Wellwood. 9,800

**HENRY BRADY.**  
**33D st, 311 W**, ns, 182 w 8 av, 22.8x98.9, 4-sty stn tnt; due, \$17,542.75; T&c, \$747.60; John J Cavanaugh. 18,775

**Audubon av, 220-34 (\*)**, nwc 176th (No 551), 199.11 to 177th (No 550) x100, 2-6-sty bk tnts; due, \$37,046.14; T&c, \$18,513.40; Mary Newton et al. 285,200 over mtg

**Pleasant av, 423**, ws, 167 s 123d, 16x66, 3-sty & b stn dwg; due, \$4,363.57; T&c, \$270; City Real Estate Co. 4,000

**JAMES L. WELLS.**  
**19TH st, 128 W**, ss, 385 e 7 av, 20x100.11, 3-sty & b stn dwg; due, \$20,894.86; T&c, \$—; Lizzie L Ball, deft. 17,000

**SAMUEL GOLDSTICKER.**  
**29TH st, 135-41 W (\*)**, ns, 346.1 e 7 av, 60.6x98.9, 12-sty bk loft & str bldg; due, \$52,221.18; T&c, \$144.30; Julius Israel et al. 230,000

**Total** ..... \$1,356,075  
**Corresponding week, 1914**..... 411,925  
**Jan. 1, 1915, to date**..... 37,936,856  
**Corresponding period, 1914**..... 19,668,393

**Bronx.**

The following are the sales that have taken place during the week ending July 16, 1915, at the Bronx Salesrooms, 3208-10 3d av.

**JOSEPH P. DAY.**  
**North st**, es, 127.4 n Tier av, 165.7x253x170.5x255; due, \$2,240.92; T&c, \$606.96; Aaron F Forsey. 3,300

**214TH st, 702 E (\*)**, ss, 19 e White Plains av, 25x101.1; due, \$1,877.79; T&c, \$150.78; Michl Brennan, Inc. 1,500

**Whitlock av, 856 (\*)**, es, 314 s Tiffany, 39x90, 5-sty bk tnt; due, \$24,647.09; T&c, \$1,344.21; Susan McV Hemenway. 22,000

**Whitlock av, 860 (\*)**, es, 275 s Tiffany, 39x90, 5-sty bk tnt; due, \$24,527.89; T&c, \$1,337.90; Susan McV Hemenway. 22,000

**Willett av, 3620 (\*)**, es, 200.11 n 213th, 24.2x95.1; due, \$309.27; T&c, \$96.61; Michl Brennan, Inc. 300

**HENRY BRADY.**

**Freeman st, 990 (\*)**, ss, 80.6 w Longfellow av, 28.11x90.5, 5-sty bk tnt; due, \$19,129.29; T&c, \$1,669.27; Jacob B Baum. 14,000

**Gleason av (\*)**, ss, 25 w 172d, 25x106.8; due, \$4,053.60; T&c, \$613.27; Mary Brenne-man. 3,500

**Gleason av (\*)**, swc 172d, 25x106.7; due, \$6,304.65; T&c, \$613.27; Mary Brenne-man. 5,500

**CHARLES A. BERRIAN.**

**Carroll st, 106 (\*)**, ss, 465 e William, 25x100.5; due, \$344.54; T&c, \$168.94; Ida L Karlebach. 730

**216TH st (\*)**, ss, 50 w Tilden av, 25x100; due, \$1,218.95; T&c, \$100; Michele Saracena. 750

**JAMES J. DONOVAN.**

**Fox st, 1052 (\*)**, es, 423.3 n 165th, 37.6x100, 5-sty bk tnt; due, \$6,582.34; T&c, \$310.40; Leo Hirschfeld. 30,000

**Webster av, 2508**, es, 240.11 s Fordham rd, 50.2x119.8x50.3x121, 2-sty fr bldg & vacant; due, \$12,920.31; T&c, \$337.45; adj July 27. —

**GEORGE PRICE.**

**Brook av, 1251-3 (\*)**, ws, 238.11 n 168th, runs w56.11xs.02xw33xn41.11xe90xs41.9 to beg, 5-sty bk tnt; due, \$6,839.76; T&c, \$—; Samson Rosenfield. 31,500

**Bryant av, 818 (\*)**, es, 150 n Lafayette av, 25x100, 2-sty bk dwg; due, \$773.36; T&c, \$5; Chas F Halsted. 6,800

**M. MORGENTHAU, JR., CO.**

**Valentine av, 2098 (\*)**, es, 169.11 n 180th, runs e91.11xn7.2xw—xn11.3xw89.3x s18.6 to beg, 2-sty fr dwg; due, \$3,811.40; T&c, \$352.39; Lawyers Mtg Co. 4,000

**Total** ..... \$145,880  
**Corresponding week 1914**..... 26,200  
**Jan. 1, 1915, to date**..... 4,154,728  
**Corresponding period 1914**..... 3,823,266

**Brooklyn.**

The following are the sales that have taken place during the week ending July 14, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

**WILLIAM P. RAE CO.**

**HERKIMER ST**, ns, 340 w Albany av, 20x100; Ellen Moran ..... 2,200.00

**E 12TH ST (\*)**, es, 1050 s Beverly rd, 50x100; Ida A Ostergren ..... 8,100.00

**21ST ST (\*)**, ns, bet 3 av & Gowanus Canal, Lot 44; and Lot 3; Jno A Behr ..... 50.00

**E 21ST ST**, ws, 323.6 s Ditmas av, 33.8 x109.6; withdrawn ..... —

**WILLIAM J. McPHILLIAMY & CO.**

**PRESIDENT ST (\*)**, nec N Y av, 21.6x125; Edw R Vollmer ..... 15,500.00

**N 5TH ST**, ss, 75 e Berry, 25x100; adj Aug 24 ..... —

**E 16TH ST (\*)**, es, 400 s Beverly rd, 50x100; So Bklyn Savgs Instn ..... 8,200.00

**BAY 31ST ST**, nws, 300 sw Benson av, 33.4x96.8; Louis Smyth, Traders' Exchange ..... 5,518.00

**72D ST**, sec 5 av, 104.6x20.7; adj July 27 ..... —

**STRATFORD RD (\*)**, es, 500 s Dorchester rd, 40x100; Marketable Title Co ..... 6,800.00

**19TH AV (\*)**, ses, intersec sws 84th, 100x120; Simon Rothenberg ..... 10,200.00

**Also 84TH ST (\*)**, sws, 120 se 19 av, 60x100; Mechanics' Bank ..... 4,700.00

**LOTS 229 to 231, Block 7354**; Jno A A Sattler; Jeremiah A Crowley ..... 2,250.00

**NATHANIEL SHUTER.**

**PRESIDENT ST**, ss, 264.6 e Rochester av.—x—; Jno E Gilroy et al; Henry Petry ..... 300.00

**N 5TH ST**, ns, 100 w Havemeyer, 25x100; P H Worth ..... 2,800.00

**15TH ST**, nwc 3 av, 70x18.3; L Michel ..... 11,750.00

**ROCKAWAY AV (\*)**, es, 460.2 s Av D, 68.9xirreg to E 99th and Av E; E 99TH ST, nes, 320 se Av D, 280x200 to E 100th x irreg; E 100TH ST, nes, 333.9 se Av D, 366.2x358.8 to Av E x irreg; E 99TH ST, nes, intersec ses Av E, 248.10x200 to 100th x irreg; E 98TH ST, nes, intersec ses Av E, 147.8x200 to E 99th; Louis H Petzoldt ..... 27,500.00

**SHEEPSHEAD BAY RD (\*)**, ws, 175.7 n Av Y, 60x259.10; Chas E Paul. .... 750.00

**JAMES L. BRUMLEY.**

**FOSTER AV**, ns, 175 e 3d, 225x100; adj July 27 ..... —

**IRVING AV**, sws, 140 nw Cornelia, 20 x95; Edw F Gundrum ..... 4,470.00

**THOMAS HOVENDON.**

**BUTLER PL**, ss, 50.3 w Sterling pl, 100x128.6; Chas K Doyle ..... 20,650.00

**MONROE ST (\*)**, ns, 232.3 w Sumner av, 17.9x—; Lindley J Higham ..... 4,750.00

**59TH ST (\*)**, sws, 10 se 2 av, 250x100.2; Union Heights Realty Co ..... 5,000.00

**85TH ST**, ss, 100 e 22d; Gustave J Haase ..... 8,500.00

**Total** ..... \$149,988.00  
**Corresponding week 1914**..... 118,650.00

**VOLUNTARY AUCTION SALES.**

**Brooklyn.**

**JULY 10.** JAMES L. BRUMLEY.  
**RUTLAND RD**, swc Canarsie av, 10 lots; (exr). —

**ADVERTISED LEGAL SALES.**

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

**Manhattan.**

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

**JULY 17 & 19.**  
 No Legal Sales advertised for these days.

**JULY 20.**  
**HESTER ST**, 23, ns, 75.2 w Suffolk, 25x100.3, 4-sty bk tnt & str & 2-sty bk rear bldg; Sarah Werbelovsky—Rebecca Lasky, individ & admtr et al; H S & C G Bachrach (A), 926 Bway; Wm Klein (R); partition; Samuel Marx. —

**MOTT ST**, 284, es, 50.8 s Houston, 25x86.10, 5-sty bk tnt & str; David Israel—Pietro Alvino, exr & trste; Isaac J Danziger (A), 56 Pine; Jos T Ryan (R); due, \$4,510.30; T&c, \$2,492.03; sub to 1st mtg \$22,000; Bryan L Kennelly. —

**9TH ST**, 628 E, ss, 288 w Av C, 27.6x93.11, 5-sty bk tnt; Julia I Donley—Mary A Franklin et al; R & E O Gorman (A), 51 Chambers; Abr Benedict (R); due, \$11,802.48; T&c, \$961.10; Samuel Goldsticker. —

**15TH ST**, 111 W, ns, 125 w 6 av, 25x103.3, 3-sty bk tnt & 3-sty bk rear tnt; Corn Exchange Bank—Ensign Realty Co et al; Bowers & Sands (A), 46 Cedar; Wm P Schoen (R); due, \$20,110.17; T&c, \$281.20; Henry Brady. —

**22D ST**, 140-4 W, ss, 300 e 7 av, 62.6x98.9, 12-sty bk loft & str bldg; Postal Life Ins Co—Rituro Realty Co et al; Chas C Lockwood (A), 35 Nassau; Jno J Halpin (R); due, \$268,403.15; T&c, \$7,732.76; Henry Brady. —

**26TH ST**, 329 E, ns, 225 w 1 av, 25x98.9, 5-sty bk factory; Bowery Savgs Bank—Bellevue Realty Corp et al; Action 2; Cadwalader, Wickersham & Taft (A), 40 Wall; Wm F Clare (R); due, \$18,066.20; T&c, \$1,119.95; Bryan L Kennelly. —

**27TH ST**, 334-42 E, ss, 95 w 1 av, runs w130xs 197.6 to 26th (Nos 331-9) xel25xn24.9xe100 to 1 av xn74xw100xn24.8xe5xn74.1 to beg, 3 & 4-sty bk factory; Bowery Savgs Bank—Bellevue Realty Corp et al; Action 1; Cadwalader, Wickersham & Taft (A), 40 Wall; Wm F Clare (R); due, \$160,174.52; T&c, \$19,987.79; Bryan L Kennelly. —

**99TH ST**, 114-6 W, ss, 207 w Col av, 42x100.11, 5-sty bk tnt; Eugene H Rosenquest et al, exrs —Luciano Guilliani et al; Atwater & Cruikshank (A), 43 Cedar; Henry W Unger (R); due, \$39,752.54; T&c, \$2,114.20; Henry Brady. —

**106TH ST**, 332 E, ss, 350 e 2 av, 25x100.11, 4-sty bk tnt & str; Rachele Podesta—Jas G Andriaccio et al; Wessels Ryerson (A), 93 Nassau; David G McConnell (R); due, \$15,388.74; T&c, \$151.55; mtg recorded Dec21/08; Joseph P Day. —

**111TH ST**, 517-23 W, ns, 275 w Ams av, 100x100.11, 6-sty bk tnt; Geo E Chisolm et al, trstes—Jas N Rosenberg et al, trstes; Bowers & Sands (A), 46 Cedar; Chas H Strong (R); due, \$167,861.75; T&c, \$3,540.55; Joseph P Day. —

**118TH ST**, 362 W, ss, 154 e Morningside av, 17 x100.11, 3-sty & b bk dwg; Mary L Whitefield, gdn—Mary McDonough et al; Robt A B Dutton (A), 15 William; Myron Sulzberger (R); due, \$10,402.87; T&c, \$579.24; mtg recorded Jan23/11; Joseph P Day. —

**122D ST**, 327 E, ns, 296 w 1 av, 37x100.11, 3-sty bk loft bldg & 1-sty ext; N Y Savgs Bank—Geo C Kline et al; Jno A Dutton (A), 80 Maiden la; Phoenix Ingraham (R); due, \$10,900.87; T&c, \$687.95; Joseph P Day. —

**AMSTERDAM AV**, 206-S, ws, 60.5 n 69th, 40x65, vacant; Mary A Cudlipp—Kodak Theatre Inc et al; Millard F Johnson (A), 111 Bway; Morton S Coan (R); due, \$39,225.82; T&c, \$1,837.14; mtg recorded May27/05; Joseph P Day. —

**JULY 21.**  
**ALLEN ST**, 14, see Canal, 67-71. —x—,  
**CANAL ST**, 67 to 71, nec Allen (No 14), —x—, 3-5-sty bk tnts & str; also 65TH ST, 170 W, ss, abt 128 e Ams av, —x—, 5-sty bk tnt; right, title, &c; Louis D Livingston—Saml A Krulewitsch et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver; receiver's sale; Henry B Ketcham. —

**DIVISION ST**, 261-3, ss, 128.6 e Montgomery, 41x42, 2 & 3-sty bk tnts & str; Metropolitan Savgs Bank—Jos L Young et al; A S & W Hutchins (A), 84 William; Geo W Simpson (R); due, \$17,332.47; T&c, \$1,033.44; Henry Brady. —

**62D ST**, 218 W, ss, 275 w Ams av, 25x100.5, 5-sty bk tnt; Louis T Lehmeier—Bertha Steinhuehler et al; Marshall S Marden (A), 37 Liberty; Isidore D Morrison (R); due, \$15,881.62; T&c, \$191.35; Joseph P Day. —

**65TH ST**, 170 W, see Canal, 67-71. —

**119TH ST**, 10 E, ss, 141.8 e 5 av, 15.7x100.11, 3-sty & b stn dwg; Caroline M Child et al, trstes—Margo Gordon et al; Samuel Riker, Jr (A), 9 Cedar; Richard Steel (R); due, \$8,201.27; T&c, \$429.87; Joseph P Day. —

**AMSTERDAM AV**, 2107, es, 75 n 164th, 25x100, 4-sty bk tnt & str; Mary J Mondorf—Arthur Otten et al; Wm F Clare (A), 135 Bway; Hal Bell (R); due, \$11,152.31; T&c, \$818.45; Joseph P Day. —

**JULY 22.**  
**30TH ST**, 7 E, ns, 164.4 e 5 av, 21.5x81.2, 3-sty & b stn dwg; Jno W Sterling—Wm C O'Brien et al; Jno A Garver (A), 55 Wall; N Taylor Phillips (R); due, \$47,829.22; T&c, \$2,372.47; mtg recorded Nov3/11; Henry Brady. —

**85TH ST**, 343 E; ns, 175 w 1 av, 25x102.2, 6-sty bk tnt &

Legal Sales, Manhattan, Continued.

38 Park Row; Isaac F Cohen (R); due, \$3,358.25; T&C, \$765.40; sub to 1st mtg \$25,000; Samuel Marx.
123D ST, 414 E, ss, 212 e 1 av, 25x100.11, 4-sty bk tnt & str; Eleanor LeRoy—Rocco D'Amico et al; Bowers & Sands (A), 46 Cedar; Bernard M L Ernst (R); due, \$12,140.70; T&C, \$397.54; Joseph P Day.
7TH AV, 328-32, ws, 49.2 s 29th, 74.7x99.3x74.7x 100.7; Felix M Warburg et al, trste—Geo W Tubbs et al; Stroock & Stroock (A), 30 Broad; Horace E Deming (R); due, \$129,082.47; T&C, \$5,548.95; mtg recorded June 2'09; Joseph P Day.
7TH AV, 307-9, es, 78.1 s 28th, runs e76.4xn6.11 xe27xs55.2xw26.7xn8xw76.11xn41.5 to beg, 2-5-sty stn tnt & str & 2-4-sty bk rear tnts; Chas N Lee, exr—28th St & 7th Av Realty Co et al; Wm C Orr (A), 51 Chambers; Henry C Quinby (R); due, \$63,670.28; T&C, \$852.56; Herbert A Sherman.

JULY 23. DUANE ST, 42, swc Lafayette (No 8), runs w8x s31.3xe19.2xn23.3xnw18.3 to beg, 6-5ty bk loft & str bldg; Hermine E Clark et al—Mad Av Real Estate Co et al; Harrison Clark, Jr (A), 15 William; Lawrence H Sanders (R); due, \$9,597.08; T&C, \$1,880.01; sub to 1st mtg \$42,000; 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 to 2 mtgs aggregating \$45,000; Samuel Marx.

28TH ST, 304 W, ss, 85 w 8 av, runs e20xs74.3x w15xs24.8xw5xn98.9 to beg, 3-sty & b bk dwg; Henry Burden, trste—Elizabeth A Demarest, individ extr et al; Cary & Carroll (A), 59 Wall; Abr Greenberg (R); due, \$10,000.21; T&C, \$487.18; Samuel Marx.
54TH ST, 226-8 E, ss, 250 w 2 av, 50x100.4, 1-sty fr stable & 3-sty bk tnt; Bowery Savgs Bank—Jos Doelger et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Jas A Foley (A); due, \$19,414.63; T&C, \$2,277.59; Joseph P Day.

LENOX AV, es, 24.1 s 143d, 50x85, vacant; Hart Levvy—Philip Meyer et al; Jos Sapinsky (A), 135 Bway; Carl Ehlermann, Jr (R); due, \$9,718.55; T&C, \$—; Joseph P Day.

JULY 24 & 26. No Legal Sales advertised for these days.

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:

JULY 17. No Legal Sales advertised for this day.
JULY 19. ROSELLE ST, ws, 81.8 s Poplar, 50x147.1x137x 122.3; Max Herzig—Cecelia F Brennan et al; Arthur L Davis (A), 291 Bway; Valentine Taylor (R); due, \$1,477.40; T&C, \$82.45; sub to 1st mtg \$6,000; Joseph P Day.
EASTERN BLVD, ws, adj lands of Paul & Platzer, 175x307.6 to Becker, x100x200; Commonwealth Savgs Bank of N Y City—Colorado Realty Co et al; Geo H Hyde (A), 41 Park Row; Jno J O'Brien (R); due \$17,235.77; T&C, \$1,348.26; Henry Brady.

NEWBOLD AV, nec Castle Hill av, 21x82; Augusta H Minner—Mary M Henning et al; Lewis S Goebel (A), 41 Park Row; Dominic L O'Reilly (R); due, \$3,441.91; T&C, \$844.42; Joseph P Day.

JULY 20. CLINTON AV, es, 132 n 181st, 66x150; Annie Mahoney et al—Giosue Galiani et al; Wesselman & Kraus (A), 55 Liberty; Wm J Keown (R); due, \$4,378.66; T&C, \$2,091.65; Bryan L Kennelly.
DECATUR AV, ws, 120.1 s 205th, 50x100, vacant; Smith Williamson—Abr Cahn et al; Williamson & Bell (A), 364 Alex av; Chas E Moore (R); due, \$2,820.27; T&C, \$65; James L Wells.

LONGFELLOW AV, es, 100 s Jennings, 25x107.6 x26.10x100, vacant; Frank Barre—Wm T Atkinson et al; Rabe & Keller (A), 258 Bway; Jas Shea (R); due, \$1,743.24; Joseph P Day.

JULY 21. JEROME AV, es, 189.1 n 172d, 37.8x30.7x21.11, gore, vacant; Elliott L Brown—Wm Seitz et al; Harold Swain (A), 176 Bway; Jos J Silver (R); due, \$462.45; T&C, \$126; James J Donovan.
INTERIOR parcel of land beg at a point 52.5 w Townsend av n 172d, 25x50; Anna R Crossin—Wm Seitz et al; Harold Swain (A), 176 Bway; Randolph N Souffront (R); due, \$454.46; T&C, \$317; J H Mayers.

JULY 22. GRANT AV, ss, 100 e Garfield, 25x100; Land & Lien Co—Carrie Scheer et al; Milton Frank (A), 100 Bway; Robt D Paskett (R); due, \$640.72; T&C, \$85; J H Mayers.

JULY 23, 24 & 26. No Legal Sales advertised for these days.

Brooklyn.

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

JULY 17. No Legal Sales advertised for this day.
JULY 19. PRESIDENT ST, sec 3 av, 18.9x70; and PRESIDENT ST, ss, 70 e 3 av, 30x150; Max Israel—Caterina Gallo et al; Saml E Klein (A), 367 Fulton; Thos W Maires (R); Wm P Rae.
LOT 14, Block 1174, Sec 4; Ralph R Wardell—Thos Monahan et al; Jacob Brenner (A), 26 Court; Almeth W Hoff (R); Wm P Rae.

JULY 20. ELLERY ST, ss, 142.3 e Delmonico pl, 25x95.5; Augusta Klein—Chas Klein et al; Robt B Olsen (A), 31 Nassau, Manhattan; Jacob H Shaffer (R); Wm J McPhilliemy & Co.
E 12TH ST, ws, 200 s Av O, 33.4x100; Lydia A

Senior et al—Frank J Flynn et al; Cary & Carroll (A), 59 Wall, Manhattan; Elmer G Sammis (R); James L Brumley.
20TH ST, ws, 39.6 s Terrace pl, 21x100; Clinton V Murray—Jno L Thompson et al; Henry J Davenport (A), 375 Pearl; Geo W McKenzie (R); Wm J McPhilliemy & Co.
W 32D ST, nwc, bulkhead of Atlantic Ocean, 135 x41.9xSea pl; Lillian B Wechsler—Cathn F Salomon et al; Ralph V Wechsler (A), 233 Bway, Manhattan; Arthur L Hurley (R); Wm J McPhilliemy.
TILDEN AV, sec Bklyn av, 104.8x108.5; Eva St Clair Hamilton—Kathn A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm J McPhilliemy & Co.
WASHINGTON AV, ss, 39 w 3d, 40.6x100; Susie Holston—Francisca Mader et al; Chas Oechler (A), 481 Knickerbocker av; Chas A Clayton (R); Wm J McPhilliemy & Co.

JULY 21. 75TH ST, ss, 200 w 12 av, 300x100; Saml S Rosenberg—75th St Bldg Corp et al; Max N Koven (A), 26 Court; Saml Rabinowitz (R); Nathaniel Shuter.
EAST NEW YORK AV, swc E 49th, Lot 70; Rudolph Wallach Co—Mabel Richardson et al; August Weymann (A), 68 William, Manhattan; Wm J McPhilliemy & Co.
GLENMORE AV, swc Logan, 20x90; Bessie Klein—Chas Vogel et al; Jos M Lifschitz (A), 132 Nassau, Manhattan; Burt L Rich (R); Nathaniel Shuter.

NEW JERSEY AV, ws, 156.3 n Glenmore av, 43.9x100; Kessler Realty Co—Geo D Brown et al; Matthew M Black (A), 189 Montague; Thos P Peters (R); Nathaniel Shuter.
ROGERS AV, ws, 88.8 s Snyder av, 19.4x70; Elizabeth Lindley—Harris Nevin et al; Chas F Moody (A), 206 Bway, Manhattan; Rippey T Sadler (R); Wm P Rae.
ST MARKS AV, nec Troy av, 25.1x83.9; Henry M Baird, Jr, et al—Danl L Donohue et al; Harry L Thompson (A), 175 Rensen; Jno D Mitchell (R); Wm J McPhilliemy & Co.

12TH AV, swc Bay Ridge av, 200x320xirreg; 12TH AV, swc 70th, 200x600; 12TH AV, swc 71st, 200x700x irreg; Hamilton Trust Co—Wm K Dickerson et al; McGuire, Delany, Niper & Connolly (A), 189 Montague; Jas D Bell (R); Wm J McPhilliemy & Co.

JULY 22. JACKSON ST, ns, 250 e Humboldt, 45x48.6x irreg; Eliza J O'Reilly—Danl J Carroll et al; Jas P Judge (A); Jas P Collins (R); Wm J McPhilliemy & Co.
E 12TH ST, ws, 200 s Av O, 33.4x100; Lydia A Senior et al—Frank J Flynn et al; Cary & Carroll (A), 59 Wall, Manhattan; Elmer G Sammis (R); James L Brumley.

JULY 23. GEORGE ST, ns, 129 e Evergreen av, 25.6x80; Philip Ascher—Chas Eiger et al; Michel M Kahn (A), 116 Graham av; Jno H Morgan (R); Nathaniel Shuter.
WOLCOTT ST, ns, 245 w Conover, 25x100; Margt McBryde—Chas Cooper et al; Geo W Pearsall (A), 49 Court; Chas S Guthrie (R); Wm P Rae.
39TH ST, ss, bet 7 & 8 avs, Lot 10; Rosa Schleissner—Geo C Kelly et al; Edw Jacobs (A), 25 Broad, Manhattan; Kath B Daniel (R); Wm J McPhilliemy & Co.

72D ST, sws, 117.1 se 6 av, 20x80; Ivon Howe—Peter Egan et al; Chas T Terry (A), 100 Broadway; Stephen Van Wyck (R); Jas L Brumley.
SUMNER AV, nwc Park av, 25x75; Sarah Steckler—Abr Halpron et al; Abr Miller (A), 861 Bway; Henry J Davenport (R); Nathaniel Shuter.

JULY 24. No Legal Sales advertised for this day.
JULY 26. VAN BUREN ST, ss, 200 w Patchen av, 40x 100; Jerome Jung—Mortimer L Hinchman et al; Emil P Korkus (A), 924 Bway; J Gardner Stevenson (R); Nathaniel Shuter.
GRAVESEND AV, es, 108.4 n Church av, 22.4x 91.11; Martense B Story—Jas K Atkinson et al; Frank N Lang (A), 16 Court; Jas M Gray (R); Wm J McPhilliemy & Co.

JEFFERSON AV, ns, 174 w Stuyvesant av, 19x 100; Albt E Salmon—Fred R Farrington et al; Jesse L Case (A), Southold, L I; Wm E Kennedy (R), on premises at 12 o'clock, noon; Wm E Kennedy.
13TH AV, nws, intersec sws 75th, 60x100; Fanny Oestricher—Chadwick Constn Co et al; Cary & Carroll (A), 59 Wall, Manhattan; Bertha Rembaugh (R); James L Brumley.

FORECLOSURE SUITS.

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

Manhattan.

JULY 10. 60TH ST, 43 E; BROADWAY, 525; SPRING ST, 94; Etta Forgotston, extr—Morris S Sternberg et al; Weschler & Kohn (A).
99TH ST, ns, 174 w 1 av, 37x100.11; Jno M Bowers, trste—Milton M Silverman et al; M S Borland (A).
136TH ST, 148 W; Agnes Hines—Albert Appenheimer et al; W C Daly (A).

JULY 12. BROOME ST, ns, 55 e Pitt, 20x87.6; Wm H Neilson, trste—Felix Kunstler et al; Beckman, Menken & Griscorn (A).
79TH ST, ns, 284 w Amsterdam av, 16x102.2; Saml R Welser et al, trste—Omar A Jenks et al; G E Coney (A).
83D ST, 602 E; Clinton T Roe, trste—Jas S Seagrave et al; D C Hayes (A).

JULY 13. LUDLOW ST, 87; Board of Foreign Mission of the Reformed Church in America—Jacob Volk et al; W H Van Steenberg (A).
12TH ST, 415 E; Arnold Thayer—Gaspere Caleca et al; J W McElhinney (A).
LEXINGTON AV, nwc 33d 26.8x100; Wilfred A Openhym et al—Medco Realty & Constn Co Inc et al; Kurzman, Frankenheim & Gut-

JULY 14. 143D ST, 246 W; Morgan E Coman—Mary T Smith et al; O'Gorman, Battle & Vandiveer (A).
AUDUBON AV, nwc 176th, 99.11x100; Manhattan Savgs Instn—Mulhern Steam Heating Co et al; Rapallo & Kennedy (A).

JULY 15. 19TH ST, 447 W; Philip Elting, trste—Nathan B Blum et al; Bennet & Cooley (A).
127TH ST, 148 E; Carrie A Bunce—Cathn A McGuire et al; R L Scott (A).
LEXINGTON AV, 2007-9; Bradish Johnson et al—Harry Bierhoff et al; Stewart & Shearer (A).
2D AV, 2387; Edw Ridley et al—Floris T Whitaker et al; Uterhart & Graham (A).
8TH AV 2171; Jacob Ruppert—Chas Knickrihm et al; A P Fitch, Mott & Grant (A).

JULY 16. BROADWAY, 3281-89; Jos E Marx—Maze Realty Co et al; Stoddard & Mark (A).
LEWIS ST, 76; Jacob Larchan—Adolph Sandrovitz et al; amended; Engel Bros (A).
127TH ST, 362 W; Catharine Ernst—Isaac Shlanowsky et al; H Cracauer (A).

Bronx.

JULY 9. CEDAR AV, ws, 442.6 s W 177th, 18.7x82.3; Columbia Trust Co, trste—F. Hamilton Reeve et al; J B Smith Jr (A).
COORFLANDT AV, 786-788; Ernst B Koscherak et al—Illie Koscherak et al; Riegelman & Bach (A).
KINGSBRIDGE RD, es, 261.9 n Briggs av, 27.7 x153.6; Ray E. Matshak et al, exrs—Kuntz Realty Co et al; Horwitz & Rosenstein (A).
VALENTINE AV, ws, 100 n Central av, 25x100; Ernest Hall extr—Mary Katz et al; F Freeman (A).

WEBSTER AV, ws, 61.9 n 180th, 33.9x80; Chas Zoller—Charles Bjorkegran Inc et al; Timme & Knoepke (A).
L—307, Map of Unionport; Benjamin Realty Co—Martin Pletscher et al; Liers & Aburbury (A).

JULY 10. No Foreclosure Suits filed this day.

JULY 12. KELLY ST, es, 68.9 s Intervale av, 36x100; Chas Neave et al—Clarence O Bliss et al; Cary & Carroll (A).
LOT 250, map of portion of Hunt's Estate, Van Nest Station; Frances Aronson—Rosa Nathan et al; Alexander & Ash (A).

JULY 13. KELLY ST, es, 106.9 s Intervale av, 38x100; Stephen Ashton McLean—Clarence O Bliss et al; Cary & Carroll (A).
KELLY ST, ws, 266 n Longwood av, 40x100; Celine Schneider—Selara Holding Co et al; J B Quintin (A).
135TH ST, sec Lincoln av, 50x100; Emma Gett et al as admrstrs—Jas T Riley et al; H G Whipple (A).

BROOK AV, 421; Jacob Blumenthal—Rebecca Cahn et al; I H Taylor (A).
PERRY AV, 2983; Margt Oliver—Henry Agate et al; J Santora (A).
LOT 17, map of 63 lots belonging to Maclay Av Realty Co; Jas F Whitney—Wilgus Realty Co; D E Sherman (A).

LOT 311, easterly half, map of Village of Wakefield, 50x114; Danl Berberich et al—Jno Peterson et al; Frees & McEveety (A).

JULY 14. BECK ST, 680; Saml Blummer—American Land Credit Corp; A W Levy (A).
COSTER ST, es, 520 s Spofford av, 20x100; Emily A D Ames et al—Chas D Pope et al; E P Orrell, Jr (A).
LONGFELLOW AV, ws, 307.2 n 167th, 25x100; Ellen Frances Donlin—Frank Fischer et al; Hiram & Vaughan (A).
MORRIS AV, es, 180 s 179th, 20x100; L Josephine Van Deusen—Lena Stein et al; W R Adams (A).

JULY 15. HIGHWAY leading from Crossway to Pelham Bridge, which point is at the sec of lot of land belonging to Jas Henderson; Wm H Beam, as trste—Louise D Burke et al; J Thrall (A).
206TH ST, ss, 289.2 w Mosholu pkway S, 25x 125; Chas F Brinck—Emma Clark et al; T F Keogh (A).

WALTON AV, ws, 288.7 n 184th, 19.8x96.4; Jno Hyslop—Liberty Investing Co et al; Merrill, Rogers & Terry (A).
LOT 160, map of bldg lots in the 24th Ward, near Williamsbridge Sta; Lois Carolyn Freedman—Francesco Attardo et al; M Marks (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

JULY 8. No Judgments in Foreclosure Suits filed this day.
JULY 9. 89TH ST, 70 W; Marcus M Marks—Louis H Abenheimer; Wolf & Kohn (A); Arthur M Levy (R); due.....25,000.00

JULY 10 & 12. No Judgments in foreclosure Suits filed these days.
JULY 13. CHRYSIE ST, 87; Harold Nelson—Nathan Harrison Realities et al; J A Seidman (A); Eugene Frayer (R); due .....10,129.17

BROADWAY, sec 69th, 113.4x161.8; Spencer Realty Co—96th St Co et al; Wm F Wund (A); N Taylor Phillips (R); due .....59,516.10
JULY 14. 75TH ST, ss, 220 e West End av; 20x 102.2; May G L Sanford—Patk H Sullivan et al; Harold Swain (A); due .....21,843.33

**Bronx.**

**JULY 9 & 10.**

No Judgments in Foreclosure Suits filed these days.

**JULY 12.**

ST GEORGE'S CRESCENT, ss, formed by intersec of ss of Grenada pl, 24.5 x100; Jno M Heintz, as admr—Maria Gnazzo et al; G Frey (A); L S Harris (R); due..... 4,729.40

**JULY 13 & 14.**

No Judgments in Foreclosure Suits filed these days.

**JULY 15.**

CEDAR AV, ws, 275 n land of Lewis G Morris, 50x112.1; Cora Garland Briggs—Amelia Steinmetz et al; Salter & Steinkamp (A); J P Dunn (R); due. 2,672.50

**LIS PENDENS.**

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

**Manhattan.**

**JULY 10.**

SO BOULEVARD, es, 115.6 n 136th, 28.10x138.3; 3D AV, ws, 74.1 s 129th, 25x110; LOTS 658, 659 & 660, map of prop of E R B King, City Island; PARCEL of land beg at a point at mean high water mark on the west side of said city of Minford Island, runs s 75xw400xn 75xe400 to beg; MAIN ST, ws, adj land of W P Biller, 100x100x102.6x100; MAIN ST, swc Orchard, 50x100; ORCHARD ST, ss, 100 w Main, 50x100, City Island; MAIN ST, sec Prospect, 100x50; LOT 751, map of prop of E R B King at City Island; PARCEL of land, beg at a point 100 s Ditmars av and 168 w Main, 156.5x166xirreg, City Island; MAIN ST, ws, 100 s Ditmars av, 57x169; ROAD leading from West Farms to Kingsbridge, nc Adams av, 179x122.6; PENFOLD AV, es, lot 110, 25 x134; CROTONA PARK NORTH, ns, 164.4 e Clinton av, 25x100.11; COLES RD, —s, adj lands of Jno J Walker, 97.6x433xirreg; CROTONA AV, ns, 239.4 e Clinton av, 50x100.6; CROTONA AV, ns, 552 e Prospect av, 50x 93.6; PENFOLD AV, es, lots 117, 118 & 119; Gesine Koenig—Henry Hunneke, Jr; action to declare will void; J H Denenholz (A).

**JULY 12.**

36TH ST, 506-8 W; Jas Kiernan—Jos A Kiernan et al, trste; partition; J A O'Leary (A). 100TH ST, ss, 125 e 5 av, 50x100.11; Mary Rapp—Mt Sinai Hospital; ejectment; P Rooney (A).

**JULY 13.**

130TH ST, 105 W; Benj Bronstein—Jacob Perlman et al; action to foreclose mechanics lien; S Wacht Jr (A).

**JULY 14.**

No Lis Pendens filed this day.

**JULY 15.**

61ST ST, 100 W; Tenement House Dept of City of N Y—Premises 100 W 61st st, Borough of Manhattan, City of N Y; violation of tenement house law; F L Polk (A).

**JULY 16.**

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

**JULY 17.**

LEXINGTON AV, 77; Geo T McGovern—Michl D Ryan et al; action to set aside deed; W S Shanahan (A).

**Bronx.**

**JULY 9.**

No Lis Pendens filed this day.

**JULY 10.**

No Lis Pendens filed this day.

**JULY 12.**

SO BOULEVARD, es, 115.6 n 136th, 8.8x138.3; 3D AV, ws, 74.1 s 129th, 25x110; LOTS 658, 659 & 660, map of prop of Elizabeth R B King, at City Island; PARCEL of land beg at a mean high water mark on the west side of said city of Minford Island, runs s 75xw400xn 75xe400 to beg; MAIN ST, ws, adj land of W P Biller, 101x100x102.6x100; MAIN ST, swc Orchard, 50x100; ORCHARD ST, ss, 100 w Main st, 50x100; MAIN ST, sec Prospect, 50x 100; LOT 751, map of prop of Elizabeth R B King, at City Island; PARCEL of land beg at a point 100 s Ditmars av; also 168 w Main st, 156.5x166xirreg; MAIN ST, ws, 100 s Ditmars av, 57x169; ROAD leading from West Farms to Kingsbridge, nc Adams av, 122.6x179; PENFOLD AV, es, lot 110, 25x134; CROTONA PARK NORTH, ns, 164.3 e Clinton av, 25x100.9; COLES RD, —s, adj lands of Jno J Walker, 97.6x433xirreg; CROTONA AV, ns, 239.3 e Clinton av, 50x100.7; CROTONA AV, ns, 552 e Prospect av, 50x93.9; PENFOLD AV, es, lots 117, 118 & 119; Gesine Koenig—Henry Hunneke, Jr; action to declare will void; J H Denenholz (A).

**JULY 13.**

WILLIS AV, ws, 16.8 s 143d, 16.8x100; Kate C Gehan—Mary Kelly et al; partition suit; M J Sullivan (A).

**JULY 14.**

149TH ST, sws, 125 se Robbins av, 30x80; Anita Howell—New Arcadia Real Estate Co; notice of levy; Sheriff, J F O'Brien (A).

**JULY 15.**

LOT 107, map of referees report, Supreme Court; de Villaverde—Casanova; Anita Howell—New Arcadia Real Estate Co; notice of levy; Sheriff, J F O'Brien (A).

**JULY 16.**

PEROT ST, sec 22 se Armand pl, 42x80; PEROT ST, nec Armand pl, 22x80; ALBANY CEMENT, es, 331.2 n Macomb, 33.4x100.1; Frederic H Cowden, as gdn—Frederic H Cowden et al; partition suit; F H Donovan (A).

LOT 88, Givan's Homestead, bet Givan's dr & Palmer blvd; Geo J Puckhafer—Geo A Meyer et al; action to foreclose transfer of tax lien; G A Moses (A).

LOTS 221, 222, 231 & 232, map of bldg lots belonging to W A & H C Mapes; Tobey Mendelsohn—Wm Henderson et al; action to debar lien; G A Moses (A).

**Brooklyn.**

**JULY 8.**

BARRETT ST, ws, 353 n Sutter av, runs w99.11 xn107xe11 x s.06xe25xn.06xe38.9 x s.06xe25.2xs 106.06 to beg; Bartlett Dumont Co—Hyman Heckler et al; A A Levin (A).

CARROLL ST, 639; Jas M Gray—Theodosia W Richards (to declare a deed void); Wilder Ewin & P (A).

FULTON ST, nec Chestnut, runs n113.8xe150 xs87.9xw152.4 to beg; Saml Kabat—Julia P Reilly, et al (specific performance); A H Kesselman (A).

GOLD ST, nec Flatbush av, runs n34.2xe48.9 xs20xw24.3xs60xw5.1xnw49.11 to beg; Bowery Savgs Bank—Patrick Duffy et al; T F Redmond (A).

HOYT ST, es, 19 s Carroll, 20x90; Jno L Bedford—Teresa Kiernan et al; G R Holohan, Jr (A).

OAKLAND PL, ws, 129 n Tilden av, 20x80; No River Savgs Bank—Eliz Neef et al; T F Redmond (A).

PRESIDENT ST, ss, 276 w Schenectady av, 19x 120; Franklin Trust Co—T B Leslie Co et al; McKeen Brewster & M (A).

REMSEN ST, sws, 175 se Clinton, 25x100; REMSEN ST, nes, 169 se Clinton, 23x100; FULTON ST, nes, 18.7 se land Saml R Johnson, runs ne 45.6xe48.1xs1.10xsw90xnw20 to beg; Carrie M Manheimer—Thos J Rochford et al; Erwin Fried & C (A).

STATE ST, 407; Andrew Schmitt—Kahan Const Co (specified performance); J Schauf (A).

STRONG PL, es, 93.5 n Degraw, 13.1x112.5x13.1 x12.5; Josephine A Irwin—Margt H Horke et al; Dean Troey & McB (A).

E 14TH ST, ws, 320 n Church av, 45x100; Title Gr & Tr Co—Claire N Hilton et al; T F Redmond (A).

BAY 32D ST, ss, 108.6 e Cropsey av, 96.8x120; Lucy P LeBrun—Sylvester Ross, Jr, Inc, et al; H L Thompson (A).

39TH ST, sws, 280 se 12 av, 20x95.2; Title G & T Co—Morris Rosen et al—T F Redmond (A).

41ST ST, nes, 520 se 14 av, 20x100.2; Chas J Goldsmid—Vincenzo Locastro et al; T F Redmond (A).

41ST ST, nes, 540 se 14 av, 20x100.2; Title G & T Co—Salvatore Pizzuto et al; T F Redmond (A).

41ST ST, sws, 140 se 16 av, 40x100.2; Hamilton Trust Co—Harry Rabinowitz et al; T F Redmond (A).

46TH ST, ee 12 av, 100x100.2; Public Bank, N Y—Morris Dreibratt et al (to set aside deed); Stroock & Stroock (A).

AV D, ns, 80 e E 26th, 20x90; Nicholas Creighton—Arcadia Realty Co et al—T F Redmond (A).

LIBERTY AV, ns, 50 e Sackman, 25x100; Title G & T Co—Domenica Suozzo et al; T F Redmond (A).

MONROSE AV, sec Union av, 25x75; Jos Huber—Isaac Gerstein et al; F Obernier (A).

5TH AV, nws, 89.6 sw 6th, 21.1x80; Kath B Webster—Sophia Rosenweig et al; T F Redmond (A).

**JULY 9.**

ASHFORD ST, es, 133 n Livonia av, 19x90; Bond & Mtg Guar Co—N Y & Bklyn Mtg Co et al; T F Redmond (A).

COURT ST, ws, 25 s Union; runs w100xn25xw 25x100xe50xe100xe25 to beg; Horace G Teele—Geo Allen, Jr, et al; H J Davenport (A).

DEGRAW ST, ns, 13 e Strong pl, 19.8x80; Jas P Judge—Nellie Y Nickerson et al; J P Judge (A).

FLOYD ST, ns, 166 w Lewis av, 25x100; Jacob N Herrle—Jacob W Furman et al; R Maffett (A).

GARFIELD PL, ns, 239 e 8 av, 20.2x100; Ulster Co Savgs Inst—Grace E R Langler et al; T F Redmond (A).

TEN EYCK ST, ns, 150 w Leonard, 25x100; Henry Loeffler, Jr—Frieda Umberg et al; C H Seigle (A).

E 5TH ST, es, 200 n Beverly rd, 100x250; also E 5TH ST, es, 200 n Beverly rd, 100x100; Home Life Ins Co—Marie Lindinger et al; T F Redmond (A).

7TH ST, ss, 298.4 w 8 av, 20.9x100; Augustine M Reilly—Francis L Hudnor et al; A W Duckworth (A).

S 9TH ST, ns, in land of Meta Hedenkamp, 18.9x80; Herbert W Waterman—Wm L Foulks et al (partition); H J MacDermott (A).

E 14TH ST, ws, 320 n Church av, 45x100; Wm Weiss—Claire N Hilton & ano; Schlesinger & Lazore (A).

26TH ST, ns, 400 w 5 av, 24x61x24x64; Title G & T Co—Filomena D'Alesandro et al; T F Redmond (A).

58TH ST, nes, 100 nw 16 av, 30x100.2; Bond & Mtg Guar Co—Bessie Roberts et al; T F Redmond (A).

58TH ST, nes, 160 nw 10 av, 30x100.2; Title G & T Co—Sarah Weiner et al; T F Redmond (A).

59TH ST, sc 15 av, 60.2x100; Peoples Trust Co—Ida Levine et al; T F Redmond (A).

21ST AV, nws, 440 sw Benson av, 96.8x100; Yonkers Homeopathic Hospital & Maternity—Mary A Williams et al; H L Thompson (A).

LOTS 3 & 4 Map Rugby; Wm Steidle—Morris Cantor et al; S Seiderman (A).

LOTS 178 to 192, 391 to 395, Map 597, lots belonging to Wm Ziegler in Gravesend; Chas G Street—Milton S Kistler et al; Blandy Mooney & S (A).

MAP 435, map of prop belonging to Richard Thompson; Jas A Banta—Roland D Armstrong & ano (to recover 1/24 interest in property); D Maller (A).

**JULY 10.**

DEGRAW ST, ns, 90 w 5 av, 20x98.6; B of E of Reformed Church in America—Carl A Schoen et al; C Livingston (A).

ST JOHN'S PL, ss, 133.6 e Bklyn av, 16.6x 140.7; Kings & Westchester Land Co—F C Henry Hisse et al; W H Orr (A).

E 5TH ST, es, 280 n Beverly rd, 20x100; Clarence W Allen—Fannie Herbst et al; Z C Buechner (A).

W 8TH ST, es, 170 n Av U, 70x82.6; W 8TH ST, 140 n Av U, 30x100; Delia M Davenport—Clara McLearn et al; H J Davenport (A).

73D ST, 265; Victoria C Beck—Jersey City Galvanizing Co et al; J H Fleury (A).

DITMAS AV, ss, 100 e Ocean av, 50x100; Emma Hoecker—Julia C Lovell; W A Fischer (A).

**JULY 12.**

SO ELLIOTT PL, ws, 117 s DeKalb av, 50x100; Savgs Bank of Utica—Mabel E Hudson et al; H L Thompson (A).

WATKINS ST, es, 280 s Newport av, 70x100; Danl Tabashnick—Abr Russakow & ano; U V Zipris (A).

26TH ST, ss, 250 w 5 av, 25x100.2; Jno F Witte—Nikolaus Rzeprzyk et al; S J Cutler (A).

AV Z, swc E 26th, 50x105; Wm E Smith—Thos A Pullen et al; H L Thompson (A).

CARLTON AV, es, 527.3 s Park av, 25x100; Flora M Teel—Michl J Gallagher et al; H L Thompson (A).

**JULY 13.**

BEADEL ST, 134; Thos A Howell—Gerson Solomonwitz et al; Walter J Vreeland (A).

BEADEL ST, 136; same—same; same (A).

BEADEL ST, 132; same—same; same (A).

BEADEL ST, 131; same—same; same (A).

FULTON ST, ss, 20 w Hendrix, 30x100; Title G & T Co—Cecelia A Bavendam et al; T F Redmond (A).

FULTON ST, ns, 60.11 e Chestnut, 25.4x99x25x 103.4; Saml Kabot—Julia P Reilly & ano, as exrs, &c, of Eliz S Reilly, decd; specific performance; Abraham H Kesselman (A).

HART ST, 608; also PROP in Queens Co; Agnes A Heinsohm—Mary E T Devine et al; partition; E L Collier (A).

PRESIDENT ST, nes, 222.6 nw P P West, 27.6x 90; Jno T Andrews—Gustaf A Johnson Bldg Co et al; O H Stearns (A).

WATKINS ST, ws, 281 s Livonia av, 20x100; Abr Kempinsky—Moses & Mollie Kaufman; S L Orlinger (A).

W 9TH ST, ws, 513 n Av R, 17x100; Milton H Johnson—Effie G Pepperberg; foreclose mechanic's lien; Merle I St John (A).

E 14TH ST, ws, 480 s Av N, 60x100; Title G & T Co—Jno J Holfelder et al; T F Redmond (A).

AV J, ss, 150 e West, 20x100; also GRAVESEND av, ws, 120 Av J, runs w 100xn20xw100 to West xs160xe100xn80xe100 to av xn60 to beg; WEST ST, es, 300 s Av J, 40x100; Tudor Realty Co—Bklyn Realty Sellers & ano; Fredk M Sonders (A).

BEDFORD AV, ws, 20 s Lafayette av, 20x69; Jno C MacEvitt—Rosina A Pitcher et al, as exrs, &c; Hannah B Birdsall; J P Judge (A).

BROADWAY, swc Walton, 25.8x114.8x25x108.9; Harriet A Fisher—Jas F Mahnken et al; H C Conrady (A).

CHURCH AV, swc C I av, 91.9x95.2x59.6x94; Carlo Fureri & ano—Kraslow Constn Co et al; foreclose mechanics' liens; B C Ribman (A).

CROPSEY AV, nes, 71.4 se Bay 16th, 17x83.5x17x 84.7; Logren Realty Co—Nannie S Goodman; B C Ribman (A).

NEW JERSEY AV, es, 240 s Blake av, 20x100; Jos Raab & ano—Mendel Kubersky & ano; to set aside deed; S Schack (A).

SHEFFIELD AV, es, 289 s Sutter av, 20x95; Fink Realty Co, Inc—Jos Miller et al; Louis Lipskin (A).

WESTMINSTER RD, ws, 300 s Beverly rd, 50x 100; Bklyn Trust Co, as committee, &c, Jno E Schenck—Isidore Rosenheck et al; F F Redmond (A).

12TH AV, nws, 40.2 n E 48th, 30x100; Title G & T Co—Paul Hirsch et al; T F Redmond (A).

15TH AV, nws, 37.3 sw 64th, 20.1x100; Frank An A Rowe & ano—Caroline Pepper & ano; G R Salisbury (A).

**JULY 14.**

COOK ST, 83; Freida Tow—Benj Barton et al; N D Shapiro (A).

FULTON ST, ss, 440 e Howard av, 20x100; Augusta Krieg & ano, as exrs, &c John Krieg—Wm H Burroughs et al; L Karasik (A).

HERKIMER ST, ns, 130 e Sackman, 17.6x100; Sophie V Minasian—Alessandro Tannotta et al; G A Minasian (A).

PARK PL, ss, 22 e Bklyn av, 21.4x95.7; Dime Savgs Bank of Williamsburgh—Emma Hagedorn & ano; O F Struce (A).

PARK PL, ns, 265 e Howard av, 45x127.9; N Y Mtg & Security Co—Howard Park (Inc); G B Davenport (A).

PARK PL, ns, 310 e Howard av, 45x127.9; same—same; same (A).

PARK PL, ns, 220 e Howard av, 45x127.9; same—same; same (A).

PARK PL, ns, 355 e Howard av, 45x127.9; N Y Mtg & Security Co—Howard Park (Inc); G B Davenport (A).

STERLING ST, swc Nonstrand av, 43.4x200 to Lefferts av; Saml I Posen et al; T & B Leslie Co (Inc), et al; to set aside deed; M Nagler (A).

E 4TH ST, ws, 220 n Church av, 30x100; Jno W McDonald—Albt B Nicholas & ano; to set aside deed; Williams, Folsom & S (A).

*Lis Pendens, Brooklyn, Continued.*

E 28TH ST, ws, 180 s Newkirk av, 40x102.6; Milton H Johnson—Walter E MacAdam et al; foreclosure of mechanic's lien; M I St John (A).

39TH ST, nes, 220 nw 10 av, 20x95.2; Louise A Sinclair—Inicenzo Istrico et al; T F Redmond (A).

39TH ST, sws, 240 nw 13 av, 20x95.2; Bond & Mtg Guar Co—Bela Tokaji et al; T F Redmond (A).

45TH ST, nes, 160 nw 15 av, 20x100; Title G & T Co—Behrens Estate Corp et al; T F Redmond (A).

45TH ST, nes, 120 nw 15 av, 20x100.2; same—same; T F Redmond (A).

84TH ST, nes, 79.9 se 17 av, 19.11x91.3x19.9x 92.7; Wm J Youngs—84th St Constn Co et al; Davison & Underhill (A).

BAY PKWAY, ses, 170.4 sw Cropsey av, 20x94; Mary C Farina—G Sacca Co (Inc) & ano; G P Foulk (A).

GATES AV, 393A; Eagle Savgs & Loan Co—Wm Necker & ano; J C McLeer (A).

IRVING AV, sws, 20 se Greene av, 24x90; Eastern Dist Savgs Bank—Geo J Fleck et al; C L Sicard (A).

JEFFERSON AV, ns, 200 w Reid av, 25x100; Eastern Dist Savgs Bank—Arthur R Seward et al; C L Sicard (A).

MILLER AV, nec Sutter av, 40x95; Harry Rubin Bldg Co—Saml Kartzmar et al; to set aside deed; J Manheim (A).

MYRTLE AV, nec Sumner av, 75x100; Danl H Maher—Franklin W Maher et al; partition; H J Lynch (A).

SUTTER AV, ns, 60 e Berriman, 40x90; Mary Harper—Andrea Rizzo et al; H J Davenport (A).

WYTHE AV, ws, 73.9 ss, 10, 18x50; Eastern Dist Savgs Bank—Margt F Cocheu et al; C L Sicard (A).

**MECHANICS' LIENS.**

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

**Manhattan.**

**JULY 10.**  
77TH ST, 245 E; Abr Epstein—Jno Gross, Giza Gross, Emil Roth & Hermina Roth (38) ..... 111.50  
AV A, 200; Edw H Scally—Nellie L Schwab; Henry E Schwab (39) ..... 608.30

**JULY 12.**  
BOND ST, ns, 216.9 w Bowery, 51.10 x100.3; Benj Mitchell—Seaman's Bank for Savgs in City of N Y; Gilbert Johnson (42) ..... 154.00  
W BROADWAY, 99; also CHAMBERS ST, 123; M Raschkind—Higgins Estate; Jos Weintraub; Nevins & Perelman Co (41) ..... 183.00  
5TH AV, nec 109th, 100.11x100; H M Susswein & Co—Chas L Tiffany; Geo Weinberg; Ralph Contino (40) ..... 51.10

**JULY 13.**  
114TH ST, 5 W; Hyman Cesler—Rosa Joseph & Arthur Joseph (43) ..... 355.00  
114TH ST, 111-3; Hyman Cesler—Rosa Joseph & Arthur Joseph (44) ..... 50.50  
121ST ST, 523 W; Alfred Peats Co—Wilkesbarre Realty Co & Co-operative Painting & Decorating Co (47) 1,986.14  
CLAREMONT AV, 200; Alfred Peats Co—Batavia & New York Wood-working Co & Co-operative Painting & Decorating Co (46) ..... 1,986.14  
2D AV, 534; Julius Levin et al—Eliz J Smith & Alois Staudt (45) ..... 88.75

**JULY 14.**  
STANTON ST, 96; Ciffer Lanrow Co, Inc—S Samuelson; J Hammerschlag (50) ..... 10.00  
11TH ST, 326-28 W; Isaac H Kaplan—Geo & Thos Brickell; Irving T Brickell (52) ..... 54.00  
44TH ST, 103 W; Ciffer Lanrow Co, Inc—Wm Bunger; J Hammerschlag (51) ..... 40.00  
140TH ST, 161 W; Saml Layefsky—Jno Weber (48) ..... 168.90  
7TH AV, ws, whole front bet 24th & 25th, 200x250; Jeremiah Daly—Natl Cloak & Suit Co; W L Briggs (49) ... 329.65

**JULY 15.**  
GRAND ST, 100-2; Chas Brown—Grand St Realty Co; Lusthadis Constn Co (53) ..... 39.00  
19TH ST, 205-9 W; Rockwood Sprinkler Co, Massachusetts—Wyanoke Realty Co; renewal (54) ..... 2,150.00  
PARK AV, nwc 62d, 100.5x125; Vermont Marble Co—Colony Club; Norcross Bros Co (56) ..... 3,218.67  
PROSPECT AV, ws, 75 s 180th, —; Empire Door & Trim Co—Raphael Kurzrok & Paulina Schwartz; renewal (55) ..... 1,132.83  
2D AV, 534; Nathan Puchalsky et al—Elizabeth J Smith; Alois Staudt (58) 110.00  
9TH AV, 459; Harry Porter—Mildred McGlane; Wm Barwess, Inc (57) ... 185.00

**JULY 16.**  
31ST ST, 202 E; Frank J Callaghan—Wm H Rolston & Robt J Algie (59) ... 125.00  
45TH ST, 159-61 W; Atlas Painting Co—Chas Rohe, & Geo Nicholas, Sr (60) ..... 453.00  
BROADWAY, ws, whole front bet 129th & Manhattan, 132.9x116.7x67.4x164.6; Saml J Gottlieb—Mary G Pinkney, Fort Lee Ferry Public Market Co & J Riley (61) ..... 2,014.00  
128TH ST, 268-70 W; Moses Annenberg—Louis Feldman, Morris Camner & M Camner (62) ..... 112.00  
120TH ST, 52 E; Louis Lippmann—Edw Lynn & Henry M Weill (63) ... 365.00  
6TH AV, 782; Lord Electric Co—784 6th Av, Inc, & Brown Bros, Inc (64) 591.83

**Bronx.**

**JULY 9.**  
No Mechanics Liens filed this day.

**JULY 10.**  
No Mechanics' Liens filed this day.

**JULY 12.**  
217TH ST, 724 E; Progressive Painting & Decorating Co—Chas Hensle & Hensle Constn Co; Chas Hensle; renewal (6) ..... 65.00

**JULY 13.**  
No Mechanics Liens filed this day.

**JULY 14.**  
No Mechanics Liens filed this day.

**JULY 15.**  
142D ST, nwc Wales av, 108x144.8; Lewis Max—Ward Baking Co, Inc; Wm Henderson, Inc (7) ..... 441.40

**Brooklyn.**

**JULY 8.**  
W 24TH ST, es, 100 n Mermaid av, 30x118.10; C Rosenberg—Gianino Fasonio & Vincenzo Nesta & Son.... 38.00  
W 30TH ST, es, 220 s Mermaid av, 20x 118.10; Kings Co Lumber Co—Saml Brody & Geo Gregory ..... 379.59  
LEE AV, 93; T McEnaney—Edw E Blohm ..... 22.00  
TOMPKINS AV, 74-76; E Kravitz—Henry Deutschman & Max Lancet... 98.00  
SAME PROP; S Kravitz—same & Pinson & Strauss ..... 115.00  
14TH AV, ws, 80.2 s 47th, 40x100; C T Willard Co—Morris & Sadie Spodek & Abr Grossman ..... 251.63

**JULY 9.**  
JUNIUS ST, w s, 100 s Livonia av, 300x 100; M Geislinow—Powell Impt Co., 1,075.00  
E 21ST ST, ws, 620 n Av P, 46x100; L Solomon—L Ethel Forcier & Julius Bloom ..... 360.00  
W 24TH ST, es, 100 n Mermaid av, 30x115.10; W Burns—Gennaro Fasano & Vincenzo Nesta & Son ..... 48.00  
ATKINS AV, es, 20 n Dumont av, 120x 100; S Feinstein—Moses Glickman... 158.75  
HOWARD AV, ws, 133.7 s Blake av, 33.4x101; E Pilzer—Louis Horowitz & Isaac & Bennie Marshall ..... 140.00  
LIBERTY AV, 105; Square Lumber Co—A Koepfel, Inc ..... 814.35

**JULY 10.**  
VARET ST, ss, 225 e Graham av, 25x 100; I Krasner—Clara Leslinsky... 35.50  
41ST ST, w 4 av, —; F Dennington —Wayfourth Constn Co & A Bonagur 20.00  
MYRTLE AV, 610; F De Matlen—Edw J & Cath L Cassidy; Annie M Sadlier & Dominick Nardone ..... 79.37

**JULY 12.**  
W 24TH ST, es, 100 n Mermaid av, 30x 100; Hydraulic Press Brick Co—Geunaro Fasano & Vincenza Nasta & Son 46TH ST, 1442; Isaac Becker—Kornblum Bldg Corpn & Esther Kornblum ..... 370.00  
DREW AV, ws, 100 s Pitkin av, 40x100; Montauk Lumber Co—Louis Larsen... 262.17  
MYRTLE AV, 1448; Jos Hamerman—Jos Ketzlick ..... 200.00  
PITKIN AV, nwc Williams av, 50x100; Klein Material Co—Esther Browner & Koepfel (Inc) ..... 262.27

**JULY 13.**  
ELBERT'S LA, swc Fulton, 100x179x irreg; Henry A Mader—Henry A & Lena Rusch ..... 248.59  
SKILLMAN ST, 87-91; Jos Noble—Salvatore Rondanina ..... 250.00  
DEKALB AV, swc Ryerson 20x80; Isidore Foder—Louis Deutscher.... 1,788.00

**JULY 14.**  
ELBERT'S LA, nwc Liberty pl, 100x 100; Jno Teirone—Cervadoro Constn Corpn & Domenick Cervadoro, as Pres PARK PL, ss, 82.6 e Saratoga av, 19x 66.10x22.6x54.9; Isidore Smith—Morris Schiff ..... 53.00  
WASHINGTON ST, 187; Isidor Grasnor —Leon Mirel ..... 44.20  
W 2D ST, es, 147.4 n Neptune av, 40x 100; Peter Alteri—Julius Bloom & Hattie Kunz ..... 320.00  
W 29TH ST, ws, 300.3 n Surf av, runs w237.4x547.3xell18.8x546.8xell18.8x n100 to beg; Jno Mullen—Sylvester N Stewart ..... 39.45  
OCEAN AV, es, at int'nc Gravesend Neck rd, runs ne— to cl of Av U x irreg; & also 15 other parcels lying in Block 7336 to 7342, 7521 to 7524, 7361, 7362, 7356 to 7360, 7364, 7368, 7366A to 7368A, 7369, 7370, 7381 A to C, 7382A, 7382B, 7383A to 7387A, 7387E, 7388A to 7390A, 7391 to 7393, 7527 to 7529, 7534 to 7536, 7405A to H, 7405 J to L, 7406 A, 7407 to 7410, 7457A, 7403, 7404, 7421, 7422A to H, 7422J to L, 7423A, 7424, 7425, 7363A, 7426 to 7429, 7543, 7441A to F, 7442A, 7443A, 7444A, 7445A, 7446A, 7447 to 7450, 7473 to 7479; Coney Island Jockey Club, Levinson Wrecking Co —Sheepshead Bay Speedway Corpn 75,000.00

**SATISFIED MECHANICS' LIENS.**

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

**Manhattan.**

**JULY 10.**  
121ST ST, 222 W; Christopher Nally—Wm M Weill et al; Feb'13 ..... 86.45  
MADISON AV, 1473; Simon Strunin—Sam Rosenberg et al; June'15 ..... 141.00

**JULY 12.**  
CHRISTIE ST, 87; Max Siegel—Nathan Harrison Realities et al; Dec14'14 185.89

**JULY 13.**  
2ARDEN ST, 17; Max Rosenbaum—Maria C Ott et al; June22'15 ..... 56.80

**JULY 14.**  
1BOND ST, 42-4; Benj Mitchell—Seaman's Bank for Savgs et al; July 12'15 ..... 154.00  
116TH ST, 616 W; Larkin Lumber Co—Jason R Westerfield et al; June2'15. 66.99

**JULY 15.**  
CEDAR ST, 55; Edw Mass—Mutual Life Ins Co et al; July6'15 ..... 89.00

**JULY 16.**  
No Satisfied Mechanics Liens filed this day.

**Bronx.**

**JULY 9.**  
No Satisfied Mechanics' Liens filed this day.

**JULY 10.**  
No Satisfied Mechanics Liens filed this day.

**JULY 12.**  
No Satisfied Mechanics' Liens filed this day.

**JULY 13.**  
No Satisfied Mechanics Liens filed this day.

**JULY 14.**  
No Satisfied Mechanics' Liens filed this day.

**JULY 15.**  
179TH ST, ns, 20 e Bathgate av, 50x 100; Alfio Mosimeci—Burnett Weil Constn Co et al; June30'15 ..... 802.15

**Brooklyn.**

**JULY 8.**  
LUQUEER ST, 16; Gowanus Wrecking Co—Paolo Purpe; Mar25'15 ..... 100.00  
SAME PROP; Audley Clarke Co—Puolo or Jacob Purpe; Apr29'15 ..... 400.00  
1W 6TH ST, es, 380 n Av N, 20x100; Jos Sidoti—Antonio Amato; June24'15 65TH ST, swc 18 av, 60x90; J Zitelli—L & A G Traveisi; June21'15 ..... 95.00  
SAME PROP; same—same; June21'15. 4,781.40

**JULY 9.**  
JEROME ST, es, 140 n Hegeman av, 20 x100; Curtis Brislen Lumber Co—Anna M Divito; June3'15 ..... 500.00  
2VANDERBILT ST, nec 18th, runs e 169.5x1100wx69.5x10wx 100 x w 90 to beg; S Gaetano Fischetti—Puritan Land Co; Apr6'15 ..... 880.00  
ATKINS AV, 383-389; Isaac Glickman —Jacob Bayorsky & Atlake Bldg Co; June4'15 ..... 80.30  
ROCKAWAY AV, 260; Abe Budilin—Emma Woods & S Bergman; May1'15 2TROY AV, swc Union, 95x100; Salvatore Bonagura—G & W Bldg Co & Perfect Bldg Constn Co; July21'14 ..... 1,100.00

**JULY 10.**  
LINDEN ST, ss, 150 w Knickerbocker av, 50—; Simon Gasner & Sons Co (Inc)—Radloff Constn Co & Jos Weinstein; June10'15 ..... 1,075.00  
ST JOHN'S PL, ss, 200 e Underhill av, 50x100; American Wood Carpet Flooring Co—Rex Bldg Co; May18'15 ..... 125.00

**JULY 12.**  
RIVERDALE AV, nec Osborn, 30x100; Gittel Teitelbaum—Sigmond Koepfel (Inc) & Saml Etlinger; Apr29'15 ... 175.00  
ST MARK'S AV, ns, 125 e Kingston av, 100x155.7; H & S Savidoff—Saratoga Impt Co & Max Kobre Bank; Oct 29'14 ..... 475.00  
SAME PROP; Jacob Goell—same; Nov 2'14 ..... 6,000.00  
SAME PROP; 125x150; Turner Cont & Impt Co—Saratoga Impt Co; Nov 13'14 ..... 375.00  
SAME PROP; Henry Miles & Sons—same & Max Kobre; Aug7'14 ..... 1,025.00

ST MARKS AV, ns, 125 e Kingston av, 100.1x157; Carmelo Mazzary—Saratoga Impt Co & Jacob Goell; Aug7'14 735.00  
SAME PROP; Eastern Painting & Decorating Co—Saratoga Impt Co; Aug 7'14 ..... 2,800.00  
SAME PROP; M Passman & Son (Inc) —same; Aug7'14 ..... 650.00  
SAME PROP; Donin Plumbing & Cont Co—same; Aug7'14 ..... 4,500.00  
SAME PROP; Gaynor & Rosenblum—same; Aug11'14 ..... 450.00  
SAME PROP; Gustave Rader Co—same & Jacob Goldstein; Aug11'14 ..... 142.61  
SAME PROP; Blest & Emery Co—Saratoga Impt Co; Sept8'14 ..... 900.00 &  
SAME PROP; Henry Weisfeld et al—same; Sept16'14 ..... 275.00

SAME PROP; Standard Shellac Co—same & Eastern Painting & Decorating Co; Sept28'14 ..... 52.00  
SAME PROP; Janovsky & Falitz (Inc) —Saratoga Impt Co; Sept29'14 ..... 3,250.00  
SAME PROP; Hershman & Goldberg—same; Oct5'14 ..... 265.00  
SAME PROP; Max Blumberg & ano—Same & Max Kobre's Bank & Jacob Goell; Oct19'14 ..... 690.00  
SAME PROP; Saml Golden & ano—Saratoga Impt Co & Max Kobre's Bank; Oct23'14 ..... 700.00

SAME PROP; Abr Weibelovsky et al, as exrs, &c, Jacob H Weibelovsky—Saratoga Impt Co & Max Kobre; Oct 26'14 ..... 231.60  
SAME PROP; Saml Greenhouse—Saratoga Impt Co & Jacob Goell; Oct27'14 350.00

**JULY 13.**  
LAFAYETTE AV, 969; Alberene Stone Co—Paul Finkensieper; July10'15... 13.75

**JULY 14.**  
1ST ST, ns, 112 e 8 av, 100.6x100; Jas V Johnson Cut Stone Co—Lucile C Bonert & Miller & Holmes; July2'15. 302.61  
1ST ST, ns, 112 e 8 av, 100.6x100; Jas V Johnson Cut Stone Co—Lucile C & Louis Bonert; July2'12 ..... 59.50

W 24TH ST, es, 100 n Mermaid av, — x—; Isaac Rosenberg—Gennero Fasano & Vincinzo Nasta & Son; July's 15 FOUNTAIN AV, 448; Oscar Fichten- baum—Ciro Bravata & Antonina Bra- vata; July 12'15	285.00 65.00
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- \*Discharged by deposit.
- \*Discharged by bond.
- \*Discharged by order of Court.

**ATTACHMENTS.**

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

**Manhattan.**

**JULY 8.**  
No Attachments filed this day.

**JULY 9.**  
HARRIMAN, Jos; E Tautz & Sons; \$1,300.63;  
A L Fullman.

**JULY 9.**  
MISSOURI, KANSAS & TEXAS R R; Harry  
H Kutner; \$10,000; J G Moses.

**JULY 10.**  
NEENAH STATE BANK; F Carroll Taylor;  
\$45; L H Porter.

**JULY 12.**  
No Attachments filed this day.

**JULY 13.**  
McFARLAN MOTOR CO; Bela Cukor; \$10,-  
000; M D Siegel.

**DUNHAM, Geo H; Jas Hamilton; \$2,968.75;**  
Roelker, Bailey & Stiger.

**JULY 14.**  
SCHWARTZBERG, J B; Jones & Brindisi; \$3,-  
840; Gould & Wilkie.

**CHATEL MORTGAGES.**  
AFFECTING REAL ESTATE.

**Manhattan.**

**JULY 9, 10, 12, 13, 14 & 15.**  
John Kennedy & Son, Church st, 8-10  
..Otis Elevator Co. .... 1,250.00  
F W Lorch, Southern Blvd & 163d st  
..Consolidated Chandaler Co. Chan-  
daler ..... (R) 4,000.00

**Brooklyn.**

**JULY 8, 9, 10, 12, 13, 14.**

Foos Constn Co. Snediker av, nr Du-  
mont av, Elsie E Kerby as extr. (R) 525.00

Foos Constn Co. 39th st, nr 6 av.,  
Elsie E Kerby as extr. .... (R) 408.00

Grand Av Constn Co. Grand av, bet  
St Marks av & Prospect pl. Elsie E  
Kerby as extr. .... (R) 783.00

H K Realty Co. E 35th st, bet Av J  
& K. Coloinal Mantel & Refrigera-  
tor Co. .... (R) 150.50

Konkle & Co. 63d st, bet 18 & 19 avs  
..Isaac A Sheppard & Co. Ranges,  
&c. .... 364.00

Van Lake Constn Co. Van Sicklen st &  
86 st. H Holland & ano. Plumbing  
Fix. .... 800.00

**BUILDING LOAN CONTRACTS.**

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

**Bronx.**

**JULY 9.**  
FORDHAM RD, ss, 99.2 e Tiebout av,  
33.9x37.3; Elizabeth K Dooling, loans  
Mary Annan to erect one 3-sty apart-  
ment (3 apymts) ..... 6,000.00

**JULY 10.**  
FINDLAY AV, nwc 166th st, 100.1x  
148; City Mtg Co loans Tully Bldg  
Co, Inc, to erect four 5-sty apart-  
ments; 11 payments ..... 73,000.00

**JULY 14.**  
HAVILAND AV, ns, 191.3 e Pugsley av,  
50x103.6; Central Mtg Co loans Mink  
Constn Co to erect two —sty bldgs;  
— payments ..... 6,000.00

**ORDERS**

**Brooklyn.**

**JULY 9.**  
EASTERN PKWAY, ns, 143 w Hopkin-  
son av, 26x90; Fink Kap Realty  
Constn Co on Lawyers' Mtg Co to pay  
E N Y Marble Co. .... 25.00

**JULY 12.**  
CHRISTOPHER AV, ws, 125 s Newport  
av, 75x100; Nass & Berg (Inc) on  
Home Title Ins Co to pay Square  
Lumber Co. .... 864.95

**JULY 13.**  
PACIFIC ST, ns, 102 w Hopkinson av,  
100x100; Von Lake Constn Co on N  
Y Title Ins Co to pay Eastern Wood-  
working Co ..... 500.00

**DEPARTMENTAL  
RULINGS.**

**BOARD OF EXAMINERS.**

Mayor Mitchel has appointed William Craw-  
ford the presiding officer of the Board of  
Examiners, as prescribed by Section 411 of the  
Greater New York Charter, to succeed George  
A. Just. The appointee is to hold office until  
his successor is appointed and shall qualify.

The following appeals and decisions have been  
handed down by the Board of Building Ex-  
aminers:

1915, 601 West End av, Manhattan. Emery  
Roth, appellants.

2. Building exceeds 12 stories in height and  
should be thoroughly fireproof throughout as re-  
quired by the Building Code for such buildings.

3. Pent house walls are unlawful. Modifica-  
tion for pent house walls will be prepared when  
the approval of the Tenement House Depart-  
ment has been obtained. Upper walls and cellar  
walls are of unlawful thickness. Party wall  
should be properly lined. Show height of retain-  
ing walls.

2. It being claimed that the rules and regu-  
lations of the President of the said Borough, or  
the provisions of law, or ordinances do not ap-  
ply.

3. That an equally good and more desirable  
form of construction can be employed.

2. It is proposed to construct the building  
fireproof with the requirements of the Build-  
ing Code for Buildings less than 150' in height.

3. It is proposed to build a skeleton con-  
struction carrying the walls on each floor above  
the basement on girders and to use 12" walls  
throughout the entire building height, excepting  
that the cellar walls shall be 16" thick.

(Note: Modifications as to the unlawfulness  
of pent house walls, also the portion to the  
height of the retaining wall in Objection No. 3,  
is not hereby being submitted for action to the  
Board of Examiners.)

2. For the reason that the building is ac-  
cording to the ruling of the Tenement House  
Department a twelve (12) story and basement  
building, and that the entire height of the  
building from the curb to the top of the pent  
house roof beams is less than 150' and for  
the further reason that the pent house is used  
for laundry purposes only.

3. For the reason that by carrying the brick  
walls on steel beams on each floor above the  
basement story the stability of the building is  
a great deal increased, therefore resisting much  
better any lateral stresses due to the wind as  
against curtain wall construction. For the fur-  
ther reason that a 12" brick wall has always  
been considered as a sufficiently good fire wall.

Appearance: Emery Roth.  
On motion, APPROVED on CONDITION that  
the pent house be eliminated. Mr. Buek votes  
no, favoring an unconditional approval.

APPEAL 268 of 1915, New Building 4113 of  
1915, 718 Saratoga av, Brooklyn. Harry Dorf,  
appellant.

Comply with 251 of Code (formerly Sec. 31  
of the Code).

Sec. 251 of the Code (formerly Sec. 31 of the  
Code) permits me to use steel girders and col-  
umns in place of a brick wall where the span  
is not over 26' between bearing walls.

Am I permitted to use steel girders and col-  
umns in place of a brick wall? All the columns  
and girders supporting floors, roofs and walls  
will be fireproofed in accordance with the regu-  
lations of the Bureau of Buildings.

A more desirable form of construction can  
be employed.

Appearance: Harry Dorf.  
On motion, APPROVED on CONDITION that  
the cross wall shown shall extend from the  
cellar floor to the underside of the roof-boards.

APPEAL 269 of 1915, New Building 4114 of  
1915, 712 Saratoga av, Brooklyn. Harry Dorf,  
appellant.

Wording same as in Appeal 268 of 1915.

Appearance: Harry Dorf.  
On motion, APPROVED on the following  
CONDITIONS:

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

2. That the cross wall marked "B" shall ex-  
tend from the cellar floor to the underside of  
the second floor, and that the cross wall marked  
"C" shall extend from the second floor to the  
underside of the roof-boards.

APPEAL 270 of 1915, New Building 4248 of  
1915, 1033 Lorimer st, Brooklyn. Farber &  
Markwitz, appellants.

Omission of fore and aft partition walls as  
per Sec. 31.

Rules and regulations of the President of  
the Borough of Brooklyn and Sec. 31 of the  
Building Code do not apply.

Necessity of providing fore and aft brick par-  
tition walls.

In no case does the span between bearings  
exceed 26 ft. Note 8' brick transverse walls  
extend to the underside of roof beams, and  
divide the building into two areas. Note all  
columns and girders supporting floors, roofs  
or walls to be fireproofed as per regulations of  
the Bureau of Buildings.

Appearance: A. Markwitz.  
On motion, APPROVED.

APPEAL 271 of 1915, New Building 1283 of  
1915, 632-636 Boulevard Lots and 16-18 Sher-  
man st, L. I. C., Queens. Tedeschi & Tedeschi,  
appellants.

Frame building within the fire limits.  
Construction prohibited by the Code.  
Not further examined.

Should brick, concrete or steel frame be used  
cost would be excessive on account of ground  
being marsh land and vibration of machinery.  
Frame construction galv. iron sheathing (cor-  
rugated).

Lease of present premises expired. Owners  
of property (marsh land) on which we are pay-  
ing taxes and assessments and cannot be used  
to advantage. Would start construction  
immediately upon receipt of drawings approved  
for this type of construction. Would enable us  
to keep workmen employed regardless of weather  
conditions, whereas at present we are forced  
to close down on account of same.

Appearance: A. J. Kessler.  
On motion, DISAPPROVED.

APPEAL 272 of 1915, Alteration 1297 of 1915,  
158 Canal st, Manhattan. Max Kreindel, ap-  
pellant.

Proposed alteration of the top story into an  
apartment would be unlawful, as in the case  
of dwellings, only 90 per cent. of the lot area  
can be covered.

The third story of building to be altered  
has been occupied as a five-room apartment

and is now arranged to be occupied as an apart-  
ment of five rooms and toilet compartment; and  
the alteration consists of taking down the old  
wooden partitions and rebuilding new plaster  
partitions and creating a new bathroom in place  
of the old toilet compartment.

The building to be altered 158 Canal st, is  
part of the parcel of land, known as the S. E.  
corner of Canal and Elizabeth sts, having a  
56' front on Canal st and 50' front on  
Elizabeth st, shown on the city maps as lots  
No. 12, 13 and 14, of block 202 in Sec. 1, of  
which George Cowen is owner; 158 Canal st  
is on lot No. 14; lots No. 12 and 13 have simi-  
lar buildings on same (occupied as dwelling  
and store), and the buildings on the entire plot,  
which is a corner, has the required unoccupied  
area.

Being the building has been occupied and is  
now arranged to be occupied as a dwelling  
and is properly lighted and ventilated and is  
part of a corner plot (owned by George Cowen),  
which has the required unoccupied area, and  
said building is to be used entirely by one  
tenant, store, office and dwelling (first, second  
and third stories, respectively) as per Sec. 11  
of the Building Code; I respectfully request  
that the objection of the Supt. of Buildings be  
waived.

Appearance: Max Kreindel.  
On motion, APPROVED on CONDITION that  
a ventilating skylight at least 16 square feet  
in area be provided over the kitchen, at point  
marked "A" on the floor plan.

APPEAL 273 of 1915, New Building 4271 of  
1915, 1192 East New York av, 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 cross wall 8" thick  
shown on plan shall extend from cellar floor  
to underside of floor boards.

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

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

See appeal 274.

APPEAL 274 of 1915, New Building 4272 of  
1915, 1186 East New York av, Brooklyn. S.  
Millman & Son, appellants.

Wording same as in Appeal 273 of 1915.

Appearance: James J. Millman.  
On motion, Appeals 273 and 274 APPROVED.

APPEAL 275 of 1915, New Building 4111 of  
1915, 93-95 India st, Brooklyn. Gustave Erda,  
appellant.

That plans are not in accordance with Sec-  
tion 31 of Building Code.

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

That the distance between the main bearing  
walls and girder is not over 26' and there-  
fore no fore and aft partition walls are neces-  
sary.

1. In view of the providing of steel girder  
and columns sufficient support is furnished for  
the support of wooden floor beams.

2. A continuous transverse wall 8" thick  
running from cellar floor to underside of roof  
boards has been provided with fireproof S. C.  
doors for openings at cellar and public halls  
on all floors.

3. All girders and columns supporting floors,  
roofs or walls will be fireproofed in accordance  
with the regulations of the Bureau of Buildings.

Appearance: Albert C. Kunzi.  
On motion, APPROVED on CONDITION that  
self-closing fireproof doors be provided in the  
cellar at point marked "A."

APPEAL 276 of 1915, New Building 4123 of  
1915, N. S. of Union st, 60' west Troy av,  
Brooklyn. Benjamin Cohn, appellant.

Omission of fore and aft brick walls contrary  
to Section 31 of the Code.

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

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

Walls forming structure conforms to Section  
31 of Building Code in that the distance between  
the main bearing walls are not over 26' and  
8" brick fire wall provided. That all columns  
and girders supporting floors, walls and roof  
will be fireproofed in accordance with the regu-  
lations of the Bureau of Buildings.

See Appeal 277.

APPEAL 277 of 1915, New Building 4267 of  
1915, 52-58 East 13th st, Brooklyn. Benjamin  
Cohn, appellant.

Wording same as in Appeal 276 except 1st  
paragraph, as follows:

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

Appearance: Abraham Reiner.  
On motion, Appeals 276 and 277

APPROVED on CONDITION that the brick  
cross-walls shown shall extend from the cellar  
floor to the underside of the roof-boards.

APPEAL 278 of 1915, New Building 4277 of  
1915, 1381 Eastern Parkway, Brooklyn. Ben-  
jamin Cohn, appellant.

Wording same as in Appeal 277 of 1915.

Appearance: Abraham Reiner.  
On motion, APPROVED on the following  
CONDITIONS:

1. That that portion of the second floor over  
the space marked "A" on the first floor plan  
be of fireproof construction.

2. That the brick walls marked "B" shall  
extend from the second floor to the underside  
of the roof-boards.

3. That the brick wall marked "C" shall extend from the cellar floor to the underside of the second floor.

APPEAL 279 of 1915, New Building 4269 of 1915, S. E. corner Av H and East 13th st, Brooklyn. Shampan & Shampan, appellants.

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

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

As the clear span between bearing is not over 26' and steel columns and girders will be provided to support floor beams, 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 point marked "A" on the cellar plan to extend from the cellar floor to the underside of the first floor.

APPEAL 280 of 1915, New Building 4270 of 1915, N. S. 43d st, 245' West 12th av, Brooklyn. Shampan & Shampan, appellants.

Wording same as in Appeal 279 of 1915. Appearance: Gilbert I. Prowler. On motion, APPROVED on CONDITION that a self-closing fireproof door be provided at point marked "A" on the cellar plan.

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. FilSy.....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—FilSy—OS—StSys—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

Week Ending July 10.

MANHATTAN ORDERS SERVED.

Named Streets.

- Bleecker st, 248—Jacob Weisberger.....FP Broad st, 86—Samuel Lakow.....FP Broome st, 118-120—Daniel N Morse.....FP Broome st, 495—Charles Schwartz, 15 E 14. FP Chambers st, 84-86—Voygt Starr Co.....Rec Chambers st, 102—Royal Auto Tire & Supply Co.....Rec-NoS-Rub-FA Downing st, 45-47—Joseph Tassi, 121 W Houston.....El-CF-Rec-Vac Duane st, 82—Thomas Naughton, 245 E 86. FP Ferry st, 16-22—George F Hewett.....WSS Gansevoort st, 86-88—Manhattan Refrig Co, 521 West.....A-FP-Ex-FE-CE-O-SA Grand st, 165-171—M Eisenberg & Son.....NoS-FA-Rec Houston st, 34-36 W—Lichtenstein & Lieberman.....Rec-NoS-GE-FP-FA Houston st, 100-102 W—Est Gerolamo Cella, care Mrs J B Cavagnaro, Ridgewood, N. J.....A-FD Jay st, 34—California Essence Dis Wks.....FA Pearl st, 81—Eliza Van Namee, care Calvin D Van Namee, 22 Van Pelt av, Mariners Harbor, S. I.....SA-O Pike st, 53—Morris Newgold.....FP-SA Reade st, 64—Geo H Lowell & Co.....FA-Rec-Ex-GE Rivington st, 155—Hausman & Miller.....Ex South st, 90—Kate B Dickinson.....SA South st, 105—Mary E. Gregory, care H E, 25 Liberty.....FE Thompson st, 91-93—Katherine F Wadsworth, care Clarence S, 17 E 41.....FP Union sq, 33 W—Max Rosenberg.....FD

- Union sq, 33 W—Louis Cowen & Co.....FD Union sq, 33 W—Thomas A. Dindlar.....FD Union sq, 33 W—Edward Goodman.....FD Union sq, 33 W—Peppard Embroidery Works.....FD Union sq, 33 W—Magare Silk Mills.....FD Union sq, 33 W—Cohan & Roth.....FD Union sq, 33 W—Samuel Rishberg.....FD Union sq, 33 W—Hassenfeld Bros.....FD Union sq, 33 W—W J Glasgow Co.....FD Union sq, 33 W—Kaufman Bros & Cohen.....FD Union sq, 33 W—Cooper & Co.....FD Union sq, 33 W—Sanita Co.....FD Union sq, 33 W—William Stone.....FD Union sq, 33 W—Charles Polk.....FD Union sq, 33 W—George Hamilton Co.....FD Union sq, 33 W—Albert Fried.....FD Union sq, 33 W—Union Pencil Co.....FD Union sq, 33 W—M W Wilder.....FD Union sq, 33 W—Flemish Art Co.....FD Union sq, 33 W—Spirite Mig Co.....FD Union sq, 33 W—Henry W Hamburger.....FD Union sq, 33 W—Kay & Co.....FD Union sq, 33 W—Chelsea Fibre Mills.....FD Union sq, 33 W—N Tadross & Co.....FD Union sq, 33 W—Bryan & Marsh.....FD Union sq, 33 W—William Schimper & Co.....FD Union sq, 33 W—Brande Bros.....FD Warren st, 56—Robert E Rodriguez.....Rec-FP Washington st, 215—Hall & Ruckel.....FP-FA-CF-Ex

- Water st, 186-188—Est John M Bruce, Jr, care James M, 201 W 55th.....O-Ex Water st, 213-215—Berlin Aniline Works.....FP William st, 216-218—Galvanotype Engr Co.....FA-Rec-El Worth st, 79-81—Grant Co, 2220 Bway, San Francisco, Cal.....FE

Numbered Streets.

- 3 st, 17-19 W—Patk Gallagher, 1181 Bway.....FP 3 st, 50 W—Amer Cap Fronts Mig Co, Rec-CF-RQ-El-FP 10 st, 28 E—William J Hughes.....Stp-SA 12 st, 42 E—Harris Zucker & Co.....FP 19 st, 99-101 E—Theo Neckles, 520 E 180.....Rub 22 st, 209 W—Netherland Bene Soc.GE-FA-ExS 23 st, 201-203 E—Ophthalmic Hospital Co.....A 23 st, 360 W—Robt E Mackay Co.....St-Sys 25 st, 141 E—Illus Post Card & Nov Co.....FA 25 st, 349 W—A Steckler.....FA-NoS-Rub 27 st, 243 E—Geo Levingson's Son.FA-Rec-NoS 28 st, 243 E—Antonio Perrile, 323 E 108.....FA 31 st, 339 E—The Nupac Co, Inc.....NoS-FP 33 st, 28 E—Benj F Curtis, Scarborough, N Y.....FP 35 st, 147-151 W—Innovation Realty Co, care Maxwell S Mannes, 505 5 av.....FP 38 st, 18 W—William H Hall.....SA 39 st, 341 W—Rachel & Co.....FA-GE 40 st, 415 W—H S Steigerwald.....Rec-FP-GE 43 st, 15 W—N Y Prep School, Rub-FP-El-O-Ex-GE-FP 45 st, 7 E—Est Agnes M Strebeigh, care Lefterts Strebeigh, 149 Bway.....FP 45 st, 509-511 W—General Platers Sup Co.....Rec 46 st, 126-132 W—Warner's Features, Inc.....FP-NoS 49 st, 204 W—Max G Kronberg.....NoS-FA-Rec-El 49 st, 244 W—Fredk W Darnstaedt.....FP 50 st, 134 W—William Adinoff.....RQ-FA-Rec 50 st, 619-629 W—Auto-Pneu Action Co.NoS-FA 52 st, 351-355 W—Charles H Frank.Rub-FA-OS 54 st, 117 W—Margaret O Sage.....FP-El 54 st, 136 W—Mason Seamon Trans Co.....FP-NoS-FA 55 st, 561-563 W—Manuel Kline.....FA-NoS-Rec 56 st, 239-245 E—William M Barrett.....FP-Rub 56 st, 406 E—Peter Doelger Brewing Co, 407 E 55.....NoS-SA-FP-CF-OS-FA-Rub 56 st, 156 W—Louis Lemp.....Rec 56 st, 160 W—Blanche Lloyd.....CF-FA-FP-OS 60 st, 22 W—Consolidated Gas Co, 130 E 15.....GE 60 st, 248 W—Shelbourne Garage.....Rec 63 st, 343 E—Eckert & Ramm.....FA-Rec 77 st, 79 E—Howard Willetts, 39 W 54.....NoS 97 st, 102 W—West End Tailor Shop.....Rec 100 st, 9 W—Century Garage Corp.....FA 102 st, 430-438 E—Geo W Grote, Inc.....FA 104 st, 110 E—Max Blum.....SA 104 st, 404-412 E—William Hauptmann.....El-NoS 116 st, 226 W—Samuel Williams.....FA-Rec-NoS 116 st, ss, E, ft of—The Standard Gas Light Co, 130 E 15.....NoS 123 st, 230 E—Benjamin Bernstein.....FP-FA-Ex-Rec

Named Avenues.

- Broadway, 1700—Theobald Auto Ex, Inc.....FP Broadway, 1888—Garland Auto Co.....El-Rub Broadway, 5011—Brickner's Auto Sup Co, 5015 Bway.....FP Columbus av, 901-907—Charles Moskowitiz.....FP Lexington av, 1229—Edward C Sheehy, 1374 Lexington av.....SA-O Park av, 870—Phillips Phoenix, 3 E 66.....El W Broadway, 347—Monroe Specialty Co.NoS-FA W Broadway, 507—American Luxfer Prism Co.....FA-NoS

Numbered Avenues.

- 1 av, 990—Philip Meder.....El 2 av & 20 st—N Y Post Graduate Hospital, 303 E 20.....FP-FA-Rec-NoS 2 av, 307—Soc of Lying-In Hospital, 301 2 av.....Rec-FP-NoS-FA 2 av, 1147—Adolph Jacobson.....FA 3 av, 705—Emily J Jones.....NoS-El-Rec-FP 3 av, 3311—Hahn & O'Reilly.....FP-NoS-Rec-GE 4 av, 65-69—Dombro Cloak & Suit Co.....FP 6 av, 90—Mrs Margaret Loy.....FP-GE-SA-O 6 av, 346—Hall-Lary-Cooke Realty Co, Inc, 66 W 89.....A 7 av, nec 17 st—Weber Piano Co.....El-FA 7 av, 291-293—Safety Fire Ext Co.....El 7 av, 291-293—Sand & Appel.....El-FP 7 av, 2292—Max Herbst.....RQ-FA-Rec-FP 8 av, 776—George L Zimmerman & Co.....FA-NoS-Rec 10 av, 842-844—Otto Malinka.....CF 10 av, 888—Gordon Bros, Inc.....Rec

BRONX ORDERS SERVED.

Numbered Streets.

- 142 st, ft E—N Y C & H RR CO, Grand Central Terminal.....NoS-FA 147 st, 402 E—Victor Halper.FA-FP-Rec-CF-SA 149 st, 122 E—Whitehorn Bros.....FA(R) 150 st, 365 E—Joseph F Panzer.....FA

- 163 st, 401-425 E—Francis Keil & Son, NoS-FA-Rec 169 st, 410 E—Theophil Streule.NoS-FA-Rec-FP Named Avenues. Arthur av, 2329—I Hellman.....Spr Boston rd & Fisher's la—Valvoline Oil Co, 11 Bway.....NoS-FA-CF Brook av, 1112—Persian Rug Manufactory, 2 West 45.....FA-NoS Concord av, 320—Lincoln Hos & Home, FA-R-StSys-FP Crotona av, 1967—Olisse Pasquinelli.....FA-CF Garrison av, 1104-1110—Minnie Abom.....SA Morris av, 788—Murphy Bros, 790 Morris av, NoS-FA So Blvd, 220—Winter & Co.....FA Trinity av, 953—Gustav Lawer.....NoS-FA-Rec Valentine av, 1986—Jacob Lieberman.....FA-Rec

BROOKLYN ORDERS SERVED.

Named Streets.

- Commerce st, 43—John A Casey Co, NoS-Rec-El(R) Cornelia st, 352—Matthew Donnelly.....CF Grant sq, ss, c Dean st—Unity Club of Bklyn, 1-9 Grant sq.....FP Hall st, 216—Frank Bailey, 338 Clinton av, StSys (R)-Rec Hope st, 22—F Leviton.....FA Kosciusko st, 198-218—Jos Wild & Co, 196 Kosciusko st.....RQ Lawrence st, 75—A D Matthew Sons, Inc, 398 Fulton st.....FP Pacific st, 216—Carl E Nygren.....CF-FP Park pl, nec W 3 st (C 1)—Mrs Margaret Strauss.....FE-FE(R)-WSS(R) President st, 6—James A Walsh.....FE(R) President st, S—Antonio Romano.....FE(R) Rodney st, 28-30—Kestler Bros.....FP-Rec-CF Sanford st, 149-53—Nowacke & Loesser Co, Spr-FP-D&R-NoS-FA Seigel st, 122-4—Est J H Werbelovsky, 91 Meserole st.....WSS Union st, 837-9—Engleman & Hubbe.....CF-FP Van Dyke st, 125—Catherine A Geegan.....D&R Varet st, 159—Louis Zirinsky.....WSS(R)-WSS Watkins st, 352-4—Demroe & Bernstein.OS(R) Willoughby st, 100-4—Joseph Ruppert.....WSS-FP

Numbered Streets.

- 2 st, 54-56 S—A Gottlieb & Son Co.....FP 4 st, 419 S—A Solomon.....El-NoS-Rec-FA 7 st, 372-4—Hebrew Educational Institute, FP-ExS-FA 15 st, 208 E—Leo Franken, 208 Marlboro rd, FA-El(R) 28 st, 550 E—Wm J Tienken, 1424 Flatbush av.....FP-El-NoS-FA-Rec 49 st, 1329—T H Royce.....D&R 60 st, 928—Wm L Buck.....Rec-FP

Named Avenues.

- Av Z, bet E 26 & E 27 sts—Dept of Education, 500 Park av, Manhattan.Ex(R)-FP-El Bway, 1829—Chas Sussman.....Rec-El E N Y av, 1467—Aaron Chorost.....RQ Eastern pkway, 1700—Goodman & Segall, FP-D&R Graham av, 568-70—Jos Jacobs.....NoS-Rec-D&R Greene av, 242-8—Jacob Voelbel, 992 Greene av.....FP Greenpoint av, 200—W & C Sheehan.....El Jamaica av, 73—Thomas G Field.....WSS Lafayette av, 468—Rice Bros.....FP-D&R Lexington av, 797-801—Wm F Bissing & F F Jones.....FP Luna Park—Luna Amusement Co, Surf av.....Tel New Utrecht av, 6917—Frank Desetto, Rub-NoS-FA Rockaway av, 503-5—Joseph Zwering.....GE Rockaway av, 414—Samuel Pally.....FE Surf av, 2725—Lazarus Kaplan.....FA-Rec-D&R Worthman av & Barbey st—Norman C Newman.....FP-Tel-FA-CF

Numbered Avenues.

- 14 av, 3720—Phoenix-Hermetic Co, FA-NoS-Rec-D&R

QUEENS ORDERS SERVED.

Named Streets.

- Division st, 15 (Jamaica)—D K Morrell, Jr, NoS-FA-Rec Front st (L I City)—The Nat'l Sugar Ref Co of N J.....CF

Numbered Streets.

- 77 st, ws Beach (Rockaway Beach)—E Burger.....NoS-FA-Rec-CF

Named Avenues.

- Atlantic av (Richmond Hill)—The Dust Absorber Co.....FA-NoS-Rec Blvd, 460 (Rockaway Beach)—Mary Packer.....FE(R) Bway, 110 (Flushing)—Flushing A M E & Taxicab Co, Inc.....NoS-FA-Rec-CF Flushing av (Jamaica)—M M Klein, NoS-FA-Rec Harvard av, 19 (Jamaica)—Patrick Kerr, NoS-FA-Rec Jackson av, 352 (L I City)—Fredk E Wright, FA-CF-D&R Metropolitan av, 1603 (Middle Village)—Fred F Moritz.....StSys(R)-FA Queens Blvd & Duncan st (Elmhurst)—Jacob P Muller.....FP(R)-CF-FA-NoS Seneca av & Oak st (Far Rockaway)—Reuben Sadowsky.....FA-Rec-El(R)-D&R Walker av, 636 (Woodhaven)—Chas G Knox, NoS-FA-Rec-El(R)

RICHMOND ORDERS SERVED.

Named Streets.

- Barker st, 1 (W New Brighton)—Chas H Applebaugh.....NoS-FA-Rec Broad st, 196 (Stapleton)—Katherine Drummond.....SA-Ex Richmond ter, 1550 (W New Brighton)—Clarence H Brown, 601 Prospect st.....Ex Richmond ter, 2015 (Port Richmond)—C F Bissing, supt, 110 Bway.....FA Stuyvesant pl, 105 (New Brighton)—James C Crabtree, 29 York ter.....SA-FP

Named Avenues.

- Castleton av, 1149 (W New Brighton)—Edw McCrum, Jr.....FA-Rec-FA-NoS Richmond turnpike, 101 (Tompkinsville)—David Stern.....NoS-FA



# BUILDING MANAGEMENT

## TREND OF APARTMENT HOUSE BUILDING

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

THE problem of housing people in a multi-family structure is not a new one, for the subject began to claim attention, in this city, in the early portion of the nineteenth century. Of course in those days a tenement house indicated that class of dwelling which was designed to house people of moderate means, workmen, artisans of various classes, especially of foreign origin. Looking at it from a legal aspect, a tenement house is a structure housing three or more families. There is a big distinction between buildings of this type, and conditions governing their occupancy are altogether different. Possibly it is for this reason that owners of the better class of buildings have tried to create a distinction by calling them apartments, as against tenements, though as a matter of fact the latter name is legally correct.

### Congestion of Population.

With the erection of a number of tenement houses came the resultant congestion of population and, in 1834, the City Inspector of the Board of Health brought the question to attention. At that time the city's population was about 275,000. It was not until 1856 that the first Legislative Commission was appointed. The first Tenement House Law was enacted in 1867, the second law in 1879, and since that time laws innumerable have been passed, tending to better the changing conditions.

In 1864 the tenement house population of the city was estimated to have been something less than 500,000, and the tenement houses about 15,000 in number. At the commencement of the present century there were about 1,500,000 people, in Manhattan, living in houses of this type, which numbered about 42,500 structures. It must be remembered that the Borough of Manhattan occupies about the same territory as did the old City of New York.

### Legal Definition.

The tenement house is defined by law as "any house occupied as a home or residence of three families or more, living independently of each other and doing their cooking on the premises." This definition is most broad, so in the category of tenement houses comes the cheapest as well as the most expensive and exclusive multi-family houses which have been erected in the city.

But there are differences. Leaving the question of rent aside, and it can be stated that the yearly rentals paid for many individual suites would more than cover the cost of purchase of many tenements in this city, every effort is made to provide structures of the highest type. The question of getting the maximum number of rooms, with the minimum amount of court space, has proven a dire failure, and to-day it is a matter of giving the tenant value received, or the apartments are apt to be vacant.

### First Apartment House.

This condition, however, has only been the result of years of experience, based upon profit and loss, principally the latter. The first apartment house, the Stuyvesant, in East 18th street, was considered the last word in construction, and the fact that it is still standing and well rented speaks favorably for the judgment of those behind the operation. The building was of the non-elevator type, five stories in height, and while it has been brought up to date as far as plumbing and appliances are concerned, still in the main it is the same as when first erected.

In 1882 a sensation was caused by the announcement that the block front in the east side of Seventh avenue, between 58th and 59th streets, was to be improved with a number of apartment houses, commonly called the "Spanish Flats," on account of the Moorish design

used. There were eight houses in the group, and they were originally planned on the co-operative idea, but the venture was a failure and the mortgagee obtained the property. He completed the operation at a reported cost, land included, of about \$4,000,000.

## COMPARATIVE TABLE OF TENEMENTS

### DECEMBER 31, 1914—TENEMENTS.

	Manhattan.	Bronx.	Brooklyn.	Queens.	Richmond.	City.
Old Law.....	35,838	4,856	35,315	1,919	399	78,327
New Law.....	5,098	4,932	11,249	3,270	24	24,573
Total .....	40,936	9,788	46,564	5,189	423	102,900

### SUITES.

Old Law.....	393,686	32,893	165,910	8,258	1,544	602,291
New Law.....	137,917	87,378	90,862	16,364	155	332,676
Total .....	531,603	120,271	256,772	24,622	1,699	934,967

### DECEMBER 31, 1913—TENEMENTS.

	Manhattan.	Bronx.	Brooklyn.	Queens.	Richmond.	City.
Old Law.....	4,982	4,701	10,649	2,998	22	23,352
New Law.....	36,158	4,836	35,601	1,957	432	78,984
Total .....	41,140	9,537	46,250	4,955	454	102,336

### SUITES.

Old Law.....	395,825	32,859	166,902	8,388	1,654	605,628
New Law.....	133,862	81,755	82,285	14,218	123	312,243
Total .....	529,687	114,614	249,187	22,606	1,777	917,871

### DECEMBER 31, 1912—TENEMENTS.

	Manhattan.	Bronx.	Brooklyn.	Queens.	Richmond.	City.
Old Law.....	36,390	4,881	36,546	2,349	490	80,656
New Law.....	4,802	4,185	9,969	2,634	17	21,607
Total .....	41,192	9,066	46,515	4,983	507	102,263

### SUITES.

Old Law.....	397,057	33,009	170,416	9,756	1,815	612,053
New Law.....	127,254	70,957	73,994	11,954	102	284,261
Total .....	524,311	103,966	244,410	21,710	1,917	896,314

### DECEMBER 31, 1911—TENEMENTS.

	Manhattan.	Bronx.	Brooklyn.	Queens.	Richmond.	City.
Old Law.....	36,831	4,953	38,170	2,445	524	82,923
New Law.....	4,593	3,710	9,471	2,380	16	20,170
Total .....	41,424	8,663	47,641	4,825	540	103,093

### SUITES.

Old Law.....	399,585	33,261	176,058	10,083	1,921	620,908
New Law.....	119,829	61,244	68,444	10,485	78	260,080
Total .....	519,414	94,505	244,502	20,568	1,999	880,988

### DECEMBER 31, 1910—TENEMENTS.

	Manhattan.	Bronx.	Brooklyn.	Queens.	Richmond.	City.
Old Law.....	37,485	5,038	39,737	2,549	538	85,347
New Law.....	4,388	3,127	8,862	2,093	11	18,481
Total .....	41,873	8,165	48,599	4,642	549	103,828

### SUITES.

Old Law.....	403,268	33,486	181,210	10,477	1,968	630,379
New Law.....	112,800	50,448	63,488	8,916	63	235,715
Total .....	516,068	83,934	244,698	19,393	2,031	866,094

### DECEMBER 31, 1909—TENEMENTS.

	Manhattan.	Bronx.	Brooklyn.	Queens.	Richmond.	City.
Old Law.....	38,047	5,133	40,370	2,599	552	86,701
New Law.....	4,134	2,383	8,122	1,892	8	16,539
Total .....	42,181	7,516	48,492	4,491	560	103,240

### SUITES.

Old Law.....	406,324	33,804	183,342	10,645	2,023	636,138
New Law.....	104,065	38,229	58,185	7,932	50	208,461
Total .....	510,389	72,033	241,527	18,577	2,073	844,599

### DECEMBER 31, 1908—TENEMENTS.

	Manhattan.	Bronx.	Brooklyn.	Queens.	Richmond.	City.
Old Law.....	38,623	5,298	40,612	2,616	556	87,705
New Law.....	3,932	1,883	7,834	1,799	7	15,455
Total .....	42,555	7,181	48,446	4,415	563	103,160

### SUITES.

Old Law.....	408,985	34,323	184,150	10,704	2,035	640,197
New Law.....	97,452	31,500	56,246	7,474	28	192,700
Total .....	506,437	65,823	240,396	18,178	2,063	832,897

About the same time the well known Dakota apartment house, Central Park West and 72d street, was built by the Clarke estate, and also the Knickerbocker, Fifth avenue, southeast corner 28th street and the Chelsea, in 23d street, between Seventh and Eighth avenues.

It will be seen that the first structures of the kind erected were high class in character, but subsequently a period of construction set in when apartment houses, in endless variety of grades, were erected, culminating in the cheapest "cold water" flats.

In 1892 there was a change in the requirements of the Building Department, the lower floors requiring steel or iron beams, with fireproof floor arches, the first step in really modern construction. The innovation caused a lot of discussion, pro and con, and it was some time before builders settled down to the new order of things. It was quickly realized that beneficial results would be obtained even if the cost was increased considerably.

#### Interesting Table.

A table has been compiled showing, by years, the number of tenement houses in all five Boroughs of Manhattan, together with the number of suites, from January 1, 1908, to December 31, 1914.

There is a most interesting feature of the table, as applied to Manhattan. On December 1, 1909, there were 42,555 tenement houses in Manhattan, having 506,437 suites. In every subsequent year the number of houses has been reduced, while the number of suites has been increased, until on December 31, 1914, there were 40,936 tenement houses, having 531,603 suites. This indicates that smaller houses have been demolished and the sites improved with either larger multi-family structures, or the character of the occupancy has been changed and mercantile buildings have been erected on the sites.

#### Increase in the Bronx.

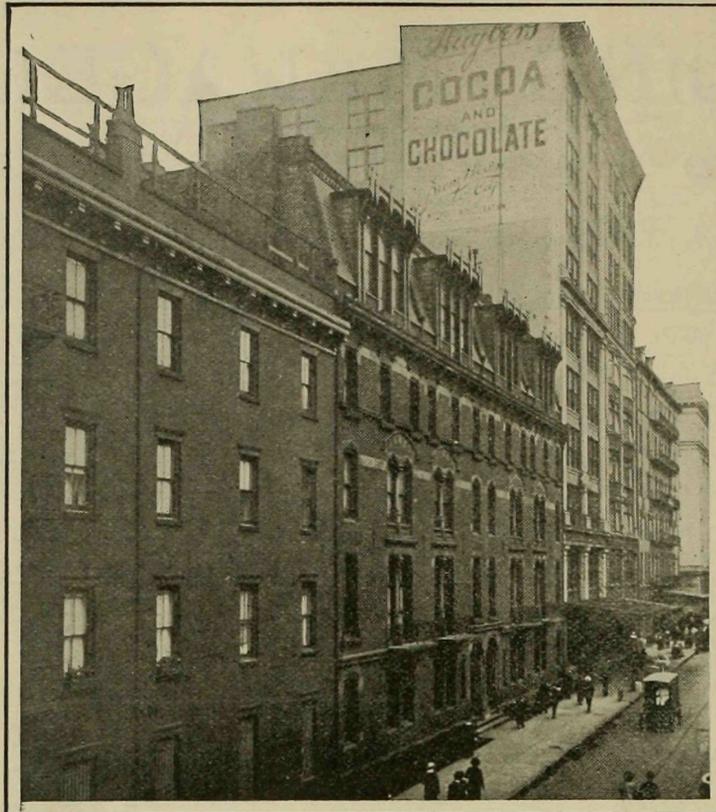
In the Bronx there has been a steady increase in the number of houses of this type erected, and the number of suites has correspondingly increased. On January 1, 1909, there were 7,181 houses, accommodating 65,823 families, and on January 1, 1915, there were 9,788 structures, containing 120,271 apartments.

In Brooklyn there was an increase in the number of buildings erected from 1908 to until 1911, when the total showed a decrease; also the number of existing suites. In 1913 a change took place and increases were shown again. On December 31, 1914, there were 46,564 tenements in the borough, containing 256,772 suites. The increase in structural activity along these lines was due to two causes, high class structures erected on Columbia Heights, Flatbush, Eastern Parkway and Park Slope sections, and tenements scattered broadcast through the cheaper portions of the borough.

#### Building in Queens.

Tenement house construction in Queens has shown a steady increase in the number of buildings erected and the suites provided, from 1908 to 1915. At the present time there are 5,189 structures of this type, supplying accommodations for 24,622 families. This activity has been scattered over a wide area, though, of course, Long Island City has come in for the major share. The large industrial development in the section has been responsible for a great deal of the improvements, and according to plan filings the current year should see a large increase in the number of completed buildings.

Richmond conditions differ from any of the other boroughs. There are a few high class apartment houses on Staten Island, but they are grouped in the sec-



NEW YORK CITY'S FIRST APARTMENT HOUSE.

tion adjacent to the St. George ferry. The balance of the buildings of this class cater to the cheaper element. Under the tenement classification there are 423 structures, capable of housing 1,699 families.

#### Many Building Movements.

During the last few years several distinct and separate apartment house building movements have been instituted. Probably the first concerted action was taken on the East Side of the city, but these buildings were of the cheaper grade. The upper West Side is almost entirely devoted to apartment house construction, at least as far as the avenues are concerned, and in addition many of the adjacent side streets are solidly built up with structures of this type.

Riverside drive had its movement before West End avenue, but Central Park West preceded both of these named thoroughfares. Columbus and Amsterdam avenues were, in the main, given over to tenements, with stores, which supplied the household needs of those residing in the neighborhood.

Following the opening of the present subway, Washington Heights received its first real apartment house movement, though some brave owners improved their holdings with multi-family structures. Broadway, in two years, was changed from a vacant wilderness to a built up artery, most of the houses being of the elevator type. The movement finally extended north to 157th street, and west on Fort Washington and adjacent avenues. Around 181st street there was a large colony formed, most of the apartments averaging about twelve dollars a room.

For many years prior to the real apartment house movement, Gramercy Park and its environs, was a high class residential section, and several apartment houses, including co-operative types, were constructed. The rentals were placed at such a figure that exclusiveness was assured.

#### East of Central Park.

Of recent years the most notable apartment house building activity has been to the east of Central Park. These houses are the latest types of structures and contain every convenience for the tenants. During the last two years builders have been assembling sites in the adjacent side streets, and equally good houses have been erected, though somewhat less rentals are obtained on account of the location not being quite as choice as on the avenue,

A few years ago it was though impossible that a multi-family structure could be erected on Fifth avenue, north of 60th street, yet the north corner of 81st street was so improved, and the rentals secured are as high, if not higher than in any other building of its kind in the city. Recently another similar project was announced for the south corner of 72d street, and construction will be commenced in the near future.

#### Tenement Legislation.

During the last twenty years a vast amount of legislation has been enacted, and ordinances passed, affecting the construction of tenement houses, but whether due to these reasons, or because tenants require more for their money, it is a fact that never before have such examples of buildings been erected as at the present time. Unquestionably much of the legislation has been a deterrent factor, and has caused increases in rentals, without added profits to the owner, but still some important reforms have been accomplished, specially in the cheaper grade of houses. At the present time the

burdensome over-regulation of buildings is causing the taxpayers (which include both owners and tenants) much annoyance and expense, but it is hoped that when the new building code becomes operative, that the situation will be on a more stable basis. In any event the apartment house has come to stay, and others will follow in its wake.

Architects, in designing apartment houses, have tried to conform, as much as possible, to the needs and demands of the tenants. Comfort and convenience have been the prime motives, and a fine adjustment to cost is necessary.

After the movement was once well started, the typical house contained suites of seven, eight, nine and even ten rooms, usually with one bathroom. It must be remembered that these houses were built prior to the suburban movement. In those days commuting was far more difficult than to-day, and only the very rich, or very poor, could indulge in this luxury. As time went on there was a decided demand for small suites, principally by young married couples, and by those families which were depleted through marriage.

#### Trend Shifts.

As is customary in movements of this kind, the other extreme was sought, and there was a preponderance of three and four-room apartments built. These were found to be too small and the five and six-room suite became the typical one. This condition lasted for a long time, and even to-day, taking the city from one end to the other, it holds good.

But the pendulum swung around the other way again, and a few years ago large suites were once again provided, but in houses entirely different in character from those built in the early days. These suites are only possible for the man of considerable income, for the amount of rental to be paid is only limited by the amount of space required.

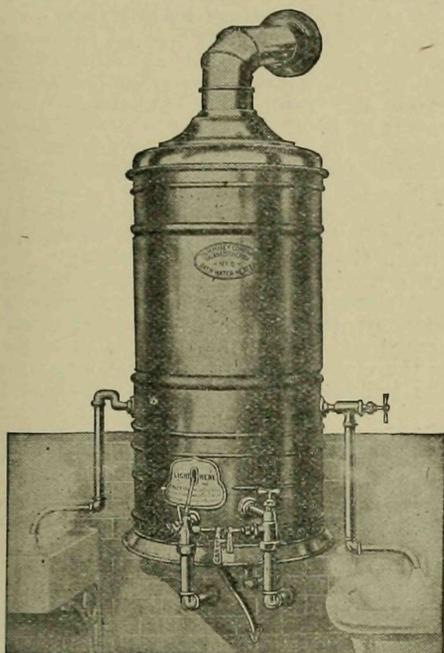
There was an intermediate movement, which culminated about four years ago. To meet a certain demand, small suites, with kitchenettes were designed and erected. Considering the accommodations provided, the rentals are as a general rule high, but it is rare that the tenancy is maintained. It is one of the aggravated cases of shifting population. These houses pay good returns, for a time, but taken over a period of years, the cost of upkeep and repairs usually cuts a considerable hole in the net return to the owner. In the case of a converted dwelling, to one with stores and small apartments, the case is somewhat different, and often are successful.

**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.

**Bathroom Heater de Luxe.**

**T**HIS is a device that has had considerable popularity in homes and it has been thoroughly tested. The vent pipe will be found at the top where it screws into the wall, thus forming an

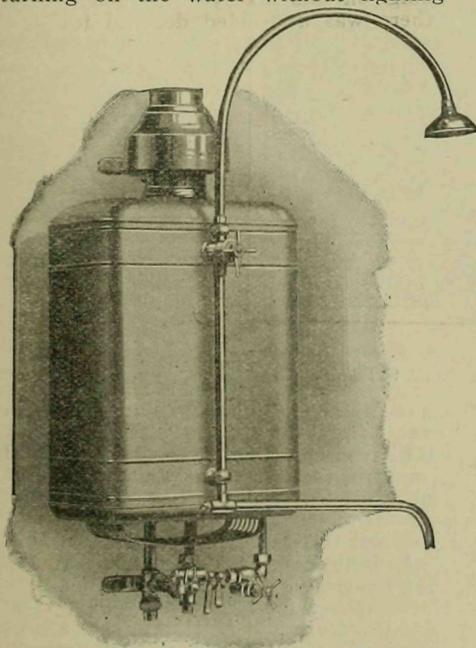


extra brace for the heater. This heater supplies hot water to the bath tub and lavatory as well as for other purposes. Consumption of gas is low. Being nickel plated it has a decorative effect that is pleasing in a well-equipped bath room.

**Shower Spray Heater.**

**O**NE of the most improved water heaters on the market consists of a nickel plated cylinder affixed to the wall of a bath room to which is directly attached a shower and feed pipe. The manufacturers claim these points:

A cold shower bath can be had by turning on the water without lighting



the gas. It heats water the instant the gas is lighted, and in 7 seconds one can be under a delightful hot shower. It is said to be the cheapest and quickest way to get a real hot shower bath. The heater costs little, as gas burns only when the hot water runs. It is simple, durable, handsome in appearance and is made entirely of brass and copper nickel-plated and highly polished. The interlocking valves prevent fire in heater in the absence of water in the tank,

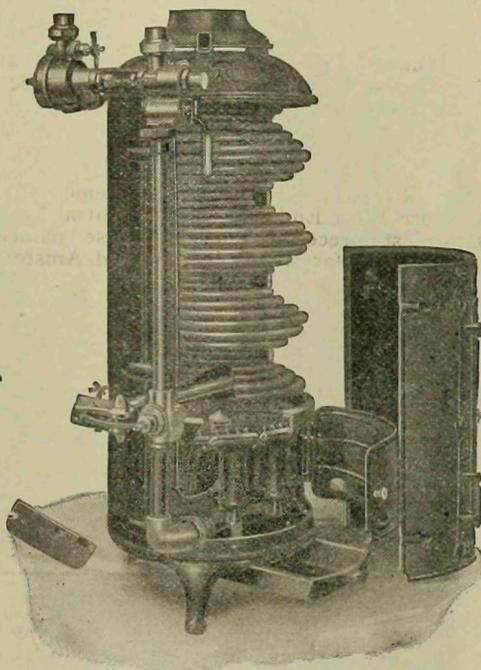
**Heats Water for Entire House.**

**H**OT water for the entire house is supplied by the heater shown. A brief description of the equipment follows: The outer casing, or shell, is best gray iron castings, finished with two coats of black japan, baked on, and with gold bronze decorations. A double wall with dead air space between reduces heat losses. Double spring doors, both front and rear, allow easy access to interior for coil inspection. All jacket bolts are brass or have brass nuts, preventing rust and corrosion.

To neutralize excessive chimney drafts that would hinder combustion and increase fuel costs, the heater is equipped with a patented cast-iron, non-collapsible draft-hood that cannot be made inoperative by a careless fitter when connecting the flue pipe.

The copper coils consist of a series of spirally wound tubes shaped over steel forms. This eliminates filling with sand or rosin (the original crude method), insures accurate spacing between winds, a proper exposure of heating surface, and the highest practical working efficiency. It is tested, after coiling to 800 pounds pressure. Should wear occur in the coils, it would be in the lower section, because that does the hardest work. This lower section is attached by unions to provide ready and comparatively cheap replacement, if ever required.

The automatic water valve, producing the power that operates the automatic mechanism, is self-cleaning in its action, has a patented two-piece piston, with two-point suspension, which insures absolutely true travel and prevents tilting and sticking. This piston has a positive protective feature.

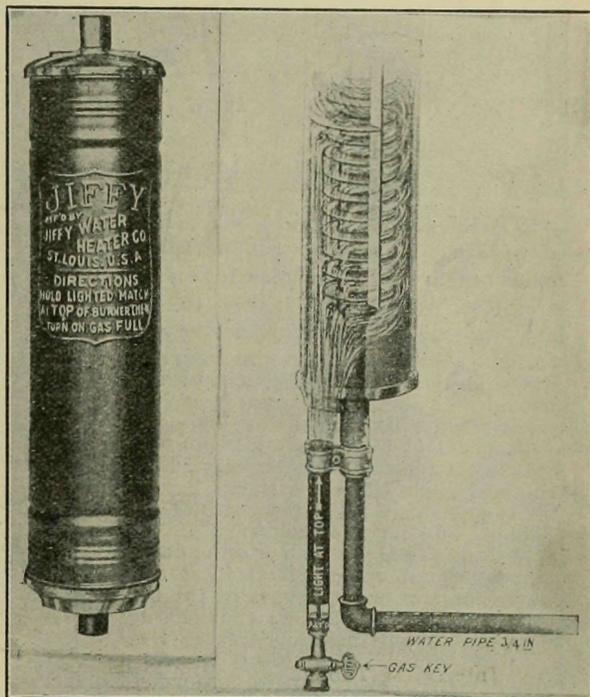


The safety temperature control is inside, between the burner and the heating coils, the only location that makes control positive under all conditions. The automatic gas valve through which this control operates is separate and distinct from those operated by water pressure.

**Simply Constructed Coil Heater.**

**T**HIS heater retains the original coil idea in its simplest form. It consists of a sheet iron jacket enclosing a cylindrical cast iron direct water passage, which has solid heat absorbing flanges or fins on its outside surface. The burner is a pipe bunsen, and the products of combustion are baffled transversely and low longitudinally. This heater can be set either vertically or horizontally, and is guaranteed "to con-

sume not more than 40 cubic feet of artificial gas (36/10) per hour and will increase the temperature of the water in a 30-gallon tank 79½ degrees F. per hour." See cut shown below, and note

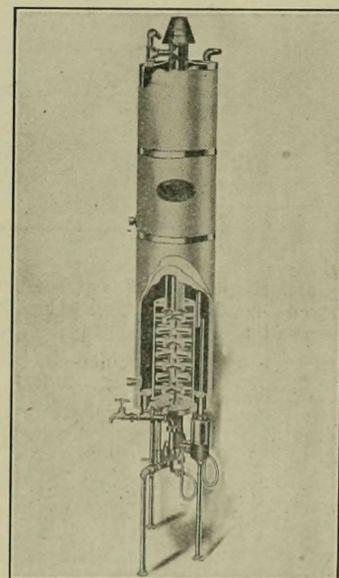


path of flame about the coils occupying the full interior area of the jacket, insuring quick heat.

**Range Boiler and Water Heater.**

**F**OR a device that can supply hot water all over the house this one consumes remarkably little gas, according to the manufacturers. It consists of an extra heavy, electrically welded boiler shell, heavily galvanized; with a highly efficient gas water heater built into the center of the boiler. By so locating the heater several advantages are secured. First, the boiler and heater are very compact, the whole apparatus requiring only the same floor space as the ordinary range boiler; second, the appearance of the boiler and the heater is vastly better; and third, the efficiency of the heater is increased.

The increase in efficiency is due to the fact that the heater is surrounded by the water in the boiler, so that the water absorbs that portion of the heat which in other types of gas water heater is lost by radiation from the jacket and from the flue, the latter running up through



the center of the boiler, so that the flue gases travel the entire height of the boiler before escaping.

All parts are interchangeable and the heater is assembled with standard I. P. S. connections, so that any necessary repairs may be made at a minimum expense, and heaters are furnished in sizes to meet all requirements.

## CURRENT BUILDING OPERATIONS

### Structural Activity in Flatbush Section of Brooklyn-- New Buildings Erected to Meet Renting Demand

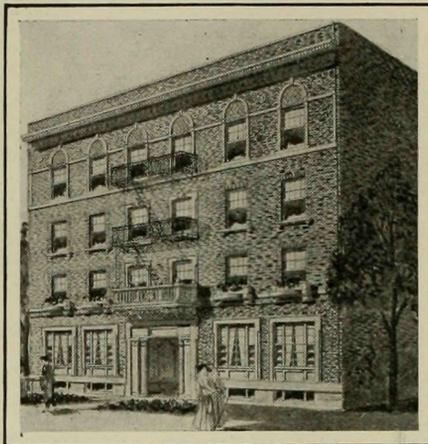
**B**ROOKLYN'S ever widening circle of dense population has lately involved some of the choicest sections heretofore devoted exclusively to private residences. This movement has created a demand for multi-family houses in the outlying districts of that borough. Naturally, Flatbush has received much of the benefit of this march of progress and as a section probably leads in its number of newly erected and projected high class apartment houses.

Flatbush with its many natural advantages and its excellent facilities for rapid transit to Manhattan and the downtown shopping center offers ideal conditions for apartment houses of the better class. Choicer settings could hardly be found in any part of greater New York for structures of this type. As a rule they have been built to conform to the general style of the neighborhoods. The houses individually do not detract from the desirability of the streets they are located upon, as they usually are set back from the street to conform to the line of private dwellings they adjoin. On account of the fact that they are located in close proximity to private dwellings they are practically assured of light and air on all sides for many years in the future.

In the Flatbush section the greatest demand in the new apartment houses is for suites consisting of three, four, five and six rooms with baths, in non-elevator apartments not more than four stories in height. Suites of this type are readily leased to a very desirable class of tenants at rentals which offer good returns on an investment. In this locality rentals ranging from eight to ten dollars a room are the average, although in some of the more pretentious houses situated on the best thoroughfares the rentals obtained are often as high as twelve or fifteen dollars a room.

During the many years when rigid restrictions on Flatbush property prohibited the erection of any building except for private dwelling purposes, the growth of the section in a business way was comparatively slow. Now, however as many of these restrictions have expired and others are coming to an end as each year closes, builders and investors have assembled plottages which they have improved or intend to improve with apartment houses of a high character. This activity has had a marked effect upon the business life of Flatbush. On Flatbush avenue and other business streets, new stores and mercantile structures have been erected and they are doing a thriving business, with the outlook of increasing prosperity as the population of the section increases by the advent of these new multi-family houses.

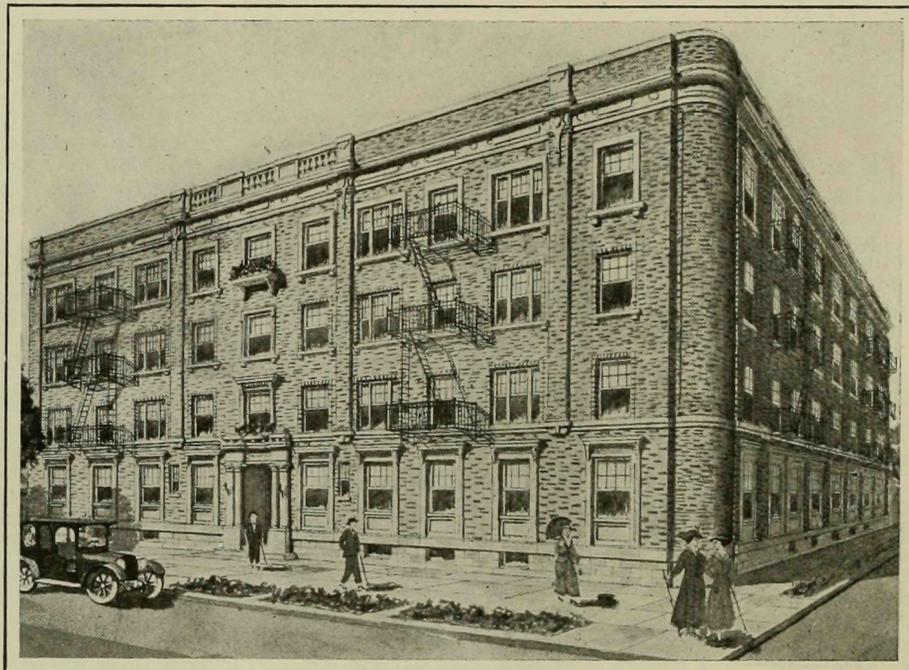
Two operations are now well under construction which are of considerable note, as they are the direct result of a structure completed last autumn and



W. T. McCarthy, Arch't.

NO. 611 OCEAN AVENUE.

which as an investment has been quite successful. Wolfinger & Lasberg Building Co., Inc., owner of the "Cathedral Arms" at 540 Ocean avenue, is the owner and builder of the new projects. One building is being erected at 611 Ocean avenue, north of Albemarle Road, and the other is under construction at the



W. T. McCarthy, Arch't.

SOUTHWEST CORNER OF NEWKIRK AVENUE AND EAST 21ST STREET.

southwest corner of Newkirk avenue and East 21st street. In general construction both houses will be of the same high character, differing only in the arrangement of the rooms and in minor details of finish.

The Ocean avenue project is four stories in height on a plot 72x100 feet. This building will have accommodations for twenty-two families in suites ranging from three to six rooms with baths. The Newkirk avenue house is the same height and is planned to house twenty families in larger units. Throughout these houses materials and workmanship are of high quality and their plans include the installation of many innovations and labor-saving devices for the comfort of tenants. These operations represent a total expenditure reported to be approximately \$200,000.

Both of these projects are being erected from plans prepared by William T. McCarthy, architect, 16 Court street,

Brooklyn. His experience in the design and plan of structures of this class has been a wide and varied one. In these houses he has coupled an economical layout with a degree of good judgment which has resulted in buildings with rooms of good size and proportion, adequate wall space for the proper emplacement of furniture, excellent light and facilities for cross ventilation. Loans for these projects were made by the United States Title Guaranty Co., 51 Chambers street, George A. Fleury, president.

As a result of such careful planning and close attention to the finer details of construction, the owner has already rented eighteen of the twenty-two suites in the Ocean avenue apartment, although the building cannot be completed and ready for occupancy before September 15. In the Newkirk avenue building the same conditions maintain, although not so many suites have been disposed of.

Many other apartment houses in this section have been equally successful and a number of other projects are under construction or contemplated which have every possibility of becoming excellent permanent investments. Ocean, Parkside, Woodruff and Caton avenues are the thoroughfares which have seen the greatest development in apartment house

construction, although many other streets have experienced considerable activity in this class of building.

Although land values have greatly appreciated during the past few years in Flatbush, due partly to its general development and growth but very largely to the advent of the multi-family house, properties may still be purchased for improvement, at prices which offer the investor an excellent opportunity for good profit.

On account of the increased property values the construction of private residences along the principal thoroughfares has practically ceased. Owners, except those of large means, will in future prefer to erect homes in localities where the cost of

land is not so high. In a number of instances private houses, which under ordinary circumstances would have still many years of usefulness, have been demolished to make way for the construction of modern apartment houses, which now dot this section.

Activity in this line of construction has flourished in Flatbush now, without interruption, for nearly two years. Owners, investors and renting agents are enthusiastic about the possibilities of this section for the future. There is no plausible reason why such activity should not be prolonged for some years to come. At present the demand for well arranged suites, in high class houses located on select thoroughfares, considerably exceeds the supply. There are not many "to rent" signs to be seen on Flatbush apartments as those who have spent hours seeking living accommodations in that section of Brooklyn can testify with truth.

**STRUCTURAL TIMBER GRADES.****The Density Rule Explained—A Relatively Easy Inspection.**

Two prominent lumber manufacturers' associations have adopted specifications for structural timber grades, which include the so-called density rule.

The Panama Canal Commission is sending out schedules calling for bids on timber under a density rule specification. The building code recommended by the National Board of Fire Underwriters of New York City, as revised in 1915, recognizes the value of a density rule in purchasing southern yellow pine.

The first definite density rule to come into wide use for structural timbers was the one prepared by the office of industrial investigations of the Forest Service in March, 1914, for the use of the Panama Canal in specifying southern yellow pine. It was evolved as the result of an inspection controversy over a large shipment of timber, in which "longleaf pine" was specified, and in which it was practically impossible to agree upon the percentage of the pieces of timber which were not of this species. This rule is as follows:

**Rule Adopted by the Panama Canal.**

"Yellow pine must show on the cross-section, between the third and fourth inch, measured radially from the heart center or pith, not less than six annual rings of growth, a greater number of which shall show at least one-third summerwood, the dark portion of the rings of growth. Wide-ringed material excluded by this rule will be acceptable, provided that in the greater number of the annual rings the dark ring is hard and in width equal to or greater than the adjacent light-colored ring. In all cases there must be sharp contrast in color between the spring and summerwood.

"For sizes where the center cannot be determined, there must show on the cross-section an average of not less than six annual rings of growth, otherwise the same as the above paragraph. In other respects to grade 'prime,' use Interstate rules of 1905."

The use of this rule by the Panama Canal Commission in its schedules calling for millions of feet of lumber monthly, immediately placed the matter effectively before the trade, arousing great interest and much favorable comment. More than 10,000,000 feet have been inspected under this rule.

The great advance made in this rule, says the Lumber World Review, lies in the fact that it recognizes the impracticability of applying an inspection to the entire cross-section and states that the inspection should be made at a definite representative point, namely, between the third and fourth inch marks from the pith. For the first time, "contrast in color" is specified, a very important point. This immediately established a relatively easy inspection, with sharp dividing lines between the great variety of grades.

**Fewer Fires Reported.**

Fire Commissioner Robert Adamson announced yesterday that for the first six months of this year there was a reduction of \$1,132,112 in the loss by fire as compared with last year, and a reduction of 77 in the number of fires. There was a remarkable reduction in the number of cellar fires, owing to the system of monthly inspections by members of the uniformed force. There was an increase in the number of fires in private homes, due to acts of carelessness by individuals, a source of fires which the Commissioner states that it is impossible to eradicate except by educating the people to better habits.

"The Fire Prevention Bureau has no power to go into peoples' homes to regulate their habits," said the Commissioner. "All we can do is, by constant publicity, try to teach them good sense. When the people realize that it is they themselves that are responsible for nearly all of our fires, then, maybe they will be willing to take just a little trouble to help us prevent fires by exercising ordinary care in their homes with matches, rubbish, gas lights, furnaces, cleaning fluids, etc."

The semi-annual reduction shown in the fire loss is perhaps the largest in any half year. The reduction amounted in Manhattan, The Bronx and Richmond to \$590,657, and in Brooklyn to \$542,455. In Manhattan, The Bronx and Richmond, the number of fires for the first six months of the year was precisely the same as for the same period last year, while in Brooklyn and Queens there were 77 fewer fires. There were 1,331 fires in dwellings, and 3,227 fires in tenement houses, a total of 4,558 in homes out of a total of 7,023 fires in all. There were 490 fires in factories and there were 24 fires in schools and colleges. In furnished room and boarding houses there were 79. There were 85 garage fires, 8 hospital fires, 61 hotel fires, 21 theatre fires, 232 fires in lofts and business buildings, 13 moving picture fires, 14 lumber yard fires, 7 fires in churches and 51 fires in offices.

**Plumbers' Club Favor Folsom Service.**

It is reported in building circles that the services rendered by the F. E. Folsom Company, of 507 Fifth avenue, whose specialty it is to take out your building permit at the Bureau of Highways, is meeting with appreciated favor. The company assumes all the responsibility as to deposits required, charges and refunds and guarantees the contractor or builder the actual cost of the permit before the work is undertaken. Through this service the public is relieved of any unnecessary delay as well as the unestimated expense of attending to the details in obtaining these highway permits. Julius Braunstein, president of the Sanitary Plumbers' Club, of Greater New York, in expressing his views regarding the matter said: "I feel it my duty to call to the attention of the accommodation now being rendered by the Folsom Company. Heretofore licensed plumbers when opening streets procured permits from the Bureau of Highways, tying up cash deposits from seven to eight months. The new innovation offered by this company makes it possible for a plumber to go to the Folsom Company and, for a reasonable charge, get his entire cash so deposited, less the amount charged by the city for repaving, said street or openings. By this method plumbers and contractors can close out a contract with an owner the day after the payment is restored." In conclusion Mr. Braunstein said that members of his society are heartily co-operating with this firm in view of their beneficial cooperation and services they are rendering.

**An Appreciation.**

Supt. Rudolph P. Miller has received the following appreciative letter from R. E. McGahen, Assistant Secretary Citizens' Union, making note of the progress of his special work in revising the Building Code. The Record and Guide has the writer's permission to print.

"Dear Mr. Miller: This is to congratulate you upon the successful outcome of the extremely delicate work which you have been doing lately in connection with the revision of the Building Code. I believe the result has more than justified the position which we took at the start, that you were the man and probably the only man who could do this work successfully. The way in which you have listened so patiently to all of the criticisms and kicks from those of us who have thought that we knew something about the Building Code has been very gratifying to everybody who has had matters up with you.

"I believe it has been very largely due to your attitude of receptiveness and willingness to listen to the ideas of others that has made possible the revision of such a large proportion of the code and which we believe will lead to the completion of the work before the end of the year."

**New Utrecht Avenue Elevated.**

The Public Service Commission has received a report from the Chief Engineer giving the footings of the bids which were opened on Friday, July 9, for the installation of tracks on the New Utrecht avenue elevated railroad in Brooklyn.

This is a city-owned line, connecting through 38th street with the Fourth avenue subway, and running over the route of the so-called West End line to Coney Island. The steel structure is nearly completed, and the commission will soon let the contract for the installation of tracks. Steel rails and other track materials for this line have been already purchased by the commission, and the bids opened last Friday were for the laying of ties, tracks and doing all other work required to put the railroad into operating condition except the work of installing the third-rail and electrical signal apparatus, which will be done by the company, the New York Municipal Railway Corporation, as a part of the equipment under the Dual System contracts. The work will cover only the elevated part of the line, beginning at about 38th street and Tenth avenue and extending through New Utrecht avenue, 86th street and Stillwell avenue to a point near Avenue Y. Ward & Tully (Inc.) were low bidders at \$71,355.

**Will Buy Track Material.**

The Public Service Commission for the First District is going into the market for a large order of steel rails, ties, ballast and other track accessories for the new subway and elevated lines of the Dual System of rapid transit, now approaching completion. Bids for about 35,000 tons of open hearth rails will be opened July 16, and between that date and the 4th of August bids will be received for about 3,000 tons of rolled manganese rails, over 1,000,000 tie plates, about 356,000 cubic yards of broken stone ballast, and about 30,000,000 feet of ties and timber. This material will be sufficient to equip about 230 miles of single track. The city-owned lines in the Dual System cover about 260 miles of single track, but the track materials for about 30 miles in the Fourth Avenue subway in Brooklyn and the Centre Street Loop subway in Manhattan, have already been purchased.

**McMorrow Eng. & Const. Co. to Build.**

Plans are now being prepared by Neville & Bage, architects, 105 West 40th street, for a twelve-story apartment house to be built on a plot 100x110 feet at the southwest corner of West End avenue and 99th street. The owner is the McMorrow Engineering & Construction Co., 271 West 125th street, Patrick McMorrow, president. The building will cost in the neighborhood of \$400,000. No general contract will be awarded, owners buying materials and awarding separate contracts.

**Country House Contract Awarded.**

George A. Shedden Co., 37 East 28th street, Manhattan, has obtained a general contract to erect a residence and garage at Bernardsville, N. J., for Edward A. Le Roy, 969 Park avenue. The building will be built of brick, two and one-half stories in height, 50x114 feet. Plans and specifications were prepared by Lord & Hewlett, architects, 345 Fifth avenue. The project represents an expenditure of approximately \$100,000.

**New West Side Apartment.**

Schwartz & Gross, architects, 347 Fifth avenue, are preparing plans for a nine-story apartment house to be erected at 110 to 114 East 82nd street, and to be erected by the Eighty-second Street Corporation, S. A. Herzog president. The structure will be erected on a plot 71.6x102.2 feet, and will be high class in every respect. It will be ready for occupancy in the spring of 1916.

**Another Murray Hill Loft.**

Herman Lee Meader, 2 West 33d street, as architect for the syndicate of which Leslie R. Palmer, 68 William street, is one of the leading figures, is preparing plans for a twelve-story store and loft building to be erected on a plot 37 x 197 feet at 7 East 39th street and 10 East 38th street, adjoining the Craftsman Building. The structure will have facades of brick, limestone and terra cotta. The new building will cost \$250,000.

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### NO ARCHITECTS SELECTED.

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

BRONX.—Wm. J. Dempsey, 103 Park av, contemplates the erection of a 5-sty apartment at the southwest corner of Featherbed lane and Jessup av. No architect retained.

QUEENS.—The City of New York, Maurice E. Connolly, president Borough of Queens, 5th st and Jackson av, L. I. City, contemplates the erection of a jail next to the court house on Jackson av, to cost about \$35,000. No architect selected.

SYRACUSE, N. Y.—William Rubin, Union Building, contemplates the erection of a 4-sty office building, 66x104 ft, in West William st, near North Clinton st. No architect selected.

WENDE, N. Y.—The Board of Supervisors of Erie County, Alonzo Hinckley, clerk, contemplate the erection of a county home and penitentiary here in Erie County. An appropriation has not been asked for and no architect has been selected.

RUSHVILLE, N. Y.—The Utica Canning Co., A. B. Hatfield in charge, Utica, contemplates the erection of a canning factory here in Yates County. No architect selected.

### PLANS FIGURING.

#### DWELLINGS.

PELHAM MANOR, N. Y.—F. B. Chapman, 4 East 39th st, Manhattan, architect, is taking bids to close July 22 for the 3-sty residence and garage, 40x100 ft, for Robert J. Leonard, 997 Edgewood av, Pelham. Cost, about \$30,000.

WOODCLIFFE, N. J.—P. A. Vivarttas, 110 4th st, Union, N. J., is preparing plans for a 2-sty brick residence at Boulevard East and 32d st, for Henry Untereiner, 74 Liberty pl, Weehawken, N. J.

PATCHOGUE, L. I.—Claude Conklin, this place, architect, is taking bids for a 2½-sty frame and shingle residence, 26x32 ft, on North Ocean av, for Simon Gottlieb, this place. Shingle roofing, steam heating, electric wiring, cesspool, city water. Cost, about \$5,000.

#### FACTORIES & WAREHOUSES.

NEWARK, N. J.—Bids will close July 19 for the auto service building at 534-536 Broad st, for the Detroit Cadillac Motor Car Co., 1881 Broadway, Manhattan. William E. Lehman, 738 Broad st, architect. Cost, about \$65,000.

#### HALLS & CLUBS.

ISLIP, L. I.—R. C. Velsor, Church st, Islip, architect, is taking bids for a 3-sty lodge room and store building, 35x75 ft, for the F. & A. M., Dr. Jos. Halsey, Main st, chairman of building committee. Cost, about \$8,000.

#### HOSPITALS & ASYLUMS.

MANHATTAN.—Plans are being figured by the John J. Hearn Construction Co., 69 West 46th st, for the 4-sty hospital at Front st and Gouverneur Slip, for the Gouverneur Hospital, Bellevue & Allied Hospitals. McKim, Mead & White, 101 Park av, architects. Cost, about \$200,000. Bids on subs are desired.

RICHMOND.—The John J. Hearn Construction Co., 69 West 46th st, Manhattan, is figuring the contract for the City Farm Colony Cottage No. 2, for the Department of Public Charities. C. B. Meyers, 1 Union sq, architect. Cost, about \$50,000. Sub bids are desired.

#### MUNICIPAL WORK.

RICHMOND.—The City of New York, Commissioner of Public Works, St. George, is taking bids to close 12 M., July 20, for regulating and grading Haven Esplanade, from Barrett Boulevard to Castleton av.

RIKERS ISLAND.—The Department of Correction, Katherine B. Davis, commissioner, Municipal Building, owner, is taking bids for a 1-sty concrete and brick disciplinary building on the east side of Shore Drive, 170 ft south of Main st, from plans by F. E. & A. Ware, 1170 Broadway, Manhattan. Cost, about \$64,000.

MAYWOOD, N. J.—Bids will close July 26 for installing the gravity system sewage system here for the Borough of Maywood. N. B. Beam, chairman of committee. Alex Potter, 50 Church st, Manhattan, engineer. Cost, about \$25,000.

#### PUBLIC BUILDINGS.

ALBANY, N. Y.—Bids close July 27 at 12 m. for remodeling the 3-sty stone State House in Eagle st, for the Trustees of Public Buildings, State of New York. Lewis F. Pilcher, Capitol, Albany, state architect. Specifications for construction, heating, plumbing and drainage, electric work and electric elevators, may be seen at the office of the Record and Guide. Cost, about \$350,000.

#### SCHOOLS & COLLEGES.

PORTCHESTER, N. Y.—The Board of Education, H. B. Smith, Jr., president; Clarence D. Camp, clerk, is taking bids to close 8 p. m., July 30, for the 3-sty high school on Irving av, from plans by Hewitt & Bottomley, 597 5th av, Manhattan. J. F. Musselman, 101 Park av, Manhattan, electrical, heating and ventilating engineer. Cost, about \$120,000. John J. Hearn Const. Co., 69 West 46th st., Manhattan, is figuring the general contract and desires bids on subs.

#### MISCELLANEOUS.

BROOKLYN.—Samuel Bleich, 253 South 3d st, owner, is taking bids on general contract for a 4-sty brick turkish bath, 25x120 ft, at 219 South 3d st, from plans by Jacob Fisher, 25 Av A, Manhattan. Cost, about \$25,000.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

171ST ST.—Plans have been prepared by Gronenberg & Leuchtag, 303 5th av, for two 5-sty apartments, 71x95 ft each, in the south side of 171st st, 117 ft west Broadway, for the 171st St Building Co., 30 East 42d st.

SHERMAN AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 5-sty apartments, 50x100 ft, at the southeast corner of Sherman av and Dyckman st, for the J. B. C. Building Co., 30 East 42d st, care of Samuel B. Krulwitch. Owner will handle general contract.

RIVERSIDE DRIVE.—Plans have been prepared for a 13-sty apartment house at the northeast corner of Riverside Drive and 144th st, for Paterno & Son Contg. Co., Michael Paterno, president, 120-28 Convent av. Adolph E. Nast, 546 5th av, architect. Airoidi & D'Antona, 15 East 26th st, engineers. Owner will handle general contract. Cost, about \$500,000.

EDGEcombe AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 5-sty apartments, 72x88x90x85 ft, at the southeast corner of Edgecombe av and 139th st, for the 114th St and 7th Ave Construction Co., care of Max Weinstein, 1884 7th av, owner and builder, who are taking bids on materials and subs.

22D ST.—Gronenberg & Leuchtag, 303 5th av, have been commissioned to prepare plans for the 6-sty apartment, 46x83 ft, at 334-336 West 22d st, for Solomon Silk, 106 West 13th st.

27TH ST.—Plans are being prepared by Gross & Kleinberger, Bible House, for alterations to two 6-sty apartments, 25x60 ft, at 150-152 East 27th st, for Mrs. Sarah Jacobs, 148 East 27th st, who will take bids on separate contracts about July 24. The alteration consists of building a passage or connecting first floors. Cost, about \$8,000 each.

#### DWELLINGS.

69TH ST.—Grosvenor Atterbury, 20 West 43d st, is preparing plans for a 4-sty residence at 9 East 69th st, for Edwin C. Jameson, 111 William st. The Whitney Co., 1 Liberty st, general contractor.

#### SCHOOLS & COLLEGES.

MANHATTAN.—The Board of Education opened bids July 12 for removal of street encroachments, etc., at P. S. 76. J. M. Knopp, low bidder, at \$3,693.

MANHATTAN.—Bids were opened by the Board of Education for the general construction of additions to and alterations in P. S. 3. J. Kresse Co., low bidder, at \$43,400, and for plumbing and drainage in same school, Christopher Nally, low bidder, at \$1,961.

#### Bronx.

#### APARTMENTS, FLATS & TENEMENTS.

181ST ST.—Jacob Bloom, 1832 Clinton av, contemplates the erection of 5-sty brick flats in the south side of 181st st, between Crotona Parkway and Mohegan av, from plans by Goldner & Goldberg, 391 East 149th st.

RYER AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for two 5-sty apartments on the east side of Ryer av, 186 ft north of 183d st, for the Valhalla Corporation, Jacob Pederson, 148th st and 3d av, president and builder. Cost, about \$100,000.

VICTOR ST.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 4-sty apartment, 25x72 ft, in the north side of Victor st, 125 ft east of Morris Park av, for Conti Bros., 229 Willis av, to cost about \$11,000.

OGDEN AV.—Gross & Kleinberger, Bible House, are preparing plans for a 5-sty apartment and five stores on the west side of Ogden av, between 167th and 168th sts, to cost about \$70,000. Owner's name for the present withheld.

## DWELLINGS.

**GOODRIDGE AV.**—Carlton Van Valkenburgh, 320 5th av, has completed plans for a brick residence on the east side of Goodridge av, 133 ft south of 250th st, for the Delafield Estate, Inc., 27 Cedar st. Cost, about \$10,000.

## HOTELS.

**BARNES AV.**—Plans are being prepared by M. W. Del Gaudio, 1910 Webster av, for a 3-sty store and hotel on the east side of Barnes av, 150 ft north of Nereid av, for Jennie Wolf, 3768 Barnes av, to cost about \$7,000.

## STORES, OFFICES &amp; LOFTS.

**UNIVERSITY AV.**—Robert W. Triffenberg, 507 5th av, is preparing plans for a 1-sty brick taxpayer, 43x90 ft, on the west side of University av, 344 ft north of 183d st, for the E. A. C. Building Co., Elizabeth A. Campbell, 102 West 183d st, president. Cost, about \$18,000.

**VAN NEST AV.**—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 1-sty store, 20x70 ft, at the northwest corner of Van Nest and Barnes avs, for M. Monahan, 234 East 237th st. Cost, about \$2,000.

## Brooklyn.

## APARTMENTS, FLATS &amp; TENEMENTS.

**LEE AV.**—Sass & Springsteen, 32 Union sq, Manhattan, have completed plans for a 6-sty apartment, 44x100 ft, at 111-113 Lee av, for the P. & S. Realty Co., D. Pollock, 30 Hart st, owner and builder. Cost, about \$40,000.

**NOSTRAND AV.**—Shampan & Shampan, 772 Broadway, have prepared plans for ten apartments on the west side of Nostrand av, 27.9 ft south of President st, for the G. & M. Improvement Co.

**5TH AV.**—M. A. Cantor, 373 Fulton st, has been commissioned to prepare plans for five stores and flats at the northwest corner of 5th av and 77th st, for Simon Abels, 44 Court st.

## DWELLINGS.

**WARWICK AV.**—L. F. Schillinger, 167 Van Sicklen av, is preparing plans for a 2½-sty brick residence, 20x55 ft, on the west side of Warwick av, 155 ft north of Arlington av, for Virgus L. Haines, 192 Arlington av, owner and builder. Cost, about \$7,000.

**KINGS HIGHWAY.**—Cohn Bros, 361 Stone av, are preparing plans for five 3-sty brick residences, 20x55 ft, on the south side of Kings Highway, 47 ft east of East 16th st, for the Kraslow Construction Co., Isaac Klapper, president, 188 Montague st, owner and builder. Cost, about \$30,000.

**HENDRIX ST.**—W. C. Winters, 106 Van Sicklen av, is preparing plans for a 3-sty brick residence, store and garage, at the southeast corner of Hendrix st and Jamaica av, for Frank Richards, 147 Sunnyside av, owner and builder. Cost, about \$8,000.

**19TH ST.**—E. F. Hudson, 319 9th st, has completed plans for three 3-sty frame residences, 18x44 ft, in the west side of East 19th st, 165 ft north of Av R, for Melbourne Lucas, 2022 Av M, owner and builder. Cost, about \$9,000.

**OCEAN AV.**—Plans are being prepared privately for a 2½-sty frame and brick veneer residence, 28x45 ft, on the west side of Ocean av, 300 ft north of Av G, for R. Von Lehn Sons, 2701 Av G, owners and builders. Cost, about \$16,000.

## Queens.

## APARTMENTS, FLATS &amp; TENEMENTS.

**LONG ISLAND CITY.**—Edward Hahn, Bridge Plaza, is preparing plans for two 5-sty apartments on the west side of Newtown av, 25 ft south of Carver st, for F. Zvanovec, 70 Wilson av, owner and builder. Cost, about \$60,000.

**LONG ISLAND CITY.**—L. Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for a 3-sty tenement, 29x68 ft, on the west side of 13th av, 373 ft south of Jamaica av, for William Allan, 539 Jamaica av, owner and builder. Slag roofing, electric wiring, no heating. Cost, about \$8,500.

**METROPOLITAN, L. I.**—William Debus, 86 Cedar st, Brooklyn, has completed plans for a 3-sty brick apartment on the south side of Flushing av, 50 ft west of Martin st, for Meruk & May, 189 Montague st, Brooklyn, owners and builders. Slag roofing, electric wiring. Cost, about \$7,000.

## DWELLINGS.

**RIDGEWOOD, L. I.**—William Debus, 86 Cedar st, Brooklyn, is preparing plans for a 3-sty brick residence and store, 20x90 ft, at the southwest corner of Seneca and Woodbine sts, for Chas. Tritschler, 753 Fairview av, owner and builder. Cost, about \$7,000.

**BELLAIRE, L. I.**—George A. Elliott, Walton st, Jamaica, has completed plans for a 2½-sty frame residence, 18x32 ft, on the west side of Albany av, 202 ft south of Hollis av, for Mrs. Grace R. Stewart, Hollis av. Cost, about \$3,500.

**RIDGEWOOD, L. I.**—William Debus, 86 Cedar st, Brooklyn, is preparing plans for four 3-sty brick residence and stores, 20x55 ft, in the west side of Seneca st, 90 ft south of Woodbine st, for Chas. Tritschler, 753 Fairview av, owner and builder. Cost, about \$25,000.

**RIDGEWOOD, L. I.**—A. E. Fischer, 373 Fulton st, Brooklyn, has completed plans for a 3-sty brick store and residence, 18x55 ft, on the east side of Fresh Pond rd, 250 ft north of Catalpa av, for the B. N. Mortgage Co., 1258 47th st, Brooklyn, owner and builder. Cost, about \$26,000.

**JAMAICA, L. I.**—Carl Otto, 45 Broadway, Manhattan, has completed plans for a 3-sty brick store and residence, 20x55 ft, at the southwest corner of Silkworth st and Jamaica av, for Muller-Clarendon Co., Inc., 7 Oxford av, Richmond Hill, owner and builder. Cost, about \$10,000.

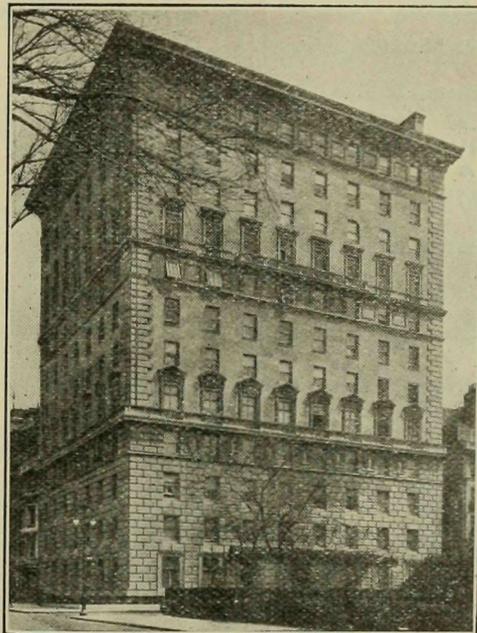
**BAYSIDE, L. I.**—Plans have been prepared privately for two 2½-sty frame residences, 22x36 ft, at the northwest corner of 5th st and Ashburton av, and in the west side of 5th st, 50 ft north of Ashburton av, for the Hansen Building Co., Bell av, owner and builder. Cost, about \$8,000.

**RIDGEWOOD, L. I.**—M. A. Cantor, 373 Fulton st, Brooklyn, is preparing plans for ten 3-sty brick residences, 20x55 ft, on the south side of Myrtle av, between Epsilon and Delta places, for the Rose Building Co., R. S. Strominger, 1402 44th st, Brooklyn, owner and builder. Cost, about \$60,000.

**QUEENS, L. I.**—George Stahl, 1524 Hatch av, Ozone Park, has completed plans for a 2-sty frame residence, 22x30 ft, in the north side of Stewart st, 140 ft west of Catherine av, for Chas. H. Williams, 1529 Clinton av, Ozone Park. Cost, about \$3,500.

**WHITESTONE, L. I.**—A. Edward Richardson, 100 Amity st, Flushing, has completed plans for six 2-sty brick residences, 16x26 ft, in the north side of 11th st, 100 ft west of 14th av, for Edward Richard-

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son, 45 Percy st, Flushing. Cost, about \$7,000.

WOODHAVEN, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, are preparing plans for ten 2½-sty brick residences in the north side of Fulton st, between Ferry and Yarmouth sts, for Sam Bernstein, 208 Douglass st, Brooklyn, owner and builder. Cost, about \$50,000.

ST. ALBANS, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for two 2½-sty frame residences, 18x40 ft, at the southwest corner of Rutland st and Caxton av, for E. H. Brown, Bayville, L. I. Cost, about \$8,000.

### FACTORIES & WAREHOUSES.

RICHMOND HILL, L. I.—Eugene Frank, 22 East 21st st, Manhattan, has been selected as steam and electrical engineer for the 4-sty reinforced concrete factory and garage, 105x120 ft, at Park av and Ashland rd, for Wm. DeMuth, 507 Broadway, Manhattan. William Higginson, 13-21 Park Row, Manhattan, architect. The American Concrete Steel Co., 27 Clinton st, Newark, general contractor.

### Richmond.

#### FACTORIES AND WAREHOUSES.

MARINERS HARBOR, S. I.—M. A. Cantor, 373 Fulton st, Brooklyn, has completed plans for a 1-sty brick storage building, 50x125 ft, on the south side of railroad tracks, 157 ft east of Bay av, for S. J. Linoleum Co., Elm Park, S. I., Abraham Averett, 299 Broadway, Manhattan, president. Cost, about \$15,000.

### Nassau.

#### DWELLINGS.

GREAT NECK, L. I.—William Adams, 15 West 38th st, Manhattan, is preparing plans for a residence here for Fred Lloyd Richards, Elm Point, and will take bids from a selected list of bidders.

LAWRENCE, L. I.—Morrell Smith, Bank Building, Far Rockaway, is preparing plans for a residence here for Philip A. Conne, care of Saks & Co., Broadway and 33d st, Manhattan.

#### HOSPITALS & ASYLUMS.

VALLEY STREAM, L. I.—Ludlow & Peabody, 101 Park av, Manhattan, and Chas. E. Cutler, Westport, Conn., associate architects, are preparing sketches for a 2-sty Home for Wayward Girls for the Board of Managers, Wayside Home, 356 Bridge st, Brooklyn, Mrs. Homer A. Latin, president.

#### HOTELS.

OCEANSIDE, L. I.—Paul Beingart, Rockville Centre, is preparing plans for a hotel at Long Beach rd and Brower av for Thos. Whittaker, this place, owner, who will take bids about Sept. 1. Cost, about \$20,000.

#### STABLES AND GARAGES.

GREAT NECK, L. I.—Otto Gaertner, 331 Madison av, Manhattan, is preparing plans for a 1 and 2-sty store, apartment and garage, 60x200 ft, for the Great Neck Garage & Repair Co., North rd. Cost, about \$25,000.

MANHASSET, L. I.—T. Markoe Robertson, 331 Madison av, Manhattan, is preparing plans for a 1-sty laundry building, chauffeur's cottage and addition to stable and coach house. J. Dall Construction Co., 10 East 23d st, Manhattan, general contractor. Cost, about \$50,000.

### Westchester.

#### APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, has completed plans for a 4-sty apartment, 49x47 ft, on the north side of McLean av, for Louis Johnson, Tibbets rd, owner and builder. Cost, about \$20,000.

#### DWELLINGS.

HARTSDALE, L. I.—Caretto & Forster, 30 East 42d st, Manhattan, have been commissioned to prepare plans for a 2½-sty stone, frame and stucco residence for V. E. Minich, care of architects, and will take bids on general contract this fall.

BRONXVILLE, N. Y.—William H. Orchard, 122 West 42d st, Manhattan, is preparing plans for three 2½-sty residences, 25x40 ft, at Lawrence Park, for the Bronx Co., Inc, this place, owner and builder. Cost, about \$8,000 each.

#### FACTORIES & WAREHOUSES.

TARRYTOWN, N. Y.—Plans are being prepared privately for a 3-sty brick factory for the Chevrolet Motor Co. of N. Y., 816 11th av, Manhattan, adjoining the present plant, to cost about \$60,000. Owner will build by day labor.

#### HALLS AND CLUBS.

NEW ROCHELLE, N. Y.—J. Edward Birmingham, 45 Warburton av, Yonkers, is preparing preliminary plans for a 2-sty lodge building, 60x110 ft, at Centre av and Ralvea pl, for the Knights of Colum-

bus, New Rochelle Council No. 339, 190 Main st, Leo Fallon, grand knight. Cost, about \$30,000. Bids on separate contracts will be received about July 20.

BRONXVILLE, N. Y.—Eates & How, 542 5th av, Manhattan, are preparing preliminary plans for alterations and additions to the 2-sty frame club for the Bronxville Athletic Club, J. J. Ackerman, chairman.

### New Jersey.

#### APARTMENTS, FLATS & TENEMENTS.

WEEHAWKEN, N. J.—Hyman Rosensohn, 800 Broad st, Newark, is preparing plans for a 5-sty apartment, 117x125 ft, at the southwest corner of Boulevard and Liberty pl, for S. M. Adelman, 229 Bergenline av, Town of Union, owner and builder. Cost, about \$100,000.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing plans for two 4-sty tenements with stores, 37x90 ft, on Hudson av, for Weisberg & Cadel, Hudson av and 11th st, owners and builders, who will take bids on subs and materials. Cost, about \$60,000.

NEWARK, N. J.—Kallich & Lubroth, 215 Montague st, Brooklyn, have completed plans for four 4-sty apartments on the west side of Mt. Pleasant av, 339 ft north of Oriental st, for Jos. Moshkowitz, 5305 5th av, Brooklyn. Cost, about \$100,000.

NEWARK, N. J.—John H. & Wilson C. Ely, Firemen's Building, have been commissioned to prepare plans for a 4-sty apartment at 989-991 Frelinghuysen av, for Mrs. John Schreiber, 990 Frelinghuysen av.

#### DWELLINGS.

ASBURY PARK, N. J.—K. MacM. Townner, Kinmouth Building, is preparing plans for a 2½-sty frame and stucco residence, 38x32 ft, at the corner of Sunset av and Emory st, for Andrew Terhune, 106 2d av, Asbury Park. Cost, about \$8,000.

MONTCLAIR, N. J.—H. Messinger Fisher, 483 Bloomfield av, is preparing plans for a 2½-sty frame and brick veneer residence on Upper Mountain av, between Watchung and Bellone avs, for the Montclair Realty & Construction Co., 24 Spring st, owner and builder. Cost, about \$10,000.

NEWARK, N. J.—Frank Grad, American National Bank Building, is preparing plans for a 2½-sty residence, 26x34 ft, at the southwest corner of Shanley and Avon avs, for Frederick Fischer, 164 Market st. Slate roofing, steam heating, electric wiring, city water and sewage. Cost, about \$5,500.

#### SCHOOLS AND COLLEGES.

POTTERSVILLE, N. J.—P. C. Van Nuys, 1 West Main st, Somerville, is preparing sketches for a public school here for the Board of Education.

#### STORES, OFFICES AND LOFTS.

CLOSTER, N. J.—Stever & Vander Clute, 55 Broadway, Manhattan, are preparing plans for a 2-sty store and office building for J. J. Demarest, Maple st, owner, who will furnish materials and take estimates on subs about Aug. 10.

### Other Cities.

#### APARTMENTS, FLATS & TENEMENTS.

GREENWICH, CONN.—F. G. C. Smith, Smith Building, Greenwich, Conn., has completed plans for a 2-sty store and apartment, 39x60 ft, for B. E. Schubert, this place, owner and builder.

#### BANKS.

SCHENECTADY, N. Y.—The Bankers' Eng. Co., Inc., 106 East 19th st, Manhattan, is preparing plans for alterations and a rear addition to the 2-sty bank building at 318 State st, for the Schenectady Trust Co., Gerardus Smith, president. Cost, about \$50,000.

#### DWELLINGS.

ALBANY, N. Y.—Edward G. Atkinson, 88 Parker Building, Schenectady, is preparing sketches for a 2½-sty brick and stucco residence, on Manning Boulevard, for Ernst E. Brubaker, 465 Broadway. Cost, about \$10,000.

SUFFERN, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, have completed plans for a 2½-sty frame residence, 25x56 ft, for Ralph W. Henck, care of architects. Cost, \$10,000 to \$12,000. Bids will be received about Aug. 1.

SENECA FALLS, N. Y.—I. Edgar Hill, Loan Association Building, is preparing preliminary plans for a parish house here for Trinity Church, Rev. William B. Clark pastor, 70 Cayuga st.

#### HALLS & CLUBS.

NEWBURGH, N. Y.—Frank E. Estabrook, 75 2d st, is preparing sketches for an addition to the 2-sty Y. W. C. A., at 150 Liberty st.

#### SCHOOLS AND COLLEGES.

CATSKILL, N. Y.—M. W. Del Gaudio, Tremont and Webster avs, Bronx, has completed plans for a 4-sty convent and chapel, 50x120 ft, for the Order of Friars Manor, care of architect, and will take bids at once on general contract.



**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS & TENEMENTS.**

**MANHATTAN.**—N. Cohen, 1626 Madison av, has received the general contract to alter the apartment at 119 West 115th st, for H. Feuerstein, 1361 5th av. S. Levingson, 101 West 42d st, architect. Cost, about \$6,000.

**POUGHKEEPSIE, N. Y.**—John H. Muller, 55 Taylor av, has received the general contract to erect a 3-sty addition to the store and apartment, 25x70 ft, at Main and North Perry sts, for Fred G. Wetmore, 126 Main st. Du Bois Carpenter, 45 Market st, architect. Cost, about \$5,000.

**CHURCHES.**

**FAR ROCKAWAY, L. I.**—(sub.)—A. Bellon, Division st, Hammels, L. I., has received the steel contract for the 2½-sty frame and brick veneer synagogue, 47x76 ft, on the east side of Central av, 200 ft north of Nelson av, for the Congregation of Gates of Prayer, care of architect, Louis Allen Abramson, 220 5th av, Manhattan. J. P. Streifler, Edgewater Crescent, general contractor. Cost, about \$30,000.

**DWELLINGS.**

**VERONA, N. J.**—George Smith, 489 South 16th st, Newark, has received the general contract to erect a 2½-sty residence on Pease av, for Frederick R. Wagner, 906 East 173d st, Manhattan. Cost, about \$4,000.

**NORTHPORT, L. I.**—(sub.)—Degnan & Jones, 328 Flatbush av, Brooklyn, have received the plumbing contract, and John A. Scollay, 74 Myrtle av, Brooklyn, heating contract, for the 2-sty terra cotta block and stucco residence, about 50x60 ft, at Fort Salonga, Northport, for John H. Shields, this place. Chas. Werner, 316 Flatbush av, Brooklyn, architect. C. A. Conklin, Laurel av, this place, general contractor. Cost, about \$20,000.

**NEWARK, N. J.**—(sub.)—Anthony Grasso & Co., 87 Mt. Prospect av, have received the mason work, and Siebenson Bros., 149 Hobson st, carpenter work, for the 2½-sty frame and stucco residence, 32x50 ft, at 46 Clinton pl, for William H. Jackson, care of the Hedden Iron Construction Co., Hillside av, Lyons Farms, N. J. Wm. J. Fitzsimons, 207 Market st, architect. Cost, about \$8,000.

**ROCKVILLE CENTRE, L. I.**—H. Veit, Inc., 260 Devoe st, Brooklyn, has received the general contract to erect a rectory on College pl, for St. Agnes R. C. Church, Rev. Father Quealy, pastor, College pl. F. J. Berlenbach, 260 Graham av, Brooklyn, architect.

**JAMAICA, L. I.**—Warwick & Collins, 108 South 8th st, Brooklyn, have received the general contract to erect two brick residences on the east side of Flushing av, 109 ft. south of Norwich av, for the E. L. K. Realty Co., 1467 Myrtle av, Brooklyn. Gustave E. Steinback, 15 East 40th st, Manhattan, architect. Cost, about \$7,000 each.

**BROOKLYN.**—Vincent Scala, 72 Carrol st, has received the general contract to erect a 3-sty frame extension to the store and residence in the south side of President st, 433 ft west of Columbia st, for Damiano Mancini, 42 President st. John Burke, 370 Union st, architect.

**FAIRVIEW, N. J.**—Fehrs Bros., Little Ferry, N. J., have received the general contract to erect a 1½-sty hollow tile and stucco bungalow for Zack G. Masten, Jr., this place. Carl G. Mettberg, Hudson Heights, N. J., architect. Shingle roofing, steam heating, electric wiring, tile, parquet floors, city water. Cost, about \$4,500.

**STAMFORD, CONN.**—The F. H. Wakeham Co., 4 West 47th st, Manhattan, has received the general contract to erect a 2½-sty hollow tile and stucco residence for Louis H. Porter, 140 Nassau st, Manhattan. Aymar Embury, 132 Madison av, Manhattan, architect. Cost, \$25,000 to \$30,000.

**FACTORIES AND WAREHOUSES.**

**BROOKLYN.**—Murran & Mauceri, 1081 Flushing av, have received the general contract to erect a 2-sty factory, 25x50 ft, at 790 Hart st, for Frank Marine, 705 Hart st. Canella & Gallo, 60 Graham av, architects. Cost, about \$5,000.

**LONG ISLAND CITY.**—(sub.)—Jac Abrams & Bro., Inc., 166 West 99th st, Manhattan, have received the plumbing contract for the Ayer's shoe factory here. J. Odell Whitenack, 231 West 18th st, Manhattan, architect.

**NEWARK, N. J.**—The Becker Construction Co., 361 Grove st, has received the general contract to rebuild two factory buildings at Weston av and P. R. R., for George Stengel, Inc., on premises. M. N. Shoemaker, Union Building, engineer. Cost, about \$30,000.

**SCHOOLS & COLLEGES.**

**MANHATTAN.**—The contract for alterations to Annex H at 67th st and Lexington av, for the Board of Education, has been awarded to the John J. Hearn Construction Co., 69 West 46th st. C. B. J. Snyder, 500 Park av, architect. Bids on subs are desired.

**GREENLAWN, L. I.**—Chas. E. Sammis, Jr., Mechanic st, Huntington, has received the general contract to erect a 2-sty school for the Board of Education of Greenlawn, W. W. Coleman, chairman of

Board of Trustees, R. F. D. No. 1, Huntington, L. I. Chas. M. Hart, Main st, Bayshore, architect. Cost, about \$6,000.

**HARRIMAN, N. Y.**—The Jersey City Construction Co., 75 Montgomery st, Jersey City, has received the general contract to erect a high and grade school in the south side of Main st, west of R. R. station, for the Village of Harriman Board of Education. Peabody, Wilson & Brown, 389 5th av, Manhattan, architects. Louis E. Eden, 1 Madison av, Manhattan, electric engineer. Nygren, Tenney & Oh-

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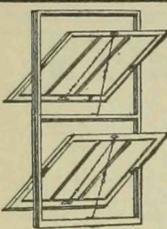
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### Contracts Awarded—Continued.

mes, 101 Park av, Manhattan, steam and ventilating engineers. Cost, about \$40,000.

MELVILLE, L. I.—H. Veit, Inc., 260 De Voe st, Brooklyn, has received the general contract to alter and erect an extension to the 3-sty Industrial School for the Sisters of St. Dominic, Sister M. Regina, Mother Superior, Henry Regelman, 133 7th st, Manhattan, architect. N. Y. Architectural Terra Cotta Co., 401 Vernon av, L. I. City, has the terra cotta work. Cost, about \$7,500.

### STABLES AND GARAGES.

MANHATTAN.—John T. Brady & Co., 103 Park av, have received the general contract to erect a 3-sty garage in the south side of 56th st, 200 ft west of 11th av, for J. G. Patterson, 55th st and 11th av. Marshall R. Grimes, 39 East 42d st, architect. The Perfection Springs Co., 243 West 64th st, lessee. Cost, about \$50,000.

MANHATTAN.—Frymier & Hanna Co., 25 West 45th st, has received the general contract to alter the 3-sty garage, 100x100 ft, at 127-133 West 99th st, for Louis W. Morrison and Alice M. Ulman, 53 Exchange pl, owners of land. William Krauss Garage Corp., 127 West 99th st, owner of building. Homer A. Reid, 315 5th av, engineer. Cost, about \$20,000.

### STORES, OFFICES AND LOFTS.

MANHATTAN.—(sub.)—The Hay Foundry & Iron Works, 15 Madison sq North, has received the structural steel contract for the 6-sty store and loft building, 35x164 ft, at the northwest corner of 5th av and 50th st, for Columbia College Trustees, George L. Rives, chairman, 32 Nassau st, owner of land. A. DePinna & Co., 934 5th av, owner of building. Henry Otis Chapman, 334 5th av, architect. Jacob A. Zimmermann, 18 East 41st st, general contractor.

### MISCELLANEOUS.

BROOKLYN.—The John J. Hearn Construction Co., 69 West 46th st, Manhattan, has received the contract for the pumping station at the northeast corner of East 14th st and Av V, for the Department of Water Supply, Gas & Electricity. M. H. Smith, architect. Sub bids are desired.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

188TH ST, 552-558 W, two 6-sty brick tenements, 50x81.10; cost, \$90,000; owner, Mose Goodman Corporation, 117 West 119th st.; Arron Goodman, Pres.; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 236.

B'WAY, n w cor 207th st, 5-sty brick tenement, 125x90; cost, \$110,000; owner, Seaman Construction Co., 612 West 207th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 239.

#### STABLES AND GARAGES.

69TH ST, 161 East, n s, 145 w 3rd av, 4-sty fireproof private garage, repair shop and dwelling (1 family), 25x100.5; cost, \$30,000; owner, William Bruce Brown, 13 East 70th st; architect, Frederick R. Loney, 15 West 38th st. Plan No. 238.

135TH ST, s s, 115 from s e cor B'way, 3-sty fireproof public garage, 150x95.10; cost, \$75,000; owner, 135th Street Garage Corporation, Room 1000, 160 Broadway, Mahlon C. Martin, Jr., Pres.; architect, Mason R. Strong, 7 Wall st. Plan No. 237.

156TH ST, 99.11 s on Centrale Line 12th av, 1-sty brick garage, 16x18; cost, \$500; owner, Emma L. Adams and Charles Adams, Bronxville, N. Y.; architect, John Hardeñ, 431 West 152d st. Plan No. 240.

56TH ST, 614-18 West, 3-sty brick garage, 75x120.5; cost, \$35,000; owner, Thomas G. Patterson, 637 West 55th st; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 235.

#### STORES, OFFICES AND LOFTS.

MADISON AV, 244, s w cor 38th st, 16-sty lofts and stores, 98.9x95; cost, \$550,000; owner, August Heckscher, 576 5th av; architect, A. L. Harmon, 3 West 29th st. Plan No. 233.

38TH ST, 7 East, 12-sty fireproof lofts, 37.6x197.6; cost, \$250,000; owner, Naols Corporation, 20 William st, Samuel Sloan, Pres.; architect, Herman Lee Meader, 2-16 West 33d st. Plan No. 241.

#### MISCELLANEOUS.

119TH ST, w bet B'way and Claremont av, 5-sty fireproof gymnasium, swimming pool and general students building, 200x176.8; cost, \$600,000; owner, Barnard College, Geo. Plimpton, Treasurer, 61 Park Row; architect, Rich & Mathesius, Jr., 320 5th av. Plan No. 242.

LENOX AV, 681-95, 144th to 145th st, frame grand stand, 197.10x19; cost, \$1,000; owner, John D. Crimmins, 59th st and Madison av; architects, Euell & Euell, 125 Sherman av, Manhattan. Plan No. 234.

#### Bronx.

#### APARTMENTS, FLATS & TENEMENTS.

173D ST, s w cor Weeks av, 5-sty brick tenement plastic slate roof, 84x85.6; cost, \$65,000; owners, Adavine Constn. Corp., Hyman Adelstein, 71 Nassau st, president; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 385.

#### DWELLINGS.

BOYD AV, w s, 194.12 n Pitman av, 2-sty brick dwelling, tar and gravel roof, 21x37; cost,

\$3,000; owner, Leo Oesternei, 4311 Digney av; architect, Jas. Hanson, 2857 Briggs av. Plan No. 386.

239TH ST, n s, 100 w Martha av, three 2½-sty frame dwellings, 20x37, shingle roof; cost, \$10,800; owner and architect, Ehrick Peterson, 2254 Ryer av. Plan No. 388.

#### FACTORIES AND WAREHOUSES.

WESTCHESTER AV, s s, 128 e Bergen av, 1-sty brick storage, 49.8x47.4, tin roof; cost, \$1,000; owner, Anuncio Santini, 438 Concord av; architect, A. Francisconi, 928 East 169th st. Plan No. 390.

#### STORES, OFFICES AND LOFTS.

CITY ISLAND AV, e s, 115 s Fordham st, 1-sty brick store, 25x60, slag roof; cost, \$3,500; owner, Jos. Lippman, 288 City Island av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 389.

UNIVERSITY AV, w s, 344.4 n 183 st, 1-sty brick stores, slag roof, 43.6x90; cost, \$18,000; owners, E. A. C. Bldg. Co., Elizabeth A. Campbell, 102 West 183d st, president; architect, Robt. W. Treffenberg, 507 5th av. Plan No. 384.

#### MISCELLANEOUS.

151ST ST, s s, 70.3 e Morris av, 1-sty brick auditorium, tin and tile roof, 39.6x118.5; cost, \$10,000; owner, Rev. Francis Oppici, 276 East 151st st; architect, Gustave E. Steinback, 15 East 40th st. Plan No. 388.

146TH ST, s s, 119.97 e Morris av, 1-sty frame shed, 26x60; cost, \$400; owner, Philip J. Kearns, 2311 Grand Concourse; architects, Tremont Archt. Co., 401 Tremont av. Plan No. 392.

ARTHUR AV, e s, 134.4 s 177th st, 7-sty brick court and jail, slag roof, 53x129.6; cost, \$300,000; owner, Wm. C. Bergen, 1932 Arthur av; architect, Walter C. Martin, 1932 Arthur av. Plan No. 393.

FORDHAM RD, n s, 85 e Webtser av, 1-sty brick stores and railroad station, slag roof, 60.4x50; cost, \$15,000; owner, Interborough Rapid Transit Co., T. P. Shonts, 165 Broadway, Pres.; architect, Geo. H. Pegram, 165 Broadway. Plan No. 391.

#### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

68TH ST, n s, 242.11 e 4th av, four 4-sty brick tenements, 25x70.4, slag roof, 6 families each; total cost, \$40,000; owner, Jas. Boyd, Jr., 431 Senator st; architects, Shampian & Shampian, 772 Broadway. Plan No. 4987.

82D ST, n s, 240 w 4th av, two 3-sty brick tenements, 20x75, gravel roof, 6 families each; total cost, \$15,000; owner, Minnie C. French, 352 76th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 4972.

GEORGIA AV, w s, 300 s Blake av, two 4-sty brick tenements, 50x88, gravel roof, 23 families each; total cost, \$50,000; owners, Wallace & Hoffman, 653 Georgia av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 4992.

EAST 16TH ST, e s, 300 n Beverly rd, 4-sty brick tenement, 50x89, slag roof, 16 families; cost, \$30,000; owner, Mary C. Blanchard, 222 East 16th st; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4940.

36TH ST, n e cor Tehama st, 4-sty brick tenement, 54.9x89.9, shingle roof, 16 families; cost, \$20,000; owner, Culver Bldg. Co., 50 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4963.

64TH ST, 1421, 3-sty brick store and dwelling, 20x44, tin roof, 2 families; cost, \$7,000; owner, Luigi Minette, 1418 64th st; architect, M. W. Del Gaudio, 401 East Tremont av, Bronx. Plan No. 4945.

CONY ISLAND AV, w s, 100 n Av O, two 3-sty brick tenements, 40x89, slag roof, 12 families each; total cost, \$40,000; owner, Homecrest Bldg. Co., 1322 Av U; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4960.

16TH AV, n w cor 48th st, six 2-sty brick stores and dwellings, 16.8x36, — roof, 1 family each; total cost, \$7,500; owner, C. W. P. Co., Inc., 3107 New Utrecht av; architect, B. F. Hudson, 319 9th st. Plan No. 4935.

PRESIDENT ST, s s, 100 w Nostrand av, 4-sty brick tenement, 50x101.4, slag roof, 21 families; cost, \$45,000; owners, Max Schoenberg & Rudolf Rab, 316 Throop av; architects, Louis Berger & Co., Cypress and Myrtle avs, Queens. Plan No. 5011.

PRESIDENT ST, s s, 150 w Voorhies av, 4-sty brick tenement, 50x101.4, slag roof, 20 families; cost, \$45,000; owners, Max Schoenberg & Rudolf Rab, 316 Throop av; architects, Louis Berger & Co., Cypress and Myrtle avs, Queens. Plan No. 5012.

LAWRENCE AV, s s, 134.9 w Ocean pkway, three 3-sty brick tenements, 23.5x71, slag roof, 6 families each; total cost, \$22,500; owner, Dean Bldg. Co., 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5030.

TEHAMA ST, e s, 119.8 n 36th st, two 3-sty brick tenements, 24x67, slag roof, 6 families each; total cost, \$13,000; owner, Culver Bldg. Co., 50 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5043.

#### CHURCHES.

JEROME ST, 235, 3-sty brick convent, 39.4x75.8, tin roof; cost, \$15,000; owner, Order of St. Dominica, on premises; architect, F. J. Berlenbach, 260 Graham av. Plan No. 4953.

BUSHWICK AV, w s, 82 s Hancock st, 2-sty brick chapel, 18.6x50, slag roof; cost, \$5,000; owner, John W. Roemelle, 1228 Bushwick av; architect, Louis Allmendinger, 926 Broadway. Plan No. 5001.

NEW UTRECHT AV, e s, 100 n Benson av, 1-sty brick synagogue, 45x78.8, gravel roof; cost, \$12,000; owner, Cong. Chara Tilla, 125 Canal st, Manhattan; architects, Kallich & Lubroth, 215 Montague st. Plan No. 5048.

#### DWELLINGS.

16TH ST, s w cor Av Y, 2-sty frame dwelling, 17x24, slag roof, 1 family; cost, \$1,200; owner, Jos. Cannara, 152 Bay 50th st; architect, A. B. Almgren, 230 95th st. Plan No. 4989.

SHEPHERD AV, w s, 105 s Hegeman av, 1-sty frame dwelling, 20x32, gravel roof, 1 family; cost, \$1,000; owner, Lena Lesser, on premises; architect, Morris Rothstein, 601 Sutter av. Plan No. 4975.

19TH ST, w s, 165 n Av R, three 2-sty frame dwellings, 18x44, shingle roof, 1 family each; total cost, \$9,000; owner, Melbourne Lucas, 2022 Av M; architect, B. F. Hudson, 319 9th st. Plan No. 4936.

EAST 40TH ST, w s, 140 & 180 s Av J, two 2-sty frame dwellings, 17x30, slag roof, 1 family each; total cost, \$5,000; owner, Buyers Const. Co., 1079 39th st; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4938.

EAST 40TH ST, w s, 160 s Av J, 2-sty frame dwelling, 20x25, slag roof, 1 family; cost, \$3,000; owner, Buyers Const. Co., 1079 39th st; architects, Gorman & Schwartz, 367 Fulton st. Plan No. 4939.

EAST 95TH ST, w s, 151.11 n Farragut rd, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, \$2,000; owner, Bertha Martin, 9714 Glenwood rd; architect, Louis Dananacher, 370 Fulton st, Jamaica. Plan No. 4962.

CLARENDON RD, s w cor Brooklyn av, 2-sty brick dwelling, 20x36.8, slate roof, 1 family; cost, \$6,500; owner, F. B. Realty Co., Inc., 101 Williams av; architects, Snee & Bryson, 154 Montague st. Plan No. 4951.

CLARENDON RD, s s, 20 w Brooklyn av, four 2-sty brick dwellings, 20x36, slate roof, 1 family each; total cost, \$20,000; owner, F. B. Realty Co., 101 Williams av; architects, Snee & Bryson, 154 Montague st. Plan No. 4952.

CLEVELAND ST, e s, 47 w Dumont av, 5 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$17,500; owner, Dupkin & Goldberg, 501 Ashford st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4926.

EAST 23D ST, e s, 500 s Av M, 2-sty frame dwelling, 26x26, shingle roof, 1 family; cost, \$4,500; owner, Wm. Bordfeld, 636 East 34th st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 4932.

EAST 23D ST, e s, 540 s Av M, 2-sty frame dwelling, 22x32, shingle roof, 1 family; cost, \$4,500; owner, Wm. Bordfeld, 636 East 34th st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 4931.

OCEAN AV, w s, 120 n Av T, 2-sty frame dwelling, 28x32, metal roof, 1 family; cost, \$4,500; owner, Edza White, 216 Fulton st, N. Y.; architect, Sterling Architectural Co., 216 Fulton st, Manhattan. Plan No. 4913.

R. R. AV, w s, 100 N. Stanley Av, 1-sty frame dwelling, 20x35, tin roof; cost, \$1,400; owner, Giovanni & Specuglin, 738 Shepherd av; architect, E. Dennis, 241 Schenck av. Plan No. 4925.

WEST 35TH ST, e s, 160 s Mermaid av, 2-sty frame dwelling, 17x47.6, shingle roof, 2 families; cost, \$2,200; owner, Henrietta Arenberg, 2851 West 36th st; architect, O. B. Almgren, 230 95th st. Plan No. 5004.

MATTHEWS PL, w s, 181.5 n Av H, 1-sty frame dwelling, 22x26, shingle roof; cost, \$1,500; owner, Louis H. Pink, 44 Court st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 5054.

E 23D ST, e s, 360 s Av J, 2-sty frame dwelling, 24x31.6, shingle roof; cost, \$3,200; owner, Margaret M. Seebeck, 1051 East 23d st; architect, B. F. Hudson, 319 9th st. Plan No. 5060.

E 34TH ST, e s, 240 s Av K, four 2-sty brick dwellings, 19x52, gravel roof, 2 families each; total cost, \$14,000; owner, Wm. J. Reineking, 128 Rutland rd; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5062.

FACTORIES AND WAREHOUSES.  
12TH ST, s s, 150 w 3d av, 1-sty brick storage, 20.2x40, iron roof; cost, \$650; owner, Matalie Troano, 205 Tillary st; architect, Fred B. McDuffie, 65 Clifton pl. Plan No. 4979.

STABLES AND GARAGES.  
JAMAICA AV, s s, 55 w Vermont st, 1-sty brick stable, 48x12, tin roof; cost, \$1,000; owner, American Agricultural Chemical Co., 2 Rector st, Manhattan; architect, Fredk. Wornberger, 387 Hendrix st. Plan No. 4999.

STERLING PL, s s, 122.7 w Rogers av, 1-sty brick garage, 20x24, gravel roof; cost, \$500; owner, Swedish Hospital, 64 White st; architect, Axel S. Hedman, 371 Fulton st, Manhattan. Plan No. 4915.

UNION ST, s s, 305 East Utica av, 1-sty brick garage, 11x18, slag roof; cost, \$350; owner, Solomon Gluckman, 1750 Union st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4927.

55TH ST, s s, 89 East 15 av, 1-sty brick garage, 10x20, asphalt roof; cost, \$275; owner, Arno E. Sanders, 5505 15th av; architect, Harry Olson, 1633 51st st. Plan No. 4921.

48TH ST, s e cor 6th av, 1-sty brick garage, 17x19, gravel roof; cost, \$15,000; owner, Minnie Frankel, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 5015.

STORES AND DWELLINGS.  
AV J, n s, 40 w East 14th st, two 3-sty brick store and dwellings, 20x55, gravel roof, 2 families each; total cost, \$11,000; owner, Carician Realty, 503 13th st; architect, E. W. Eisenla, 147 Remsen st. Plan No. 5000.

CHURCH AV, s e cor West st, 3-sty brick store and dwelling, 23.4x53, slag roof, 2 families; cost, \$5,000; owner, West Bldg. Corp., 4-5 Court Square; architect, W. S. McCarthy, 16 Court st. Plan No. 5025.

CHURCH AV, s s, 214.6 e West st, four 3-sty brick store and dwellings, 21.4x50, slag roof, 2 families each; total cost, \$16,000; owner, West Bldg. Corp., 4-5 Court Square; architect, W. S. McCarthy, 16 Court st. Plan No. 5026.

KINGS HWAY, s s, 48.9 e East 16th st, five 3-sty brick stores and dwellings, 20x35, gravel roof, 2 families each; total cost, \$25,000; owner, Kraslow Constn. Co., 188 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 5014.

STORES, OFFICES AND LOFTS.  
LIVINGSTON ST, s s, 98.4 e Court st, three 4-sty brick stores, offices and dwellings, 22.8x

66.8, slag roof, 2 families each; total cost, \$24,000; owner, Philip Retzheim, 31-7 Court st; architect, Vallie H. Volckening, 82 Wall st, Manhattan. Plan No. 4988.

WEST 11TH ST, s e cor 86th st, 2-sty frame office and dwelling, 15x21, tin roof, 1 family; cost, \$1,500; owner, Mary Delworth, 672 Degraw st; architect, Chas. Dreschel, 2229 85th st. Plan No. 4957.

17TH ST, s s, 200 w 4th av, 2-sty brick driveway office; cost, \$500; owner, Frank Nadye, on premises; architect, Wm. Krutzer, 1753 Boston rd, Bronx. Plan No. 4989.

MISCELLANEOUS.

SACKETT ST, n s, 167.10 e 3d av, 1-sty brick boiler room, 30x32, gravel roof; cost, \$400; owner, Mrs. Louisa Gass, 660 Carroll st; architect, Wm. J. Conway, 400 Union st. Plan No. 4914.

20TH ST, s s, 325 e 4th av, 1-sty brick slaughter house, 18x44, slag roof; cost, \$650; owner, Madalena Anacronter, 689 4th av; architect, Jos. Hartung, 548 2d st. Plan No. 5042.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

EVERGREEN.—Charlotte pl, e s, 120 n Millwood av, seven 2-sty frame tenements, 26x70, slag roof, 4 families; cost, \$31,000; owner, New City Realty Corp., 1095 Bergen st, Brooklyn; architect, F. J. Dassau, 1373 Broadway, Brooklyn. Plan No. 2332.

L. I. CITY.—13th av, w s, 202 s Jamaica av, seven 3-sty brick tenements, 28x77, slag roof, 6 families; cost, \$56,000; owner, Wm. Allen, 539 Jamaica av, L. I. City; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2365-66-67.

RIDGEWOOD.—Van Cortlandt av, s s, 160 w Fresh Pond rd, six 3-sty brick tenements, 28x77, slag roof, 6 families; cost, \$51,000; owner, Barne Steinfeld, 1560 St. Johns pl, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2368-69-70.

WOODHAVEN.—Woodland av, w s, 96 n Jamaica av, 4-sty brick tenement, 40x85, slag roof, 16 families; cost, \$22,000; owner and architect, Michael Zummo, Russell st, Woodhaven. Plan No. 2360.

L. I. CITY.—Ely av, w s, 103 n North Jane st, 5-sty brick store and tenement, 50x88, slag roof, 25 families; cost, \$28,000; owner, L. Ranzazzo, 275 Ely av, L. I. City; architects, Cannalla & Gallo, 60 Graham av, Brooklyn. Plan No. 2392.

DWELLINGS.

ELMHURST.—Union av, s s, 180 w Hanover av, 2-sty frame dwelling, 21x57, slag roof, 2

families; cost, \$3,500; owner, Salvatore Scileppi, Broadway, Elmhurst; architect, Chas. Henry, 70 Baxter av, Elmhurst. Plan No. 2321.

FLUSHING.—Cypress av, n s, 100 s e Percy st, 2 1/2-sty brick dwelling, 22x42, tile roof, 1 family, steam heat; cost, \$4,500; owner, T. J. Clark, 84 24th st, Flushing; architects, Eidmann & Hahn, 101 Park av, Manhattan. Plan No. 2320.

FLUSHING.—Exeter st, s s, 220 e Parsons av, 2 1/2-sty frame dwelling, 22x31, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Mary R. Gassner, on premises; architect, Edw. Ross, 347 Benedict av, Woodhaven. Plan No. 2312.

MASPETH.—Prospect av, e s, 225 n Grove st, 2-sty frame dwelling, 22x42, tin roof, 2 families; cost, \$2,000; owners, Thomas & Vin. Mercante, Maspeth; architect, H. C. Strickland, Oxford av, Richmond Hill. Plan No. 2323.

COLLEGE POINT.—Av F, s s, 50 w 16th st, 1-sty frame dwelling, 10x20, tar roof; cost, \$70; owner, Anna Dorbroski, on premises. Plan No. 2327.

CORONA.—38th st, w s, 140 s Smith av, 1-sty frame dwelling, 30x24, tin roof, 1 family; cost, \$1,800; owner, John P. Bassler, 38 38th st, Corona; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2339.

CORONA.—Astoria av, s s, 100 w 50th st, 1-sty frame dwelling, 12x25, gravel roof, 1 family; cost, \$500; owner, G. R. Tilford, 149 East 126th st, Manhattan. Plan No. 2324.

DOUGLAS MANOR.—Warwick st, s w cor Douglas rd, 2-sty frame dwelling, 23x26, shingle roof, 1 family, steam heat; cost, —; owner, Palmer Clingmann, 28th st, Flushing; architect, I. P. Card, Corona. Plan No. 2331.

FLUSHING.—Mitchell av, n s, 40 e 26th st, 2-sty frame dwelling, 22x47, tin roof, 2 families; cost, \$4,000; owner, M. E. Gillingham, 56 Pettet pl, Elmhurst; architect, I. P. Card, Corona. Plan No. 2330.

JAMAICA.—Lincoln av, n s, 50 w Henry st, two 2-sty frame dwellings, 16x33, shingle roof, 1 family, steam heat; cost, \$3,750; owner, Stanilaus Kawaicki, Lincoln av and Henry st, South Jamaica; architect, P. F. Janowitz, 5033 Liberty av, Richmond Hill. Plan Nos. 2343-2344.

JAMAICA.—Flushing av, n e cor Norwich av, two 2 1/2-sty brick dwellings, 34x30, shingle roof, 1 family, steam heat; cost, \$12,000; owner, Elk Realty Co., 1467 Myrtle av, Brooklyn; architect, G. E. Steinback, 15 East 40th st, Manhattan. Plan Nos 2345-46.

JAMAICA.—Amherst av, s s, 255 w Victoria st, four 2 1/2-sty frame dwellings, 18x43, shingle roof, 1 family, steam heat; cost, \$9,000; owner, Harry Kolmetzky, Maure av, Dunton; architect,

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## Plans Filed, Brooklyn, Continued.

I. M. Kirby, 363 Fulton st, Jamaica. Plan Nos. 2347-8-9-50.

JAMAICA.—Chichester av, n s, 410 e Rose av, 2-sty frame dwelling, 18x50, tin roof, 2 families; cost, \$2,000; owner, John Fitzgerald, 40 Flushing av, Jamaica; architect, I. M. Kirby, Fulton st, Jamaica. Plan No. 2351.

JAMAICA.—Franklin pl, n s, 100 e George st, six 2½-sty frame dwellings, 16x35, shingle roof, 1 family; cost, \$12,000; owner, J. H. Hunter, Twombly pl, Jamaica; architect, I. M. Kirby, Fulton st, Jamaica. Plan Nos. 2353-4-5-6-7-8.

MIDDLE VILLAGE.—Metropolitan av, s s, 191 w Griffith av, three 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$11,400; owner, Geo. Von Felde 2170 Metropolitan av Middle Village; architect, Wm. Von Felde, same address. Plan No. 2363.

RAMBLERSVILLE.—Hawtree av, s e cor Grimm av, 2-sty frame dwelling, 22x26, shingle roof, 1 family, steam heat; cost, \$2,600; owner, R. L. Savage, Howard Estate, L. I.; architect, owner. Plan No. 2342.

RICHMOND HILL.—Chestnut st, w s, 281 n Brandon av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family, steam heat; cost, \$4,000; owner M. L. Dann 520 Greenwood av, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plan No. 2340.

RICHMOND HILL.—Maple st, s s, 125 w Oxford av, 2-sty frame dwelling, 16x38, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Arthur Jessor, Lefferts av, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plan No. 2341.

ROSEDALE.—Maple av, s e cor Florence st, 2-sty brick dwelling, 20x33, shingle roof, 1 family; cost, \$2,500; owner, B. Guerinno, 161 West 15th st Manhattan; architects, DerOssa & Savignam, 150 Nassau st, Manhattan. Plan No. 2362.

WOODHAVEN.—Bigelow av, e s, 120 n Fulton st, 2-sty frame dwelling, 16x38, shingle roof, 1 family; cost, \$2,000; owner, O. Fischer, 1289 Jamaica av, Woodhaven; architect, J. D. Geddes, Fulton st, Richmond Hill. Plan No. 2361.

BAYSIDE.—Chambers st, n e cor Lamartine av, 2-sty frame dwelling, 22x25, shingle roof, 1 family, steam heat; cost, \$3,800; owner and architect, Geo. Harnden, 3d st, Bayside. Plan No. 2394.

CORONA.—Van Dien st, e s, 87 s Hunt st, 2½-sty frame dwelling, 20x37, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Thomas Daly, 12 39th st, Corona; architect, R. W. Johnson, Hunt st, Corona. Plan No. 2379.

CORONA.—43d st, w s, 175 n Polk av, 2-sty brick dwelling, 20x40, tin roof, 2 families; cost, \$3,500; owner, A. Jange, 19 Hayes av, Corona; architect, A. L. Marnella, 11 E. Jackson av, Corona. Plan No. 2378.

CORONA.—Railroad av, s s, 125 w Sycamore av, 2-sty frame dwelling, 20x32, shingle roof, 1 family, steam heat; cost, \$2,600; owner, Donato Profundi, 74 Railroad av, Corona; architect, C. L. Varrone, Corona. Plan No. 2391.

EVERGREEN.—Sandol st, w s, 20 s Millwood av, three 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$12,000; owner and architect, Max. Mitluck, 444 Christopher av, Brooklyn. Plan No. 2389.

EVERGREEN.—Hancock st, n s, 395 e Wyckoff av, four 2-sty brick dwellings, 18x60, slag roof, 2 families; cost, \$16,000; owner, Jacob Jaeger, 704 Grove st, Ridgewood; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 2400.

FAR ROCKAWAY.—Sheridan boulevard, w s, 150 s Hassock st, 2-sty frame dwelling, 20x26, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Mrs. Michale Kane, Far Rockaway; architect, Gordon Valentine Co., Davenport, Iowa. Plan No. 2390.

JAMAICA.—Brooklyn av, w s, 175 n Pacific st, two 2½-sty frame dwellings, 18x27, shingle roof, 1 family, steam heat; cost, \$4,000; owner, W. F. Beball, Fulton st, Jamaica; architect, J. F. Beball, Jamaica. Plan Nos. 2387-88.

JAMAICA.—Wyckoff av, w s, 25 s Shaw av, two 2½-sty frame dwellings, 19x37, shingle roof, 1 family, steam heat; cost, \$4,000; owner, T. Gerus, 150 Wyckoff st, Jamaica; architect, J. F. Beball, Fulton st, Jamaica. Plan Nos. 2385-86.

RIDGEWOOD.—Edison pl, e s, 94 n Cooper av, three 2-sty brick dwellings, 20x52, slag roof, 2 families; cost, \$15,000; owner, Ed. Cooper Const. Co., 127 Grand st, Manhattan; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 2373.

RIDGEWOOD.—Cooper av, 20 e Edison pl, three 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, \$15,000; owner, Ed. Cooper Const. Co., 127 Grand st, Manhattan; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 2372.

RIDGEWOOD.—Madison st, n s, 20 e Double-day st, three 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$6,000; owner, Martin & Carl Otto, 885 Bushwick av, Brooklyn; architect, C. L. Otto, 45 Broadway, Manhattan. Plan Nos. 2396-97.

WOODHAVEN.—Fulton av, n e, 20 e Yarmouth av, and n w cor and n e cor Ferry st, ten 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, \$50,000; owner, Sam. Bernstein, 2088 Douglas st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 2374-75-76.

WOODSIDE.—Woodside av, e s, 176 s Stryker av, 2-sty frame dwelling, 22x50, tin roof, 2 families; cost, \$4,000; owner, G. Hawkins, Woodside av, Woodside; architect, W. Sprosser, 212 12th av, L. I. City. Plan No. 2384.

STABLES AND GARAGES.  
COLLEGE POINT.—Breen av, 678, frame garage, 9x16, tin roof; cost, \$50; owner, Louise Wohl, on premises. Plan No. 2313.

DOUGLSTON.—Grosvenor av, s s, 60 e East Drive, frame garage, 16x12; cost, \$150; owner, H. Shipman, on premises. Plan No. 2317.

L. I. CITY.—Steinway av, w s, 100 n Vandeventer av, 1-sty brick garage, 22x45, slag roof; cost, \$3,000; owner, Richard Hellman, 120 Lawrence st, Manhattan; architects, Dodge & Morrison, 135 Front st, Manhattan. Plan No. 2328.

FAR ROCKAWAY.—Leretta pl, s s, 167 w 22d st, concrete garage, 18x18, tin roof; cost, \$600; owner, A. J. Rieser, premises. Plan No. 2382.

FLUSHING.—Beech st, s e cor Central av, 1-sty frame garage, 13x18, tin roof; cost, \$300; owner, H. Von Nallen, 101 Beech st, Flushing. Plan No. 2398.

WOODHAVEN.—Oceanview av, n w cor Ridgewood av, 1-sty tile garage, 11x18, tile roof; cost, \$200; owner, Sophie King, premises. Plan No. 2399.

## STORES AND DWELLINGS.

L. I. CITY.—Freeman av, s s, 55 w 1st av, 1-sty brick store and dwelling, 15x37, slag roof, 1 family; cost, \$1,000; owner, Jas. L. McGrane, 85 1st av, L. I. City; architect, J. F. Reiger, 154 Nassau st, N. Y. Plan No. 2319.

MASPETH.—Prospect Ave, e s, 125 s Warren st, 1-sty frame store and dwelling, 20x54, tin roof, 1 family; cost, \$1,500; owner Vincenzo Ciantro, Maspeth; architect, H. C. Strickland, 48 Oxford av, Richmond Hill. Plan No. 2322.

GLENDALE.—Myrtle av, s w cor Delta pl, ten 3-sty brick store and dwellings, 20x55, slag roof, 2 families; cost, \$66,000; owner, Rose Building Co., 1402 4th st, Brooklyn; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan Nos. 2336-7-8.

JAMAICA.—Strenski pl, s w cor Kosciusko st, 2-sty frame store and dwelling, 18x50, tin roof, 2 families; cost, \$2,500; owner, Albert Albert, 1606 2d av, Manhattan; architect, I. M. Kirby Fulton st, Jamaica. Plan No. 2352.

MIDDLE VILLAGE.—Metropolitan av, s s, 50 e Proctor st, 2-sty brick store and dwelling, 26x61, slag roof, 2 families; cost, \$5,500; owner, Evelyn Bardie, 2137 Metropolitan av, Middle Village; architect, Wm. Von Felde, 2170 Metropolitan av, Middle Village. Plan No. 2364.

WOODHAVEN.—Jamaica av, s w cor Woodhaven av, two 3-sty brick store and dwellings, 25x55, slag roof, 2 families; cost, \$14,000; owner, Lancastershire Realty Co., 44 Court st, Brooklyn; architect, M. A. Cantor, 373 Fulton st, Brooklyn. Plan Nos. 2334-35.

GLENDALE.—Central av, s w cor Webster av, eight 2-sty brick stores and dwellings, 19x50, slag roof, 2 families; cost, \$33,000; owner, Sona Bldg. Co., Inc., 95 Wayne st, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan Nos. 2401-2.

RIDGEWOOD.—Cooper av, n e cor Edison pl, 3-sty brick store and dwelling, 20x57, slag roof, 2 families; cost, \$7,500; owner, Ed. Cooper Const. Co., 127 Grand st, Manhattan; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 2371.

## STORES, OFFICES AND LOFTS.

L. I. CITY.—2d av, e s, 225 s Woolsey av, 1-sty brick stores, 25x35, slag roof; cost, \$2,000; owner, John Wagner, 2d av and Pleasure pl, L. I. City; architect, F. Chmelik, 796 2nd av, L. I. City. Plan No. 2314.

RAMBLERSVILLE.—Camp pl, s w cor L. I. R. R., 1-sty frame office, 10x10, tin roof; cost, \$150; owner, All Water Front Realty Co., Inc., 11 John st, Manhattan. Plan No. 2380.

## THEATRES.

L. I. CITY.—Steinway av, w s, 50 s Jamaica av, 2-sty brick theatre, 52x90, slag roof; cost, \$28,000; owner, M. Pilsnaeck, 1404 2d av, L. I. City; architect, owner. Plan No. 2393.

## MISCELLANEOUS.

L. I. CITY.—Jackson av, n s, 175 e Harris av, frame shed, 20x16, gravel roof; cost, \$50; owner, Goodman & Co., premises. Plan No. 2395.

RAMBLERSVILLE.—Dunton Canal, w s, 650 n Jamaica Bay, frame sign; cost, \$75; owner, All Water Front Realty Co., 11 John st, Manhattan. Plan No. 2381.

ROSEDALE.—Fosters Meadow rd, n w cor Rosedale av, 1-sty frame shed, 22x16; cost, \$75; owner, M. Healy, premises. Plan No. 2383.

WOODSIDE.—Jackson av, n e cor 7th st, metal sign; cost, \$10; owner, A. Eberhart, premises. Plan No. 2377.

ELMHURST.—Queens Blvd, s s, 810 w Hempstead rd, frame billboard; cost, \$100; owner, Herman Moller, on premises. Plan No. 2316.

JAMAICA CREEK.—East Bay av, w s, 500 s Cross st, 1-sty frame boat house, 12x25, tin roof; cost, \$150; owner, Mae B. Smith, on premises. Plan No. 2318.

JAMAICA.—Queens Blvd., n s, 225 w Walton st, frame sign; cost, \$100; owner, D. A. Quinn, on premises. Plan No. 2315.

RICHMOND HILL.—Jamaica av, s s, 251 e Wyckoff av, signboard; cost, \$120; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 2311.

COLLEGE POINT.—12th st, w s, 40 s 5th av, 1-sty frame barn, 30x19, gravel roof; cost, \$500; owner, A. DeBenetti, 13th st, College Point. Plan No. 2326.

ELMHURST.—Hoffman blvd, n s; frame billboard; cost, \$75; owners, G. & J. Hering, on premises. Plan No. 2359.

FLUSHING.—Center st, s w cor Farrington st, concrete gas holder; cost, \$2,500; owner, N. Y. & Queens Gas Co., 130 East 15th st, Manhattan. Plan No. 2329.

WINFIELD.—Burroughs av, n w cor Monroe st, 1-sty frame barn, 20x12, tar roof; cost, \$50; owner, J. Kanawada, on premises. Plan No. 2333.

## Richmond.

## DWELLINGS.

DAVID ST, n w, 240 s Osbor av, Great Kills, 1-sty frame bungalow, 22x18; cost, \$300; owner, Th. Sanjour, New Dorp. Plan No. 707.

ROSEWOOD PL, n s, e cor Cebra av, Tompkinsville, 2 2½-sty frame dwellings, 22x46; cost, \$5,000; owner, Meyer Rosenholz, Richmond Turnpike, R; architect, John Davies, Tompkinsville. Plan No. 714.

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1ST ST, e s, 115 w Midland av, Midland Beach, 1-sty frame bungalow, 10x20; cost, \$50; owner, Benson L. Meyers, Midland Beach. Plan No. 705.

6TH ST, e s, 150 Monroe st, Midland Beach, 1-sty frame bungalow, 30x14; cost, \$275; owner, Geo. Marland; builder, M. Gibelli, 24 Colfax av, Grant City. Plan No. 703.

ATLANTIC AV, n s, 100 w Surf av, New Dorp, 1-sty frame bungalow, 11x22; cost, \$200; owner, Salvatore Russo, Gouverneur st, Manhattan. Plan No. 702.

BUMONT, w s, 130 n Henderson av, Port Richmond, two 2-sty frame dwellings, 20x30; cost, \$5,600; owner, Peter Larsen, 50 Decker av, P. R. Plan No. 699.

GARRETSON AV, s s, 75 e Gordon st, Dongan Hills, 2 1/2-sty frame dwelling, 25.8x25.8; cost, \$4,000; owner, Geo. Cromwell, 52 Broadway, Manhattan; architects, Delano & Aldrich, 4 East 39th st, Manhattan. Plan No. 695.

GARRETSON AV, ss, 225 e Gordon st, Dongan Hills, 2 1/2-sty frame dwelling, 25.8x25.8; cost, \$4,000; owner, Geo. Cromwell, 52 Broadway, Manhattan; architects, Delano & Aldrich, 4 East 39th st. Plan No. 694.

GARRETSON AV, s s, 75 n Gordon st, Dongan Hills, 2 1/2-sty frame dwelling, 25.8x25.8; cost, \$4,000; owner, Geo. Cromwell, 52 Broadway, Manhattan; architects, Delano & Aldrich, 4 East 39th st, Manhattan. Plan No. 693.

LIVINGSTON AV, e s, 140 s Queens, 1-sty frame dwelling, 16x30; cost, \$600; owner, Jos. Roberts, 95 West 22d st, Bayonne, N. J.; architect, Thos. C. Perkins, 362 Bennet av, W. N. B. Plan No. 716.

MADA AV, e s, n e cor Dekay st, West New Brighton, three 2-sty frame dwellings, 21x30; cost, \$9,000; owner, L. E. Elake, 348 East 137th st, Manhattan; architect, Wm. H. Hoffman, 166 Columbia st, W. N. B. Plan No. 701.

ROMA AV, s s, 124 e Beacon P., 1 1/2-sty frame bungalow, 14x34; cost, \$700; owner, Milton T. Craig, 291 New Dorp Lane, New Dorp. Plan No. 692.

ST. PAULS AV, e s, cor Clinton st, 2 1/2-sty frame dwelling, 20.6x62; cost, \$7,500; owner, A. L. Brasefeld, Richmond, N. Y.; architect, James Whitford, Tompkinsville, N. Y.; builder, P. J. Guidacher, Richmond, N. Y. Plan No. 697.

SPRAGUE AV, w s, 1500 n Beach No. 288, Tottenville, 1-sty frame bungalow, 18x26; cost, \$250; owner, Francis J. Reilly, P. O. Box 363, Tottenville; builder, Chas. Pearson, 280 Broadway. Plan No. 696.

WILLIAMS AV, cor Bennet st, Great Kills, 1-sty frame bungalow, 20x16; cost, \$300; owner, Th. Sanjour, New Dorp. Plan No. 706.

#### STABLES AND GARAGES.

WARREN ST, s e cor McKeon st, Stapleton, 2-sty frame stable, 25x45; cost, \$800; owner, W. J. MacDonald, McKeon st; architect, Alex Doerr, 202 Gordon st, Stapleton. Plan No. 715.

WARDWELL AV, e s, 75 s Bould, West Brighton, 1-sty concrete garage, 22x22; cost, \$600; owner, James Davidson, Westerleigh. Plan No. 710.

WESTERVELT AV, w s 60 s Crescent av, New Brighton, 1-sty frame garage, 10x16; cost, \$100; owner, Mrs. Mary E. Regan, 170 Westervelt av; builder, Jos. Carson, cor 6th st and Midland av. Plan No. 713.

#### MISCELLANEOUS.

SEAFOAM ST, n s, 100 s Britton la, New Dorp Beach, concrete cesspool, 6x6; cost, \$15; owner, Mrs. Woodruff, 65 Atlantic st, J. C., N. J.; builder, Geo. Cooper, Cozey Corner Bungalow, N. D. B., S. I. Plan No. 704.

BISMARCK, w s, 100 s Crescent av, New Brighton, two 1-sty frame and metal sheds, 12x20; cost, \$300; owner, Henry F. Comtois, New Brighton. Plan No. 712.

CEDAR GROVE, n s, 40 Garibaldi av, New Dorp Beach, brick cesspool, 6x8; cost, \$15; owner, Albertine Larrivee, New Dorp, P. O.; builder, Tony Ledeseo, New Dorp, P. O. Plan No. 711.

RHINE AV, cor River st, Concord, brick retain wall, 100 ft long; cost, \$150; owner, J. R. DeBacker, 129 Rhine av, Concord; builder, F. Ludicke, 928 Post av, Port Richmond. Plan No. 700.

MANOR RD, e s, cor Egbert av, stone retain wall 50 ft long; cost, \$100; owner, C. E. Underhill, 125 Manor rd; builder, Farrell Eng. Co., Clemont pl, West Brighton. Plan No. 709.

1ST AV, 114 n e cor Brighton, New Brighton, 1-sty frame workshop, 10x16; cost, \$100; owner, Mrs. H. Stricker, on premises; builder, Henry Stricker, on premises. Plan No. 698.

2D AV, cor Midland av, Midland Beach 1-sty frame shed, 10x4; cost, \$25; owner, J. L. Martin, 2nd and Midland av. Plan No. 708.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

BLEECKER ST, 377, e s, 67 s Perry st, enlarge kitchens and erect new rooms to 5-sty brick store and tenement; cost, \$200; owner, Frederick Egler, 60 West End av; architect, William S. Boyd, 203 West 14th st. Plan No. 1616.

BLEECKER ST, 379 e s, 48 s Perry st, enlarge kitchens and erect new rooms to 5-sty brick store and tenement; cost, \$200; owner, Frederick Egler, 60 West End av; architect, William S. Boyd, 203 West 14th st. Plan No. 1617.

BROOME ST, 480 n s, 25 e Wooster st, frame for new stairs to roof, new bulkhead and stair enclosure (2x4 studs 16 o. c.), all fireproof, s. c. doors to 6-sty brick lofts; cost, \$300; owner, Greenwich Savings Bank, 246 6th av; Pres., James Quinlan; architect, Robert A. Fash, 163 West 20th st. Plan No. 1613.

BROOME ST, 306, n w cor Forsyth st, remove rear wall, raise roof of main building, remove all partitions and stairs and build new partitions and stairs, window and door openings, remove and rebuild new store fronts to

3-sty brick store and dwelling (2 families); cost, \$2,000; owner, Dr. Benedict Weissman, 308 Broome st; architects, Kallich & Lubroth, 215 Montague st. Plan No. 1647.

DIVISION ST, 95, lower 1st tier of beams, build new balcony in 1st sty store, remove stoop and stairs, new show windows, metal covered, iron trap door in c. i. frame to 6-sty brick store and tenement; cost, \$1,200; owner, Ida Schlanowsky, 120 West 120th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1635.

EAST BROADWAY, 281, remove gable roof and dormers, replacing same with a flat roof, new terra cotta light shaft from second floor up to 3-sty brick storage and dwelling; cost, \$2,000; owner, Michael G. Landa, 281 East Broadway; architect, Gabriel Di Martino, 150 Nassau st. Plan No. 1564. Corrects error as to location issue July 10, 1915.

ESSEX ST, 128, e s, 36.11 s Rivington st, build up walls of extension, remove rear walls of main building, steel beams and metal c. i. templates, remove partitions and front stone platform, new skylights and w. c. compartments to 3-sty brick store, lofts and offices; cost, \$1,000; owner, Adolph Tittlebaum, 128 Essex st; architect, Otto Reissmann, 147 4th av. Plan No. 1625.

HESTER ST, 188, s s, 75 w Mulberry st, remove front wall, new 12-in brick wall, c. i. columns, steel girders, fire escapes, new entrance hall partitions, water closets, galvanized iron cornice and show window to 4-sty brick store and tenement; cost, \$500; owner, Bartholomew Sbarboro, 14 Franklin st; architect, Mitchell Bernstein, 185 Madison av. Plan No. 1619.

RIDGE ST, 145, cut windows in brick wall to 7-sty brick lofts and store; cost, \$200; owner, Walter Jefferson Moore, 15 William st; architect, Jacob Fisher, 25 Avenue A. Plan No. 1621.

VARICK ST, 137-41, Spring st, 261-73, construct steel beams to carry two 216,000-gal. pressure tanks to 8-sty fireproof factory; cost, \$2,500; owner, Trinity Church Corp., 187 Fulton st; Comptroller, Hermann H. Cammann; architect, Rusling Co., 39 Cortlandt st, Jos. L. Rusling, Pres. Plan No. 1606.

WATTS ST, 155-57, s e cor West st, remove posts and stall 1st sty, new wood girder, remove run, close opening, new concrete floor to entire first floor to 2-sty brick private garage; cost, \$300; owner, James L. Ogden, 9 Lincoln Park, Newark, N. J.; architect, C. H. Bishop, 437 5th av. Plan No. 1641.

8TH ST, 44 East, s e cor Greene st, extend front to building line, new toilet to 3 and 4-sty brick stores and lofts; cost, \$1,500; owner, The Trustees of the Sailors' Snug Harbor, in the City of New York, 61 Broadway, Howard Duffield, Trustee; architect, Oscar Lowinson, 5 West 31st st. Plan No. 1612.

31ST ST, 31-37 West, small addition to pent house on roof, cut 3x2 opening in wall to 12-sty fireproof loft building; cost, \$500; owner, Crompton Building Corporation, 409 Pearl st, Hugo N. Petersen, Pres. and Treas.; architect, Samuel Brenner, 30 East 42d st. Plan No. 1622.

2D ST, 233-43, reinforce floor beams of 2-3 and 4 stories with stud girders and c. i. columns to 4-sty school; cost, \$500; owner, City of New York, care of Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1639.

36TH ST, 8-10 W, install iron stairs 1-sty, remove partitions, new toilet enclosure, 4-in. terra cotta block partitions to 9-sty brick show rooms and offices; cost, \$100; owner, W. M. Walker, premises; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 1634.

42D ST, 4-16 East, n e cor 5th av, new partitions (plaster blocks 4-inches thick), metal doors, new toilet rooms, with ceramic tile floor, marble stall work to 10-sty fireproof office building; cost, \$5,000; owner, Rogers-Peet Co., 5th av and 41st and 42d sts, Frank R. Chambers, Pres., Bronxville, N. Y.; architects, Hoggson Bros., 7 East 44th st. Plan No. 1620.

43D ST, 416 W, erect 3,500-gal. tank and steel supports to 7-sty fireproof hotel; cost, \$400; owner, David H. King, Jr., 10 West 43d st; architect, Joseph H. Isseks, 83 Pike Slip. Plan No. 1626.

49TH ST, 169 West, brick extension on basement and 1st sty, new partitions, stair and fixtures, new girder, stairway removed, old partitions removed to 3-sty brick stores and dwelling; cost, \$2,500; owner, Henry R. Stern, 102-4 West 38th st; architects, Sommerfeld & Stecker, 31 Union sq. Plan No. 1610.

57TH ST, 10 E, erect outside fire escape in rear yard to 5-sty brick lofts; cost, \$1,000; owner, Mrs. Elizabeth V. Douglass, on premises; architect, W. J. Larch, Glendale, L. I. Plan No. 1637.

57TH ST, 200-10 W, form new boiler, coal, pump and tank rooms, remove brick partitions and walls in basement, new beams to support stud partitions to 7-sty tenement; cost, \$2,000; owner, Mary E. Chisolm estate, 84 William st; architects, John B. Snook Sons, 261 Broadway. Plan No. 1631.

59TH ST, 308-10 W, remove show windows and replace new metal covered show windows, remove partitions and replace with new, new kitchen for restaurant, w. c. compartments, fireproof windows, remove cellar stairs to 6-sty brick store, office and place of assembly; cost, \$750; owner, Wm. H. Savage, 308 West 59th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1628.

59TH ST, 517-521 West, n s, 225 w Amsterdam av, raise elevator shaft enclosure above roof and iron elevator machinery supports to 6-sty brick bakery; cost, \$750; owner, Cushman's Sons, Inc., Lewis A. Cushman, Pres., 49 Manhattan av; architect, Charles Stegmayer, 168 East 91st st. Plan No. 1618.

62D ST, 24 East, new plumbing, new metal vent ducts, skylights, door openings plastered to 5-sty brick and stone dwelling; cost, \$575; owner, National Realty Co., 315 4th av, Pres., John H. Parker; architect, John Woolley, 501 5th av. Plan No. 1605.

71ST ST, 510 E, increase main entrance door in height by removing brick arch, 2 new 8-in. steel beams, cut jamba for wagon entrance to 2-sty brick shop; cost, \$75; owner, Michael Bowler, 1013 3d av; architect, Fred W. Rim, 624 Madison av. Plan No. 1638.

8TH ST, 62 West, erect 2-sty and basement extension, rear, to 4-sty brick dwelling; cost, \$2,000; owner, Dr. Jesse G. M. Bollowa, 62 West 87th st; architect, Samuel Cohen, 503 5th av. Plan No. 1643.

88TH ST, 350 E, brick elevator, cut down opening in wall, new motor room in basement, fireproof doors to 4-sty brick school; cost, \$800; owner, Children's Aid Society, 105 East 22d st; architect, Harry N. Paradise, 231 West 18th st. Plan No. 1629.

89TH ST, 56-64 East, 88th st, 57-67 East, build one sty repair shop, remove part of wall, enlarge coal room, and fireproof forge room to 1-sty brick garage and repair shop; cost, \$3,000; owner, Estate of Elliot F. Shepard, Scarborough, Westchester Co., N. Y.; exec., Margaret E. V. Shepard; architects, James C. McGuire & Co., 50 Church st. Plan No. 1604.

110TH ST, n s, 100 w 5th av, cut new doorway, new metal marquise 10 ft. wide and 7-in. channel iron frame to 3-sty fireproof amusement building, dancing and restaurant; cost, \$1,200; owner, Edward Friedman, 19 East 24th st; architect Bart-John P. Walther 147 East 125th st. Plan No. 1623.

125TH ST, 63-65 West, n s, 185 e Lenox av, cut 2 openings in centre brick wall, install steel girders, make alcoves to 4-sty brick restaurant, restaurant and furnished rooms; cost, \$250; owner, Salo Cohn, 239 4th av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1642.

135TH ST, 127-129 W, discontinue apartments in cellar, remove partitions, excavate rear of cellar for 2 new low pressure heating boilers, remove and rebuild northeast corner of building for new steel smoke stack to 6-sty brick stores and tenement; cost, \$2,000; owner, St. Philips P. E. Church, 215 West 133d st; architect, Walter T. Timmis, 315 5th av. Plan No. 1633.

183D ST, 551 West, n w cor Audubon av, partitions erected on 2d floor to 2-sty brick store and loft; cost, \$1,000; owner, Henry F. Koster, Pleasantville, N. Y.; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 1608.

AMSTERDAM AV, 2184, alterations to 4-sty brick stores and tenement; cost, \$200; owner, Frank J. Adler, 2067 Amsterdam av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1636.

BROADWAY, 307-9 West, e s, 69.7 n of Canal st, steel structure to support two 5,000-gal. steel pressure tanks enclosed by frostproof house to 7-sty light manufactory; cost, \$2,000; owner, Alonzo Kimball, 307-9 West Broadway; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Pres., Jos. Montgomery. Plan No. 1611.

BROADWAY, 2171-77, s w cor West 77th st, erect new fireproof pent house with slag roof to 10-sty fireproof hotel; cost, \$600; owner, Morewood Realty Co., Wm. Reed, Treas., 61 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 1607.

BROADWAY, 2381-87, n w cor West 87th st, sidewalk vault lights, steps and portion of floor lowered to sidewalk level, new partition, install sidewalk lift to 7-sty brick and fireproof stores and apartments; cost, \$3,000; owner, Mary T. Donovan, 302 West 105th st; architect, Jos. D. Harrison, 2248 Broadway. Plan No. 1609.

BROADWAY, 1687, s w cor 53d st, remove store front, new store front and window benches to be metal covered, lower store floor to 3-sty brick cafe and meeting rooms; cost, \$2,000; owners, Mary T. Yourell, Dublin, Ireland, Rose Russell, Lancashire, England; architect, P. F. Brogan, 119 East 23d st. Plan No. 1644.

BROADWAY, 75-109, n w cor Rector st, raise organ loft roof, fill march to 1-sty brick church; cost, \$500; owner, Corporation of Trinity Church, 187 Fulton st, H. H. Cammann, Comptroller; architect, Thomas Nash, 52 Vanderbilt av. Plan No. 1645.

BROADWAY, 388, e s, 71.9 n White st, frame new location of stairs, new bulkhead and stair entrance (2x4 studs and 16-in. o. c.), all of fireproof s. c. doors to 6-sty brick lofts; cost, \$6,000; owner, John Parson, 388 Broadway; architect, Robt. A. Fash, 163 West 120th st. Plan No. 1614.

BROADWAY, 546-548, and 80-88 Crosby st, extend stairs 1 flight to 5-sty brick factory and mercantile; cost, \$250; owner, Vincent Astor, 23-25 West 26th st; architect, Harold J. Hewitt, Country Club av, Bronx. Plan No. 1615.

BROADWAY, 181 East, s s, 104 w Jefferson st, lower floor beams, new y. p. girder with posts, area in front of store covered with c. i. plates, remove steps to 5-sty brick stores and tenement; cost, \$75; owner, Jacob Richman, 324 Canal st; architect, Wm. Huenerberg, 114 Forest av. Plan No. 1591.

BROADWAY, 667-77, cut down 2 windows to connect 2 wings of building, new fireproof floor for passageway, tile above and cement under, new 4-in. stud partitions with windows for passageway walls, tin roof to 7-sty brick hotel; cost, \$350; owner, Eugene Higgins, 1 Madison av; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 1627.

MADISON AV, 713, raise and convert basement floor to store, raise parlor floor 3 ft. for 1-family apartment, convert 2 and 3-sty to 4 bachelor apartments, lay out 4th sty for 1-fam. apartment, erect artist studio on roof 13x24, iron frame with hollow tile and stucco interior, tin roof to 5-sty brick store, dwelling and studio; cost, \$6,000; owner, Mrs. Julia S. Smallwood, Hotel Vanderbilt, 34th st; architect, Albert E. Parfitt, 233 Broadway. Plan No. 1632.

RIVERSIDE DRIVE, 454, build pent house to use as storage rooms, 4-in. terra cotta block walls, kalamine sash, doors and trim, etc., tile or cement floor to 12-sty fireproof tenement; cost, \$400; owner, B. Crystal & Son, 47 West

## Plans Filed, Alterations, Continued.

st, Hyman Crystal, Pres.; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 1640.

2D AV, 2405, remove wood partitions of dumbwaiter and enclose with 8-in. brick walls and 8-in. brick top work, fireproof doors to 5-sty store and tenement; cost, \$250; owner, Morris Tastikoff, 1164 45th st, Brooklyn; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1646.

3D AV, 1327, s w cor 70th st, remove partitions, walls and store fronts and storm doors, erect new 4-in. stud lath and plaster partitions for store and w. c. compartments, etc., new store fronts and steel beams to 5-sty brick store and tenement; cost, \$1,500; owner, the Eldridge Realty & Construction Co., 102 Eleckter st, Henry Gordon, Pres. Plan No. 1624.

GRAND CENTRAL STATION, 42d st and Vanderbilt av, alterations due to new subway connections, work not specified, elevator and plumbing specifications filled later to railroad station; cost, \$40,000; owner, New York Central Railroad Co., on premises; architects, Warren & Wetmore, 16 East 47th st. Plan No. 1630.

## Bronx.

BARRY ST, e s, 350 s Leggett av, new tanks and supports to 5-sty brick factory; cost, \$2,500; owner, Pease Piano Co., on premises; architects, The Rusing Co., 39 Cortlandt st. Plan No. 303.

158TH ST, s s, 125 w Elton av, new windows, new partitions to 3-sty frame store and dwelling; cost, \$150; owner, Jacob A. Frank, on premises; architect, Edw. C. Sherwood, 1199 Fulton av. Plan No. 298.

144TH ST, 359, 1-sty frame extension, 12.4x 9.4 to 2-sty frame office and dwelling; cost, \$500; owner, Henry Brauning, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 302.

169TH ST, 367, 1-sty frame extension, 20x5, to 2-sty frame store and dwelling; cost, \$250; owner, Jos. Flaucker, on premises; architect, Herman Goldberg, 2968 Briggs av. Plan No. 300.

HAVILAND AV, 2050, change from peak to flat roof 1½-sty frame dwelling; cost, \$1,000; owner, Jos. Russo on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 297.

HOLLAND AV, 3648, new show windows, new stairs, &c, to 1-sty frame stores; cost, \$350; owner, Jos. Iatommaso, on premises; architect, A. J. De Pace, 854 East 217th st. Plan No. 301.

McGRAW AV, s w cor Unionport rd, 1 sty of frame built upon 1-sty frame extension of 2-sty frame dwelling; cost, \$250; owner, John Mulvey, on premises; architect, Thos. L. Newman, 41 Liberty st. Plan No. 296.

3D AV, 3210, new partitions to 3-sty brick stores, offices and factory; cost, \$500; owner, Wm. Cameron, 1901 Bathgate av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 299.

## Brooklyn.

BEAVER ST, e s, 437.6 n Bushwick av extension to 2-sty store and dwelling; cost, \$500; owner, Heyman Pasonik, 342 Stockton st; architect, Hy Loeffler, 804 Jefferson av. Plan No. 4924.

BERKELEY PL, 214, extension to 3-sty dwelling; cost, \$4,500; owner, Wm. Kennedy, Jr., 215 Montague st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 5003.

CARROLL ST, n s, 40 w Brooklyn av, extension to 3-sty dwelling; cost, \$250; owner, A. A. Campbell, on premises; architect, E. A. Schoel-tel, 1034 Jefferson av. Plan No. 4973.

CARROLL ST, n s, 60 w Brooklyn av, extension to 3-sty dwelling; cost, \$350; owner, Geo. H. Eastmont, on premises; architect, E. A. Schoel-tel, 1034 Jefferson av. Plan No. 4974.

COLUMBIA ST, w s, 60 s Carroll st, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Benj. Sindel, on premises; architect, Hy M. Entlich, 29 Montrose av. Plan No. 5050.

DEGRAW ST, n s, 137.7 e Court st, interior alteration to 3-sty engine house; cost, \$1,000; owner, City New York; architect, Wm. S. Connell, Municipal Building, Manhattan. Plan No. 5044.

DELMONICO PL, e s, 111.2 s Flushing av, extension to 3-sty store and dwelling; cost, \$1,000; owner, Edw. B. Hittelman, 264 Stockton st; architect, Tobias Goldstone, 49 Graham av. Plan No. 5056.

ELLERY ST, 164, interior alterations to 3-sty store and tenements; cost, \$300; owner, Arthur Farmer, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 4980.

ESSEX ST, w s, 100 n Liberty av, exterior and interior alterations; cost, \$125; owner, Herman Swenson Estate, 3007 Atlantic av; architect, Fredk. Wormberger, 387 Hendrix st. Plan No. 4998.

FT. GREENE PL, e s, 212.4 n Atlantic av, extension to 3-sty store and dwelling; cost, \$2,000; owner, Chas. Jackson, 168 North Elliott pl; architect, Louis Allmendinger, 926 Broadway. Plan No. 5002.

FULTON ST, 2760, plumbing, &c., to 1-sty stores and dwelling; cost, \$200; owner, Paul Sicuta, on premises; architect, E. Dennis, 241 Schenk av. Plan No. 4990.

FURMAN ST, w s, 180.8 Fulton st, new elevators in 6-sty storage; cost, \$14,500; owner, Nat'l Cold Storage Co., 66 Furman st; architect, Gurney Elev. Co., 62 West 45th st, Manhattan. Plan No. 4961.

HART PL, s s, 124 w West 15th st, extension to 2-sty dwelling; cost, \$1,200; owner, Philip Carlo, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4912.

JEFFERSON ST, s s, 250 w Central av, extension to 3-sty tenement; cost, \$300; owner, Nicola Cappello, on premises; architect, Frank Adams, 216 Boerum st. Plan No. 4920.

LAWRENCE ST, w s, 200 n Willoughby st, interior alterations to 3-sty garage, stable, &c.; cost, \$150; owner, American Soc. Prevention Cruelty to Animals, Madison av and 26th st; architects, Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan. Plan No. 5038.

PACIFIC ST, s s, 100 w 6th av, interior alterations to 2-sty engine house; cost, \$1,000; owner, City New York; architect, Wm. S. Connell, Municipal Bldg., Manhattan. Plan No. 5034.

PEARL ST, e s, 212 s Concord st, interior alterations to 3-sty engine house; cost, \$1,000; owner, City of New York; architect, Wm. S. Connell, Municipal Bldg., Manhattan. Plan No. 5045.

POWELL ST, w s, 125 n Riverdale av, interior alterations to 3-sty tenement; cost, \$300; owner, Kussie Greenberg, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5023.

PRESIDENT ST, s s, 433.4 w Columbia st, extension to 3-sty store and tenement; cost, \$3,000; owner, Damiano Mancini, 42 President st; architect, John Burke, 370 Union st. Plan No. 4922.

SACKETT ST, e s, 172.8 w 3d av, extension to 2-sty dwelling; cost, \$1,500; owner, Mirca Michla, on premises; architect, W. J. Conway, 400 Union st. Plan No. 4954.

SUMMIT ST, n s, 178 e Hamilton av, exterior and interior alterations to 1-sty shop; cost, \$1,000; owner, C. M. Childs & Co., 41 Summit st; architect, C. M. Dellefson, 6 Sullivan st. Plan No. 5019.

TAFFE PL, e s, 100 s Myrtle av, interior alterations to 2-sty engine house; cost, \$1,000; owner, City New York; architect, W. S. Connell, Municipal Bldg., Manhattan. Plan No. 5035.

UNION ST, 1078-1080, erect sign to two 2-sty dwellings; cost, \$150; owner, Chas. A. Chase, 479 Franklin av; architect, W. T. Potten, 1948 East 17th st. Plan No. 5006.

VAN BRUNT ST, w s, 80 s Verona st, extension to 3-sty store and club; cost, \$400; owner, Angelina Salome, 109 Summit st; architect, V. M. Cajano, 321 South 5th st. Plan No. 5028.

51ST ST, n s, 280 w 15th av, extension to 2-sty dwelling; cost, \$150; owner, Dr. G. P. Manville, on premises; architect, Harry Olsen, 1633 51st st. Plan No. 4861.

EAST 95TH ST, w s, 100 n Skidmore la, interior alterations to 2-sty dwelling; cost, \$500; owner, Samuel A. Harkaway, 942 East 92nd st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4911.

ALBANY AV, e s, 30 s Sterling pl, extension to 4-sty store and tenement; cost, \$1,500; owner, Chana Rosnosowa, 592 Warwick st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5030.

ATLANTIC AV, n s, 22 e 3d av, extension to 3-sty store and dwelling; cost, \$3,000; owner, Herman F. Kunce, 515 Atlantic av; architect, Chas. Werner, 316 Flatbush av. Plan No. 5008.

BROADWAY, s w cor Marcy av, exterior and interior alterations to 3-sty store and dwelling; cost, \$500; owner, Mattie F. Clark, 187 Keap st; architect, Otto Reissmann, 147 4th av, Manhattan. Plan No. 5016.

COONEY ISLAND AV, 972, extension 1-sty storage; cost, —; owner, J. & S. Realty Co., 2596 Ocean av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 4964.

DE KALB AV, s s, 80 w Ryerson st, interior alterations to 3-sty store and dwelling; cost, \$600; owner, Anna Kaplan, on premises; architect, Lew Koen, 27 Graham av. Plan No. 5010.

DUMONT AV, s s, 25 e Thatford av, extension to 3-sty store and dwelling; cost, \$200; owner, Solomon Adelstein, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5017.

FRANKLIN AV, w s, 75 n Freeman st, interior alterations to 4-sty stores and tenement; cost, \$260; owner, Ike Bluestein, 1050 Manhattan av; architect, Jas. McKillop, Jr., 154 India st. Plan No. 4970.

GREENE AV, n e cor Throop av, extension to 4-sty home; cost, \$1,500; owner, Baptist Home Inc, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 4929.

GREENPOINT AV, s s, 345 e Franklin st, elevator repair to factory; cost, \$1,800; owner, Chas. M. Englis, 176 Clinton av; architect, H. J. Hewitt, Country Club av, Bronx. Plan No. 5009.

LIBERTY AV, n s, 75 w Schenck av, exterior alterations to 2-sty store and dwelling; cost, \$200; owner, Annie Zerma, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 5051.

MYRTLE AV, n s, 40 e Nostrand av, interior alterations to 2-sty store and dwelling; cost, \$3,200; owner, Kate J. Wolf, 1061 Prospect pl; architects, Koch & Wagner, 26 Court st. Plan No. 4943.

MYRTLE AV, n s, 68 e Nostrand av, interior alterations to 3-sty store and dwelling; cost, \$900; owner, Kate J. Wolf, 1061 Prospect pl; architects, Koch & Wagner, 26 Court st. Plan No. 4942.

PARK AV, n s, 20 w Clermont av, extension to 3-sty store and dwelling; cost, \$1,000; owner, Jos. Rosenberg, 191 Park av; architect, Tobias Goldstone, 49 Graham av. Plan No. 5022.

STONE AV, s e cor Pitkin av, exterior and interior alterations to 5-sty tenement; cost, \$150; owner, Wolf Bomson, 42 East Broadway, Manhattan; architects, Farber & Markwitz, 189 Montague st. Plan No. 4985.

SUTTER AV, s e cor Pitkin av, exterior and interior alterations to 3-sty store and tenement; cost, \$300; owner, Sam Kantorowitch, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4984.

4TH AV, e s, 70.2 n 52d st, interior alterations to 2-sty engine house; cost, \$1,000; owner, City New York; architect, W. S. Connell, Municipal Bldg., Manhattan. Plan No. 5036.

## Queens.

ARVERNE.—South Chase av, e s, 300 s Boulevard, plumbing in dwelling; cost, \$100; owner, M. Seligman, premises. Plan No. 1614.

BEECH ST, e s, 200 s Broadway, plumbing to dwelling; cost, \$50; owner, H. Harnett, on premises. Plan No. 1549.

BROOKLYN HILLS.—Freedom av, w s, 50 s Maple st, interior alterations to fire house; cost, \$500; owner, J. H. Woods, 59 Elm st, Brooklyn Manor. Plan No. 1564.

COLLEGE POINT.—15th st, w s, 140 s 3d av, 1-sty frame extension rear dwelling, new plumbing; cost, \$200; owner, G. Fisher, premises. Plan No. 1586.

CORONA.—Kingsland av, s s, 310 e Myrtle av, general interior alterations to store and dwelling; cost, \$1,100; owner, F. Delehanty, 197 Kingsland av, Corona; architect, C. L. Varone, Corona av, Corona. Plan No. 1590.

DUNTON.—West st, 4, new foundation to dwelling; cost, \$175; owner, D. J. Reynolds, premises. Plan No. 1613.

FAR ROCKAWAY.—Beach 4th st, w s, 450 s Sea Girt av, plumbing to dwelling; cost, \$325; owner, Edw. Kaiser, Inwood, L. I. Plan No. 1560.

FLUSHING.—Farrington av, e s, 225 s Bay-side av, plumbing to dwelling; cost, \$50; owner, Thos. Lee, on premises. Plan No. 1584.

FLUSHING.—Farrington av, e s, 200 s Bay-side av, plumbing to dwelling; cost, \$50; owner, Pauline Curretti, on premises. Plan No. 1585.

FLUSHING.—Forest av, 194, repairs to hospital new doors and windows; cost, \$1,500; owner, Flushing Hospital, on premises. Plan No. 1580.

FLUSHING.—Forest av, 194, plumbing to hospital; cost, \$350; owner, Flushing Hospital, on premises. Plan No. 1581.

GLENDALE.—Tesla Place, w s, 315 n Central av, plumbing to dwelling; cost, \$55; owner, J. Zimmerman, on premises. Plan No. 1571.

GLENDALE.—Tesla Place, e s, 140 n Central av, plumbing to dwelling; cost, \$60; owner, Julius Kiehn, on premises. Plan No. 1551.

GLENDALE.—Tesla Place, w s, 240 n Central av, plumbing to dwelling; cost, \$60; owner, Mrs. J. Schneider, on premises. Plan No. 1552.

JAMAICA.—Brooklyn av, w s, 225 n Pacific st, interior alterations to dwelling; cost, \$125; owner, W. F. Beball, premises. Plan No. 1617.

JAMAICA.—Willow st, s s, 60 e Brenton av, gas piping in dwelling; cost, \$10; owner, W. H. Jackson, premises. Plan No. 1626.

LAUREL HILL.—Creek st, s s, 120 w Debevoise av, 1-sty frame extension, 22x45, front barrel shop, gravel roof; cost, \$800; owner, National Enameling & Stamping Co., on premises; architect, P. Yewergt, 10 Charles st, Maspeth. Plan No. 1562.

L. I. CITY.—Sherman st, w s, 325 s Graham av, plumbing to dwelling; cost, \$100; owner, S. Calerzo, on premises. Plan No. 1529.

L. I. CITY.—7th av, e s, 625 s Broadway, new foundation to dwelling; cost, \$300; owner, J. Amann, on premises. Plan No. 1565.

L. I. CITY.—Jackson av, 62, freight elevator in office; cost, \$90; owner, Wm. Richenstein, 64 Jackson av, L. I. City. Plan No. 1632.

L. I. CITY.—Jackson av, 368, electric sign on dwelling and store; cost, \$30; owner, Ed. Tedeman, premises. Plan No. 1618.

L. I. CITY.—Marion st, e s, 102 n Paynter av, 2-sty brick extension, 15x15, rear dwelling, tin roof, interior alterations; cost, \$1,500; owner, A. Paradise, 5 Marion st, L. I. City; architect, C. W. Hewitt, 604 Academy st, L. I. City. Plan No. 1622.

L. I. CITY.—Van Alst av, w s, 20 s Beebe av, repair shed; cost, \$50; owner, Ravenswood Paper Mills Co., premises. Plan No. 1616.

L. I. CITY.—4th av, 364, plumbing to dwelling; cost, \$90; owner, C. Wuerst, on premises. Plan No. 1577.

L. I. CITY.—Academy st, 39, interior alterations, tenement; cost, \$75; owner, Eliz. Lux, 463 Lockwood st, L. I. City. Plan No. 1578.

L. I. CITY.—Steinway av, w s, 100 n Vandeventer av, 3-sty brick extension, 11x14, front bakery, gravel roof, interior alterations; cost, \$4,000; owner, Richard Hellman, 120 Lawrence st, Manhattan; architects, Dodge & Morrison, 135 Front st, Manhattan. Plan No. 1588.

MASPETH.—Perry av, s s, 135 e Columbia av, new foundation to dwelling; cost, \$200; owner, A. Goericke, premises. Plan No. 1621.

MASPETH.—Perry av, s s, 212 w Willow st, new foundation to dwelling; cost, \$350; owner, Ignatz Klimonowski, on premises. Plan No. 1566.

MASPETH.—Perry av, 61, new foundation to dwelling; cost, \$165; owner, C. Kamiski, on premises. Plan No. 1550.

OZONE PARK.—Portland av, w s, 350 s Grafton av, plumbing in dwelling; cost, \$50; owner, M. Cameron, premises. Plan No. 1620.

OZONE PARK.—Ocean av, e s, 300 s Jerome av, repairs to storage; cost, \$135; owner, J. B. Reiner, premises. Plan No. 1589.

RAMBLERSVILLE.—Dunton Canal, e s, 300 n Jamaica Bay, new foundation to boat house; cost, \$50; owner, S. L. Schmidt, on premises. Plan No. 1569.

RICHMOND HILL.—Chestnut st, 337, plumbing to dwelling; cost, \$90; owner, T. Bingham, on premises. Plan No. 1553.

RICHMOND HILL.—Chestnut st, 335, plumbing to dwelling; cost, \$90; owner, T. Bingham, Richmond Hill. Plan No. 1554.

RICHMOND HILL.—Stewart st, s e cor Walnut st, plumbing in dwelling; cost, \$50; owner, G. Solms, premises. Plan No. 1619.

RICHMOND HILL.—Greenwood av, e s, 150 s Lexington av, plumbing in dwelling; cost, \$23; owner, F. Edwards, premises. Plan No. 1627.

RICHMOND HILL.—Scott st, 7, plumbing to dwelling; cost, \$50; owner, Jas. Farnam, on premises. Plan No. 1576.

RICHMOND HILL.—Fulton av, s s, 75 e Walnut st, plumbing to dwelling; cost, \$50; owner, G. Solms, on premises. Plan No. 1579.

RIDGEWOOD.—Myrtle av, 1864, new store front; cost, \$125; owner, J. Laulell, on premises. Plan No. 1582.

RIDGEWOOD.—Seneca av, 512, new store front dwelling; cost, \$75; owner H. R. Lueck, on premises. Plan No. 1570.

SOUTH OZONE PARK.—Attali av, n s, 100 e Leahy av, gas piping to dwelling; cost, \$15; owner, F. Jacobson, on premises. Plan No. 1567.

SOUTH OZONE PARK.—Brinkmeyer av, w s, 75 s Alquin av, gas piping to dwelling; cost, \$15; owner, J. Brady, on premises. Plan No. 1568.

WINFIELD.—Prospect st, n s near Fisk av, interior alterations, school; cost, \$1,500; owner City of New York, Board of Education. Plan No. 1583.

WOODHAVEN.—Oceanview av, e s, 60 n Brandon av, plumbing in dwelling; cost, \$50; owner, F. H. Walters, premises. Plan No. 1628.

WOODHAVEN.—Oceanview av, e s, 80 n Brandon av, plumbing in dwelling; cost, \$50; owner, E. Deakne, premises. Plan No. 1629.

WOODHAVEN.—Oceanview av, w s, 840 n Jamaica av, plumbing in dwelling; cost, \$50; owner, G. M. Bissegger, premises. Plan No. 1631.

WOODHAVEN.—Oceanview av, e s, 220 n Brandon st, plumbing in dwelling; cost, \$50; owner, F. Hansen, premises. Plan No. 1630.

WOODHAVEN.—Gherardi av, w s, 185 s Ridgewood av, plumbing in dwelling; cost, \$30; owner, W. J. Thrush, premises. Plan No. 1625.

WOODHAVEN.—Gherardi av, e s, 94 n Ridgewood av, plumbing in dwelling; cost, \$30; owner, P. Avallone, premises. Plan No. 1624.

WOODHAVEN.—Gherardi av, e s, 250 s Ridgewood av, plumbing in dwelling; cost, \$20; owner, T. Bartoniczek, 723 Gherardi av, Woodhaven. Plan No. 1623.

WOODHAVEN.—Woodland av, e s, 80 s Ferris st, plumbing to dwelling; cost, \$50; owner, G. Siebert, on premises. Plan No. 1563.

WOODHAVEN.—Woodland av, w s, 174 s Ferris st, plumbing to dwelling; cost, \$25; owner, Mrs. Beacker, on premises. Plan No. 1561.

WOODHAVEN.—Gherardi av, 611, plumbing to dwelling; cost, \$50; owner, G. E. Goetz, on premises. Plan No. 1572.

WOODHAVEN.—Gherardi av, 613, plumbing to dwelling; cost, \$50; owner, G. E. Goetz, Woodhaven. Plan No. 1573.

WOODHAVEN.—Woodland av, 339, plumbing to dwelling; cost, \$50; owner W. Cook, on premises. Plan No. 1574.

WOODHAVEN.—Portland av, e s, 275 s Grafton av, plumbing to dwelling; cost, \$50; owner, Prudential Savings Bank, Broadway and Vernon av, Brooklyn. Plan No. 1575.

WOODHAVEN.—Woodland av, 314, plumbing to dwelling; cost, \$50; owner, J. Hogan, on premises. Plan No. 1555.

WOODHAVEN.—Woodland av, 362, plumbing to dwelling; cost, \$50; owner, J. Smith, on premises. Plan No. 1556.

WOODHAVEN.—Woodland av, w s, 120 n Brandon av, plumbing to dwelling; cost, \$50; owner, J. Kane, on premises. Plan No. 1557.

WOODHAVEN.—Woodland av, 364, plumbing to dwelling; cost, \$50; owner, T. Kelby, on premises. Plan No. 1558.

WOODHAVEN.—Woodland av, w s, 100 s Brandon st, plumbing to dwelling; cost, \$50; owner, J. A. Arthur, premises. Plan No. 1559.

WOODSIDE.—2d st, 37, gas piping in dwelling; cost, \$20; owner, J. Hoffman, premises. Plan No. 1615.

### Richmond.

BRIGHTON e s 50 s Depew, Tottenville, alteration to frame dwelling; cost, \$100; owner, H. E. True, Newark, N. J.; builder, Chas. O. Pearson, 280 Broadway, Tottenville. Plan No. 319.

SIMMONSON PL, e s, 50 n Simmonson av, Port Richmond, alterations to frame dwelling; cost, \$150; owner, Jacob Kettner, Jr., 53 Simmonson pl; builder, Fred M. Van Name, 971 Post av, P. R. Plan No. 318.

SIMMONSON PL, e s, 50 n Katherine, Port Richmond, alterations to frame dwelling; cost, \$240; owner, J. H. Matthews, Manor rd and Egbert av. Plan No. 323.

VAN DUZER ST, 1032, Stapleton, alterations to frame dwelling; cost, \$60; owner, Jos. Kramer, on premises; builder, H. Muller, 868 Van Duzer st. Plan No. 320.

2D ST, n s, 400 n York av, N. B., alterations to concrete retain wall; cost, \$75; owner, Mrs. M. Mackin, 67 Westervelt av, N. B.; builder, Robt. Lyons & Sons, 77 Bay View av, N. B. Plan No. 312.

2D ST, e s, 100 n Maple av, Midland Beach, alterations to frame dwelling; cost, \$50; owner, E. A. Sherwood, Midland Beach. Plan No. 315.

BLACKFORD AV, n s, 125 e Grand, Port Richmond, alterations to frame dwelling; cost, \$500; owner, F. Randolph, Blackford av, Port Richmond; builder, C. J. Chamberlain, Blackford av, Port Richmond. Plan No. 313.

CHARLES AV, 252-54, Port Richmond, alterations to two frame dwellings; cost, \$150; owner, Martin Brisi, as above; builder, Jos. Akstel, 191 Nicholas av, P. R. Plan No. 314.

DECKER AV, s w cor Penn av, Linoleumville, alterations to frame store and dwelling; cost, \$600; owner, John Wingosky, on premises; builder, W. J. Zaikowsky, Penn av, Linoleumville. Plan No. 316.

MIDLAND AV, e s, 60 n 5th av, Midland Beach, alterations to frame bungalow; cost, \$80; owner, Kenneth S. West, 423 East 82d st, Manhattan. Plan No. 321.

RICHMOND RD, s e cor Franklin av, alterations to frame dwelling; cost, \$10; owner, E. Galloway. Plan No. 317.

RICHMOND AV, 154, South Beach, alterations to frame dwelling; cost, \$25; owner, Alfred Dell, 154 Richmond av. Plan No. 322.

WINAN AV, cor David st, Great Kills, alterations to concrete cesspool; cost, \$35; owner, Lyons, Great Kills; builder, Th. Sanjour, New Dorp. Plan No. 311.

## PLANS FILED IN NEW JERSEY

### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending July 10. The location is given, but not the owner's address.*

JERSEY CITY.—Joseph Gatov, 347 and 351 Forest st, two 3-sty brick, \$20,000; Antonio Zazzarino, 81 Logan av, 2-sty frame alteration, \$2,500; Patrick De Siena, west side Central av, 50 ft. n of Graham st, 3-sty brick, \$8,000; Meyer Cozewith, 34-36 Beacon av, 3-sty brick, \$15,000.

NUTLEY.—Angelo Pignataro, n w cor Franklin av and New st, 3-sty brick, \$16,000.

NEWARK.—Filomena Ciffelli, 42-44 Monroe st, 3-sty frame alteration, \$800; Jacob Munkosh, 297 Norfolk st, 3-sty frame alteration, \$800; Jos. Beloserkofsky and Jos. Heller, n w cor 16th av and South 15th st, 3-sty brick, \$12,000; Daniel Meccia, 414 Chestnut st, 3-sty brick, \$8,000; Morris Weiss, 175 Pacific st, 3-sty frame alteration, \$200; Joseph Moshkowitz, west side Mt. Pleasant av, 340 ft. n of Oriental st, four 4-sty brick, \$100,000.

TOWN OF UNION.—George Riegler, east side Park av, 50 ft. n of Jefferson st, 3-sty brick, \$9,000.

WALLINGTON.—Stephan Slepko, 92 Halstead av, 2-sty frame, \$4,000.

IRVINGTON.—William M. Sachse, 4264 Springfield av, 3-sty frame, \$5,000.

NORTH BERGEN.—Giuseppe Marino, 715 Monroe st, 2-sty frame alteration, \$2,000.

WEST ORANGE.—Julius Harris, 1-3 Alden st, 3-sty frame alteration, \$500.

## PERSONAL AND TRADE NOTES.

J. KAPLAN, plumbing contractor, has recently opened a office and shop at 73 East 105th st.

VICTOR A. CLEMENT, INC., general contractor, has recently opened offices at 220 West 42d st.

J. SANFORD SULTUS has donated \$100 as the third prize in the architectural contest to be conducted by the Friends of Young Artists.

EASTERN CONSTRUCTION CO., general contracting has opened offices at 110 West 40th st, where a general building business will be conducted.

WALLDORF, HAFNER & SCHULTZ, dealers in architectural supplies, have opened offices at 9 East 42d st.

SAMUEL COHEN, plumbing contractor, 1017 1/2 DeKalb av, Brooklyn, desires samples and catalogues from plumbing and steam heating supply concerns.

HERMAN STEYER CO., plumbing and heating contractor, 711 Gates av, Brooklyn, desires catalogues and price lists from manufacturers and jobbers interested in the heating and plumbing trades.

C. H. MITCHELL, a well-known building contractor of Binghamton, N. Y., is now a member of the firm of Mitchell & Reynolds Co., 74 State st, Binghamton. The firm is doing a general contracting business.

THOMAS F. CUSHING, for many years a prominent figure in the steam and plumbing supply trade, has assumed the management of the South Chester Tube Works with headquarters at 30 Church st.

UNIVERSAL SANITARY MANUFACTURING CO., New Castle, Pa., has moved its Eastern showroom and sales office from 103 Park av to the Burrell Building, 171 Madison av. W. A. Mills, Eastern sales manager, in charge.

BLUE & QUERPEL CO., INC., jobbers in steamfitters' and plumbing supplies, have moved their office and showroom from 119 East 124th st to 2360 3d av. In its new location the firm occupies the entire building and has abundant space to carry a complete line of supplies in stock.

BRINLEY & HOLBROOK, landscape architects, 156 Fifth av, have been engaged to prepare the plans for the preliminary layout of the Eastchester tract, showing the buildings, roads, farm gardens, etc., in the project now under consideration by the Westchester County Building Commission.

WALTER KEENAN, for many years associated with the John Simmons Co., 110 Center st, has lately entered the steam supply business with his brother under the firm name of Walter Keenan & Bro. They have leased the premises at 17 New Chambers st where their offices and salesrooms will be located.

JOHN F. BACON, architect, was recently appointed a member of the Board of Education of Tarrytown, N. Y., to fill the vacancy occasioned by the death of Seth Bird. Mr. Bacon has been a resident of Tarrytown for many years and is connected with the office of Warren & Wetmore, architects, 16 East 47th st.

D. B. DUNCAN, formerly connected with the L. W. Dumas, Jr., Construction Co., has been appointed superintendent of construction for

the W. D. Lewis Company, contractors, 41 West 33d st, on a 5-sty reinforced-concrete warehouse that the company is constructing for the Des Moines & Southern Railway at Fort Dodge, Iowa.

JAMES McWALTERS & SON, who are building the new market for Vincent Astor on Broadway at 95th st have the steel frame up and the brickwork well along. The completion of the unique establishment is being awaited with curiosity by the public. It will add considerably to the importance of the civic center. Marc Eidlitz & Son have the steel frame for Mr. Astor's apartment house at 89th st up to the twelfth story.

D. E. WAID, architect, 1 Madison av, has completed plans and is taking estimates on general contract for a hospital to be erected at San Juan, Porto Rico, by the Women's Board of Missions of the Presbyterian Church of New York City. The structure will be of hollow tile and stucco with a Spanish tile roof. The design is Spanish Mission, which is effective and appropriate. This building will be 3 stories in height, 192 x 173 feet and will be fireproof throughout. Extensive landscape work is contemplated in connection with this operation and in future other buildings of the same type will be erected.

## OBITUARY

MICHAEL BRENNAN, a general contractor, died at his home, 75 Amity st, Flushing, L. I., Monday, July 12. He was fifty-six years of age. He is survived by his widow and two children.

DANIEL MCGILLICUDDY, formerly a prominent contractor in Manhattan, died of a complication of diseases at his home in Tappan, N. Y., Sunday, July 11. He was fifty-two years of age.

JAMES J. RANEY, a general contractor, died of a complication of diseases at his home, 88 Erasmus st, Brooklyn, Thursday, July 8. He was fifty-eight years of age and is survived by two sons and two daughters.

JEREMIAH S. TERRY, for many years a prominent Long Island contractor, died at his home in Sayville, Monday, July 12. His death was due to paralysis. He was eighty-one years of age and retired from active building some years ago.

WILLIAM TREVIRANUS, a member of the firm of Trevirnaus & Gardner, brick manufacturers, died of Bright's disease in the Polytechnic Hospital, Saturday, July 10. His home was in River st, Hackensack, N. J. He was a member of the Masonic fraternity. He is survived by his widow.

THOMAS T. TABER, a member of the firm of Staines, Bunn & Taber Co., of Brooklyn, manufacturers of gas and electric lighting fixtures, died at his home, 763 Bloomfield av, Montclair, N. J., Sunday, July 11. He was fifty-two years of age, and formerly was a prominent resident of the Bay Ridge section of Brooklyn. He is survived by his widow, two sons and two daughters.

PAUL A. VALLANCE, a civil engineer, connected with the office of the Bronx Borough President, died at his home 746 East 178th st, Wednesday, July 7. He was widely known in yachting circles and was a member of the City Island Yacht Club and the New York Motor Boat Club. He was thirty years old and a bachelor. Mr. Vallance is survived by a brother and three sisters.

WILLIAM SIMONSON WANDEL, for many years a member of the firm of Hardy, Voorhees & Co., lumber dealers, died at his home, 878 Park pl, Brooklyn, Sunday, July 11, of a complication of diseases. He was sixty-three years old. He was vice-president of the Bushwick Savings Bank and a trustee of the Eastern District Hospital. He is survived by his widow, two sons and three daughters.

## TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will hold its fifteenth annual convention in San Francisco, July 21-24. Secretary, George H. Duffield, 41 Martin-Bldg., Utica, N. Y.

AMERICAN SOCIETY OF SANITARY ENGINEERS will hold its annual convention at San Francisco, Cal., August 9-11.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Cincinnati, O., August 24 to 27. Headquarters will be at the Gibson Hotel. Secretary, Clarence R. George, Houston, Tex.

NATIONAL HOUSING ASSOCIATION, fourth conference at Minneapolis, October 6 to 8. John Ihlder, of 105 East 22d street, New York, is field secretary.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the new Willard Hotel, Washington, D. C., September 20-23. E. S. Marlow, Potomac Electric Power Co., Washington, D. C., is the chairman of the convention committee.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortland st, N. Y. C.

NATIONAL ASSOCIATION OF IRON & STEEL ELECTRICAL ENGINEERS will hold its annual meeting in Detroit, Mich., September 8-11. Headquarters at the Hotel Statler.

**BUILDING MATERIALS AND SUPPLIES**

**PORTLAND CEMENT ADVANCES 10 CENTS—REGAINS 90 CENT MILL BASE—EIGHT OF TEN COMMODITIES RISE**

Glass Hard to Get—Record and Guide  
Prophecy Fulfilled—Brick Weaker

**P**RACTICALLY every line of building materials and equipment purchasable through hardware and metal jobbers is restricted on supply and is higher in price. The principal items involved are fine grades of window glass, cut and galvanized iron nails, metal lath for tile reinforcement and partitions, which also includes all forms of galvanized wire netting, barbed wire, shingle nails, sisal and manila rope, structural steel and all electrical equipment. Pipe in water and gas sizes is also firmly held and there are reports of a possible further advance if the demand for spelter and steel making iron increases in price.

Basic building materials, like lime, plaster, gypsum, common brick, Portland cement, hollow burned clay ware for fireproofing, structural steel and reinforcement bars, are in a varying market. Portland cement advanced this week another ten cents a barrel, bringing the price here up to \$1.52, or 90 cents mill, the level ruling prior to the recent price war fulfilling the prophesy made in this column a month ago to the effect that Portland cement prices would reach the 90 cent mill level before August 1.

Every mill in the Lehigh Valley district is now operating at approximately full capacity and still the demand is such as to prevent stock accumulation. This fact has attracted the attention of Wall street to the extent that at least one inquiry was made this week for the selling price of 500 shares of a well known company whose stock has never been for sale in the open market. The company had the opportunity of naming its own figure for the stock. Unverified reports were to the effect that other interests who have been moved by peace talk to believe that the height of prosperity has been reached in destructive industries are now ready to switch their purchases to constructive lines and are feeling the Portland cement market as the one most likely to benefit, next to steel, from the reconstruction movement in Europe and Mexico when peace in those sections is declared.

It is significant that so many building material producers are preparing for an early peace. Lumber interests say there is a greater demand for ship building lumber for boats designed to carry coast-wise and transatlantic freight in bulk than there has been since the time when sailing ships were in their heyday. The present low price of cotton is favoring the manufacture of canvas and it is considered noteworthy, at least, that sail cloth is the type most in demand.

There are those who believe that it will be in these sailing ships now building that American brick, Portland ce-

ment, lime, light structural steel, lumber, nails, wire lath, metal ceilings and other commodities for quick and inexpensive construction will be shipped abroad and to Mexico and will be able to compete with home products manufactured under difficulties. War casualties totaling millions and including the pick of the artisans of European countries, it is figured, ought to make labor scarce and prices high abroad, where industries have not been actually destroyed by fire or shell.

There seems to be no other explanation for the advancing price of certain exportable building materials than present or anticipated demand for these goods from abroad. National building plan filings for June were 7.7 per cent. below that of June a year ago and yet eight of the ten basic materials that enter into building construction are increasing in price, the only two negative factors in this district being common brick and linseed oil. Yet in both these instances the rate of manufacture has not noticeably abated except in the case of the South river plant of the Sayre & Fisher Company, where there is an all the year brick making establishment and stocks on hand are rather heavy for this time of the year. Haverstraw brick plants have been shut down for a month on account of strikes, but up-river plants are still manufacturing at about 65 per cent of capacity and supplies are low.

Glass, hardware, steel, iron, and decorative metals like copper and brass, lime, plaster, fireproofing and paints are all either higher in price or are being rigidly held. Such a condition in a dull building period has seldom been known, not, at least, since the early '60s. Firms making building material machinery such as stamping, mills, grinders, kilns, building tools and equipments, and accessories say they are busy and good prices are ruling. Glass mills will probably resume in September or October instead of November or December as usual.

These are the signs of the times as applied to building materials, commodities and equipment. They are unusual for times like those through which business has just passed, but they are nevertheless actual and should inspire prompt construction.

Plan filings for the week in the five boroughs follow: In the same week last year 259 building plans were filed with an estimated cost of \$3,577,738.

	Week ending,			
	July 9.		July 16.	
	No.	Value.	No.	Value.
Manhattan.....	10	\$34,320	11	\$1,741,560
Bronx.....	11	197,150	12	426,700
Brooklyn.....	85	808,860	86	582,925
Queens.....	147	631,891	134	579,275
Richmond.....	31	39,921	25	43,380
Totals.....	284	\$1,732,142	268	\$3,373,940

**METALS.**

**Galvanized Nails Un—Netting and Wire Lath Firming.**

**W**IRE nails are being sold at \$1.60 base, F. O. B. Pittsburgh and are likely to go higher. Galvanized wire 1 inch and longer are quoted at \$1.75 per 100 lbs. Shorter lengths galvanized bring as high as \$2.25 per cwt. The advance is due to the high cost of spelter. Painted barbed wire now brings \$1.70 while galvanized barbed wire brings as high as \$2.50 per cwt. Galvanized staples are quoted at \$2.50 subject to immediate acceptance. Poultry netting sometimes used in tile reinforcement is now 80 cents for galvanized after weaving and 82½ cents for netting galvanized before weaving. No permanent prices are made for any galvanized material.

More steel making iron was purchased this week by 100,000 pounds than at any time so far this year. List quotations for structural steel at tidewater, this city, have not changed, but base prices Pittsburgh are decidedly firmer

indicating that distributors are inclined to still encourage new business here. Every other line but structural steel has advanced and probably will go higher.

Sheet copper which was selling last week at 25 cents, was quoted on special business this week at 24½ and sheet brass which was 30 cents is now being sold here at 29½. Decorative metal workers say they believe the day of extreme high prices in these two commodities has been passed.

**PORTLAND CEMENT.**

**Advance of Ten Cents Fulfills Record & Guide's Prediction.**

**W**HEN the Portland cement market was in the doldrums of despair in February the Record and Guide predicted that before August 1, the price would be back at the 90 cents, mill, basis ruling prior to the cut. On Thursday the prediction was fulfilled when the Lehigh Portland Cement Company made a quotation of \$1.52, and at least one other company made a quotation on the same level. Offsetting lighterage charges this makes the mill price 90 cents, a total increase of thirty cents since the big drop at the first of the year. A still further advance may be expected before October 1.

Despite rumors to the contrary the market price for Portland cement is extremely stiff and, if sales are based upon the law of supply and demand, there will be further price movements upward. There are manufacturers who expect that prices will reach \$1. mill before the close of the year and there were rumors that just as soon as the prices moved above ninety cents a barrel in the Lehigh district the Edison plant at New Village, N. J. will be resumed either under its former identity or as a link in the Hager chain. Although this has been repeatedly denied, there is still a persistency about the stories emanating from this section that seems to involve this plant as a factor in the big cement combination. There have been inquiries in certain equipment circles regarding the installation of machinery less expensive to operate, such as perpendicular grinders instead of the giant crushers that have made this plant famous in the past.

Although practically every kiln in the Lehigh Valley is now burning there is little reserve stock being accumulated. Another export inquiry developed this week for shipment to England. The amount involved was not stated, but it was assumed that it was proportionate to the inquiry for a million barrels from France that came in last week.

Dealers in this city say that they will match any price that manufacturers charge. They say they have stocked for speculation and expect to take advantage of their foresight so that consumers may expect to pay the advanced quotation on lots purchased after the first of the week.

**COMMON BRICK.**

**Raritan Plants Curtail Outputs, But Hold Prices Firm.**

**R**ARITAN common brick manufacturers have shut off some of their capacity owing to slackness in building demand at the present time, although they are still holding their product here firmly at \$6. Hudson common brick was slightly shaded, it was reported, but there are indications that there will be a change upward now that Portland cement has moved up. One factor that has kept common brick low is the fact that dealers were generously supplied with cement at low prices. It is said that cement was used where brick normally would have been specified.

There was no change in the Haverstraw strike situation, although the manufacturers are preparing to proceed with work on a reduced scale as soon as market conditions brighten.

Official transactions for Hudson River brick covering the week ending Thursday, July 15, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		1914.	
Open barges, left over, Friday A. M., July 9—23.			
	Arrived.	Sold.	
Friday, July 9.....	4	5	
Saturday, July 10.....	3	4	
Monday, July 12.....	21	16	
Tuesday, July 13.....	4	7	
Wednesday, July 14.....	10	6	
Thursday, July 15.....	7	—	
Total.....	49	46	
Reported en route, Friday, July 16—4.			
Condition of market, firmer. Prices: Hudson, \$5.75 to \$6, top weak; Raritan, \$6.00 and — (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark \$7 and — (yard). Cargoes left over Friday A. M., July 16—26.			
1914.			
Left over Friday, A. M. July 10—11.			
	Arrived.	Sold.	
Friday, July 10.....	7	8	
Saturday, July 11.....	5	8	
Monday, July 13.....	15	10	
Tuesday, July 14.....	5	6	
Wednesday, July 15.....	6	8	
Thursday, July 16.....	10	7	
Total.....	48	47	
Condition of market unsteady. Prices: Hudson, \$5.60 to \$5.87½; Newark, yard, \$6.75 to \$7.25; firmer. Left over Friday a. m., July 17—2.			

**OFFICIAL SUMMARY.**

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to July 15, 1915	907
Total No. of bargeloads sold Jan. 1 to July 15, 1915.....	881
Total No. bargeloads left over July 16, 1915	26
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to July 16, 1914.....	1020
Total No. bargeloads sold Jan. 1 to July 16, 1914.....	1008
Total No. bargeloads left over July 17, 1914	12

**FIREPROOFING.**

**Middlesex Clay Products Plants Operating at Moderate Capacity.**

**A**LL along the Staten Island sound and lower Raritan bay where the great brick and fireproofing plants are located there is a notable activity despite the complaints made that building construction is not yet in its full pace in the Metropolitan district save, possibly, in the Bronx. The Record & Guide is informed that considerable attention is being paid to possible export business in hollow clay products at the cessation of the war and that in the event of inquiries developing for this sort of quick, yet permanent—construction from abroad, the Atlantic seaboard manufacturers are desirous of being prepared.

The strengthening of quotations for exterior and interior block is considered significant at this time. Discounts are not quite so liberal, it is said, when it comes down to quantity purchases although actual changes have not been reported in prices current.