

# REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JULY 24, 1915

## A CONFERENCE ON WEST SIDE IMPROVEMENTS

Two Sets of Plans Under Consideration by the Port and Terminal Committee — Engineer Bolton Would Tunnel Riverside Drive

PURSUANT to a call issued by the Committee on Port and Terminal Facilities of the Board of Estimate and Apportionment, reciting that the committee had completed its study of the proposed readjustment of the West Side tracks of the New York Central Railroad Company to a point where it would be valuable to have the suggestions of those individuals and civic bodies that have studied the matter and have reached conclusions with regard to various details of the proposed settlement, a joint committee of representatives of various organizations interested in this matter met on Thursday morning of this week in the Comptroller's office. The Mayor, the Comptroller, the Commissioner of Public Works and the Dock Commissioner represented the city. Rev. Dr. Peters appeared as chairman of a committee formed of about fourteen associations interested in the solution of this important question.

Mr. Harrison, from the office of the Dock Commissioner, submitted plans and drawings, showing two plans along the waterfront. One of the plans provided for a tunnel and one for a covered track from 72nd street to 125th street. Mr. Harrison also explained at length the plan for the section between Dyckman street and Spuyten Duyvil.

The Comptroller requested criticisms and suggestions of the plan, as it was submitted, in sections.

### The Bolton Plan.

Reginald Pelham Bolton, C. E., offered some criticisms and in the course of the discussion produced a complete set of maps, showing a proposed tunnel farther east than the plan proposed by the Dock Department, extending from Spuyten Duyvil to 72nd street.

Considerable discussion ensued as to the relative merits of a covered freight road and a freight road in a tunnel. The general consensus of opinion favored the latter plan, which Mr. Bolton had fully developed, although the cost of either plan was not announced.

In the course of the argument, reference was made several times to the ownership by the railroad of the track which it occupies along the waterfront, 66 feet in width, and which it was proposed to exchange with the city for land farther eastward. Mr. J. Bleecker Miller, secretary of the United Real Estate Owners' Association and also of the League to End Death Avenue, remarked that the committee seemed to be under the same erroneous impression as to title of the railroad and the city to the track occupied by the railroad as it was two years ago, when the last meeting of the committee of the Board of Estimate was adjourned for the purpose of investigating this very question of title; that, on this section, south of Dyckman street to Spuyten Duyvil, the railroad owned only about one-third and the city owned two-thirds.

### The Question of Title.

The Mayor remarked that the question of title was being gone into exhaustively by the Corporation Counsel and that no action would be taken until



REGINALD PELHAM BOLTON, C. E.  
Has submitted plans to the Mayor for a relocation of the New York Central's West Side tracks.

a report on the title of every piece of land had been received and an estimate made of its value.

A request for copies of the plan proposed by the Dock Department, so that the various property owners' organizations might study it, was met with a promise to consider the question by the city officials. Charles L. Craig, on behalf of the West End Association, expressed the hope that the pressing question caused by the docks for removal of ashes and garbage would not be lost sight of.

The meeting adjourned to permit the Dock Commissioner and his experts to consider more fully Mr. Bolton's plans for an all-tunnel route. So soon as they reach a conclusion, another meeting will be called by the Comptroller. The plans provide for removing the Manhattanville freight yard entirely to the east of the present tracks and locating it on property now vacant. They also provide for a tunnel under Riverside Drive from Manhattan Valley to 72d street.

### Will Speed the Plans.

It was made evident at the meeting that the city officials have decided to make an earnest effort to solve the West Side transportation problem as soon as possible. Representatives from the Advisory Council of Real Estate Interests, the West End Association and the United Real Estate Owners' Association appeared for the real estate interests. The West End Association has for years endeavored to rectify the conditions on the west side of Manhattan Island and has accomplished much resultant good to property owners along Riverside Drive. Its members have consistently striven for a proper improvement that will not only be satisfactory to real estate interests, but will likewise afford the city and the New York Central Railroad suitable transportation and terminal facilities. To accomplish the necessary disentanglement of the many complex and intricate lines involved, the West End Association has fought its battle in the courts and Legislature quite successfully.

The Advisory Council of Real Estate

Interests recently decided to co-operate with the city authorities and the local real estate owners in their efforts to solve the problem. A representative of the council said:

### Will Revitalize Real Estate.

"We have conferred with the various parties interested, particularly impressing upon public officials the need for immediate action, for the matter has been held in abeyance for too long a time. But lately the State courts expressed themselves quite forcibly as to the desultory and dilatory manner in which the entire proceedings were being conducted. The Advisory Council then concluded that it would be expedient for the various real estate interests of the city to unite with the West End Association in a consideration of the entire plan, for in its opinion a proper solution would do much to revitalize real estate in the lower and central sections of West Manhattan. In addition a comprehensive improvement should be designed that would conserve property values and park spaces along Riverside Drive. However, it is essential that arteries of commerce and transportation be so developed on the lower West Side that the old commercial and business activity be revived, and the old marts of industry be reopened. A proper solution of the West Side problem must provide for such an avenue of transportation.

"Probably one of the principal reasons for a decline in property values in lower west Manhattan has been the inattention of business caused by a lack of transportation facilities. By depriving this section of the city of suitable means to develop its commercial needs there has been evolved the lamentable depression in real estate values that are evident to-day. To remedy this situation, the Advisory Council has decided to devote considerable attention to a study of fitting trackage accommodations for the lower West Side which will simultaneously permit an appropriate remedy for the annoyance and objections to the New York Central development along Riverside Drive on the part of property owners thereby affected."

### The Brooklyn Marginal Road.

The Eastern railroad companies which expect to use the Brooklyn Marginal Railroad have appointed a special committee of technical engineers to go all over the ground and report on the probable cost of the undertaking, what advantages would accrue to the railroads, and, in fact, on everything involved in the big project. The committee comprises Engineer Stuart of the Baltimore & Ohio, Engineer Kittridge of the New York Central and Engineer Rogers of the Pennsylvania.

These three experts have been provided with quarters in the office of the Dock Department, at Pier A, Manhattan, and are now engaged in their investigation. Their report will be made to the committee representing all the railroads concerned, which is headed by Ralph Peters, the president of the Long Island Railroad. Until this report is made the negotiations will wait.

## OPPOSITION TO THE NEW ELECTRICAL CODE

The Advisory Council of Real Estate Interests Issues a Statement—Says the New Law Would Multiply Inspections and Add Expense to Owners

THE Advisory Council of Real Estate Interests, through its Industrial Code Committee, Julius Franke, chairman, has specified to the Mayor certain features of the new Electrical Code which, it says, are not satisfactory to real estate interests. The code has passed the Board of Aldermen, but has not been signed by the Mayor as yet. It was drafted by Commissioner Williams of the Department of Water Supply, Gas & Electricity. The statement from the Advisory Council follows:

"The code originally made it obligatory on the part of all property owners in the erection of buildings to pay the city for inspection of electrical wires and issuing of certificates. Such a provision would add to the number of inspections of buildings and would increase the cost of administering the inspection laws. In view of the fact that Fire Commissioner Adamson and Counselor Walter Lindner are now endeavoring to effect a plan whereby building inspection will be simplified, it seems inadvisable to the Advisory Council to complicate the situation by adding any new burdens to property owners.

"The Commissioner, under this section, was authorized to charge for the inspection, surveys, permits and certificates made or issued pursuant to the code and the amount of fees was left entirely to his judgment. The Commissioner was then required to render to the Comptroller an account, under oath, of all fees collected by him, containing the names of persons from whom fees were collected and the purpose for which such fees were charged. On objection being raised to this expense to property owners by the Advisory Council, the Commissioner agreed that no fee be charged for inspection of electrical wiring or issuing of certificates.

In this connection, the code primarily contemplated an increase in the number of inspections and inspectors, so that the city should derive fees which the Board of Fire Underwriters now obtain. This section of the Code was likewise opposed by the council and the commissioner, in lieu thereof, arranged for the licensing of electrical contractors instead of increasing the force of inspectors.

"It was the opinion of the Commissioner that the code would then not add to the number of inspections of buildings or to the cost of administering the laws governing electrical inspection. However, later the city might gradually see fit to do all of the inspection work imposed upon the department by statute, instead of permitting a portion thereof to be done by the Board of Fire Underwriters. In the meantime the code, through a reasonable license fee for electrical contractors, would produce a revenue of from ten to fifteen thousand dollars. Notwithstanding these changes, the Council feels that the code will still act to the disadvantage of real estate interests, for the following reasons:

### License Fees.

"With regard to the license fee for electrical contractors, there is this objection. In many of the apartment houses, hotels and larger buildings, as well as in many residences, janitors or caretakers attend to slight defects in electric wiring. Oftentimes they can install electrical facilities. However, if the code should be enacted, property owners would be required to employ licensed contractors. Although this may entail small expense while the license fee itself is very small, nevertheless they are ad-

ditional annoyances to property owners. Likewise a license fee might discriminate in favor of the large contractors to the prejudice of the individual small repair man, who is particularly valuable to the small property owner.

"In many instances licenses to mechanics do not serve the purpose for which they are intended. Today plumbers are licensed, but it is understood that the licensed plumbers quite frequently loan their license to unlicensed plumbers, at a regular charge. Again, the Advisory Council was informed that perfectly good plumbing had been installed by unlicensed plumbers and later was ripped out by order of the Building Department because the work had not been done by licensed plumbers. Such procedure with regard to electric wiring would be onerous. Since architects and plumbers have been licensed by legislative statute, it is felt that, if it is absolutely necessary to license electrical contractors, it would be wise to defer any action until the coming legislative session, when it will be learned whether the advantages accruing from the issuing of such licenses will more than offset any disadvantages to individual property owners.

"The Electrical Code itself is loaded down with considerable detail and in many respects it would be to better advantage to have a code prepared the phraseology of which would be in more general terms similar to the Building Code Ordinances, so that it could be readily amended if minor defects were discovered in it.

### Inspection Work.

"Probably the most serious objection to the proposed code is that the Department of Water Supply, Gas and Electricity contemplates, later on, the assumption of all inspection work, with a view of obtaining for the city fees which now go to the Board of Fire Underwriters. Today the inspection work done by the Board of Fire Underwriters is merely incidental to its real work of determining insurance rates and is accomplished effectively at small cost to property owners. It is doubtful whether a city department could perform similar work at twice the cost now asked by the Board of Fire Underwriters.

"Rather than intensify the inspection annoyance by permitting the Department of Water Supply, Gas and Electricity to sooner or later do all of the inspection of electrical wiring, it would be better policy to permit the Board of Fire Underwriters to continue its inspection, with certificates accepted by the city officials. When, finally, the consolidation of building inspection departments is effected, then possibly such a central bureau could perform the inspection of electric wiring at as low a cost as the Board of Fire Underwriters ask today. Any prospective increase of inspectors by the Department of Water Supply, Gas and Electricity would hardly meet with the approval of real estate interests, particularly when such an increase of either inspectors or work could only be made at an expense much greater than that charged by the Board of Fire Underwriters.

### As to Fire Damage.

"The hearings given by the Commissioner demonstrated that there is not so much fire damage from defective insulation as is generally supposed. When there is no other cause found for fires, they are attributed to electricity. This practice has prevailed for years when no other reason for fires has been ascertained. Out of a total of 14,000 fires in

1914, 472 were from defective insulation. Out of a total fire loss in 1913 of seven and a half million dollars, one hundred and thirty-two thousand dollars was attributed to electrical causes. Inasmuch as the Board of Fire Underwriters carefully inspect all electrical installations, it is questionable whether any licensing of contractors would improve conditions. The risk entailed through defective insulation is reduced to a minimum by the strict inspections of the Board of Fire Underwriters. Therefore, it is hardly necessary to impose upon property owners any additional burden by requiring that they employ licensed contractors while there is a very strong probability that if the privilege of licensing contractors resided within an official board, many of the small contractors would be discriminated against to the benefit of the larger contractors.

### The Small Contractors.

"A great deal of work done by small contractors is elementary. Any form of license, preceded by a technical examination, which would be based upon qualifications necessary to do large and complicated work, would not in any way determine the degree of ability or experience to do this elementary work. The experience of lighting companies has shown that small contractors do their work very well, and the standards of electrical equipment inside buildings are higher in New York than elsewhere. It would seem just as unnecessary to license the carpenter, the bricklayer, the plasterer, the mason and the painter. The time entailed in obtaining a license or a permit to do a certain job would interpose further delay and would add to the present cost of electrical equipment, which is high enough for the small consumer."

### Elimination of Grade Crossings.

In connection with the campaign for careful driving at grade crossings, now being carried on, through newspaper advertising, by the Long Island Railroad, it is interesting to note that the elimination of these grade crossings is going on apace. While the advertising campaign warns automobile and other drivers to be wary, it also makes plain that the railroad is doing its best to improve running time and conditions by doing away with crossings at grade.

This will have its effect on nearby suburban communities. In conjunction with trackage and other service improvements it will make for faster schedules on local and through routes. For example, the new Woodside-Winfield cut-off will straighten the main line of the Long Island Railroad, saving a distance of 600 feet, eliminating a double curve and abolishing 10 grade crossings. The work is now nearly completed, and the cost is over \$1,500,000.

Railroad improvements such as this are instrumental in bringing into prominence as suburban centers the nearer communities of Suffolk county. Brentwood, Bayshore, Babylon, Farmingdale and Huntington have experienced a revival in summer interest that was in a degree unexpected. Rentals for the season have been satisfactory and sales, while not notable in number, have proved of substantial volume. In Brentwood Park, sales of plots for improvement have been steady and the demand for investment parcels has not suffered.

—Religious institutions in New York City hold real estate valued at \$188,921,725.

# NEW AMUSEMENT CENTER IN BROOKLYN

## Lower Fulton Street, and Its Environs, Now the Mecca for Theatres and Moving Picture Houses—Character of Store Tenants Changed

**B**ROOKLYN probably never will be able to boast of a "Great White Way" such as Manhattan supports. There are many reasons for this; close proximity to its neighbors' playground and the provincial tendencies of its residents are the principal reasons, however. Another prime reason is that unlike in Manhattan, where the theatres, hotels and restaurants are confined within a well defined district, the amusement places of Brooklyn are scattered over a very wide territory. Lower Fulton street and its environs is possibly the nearest approach to Manhattan conditions to be found in the borough.

Recently one part of Brooklyn has realized the possibility of providing amusements for its residents, rather than see them travel into another borough whenever they have money to spend for pleasure and entertainment. Broadway, between De Kalb avenue and Halsey street, during the last few years, has witnessed a decided transition from a business thoroughfare into an amusement center of no mean proportions.

In this section, during a comparatively short period of time, seven modern theatres have been erected. This number does not include small moving picture theatres and air-dromes which are quite numerous. The erection of these theatres has changed the neighborhood to a remarkable degree. This part of Broadway was formerly the chief shopping district for the residents in the uptown part of the borough. To be sure there were no large department stores located on the thoroughfare, but the shops were reliable and well managed and they handled a varied assortment of high grade merchandise, necessary to the housekeepers in the vicinity. On account of the encroachment of the amusement enterprises, many of the older type of stores have found it necessary to seek other quarters and many stores, formerly occupied by these con-

cerns, are now leased to restaurant and lunch rooms, cigar stores, confectionery and ice cream saloons, florists and novelty shops, selling small fancy articles. The greater part of their custom is provided by patrons of the theatres.

Before the advent of the theatres in this section of Brooklyn, the stores along Broadway, with few exceptions, closed every evening about eight o'clock; Monday and Saturday evenings were the exception to this rule.

In this section, during the last few years, two distinct groups of buildings

The building includes offices, ballroom, lodge room, and banquet hall which are used regularly by local organizations.

At the corner of Broadway and Howard avenue, is the Bushwick theatre, seating 2,500 and operated by the Keith circuit. Adjoining this building on the east is a one-story, modern moving picture theatre running feature films exclusively. This house seats 450 people. The newest project in this section is the one herewith illustrated. This building will be a high class moving picture theatre, seating about 500, and will

have a Japanese restaurant on the second floor. The building is owned by M. Minden and is being erected by John Auer & Sons, general contractors, 648 Lexington avenue, Brooklyn, from plans prepared by Harde & Short, architects, 3 West 29th street, Manhattan. This structure is being erected on the site of what was formerly the Bushwick Hospital, which recently moved into its new building at the corner of Putnam and Howard avenues, also planned by Harde & Short.

The Empire Theatre, seating 1,650, at the corner of Ralph avenue and Quincy street, designed by Herbert R. Brewster, was the first

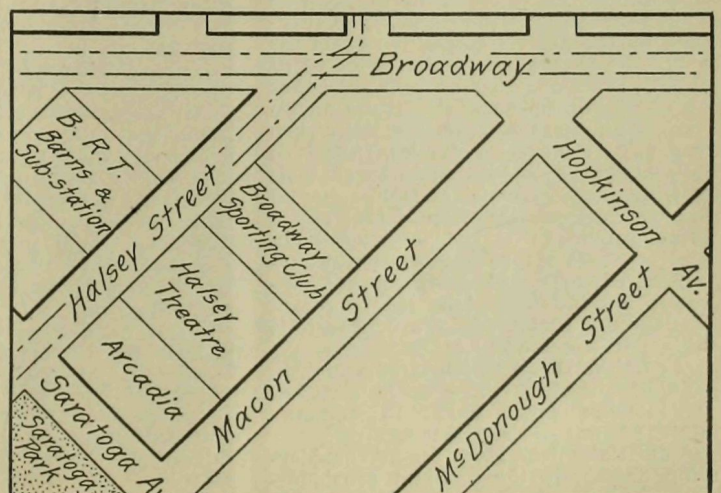
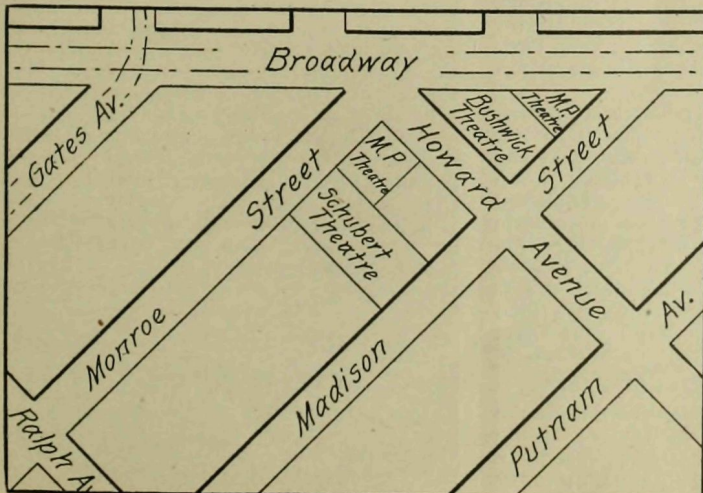
theatre erected in this section, and its success no doubt led to the erection of others in the vicinity. This house is a burlesque theatre exclusively. On De Kalb avenue, between Broadway and Bushwick avenue, the De Kalb Theatre, with a capacity of 2,600, has had some successful seasons.

Another section, which has seen its development in the last two years, is Halsey street, between Saratoga avenue and Broadway. Almost an entire square block is devoted to amusement enterprises of various types. The Halsey Theatre, seating 2,500, was the first operation started. This was followed by the "Arcadia" Dance Hall, and later by the Broadway Sporting Club. These buildings were all designed by the same firm of architects.



THEATRE AT HOWARD AVENUE AND MONROE STREET, BROOKLYN.

devoted entirely to amusement purposes have sprung up. Broadway, where Howard avenue and Monroe street converge, has been the scene of greatest activity. At this point three theatres have been erected and another is now under construction. The first theatre in this part was built some years ago by the Shuberts, from plans by Harde & Short, architects, 3 West 29th street, Manhattan. This structure occupies a plot in the south side of Monroe street about 100 feet west of Howard avenue and runs through the block to Madison street. When first opened this theatre staged only the best Manhattan productions, but they were not properly supported. The house is now operated by Marcus Loew, as one of his circuit of vaudeville and moving picture theatres.



## TAXABILITY OF REAL ESTATE DEEDS

### The Revenue Stamps That Must Be Affixed to the Different Kinds and to Contracts of Sale—An Official Explanation

**A**CTING Commissioner of Internal Revenue, G. E. Fletcher, in reply to inquiries as to the taxability of deeds of different kinds and contracts of sale, has issued from Washington the following explanation of the new war tax which the United States Government is imposing on real estate in order that a shortage in custom receipts may be supplied.

The said act provides that a deed, instrument or writing whereby any lands, tenements, or other realty sold shall be granted, assigned, transferred, or otherwise conveyed, when the consideration or value of the interest or property conveyed, exclusive of the value of any lien or encumbrance thereon, exceeds \$100 and does not exceed \$500, shall be subject to a tax of 50 cents, and for each additional \$500 or fractional part thereof in excess of \$500, 50 cents.

For instance, where a property is sold for \$2,000, \$1,000 of which is received in cash and a promissory note for the balance, the tax to be imposed upon the deed should be computed on the basis of the cash received and the said promissory note becomes subject to the tax imposed upon such instruments, i. e., \$1 on the deed and 20 cents on the note.

In the case of a deed which states that the transfer is made for a nominal consideration or a consideration of \$1, the tax must be computed upon the actual value of the interest or property conveyed, the amount of any lien or encumbrance being deducted, and the person who executes the deed is required to affix stamps thereto, and becomes liable to penalty if stamps in a sufficient amount, based upon the actual value of the consideration given, are not so affixed.

A deed which is executed, dated, and delivered prior to December 1, 1914, is not subject to tax under the provisions of the said act, and, therefore, may be accepted for record subsequent to that date without having documentary stamps affixed thereto.

A deed which was dated prior to December 1, 1914, but was acknowledged before a notary public and delivered subsequent to that date, is taxable.

Section 13 of the act provides that it shall not be lawful to record or register any instrument, paper or document required by law to be stamped unless stamp or stamps of the proper amount shall have been affixed and canceled in the manner prescribed by law.

Where a deed is presented to a recording officer and it appears probable that an insufficient amount of internal-revenue stamps are attached thereto, and he is not satisfied with the explanation furnished by the party offering the same for record, he should notify the collector of internal revenue. It is not expected that the recording officer will institute an investigation to see whether there has been any violation of the law, nor is it thought that he should exact an affidavit showing the true consideration.

A contract for the sale of real estate which provides for the issuance of a deed at some future date upon the fulfillment of certain conditions is not subject to tax if executed by the owner of the land. If executed by a broker it is subject to a tax of 10 cents.

A partition deed which is operative in defining boundary lines or in showing by location each tenant in common interest is not subject to tax.

A quitclaim deed given for no consideration or merely the nominal consideration of \$1 for the purpose of correcting

a flaw in title is not subject to tax. No tax is imposed upon an option for the purchase of real property.

Deeds in escrow do not become subject to the said tax until the final delivery is made. Therefore, if delivery of such a deed is made subsequent to December 1, 1914, it becomes subject to the tax imposed upon conveyances.

Deeds of release and deeds of trust are exempt from tax under the provisions of the said act.

Deeds issued by masters in chancery, sheriffs, etc., to cover transfer of property sold under a foreclosure or execution are subject to tax, the cost of which may be added to the court costs.

Deeds of burial sites which do not convey title to land, but only a right to sepulture, to erect monuments, etc., are exempt from tax.

A deed issued to cover a gift of property from husband to wife, or from parent to child, or from any individual to a municipality or other political subdivision, wherein the consideration named is "natural love and affection and \$1," "desire to promote public welfare and \$1," or "\$1 and other valuable considerations," is not taxable.

In the case of an exchange of two properties, the deeds transferring title to each are subject to tax, which should in each case be computed on the basis of the actual value of the interest or property conveyed, the amount of any lien or encumbrance being deducted.

A deed executed by a debtor covering an assignment of property to a trustee to be held for the benefit of a creditor is not subject to tax. When, however, the trustee sells or conveys such property, either to the creditor or any other person, the deeds executed by him are taxable.

A deed transferring title to property to a building and loan association for the purpose of securing a loan on the property so conveyed, which property is immediately reconveyed to its owner, is not subject to tax, the deed of reconveyance being likewise exempt.

A deed given by a husband and wife to a "straw man" who immediately executes a deed reconveying the property to the wife is not subject to tax if given for no valuable consideration or merely the nominal consideration of \$1, and likewise, the deed of reconveyance is exempt.

## WATERPROOFING THE NEW SUBWAYS

### How the Construction Engineers Are Dealing With the Drainage Problem and the Pipe Lines

Between stations, the roof is waterproofed by three layers of woven fabric laid in pitch or asphalt mastic. At stations where moisture would damage the plastering one-ply waterproofing and brick in mastic is used. The waterproofing of the side walls depends on local conditions. Below ground-water one-ply waterproofing with two layers of brick in mastic is used. Above ground-water one-ply waterproofing is used at stations, and between stations no fabric is used, the concrete masonry being extended 6 ins. back of the side-wall columns instead, reinforced with  $\frac{5}{8}$ -in. continuous rods placed 18 ins. center to center to prevent cracks due to the shrinkage of the concrete in setting. The additional thickness of concrete and the rods make the structure sufficiently waterproof. The floor is not waterproofed unless it is below ground-water, when one-ply waterproofing and two layers of brick in mastic are used.

The waterproofing and brick are protected against external injury by from 4 inches to 6 inches of concrete. The brick in mastic makes a practically water tight structure as all crevices or cracks are filled with pitch. It is well known that the city built subways in New York are much drier than other similar structures.

All seepage and other water is drained along the track trough to sumps having a capacity of 800 gallons, located at the low points along the structure. Pump chambers, 8 feet by 15 feet, equipped with electric city operated automatic pumps in duplicate, discharging this drainage into sewers. In rock 8 inch to 12 inch vitrified, longitudinal drains and 4-inch pipe side drains are provided to draw off any water that might exert pressure on the side-walls or bottom.

#### Sewers and Subsurface Structures.

Along practically the entire line of the subway the sewers, which were in the middle of the street, are replaced by two lines of vitrified pipe or masonry sewers alongside the structure. Sewers

pass over the structure at eighteen places and under it at two, the largest ones being a 5-foot 9-inch circular sewer at Duane street, a 6-foot by 10-foot sewer at Canal street, a 6-foot by 8-foot sewer at Carmine street, a 6-foot by 6-inch circular sewer at 30th street, and a syphon composed of two 60-inch and one 24-inch pipe at 18th street. The sewer work is handled by a special division.

Water, gas and steam pipes, conduits, their manholes and appurtenances are generally maintained, difficulties usually occurring at street intersections where subsurface structures of the intersecting streets are carried across the subway. To facilitate this, depressed bays, formed by small I-beams set between the regular roof beams, are provided. In the downtown section, where many buildings are supplied by the district heating plant of the New York Steam Company, the subsurface conditions are considerably complicated by the presence of large steam mains.

#### Duct Lines.

Power, lighting and signal cables are drawn through vitrified clay ducts 4 inches inside diameter, placed in two benches along the side-walls. Ten four-way ducts are used for the two-track subway and twenty four-way ducts for the four-track subway. Duct manholes 15 feet by 5 feet 4 inches, in which the cables are spliced and racked, are placed about 400 feet apart. These chambers can be entered from the subway through sliding doors. Cables are drawn in from the street through a 2-foot 8-inch chimney or a 10-inch draw pipe, extending from the subway roof to the street surface, and forming part of the subway structure.

—Real estate valued at no less than \$1,873,000,000 is exempt from taxation in the city of New York. But \$1,420,000,000 of this belongs to the city government, \$66,000,000 to the United States Government, and only about \$381,000,000 to educational, religious and other exempt institutions.

# POWERS OF A CITY PLANNING COMMITTEE

Its Constitution and Powers—What City Planning Involves—Preliminary Studies—Thoroughfare Layouts

By ROBERT H. WHITTEN, Secretary City Plan Committee

AT the annual meeting of the National Conference on City Planning in 1914 the Executive Committee appointed a committee on administrative procedure, with Nelson P. Lewis as chairman. This committee decided to take up the general question of the constitution and powers of a city planning authority, and in order to secure a wide basis of experience for its work, caused a questionnaire to be sent to a large number of persons and commissions.

About seventy-five replies were received, and these were turned over to me by the committee with the request that after considering the same I prepare a paper that would serve as a basis for discussion of the entire subject at the next conference. This I have attempted to do in the following.

City Planning involves (1) the creation, adoption and revision of a tentative comprehensive plan for the physical development of the city, and (2) the correlation of particular improvements by whatever authority originated, with the requirements of the comprehensive plan. The comprehensive tentative plan should include at least the following: streets; parks; playgrounds; transit; grouping of public buildings; railroads; waterways; terminals; markets, and the districting of the city for the purpose of regulating the height, area and use of buildings.

## First, a Picture of the City.

The creation of a comprehensive tentative plan involves first of all a careful study of future growth and requirements. In order to plan for the present and for the future, a picture is needed of what the city will or should look like in 25, 50 or 100 years, when it has several times its present population. For this purpose studies are required of the probable growth and distribution of population and of the probable development of business and industry. The probable order of development is also important. We need not only to know what areas will eventually be needed, for example, for port development and for park purposes, but also the probable order in which the various available areas will be developed.

A comprehensive tentative plan having been worked out and tentatively adopted, the next step is to secure the correlation of particular improvements, by whatever authority originated, with the requirements of the comprehensive plan. As this comprehensive plan touches so many phases of municipal activity, an efficient administrative organization to secure the desired correlation is a most difficult problem.

## The Typical Commission.

The typical city plan commission in America is made up of a number of citizens who are not city officials and who serve without pay. A commission thus organized has certain advantages in the initiation of any new function. Appointed solely for city planning purposes, the commission will devote itself unreservedly to that work. It will take a broad view of the scope of city planning. It will realize that it needs the assistance of city plan experts. It will not be deterred by details and difficulties that loom large in the vision of the practical city administrator. It will have something of the missionary spirit in propagating the gospel of city planning. All this presupposes that the commission is given adequate appropriations. A commission with the best intentions in the world will fail utterly unless its work and plans are found-



ROBERT H. WHITTEN.

ed on careful investigation, and careful investigation usually costs money.

A citizen commission of this kind has serious drawbacks when it comes to the official adoption and carrying out of a comprehensive plan. In the first place, it is difficult to see how a commission thus constituted can be given anything more than advisory powers, i. e., of investigation and report. The city plan affects so continuously, vitally and broadly the administration of the city government that it does not seem consistent with good administration to delegate such far-reaching power to an appointive committee of citizens.

Moreover, a number of the city's departments and officials are necessarily at work planning the city's physical development insofar as particular functions are concerned. Any comprehensive plan will lose much in practical efficiency and result in much duplication of effort unless worked out in close touch with these departments and officials.

All this is so important that in creating a city plan authority in any city, instead of turning at once to the citizens' commission plan, the ground should be gone over to see to what extent existing official agencies can be effectively used. Only in case this search for appropriate official material is unsuccessful should the alternative of a commission made up entirely of non-official members be availed of, and then only as a temporary expedient. It will usually be best to make up the commission partly of official and partly of non-official members.

## Main Thoroughfares.

The working out of a comprehensive system of main thoroughfares is naturally one of the first tasks of the city plan office. This is a matter, however, which, as in the case of most city planning matters, cannot be considered separately. Transit, rail and water terminals, markets, parks, building districts and other matters must be considered before even a tentative system of main thoroughfares can be laid out.

This does not mean that the transit system, parks and terminals shall first be laid out in detail, but merely that the system of thoroughfares shall be designed to provide adequately and economically for future transit, shall fit in with the most probable development of rail and water terminals and provide proper approaches and connections for the park system.

Having studied the thoroughfare sys-

tem in connection with provision for transit and other factors, it will probably be advisable to submit the thoroughfare plan for confirmation as a tentative or even final plan even though the transit, terminal and other parts of the comprehensive plan have not been sufficiently studied and elaborated to warrant their official confirmation.

## Compensation for Buildings.

The question of compensation for buildings erected within the lines of a mapped street subsequent to the confirmation of a final map for such street presents serious difficulties. Frequently the lines of an approved street cut into an individual holding in such a way as to render it impossible of improvement without violating the proposed street lines.

In exceptional cases a man would thus be deprived of the use of his property for an indefinite period if a rule were adopted denying him compensation for improvements made within the lines of the proposed street. Perhaps some plan could be worked out by which compensation for buildings would be denied unless previous notice of intention to build had been given and the city allowed a period of three months within which to purchase the property in question.

## THE ROCKAWAY PENINSULA.

### Characteristics of the New Development—Inflow of Population—Bungalows and Mansions.

The character of suburban development in the Rockaway peninsula is composed of so many elements that it has become one of the most quoted "heterogeneous sections." The structural improvement is of widely varied types. In one place bungalows are sold at \$355; in another a great estate costs \$50,000. These are the extremes only—there is a vast range of good property between these figures.

The Rockaway section has not suffered from its cosmopolitan character. It has relied on the attractive features of seashore, proximity to New York and excellent railroad service to bring to its doors residents of all classes.

One of the most notable effects of the influx of population is the occupation of the entire lower end by the seashore style of suburb. From Far Rockaway to Belle Harbor there is a decided summer colony, although many people remain throughout the year.

In the section above Far Rockaway and including Woodmere, Cedarhurst, Lawrence and Hewlett, the better type of house, costing from \$8,000 to \$30,000 and more, is being built for all year occupation. Cedarhurst Park has twelve new stucco houses of the medium-priced class, several of which are already occupied. This is one of the communities that does not feel the effect of the summer movement in the Rockaways.

It is sufficiently remote from the lower end of the peninsula to lay claim to more of the stable character of the surrounding estates. Cedarhurst Park is, however, close enough to the waterfront to command attention as a desirable summer home. The Webb Construction Co. reports that Joseph Steinberg has taken possession of the new 9-room stucco house, erected for him on a 110x100 foot plot in Cedarhurst Park.

—The amount to be raised by taxation in New York City in 1915 is \$159,000,000. It was \$150,504,514 last year, and \$151,786,268 in 1913. The total of the 1915 budget is \$198,989,786.

\*From a paper read before the last National Conference on City Planning.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

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

Copyright, 1915, by The Record and Guide Co.

## TABLE OF CONTENTS

(Section One.)

	Page.
A Conference on West Side Improvements.....	131
Opposition to the New Electrical Code.....	132
New Amusement Center in Brooklyn.....	133
Powers of a City Planning Committee; Robert H. Whitten.....	134
Evolution of the Apartment House; Francis S. Bancroft.....	154
Terminal Project at Long Island City.....	157
Advertised Legal Sales.....	148
Auction Sales of the Week.....	147
Attachments.....	151
Building Loan Contracts.....	151
Building Management.....	154
Building Material Market.....	170
Chattel Mortgages.....	151
Classified List of Advertisers.....	Third Cover
Current Building Operations.....	157
Departmental Rulings.....	151
Directory of Real Estate Brokers.....	145
Foreclosure Suits.....	149
Judgments in Foreclosure Suits.....	149
Leases.....	143
Lis Pendens.....	149
Mechanics' Liens.....	150
Personal and Trade Notes.....	169
Private Realty Sales of the Week.....	140
Real Estate Notes.....	145
Real Estate Appraisals.....	146
Useful Appliances.....	156
Satisfied Mechanics' Liens.....	151
Statistical Table of the Week.....	146
Trade and Technical Society events.....	169

R. D. West, of Rockville Center, is certain that he picked up a bargain when he paid only \$42,500 for the sixty acres in the Milburn reservoir property which the city owned at Baldwin and valued at \$125,000. But his friends are not so sure and are wondering what he will do with the reservoir.

The regents of the University of the State of New York have not yet named the members of the Board of Examiners of Architects, and there is nothing to be done by the architectural profession in respect to registering until the board which is to be appointed can prepare regulations. This will answer many inquiries.

Notice that Queens will get another transit tunnel route. It already has two other tunnel systems at its command, besides the Queensboro bridge and the ferries. Not much perspicuity is required to see that by no means all the money to be made in Queens has already been pocketed. Buy, build and sell in the right place in the right way and you will make money.

While the large price movements in non-dividend paying industrial stocks may fascinate the inexperienced observer, it is the young man who quietly invests his savings in a real estate equity, paying it may be eight or ten per cent., or in a real estate mortgage bond at five per cent., who will be best satisfied with his business judgment in the years to come.

The annual convention of the Real Estate Association of the State of New York will be held at Saratoga in the middle of September, from a Friday to a Monday. The association performed a duty at Albany during the Legislative session in behalf of real estate interests at large which had never before been attempted and which was of great effect and value. The forthcoming convention should be very successful.

### A Billion-Dollar Country.

Leaders in finance feel sure of prosperous times. Exports cannot continue to overrun imports at the rate of \$2,000,000,000 a year without vitalizing business. Another great harvest of crops is assured for this year, a harvest that will break all records. The value of the corn crop alone in 1913 was \$1,692,000,000, and the total value of all grains was nearly \$2,900,000,000. The marketed products of the barnyard, which include the poultry and dairy products, are worth approximately \$1,500,000,000 annually. Altogether the farms of the country add to the wealth of the people over \$10,000,000,000 of dollars every year. This is indeed "a billion-dollar country," as the late Thomas B. Reed used to say.

But that is only a part of the story. Agriculture is not the sole American resource. In times when so much has been said hypocritically against the country, about its backwardness in business and its unreadiness to defend itself, it is refreshing to recall to mind things that make America truly great—the wealthiest, the most formidable nation in the world. After you have made a mental note of the billions of dollars that the 1915 farm crops and products are adding to the country's accumulated wealth, you can set down further billions that will be added by other resources. Thus, the value of the mineral products of the United States now exceeds \$2,000,000,000 annually. The per capita mineral production in 1913 was three and a half times what it was in 1880. Every year the miners take out of the ground in this country \$150,000,000 in gold and silver. The value of the anthracite and bituminous coal footed up close to \$760,000,000 in 1913. Then there was over a billion dollars' worth of forest products and a vast sum from the fisheries.

Uncle Sam's balance sheet shows that he has laid aside a thousand million gold dollars ready for use and five hundred tons more in bullion ready for coining, and about \$700,000,000 in coin is circulating among the people. Altogether the gold in the nation is worth about \$2,000,000,000. You will observe that nearly all the totals are in billions. Our financiers are getting accustomed to saying "billions." It would require every one of the fifty thousand bluejackets and marines in our navy to shoulder at one time all of Uncle Sam's horde of gold. France has only half as much. The stores of Great Britain, Germany, Austria and Italy combined are less than the sum the United States can spend. America is the Croesus among nations. There is more gold in the mint at Denver than at any other one place in the world. As all the nations are on a gold standard, they are pledged to buy all of that metal that is offered. About a billion dollars will thus be added to the hoarded gold of this country during the present decade. In every country of the world today, except the United States, gold is at a premium.

A Northwestern mortgage agency reports that interest on high-grade farm mortgages has fallen to five per cent and that good mortgages are hard for investors to find. The pockets of the farmers are bulging with money. They are paying off their loans with their grain profits and are not asking for new advances. The West is no longer the fruitful field that it once was in which to plant Eastern loans. The flow of money is now rather from the West toward the East. For several years past while commerce and manufacturing have been depressed, the natural resources of the country—the farms, the mines and the forests—have been its main support. The recent advances in the price of Eastern railroad and industrial securities have been owing mainly to the strong buying of Western investors.

There is abundant wealth in the country and its resources are inexhaustible. What is lacking is public confidence—confidence in the government, confidence in our strength as a nation, confidence in ourselves as a square-dealing people. Americans have every reason to have absolute faith both in their government and in the country itself. Get at

the truth and you will find that no nation in the world has less real cause to worry.

There is, however, too much money that can be classified as "timid money"; there are too many investors who are timid, too many lending institutions that are afraid to lend at reasonable rates and too many people afraid to trust each other in business. The obvious duty of every man responsibly placed is to take new courage and resolve to do his own part to restore public confidence in the country and its institutions.

### The Slow Growth of Manhattan.

The disclosures to be made by the census now being taken will prove more clearly than personal observation can that the central borough of the city has passed its maximum rate of growth. A tentative return from the official enumerators gives the total of the increase in population of Manhattan since the census of 1910 as only twenty-odd thousand. This is exceedingly small for a city which in the previous decade, 1900 to 1910, grew at the rate of 48,000 annually and had a population of 2,331,000 in 1910; but the slow rate is not difficult to account for. Manhattan Island is no longer all there is to New York City. It is but one of five boroughs—it has been mostly built over and its population is overflowing to the other boroughs. It is still the choice section of the great civic theatre, but the seats are limited in number and have had to be reserved and rated at a higher price than those in the other boroughs.

The five-year period last past has seen fewer residential buildings planned in Manhattan than in a similar period within a generation at least. The average yearly production of apartment houses during the period from 1905 to 1909 inclusive was 670. For the five years last past the yearly average was only 175. More private and multiple dwellings have been demolished of late years than have been erected. In 1914 no less than 304 private dwellings and 255 tenement or apartment houses were razed and only 133 apartment houses and 21 dwellings were erected. During the last five years only 875 apartment houses in all were planned in Manhattan, a number which appears insignificant when compared with the record of the single year of 1905, when no less than 1,413 were projected; or the record of 1906—the year before the panic—when the Superintendent of Buildings granted permits to erect 965.

Sixty-seven of the total of 133 houses for which building permits were granted last year were to be erected north of 155th street, on Washington Heights. The other 66 were distributed among the seven other building districts into which the Bureau of Buildings divides the borough. The district for which the second highest number (17) were planned is on the upper West Side between 96th and 155th streets. Only 14 were built on the East Side between 40th and 96th streets, and only 13 on the opposite West Side. Not for twenty-five years had new building operations fallen to a level so low as in the year 1914, according to the annual report of the Superintendent of Buildings, who attributes the decline directly to the general business depression accentuated in large part by the European war. There was another contributing cause which Supt. Ludwig's report says must not be lost sight of, and that was the "numerous laws relating to building construction," which have affected adversely and have had a tendency to retard building operations.

Population follows construction and never precedes it. The builders of residential and business buildings take the chance of finding tenants for their buildings when completed. They are the real city builders. When discouraged by adverse circumstances they pause in their work or go to more inviting fields. A large part of the population that has been displaced by the demolition of old dwellings and apartments have very evidently gone to the other boroughs to reside, and the accommodations that have been provided in Manhattan during the last five years by the erection of various kinds of residential buildings have been

sufficient or satisfactory for only twenty thousand more than went away.

When the real estate builders and developers of old New York shall have been encouraged by better governmental and financial conditions to resume the development of the borough, the census returns will show more rapid growth than in the past five years; but Manhattan has entered upon an era in which it cannot expect to see so large an amount of residential construction and so large a rate of growth as in the past.

### The Importance of 149th Street.

Editor of the RECORD AND GUIDE:

"In a very few years 149th street will come into its own as a business thoroughfare, rivaling if not eclipsing 125th street in its importance as a retail thoroughfare," is the view of one of the most important bankers in the Borough of the Bronx, a man who for years has felt the business pulse of the borough during its phenomenal growth.

"Practically all of the business of this business artery is now centered at Third, Westchester, Melrose avenues and 149th street, where several large department stores and office buildings are now located.

"This, the heart of 149th street, will undoubtedly continue to hold a similar position, when the street expands from Third avenue east and west to meet the new rapid transit lines now under construction on the east at Southern Boulevard and on the west at Mott avenue and the station which the New York Central will build at Park avenue."

The Bronx Board of Trade has long been working for the construction of this station by the New York Central, which when completed will give 149th street more transit lines than any street of like length in the Greater City, being intersected in six blocks by two elevated and three separate and distinct subway lines, as well as the lines of the New York, New Haven & Hartford and the New York Central lines.

While the railroad officials have not decided definitely on the exact date of the commencement of construction, they have filed the plans of the trackage for this improvement with the Public Service Commission in order that there may be no conflict between their plans and those of the subway engineers in the construction of their respective lines. Several tentative plans for the station itself have been prepared, but no action has been taken to definitely fix upon the design to be used.

While the officials of the road are fixed in their determination to erect this station, which will be the central passenger depot in the Bronx, certain circumstances over which they have no control have delayed matters and seemingly will for some months to come—probably until the opening of the White Plains branch of the Broadway-Lexington avenue subway, the station of which will be located closely by this station.

It is interesting to note that this station, the erection of which presages so much good for this section of the Bronx, will be the third largest in the Metropolitan area—only the Grand Central and Pennsylvania terminals being larger. Situated where the main line and Harlem division converge, its importance can be seen, as with the exception of the Putnam division, all trains entering the Grand Central terminal must of necessity pass over these tracks.

It will be two blocks in width, extending eleven blocks in length, from Park avenue to Spencer place on the east and west, and from 138th street to 149th street north and south. Across the street the Federal Government has already purchased a large plot, on which to erect a Bronx post office building, for which the late Congressman Joseph A. Goulden fought for so vigorously, and which Congressman Henry Bruckner is now fighting for.

On the other corner a large modern hotel is proposed, so that seemingly the trend has already begun towards the hub at Third avenue, while from that retail center several large investors have been quietly acquiring several lots between Third and Park avenues, on which

are now erected "tax-payers." One of the most prominent of these syndicates said that his group were confident in the future of 149th street as a retail center and that they confidently expected to reap a harvest on their investment.

A. M. McCLURE.

### Constitutional Convention.

Municipal independence, how best to insure it, is the theme uppermost in the Constitutional Convention. Some reference to it enters into almost every discussion. So far few good resolutions on any subject have come from the committees.

Albany advices state that the home rule amendment to be reported by the Cities Committee will provide that cities shall have the right to manage their own affairs to an extent compatible with the sovereignty of the State. Under the proposed amendment, New York City and other municipalities will be able to plan early next year for framing of charters of their own making, but the Legislature will have ultimate veto power. The plan provides that every eight years the voters in a city shall have submitted to them at a special election the question whether the existing charter shall remain in force or a new charter be framed. The first opportunity under the plan proposed by the sub-committee will come next year. If the election should result in a determination to adopt a new charter, the next step would be the election of a charter commission of seven members. Then the voters at another election would have an opportunity either to adopt or reject the work of the charter commission. Should the new charter draft be ratified, it would go to the Legislature, and if not rejected by that body within ninety days would become effective.

William Barnes has introduced a resolution prohibiting legislation on the following matters:

Granting hereafter to any class of persons any privilege or immunity not granted equally to all members of the State.

Providing for or authorizing the expenditure of any public money to be paid to any person except for services rendered upon employment by the State or a political division thereof.

Establishing a minimum wage scale for service to be paid to any employe by a private employer.

Amending the charter of a city, except upon the written petition of the Mayor or Common Council, and after the affirmative vote of the majority of representatives in both houses of the Legislature from the city or parts of the city.

Amending the charter of a village except upon the written petition of the President or the Trustees and after the affirmative vote of the representatives of the village in both houses of the Legislature.

The Committee on Taxation has reported favorably to the convention a new article on taxation without destroying home rule with regard to taxation, paves the way for legislative action to confer on the State Tax Department enlarged powers of review and equalization.

Section 1. The power of taxation shall never be surrendered, suspended, or contracted away. No property shall be exempt from taxation except as expressly provided by law. Laws granting exemption from taxation, whether heretofore or hereafter enacted, shall be subject to modification or repeal. Hereafter no exemption shall be granted except by general laws and upon the affirmative vote of two-thirds of all the members elected to each House.

Section 2. Taxes shall be imposed by general laws and for public purposes only. The Legislature shall prescribe how taxable subjects shall be assessed and provide for officials to execute laws relating to the assessment and collection of taxes, any provision of any other article of this Constitution to the contrary notwithstanding. The Legislature shall provide for the supervision, review and equalization of assessments.

Section 3. For the assessment of real

property, heretofore locally assessed, the Legislature shall establish tax districts, none of which, unless it be a city, shall embrace more than one county. The assessors therein shall be elected by the electors of such districts or appointed by such authorities thereof as shall be designated by law. The Legislature may provide that the assessment roll of each larger district shall serve for all the lesser tax districts within its boundaries. The Legislature may, however, provide for the assessment by State authorities of all the property of designated classes of public service corporations.

Section 4. The Legislature may empower State authorities to review the assessment of the real property of a municipal corporation not within the limits of such corporation and to order a reassessment thereof subject to judicial review.

### A Boost for Fulton Street Taxes.

Real estate owners along Fulton street, Brooklyn, in the central section, can expect a decided increase in their assessments next year. Tax Commissioner Frederic B. Shipley is reported by the Eagle as saying "that the present valuations along Fulton street are not nearly as high as they should be. On the south side of the street, between Gallatin place and Flatbush avenue, the present values are \$6,000 a front foot. It is now believed in the Tax Board that \$8,000 a front foot would come much nearer the true value. The assessments will probably be raised at least \$1,000 if present plans go through.

"A couple of months ago the board held a hearing to find out what the Fulton street owners thought was a fair assessment for this property. At that time there was not a single good reason in my opinion that was advanced to show we should not increase the figures. They merely told us the present assessments were all right."

Commissioner Shipley also sounded a warning against the widespread fighting by big property owners against the real estate assessment as fixed by the Tax Board. He believes that it is an evil which may have serious effects upon the city's finances if it is allowed to continue unchecked.

"The charge that is made," said the Commissioner, "that our assessments are unfair, even ridiculous, cannot be considered seriously. Our figures are the results of expert study, and in the case of the New York Dock Company, which is seeking to have its \$22,000,000 assessments for its long stretch of waterfront property reduced by \$7,000,000, I am particularly convinced that they are absolutely fair. In fact, if anything, I am inclined to believe they are too low, rather than too high."

Commissioner Shipley said there were many instances of Brooklyn waterfront property being sold, which showed that it brought far more than it was assessed at by the city. He cited the Austin-Nichols plant in Greenpoint, purchased by the Havemeyer sugar interests for \$265,000. It was assessed at \$196,500. He also recalled that the property of the Brooklyn Ferry Company at the foot of Broadway in the Eastern District was bought by the city for about \$1,000,000, which was well on toward twice the price at which it was assessed.

"The seriousness of the situation," said the commissioner, "is just this. The city is up against a tough financial proposition. It will cost about \$215,000,000 to run the city next year. We must raise that sum. Even if a lot of these protestants received reductions in assessments, their taxes would have to remain the same. So in my opinion they are only hurting themselves. Incidentally, the poor, ordinary property holders, who cannot afford these expensive suits, are hard hit. What I fear is that if it gets noised about that such sweeping reductions are sought and may be granted, the welfare and credit of the city may be impaired. It is unfortunate, I feel, that a department of experts, like ours, cannot decide these technical questions instead of the courts, who have to take their choice between our witnesses and the property owners."

Cable Address  
Cruikshank, New York

Established 1794  
Incorporated 1903

## Cruikshank Company

Successor to  
E. A. Cruikshank & Co.

No. 141 Broadway

### REAL ESTATE

Agents Appraisers Brokers

#### OFFICERS:

Warren Cruikshank, President  
William L. DeBost, Vice-President  
William B. Harding, Treas.  
Russell V. Cruikshank, Sec'y

#### DIRECTORS:

E. A. Cruikshank Robert L. Gerry  
Warren Cruikshank R. Horace Gallatin  
William H. Porter William L. DeBost  
William B. Harding

## Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK  
BROKERS, APPRAISERS, AGENTS

#### FIRM OF

## LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street  
Entire Charge of Property  
D. Y. Swainson A. H. Carpenter C. L. Carpenter

## JACOB APPELL

REAL ESTATE BROKER  
AND APPRAISER

271 WEST TWENTY-THIRD STREET  
TELEPHONE CALL, 373 CHELSEA

## Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management  
OF

### Real Estate

37 LIBERTY STREET

Established 1890

## JOHN P. KIRWAN & SONS

REAL ESTATE  
AND  
MORTGAGE LOANS

138 WEST 42nd STREET

ESTABLISHED 1867

## RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 693 Madison Ave.  
NEW YORK

Irving Ruland, Pres. Jas. S. Anderson, Vice-Pres.  
Richard L. Beckwith, Secy. A. Rene Moen, Treas.

SPECIALISTS IN BUSINESS PROPERTY

## EDGAR A. MANNING

REAL ESTATE

Tel. 6835 Murray Hill 489 FIFTH AVENUE

## REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits

Together With Other Current Realty Items

### HAGGIN ESTATE SELLS HOLDING

#### New Apartment House Project for Site of Old Progress Club on Fifth Avenue.

THROUGH the sale of the one-time Progress Club property, at the north corner of Fifth avenue and 63rd street, another high class apartment house will be erected in this exclusive section of "Millionaires' Row." The transaction has special significance following, as it does, closely upon the heels of the sale of the south corner of Fifth avenue and 72nd street, which will be similarly improved.

John L. Tonnele, Jr., of William A. White & Sons, sold the property for the estate of James B. Haggin, to a new company organized by Herbert Lucas, architect, of 2 West 45th street. The plot measures 100 feet on the avenue and has a depth of 100 feet in the street. The asking price was \$1,500,000. Mr. Lucas is preparing designs for a twelve-story structure, which is estimated to cost about \$1,000,000, making the aggregate total about \$2,500,000.

The building will be arranged with one suite on a floor, consisting of a living-room 40 x 20 feet in size, a large dining-room, salon or library, five to seven bedrooms, together with servants' quarters.

The new building will be erected by the Thompson-Starrett Company and the rental and management of the building will be placed in the hands of Douglas L. Elliman & Company. The structure should be ready for occupancy about September 1, 1916.

The late Mr. Haggin acquired the site for the purpose of erecting a residence for his own occupancy, but the project was never carried out, because subsequently he purchased the Crocker home, at the northeast corner of Fifth avenue and 64th street, which he occupied until the time of his death.

### NATIONAL R. E. ASSOCIATION.

#### First Convention to Be Held Here August 16—Object of the Founders.

At a meeting of the executive committee of the National Association of Realty Brokers, held at the McAlpin Hotel on Monday night, the date of August 16, 1915, was agreed upon for the first convention of its members.

The National Association of Realty Brokers was incorporated under the laws of this State last April and its membership, intended to be composed of one real estate broker or brokerage firm in every county throughout the United States and Canada, is now said to be rapidly covering the States of New York, Massachusetts, Connecticut, Rhode Island, New Jersey, Pennsylvania, Delaware and Maryland. These members, at present, are called founders, and the object of this meeting was to more fully consider what may be termed interstate business in real estate lines and to work out how this association can be made to benefit its members by corralling this business that exists between counties, states and large cities.

William H. Brown, of Jersey City, the president, says:

"There is a field for real estate business in handling exchange propositions involving property in different sections of the country. There are opportunities of creating a greater outlet for the sale of investment properties, factories, factory sites, hotels, farms and other branches of the real estate brokerage business to which a broker wants to reach out beyond the limits of his own city or county for possible customers and

business. Appraisals can be made for property situated in different sections of the country and one association certificate can be issued to cover the appraisal of scattered holdings in different states.

"The financing of large business propositions, where mortgages are needed in excess of the ability of local institutions, can be assisted through the co-operation of such an association or the members of the association situated in the larger financial centres where money in greater amounts might be more easily obtained. Plans for the promotion of better facilities for handling farm mortgages and to assist in attracting outside capital for local farming sections, and many other problems of a similar nature are expected to be taken under consideration.

"There is no association or organization among real estate brokers that is attempting the business this one is doing. There are local associations, boards or exchanges in various cities, and there are State organizations in some States, but there is no company that is attempting to combine the active 'live wires' in real estate lines throughout the entire country.

"Features to be discussed at the first convention will be the promotion and encouragement of the enactment of laws in various States beneficial to real estate or to the brokers handling same, to advocate and encourage by organized united action necessary public improvements affecting real estate, to uphold a higher standard of efficiency among real estate brokers and to enable them to accomplish, collectively, benefits, co-operative advantages and to establish business connections in real estate lines between counties that could not be secured individually or in any other way than by thus banding together."

This convention will also be held at the McAlpin Hotel, and will probably last all day. At night there will be a banquet for its members, where they can get better acquainted and appropriate toasts will be rendered on the advantage of co-operation among real estate brokers and other subjects of interest and value along these lines.

The president of the association, William H. Brown, is treasurer of the Wm. Craven & Son Co., and Frank J. Matthews Co., both real estate brokerage companies of Jersey City, N. J. The first vice-president is William E. Morrell, who is president of the real estate brokerage company of Wm. E. Morrell Co., of White Plains, N. Y. The second vice-president is David V. Proskey, who is proprietor of the East Side Real Estate & Insurance Agency of Paterson, N. J. The third vice-president, Walter Scott, is senior member of the real estate and auctioneering firm of Walter Scott & Son, of Hackensack, N. J., and secretary and treasurer, Oliver B. Ferris, is secretary of the National Properties Company of New York.

### Jitney Bus at Baldwin, L. I.

Because of the increased growth of population in Baldwin Harbor and the communities contiguous to it in southern Nassau county, a jitney bus service is to be installed in the near future to afford more rapid intercommunication. This service, too, will enable inland residents to easily visit the waterfront at Baldwin Harbor and Freeport and it will afford cheap transportation to and from railroad trains for those commuters in the territory who may live more than the usual distances from railroad stations. The redounding advantage, however, will be the general convenience.



Children can use the jitney busses to go to and from school in stormy weather, while women residents will find them a quick means to travel to and from shopping centers.

Each bus will hold forty passengers and will make the round trip in forty-five minutes. Much of the route will serve sections in the area mentioned that are not directly reached by the trolley, while other parts of it will be an accessory to the trolley road.

The extensive building operations at Baldwin Harbor and the improvement of its waterfront has made imperative an established line of quick and cheap transportation between the shore front and inland points. Baldwin Harbor and Freeport are the only parts of Nassau county with developed waterfronts and accompanying improvements. A bus service has long been in operation between the Long Island Railroad and Baldwin Harbor for the benefit of residents in the community.

**Eating Your Cake and Still Having It.**

This seeming paradox of "using and still having" is strikingly illustrated by the system of long term leasing of real estate in New York City. Several of the regal fortunes, such as the Astor and the Wendel, have been accumulated by the acquisition of strategic business locations. These plots, their shrewd owners refused to sell. Year by year the growing city enhances the value of their property, while, at the same time, a princely income is being derived from the rental to eager tenants. It often happens that in the course of a few years the annual income alone amounts to more than the original purchase price of the land.

It is noteworthy that the largest rentals, as a rule, are secured from firms engaged in the sale of relatively cheap articles—generally luxuries. In other words, the aggregate income from enormous small sales seems to be larger than the profit from a few great transactions. Cigar companies, candy stores, drug stores, saloons and cheap jewelry stores can almost always afford to pay high rentals. Moreover, small shops—centrally located—demand higher rents than are paid for greater floor space on side streets. Below are appended a few of these tiny stores in New York City (often built on little slivers of real estate) and the rental that each is reputed to pay:

The Lucios Jewelry Store—30 feet by 12 feet—at Broadway and Thirty-fourth street—\$20,000 yearly rental, or \$55 per square foot.

Schulte's Cigar Store—13 feet by 13 feet—at Fifth avenue and Forty-second street—\$8,500 per year or \$50 a square foot.

The United Cigar Store—20 feet by 30 feet—Broadway and Wall street—\$28,200 per year or \$47 per square foot.

Schulte's Cigar Store—17 feet by 26 feet—Cortlandt and Church streets—\$18,000 yearly or \$40 per square foot.

The Liggett Drug Company in the McAlpin Hotel—\$110,000 yearly rental.

Schrafft (confectionery), 11 West Thirty-fourth street—17 foot store—brings \$21,000 yearly.

Mary Elizabeth Tea Room—Fifth avenue and 36th street—pays \$50,000 yearly for twenty-one years for a store and basement—the most costly tea room in the world.

Mark Cross (leather goods), Fifth avenue and 37th street—pays \$125,000 yearly for a shop 65 feet wide.

William Coulson & Sons ("Irish linen") pays \$19,000 yearly rental for 429 Fifth avenue.

Longacre Building, National Dollar Shirt Company, pays \$11,000 yearly for a shop 13 feet by 36 feet.

Putnam Building, W. L. Douglas Shoe Company, for a shop 15 feet by 45 feet, pays \$8,500 yearly.

Strand Theatre Building, the corner store, 17 feet by 62 feet, brings \$13,000 yearly.

Rector's Restaurant, Broadway, Seventh avenue and 48th street, is rented at \$75,000 yearly.

Schulte's Cigar Store, 261 Broadway (in which our office is located), pays \$175,000 for a fifteen year lease of a store 10 feet by 20 feet.

A fruit store, 3 John street, near a subway entrance, pays \$3,000 yearly for a tiny store only 10 feet by 10 feet.

One no longer wonders at the enormous price paid for New York City real estate when one knows that a rental of \$2,000 to \$20,000 yearly is paid for a small store no larger than one room in a dwelling house.—Wood-Harmon Magazine.

**Fairer Taxation Needed.**

Corporation Counsel Polk of New York says the people should demand from the State Constitutional Convention a reform in the method of equalizing assessed valuations. At present a State board acts on figures furnished by the interested counties which may transmit figures that do not afford a proper basis for equalization. The State board is helpless.

"Since New York City has been compelled to assess property at full value it inevitably becomes the victim. Other counties are assessed only at 50 or 60 per cent. If the State board determined valuation, it would mean a saving to New York City of at least \$1,000,000 a year and would discourage the other counties from reckless expense, on the theory that New York City would pay the larger part of it.

"In addition to this, there must be an amendment preventing the taxation of any district for a benefit in which it does not share except after a referendum vote. This would stop the present drain on New York City of \$1,400,000 a year for local town roads, and the demands of rural legislators for the dredging of fish ponds and building of bridges.

"As to the protection of the aqueduct, it is made to bear an unjust share of taxation by up-State counties, and the city is helpless."

**Bridge Traffic.**

The Public Service Commission has received from the Bridge Department the result of the annual count of passengers using the East River bridges in one period of 24 hours. The count was made on November 5, 1914, from midnight to midnight. It shows a total traffic in both directions over all bridges of 763,082, which is an increase of 20,090 over the previous year. This is a gain of about 3 per cent., and much smaller than the gain of 1913 over 1912, which was more than 12 per cent. The Williamsburgh Bridge still continues in the lead, carrying more passengers than the old Brooklyn Bridge. The latter is the only one of four bridges which shows a positive falling off in the number of passengers using it. The figures include passengers in surface and elevated cars, in all kinds of vehicles and pedestrians using the promenades. The following table shows the number of passengers passing in each direction over the four bridges:

	Eastbound	Westbound
Williamsburgh .....	162,859	164,275
Brooklyn .....	151,334	142,372
Queensboro .....	45,915	43,932
Manhattan .....	26,591	23,804
Total traffic, 1912.....	659,591	
Total traffic, 1913.....	742,992	
Total traffic, 1914.....	763,082	

The Brooklyn Bridge led all other bridges in traffic until the Centre Street Loop subway was opened in August, 1913, and connected with the elevated lines passing over the Williamsburgh Bridge. This resulted in a large increase of the traffic over the Williamsburgh Bridge.

**Honors Awarded at Exposition.**

The International Jury of Award of the Panama-Pacific International Exposition has completed its work of judging exhibits in the Palace of Manufacturers and announces that it has awarded the following medals to the Western Electric Company:

The Grand Prix for the exhibit as a whole. This award signifies that the products exhibited are superior to all others of their kind in the world.

Gold medals, each were awarded as follows:

One for telephone switchboards and equipment, representing apparatus standard throughout the world.

Another for telephone train dispatch-

Business Established 1853

## Horace S. Ely & Company

This company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate. Makes appraisals. Acts as Broker in the sale and leasing of Real Estate.

**21 LIBERTY STREET  
489 FIFTH AVENUE**

## JOHN F. DOYLE & SONS

REAL ESTATE AGENTS  
BROKERS and APPRAISERS

45 William Street New York City

Management of Estates a Specialty  
Member of Board of Brokers

John F. Doyle\* John F. Doyle, Jr. Alfred L. Doyle

## JOHN C. R. ECKERSON

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

299 MADISON AVENUE, N. E. Cor. 41st St.  
NEW YORK

## E. DE FOREST SIMMONS

REAL ESTATE

Tel., 837-838 Plaza 2 EAST 58th STREET

Established 1887

## CHAS. S. KOHLER

REAL ESTATE and INSURANCE

Broker and Manager of Estates

901 COLUMBUS AVE., cor. 104th St.  
Highest References. Tel., 5504 Riverside

## FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

## O. D. & H. V. DIKE

Midtown Business Property

CANDLER BUILDING, 220 WEST 42D ST.

## THOMAS J. O'REILLY

Real Estate Broker, Appraiser and Agent

BROADWAY AND 109th STREET  
New York Representative of  
Caughy, Hearn and Carter, Baltimore and  
Washington  
Sulflow & Mass Co., Minneapolis, Minn.

## HAROLD W. BUCHANAN

Mortgage Loans and Real Estate

49 WALL STREET

**PORTER & CO.**

REAL ESTATE

George W. Short 159 W. 125th STREET  
Charles F. Porter Telephone Connections**J. Edgar Leaycraft & Co.**

Real Estate Agents, Brokers, Appraisers

FORTY-SECOND STREET BUILDING  
30 EAST 42d St., S. W. Cor. Madison Avenue  
Renting and Collecting a Specialty**J. B. ENGLISH**

Real Estate Broker

INSURANCE  
ESTATES MANAGED  
RENTS COLLECTED  
HOUSES FOR SALE  
AND TO LET1531-7 Broadway  
N. W. Corner 45th St.  
Astor Theatre Building  
Phone: Bryant 4773**JAMES A. DOWD**Real Estate—Insurance  
Renting—Management

874 SIXTH AVENUE, Above 49th Street

**Mark Groskin**BUSINESS PROPERTY  
LEASING

55 LIBERTY STREET

**REAL ESTATE****MORGENTHAU JR ©**  
111 BROADWAY**SPECIALISTS**BOWERY PROPERTIES AND ITS VICINITY  
A SPECIALTY**JACOB FINKELSTEIN & SON**  
REAL ESTATE, MORTGAGES AND  
INSURANCEEstates Economically Managed  
APPRAISERS 42 BOWERY  
Res. Phone 7553 Melrose Tel. 1072 Franklin**Spear & Co.**This Company acts as agent  
for Trustees, Executors and  
Owners in taking entire charge  
of Real Estate.

840 BROADWAY

Telephones, 627, 628 and 629 STUYVESANT

**FRANCIS W. FORD'S SONS**

City Surveyors

Real Estate and Insurance

8-10 JAMES STREET, N. Y. C.

HOWARD H. FORD FREDERIC C FORD  
WALTER H. FORD, C. E. HAROLD S. FORD

ing and control apparatus, representing a decided advance in the art, as evidenced by the adoption of this type of equipment by many of the leading railroads of the world.

A third, for insulated wires and cables, which represent a degree of perfection in the manufacture of telephone cable that contributes largely to the present day development of the telephone system.

Two bronze medals were awarded for the company's mine rescue equipment and mine telephones.

The following silver medals were awarded to manufacturers of electrical devices, with the distribution of whose products the Western Electric Company is closely identified. These companies had their products displayed in the Western Electric Company's exhibit:

To the American Electrical Heater Company for electric irons.

To the Gray Pay Station Company for telephone pay stations.

To Edwards and Company for annunciators.

To Conlon Washing Machine Company for Western Electric-Conlon washing machines.

These awards are in line with the large number of others made to the company wherever it has exhibited in previous years.

**Alberta's Unearned-Increment Tax.**

The unearned-increment tax passed by the Provincial Legislature of Alberta in 1913, and applicable to land only, is based on the difference between the assessed value of lands within any incorporated city, town or village according to the last revised assessment roll for 1913 and the selling price thereof, exclusive of the cost of improvements or development work actually made or done upon the land. In the case of farm lands, the first value, for the purposes of the act, was placed at \$15 per acre.

Upon the consummation of a sale affidavits must be made by the parties thereto, stating that the price agreed upon is the true value of the property at the time of transfer. If the administration officer, who is the registrar of land titles for the district in which the land is situate, believes that the price stated be not a fair market value, appraisers are appointed to fix a valuation upon the property involved. The tax of 5 per cent. is paid by the vendor.

Since the act has been in force the total amount of unearned-increment tax paid in to the provincial treasury is \$41,004. A like tax does not exist in any other Province of the Dominion.

**PRIVATE REALTY SALES.**

THE investment demand for high-class apartment houses again manifested itself, through the sale of a structure now in course of construction at 339 Park avenue, southeast corner of 54th street, by William Ziegler, Jr., who recently purchased two other buildings of similar character in the section. The deal involved the vacant plot in the old Lenox library block, and adjoining the H. C. Frick residence; also a mortgage on an apartment on Claremont avenue. The change of ownership of the vacant plot disposes of the rumor that Mr. Ziegler will improve the site with a dwelling for his own occupancy. The transaction has many interesting features and involves approximately \$1,600,000. Details will be found in another column of this issue.

The acquisition of the old Progress Club site, at the corner of Fifth avenue and 63d street, is of special interest, inasmuch as it forecasts the erection of another apartment house in this exclusive residential section. The apartment house will, of course, be of the highest type and cater to the same class of people who now reside in the district. The structure is the third project of similar character to be erected on this thoroughfare north of 60th street and will be of the highest type of construction. The entire deal, including land and building, will probably aggregate about \$2,500,000.

Another interesting deal was the acquisition, by a prominent firm of builders, of a plot on West End avenue, adjoining holdings already under their ownership. The purchase was made to conserve the light and air of a tall apartment house owned by the concern, but also serves the double purpose of providing a site suitable for improvement with another similar structure.

Among the leases reported is one affecting the apartment house at the southeast corner of Riverside Drive and 95th street, which was leased for ten years, at reported rental of about \$200,000.

Many of the large real estate companies, which make a specialty of property situated on the outskirts of the city, either just inside or beyond the line, report that there has been an increased demand for detached dwellings, those houses located on plots having at least fifty feet frontage, and ranging in price from about \$7,500 to \$12,500 each. This demand is the result of a long campaign of education, and is yearly growing in volume. The time is past when the small private dwelling in Manhattan is possible. In former years nearly everyone of means owned his own city home. Today most of these people have joined the apartment house colony, where their wants are supplied and much trouble and bother eliminated.

The man of small means, who is desirous of owning his own home must, of necessity, go farther afield, and the logical place for him to go is in the suburbs, where rapid transit is good and there is every possibility of a rise in values. The extension of the subway lines has had a marked effect upon some localities and others, while in a dormant state today, are sure to come in for their share of the activity.

This condition has no bearing on the investor who favors the small tenement or cold-water flat. There are many of these located in all the boroughs which yield good returns on the equity. But this class of investor is different from the home buyer. He is simply another type of man who favors real estate as a safe means of deriving an income.

The total number of sales reported and not recorded in Manhattan this week was 20, as against 23 last week and 17 a year ago.

The number of sales south of 59th street was 6, as compared with 9 last week and 9 a year ago.

The sales north of 59th street aggregated 14, as compared with 14 last week and 8 a year ago.

The total number of conveyances in Manhattan was 179, as against 145 last week, 21 having stated considerations totaling \$1,412,894. Mortgages recorded this week number 68, involving \$2,423,975, as against 76 last week, totaling \$1,177,490.

From the Bronx 13 sales at private contract were reported, as against 14 last week and 10 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,110,245, compared with \$1,501,875 last week, making a total for the year of \$43,201,829. The figures for the corresponding week last year were \$87,775, and the total from January 1, 1914, to July 25, 1914, was \$3,911,041.

**\$1,600,000 Exchange Closed.**

William Ziegler, Jr., purchased the new twelve-story apartment house, now nearing completion, at the southeast corner of Park avenue and 54th street, on a plot 100 x 115, from the Horatio Realty Company, Samuel Herzog, president. The structure contains thirty-eight suites, of seven to ten rooms each, and are held at rentals ranging from \$2,600 to \$4,200 each. All but six apartments are now under lease. The gross rental is approximately \$225,000, and it is understood that the property was held at \$1,250,000. The sellers acquired the site from W. Emlen Roosevelt, in April, 1914, other properties figuring in the deal.

In part payment Mr. Ziegler gave the plot 50 x 100 in the south side of 71st street, adjoining the H. C. Frick mansion, on Fifth avenue; also a mortgage

for \$190,000 on the Eton Hall apartment house, at 29 and 31 Claremont avenue. The entire transaction aggregates about \$1,600,000. J. Curry Watson and Jesse C. Bennett were the brokers in the exchange. It is reported that Mr. Watson has leased an apartment in the structure now nearing completion. The disposing of the 71st street plot, by Mr. Ziegler, sets at rest, once and for all, the report that he will erect on the site a residence for his own occupancy. Title to the apartment house will be taken on February 1, 1916, or sooner if all the suites are rented.

#### Paterno Brothers Buy.

Paterno Brothers, Joseph Paterno, president, purchased four additional houses, adjoining 885 West End avenue, which was acquired to protect the light of the Mentone apartment house erected about two years ago at the adjoining corner. The properties just acquired include 881 West End avenue, northwest corner of 103rd street, together with 883, 887 and 889. The sellers were Mary C. Brown, Elberta Sands, Charles Spierel and Siegfried Steiner. Earle & Calhoun were the brokers. Including 885 West End avenue, which was bought in November 1914, the builders now control a plot 100 x 100, which not only serves to conserve the light of the Mentone, but also provides a site for a new apartment house.

#### Free Rent Refused.

An interesting phase of the recently reported lease of the building occupying the block front in 149th street, between Third and Bergen avenue, recently reported, developed this week when it was learned that the United Cigar Stores Company refused twenty-nine years' free rent for a store in the building. The company now occupies space in the structure.

An outside investor, who is familiar with the property, went to the United Cigar Stores Company and offered them a large profit for their lease of the entire property. This was refused, and he then made the proposition to assume their deal with the Crossways Company and give the cigar company its store at Third avenue and 149th street rent free for the balance of the twenty-nine years. This was also refused. The property was purchased recently by Vincent Astor for \$850,000.

#### Society Gets Gift.

Gift of a large property in the lower West Side by Amos F. Eno to the General Society of Mechanics & Tradesmen was revealed by the filing of a deed of conveyance last Tuesday. The transfer, which was for a nominal consideration, affects a 5-sty commercial structure at 418 and 420 West Broadway, extending to 94 and 96 Thompson st., between Spring and Prince sts. What disposition will be made of the property will not be determined until the meeting of the Society in October.

#### Obtains Option.

Walter A. Stevens, Inc., of Manhattan, reports having obtained a limited option on the property of the late Dr. F. H. Flagge, at Blauvelt, Rockland county, N. Y. The estate consists of about 98 acres adjoining the railroad and 100 acres of mountain property adjoining the new Palisades Park. Mr. Stevens states his client proposes using the property adjoining the railroad for factory purposes.

#### Manhattan—South of 59th St.

ELIZABETH ST.—Louis Carreau sold for the estate of Philip Bayer 77 Elizabeth st, a 3-sty dwelling, on lot 20x47.1, to T. Castellano.

MADISON AV.—Leo Hess sold for the Simeon Drake estate 540 Madison av, a 5-sty building, on lot 20.5x80.6, 80 ft. south of 55th st. The property is leased to Nicholas Martin, dealer in antiques, on a net basis for a period of years.

SULLIVAN ST.—Daniel Birdsall & Co., Inc., sold the vacant lot, 25x100, at No. 120 Sullivan st.

11TH ST.—J. Irving Walsh sold for the estate of George T. Mickens the 3-sty dwelling at 248 West 11th st.

#### Manhattan—North of 59th St.

COOPER ST.—John Lawson sold, through Slawson & Hobbs, four lots in the north side of Cooper st, 100 ft. south of 204th st, to J. L.

## Borrowers

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

## Lawyers Title and Trust Company

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

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

## Are You Building for To-day, To-morrow or for All Time?

You have seen many buildings replaced with new ones during your day and generation. Perhaps the builders of those buildings were not far-sighted. A private dwelling to-day may be a "three-family" house a month hence. An office building may become a factory, or you may have to provide for a club or restaurant on one of the upper floors.

Provide **now** for the future and to-day by

## PIPING YOUR BUILDING FOR GAS

It's inexpensive while you are building.

Our experts can help you by figuring costs and sizes of pipes or "risers" required.

## Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

Telephone, Stuyvesant 4900

## WANTS AND OFFERS

### BRONX LOANS.

Have on hand plenty of ready money to loan on Bronx mortgages, 3 or 5 years. Address inquiries J. R. WESTERFIELD, 115 Broadway, New York.

**FACTORY SITE FOR SALE**—Five lots, each 25' x 100' located in the 1st Ward, Borough of Queens, at Vernon Ave. & 5th St., and known as lot numbers 4, 5, 6, 7 and 8, in block 31; these lots have a frontage of 200' on freight tracks of L. I. R. R. Apply Box 664, Record & Guide.

**WANTED**—To purchase established Real Estate business with good collections in Manhattan. Must have A1 reputation. All communications confidential. Box 656, Record & Guide.

**MORTGAGE BROKER, 12 YEARS' EXPERIENCE AS NEGOTIATOR AND SOLICITOR, DESIRES TO MAKE A CHANGE.** BOX 576, RECORD & GUIDE.

**CANVASSER and SOLICITOR** Familiar all parts of city. Able to make and close leases. Married, 27 years old. Box 662, Record & Guide.

**FOR SALE**—Real Estate Records from 1880 to date. Bound in black leather, two volumes to a year. At a very low figure. H. HECKMANN BOOKBINDERY, 250 3d Av., New York.

**A THOROUGHLY experienced Real Estate man would entertain a proposition to take care of property belonging to an estate or corporation; exceptional references.** Box 658, Record & Guide.

**WANTED** man familiar with the Building Trade to sell refrigerators on commission. Box 660, Record and Guide.

**PARQUET FLOOR.** New high class (never laid) for sale at a bargain, size 16' 9" x 21' 6". Box 648, Record & Guide.

**WANTED**—Two young men of good appearance, experienced in building line, wanted to solicit dumbwaiters and elevator work; good salary to the right men, who can produce. Apply Box 642, Record and Guide.

**FOR SALE or TO LEASE**  
**329 E. 38th St. (Vacant)**  
SUITABLE FOR STORAGE  
WM. A. KANE, 419 E. 46th St.

**WATER FRONT**  
**FOR SALE or TO LEASE**  
**37th ST., EAST RIVER**  
Apply WM. A. KANE, 419 E. 46th St.

**CHAS. R. FARUOLO**  
*Italian Real Estate Agent*  
Selling and Leasing of Tenements  
Property Rented and Rents Collected  
Fourth Ave., corner 9th St.  
Est'd 1897 Phone Stuy. 3414

## Brokers, Attention!

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

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

It will pay you to get in touch with us.

**Realty Associates**

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

Wells, who gave in part payment the 4-sty flat, on lot 25x100, at 237 West 126th st.

60TH ST.—Frederick Brown resold No. 137 West 60th st, a 5-sty flat, on lot 25x100. Mr. Brown recently acquired the property from Max Smith and Morris Rosenfeld.

68TH ST.—The William S. Anderson Co., Frank Knapp, president, sold for G. Mandelbaum the 3-sty dwelling 232 East 68th st.

82D ST.—The Douglas Robinson, Charles S. Brown Company has sold for Robert W. De Forest 202 and 204 West 82d st, two 5-sty single flats, each on lot 19x102.2, to August Karsten at tenant of one of the houses. The property is assessed by the city this year at \$50,000.

88TH ST.—The F. R. Wood-W. H. Dolson Company sold for Mrs. L. B. Simpson 310 West 88th st, a 4-sty high-stoop dwelling on lot 19.8 x100.

96TH ST.—Hudson Hall and Fulton Hall, 6-sty elevator apartment houses, each on plot 83.4x 100.8, at 324 to 328 West 96th st, are reported to have been sold. The properties are owned by the Sause Realty Company, Richard E. Sause, president.

99TH ST.—A. V. Amy & Co. sold for Meyer Weinberg the 5-sty apartment house, 20x100, at No. 56 West 99th st.

119TH ST.—Lizzie L. Hall resold the 3-sty dwelling at 128 West 119th st, on lot 20x100.11, recently acquired at foreclosure for \$17,000, to Mrs. Eda C. Fleming.

141ST ST.—Harry H. Cohen has resold for Mrs. Hedwig Fibel 151 West 142d st, a 5-sty flat, on lot 27x99.11. This is the third sale of the property within a month by the same broker.

CONVENT AV.—John F. Harrington sold for the Iona Home Construction Company, Ellis M. Potter, president, the 6-sty elevator apartment house, on plot 100x100, at the northwest corner of Convent av and 147th st, to Ellen A. Stewart, who gave in part payment an estate of 15 acres, with residences and outbuildings, in the Post rd, White Plains, N. Y. The total transaction involved valuations approximating about \$350,000. Frederick Zittel & Sons were associated as brokers.

RIVERSIDE DR.—The Hazel Real Estate Company, Max Just, president, has sold the 5-sty dwelling at 153 Riverside dr, on lot 25x100, adjoining the 12-sty apartment house at the south corner of 88th st, to W. F. H. Armstrong. The house was held at \$60,000.

RIVERSIDE DR.—There was a report current yesterday, which lacked confirmation, that the Greyton Court, an 11-sty apartment house on plot 125x100, at the south corner of Riverside dr and 141st st, has just figured in an exchange involving about \$800,000. The property is owned by the No. 160 Broadway Holding Corporation, William Lowrie, president. The latter acquired the property a few months ago in another exchange. Midtown property, reported to be a 10-sty loft, on plot 50x100, was given as part payment.

SEAMAN AVE.—Max Just sold for the Seaman Construction Co., T. G. Galardi, president, to the Dreyfus Construction Co., the plot, 50x 100, at the northwest corner of Seaman av and 207th st. The purchasers will improve with a 5-sty apartment house.

### Bronx.

FIELD PL.—Richard H. Scobie has sold for the Handy estate to A. Hamilton & Son the plot 62.5x100, on the north side of Field pl, 60 ft. west of Creston av.

POPLAR ST.—Charles R. Schliess sold to C. B. Ruhlender the 3-sty dwelling on plot 50x100 in the south side of Poplar st, 100 ft. east of Lurting av.

158TH ST.—The 6-sty apartment house at 654 East 158th st, on plot 37.6x100, has been sold by Joseph A. Blackner for John H. Green to William H. Tinsley, who gave in exchange six acres on Wittmore av, Pine Lawn, L. I., adjoining the Pine Lawn Cemetery.

BARNES AV.—The vacant plot at the southeast corner of Barnes av and 242d st has been sold by Edward Keegan.

BOSTON RD.—F. William Eggert sold for Mrs. C. Connell the plot, 50x100.10, at the northeast corner of Boston rd and Westervelt av.

DALY AV.—Smith & Phelps, in conjunction with Scheele & Wiebke, sold for the Hoffman

Company Builders, Inc., the 5-sty apartment house, on plot 37.10x96x150, at 1900 Daly av. The seller took in part payment the dwelling 422 Lenox av. The total amount involved in the deal was \$50,000.

HOE AV.—The Galveston Building Company, Philip Herschowski president, has sold 1479 Hoe av, a 5-sty, 25-family apartment house, on plot 50x100, between Jennings and 172d sts. A. L. Greilich, as attorneys, represented the buyer. The structure is fully rented and is valued at \$55,000.

MAPES AV.—E. Miers sold the northwest corner of Mapes av and 181st st, a plot 40x 145, to a builder, who will erect a 5-sty apartment house.

PERRY AV.—Ennis & Sinnott resold 2978 Perry av, a 3-sty dwelling, on lot 25x94. Arnold, Byrne & Baumann were the brokers.

PROSPECT AV.—Rubin & Marcus sold a new 5-sty flat, on plot 50x100, in the west side of Prospect av, near 179th st.

SHERMAN AV.—Smith & Phelps sold for Kingsley Contracting Co. the 5-sty apartment, on plot 55x104, at the northeast corner of Sherman av and 163d st. The seller took in part payment 507 East 84th st. The amount involved in the transaction was \$85,000.

TINTON AV.—Isadore Montefiore Levy, attorney, as president of the Isadore Realty, Inc., purchased from the estate of W. Solomon 785 Tinton av, southwest corner of 158th st, a 5-sty apartment house, with five stores, on plot 45x100.

VALENTINE AV.—Smith & Phelps and Otto Lackmann sold the plot, 50x100, on the west side of Valentine av, 180 ft. south of 192d st.

### Brooklyn.

DOUGLASS ST.—John Pullman sold 355 Douglass st, a 3-sty single brick tenement, on lot 20x100, for Ellen B. Terry to Morris Finkel for investment.

MCDONOUGH ST.—E. A. Konter sold for John T. Gardes to Miss R. Birney for occupancy the dwelling at 770 McDonough st.

ST. FELIX ST.—Realty Associates sold 35 St. Felix st, a 3-sty brick dwelling on lot 20x70, to Charles E. Vail through M. E. Fulcher Co., broker.

EAST 15TH ST.—Saul C. Lavine purchased six 1-family houses at 1113, 1115, 1125, 1133, 1135 and 1137 East 15th st, 100 ft. south of Av K, from the Penn Holding Co. and the J. J. Lack Construction Co. Mr. Lavine resold 1113, 1125, 1135 to Matthew W. Wood of Manhattan.

54TH ST.—Realty Associates sold 15 lots on the south side of 54th st 100 ft. east of 11th av, plot 300x100, to the Innovation Improvement Co., who will improve the property at once with one-family brick dwellings.

BEDFORD AV.—Arthur H. Strong sold to Van Dyke Brooks of the Vitagraph Co. of America the new Colonial bungalow on the southwest corner of Foster and Bedford avs, on a plot 52 by 100, including a private garage.

BENSON AV, ETC.—D. Raffelson sold at Bensonhurst for Mrs. Ruhe to A. Leiken the southwest corner of Benson av and Bay 26th st, a 3-sty dwelling on plot 100x96.8, for occupancy; for Paul Freysted the plot of eight lots, 96.8x160, at the southeast corner of Benson av and Bay 25th st; for the John R. Pinover Co. to a Mr. Lipschitz a dwelling on plot 36x 100 at 1827 82d st, for occupancy; for a Mr. Edelson to A. M. Manesse the dwelling at 44 Bay 20th st, on lot 20x96.8, for occupancy, and for Mrs. R. Fahr to a Mr. Rappaport the 3-sty dwelling at 8617 21st av, on plot 50x96.8, for occupancy.

CONEY ISLAND AV.—The Rickmore Realty Co. bought for Charles V. Lott the vacant plot, 100.4x123.9, at the southeast corner of Coney Island av and Lewis pl.

FORBELL AV, ETC.—Rickmore Realty Co., Henry Rickmore, president, sold 9428 Forbell av, a 2-sty dwelling, 18x115, to John Roman; the northwest corner of Weldon st and Railroad av, 75x97.8, to Dellon Building Co. for improvement; the northeast corner of Euclid av and Glen st, 145.5x80, to Marba Realty Corporation for improvement.

GEORGIA AV.—Frederick Fox & Co. sold for the Montrose Realty Co. 750 Georgia av to F. Beretz.

### Queens.

BAYSIDE.—Bayside National Bank purchased from James W. Cain a lot, 25x100, at the southeast corner of Bell av and Lawrence boulevard for improvement with a bank building to cost about \$30,000.

BAYSIDE.—The Bayside Improvement Co. purchased from Charles Harnden, through the Hessels-Dashiell Co., a dwelling on the west side of Linwood av, south of Palace Boulevard. The same agents sold for Mrs. Charlotte Melville to George Sheffield two lots on the east side of Highland av, north of Palace Boulevard, and for the Bayside Improvement Co. to the Bayside Estates Co. four lots on the east side of Highland av, south of Lawrence Boulevard.

COLLEGE POINT, L. I.—The 2-sty dwelling, 50x100, at the corner of 15th st and Av F, has been sold by Mrs. Annie Schmidt to Mrs. Johanna Tracey.

COLLEGE POINT.—Mrs. Elizabeth J. Graham, of College Point, L. I., sold to the Bay Vista Land Co., of Manhattan, six parcels as follows: 9th av, northwest corner of 14th st, 100x100; 8th av, northwest corner of 15th st, 100x125; 9th av, northeast corner of 16th st, 100x200; 5th av, southeast and southwest corners of 17th st, 100x100 each; 19th st, southeast corner of 8th av, 100x125. The purchasing company has been incorporated to hold for future development.

FAR ROCKAWAY.—Harris & Albert Sokolski bought from Thomas McLaughlin a large residence with outbuildings and about 2½ acres of land in the Bayswinger section of Far Rock-

## Mortgage Loan Specialist

**J. R. WESTERFIELD**

115 Broadway, New York

### WANT

Particulars of Business Property

FOR SALE OR TO LEASE

Canal to 59th Street

**HEIL & STERN**

1165-1167 BROADWAY

N. W. Cor. 27th Street

TELEPHONE, 9570 MADISON SQUARE

away. The property is one of the show places there and extends from 1st place to Strand avenue, near William S. Devery's home. L. J. Phillips & Co. were the brokers. The property was given in exchange for the house at the southeast corner of Hall pl. and 7th st, on the east side, which was recently reported sold.

**FLUSHING.**—The Halleran Agency sold to the Rev. Edward F. McGoldrick, of St. Andrew of Avellino, parish of Flushing, the block front, 200x200, in the north side of Broadway from 17th to 18th sts. A church edifice and parochial school will be erected on the site. David S. Watson was the broker.

**WHITESTONE LANDING.**—Samuel A. Megeath, of Ardsley-on-the-Hudson, purchased from the Mercantile Land and Improvement Co., at \$95,000, three parcels of upland east of Whitestone Landing, with a frontage of 1,077 ft. in the west side of Little Bay and extending back 1,874 ft. to Cryder's lane. The main parcel consists of 32¾ acres, including two gore lots of 1½ acres each. The conveyance includes also 6¾ acres under water. The tract will be developed for home sites.

**Richmond.**

**ARROCHAR.**—J. Sterling Drake sold for Major Britton Davis, of Congers, N. Y., to John Davenport Clarke the fine old mansion on Richmond av, adjoining the United States Government Reservation, which Mr. Clarke will occupy as his permanent home.

**QLIFTON.**—Morris A. Lunn purchased through Cornelius G. Kolff from the Narrows Improvement Co. a plot 40x160, overlooking the Narrows and Bay, at "Harbor View." The buyer contemplates the erection of a private residence for his own occupancy.

**CONCORD.**—Cornelius G. Kolff sold to George A. Creutzburg two large plots of ground facing the terrace section of the Douglas rd on Emerson Hill, and lying immediately below the extensive grounds on which Mr. Creutzburg recently erected a large residence. It is Mr. Creutzburg's intention to improve these plots as an ornamental garden.

**PRINCESS BAY.**—P. G. Ullman, Jr., sold for Mrs. Depew her house and plot to Mrs. Mary Olsen, of Manhattan, who will occupy.

**Nearby Cities.**

**ENGLEWOOD, N. J.**—Eight plots on Bruce av have been purchased by William J. McKinley from the Frederick Booth estate. Each plot is 75 by 165. Albert E. Kelly was the broker in the sale.

**HOBOKEN, N. J.**—Patrick R. Griffin bought from Julius H. Kruse 56 Bloomfield st, a dwelling on lot 22x98.

**IRVINGTON, N. J.**—Feist & Feist, Inc., sold to the Arcand Realty Co. the dwelling on a plot 100x125 ft. at 309 South 21st st for investment.

**JERSEY CITY, N. J.**—Samuel Partnoy bought from the Thomas E. Bray estate and others the plot, 76x96, at the northwest corner of Baldwin av and Court House pl, for improvement with three brick flats.

**JERSEY CITY, N. J.**—Abraham Blum and Rubin Berman bought for improvement with a six-family flat, 32x100, the southwest corner of Bramhall av and Sackett st from Oscar Kumath.

**JERSEY CITY, N. J.**—Director of Public Safety Frank Hague, of Jersey City, bought from D. Eugene Blanhorn 7 East Hamilton sq, a 3-sty dwelling on lot 25x140.

**JERSEY CITY, N. J.**—Valentine Goetz sold to Margaret E. Smith 26 Wegman pl, a dwelling on lot 25x107.

**JERSEY CITY, N. J.**—Benjamin Edelman sold to James Guarino the plot, 100x231, in the southeast corner of Wade st and Rutgers av.

**JERSEY CITY, N. J.**—Charles F. Cole sold 565 and 567½ Henderson st, two dwellings on lot 25x56, to Edward Sadowski.

**JERSEY CITY, N. J.**—James Trainor bought from Hermine R. Teschner 46 Van Reypen st, a dwelling on lot 20x146.

**MONTCLAIR, N. J.**—Vincent S. Mulford, publisher of the Jeweler's Circular, sold to C. Reckleff the wooded tract in the west side of South Mountain av. The property has a frontage of 259 ft. in the latter thoroughfare, with a depth of 300 ft. to Undercliff road. The property will be improved by the erection of a residence. The price paid for the property is said to be \$25,000. F. M. Crawley & Brothers of Montclair, were the brokers in the transaction.

**SOUTH ORANGE, N. J.**—Feist & Feist, Inc., sold for Henry Alsopp the vacant plot on Stanley rd at the corner of Hamilton rd, having a frontage of 100 and a depth of 171 ft. The purchaser is William E. Lehman, the well known architect, who is preparing plans for a new home for his own occupancy.

**Rural and Suburban.**

**DOBBS FERRY, N. Y.**—Kenneth Ives & Co. sold for one-time Senator Charles P. McClelland his place to a client for occupancy. The property is in Clinton av, near the Misses Masters' School for Girls, and contains about two acres, a residence, stable, etc., and was held at \$30,000.

**GREAT NECK.**—James Crampton, of Great Neck, bought from Mrs. William Grace a plot of one acre adjoining the Great Neck polo field at Gracefield.

**GREAT NECK.**—Abram Wolf sold a plot, 50x165, on the McGrath estate, in Middle Neck rd, to William Greenwald; a plot, 50x150, in the L'Hommedieu estate, in North Great Neck, to Morris Lefkowitz, and a plot, 50x100, on the Great Neck Estates for Mrs. R. Hendrickson to Rose Wolf.

**KENSINGTON-GREAT NECK.**—The Rickert-Finlay Realty Co. sold to E. C. T. McShane of Manhattan a plot on the north side of Arleigh rd, between Netherwood rd and Park rd, for a consideration of \$7,000.

**NEPPERHAN HEIGHTS, YONKERS.**—The Robert E. Farley Organization sold two lots on the corner of Fairview and Myrtle avs to W. R. Carpenter; two lots on Grove pl to Mrs. R. W. Van Tassel of New York City; one lot to Prof. C. C. Kohl of Columbia University; two lots on Morningside rd to H. J. Kastle; two lots on Myrtle av to H. T. Valentine, and one lot in addition to his plot of 3 plots on Hill Terrace to J. W. Parker of New York City.

**PLANDOME.**—L'Ecluse, Washburn & Co. sold to a New York client a plot 100x132 on the north side of Central Drive and ground has already been broken for a residence from plans prepared by F. G. Lippert.

**SCARSDALE, N. Y.**—A plot, 50 by 100, on Brown pl, near the railroad station, has been sold by Angell & Co. for A. D. Rockwell, Jr.

**STAMFORD, CONN.**—Pease & Elliman sold for Benjamin Harris a large place at Shippan Point to Clarence F. Underwood.

**Murray Hill Lease.**

Pease & Elliman and Horner & Company have leased for Robert B. Dula 4-6 West 37th st. for 21 years, with a privilege of two renewals. The net rental for the first term aggregates nearly \$300,000. The property leased comprises two six-story business buildings, on plot 43 x 98.9 feet, and was recently purchased by Mr. Dula, through Pease & Elliman, from Edgar A. Levy. The lessee is the Four & Six West Thirty-Seventh Corporation, composed of a group of Western investors. Pease & Elliman have been appointed agents for the property.

**Drive Apartment Leased.**

Thomas J. O'Reilly has leased from Edgar N. Newman "The Hudson," at the southeast corner of 95th st. and Riverside Drive, a 7-sty apartment house on plot 75 x 100, for ten years at a gross rental of about \$200,000.

**500-Year Lease Transfer.**

An interesting transfer was recorded of 149 and 151 East 40th st., from Myra V. T. Kerr to the 149 East Fortieth Street Company, which includes the unexpired term of a 500-year lease to the City of New York of two gore lots in the rear of the properties, the leases bearing date Nov. 8, 1843.

**LEASES.**

**Trinity Corporation Leases.**

One of the many properties of Trinity Corporation, a seven-story structure at 236 and 238 Spring street, was leased to the Anger-Brohl Company, by L. Tanenbaum, Strauss & Co. The building contains 50,000 square feet, and will be used for the manufacture of macaroni and kindred products by the lessees, who are now located at Morton and Greenwich sts. The recent lease of the latter property by the same brokers to Semon, Bache & Co. necessitated the removal.

**Real Estate Board of New York**

Organized 1896

Incorporated 1908

FRANK D. AMES Pres. BURTON J. BERRY Sec'y-Treas.  
**AMES & COMPANY**  
Real Estate Agents and Brokers  
Telephone 3570 Madison Sq. 26 WEST 31st ST.

*Joseph Day*

Auctioneer  
31 NASSAU STREET

**A. V. AMY & CO.**

REAL ESTATE AGENTS  
BROKERS and APPRAISERS

Tel., 8147 Cathedral 7th AVE., Cor. 115th St.

**DE SELDING BROTHERS**

Real Estate, Loans, Appraisals  
128 BROADWAY

**AUSTIN FINEGAN**

Real Estate—Insurance—Appraisals  
35 NASSAU STREET. Tel., 1730 Cortlandt

**OGDEN & CLARKSON**

Corporation  
Real Estate and Insurance  
657-659 FIFTH AVENUE, Corner 52d Street

**LOUIS SCHRAG**

Agent, Broker and Appraiser  
Real Estate  
Established 1890  
Tel. 1700-1 Chelsea  
142 W. 23d St.

**FRANK E. SMITH & SON**

Inc.  
Real Estate Investments

Telephone 6443 Gramercy 3 MADISON AVE.

**TUCKER, SPEYERS & CO.**

Real Estate  
435 FIFTH AVENUE, NEAR 39th STREET  
Telephone, 2750 Murray Hill

**JAMES N. WELLS' SONS**

(James P. Eadie)  
Real Estate and Insurance  
Since 1835 at No. 191 NINTH AVENUE  
Established 1819 Phone, 5266 Chelsea

**J. ROMAINE BROWN CO.**

Established 1856

**REAL ESTATE**

J. Romaine Brown, Pres.  
Chas. Griffith Moses, V. Pres.  
Billett L. Brown, Treas.  
Eugene S. L. Moses, Sec.

209 Madison Avenue New York City

**A. M. CUDNER  
REAL ESTATE CO.**

Real Estate Brokers and Managers  
254 WEST 23D STREET

**J. CLARENCE DAVIES**

BRONX BOROUGH  
REAL ESTATE

149th STREET & THIRD AVENUE  
Tel. Con. Branch Office, 156 BROADWAY  
Member of Board of Brokers

ESTABLISHED 1879

**William P. Rae Co.**Woolworth Building  
New York180 Montague Street  
Brooklyn, N. Y.

Tel. 7451 Barclay

Tel. 4300 Main

**Real Estate****Auctioneers, Appraisers**

Telephone 661 Bedford

Established 1890

Member Brooklyn Board  
Real Estate Brokers**CLARENCE B. SMITH**  
**Real Estate Agent**Appraiser for  
State of New York City of New York  
Long Island Railroad**1424 FULTON STREET**  
AT BROOKLYN AVENUE  
BROOKLYN, N. Y.

Firm Established 1874

**CORWITH BROS.****Greenpoint**  
**Real Estate****FACTORY SITES**  
A SPECIALTYMortgage Loans, Appraisals, Insurance  
Entire Management of Property**851 Manhattan Avenue, Brooklyn****BROOKLYN**  
**ESTATE MANAGERS**

Members

Brooklyn Board of Real Estate Brokers

CHAS. L. GILBERT, Pres.

ROBT. E. PATTERSON, Sec'y

**NOAH CLARK, Inc.****Real Estate—Insurance**Water Fronts, Factory Sites, Appraisals  
Main Office**837 Manhattan Avenue**Branches  
545 Morgan Avenue 753 Nostrand Avenue  
BROOKLYN, N. Y.Member Allied Real Estate Interests  
Member Brooklyn Board of Real Estate Brokers**Money to Loan on First Mortgages****5%****Joseph T. McMahon****REAL ESTATE and**  
**MORTGAGE LOANS****188 and 190 MONTAGUE STREET**  
BROOKLYN

Telephone 834 Main

**SPECIAL ATTENTION GIVEN TO**  
**COLLECTING, RENTING**  
**AND MANAGEMENT OF ESTATES****Twenty-third Street Lease.**

Spear & Co. have rented for the estate of Isaac Stern the store and basement in the new Stern building, at 28-30 West 23d st., through to 9-11 West 22d st., containing an area of nearly 50,000 square feet, to Walker & Heisler, carpet and rug importers, for many years in East 16th st. The lease is significant in that another large mercantile house is added to the group now established around 23d st., and which followed the removal of the Stern store.

**Manhattan.**

ALBERT B. ASHFORTH leased a booth in 50 Broad st to Arthur Keskel and space in 2905 5th av to Felix Hessberg, of 290 5th av.

BARNETT & CO. have leased for G. A. Kohler the dwelling 233 West 130th st to A. Lennon.

BRETT & GOODE CO. rented the store in 29 & East 48th st to Emanuel Boccini, who was represented in the transaction by William A. Pond Phipps.

CORN AND CO. leased for the Hotel Operating Associates, the corner store in the Hotel Breslin, Broadway and 29th st to the Brodil Luggage Shop of 325 5th av; for Henry Hellman, space in 159-163 West 25th st to David Basherov, and for H. A. Hollmann & Co., as agents, the top floor in 141-143 West 24th st to Hyman Zimmerman.

CROSS & BROWN announce the complete rental of the 8-sty building at 473 Broadway and 46 Mercer st. The property was placed in their charge on June 24.

DUROSS CO. leased the corner store in 55 Greenwich av to Haig & Dishian; the 3rd loft in 44 West 15th st to Charles A. Connell; a salesroom in 428-30 West 13th st to Hait & McNicholas, of 843 Washington st; and a loft in 465 Greenwich st to Rosenthal & Katz.

DOUGLAS L. ELLIMAN & CO. have leased for a term of years for Mrs. Trowbridge Calloway 161 East 71st st, a 3-sty and basement dwelling, to Dr. Alfred T. Osgood.

DOUGLAS L. ELLIMAN & CO. leased apartments at 993 Park av, for Bing & Bing to John McHugh, of Sioux City, Iowa; in 45 East 62nd st, to Sherburne Prescott; in 20 East 48th st to Miss Olga Weiss; in 118 East 54th st for Moore & Wyckoff, agents, to James Duane Pell, and in 274 Madison av to Dr. John R. Shannon.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 10 rooms and 4 baths in the new building recently sold by Edgar A. Levy to William Zeigler, Jr., at 525 Park av to Mrs. W. M. Dongan de Peyster; also apartments in 840 Park av for Frederick Johnson to Mrs. William F. Garrison, and in 955 Park av for Bing & Bing to Charles S. McVeigh.

DOUGLAS L. ELLIMAN & CO. leased for the Four Hundred Park Avenue Co., Inc., S. F. Weaver, president, a large apartment of 14 rooms and 4 baths in the new building under construction at the northwest corner of 54th st to F. L. Belin, vice-president of the Aetna Explosives Co.; also apartments in 122 East 76th st for Julius Tishman & Sons to Georgi A. Foulkes, and in 383 Park av for Mrs. A. L. Thomson to Rufus R. Graves.

FOLSOM BROTHERS, INC. leased for Mary E. Cuming, through H. T. Gurney, the 4-sty dwelling at 7 East 9th st for 2 years to Gustavus T. Kirby, for his own occupancy.

HOMER FOOT, JR. leased offices in the Transit Building and Annex to the French American Cement Co., Fox Electrical Co., F. C. Bursch, S. M. Budenbender, Efficiency Distributors, Inc., Francis G. Hubbard and Dave E. Bloch, Fould's Milling Co., Frances F. B. Lackland, Joseph Silverman, E. J. Crowley, Milton E. Oppenheimer, and in the Milbank Building, 42d st and Madison av, to Richard L. Walsh and Thomas Bartley.

M. FORMAN & CO. leased space in 129 West 27th st to the Wear Well Waist Co. of 15 West 24th st; in 8 West 19th st to Samuel Fomund, of 30 West 36th st; in 126 West 22d st to Samuel Greenberg, and a loft in 8 West 19th st to the Majestic Manufacturing Co. of 98 5th av.

FREDERICK FOX & CO. leased the 3d loft in 30-4 West 26th st to Jacob Liebowitz; the 8th loft in 20 West 17th st to S. Wellman; the 3d loft in 129 West 31st st to F. Greenwood, and the top loft in 133 West 24th st to Schwartz & Frydel.

GOODWIN & GOODWIN rented for Samuel Wallach to Aaron and Molly Goldstein the 3-sty private dwelling at 124 West 118th st.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC. leased for William A. Pond Phipps, as agent, the 1st loft in 19 East 48th st to Mme. Neuhoft, milliner.

M. & L. HESS, INC. leased the 3rd loft in 43 West 17th st to Levy, Imerman & Sweet; the 14th loft in 6-8 West 32d st to Louis Grauer, formerly of Grauer & Avedon; and the 1st loft in 120-2 West 18th st to Grund & Speyer.

HOUGHTON CO. leased for Dr. Frederick De Sola Mendes, the 4-sty dwelling at 140 West 80th st to Melvina Arnold.

HOUGHTON CO. leased to Joseph Froissard the 4-sty dwelling at 132 West 85th st for Hamilton H. Salmon.

HOUGHTON CO. leased for Vincent Astor three booths in the new market building now under course of construction at the southwest corner of Broadway and 95th st to Milton E. Meletiadie.

INNES & CENTER leased for the estate of Matilda O. Rhinlander the 4-sty English basement house at 111 East 19th st to Miss Kate W. LeRoy.

SAMUEL H. MARTIN leased for the West 60th Street Realty Co. the 3-sty dwelling at 35 West 60th st to Louise Wolfert.

WILLIAM B. MAY & CO. have concluded negotiations with Henry A. C. Taylor for the

rental of his property at 8 East 72d st to Frederic W. Allen. The house is now being entirely rebuilt according to plans and specifications prepared by Foster & Gade, to fit Mr. Allen's requirements, and will be completed October 1.

MOORE, SCHUTTE & CO. leased for the Norbert Wolff Co. 462 West 141st st, a 4-sty American basement dwelling to a client.

MOORE & WYCKOFF leased the larger corner store in 999 Lexington av to William B. Montgomery, druggist, of 1919 Broadway; offices in 440 4th av to the Reading Silk Co., and apartments in 118 East 54th st to T. Ferdinand Wilcox and James Duane Pell.

NELSON, LEE & GREEN, INC., leased for Fernando Wood, who recently purchased 17 West 44th st, a large suite of offices comprising the 12th floor to C. N. Hammond, of 1263 Broadway, wholesale dealers in feathers. The lease is for 5 years at an aggregate rental of over \$25,000. The same brokers recently leased the store and basement of this building to Kahler & Son.

PEASE & ELLIMAN leased for Jane Duffy, who was represented by Thomas & Eckerson, a loft in 110-14 West 32d st to A. A. Dreyspool & Co., of 654 Broadway; for the E. A. L. Park Avenue Co. its new apartment house at the southeast corner of Park av and 61st st, a suite of 14 rooms and 4 baths to L. A. Hamilton; and for John T. Holmes his apartment, furnished, in 260 West 76th st to Sidney G. Reilly.

PEASE & ELLIMAN leased for F. H. Mattlage the 3-sty house at 351 Lexington av to the H. W. Covert Co.; and made the following renewals of apartment leases: in 123 St. Nicholas av to W. S. Morgan; in 411 West 114th st, to Alfred Barth; in 110 Riverside Drive, to James D. White, and to William J. Johnston, in 127 Riverside Drive, to T. E. Kitching; in 244 Riverside Drive, to Felix Hamburger; in 39 East 27th st, to F. C. Boynton; in 43 East 27th st to Mrs. Ellen H. Simonds; and in 103 East 75th st to Miss Katherine F. Coykendall.

PEASE & ELLIMAN leased the parlor floor in 717 Madison av for M. Christatos to the R. E. Decorating Co., of 243 West 125th st; the parlor floor in 10 West 46th st for S. Kalvin to Madame Reiss; apartments in 326 West 83d st for the Hoghes Holding Co. to Henry S. Mellich; and in 411 West End av for David Lamb to E. J. O'Gorman; and have made the following renewals of apartment leases: in 56 West 58th st to Mrs. Harriet W. Ransom; in 1190 Madison av to Miss Agnes McLean; in 146 East 49th st to Mrs. Annie M. Walker; in 59 West 76th st to Cornelius O'Connor; in 411 West 114th st to Herbert L. Coffin; in 315 West 115th st to F. Clyne; in 145 East 35th st to Robert C. Geer; and in 24 West 59th st to Daniel Bradley.

PORTER & CO. leased for Henry J. Webster to Henry Van Praag, the 3-sty dwelling at 169 West 126th st.

PORTER & CO. leased for William Colgate to Mary E. Creed the 3-sty dwelling at 2111 Madison av.

PORTER & CO. rented for Frederic N. Gilbert to Lillie V. Richards the 3-sty brownstone dwelling at 351 West 121st st.

S. H. RAPHAEL CO. leased for George Ehret the store in 106 West 125th st to Richman Brothers, tailors, of 42 West 125th st; and the dwelling at 267 West 131st st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased an apartment at 105 East 53d st to J. N. Thorne, and at 120 East 31st st to Thomas K. Hascall.

GEORGE ROSENFELD, CO., INC., have leased for John W. Keller, the 1st loft at 76 West 36th st to Roy Strandgard to be occupied as real estate office; also the 1st loft of 74 West 36th st to Louie Balsam; also apartments at 307 West 79th st to Dr. R. J. E. Scott, William M. Goldstein and Ezra S. Taylor.

ROYAL SCOTT GULDEN leased the building at 13 West 56th st to Baroness Jenne d'Estreillis, who will use same for dressmaking business, under the name of Boue Soeurs, a branch of 9 Rue de la Paix, Paris.

THE LOTON H. SLAWSON CO. leased the store and basement in 25-27 West 32d st to E. Hamburger & Co., dealers in office fixtures, at present located on East 20th st.

SPEAR & CO. rented for the estate of Isaac Stern the store and basement in 28-30 West 23d st extending through to 9-19 West 22d st, containing an area of nearly 50,000 sq. ft., to Walker & Heisler, carpet and rug importers, for many years at 9-11 East 16th st.

SPEAR & CO. rented for Mary E. Pinchot the building at 211-213 Wooster st to Nicholas Daddato Co., of 3 Howard st; for J. L. Dimick Estate the 9th loft in 8-10 West 13th st to Slattery, Schaufele & Serner; for Ely J. Rieser the 3d loft in 379-385 1st av to Paul Schleich, of 362 2d av; for the Sailors' Snug Harbor the 4th loft in 67 East 9th st to P. R. T. Cloak Co.

L. TANENBAUM, STRAUSS & CO., INC., leased for the Corporation of Trinity Church to the Anger-Brohel Co., of 636 Greenwich st, manufacturers of macaroni, spaghetti, noodles, etc., the 7-sty building at 236-8 Spring st, containing 50,000 sq. ft.

HENRY A. TAYLOR leased the 5-sty dwelling at 100 East 57th st to Jean & Andree, milliners, now in East 16th st.

TUCKER, SPEYERS & CO. sub-leased for the Auto Strop Safety Razor Co. to the Franco-American Novelty Co., of 48 East 42d st, store No. 3; and to Oumano Bros., of 48 East 42d st, office 213 on the 42d st side of 501 5th av for the unexpired term of their lease.

UNGER & WATSON, INC., leased the private dwelling at 318 East 51st st to Emily Mason for Alfred Hopkins, and 303 East 40th st for Louis T. Lehmeier to John Thompson.

CHARLES B. WALKER leased for Charles Burkemann the upper floors of 24 Sullivan st to the New York Shoe Polishers' Supply Co.; for the One Hundred and Twenty-One Canal

Street Co. space in 121-123 Canal st to Pansa and Giannica; additional space in 210-212 Canal st to William Bass and Faverim Whitman; for P. Murphy space in 86 Walker st to the Multiple Dupligrath Check Co.; for estate of J. Schmitt space in 13-17 Crosby st to the Wilson Art Glass Co., and space in 178 Centre st to Sokolow and Co.

J. G. WHITE & CO. leased the store, basement and sub-basement at 73 Warren st to E. Mezzadri; also the store and basement in 140-44 West 22d st to C. B. Barker & Co., Limited.

WM. A. WHITE & SONS have rented the 1st, 2d and 3d lofts at 132-138 King st, containing approximately 21,000 sq. ft. to L. Schepp & Co.; also 1st and 2d lofts at 1-7 Dominick st, containing approximately 17,500 sq. ft., to the Garvin Machine Co.

THE F. R. WOOD, W. H. DOLSON CO. leased lofts in 102 West End av to A. T. Demarest & Co. of Broadway and 57th st, and the Singer Motor Co., and a loft in 411 West 55th st to the Annex Auto Painting Co.

**Brooklyn.**

E. T. NEWMAN leased the 4-sty residence at 620 2d st to Adolph Sametz; the duplex residence at 634 3d st to A. M. Smith, and 634A 3d st to W. U. McFarlan; and 709 Carroll st to Mrs. B. R. Regan.

HENRY PIERSON & CO. leased 270 Prospect pl, a 2-sty dwelling, for Ephriam Johnson to William Manning, and 583 Carlton av, a 3-sty dwelling, for K. Mullins to Magda Anderson.

ISIDOR ZIMMER leased from the estate of Harry Goldman the twelve apartment houses, with stores, at 1504 to 1530 Eastern Parkway, 458 to 468 Saratoga av and 1809 to 1813 St. John's pl on a graduated rental basis. Elmer Freund and Paul Axelbaum were the brokers. The property is held at \$300,000.

**Queens.**

THE LEWIS H. MAY CO. leased at Edgemere for M. J. Mulqueen cottage on Rochester av to Max Solomon; for Mrs. Sophie Warendorf cottage on Wave Crest av to Max Sondheim; for Louis Spellman cottage on Wave Crest av to M. F. Loughman.

ARTHUR F. TOMLINSON leased at Far Rockaway to Arthur Burke the house at 375 Broadway; to Samuel Myers the cottage at the corner of Mott av and Oak pl, and at Edgemere, L. I. to Mary Van Campen a cottage in Neptune av.

**Suburban.**

ANGELL & CO. leased the F. B. Taintor residence on Heathcote Road, Scarsdale, to Mrs. Loewenstein, and the residence of William H. Fish on Cambridge Road, Hartsdale, to J. A. Lewis of Mount Vernon.

BURKE & STONE rented for Rev. A. F. Mabon his residence on Maple st, Bronxville, to J. T. Odell for the season, and for Robert Wetmore his residence on White Plains rd to W. G. Ward.

FISH & MARVIN leased for Eugene Reynal of New York and Newport his estate at Scarsdale to Misses Tewksbury, of New Melford, Conn. The Tewksbury school for girls, Ingle-side, is one of the best known schools in the country and has been located at New Melford, Conn., for many years. The Reynal estate comprises over 50 acres of high land. The main residence is a fireproof stone structure, which took over 2 years in building. There are more than 50 rooms, 20 baths, a swimming pool and gymnasium. The lease, which involves over \$100,000, is for a term of years with the option of purchase.

PEASE & ELLIMAN leased furnished a house at Locust Valley, L. I. for Mrs. Stewart to L. Gordon Hamersley.

S. S. WALSTRUM-GORDON & FORMAN leased for the Wilsey Realty Co. the residence at 117 Fairmount rd, Ridgewood, N. J., to H. L. Underhill, of Manhattan.

**REAL ESTATE NOTES.**

ALFRED E. MARLING, of Horace S. Ely & Co., is spending a vacation at Stowe, Vt.

FERDINAND G. HOFFMAN has been appointed agent for 452 West 47th st.

J. G. WHITE & CO. have been appointed agents of the 12-sty loft building at 470 4th av.

DANIEL BIRDSALL & CO., INC., have been appointed agents for 356 and 360 West Broadway and 21 West Houston st.

THE NEW YORK TITLE INSURANCE CO. loaned \$26,500 on the 5-sty apartment house at 111 West 11th st to George M. Hammond.

M. & L. HESS, INC., have been appointed sole agents of the 5-sty building at 16 West 23d st.

NEHRING CO. has been appointed agent of the "Rexmore" apartment house at 72-74 Vermilyea av.

BASTINE & CO. have been appointed agents for the sale of 232-4-6-8 West 29th st, on plot 100x100, and agents for the selling and leasing of 165-167 West 26th st, on plot 50x100.

EDGAR A. MANNING was associated as broker with Nelson, Lee & Green in the lease of the 12th floor in 17 West 44th st for Fernando Wood to C. N. Hammond, Inc.

BERLIN RENTING AGENCY have been appointed agents for Herman Court, at 635 West 171st st, and Paulmer Court, at 645 West 171st st.

LESTER FEIGENBLATT is the buyer of 1441 3d av, reported sold recently by Schindler & Liebler for Ferdinand Brackman. He owns the Rainbow Theatre, adjoining.

MRS. ANNA A. MCKINNY was the buyer of the property at 1961 to 1969 7th av, reported

sold last week in the Record and Guide, by the L. A. Kerngood Co.

DR. M. J. SILVERMAN is the buyer of the new 5-sty flat, on a plot 100 by 70, on the northeast corner of Stebbins av and Freeman st, recently sold by Louis Kleban.

PEASE & ELLIMAN have been appointed by Mrs. L. A. Paddock agents for the house at 147 West 72d st; and by E. B. Webber agents for the 5-sty apartment house at 505 West 158th st.

D. B. R. CHAPMAN and J. EMSLIE MILES, formerly connected with the 5th av office of the F. R. Wood, W. H. Dolson Co., have opened offices at 25 Broad st for the transaction of a general real estate business.

M. MORGENTHAU, JR., CO. has placed for the Natoma Amusement Co., Marcus Loew, president, a loan of \$95,000 on the theatre recently erected on the southwest corner of Av B and East 5th st.

WM. A. WHITE & SONS were associated as brokers in the recently reported lease of the 8-sty building at the northwest corner of Morton and Greenwich sts, owned by the C. F. Hoffman Estate, to Semon, Bache & Co.

THOMAS J. O'REILLY has been appointed agent of the Oradell, at 508 West 112th st, by John J. Kennedy; also for 515 West 111th st and the Saxonia, at the northwest corner of 136th st and Broadway, by John Madden.

SMITH & PHELPS have placed for the Kingsley Contracting Company a building loan of \$32,000 on each of the two 5-sty apartments in course of construction on the east side of Sherman av, 141 ft. north of 163d st.

THE HARRIMAN REALTY AND DEVELOPMENT CO., headed by Joseph W. Harriman, and with John A. Noble and H. B. Wesselman as directors, has been organized with a capital of \$100,000 for the purpose of developing Alaskan real estate.

REAL ESTATE BROKERS' BASEBALL CLUB will play at Real Estate Baseball field, Ocean Parkway and Avenue S, at 3 o'clock this afternoon. The competing teams are the American Can Company vs. the Brooklyn Board of Real Estate Brokers.

ANNOUNCEMENT is made that the firm name of John L. Hammond, real estate brokers, identified with the Queens section, has been changed to Hammond & Fay. The concern will con-

**Directory of Real Estate Brokers**

**MANHATTAN**

**Broadway Sales and Renting Co.**  
**MONEY TO LOAN**  
**LARGE AMOUNTS**  
 ECONOMICAL MANAGEMENT  
 APARTMENT HOUSES & ESTATES  
 200 W. 72d St. (subway station) Col. 5810

**S. DEWALLTEARSS**  
 Auctioneer, Appraiser, Broker  
**REAL ESTATE—LOANS**  
 135 BROADWAY, Telephone 355 Cortland

**GEORGE V. McNALLY**  
 Real Estate, Insurance, Mortgages  
 7 EAST 42d STREET  
 Telephone, Murray Hill 8154-8155

**ALLEN J. C. SCHMUCK**  
 Real Estate Investments  
 Mortgage Loans Rentals  
 47 WEST 34TH STREET  
 Telephone, 2711 Greeley

**Henry C. B. Stein**  
 REAL ESTATE AGENT  
 BROKER, APPRAISER  
 242 East Houston Street  
 Tel. 1930 Orchard Near Avenue A  
 Entire charge taken of property  
 25 years' experience

**JOHN ARMSTRONG**  
 Real Estate Agent and Broker  
 Tel. 211 Harlem. 1984 Third Ave., Cor. 109th St.

**JOHN J. BOYLAN**  
 Real Estate Agent, Broker and Appraiser  
 402 W. 51st St. Tel. 1970 Columbus. 165 Bway.

**GOODWIN & GOODWIN**  
 Real Estate and Insurance  
 Management of Estates a Specialty  
 Lenox Ave., N. E. cor. 123d St., Tel. 6500 H'T'm

**BRYAN L. KENNELLY**  
 Auctioneer, Real Estate and Loan Broker  
 156 BROADWAY Business Established 1847

**THOS. F. McLAUGHLIN**  
 Real Estate and Insurance  
 1238 THIRD AVE., NEAR 72d STREET

**LOUIS V. O'DONOHUE**  
 Real Estate  
 Tel. 3555 Bryant 25 WEST 42d STREET

**Philip A. Payton, Jr., Company**  
 Real Estate Agents and Brokers  
 New York's Pioneer Negro Real Estate Agents  
 Main Office: 67 WEST 134th STREET

**SCHINDLER & LIEBLER**  
 Real Estate and Insurance  
 Tel. 3436 Lenox. 1393 THIRD AVE., at 79th St.

**THE BRONX**  
**A. G. BECHMANN**  
 Real Estate and Insurance  
 Tel. 3975 Melrose. 1053 SO. BOULEVARD  
 One block from Simpson Street Subway Station

**W. E. & W. I. BROWN, Inc.** Est. 1867  
 Real Estate Brokers and Appraisers  
 3428 THIRD AVENUE, bet. 166th and 167th Sts.

**WILLIAM A. COKELEY**  
 APPRAISER EXPERT TESTIMONY  
 1325 Fort Schuyler Road  
 180th Street and Morris Park Avenue, Bronx

**O'HARA BROTHERS**  
 Real Estate and Appraisers  
 BRONX PROPERTY  
 Tel. 615 Fordham WEBSTER AVE. & 200th St.

Telephone 36 Wmsbridge  
**ULLMAN**  
 Real Estate in All Branches  
 White Plains Ave., North of 207th St. or Burke St.

**OPERATORS**  
**ELIAS A. COHEN**  
 Real Estate Operator  
 182 BROADWAY, Corner John Street  
 Telephone, 5005-5006 Cortlandt

**FISHER LEWINE**  
**IRVING I. LEWINE**  
 Real Estate Operators  
 Telephone 980 Cort. 135 BROADWAY

**WM. LUSTGARTEN & CO.**  
 68 WILLIAM STREET  
**Real Estate Operators**  
 Telephone, John 6120

**HARRIS & MAURICE**  
**MANDELBAUM**  
 Real Estate Operators  
 Telephone 8155 Cort. 135 BROADWAY

**LOWENFELD & PRAGER**  
 Real Estate Operators  
 149 BROADWAY Tel. 7803 Cortlandt

**BROOKLYN'S OLDEST**  
**Real Estate Office**  
 FIRM ESTABLISHED 1848

**The Chauncey**  
**Real Estate Co.**

187 MONTAGUE ST.  
 BORO OF BROOKLYN, NEW YORK CITY  
 Telephones, 4800, 4801, 4802 Main

**Appraisers Auctioneers**  
**AGENTS AND GENERAL**  
**Real Estate Brokers**

Members  
 Brooklyn Board of Real Estate Brokers  
 Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers

**DAVID PORTER, Inc.**

**Real Estate Agents**  
**Brokers, Appraisers**

APPRAISERS FOR  
 The United States Government  
 The State of New York  
 The City of New York  
 The Equitable Life Assurance Society  
 The U. S. Title Guaranty Co.  
 The Home Trust Company, etc., etc.

189 MONTAGUE STREET  
 Telephone, 823 Main BROOKLYN, N. Y.

Member Brooklyn Board  
of Real Estate Brokers

**BROOKLYN**  
**REAL ESTATE**

EXPERT APPRAISER

**S. WELSCH**

207 MONTAGUE STREET  
 Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

Member Brooklyn Board of Real Estate Brokers

**JOHN E. HENRY, Jr.**

**REAL ESTATE**  
**BOUGHT AND SOLD**

Mortgages Secured Insurance  
 1251 BEDFORD AVENUE  
 Telephone 5500 Bedford BROOKLYN

**A. BATAILLE & CO.**

MANUFACTURERS OF  
**Elevator Enclosures**  
 Patent Folding Gates, Wire  
 and Grill Work, in Brass,  
 Bronze and Iron.  
 Bank and Office Rallings

587 Hudson St., New York  
 Rose Bldg., Cor. Bank St.

Tel. 891 Chelsea WINE BOTTLE RACKS

The  
**Columbia**  
 Storage  
 Ware-Houses

COLUMBUS AVE  
 68 TO 67 STS.  
 90° ST AND  
 AMSTERDAM AVE.

VAULTS  
 FOR VALUABLES

tinue to transact a general real estate and insurance business.

UNGER & WATSON, INC., have sold for Alex Blumenthal and Jaoun Magnus the 5-sty new law house on lot 40.7x125, at 655 Fox st, and the similar house at 659 Fox st for Julia Friedlander. Unger & Watson have been appointed agents of both buildings.

ONE OF THE HANDSOMEST booklets ever issued is the one relative to the Circle Building, at Columbus Circle. The booklet is profusely illustrated showing the section and its environs and also gives a digest of the advantages and conveniences of the district.

TITLE GUARANTEE & TRUST CO. loaned \$200,000, on first mortgage, to Daniel A. Loring, Sr., individually and trustee. This mortgage covers the 12-sty fireproof store and office building on a plot 25x98.9 ft., at 29 West 34th st. The mortgage is for five years at five per cent.

M. BAYARD BROWN is the buyer of the two apartment houses known as the Medford South and the Barryhome, occupying the block front on the east side of Broadway, between 163d and 164th sts, sold about a week ago by the Hall-Berwin Corporation.

NEW JERSEY TITLE GUARANTEE AND TRUST CO. loaned the Zerman Realty and Construction Co. \$110,000 for three years, at six per cent., for the construction of a 5-sty brick elevator apartment house, to be erected on a plot 91x149, in the northeast corner of the Boulevard and Glenwood av, Jersey City.

CALDER, NASSOIT & LANNING were the brokers in the reported sale of 203 to 207 West 95th st to the Claremont Building Co. The same company also purchased 204 to 208 West 96th st, four 5-sty apartment houses, which gives them a plot 117x200. The property, it is reported, will be held as an investment.

DAVID LION placed the following mortgages, aggregating \$201,550, on the following properties: \$10,500, Grand Boulevard and 188th st, vacant; \$30,000 on 63 to 67 Sullivan st; \$25,000 on 793 Amsterdam av; \$7,500 on 30 6th av; \$51,000 on 175 to 179 2d st; \$24,000 on 548 Grand st; \$18,750 on 125 West 138th st, and \$34,800 on 57 to 61 Downing st.

THOMAS J. McLAUGHLIN is the purchaser of the southeast corner of 7th st and Hall pl, recently reported sold by L. J. Phillips & Co. for the Dorahal Realty Co. Mr. McLaughlin gave in exchange a residence, with garage, outbuildings and 2½ acres in the Bayswater section of Far Rockaway. The property overlooks Jamaica Bay and runs through the block from Trisk pl to Grand av.

M. & L. HESS, INC., have procured from the New York Savings Bank a first mortgage loan of \$100,000 for 3 years at 5 per cent. per annum on the property at 430-2-4 7th av, recently taken in exchange for the 12-sty loft building at 115-25 West 30th st by the F & L Building Co. The 7th av property is about 50x100 and 49 ft. from the southwest corner of 34th st. No definite improvement is planned at this time.

JOHN KATZ'S PLAZA REALTY CO. is the buyer of the property at 33 and 35 West 46th st. Some time ago Mr. Katz secured an option on the property and the latter part of last month it was learned that he had exercised the option and would erect an 8-sty building on the property. The day following this announcement brokers in the deal said that Mr. Katz had failed to take up his option and the property had been sold to a syndicate of investors who would erect a 12-sty building on the property. The property was transferred, however, to the Plaza Realty Co., by Dr. William Carr, who owned the property. The company gives him back a mortgage for \$25,000 to run for 3 years after the completion of the building at 6 per cent. This mortgage is subject to one for \$225,000 given to the Union Mortgage Co. at 6 per cent. for three years.

SMITH & PHELPS have placed the following loans: for Gertrude S. Norris \$2,000 each on 476-478 and 480 East 134th st; for the Merwin Realty Co. \$2,700 on the vacant plot, 50x140, on the west side of Undercliff av, 169 ft. north of Washington Bridge; \$9,000 on the vacant plot at the junction of Boston rd and Southern Boulevard; \$5,000 on the vacant plot, 75x100; on the north side of Spofford av, 75 ft. west of Faile st; \$10,000 on the 3-sty frame building on plot, 225x irregular, at the northwest corner of Depot pl and Sedgwick av; \$4,500 on the 2-sty dwelling on lot 20x100x irregular at 598 Mott av; \$2,500 on the 2-sty frame dwelling on lot 25x100 at 331 East 206th st; \$2,700 on the vacant plot, 75x100, in the south side of 140th st, 236 ft. east of Southern Boulevard, and \$10,000 at 5 per cent. on the 4-sty double flat at 418 Brook av.

**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.

**William Horne**—Apr. 23, 1912—121ST ST, 67 E—1747-50, 4-sty tnt., 21.3x100.11, \$11,600.  
**Edward P. L. Ludlow**—Feb. 11, 1915—CENTRAL PARK W, 226—1196-33, 4-sty apartment, 41.8x100, \$88,000.  
**Andrew Shiland**—Mar. 24, 1914—57TH ST, 107 E—1312-3½, 4-sty dwg., 17.6x80.5, \$38,000.  
 57TH ST, 109 E—1312-4¼, 4-sty dwg., 20x

**Morris Vollman**—Apr. 7, 1914—181ST ST, W—2152-65 and 67, vacant plot, south side, 25 e Audubon av, 75x119.6x irreg, \$63,000.

**Norbert Wolff**—Mar. 19, 1914—141ST ST, 462 W—2057-50, 4-sty dwg., 18x99.11, \$16,000.

**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 16 to 22	July 17 to 23	July 16 to 22	July 17 to 23
Total No.....	179	125		
Assessed value.....	\$10,484,600	\$6,547,300		
No. with consideration..	21	20		
Consideration.....	\$1,412,894	\$553,000		
Assessed value.....	\$1,563,000	\$628,000		
Jan. 1 to July 22				
Total No.....	3,998	4,330		
Assessed value.....	\$250,044,135	\$289,848,708		
No. with consideration..	587	519		
Consideration.....	\$31,509,771	\$19,123,846		
Assessed value.....	\$33,632,300	\$19,783,021		

**Mortgages.**

	1915		1914	
	July 16 to 22	July 17 to 23	July 16 to 22	July 17 to 23
Total No.....	68	57		
Amount.....	\$2,423,975	\$711,130		
To Banks & Ins. Cos....	18	10		
Amount.....	\$1,018,000	\$199,000		
No. at 6%.....	20	22		
Amount.....	\$499,775	\$153,745		
No. at 5½%.....	12	.....		
Amount.....	\$541,600	.....		
No. at 5%.....	21	14		
Amount.....	\$705,350	\$301,000		
No. at 4½%.....	1	.....		
Amount.....	\$275,000	.....		
No. at 4%.....	.....	.....		
Amount.....	.....	.....		
Unusual rates.....	.....	.....		
Amount.....	.....	.....		
Interest not given.....	14	21		
Amount.....	\$402,250	\$256,385		
Jan. 1 to July 22				
Total No.....	2,274	2,578		
Amount.....	\$56,851,121	\$80,515,454		
To Banks & Ins. Cos....	443	581		
Amount.....	\$23,348,063	\$35,589,230		

**Mortgage Extensions.**

	1915		1914	
	July 16 to 22	July 17 to 23	July 16 to 22	July 17 to 23
Total No.....	46	42		
Amount.....	\$2,570,000	\$2,387,300		
To Banks & Ins. Cos....	13	7		
Amount.....	\$1,374,500	\$322,000		
Jan. 1 to July 22				
Total No.....	1,187	1,283		
Amount.....	\$62,778,293	\$68,048,585		
To Banks & Ins. Cos....	469	433		
Amount.....	\$42,768,850	\$42,961,560		

**Building Permits.**

	1915		1914	
	July 17 to 23	July 18 to 24	July 17 to 23	July 18 to 24
New buildings.....	21	10		
Cost.....	\$1,648,200	\$726,550		
Alterations.....	193,425	167,995		
Jan. 1 to July 23				
New buildings.....	290	280		
Cost.....	\$41,895,270	\$28,314,190		
Alterations.....	\$9,885,463	\$7,806,934		

**CONVEYANCES.**

	1915		1914	
	July 16 to 22	July 17 to 23	July 16 to 22	July 17 to 23
Total No.....	141	130		
No. with consideration..	22	16		
Consideration.....	\$148,852	\$141,616		
Jan. 1 to July 22				
Total No.....	3,178	3,806		
No. with consideration..	473	473		
Consideration.....	\$4,141,531	\$4,126,846		

**Mortgages.**

	1915		1914	
	July 16 to 22	July 17 to 23	July 16 to 22	July 17 to 23
Total No....	84	112		
Amount.....	\$481,381	\$854,732		
To Banks & Ins. Cos....	3	14		
Amount.....	\$44,000	\$176,000		
No. at 6%.....	27	44		
Amount.....	\$139,264	\$328,470		
No. at 5½%.....	6	4		
Amount.....	\$77,500	\$20,500		
No. at 5%.....	28	26		
Amount.....	\$157,185	\$238,282		
Unusual rates.....	2	1		
Amount.....	\$1,101	\$42,500		
Interest not given.....	21	37		
Amount.....	\$106,331	\$224,980		
Jan. 1 to July 22				
Total No.....	1,921	2,422		
Amount.....	\$18,313,438	\$21,453,872		
To Banks & Ins. Cos..	139	250		
Amount.....	\$2,949,878	\$4,948,851		

**Mortgage Extensions.**

	1915		1914	
	July 16 to 22	July 17 to 23	July 16 to 22	July 17 to 23
Total No.....	11	16		
Amount.....	\$170,650	\$210,950		
To Banks & Ins. Co....	3	2		
Amount.....	\$77,500	\$47,500		
Jan. 1 to July 22				
Total No.....	444	458		
Amount.....	\$8,574,380	\$9,260,400		
To Banks & Ins. Cos....	129	83		
Amount.....	\$3,157,250	\$2,589,400		



**Building Permits.**

	1915		1914	
	July 16 to 22	July 17 to 23	July 16 to 22	July 17 to 23
New buildings.....	17	13	17	13
Cost.....	\$502,900	\$435,900	\$502,900	\$435,900
Alterations.....	\$7,765	\$7,950	\$7,765	\$7,950
<b>Jan. 1 to July 22 Jan. 1 to July 23</b>				
New buildings.....	570	477	570	477
Cost.....	\$16,925,850	\$11,544,292	\$16,925,850	\$11,544,292
Alterations.....	\$482,455	\$777,640	\$482,455	\$777,640

**BROOKLYN.  
Conveyances.**

	1915		1914	
	July 15 to 21	July 16 to 22	July 15 to 21	July 16 to 22
Total No.....	457	578	457	578
No. with consideration..	34	92	34	92
Consideration.....	\$254,630	\$692,429	\$254,630	\$692,429
<b>Jan. 1 to July 21 Jan. 1 to July 22</b>				
Total No.....	12,529	13,656	12,529	13,656
No. with consideration..	1,451	1,408	1,451	1,408
Consideration.....	\$11,132,966	\$9,149,621	\$11,132,966	\$9,149,621

**Mortgages.**

	1915		1914	
	July 15 to 21	July 16 to 22	July 15 to 21	July 16 to 22
Total No.....	364	444	364	444
Amount.....	\$1,369,761	\$1,836,331	\$1,369,761	\$1,836,331
To Banks & Ins. Cos...	82	85	82	85
Amount.....	\$455,622	\$358,465	\$455,622	\$358,465
No. at 6%.....	184	192	184	192
Amount.....	\$653,656	\$559,932	\$653,656	\$559,932
No. at 5 1/2%.....	93	102	93	102
Amount.....	\$365,976	\$640,013	\$365,976	\$640,013
No. at 5%.....	49	128	49	128
Amount.....	\$260,154	\$497,592	\$260,154	\$497,592
Unusual rates.....	1	3	1	3
Amount.....	\$15,000	\$5,900	\$15,000	\$5,900
Interest not given.....	37	19	37	19
Amount.....	\$74,975	\$132,894	\$74,975	\$132,894
<b>Jan. 1 to July 21 Jan. 1 to July 22</b>				
Total No.....	9,324	9,975	9,324	9,975
Amount.....	\$39,564,547	\$42,522,695	\$39,564,547	\$42,522,695
To Banks & Ins. Cos...	1,840	2,067	1,840	2,067
Amount.....	\$12,958,705	\$16,391,929	\$12,958,705	\$16,391,929

**Building Permits.**

	1915		1914	
	July 15 to 21	July 16 to 22	July 15 to 21	July 16 to 22
New buildings.....	95	76	95	76
Cost.....	\$645,450	\$582,535	\$645,450	\$582,535
Alterations.....	\$83,272	\$60,950	\$83,272	\$60,950
<b>Jan. 1 to July 21 Jan. 1 to July 22</b>				
New buildings.....	2,929	2,821	2,929	2,821
Cost.....	\$23,936,670	\$25,936,795	\$23,936,670	\$25,936,795
Alterations.....	\$2,215,256	\$1,741,912	\$2,215,256	\$1,741,912

**QUEENS.**

**Building Permits.**

	1915		1914	
	July 15 to 21	July 16 to 22	July 15 to 21	July 16 to 22
New buildings.....	98	94	98	94
Cost.....	\$281,550	\$377,265	\$281,550	\$377,265
Alterations.....	\$23,479	\$8,280	\$23,479	\$8,280
<b>Jan. 1 to July 21 Jan. 1 to July 22</b>				
New buildings.....	3,104	2,888	3,104	2,888
Cost.....	\$11,188,752	\$13,340,365	\$11,188,752	\$13,340,365
Alterations.....	\$509,550	\$685,407	\$509,550	\$685,407

**RICHMOND.**

**Building Permits.**

	1915		1914	
	July 15 to 21	July 16 to 22	July 15 to 21	July 16 to 22
New buildings.....	12	25	12	25
Cost.....	\$25,195	\$137,750	\$25,195	\$137,750
Alterations.....	\$975	\$6,730	\$975	\$6,730
<b>Jan. 1 to July 21 Jan. 1 to July 22</b>				
New Buildings.....	674	714	674	714
Cost.....	\$1,341,943	\$2,239,318	\$1,341,943	\$2,239,318
Alterations.....	\$118,865	\$145,751	\$118,865	\$145,751

**AUCTION SALES OF WEEK.**

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

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

**The Auction Market.**

NO spectacular properties were put up at auction this week, and most of those parcels offered went to parties in interest. The attendance on the various days was only fair, there being no general interest in the budget. The interest of the small investor is centered largely in suburban lot sales and those located in the outlying sections of the city. The prices obtained at these sales have been somewhat lower than what the sellers hoped to realize, but this rebounded to the advantage of the purchaser.

A unique form of advertising the coming sale of 679 lots, at Belle Harbor, L. I., to be held by Joseph P. Day on July 31 and August 2, was devised. Many prospective buyers, or those thought to be interested in the section received last Wednesday, by parcel post, an oblong package, which, when opened, was found to be filled with sand taken from the beach at Belle Harbor. Enclosed was a little circular which read in part:

"Go to the sale on August 31.  
"Buy a lot on the ocean front, with riparian rights, if possible.  
"Build yourself a home on the lot.

"Breathe the fresh air that comes with the sea breezes from the ocean, directly over sand, like the enclosed.

"Walk over the sand to bathe in the ocean.

"Let your children play in the sand from morning until night. They will grow strong and healthy.

"This sand will relieve rheumatism if heated in an oven, moistened with salt water and placed on the affected part.

"These lots must be sold at any price you want to pay for them at the auction sale."

Prospective buyers are assured that the amount of sand removed has in no way injured the beach.

An auction of 326 lots at River Edge Manor, in highlands of north Jersey, will be held by Joseph P. Day on the premises today at two o'clock. The lots are in a high-class suburban development, one block east of the station at River Edge, N. J., of the New York & New Jersey branch of the Erie Railroad, seventeen miles from New York.

Another offering comprises 400 improved lots and seven houses at Edgemere Crest, L. I., which will be held today at two o'clock on the premises, continuing Monday evening, July 26. The sale will be held under the auspices of the M. Morgenthau, Jr., Company, by Fitz-James E. Browne, of Montreal, Canada, who will act as the auctioneer. The night sale will commence at seven o'clock.

Included among the foreclosure offerings was the large twelve-story loft building, at 140 to 144 West 22nd street, 62.5 x 98.9, which went to the plaintiff, the Postal Life Insurance Company, on a bid of \$258,000. The sale was the result of a judgment of \$268,403.15, to which was added other charges aggregating \$7,732.76. The one-time factory of the Matthews Soda Water Company, at 334 to 352 East 27th street, through to 329 East 26th street, was also taken over by the plaintiff, the Bowery Savings Bank, for \$175,000. The encumbrances totaled about \$200,000.

**Manhattan.**

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

**JOSEPH P. DAY.**

**Duane st, 42,** s/wc Lafayette (No 8), runs w8x31.2xel9.2xn23.3xw18.3 to beg, 6-sty bk loft & str bldg; adj Aug2

**54TH st, 226-8 E (\*),** ss, 250 w 2 av, 50x 100.4, 1-sty fr stable & 3-sty bk tnt; due, \$19,414.63; T&c, \$2,277.59; Bowery Savgs Bank. 20,000

**62D st, 218 W (\*),** ss, 275 w Ams av, 25 x100.5, 5-sty bk tnt; due, \$15,881.62; T&c, \$191.35; Louis T Lehmyer. 11,500

**106TH st, 332 E (\*),** ss, 350 e 2 av, 25x 100.11, 4-sty bk tnt & str; due, \$15,388.74; T&c, \$151.55; Rachele Podesta. 9,000

**111TH st, 517-23 W (\*),** ns, 275 w Ams av, 100x100.11, 6-sty bk tnt; due, \$167,861.75; T&c, \$3,540.55; Geo E Chisolm et al trstes. 120,000

**119TH st, 10 E (\*),** ss, 141.8 e 5 av, 15.7 x100.11, 3-sty & b stn dwg; due, \$8,201.27; T&c, \$429.87; Caroline M Child et al trstes. 7,000

**122D st, 327 E (\*),** ns, 296 w 1 av, 37x 100.11, 3-sty bk loft bldg & 1-sty ext; due, \$10,900.87; T&c, \$687.95; N Y Savgs Bank. 10,000

**123D st, 414 E (\*),** ss, 212 e 1 av, 25x 100.11, 4-sty bk tnt & str; due, \$12,140.70; T&c, \$397.54; Eleanor LeRoy. 11,500

**Amsterdam av, 206-8 (\*),** ws, 60.5 n 69th, 40x65, vacant; due, \$39,225.82; T&c, \$1,837.14; Mary A Cudlipp. 30,000

**Amsterdam av, 2107,** es, 75 n 164th, 25x 100, 4-sty bk tnt & str; due, \$11,152.31; T &c, \$818.45; Arthur Otten, deft. 18,000

**Lenox av (\*),** es, 24.11 s 143d, 50x85, vacant; due, \$9,718.55; T&c, \$—; Hart Levy. 9,000

**7TH av, 328-32 (\*),** ws, 49.2 s 29th, 74.7 x99.3x74.7x100.7; due, \$129,082.47; T&c, \$5,548.95; Felix M Warburg et al trstes. 120,000

**BRYAN L. KENNELLY.**

**Mott st, 284 (\*),** es, 50.8 s Houston, 25x 86.10, 5-sty bk tnt & str; due, \$4,510.30; T&c, \$2,492.03; David Israel. 24,000

**26TH st, 329 E (\*),** ns, 225 w 1 av, 25x 98.9, 5-sty bk factory; due, \$18,066.20; T&c, \$1,119.95; Bowery Savgs Bank. 15,000

**27TH st, 334-42 E (\*),** ss, 95 w 1 av, runs w130x197.6 to 26th (Nos 331-9) xel25xn 24.9x100 to 1 av xn74xw100xn24.8xe5xn 74.1 to beg, 3 & 4-sty bk factory; due, \$160,174.52; T&c, \$19,987.79; Bowery Savings Bank. 175,000

**HENRY BRADY.**

**Division st, 261-3 (\*),** ss, 128.6 e Montgomery, 41x42, 2 & 3-sty bk tnnts & str; due, \$17,332.47; T&c, \$1,033.44; Metropolitan Savings Bank. 16,000

**15TH st, 111 W (\*),** ns, 125 w 6 av, 25x 103.3, 3-sty bk tnt & 3-sty bk rear tnt; due, \$20,110.17; T&c, \$281.20; Corn Exchange Bank. 18,500

**22D st, 140-4 W (\*),** ss, 300 e 7 av, 62.6x 98.9, 12-sty bk loft & str bldg; due, \$268,403.15; T&c, \$7,732.76; Postal Life Ins Co. 270,000

**30TH st, 7 E,** ns, 164.4 e 5 av, 21.5x81.2, 3-sty & b stn dwg; adj Aug6

**99TH st, 114-6 W (\*),** ss, 207 w Col av, 42x100.11, 5-sty bk tnt; due, \$39,752.54; T &c, \$2,114.20; Eugene H Rosenquest et al exrs. 42,000

**SAMUEL GOLDSTICKER.**

**9TH st, 628 E (\*),** ns, 288 w Av C, 27.6 x93.11, 5-sty bk tnt; due, \$11,802.48; T&c, \$961.10; Julia I Donley. 34,000

**JACOB H. MAYERS.**

**Interior parcel of land** beg at a point 52.5 w Townsend av, n 172d, 25x50; due, \$454.46; T&c, \$317; Anna R Crossin. 100

**SAMUEL MARX.**

**Hester st, 23,** ns, 75.2 w Suffolk, 25x 100.3, 4-sty bk tnt & str & 2-sty bk rear bldg; partition; Saml Small. 20,500

**9TH st, 6-8 W,** ss, 124.1 w 5 av, 53.9x 93.11, 2-3-sty & b stn dwgs; due, \$13,498.06; T&c, \$1,431.70; Archibald F White. 60,978

**28TH st, 304 W,** ss, 85 w 8 av, runs e20 xs74.3xw15xs24.8xw5xn98.9 to beg, 3-sty & b bk dwg; due, \$10,000.21; T&c, \$487.18; Jennie B Ferguson. 10,200

**85TH st, 343 E,** ns, 175 w 1 av, 25x102.2, 6-sty bk tnt & str; due, \$3,358.25; T&c, \$765.40; Saml Jackel. 27,617

**HERBERT A. SHERMAN.**

**7TH av, 307-9,** es, 78.1 s 28th, runs e 76.4xn66.1lx27x55.2xw26.7xn8xw 76.11 x n 41.5 to beg, 2-5-sty stn tnnts & str & 2-4-sty bk rear tnnts; adj Aug12.

Total .....	\$1,079,895
Corresponding week 1914.....	1,032,619
Jan. 1, 1915 to date .....	39,016,751
Corresponding period 1914.....	20,701,012

**Bronx.**

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

**JOSEPH P. DAY.**

**Roselle st (\*),** ws, 81.8 s Poplar, 50x 147.1x137x122.3; due, \$1,477.40; T&c, \$82.45; Max Herzig. 6,250

**FIRE ESCAPES**

Erected and Repaired to meet all requirements of The Department of State Labor  
**FACTORY VIOLATIONS REMOVED**

**GRAND CENTRAL IRON WORKS**

L. B. GESCHEIDT, Proprietor  
Phone, Plaza 3583

**212 EAST 52nd STREET, N. Y.**

**REPAIRS**

**The Queensboro Corporation**

LOTS  
PLOTS  
ACREAGE

BRIDGE PLAZA

Developers of

**Queens Borough Real Estate**

HOUSES  
FACTORY  
SITES

Established 1886

Tel. 1279 Spring

**National Window Cleaning & House Renovating Co.**

42 East 4th Street,

**NEW YORK**

Auction Sales—Bronx—Continued.

Longfellow av (\*), es, 100 s Jennings, 25x107.6x26.10x100, vacant; due, \$1,743.24; Frank Barre. 500
Newbold av, nec Castle Hill av, 21x82; due, \$3,441.91; T&c, \$844.42; Anna A Byrne. 3,500
BRYAN L. KENNELLY.
Clinton av, es, 132 n 181st, 66x150; adj Aug 3.
HENRY BRADY.
Eastern Blvd (\*), ws, adj lands of Paul & Platzer, 175x307.6 to Becker x100x200; due, \$17,235.77; T&c, \$1,348.26; Commonwealth Savgs Bank of N Y City. 19,000
JAMES L. WELLS.
Decatur av (\*), ws, 120.1 s 205th, 50x106, vacant; due, \$2,820.27; T&c, \$65; Smith Williamson. 1,000
JAMES J. DONOVAN.
Jerome av (\*), es, 189.1 n 172d, 37.8x30.7 x21.11, gore, vacant; due, \$462.45; T&c, \$126; Elliott L Brown. 100
Total ..... \$30,350
Corresponding week 1914..... 8,775
Jan 1, 1915 to date..... 4,185,078
Corresponding period 1914..... 3,911,041

Brooklyn.

The following are the sales that have taken place during the week ending July 21, 1915, at the Brooklyn Sales-rooms, 189 Montague Street:

WILLIAM P RAE CO.
PRESIDENT ST (\*), sec 3 av, 18.9x70; Max Israel ..... 8,800.00
PRESIDENT ST, ss, 70 e 3 av, 30x150; Nicola Ianelli ..... 3,625.00
5TH ST (\*), svs, 147.10 nw 8 av, 26x 100; Nellie F Johnston..... 20,000.00
ROGERS AV (\*), ws, 38.8 s Snyder av, 19.4x70; Elizabeth Lindley..... 5,500.00
STERLING PL (\*), ss, 100 e Washing- ton av, 22.6x45; Ralph R Wardell..... 708.00
WILLIAM J. MCPHILLIAMY & CO.
ELLERY ST, ss, 142.3 e Delmonico pl, 25x95.5; Saml R Scott ..... 5,785.00
ERASMUS ST, 28 (\*), ss; Bklyn Savgs & Loan Assn ..... 1,000.00
20TH ST, ws, 39.6 s Terrace pl, 21x100; Home Title Ins Co ..... 2,350.00
44TH ST, nes, 200 nw 15 av, 72x100.2; Brazilian Dev Inc..... 17,500.00
CHURCH AV (\*), ss, 307 e Lloyd; 25 x154; Bklyn Savgs & Loan Assn..... 2,000.00
GRAVESEND AV, ns, 108.4 w Church av, 223.4x91.11xirreg; Martense B Story ..... 5,700.00
LAFAYETTE AV, ns, 64.6 w Steuben, 42x95, & LAFAYETTE AV, ns, 107 w Steuben, 43x95; withdrawn .....
ST MARK'S AV, nec Troy av, 25.1x83.9; Henry M Baird, Jr, et al; withdrawn
ROCKAWAY PKWAY, svs, 105 nw Av K, 65xirreg; Friederika Benz..... 500.00
WASHINGTON AV (\*), 39 w 3d, 40.6x 100; Susie Holston ..... 8,500.00
12TH AV (\*), swc Bay Ridge av, 200x 320xirreg; 12TH AV, swc 70th, 200x 600; 12TH AV, swc 71st, 200x700x irreg; Hamilton Trust Co..... 73,100.00

NATHANIEL SHUTER.

HOPE ST (\*), nes, intersec ses Keap, 25 x100; Paul Hellinger ..... 5,000.00
75TH ST, ss, 200 w 12 av, 300x100; adj sine die .....
GLENMORE AV (\*), swc Logan, 20x90; Bessie Klein ..... 675.00
NEW JERSEY AV, ws, 156.3 n Glen- more av, 43.9x100; Jamaica Paragon Plaster Co ..... 22,000.00

JAMES L. BRUMLEY.

BEDFORD AV, es, 64.3 n Sterling pl, 35.9x90.10; Lawyers' Mtg Co..... 17,500.00
RUTLAND RD, swc Canarsie av, 26.2x 101.11x46.1x100; J D Prince, Jr..... 700.00
RUTLAND RD, ss, 26.2 w Canarsie av, 20x100; same ..... 500.00
RUTLAND RD, ss, 46.2 w Canarsie av, 20x100; same ..... 500.00
RUTLAND RD, ss, 66.2 w Canarsie av, 20x100; same ..... 500.00
RUTLAND RD, ss, 86.2 w Canarsie av, 20x100; same ..... 500.00
RUTLAND RD, ss, 106.2 w Canarsie av, 20x100; same ..... 500.00
RUTLAND RD, ss, 126.2 w Canarsie av, 20x100; same ..... 500.00
RUTLAND RD, ss, 146.2 w Canarsie av, 20x100; same ..... 500.00
RUTLAND RD, ss, 166.2 w Canarsie av, 20x100; same ..... 500.00
RUTLAND RD, ss, 186.2 w Canarsie av, 20x100; same ..... 500.00

Total ..... \$205,443.00
Corresponding week 1914 ..... 55,650.00

VOLUNTARY AUCTION SALES.

Manhattan.

JULY 28. BRYAN L. KENNELLY.
25TH ST, 272 W; ss, 137 e 8 av, 16.2x98.9; 4- sty bk dwg (trstes).
7TH AV, 232; ws, 88.10 n 23d, 19.8x80; 4-sty bk dwg (trstes).
JULY 29. JOSEPH P. DAY.
BLEECKER ST, 402-416; BANK ST, 84-86; HUDSON ST, 582-588; W 11TH ST, 289; 191.8 x87.8xirreg; 4-5-sty bk loft bldgs (exrs).

Bronx.

JULY 29. JOSEPH P. DAY.
181ST ST, sec Harrison av, 91.4x62.11x90x79.3; vacant (exrs).

181ST ST, 73 W, bet Aqueduct & Grand avs, 50 x100; 2-sty stn & b dwg (exrs).

Brooklyn.

JULY 23. WILLIAM P. RAE CO.
MAIN ST, 65 & 67, ns, 89 e Front, 40.3x104.10x 39.8x104.11; 2-3-sty bk & stn tnts & 2-3-sty bk rear tnts (trstes).
JULY 28. THE CHAUNCEY REAL ESTATE CO., LTD.
PALMETTO ST, 24, svs, 230 ne Bway, 20x100; 2 1/2-sty & b bk dwg (exrs).

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

JULY 27. NORFOLK ST, 171, ws, 250 s Houston, 25x100, 5-sty bk tnt & str; Evelyn A Mossman—Rachel Pasinsky et al; Pressinger & Newcombe (A), 60 Wall; J Campbell Thompson (R); due, \$30,639.06; T&c, \$—; Joseph P Day.

62D ST, 216 W; ss, 250 w Ams av, 25x100.5, 5-sty bk tnt & str; Trustees of the Leake and Watts Orphan House in the city of N Y—Star Mtg Co et al; Nash & Jones (A), 63 Wall; Walter A Hirsch (R); due, \$15,972.39; T&c, \$216.26; mtg recorded Feb28'88; Joseph P Day.

69TH ST, 50 E, ss, 81 w Park av, 19x104.5, 4-sty & b stn dwg; Maurice S Bondy—Seth B Robinson et al; Wm Bondy (A), 149 Bway; Maurice J McCarthy (R); due, \$47,461.42; T&c, \$2,139.90; Henry Brady.

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 Dayton (A), 15 William; Myron Sulzberger (R); due, \$10,402.87; T&c, \$579.24; mtg recorded Jan23'11; Joseph P Day.

ST NICHOLAS AV, 1364-74, es, 50 n 178th, 100 x100, 6-sty bk tnt & str; Allene Constn Co—Rosie Levy et al; Wolf & Kohn (A), 203 Bway; Wilbur Larremore (R); due, \$32,625.23; T&c, \$1,880; sub to mtg of \$150,000; Joseph P Day.

JULY 28. ALLEN ST, 14, see Canal, 67-71.

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 Krulewicz et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver; receiver's sale; Henry B Ketcham.

30TH ST, 25 W; ns, 390 w 5 av, 20x98.9, 4- sty stn bldg & str; Mutual Life Ins Co of N Y—Wm J Clarke, exr, &c, et al; Fredk L Allen (A), 65 Cedar; Mark Goldberg (R); due, \$56,592.23; T&c, \$682.55; Joseph P Day.

48TH ST, 318 to 322 E, ss, 225 e 2 av, 75x100.5, & 4-sty bk loft bldg; N Y Trust Co—Clara L Brandt et al; Merrill & Rogers (A), 100 Bway; Henry W Showers (R); due, \$25,936.34; T&c, \$1,646.08; mtg recorded Mar23 '10; Joseph P Day.

61ST ST, 239 W, ns, 225 e West End av, 25x 100.5, 5-sty stn tnt Jno W Thomson, comm—Mamie Levin et al; Foster & Thomson (A), 141 Bway; Melvin G Palliser (R); due, \$7,665.87; T&c, \$311.85; Joseph P Day.

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

129TH ST, 3 E; ns, 73 e 5 av, 37x50, 3-sty & b fr dwg; Bway Savgs Inst of the City of N Y—Percival E Nagle et al; Richard Kelly (A), 233 Bway; J Cotter Connell (R); due, \$13,066.01; T&c, \$245.35; Henry Brady.

AV A or Sutton pl, 34; ws, 60.5 s 59th, 20x 86.6, 4-sty bk tnt; City Real Estate Co—Emma Scheyer et al; Harold Swain (A), 176 Bway; Royal E T Riggs (R); due, \$7,588.02; T&c, \$129.85; Joseph P Day.

AV A or Sutton pl, 36; ws, 40.5 s 59th, 20x 86.6, 4-sty bk tnt; Pringle Memorial Home—Emma Scheyer et al; Harold Swain (A), 176 Bway; Jno T Sturdevant (R); due, \$7,591.52; T&c, \$129.85; Joseph P Day.

2D AV, 1402, sec 73d, 27.2x75, 5-sty stn tnt & str; Farmers' Loan & Trust Co et al, trstes—Jacob Kaplan et al; Geller, Rolsten & Horan (A), 22 Exch pl; J Campbell Thompson (R); due, \$33,186.99; T&c, \$1,978.27; Bryan L Kennelly.

3D AV, 2350, ws, 50 n 127th, 25x100, 5-sty bk loft & str bldg; Helena D K Hulst—Jos A H Pelletier et al; Leach & Williams (A), Queens Plaza, Ct Bldg, Long Island City; Myron Sulzberger (R); due, \$26,641.48; T&c, \$375; Joseph P Day.

JULY 29. CATHEDRAL PKWAY, 7, on map 9-11, ns, 700 e Lenox av, 50x100, 3-sty bk theatre; Dila Danzig et al—Aaron Rosenstein et al; Kantrowitz & Esberg (A), 320 Bway; Nicholas Aleinikoff (R); due, \$6,639.88; T&c, \$308.55; sub to 2 mtgs aggregating \$16,000; L J Phillips & Co.
CHURCH ST, 296, ws, 127 n White, 19.7x50, 3- sty bk loft & str bldg; Florence E Rutter—Adeleide C Brown et al; Kiddle & Margeson (A), 115 Bway; Adam Wiener (R); partition; Joseph P Day.

54TH ST, 427 W, ns, 375 w 9 av, 25x100.5, 5-sty bk tnt & 4-sty fr rear tnt; Franklin Savgs Bank in the City of N Y—Margt Richardson et al; Wilson M Powell (A), 7 Wall; A Walker Otis (R); due, \$14,177.24; T&c, \$623.55; mtg recorded Aug30'92 James L Wells.

61ST ST, 236 W, ss, 275 e West End av, 25x 100.5, 5-sty bk tnt; Edith B Halsey—David Kass et al; Action 1; Harold Swain (A), 176 Bway; Henry de F Baldwin (R); due, \$13,969.55 T&c, \$530; Joseph P Day.

61ST ST, 238 W, ss, 250 e West End av, 25x 100.5, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$13,964.55; T&c, \$530; Joseph P Day.

100TH ST, 84 E, ss, 34 w Park av, 17x80.10, 4- sty stn tnt; Lazarus Marshall—Israel D Shlachetzki et al; Guggenheimer, Untermeyer & Marshall (A), 37 Wall; Middleton S Boreland (R); due, \$8,222.34; T&c, \$286.12; Samuel Goldsticker.

158TH ST, 522-4 W, ss, 350 w Ams av, 50x99.11, 6-sty bk tnt; Saml Wacht—Rose Simon et al; action 1; Saml Wacht, Jr (A), 74 Bway; Maurice B Blumenthal (R); due, \$12,219.02; T&c, \$—; sub to mtg of \$48,000; Henry Brady.

158TH ST, 526-8 W, ss, 400 w Ams av, 50x99.11, 6-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$11,998.72; T&c, \$—; sub to mtg of \$48,000; Henry Brady.

JULY 30. COOPER ST, ns, 200 w 207th, 100x100, vacant; Tillie Young, extr—Utopia Realty Co, Inc, et al; Walsh, Wallin, Beckwith & Edie (A), Yonkers, N Y; Bainbridge Colby (R); due, \$2,355.21; T&c, \$343.90; Joseph P Day.

47TH ST, 258 W, ss, 150 e 8 av, 25x100.5, 5-sty bk tnt & str; Saml Wacht—Dora Nadel et al; Saml Wacht, Jr (A), 74 Bway; Abr G Meyer (R); due, \$3,287.73; T&c, \$689.05; sub to mtgs of \$29,000; M Morgenthau, Jr, Co.
AUDUBON AV, ws, 50 s 180th, 50x100, vacant; Philip Kramer et al—Alfred C Bachman et al; Gollmar, Smith & Froeb (A), 134 Bway; Max Perlman (R); due, \$14,301.72; T&c, \$243.10; Joseph P Day.

RIVERSIDE DR, 524, es, 600.2 s 127th, 75x86, 6-sty bk tnt; Commonwealth Mtg Co—Minnie A Blanchard et al; Clarence L Westcott (A), 100 Bway; Henry W Pollock (R); due, \$129,212.60; T&c, \$1,580.50; mtg recorded Nov23 '10; Samuel Marx.

7TH AV, 2533-5, es, 40 s 147th, 40x100, 6-sty bk tnt & str; Central Trust Co of N Y—Fleischmann Realty Co et al; Action 1; Joline, Larkin & Rathbone (A), 54 Wall; Fredk C Leubuscher (R); due, \$33,158.06; T&c, \$2,490.70; mtg recorded July25'11; Joseph P Day.

7TH AV, 2525-7, es, 40 n 146th, 40x100, 6-sty bk tnt & str; same—same; Action 2; same (A); same (R); due, \$39,162.43; T&c, \$2,490.70; mtg recorded July25'11; Joseph P Day.

JULY 31. No Legal Sales advertised for this day.
AUG. 2. BROOME ST, 319, ss, 25.6 e Chrystie, 25.6x75.4, 6-sty tnt & str; Bettie Rothfeld—Anna Sachs et al; Kurzman, Frankenheimer & Gutman (A), 25 Broad; Geo A Blauvelt (R); due, \$26,270.82; T&c, \$473.85; Joseph P Day.

PRINCE ST, 159, ns, 75 w West Bway, 25x95, 5-sty bk tnt & str; Marx Ottinger et al—Strum-Nadel Co et al; Kurzman, Frankenheimer & Gutman (A), 25 Broad; Samson Lachman (R); due, \$26,045.92; T&c, \$12.93; M Morgenthau, Jr, Co.

75TH ST, 55 W, ns, 112 e Col av, 21x102.2, 4- sty & b stn dwg; Windham Realization Co, Inc—Jas A Nichols et al; Alexander & Green (A), 120 Bway; Edmund Hurley (R); due, \$25,708.37; T&c, \$2,576.39; mtg recorded July 22'95; Samuel Marx.

1ST AV, 593, swc 34th (Nos 344-8), 21.3x100, 2 & 4-sty bk tnt & str; Peter Doelger et al, exrs—Jno F Murtha, exr, &c, et al; Jno C Hoenninger (A), 5 Beekman; Henry W Pollock (R); due, \$7,306.60; T&c, \$200; Joseph P Day.

Bronx.

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

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

JULY 27. SETON AV, es, 100 s Strang av, 50x100; Annie Anderson—Augusta Nelson et al; Frank Carlson (A), 132 Nassau; Hal Bell (R); due, \$1,370.36; T&c, \$32; Henry Brady.

WEBSTER AV, 2508, es, 240.11 se Fordham rd, 50.2x119.8x50.3x121, 2-sty fr bldg & vacant; Church of Our Lady of Mercy—Matthew J Smith et al; Amend & Amend (A), 119 Nassau; Jos R Truesdale (R); due, \$12,920.31; T&c, \$337.45; James J Donovan.

JULY 28. 139TH ST, 605 E, ns, 475 e St Ann's av, 25x 100, vacant; Robt C Fulton et al, exrs & trstes—Mary E Flynn et al; De La Mare & Morrison (A), 140 Nassau; Monroe Goldwater (R); due, \$3,000; T&c, \$29.10; Chas A Berrian.

153D ST, 328-30 E, ss, 250 w Courtlandt av, 50x 100, 3-sty fr tnt & vacant; Benj Einbigler—Sol Sobol et al; Saml J Jacobs (A), 120 Bway; Jas C Brady (R); due, \$2,635.90; T&c, \$111.55; sub to pr mtg of \$8,000; Joseph P Day.

170TH ST, 590 E, nec Cottage pl, 50x171.1, 2-sty fr dwg; Wm A Paton et al, trstes—Mary A Nolan et al; Carlisle Norwood (A), 68 William; Maurice J McCarthy (R); due, \$9,695.33; T&c, \$705.50; Chas A Berrian.

BEAR SWAMP RD, 1805, ws, 30.5 n Morris Park av, 50x99.4x50x99.3; Gustav Grossman—Francis A Schmieder et al, exrs; Hottenroth & Chambers (A), 2804 3 av; Joseph P Hennessy (R); due, \$2,982.80; T&c, \$773.63; George Price.

JULY 29. GERARD AV, sec 168th, 100x125, vacant; Jos Lehman—Isaac L Zinke et al; Jas C Warren (A), 30 E 42d; Jno J O'Brien (R); due, \$15,005.48; T&c, \$1,510.21; Jas J Donovan.

PERRY AV, 3325, on map 3327, ws, 544 n Holt pl, 22x94.1x24.11x85.2, 2-sty fr dwg; Edwin M Rock et al—C Edw Schumacher et al; Knox, Sender & Deignan (A), 233 Bway; Chas C Marrin (R); due, \$5,763.76; T&c, \$402.48; Chas A Berrian.

JULY 30, 31 & AUG. 2. 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 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, 223.4x 91.11; Martense B Story—Jas K Atkinson et al; Frank N Lang (A), 16 Court; Jas M Gray (R); Wm J McPhilliomy & Co.

JEFFERSON AV, ss, 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.

**JULY 27.**  
W 32D ST, nwc Sea pl, 135x41.9; Lillian B Wechsler—Cathn F Salomon et al; Ralph V Wechsler (A), 233 Bway, Manhattan; Arthur L Hurley (R); Wm J McPhilliomy.

72D ST, sec 5 av, 104.6x20.7; M Bell Hazen—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Gilbert H Rhoades (R); Wm J McPhilliomy & Co.

FOSTER AV, ns, 175 e 3d, 225x100; Wm H Seibert, trste—Jas R Gormly et al; Gannon, Seibert & Briggs (A), 2 Rector, Manhattan; James L Brumley.

SCHENECTADY AV, ws, 157.6 n Av O, 40x79.10; Bertha Steinberg—Milton Anthony et al; K C & M C McDonald (A), 115 Bway, Manhattan; Amy Wren (R); Nathaniel Shuter.

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 McPhilliomy & Co.

**JULY 28.**  
HULL ST, ns, 393.9 e Rockaway av, 18.9x100; Adolph Dunkel—Herman Botjger et al; Chas Oechler (A), 481 Knickerbocker av; Wm H White (R); Wm J McPhilliomy & Co.

MONTGOMERY ST, ss, between Troy & Albany avs, Lot 34; Tax Lien Co of N Y—Thos Blake et al; Elizabeth S Pope (A), 68 William; J Gardner Stevenson (R); Wm P Rae.

PARK PL, ss, 403.4 e New York av, 18.6x127.9; Bowers Savgs Bank—Josephine H Roe et al; Harry L Thompson (A), 175 Remsen; Lewis C Grover (R); James L Brumley.

EAST NEW YORK AV, swc E 49th, Lot 5; Rudolph Wallach Co—Mabel Richardson et al; August Weymann (A), 68 William, Manhattan; B Ammerman (R), Wm J McPhilliomy & Co.

EAST NEW YORK AV, swc E 49th, Lot 70; Rudolph Wallach Co—Mabel Richardson et al; August Weymann (A), 68 William, Manhattan; Wm J McPhilliomy & Co.

JEFFERSON AV, ss, 330 w Marcy av, 20x100; Annie Graham—Cath A Corbett et al; Henry M Bellinger (A), 135 Bway, Manhattan; Edw W Walker (R); Wm J McPhilliomy & Co.

SCHENECTADY AV, ws, 336.3 s Av L, 23.9x100; Alfred G Scott—Leon W Pease et al; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm J McPhilliomy & Co.

5TH AV, es, 60 n 63d st, 20x100; Wm Callister—Jno E Sullivan Co et al; Wm F Timm (A), 341 46th; Arthur Werther (R), Nathaniel Shuter.

**JULY 29.**  
DEGRAW ST, nes, 483.4 nw Columbia, 16.4x 100; Elizabeth Miller et al—Eleanora Mellssari et al; Wm H Good (A), 44 Court; Jose E Pidgeon (R); Wm J McPhilliomy & Co.

AV N, nec E 18th, 50x100; Ocean av, ws, 60 n Av N, 140x125.9; AV N, ss, 50 e E 18th, 50x 120; AV N, swc E 19th, 50x120; AV N, sec E 19th, 125.9x100; Methodist Episcopal Hospital in the City of N Y—Manor Realty Co et al; Harry L Thompson (A), 175 Remsen; Jos J Speth (R); Wm J McPhilliomy & Co.

**JULY 30.**  
MESEROLE ST, nec Manhattan av, 100x50; Wm Ulmer Brewery—Louis Friedsell et al; S M & D E Meeker (A), 217 Havemeyer; Chas J McCafferty (R); James L Brumley.

BROOKLYN AV, es, 307.6 n Av H, 60x100; Frances H McCormick—Chas A Langsbeer et al; Andrew F Van Thun, Jr (A), 189 Montague; Jno C Van Glahn (R); Wm J McPhilliomy & Co.

HAMILTON AV, — c Nelson, 17.9x25.4xirreg; Anna Pekowsky—Cathn Collins et al; Max Monfried (A), 299 Bway, Manhattan; Frank Wasserman (R); Nathaniel Shuter.

LIBERTY AV, ss, 40 e Crystal, 20x75; Jonathan Moore et al; Harry I Thompson (A), 175 Remsen; David Senft (R); Nathaniel Shuter.

14TH AV, ws, 80 n 77th, 40x100; Jno Calender et al—Pasquale Russo et al; Andrew F Van Thun, Jr (A), 189 Montague; Richmond L Brown (R); Wm J McPhilliomy & Co.

24TH AV, 82d & Stilwell av, triangular plot; Bernard V Lott—Abram F Bucher et al; Henry J Davenport (A), 375 Pearl; Mortimer W Byers (R), Wm J McPhilliomy & Co.

LOTS 86, 87, 88, 89 & 90, Map No 1, of prop formerly belonging to Saml J Tilden; Henry Metzinger—Chas Wolf et al; Lester F Corwith (A), 851 Manhattan av; Louis B Rick (R); Nathaniel Shuter.

**JULY 31 & AUG. 2.**  
No Legal Sales advertised for these days.

**FORECLOSURE SUITS.**

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

**Manhattan.**

**JULY 17.**  
SPRING ST, 160; Metropolitan Savgs Bank—David Kass et al; A S & W Hutchins (A).

114TH ST, 178 E; Josephine Lachat—Cornelia B Greenbaum et al; Ferris & Storck (A).  
1ST AV, 1937-9; Estate Thos Suffern, Inc—Isaac Kleinfeld et al; W H Hagen (A).

**JULY 19.**  
187TH ST, ns, 82.6 e 11 av, 17.6x75; Citizens Savgs Bank—Lillian A O'Connor; J A Beall (A).  
187TH ST, ns, 65 e 11 av, 17.6x75; Citizens Savgs Bank—Lillian A O'Connor et al; J A Beall (A).

**JULY 20.**  
2D ST, 223; Julius Zweig—Harris Lustgarten et al; Herzfeld & Sweedler (A).  
118TH ST, ns, 150 e S av, 25x100.11; Louis L Wolf—Rose Reilly et al; W B Marx (A).  
121ST ST, 256 W; Mary S Witherbee—Edw G Schroeder et al; Bowers & Sands (A).  
AMSTERDAM AV, 1930; Metropolitan Savgs Bank—Margt R Mulvany et al; A S & W Hutchins (A).

**JULY 21.**  
LUDLOW ST, 87; Board of Foreign Missions of the Reformed Church in America—Jacob Volk et al; W H Van Steenberg (A).  
17TH ST, 321 W; City Real Estate Co—Scott B Shepherd et al; H Swain (A).  
32D ST, 310 & 312 E; Sara Barnett—Sybil Realty Co et al; W B Marx (A).  
114TH ST, 321 E; Commonwealth Ins Co of N Y—Vincent Garofalo et al; Bowers & Sands (A).  
11... ST, 323 E; Commonwealth Ins Co of N Y—Leah Strauss et al; Bowers & Sands (A).  
131ST ST, 218 W; Metropolitan Savgs Bank—Martha Huebenar et al; A S & W Hutchins (A).  
136TH ST, ss, 233.4 e 7 av, 16.8x99.11; Edw J Hancy et al—Wm Tubridy et al; Cadwalader, Wickersham & Taft (A).  
ST NICHOLAS AV, es, 47.5 n 152d, 21.5x66.4; Geo H Watson—Edw G Schroeder et al; Cary & Carroll (A).

**JULY 22.**  
WATER ST, 347; East River Savgs Instn—Jennie Golden et al; O F Hibbard (A).  
120TH ST, 108 E; German Savgs Bank in City N Y—Malcolm R Lawrence et al; A Roelker, Jr (A).  
122D ST, 70 E; Equitable Life Assurance Society of U S—Regina L Reese et al; Alexander & Green (A).  
LEXINGTON AV, 77; Amy A C Montague—Michael D Ryan et al; G H Montague (A).  
PARK AV, es, 74 n 109th, 26.11x80; Agnes W Evans—Maria Duggan et al; J C Danzilo (A).

**JULY 23.**  
CHERRY ST, ns, 104.6 w Jefferson st, 26.1x 112.2; Dorothea Sternfeld—Jacob Eisenstadt et al; J L Prager (A).  
PEARL ST, 450; Henry De F Weekes—Thos F Conery, Jr, et al; Weekes Bros (A).  
3D ST, 318 E; Josef Horowitz—Maud B Barclay et al; M Friedman (A).  
17TH ST, 323 W; Jno H Cromwell—Scott B Shepherd et al; H Swain (A).  
121ST ST, ns, 339.6 w 3 av, 18.6x81; Mary Moran—Cathrin F McCaffrey; Egan & O'Reilly (A).  
142D ST, 312 W; City Real Estate Co—Rosa Kahl et al; H Swain (A).  
PARK AV, 1633; Thos I H Powel et al—Anna C Larney et al; Bowers & Sands (A).

**Bronx.**

**JULY 16.**  
No Foreclosure Suits filed this day.

**JULY 17.**  
BOONE AV, es, 45.5 s West Farms rd, 25x 100; Hortense De La P Howland Dixon—Bessie Seidman et al; Dixon & Holmes (A).  
3D AV, 3436-42; City Real Estate Co—Louise A Irving et al; H Swain (A).  
3D AV, 3349; City Real Estate Co—Louise A Irving et al; H Swain (A).  
**JULY 19.**  
LOTS 254, 324 & 325, may of Estate of Eliz R B King at City Island; Carrie F Guion et al—Helen Arnow et al; W L Post (A).  
**JULY 20.**  
HUGHES AV, 2418; Universal Savgs Bank—Jos Kingsbury Wells et al; R Mazet (A).  
SOUTHERN BLVD, es, 75 n swe of block 452, 50x100; City Real Estate Co—Margt H Curtis et al; H Swain (A).  
3D AV, ws, 94 s 183d, 36x120; Jno Bussing, Jr—Edmund Powers et al; Williamson & Bell (A).  
3D AV, es, 225 s 171st, 50x100; Jno Bussing, Jr, et al—Nora Constn Co et al; Williamson & Bell (A).  
LOT 307, map of Unionport; Benenson Realty Co—Martin Pletscher et al; Eifers & Abberley (A).

**Bronx.**

**JULY 16.**  
No Foreclosure Suits filed this day.

**JULY 17.**  
LOT 1017, map of Village of Wakefield; P Jas Bowen—Geo W Burton et al; J V Judge (A).  
LOT 9, blk 21, map of Edenwald, 24th Ward; Henry Isaacs—Dave Broder et al; Eppstein & Rosenberg (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

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

**Manhattan.**

**JULY 15.**  
No Judgments in Foreclosure Suits filed this day.

**JULY 16.**  
131ST ST, 142 W; Excelsior Savgs Bank—Aksarben Realty Co; Jno G Gulick (A); Jno G Dyer (R); due. 46,284.24

**JULY 17.**  
No Judgments in Foreclosure Suits filed this day.

**JULY 19.**  
LOT 14, blk 2836, sec 11, Bronx; Anna R Crossin—Jos Schonleben et al; Harold Swain (A); Jerome F Donovan (R); due ..... 592.44

**JULY 20.**  
116TH ST, 235 E; Elsa J Lindenmeyer—Cath Cella; Harold Swain (A); J Campbell Thompson (R); due..... 9,358.25  
1ST AV, 1108; Julius Levy—Jno D Brau et al; Morris Cooper (A); Jno H Rogan (R); due..... 21,245.18

**JULY 21.**  
No Judgments in Foreclosure Suits filed this day.

**Bronx.**

**JULY 17 & 19.**  
No Judgments in Foreclosure Suits filed these days.

**JULY 20.**  
188TH ST, ss, 132 w Bathgate av, 20x 95; Frank B Wood et al as trstes—Louis Freed et al; J A Lane (A); M P Breen, Jr (R); due..... 7,940.75

**JULY 21.**  
No Judgments in Foreclosure Suits filed this day.

**JULY 22.**  
HARRIET PL, es, 264.6 n Eastern Blvd, 50x98.2; also TURNBULL AV, ns, 105 w Zerega av, 100x100; Edw O'Hara et al—Colorado Realty Co et al; J B Harrison (A); B J Tinney (R); due ..... 2,321.66

**LIS PENDENS.**

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

**Manhattan.**

**JULY 17.**  
30TH ST, 216 W, rear; Tenement House Department of City of N Y—No 216 W 30th St, rear; violation of tenement house law; F L Polk (A).

**JULY 19.**  
No Lis Pendens filed this day.

**JULY 20.**  
37TH ST, 330 W; Tenement House Dept of City of N Y—330 W 37th st; tenement house law violation; F L Polk (A).  
INTERIOR GORE, beg at a point 402 e 6 av & 71 n 12th; Livia Realty Co, Inc—Margt V Kieley et al; action to recover possession; Gettner, Simon & Asher (A).

**JULY 21.**  
36TH ST, 257 & 259 W; Tenement House Dept—257 & 259 W 36th St; violation of tenement house law; F L Polk (A).  
40TH ST, 267 W; Tenement House Dept—267 W 40th St; violation of tenement house law; F L Polk (A).

**JULY 22.**  
AV B, swc 7th, 28x64.3; Louis H Kahn et al—Augustus S Hughes; notice of attachment; Foster & Cunningham (A).

**JULY 23.**  
45TH ST, 411 W; Tenement House Dept—411 West 45th St; violation of tenement house law; F L Polk (A).  
77TH ST, 146 W; Laonore K Schiff et al—Saml Schiff et al; action to cancel deed; O'Brien, Malevinsky & Driscoll (A).

**Bronx.**

**JULY 16.**  
172D ST, nec Bathgate av, 55.3x87.6; Louis Wiener—Bathgate Realty Corp et al; action to foreclose mechanics lien; C R Frazer (A).

**JULY 17.**  
PROSPECT AV, 1320; Barnet Gellis—David Gellis et al; action to impress a trust; L Scheuer (A).

**JULY 19.**  
18TH ST, ns, 23.3 w Park av, 33.4x100; Jos L Gerson et al—Thos E Desmond; notice to levy; sheriff, J F O'Brien.

**JULY 20.**  
PLOT 29, map of Arden prop; Walter W Taylor—Nathan Mayer et al; action to foreclose transfer of tax lien; De La Mare & Morrison (A).  
PLOT 34, map of Arden prop; Walter W Taylor—Jno J Stors et al; action to foreclose transfer of tax lien; De La Mare & Morrison (A).  
PLOT 193, map of Arden prop; Sarah A Vaden—Townsend A Verity et al; action to foreclose transfer of tax lien; De La Mare & Morrison (A).  
PLOT 390, may of Arden prop; Walter W Taylor—Vivian MacDonnell et al; action to foreclose transfer of tax lien; De La Mare & Morrison (A).  
PLOT 415, map of Arden prop; Walter M Taylor—Salomon Sayles et al; action to foreclose transfer of tax lien; De La Mare & Morrison (A).  
PLOT 515, map of Arden prop; Walter W Taylor—Matilda Fraser et al; action to foreclose transfer of tax lien; De La Mare & Morrison (A).

**JULY 21.**  
BRONXWOOD AV, es, 109.2 n 224th, 48x110.9; Jefferson F O'Reilly—David B Havens et al; action to foreclose transfer of tax lien; G A Moses (A).  
LOT 159, map of Unionport; Lena Ritter—Emma M Murray et al; action to foreclose transfer of tax lien; J Gans (A).

**JULY 22.**  
No Lis Pendens filed this day.

**Brooklyn.**

**JULY 15.**  
CARROLL ST, n s, 323.11 e 5 av, 17.4x100; Brooklyn Young Men's Christian Assn—Frank Richards et al; Lyon & Smith (A).  
MILFORD ST, ws, 18 s Sutter av, 18x60; Bushwick Savgs Bank—Globe Mantel & Mirror Co et al; R L Scott (A).

*Lis Pendens, Brooklyn, Continued.*

RICHARDSON ST, ss, 250 e Union av, 25x100; Thos E Rogers—Mary Chlorewitz et al; R M Johnston (A).

UNION ST, sec Rogers av, 40x87.9; also UNION ST, ss, 60 e Rogers av, 40.4x87.9; Bessie A McGuire—Union-Rogers Co et al; Oscar A Lewis (A).

VERMONT ST, es, 340 s Blake av, 20x100; Mathilda C Behre—Barbara Lauer et al; O F Struse (A).

E 25TH ST, es, 175 n Av M, 50x100; Rebecca Stemmermann as extrx of Claus Stemmermann decd—Caroline E Lacey et al; Jas Demarest (A).

E 34TH ST, ws, 161.8 s Linden av, 22.10x100; Jno Molander—Jno Reilly et al; Jos J Hood (A).

E 34TH ST, ws, 184.6 s Linden av, 22.10x100; same—same; same (A).

BAY 35TH ST, nws, 560 sw Benson av, 30x96.8; Mary F Hoe et al as exrs of Alfred C Hoe decd—Jessie H Lozier et al; Harry L Thompson (A).

60TH ST, nes, 185 nw 19 av, 25x100.2; Title Guar & Trust Co—Gustaf A Widen et al; T F Redmond (A).

AV K, nwc E 28th, 60x100; Rebecca Stemmermann as extrx of Claus Stemmermann decd—Caroline E Lacey et al; Jas Demarest (A).

ATKINS AV, es, 190 s Belmont av, 20x100; Title Guar & Trust Co—Anna M Gorman et al; T F Redmond (A).

NEPTUNE AV, sec W 3d, 60.3x99.2x60x100.8; Albert C Loraine as committee Evelyn Reed—Evelyn Reed; partition; Tomes, Sheik & P (A).

MYRTLE AV, ns, 29 w St Edwards, 25x100; Hamilton Trust Co—Emily M Becker et al; E J Connelly (A).

SURF AV, nec W 24th, 38.6x94.5x37.8x102.9; Chas Gerlach—Margt McDonald; specific performance; S E Klein (A).

**JULY 16.**

ECKFORD ST, es, 175 n Calver, runs e100xs75 wx100xs50xw100xs150 to beg; also MILTON ST, nwc Manhattan av, 96.10x93.10x95x112.6; Jas A Trowbridge—Wm K Taylor et al; H L Thompson (A).

ESSEX ST, sec Wortman av, 95x100; Louis Demsky—New Lots Co-op Pasteurizing Co, Inc et al; foreclosure mechanics lien; M Rose (A).

FULTON ST, swc Norwood av, 25.4x98.5x25x102.9; Fredk Starr—Saml Frisch et al; B Bloch (A).

MILFORD ST, ws, 54 s Sutter av, 18x60; Bushwick Savgs Bank—Joe Cohen et al; R L Scott (A).

MILFORD ST, ws, 36 s Sutter av, 18x60; same—Fredk A Schlechthorl et al; same (A).

MILFORD ST, ws, 72 s Sutter av, 18x60; same—Mabel A Pragnell et al; same (A).

PROSPECT PL, ns, 50 w Clason av, 30x100; Helen Spann—Henry D De Muth et al; M Spann (A).

QUINCY ST, ns, 175 e Tompkins av, 18.9x100; Eliz B Lynde & ano as trstes, &c, for Chas R Lynde—Dora Wolcott et al exrs, &c, w m H Power, Inc; Speir & Bartlett (A).

SCHERMERHORN ST, nes, 40 nw Nevins, 20x77; T Drew Dunnell as trste, &c, Margt Dunnell—Eva S Rose et al; H L Thompson (A).

1ST ST, nec Whitewell pl, 28.9x75; Kath Rainsford—Michele Graziano et al; Speir & Bartlett (A).

W 6TH ST, ws, 560 n Av U, 60x120; Chas A Hitchcock & ano as exrs, &c, Antoinette B DeWitt—Genevra M Piquet; C A Hitchcock (A).

BAY 14TH ST, nws, 350 sw Benson av, 50x108.4; Hamilton Trust Co—David Adler et al; T F Redmond (A).

E 22D ST, es, 99.11 s Newkirk av, 60x200; Brazilian Development Corp—Dragone Constn Co et al; A Levitt (A).

40TH ST, nes, 520 nw 12 av, 20x95.2; Title Guar & Trust Co—Behrens Estate Corp et al; T F Redmond (A).

40TH ST, ns, 140 w 13 av, 20x95.2; Jno C Clark & ano as trstes, &c, Acton T Civill, decd—Irving Napelbaum et al; T F Redmond (A).

54TH ST, nes, 380 se 13 av, 40x100.2; Eliz Paul—Henry Laks et al; T F Redmond (A).

55TH ST, sws, 300 se 11 av, 20x100.2; Title Guar & Trust Co—Rose M Goldstein et al; T F Redmond (A).

58TH ST, sws, 260 se 4 av, 20x100.2; Sven O Olssen & ano—Eagle Savgs & Loan Co; to correct mtg; Graun & Rathkopf (A).

79TH ST, ns, 211 w 14 av, 18.6x100; Susan Gorden & ano as trstes, &c, Wm Gorden, decd—Rosina Realty Co et al; D E Lynch (A).

79TH ST, ns, 229.6 w 14 av, 18.6x100; same—same; same (A).

ATLANTIC AV, 1866-8; Chas Gruno—Jas F Mahnken et al; foreclosure mechanics liens; A L Doris (A).

GRAHAM AV, ws, 75 s Frost, 25x100; also WITHERS ST, ns, 50 w Graham av, 50x100; also GRAHAM AV, ws, 100 n Withers, 35x50; also 72D ST, sws, 100 nw 21 av, 100x119.4x100.5x128.5; also 70TH ST, nes, 100 se 19 av, 80x100; also 72D ST, nes, 140 nw 22 av, 120x100; also E 37TH ST, es, 260 n Av L, 40x100; also E 37TH ST, es, 220 n Av L, 40x100; Isabella R Doerfer—Sarah E Blumenthal et al; partition; M B & Danl W Blumenthal (A).

GREENE AV, ss, 128.7 e Nostrand av, 21.5x100; East Brooklyn Savgs Bank—Kate M Bullwinkel et al; Phillips & Avery (A).

LEXINGTON AV, 20-4; also LEXINGTON AV, 18; also PUTNAM AV, 280; Eugenie Kirkham—Amelia A Bennett et al; partition; W H Good (A).

5TH AV, es, 60 s Sterling pl, 40x100; Home Savgs Bank of Albany—Dennis J Donovan et al; T F Redmond (A).

8TH AV, ws, 44 s 17th, 25.4x85.2; Jno Jauburg & ano—Anna Krumm et al; C L Meckenberg (A).

15TH AV, ses, 210 sw Bath av, 30x96.8; Wm F Upson as extr, &c, Frank Little, decd—Marguerite A McLaughlin et al; H L Thompson (A).

LOTS 139 & 140, map of 548 lots at McLaughlin Park; Edna A Davis—Renwick Constn Co & ano; G A Nagle (A).

**JULY 17.**

BAINBRIDGE ST, ns, 255 w Stuyvesant av, 20x100; Lawyers' Mtg Co—Sarah Danowitz et al Cary & Carroll (A).

DOUGLASS ST, ns, 250 e Smith, 25x100; Wm L Henderson & ano, as exrs, &c, Margt Henderson (dec'd)—Mary V Kane et al; F L Gross (A).

HOYT ST, nws, 22.6 ne Dean, 22.3x81; Arnold Lemoine & ano—Karina Donabedian & ano; H L Thompson (A).

YORK ST, nwc Main, runs n24.6xw64.11xse35.4x39.9; Jno Knesel—Jno J McClean et al; Furst & Furst (A).

E 5TH ST, es, 200 n Beverly rd, 100x1250; excepting; E 5TH ST, es, 200 n Beverly rd, 100x100; Home Life Ins Co—Marie Lindinger et al (corrects error in last issue, when excepting appeared as also); T F Redmond (A).

E 12TH ST, ws, 360 s Av H, 20x100; Germania R E & Impt Co—Sadie Strauss et al; J E Van Nostrand (A).

DEKALB AV, ns, 21 w Sandford, 19.5x83; L I Safe Deposit Co—Frank Levy et al; H L Thompson (A).

**JULY 19.**

HENRY ST, sec Huntington av, 25x70; Mary Straw—Mary Garvey et al; Speir & Bartlett (A).

STERLING PL, 26; Eliz Mangan—Mary A McKeon & ano; to set aside deed; Blandy, Mooney & S (A).

WOODBINE ST, es, 450 sw Central av, 25x100; Kath Wassermann—Inez D Zarwell et al; Cary & Carroll (A).

WOODBINE ST, ses, 475 sw Central av, 25x100; same—same; same (A).

9TH ST, sws, 278.6 se 5 av, 17.10x80; Eagle Savgs & Loan Co—Walter T Crowe et al; J C McLeer (A).

20TH ST, ss, 100 w 4 av, 25x80; Francesco Rezzotti—Mary Wasalski et al; J L Danzilo (A).

57TH ST, ss, 300 e 2 av, 20x100.2; Edwin C Lane—Fredk M Brown et al; Hovell, McChesney & C (A).

84TH ST, nes, 180 nw 24 av, 60x100; City Savgs Bank—O L & W G Perfect Contracting Co et al; Woodford, Bovee & B (A).

BELMONT AV, swc Fountain av, runs s400 to Sutter av wx200 to Logan, xn90xe100xn220xe40xn90xe60 to beg; Jacob G Detmer & ano—Louis Steinfeld et al; J H Breaznell (A).

13TH AV, ws, 20 s 73d, 20x100; Fredk H Pouch & ano as exrs, &c, Alfred J Pouch (dec'd)—Fred Eberlin et al; W Langdon (A).

**JULY 20.**

BAINBRIDGE ST, nec Summer av, 40x100; Kath Becker & ano, as exrs, &c, Wm Ulmer—Henry G Wilmerling et al; S M & D E Meeker (A).

DOUGLASS ST, ws, 367.11 n Sutter av, 25x100; Bond & Mtg Guar Co—Max Sachin et al; T F Redmond (A).

GARFIELD PL, nes, 164.4 or 167.4 se 4 av, 20x60.10x20x59.11; Bond & Mtg Guar Co—Orsola Nosta et al; T F Redmond (A).

WINTHROP ST, nwc Troy av, 555x212 to Hawthorne; Bertha Jackson—Jas A Bair et al; Hirsch, Newman & Reass (A).

17TH ST, nes, 59.9 nw 7av, 18x80; H Wilhelmina Schenck—Edwin C Meyer et al; Cary & Carroll (A).

57TH ST, sws, 250 nw 15 av, 100x100.2; Gulian Ross, as trste, &c, for Lilly Powers—Alex Doyle et al; H A Ingraham (A).

AV L, ss, 90 e E 36th, 22.6x100; Title G & T Co—Arcadia Realty Co & ano; T F Redmond (A).

ATLANTIC AV, ns, 38 ses Oxford, runs ne65xn12.8xe17xs22.7xsw65xw20 to beg; ATLANTIC AV, nes, 78 ses Oxford, runs se20xne50.4xn61.7xw15x46.1xsw58.5 to beg; Dennis Doris—Jas Doris et al; partition; H E Heistad (A).

DEKALB AV, ss, 275 w Throop av, 25x100; Hermann A Vauelmann & ano—Freak J Muller et al; partition; Maerkle & Maerkle (A).

HOPKINSON AV, es, 54 n Atlantic av, 17x80.5; Eliz C Melville—Sarah Maloney et al; H L Thompson (A).

LIVONIA AV, nec Pennsylvania av, 20x100; PENNSYLVANIA AV, es, 20n Livonia av, 20x100, 1/2 of this; 142 W 26th St Realty Co—Louis Frumkes et al; to set aside deeds; M H Hochdorf (A).

OCEAN PKWAY, es, 645 s Caton av, 80x250; Henry Hof—Lelia B Wiener; specific performance; J B Harrison (A).

TOMPKINS AV, ws, 44 s Floyd, 44x90; Harry Pinson & ano—Max Lancet et al; to procure judgment; E E Rosenblume (A).

**JULY 21.**

CLEVELAND ST, es, 95 n Ridgewood av, runs e50xn5e50xn25xw100xs30 to beg; Barbara Kronmuller—Emma Beyer et al; Ktendl, Smyth & G Co (A).

CORNELIA ST, ec Central av, 25x84; Christina Schlamp—Louise Kanfold et al; J A Blanchfield (A).

DECATUR ST, ns, 245 e Throop av, 20x100; Mary M Acker—Clara H B Lenz et al; T F Redmond (A).

MARTENSE ST, ss, 119.5 w Bedford av, 32.10x100x30.3x100; Hadassah R Hamilton—Jno Jones et al; G C Case (A).

E 56TH ST (proposed) cl, 215 n Av U, runs w 215xn—xe—xn—to land Anthony Graef xe—to cl ditch xe, s & se—to cl E 56th (proposed) xs—to beg; Bway Trust Co & ano—Worcester Bklyn Realty Co et al; Breed, Abbott & Morgan (A).

58TH ST, ns, 320 e 5 av, 20x100.2; Jno F Couch as trste, &c, Casimie B Krausi—Martine R Knutsen et al; Cary & Carroll (A).

77TH ST, sws, 140 nw 4 av, 40x109.4; The Thrift—Nora Baker et al; F Jordan (A).

JEFFERSON AV, 983; Gustave A Gardner—Ephraim J Jennings et al; Levy, Gutman & G (A).

LAWRENCE AV, ns, 150 w 3d, 23.6x100; Title G & T Co—Thos H Wilson et al; T F Redmond (A).

SARATOGA AV, ws, 350 n Blake av, 25x100; Bronx Security & Brokerage Co—Pearl Bernstein et al; J W Bryant (A).

TROY AV, ws, 19.3 s Park pl, 16.10x85; Title G & T Co—Mary McNicholas et al; T F Redmond (A).

LOTS 760 & 761, Block 21, map of 1,197 lots belonging to Wm Ziegler; E Matilda Ziegler & ano as exrs, &c, Wm Ziegler—Robt F Whitehead et al; R L Moffett (A).

PLOT bounded sw by meadows, heirs Abr Dittmas xn salt meadows, Danl Rappleye xe land N Williamson xs Mill Creek, contains 10 acres; also PLOT bounded sw by meadows formerly Garret Van Duyn xs Jamaica Bay xe meadows formerly Everet Hegeman xn land Nicholas Williamson, contains 30 acres; Julius Zweig—Grace E R Langler et al; W L Durack, Jr (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 17.**

86TH ST, 144 E; Simon Pfaster—Aschenbroedel Verein (66)..... 40.17

CENTRAL PARK W, 300-2; Hyman Fleischman—Eldorado Holding Corpn (65)..... 63.00

CENTRAL PARK W, 300-2; Chas Lyman—Eldorado Holding Corpn (67) 108.17

9TH AV, 495; Harry Porter—Mildred McGlane & Wm Barwoss, Inc (57); (corrects error in last issue when house number was 459)..... 185.00

**JULY 19.**

TRINITY PL, 70-6; Isidor Schwartz et al—Alliance Realty Co, Valentine Lynch & Co & Kings County Plumbing Co (69)..... 325.00

CENTRAL PARK W, 300-2; Carlin Iron Works—El Dorado Holding Corpn (68)..... 586.50

**JULY 20.**

19TH ST, 144 & 146 W; Marcus Cont Co, Inc—Chas I Weinstein Realty Co (72) 525.00

23D ST, 449 W; Chas T Streeter—Agnes D Cloud (70)..... 2,624.83

38TH ST, 310 to 328 W, & 3TH ST, 327 & 329 W; Northern Waterproofing Co, Inc—Emma J Wray & A Mann Wynne & Jos M Deuel; Winsome Amusement Co; Rosecor Constn Co (71)..... 445.00

**JULY 21.**

2D ST, 223 E; Raisler Heating Co—Harris Lustgarten (75)..... 185.00

7TH ST, 130 E; Van Wagoner Linn Constn Co—Ladislaw S Schwank; renewal (74)..... 354.38

173D ST, 555 W; Meyer D Ludin—Reed Realty Co (73)..... 810.20

6TH AV, nec 38th, 46.8x85; Jacob Sawitz—Mary D Nesmith & Nesmith Estate; Taft Hotel Co et al (76).... 165.00

**JULY 22.**

19TH ST, 205-9 W; Adin G Pierce Co—Wyanoke Realty Co; renewal (77) 1,862.00

**JULY 23.**

ALLEN ST, 131; Israel Geller—Solomon Henig & Isidor Hirsch (80).... 55.00

CHAMBERS ST, 125-31; Manhattan Sand Co, Inc—Huggins Estate, Inc & Jos Weintraub (84)..... 74.90

MOTT ST, 174-8; Mark Bros—S & H Realities Co, Inc & Morris Perelman (82)..... 265.00

23D ST, 499 W; Chas T Streeter—Kath E Moore & Agnes D Cloud (81) 2,624.83

72D ST, 344 W; Wm F Donnelly—59th St Real Estate Co (79)..... 5,856.07

116TH ST, 245 W; Alfred Poats Co—Mary Hershfield & Co-operative Painting & Decorating Co (83).... 1,986.14

11TH AV, 628-44; Wm L Crown Constn Co—A Leopold & Jos S Auerbach; renewal (78)..... 31,639.08

**Bronx.**

**JULY 16.**

BOSTON RD, 2100-6; Consolidated Plate & Window Glass Co, Inc—Chas H Weigle, Danl Socozza, Andrew H Berger, Danl Socozza & Andrew H Berger (8)..... 90.00

TREMONT AV, E, 65; Chas H Kranichfeld—Estate of Chas Sievers & A H Sievers (9)..... 197.30

**JULY 17.**

JENNINGS ST, 876-8; Morris Mulnick—Beck St Constn Co, J Calvin Bogert, Saml Wilfand, Rosie Dash & Saml Winfand (10)..... 350.00

**JULY 19.**

156TH ST, ss, 100 w Elton av, 45x100; Jacob Keller Cent Co—Blanche D Taylor, Edw B Terrill & Wm A Taylor—Blgd Co (11)..... 570.60

**JULY 20.**

PROSPECT AV, 782; Geo & Nathan Poster—Kermit Realty Co, Inc; Max Minskoff (12)..... 165.00

**JULY 21.**

No Mechanics' Liens filed this day.

**JULY 22.**

FOX ST, 1034; Louis Sturtz—Jacob Goldfield & Henry Schroeder (16) 106.75

140TH ST, nec Walton av, 83x120.5; A P Dienst Co, Inc—Hattie Kurtz Knight, Clara Christine Kurtz, Harry P Knight & Harry P Knight (14) 671.29

PROSPECT AV, 782; Geo M Flogaus—Osserman & Gottlieb & M Minskoff (15)..... 15.00

RYER AV, 2094; Artiste A Borner—Alice, Victor, Thos & Chesterman Muller & A R Scharsmith & Co (13) 319.50

**Brooklyn.**

**JULY 15.**

BLEECKER ST, 328; Johnson Bros—Jos Meralle & Frank Vitale..... 132.02

CLINTON ST, 32-4; Robt Simpson—New Bklyn Turkish Bath Co..... 410.46

PROSPECT PL, 699; Louis Brook—Jno Clark & Harry Silberman..... 34.95

Table listing real estate transactions in Manhattan, including addresses like 27th St, 29th St, 30th St, and amounts such as 52.89, 72.80, 150.00.

Table listing real estate transactions in Manhattan, including addresses like 30th St, 31st St, 32nd St, and amounts such as 105.00, 40.00, 224.00.

Table listing real estate transactions in the Bronx, including addresses like Audubon Av, 40th St, and amounts such as 4,250.00, 110,000.00.

SATISFIED MECHANICS' LIENS.

Table listing satisfied mechanics' liens in Manhattan and Brooklyn, including names like Chas Braun, Herman Ostermann, and amounts such as 39.00, 124.50.

ATTACHMENTS.

Table listing attachments in Manhattan, including names like Fredk Zittel & Sons, Inc, and amounts such as \$2,250.

CHATEL MORTGAGES.

Table listing chattel mortgages in Manhattan and Brooklyn, including names like Wm V B & Adelaide K Rheinlander, and amounts such as 6,120.00.

BUILDING LOAN CONTRACTS.

Table listing building loan contracts in Manhattan, including names like Dederick Heating Contracting Co, and amounts such as 192.00.

ORDERS

Table listing orders in Brooklyn, including names like Van Dam St, and amounts such as 90.00.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

Municipal Building. First name is location of property; and name following dash is party against whom order has been served...

Key to Classifications Used in Divisions of Auxiliary Fire Appliances...

- \*A.....Interior Alarm System, DL.....Locked Doors, EL.....Electrical Equipment, Ex.....Exits, FA.....Fire Appliances, Miscellaneous, FD.....Fire Drills, FE.....Fire Escapes, FF.....Fireproofing, GE.....Fireproof Receptacles, GG.....Gas Equipment and Appliances, DG.....Heating or Power Plants...

\*NOTE—The symbols—A—FE—FP—G—G—Stp—Tel—WSS—Fil Sy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation...

MANHATTAN ORDERS SERVED.

Table listing Manhattan orders served, including addresses like 4 st, 15-19 W—Con Gas Co, and amounts such as GE, Stp-Ex.

38 st, 10-12 E—Emilienne Lidval.....Rub-Vac  
 39 st, 219 E—Richard F Kelly, care Louise L.  
 234 E 68 st.....DC-FP  
 44 st, 15 W—Fernando Wood, 149 Bway.....Rub  
 44 st, 260 W—Albert B Simpson, care Alliance  
 Press Co, 692 8 av.....DC  
 46 st, 609-11 W—Jos Ratzler, care Pauline F  
 Anderson, 243 2 av, Jersey City.....Ex  
 47 st, 601 W—Saxon Motor Co of N Y, Inc,  
 251 W 57 st.....NoS-El  
 48 st, 605 W—The B F Goodrich Co, 1780  
 Bway.....Rec-FA-FP  
 51 st, 113 W—Frank P Hull.....FA  
 57 st, 10 W—Henri Bendel.....FD  
 60 st, 22 W—Eliz M Bracher, care Vasa K,  
 2010 Bway.....FP-DC-Ex-A  
 66 st, 151 E—The Chapin Home.....Vac  
 78 st, 235 E—Royal Atlantic Rlty Corp, 21 E  
 75 st.....FP-DC  
 78 st, 263 E—Sophia Wolff.....Ex  
 79 st, 234 E—Max Backhaus, 303 E 79 st.....Ex  
 81 st, 345 E—Moses Gluck, 1429 3 av.....CF  
 86th st, 519 E—Masters School Day Nursery,  
 Rub  
 91 st, 286-8 E—James Fanning, 60 E 93 st.....El  
 105 st, 254 W—Sophia G Cane, care C H, 527  
 W 121 st.....DC  
 110 st, 137 W—Cong Kol Israel Anshl Poland,  
 1755 Madison av.....ExS-FA-Ex  
 117 st, 133 W—Mrs Mary A Peck.....Ex-Rub  
 117 st, 203 E—Frank Sammartano.....FP  
 118 st, 74 E—Rabbi Israel Salanter, 2 W 120  
 st.....A-WSS-FA-Ex-FP  
 119 st, 32-4 E—W R Addicks, Con Gas Co, 130  
 E 15 st.....GE  
 124 st, 308 W—Adams Express Co, 53 Bway,  
 FA-NoS  
 126 st, 272 W—Braddock Hotel Co, Inc, 2350  
 8 av.....FA-TD-ExS  
 143 st, 310-12 W—John H Kirkmann, 2552 8  
 av.....WSS

Named Streets.

Catherine st, 22—Abraham Marcus...GE-Rec-FA  
 Catherine st, 22—Samuel Goldstein.....A-DC  
 Chatham sq, 6—Est David McClenahan, care  
 Angele Gabina, 26 Mott st.....DC-Rub  
 Church st, 290—Samuel Horn...FA-DC-El-Rec  
 Church st, 290—Modern Sample Card Co,  
 Rec-DC-FA  
 Christie st, 53—Nancy B Watson et al, Liv-  
 ington, N J.....FP  
 Delancey st, 336-8—Con Gas Co, 130 E 15 st...GE  
 Downing st, 53—J & R Lamb, Inc, 25 6 av...FP  
 East Bway, 100—Louis Mandelberg.....FP-El  
 Eldridge st, 87—Cong Turkish Hebrews...FA-Ex  
 Greenwich st, 87—William Picker, 42 Cathar-  
 ine st.....NoS-FA-Rec  
 Hague st, 9-11—Margaret D Mason, care Dr  
 Fred, 12 5 av.....FP-FE  
 Henry st, 197—Cong Riferes Achim Anshay  
 Dinsburg.....FP-WSS-FA-O  
 Jacob st, 2—Duler Robeson.....WSS-FP  
 Maiden la, 14—Alfred D Pell, 122 E 25 st...WSS  
 Mott st, 7-9—John B Smith, 115 Bway...FP-WSS  
 Pike st, 47-51—United Knee Pants Co.....GE  
 Scammell st, 29—Philip Rosenblatt, FD-FP-FA  
 Sheriff st, 48—Herman M Kaplan, 54 E 118 st...WSS  
 Thames st, 22—Jos Frank & Sons.....Rec-NoS  
 Union sq, subway excavation—The Dock Con-  
 tractor Co, Union Sq Park.....Rub-Rec  
 Vandam st, 83—Vandam Holding Co, care Est  
 Peter Moller, 74 Wall st.....Stp  
 Washington sq N, 18 rear—J Herbert John-  
 son.....OS  
 West st, 175—Patrick Lynch.....DC-Rub  
 West st, 175—Frank J Campbell,  
 TD-ExS-FA-FP-O-Rub  
 West st, 175—Amer Mortgage Co, care Jno M  
 Bowers, 31 Nassau st.....O  
 West st, 182-3—Caroline Truax, Hotel Savoy,  
 151 C P W.....A  
 Wooster st, 115-21—Henry Brunner Est, care  
 Kate B Hoppel, 27 W 58 st.....DC

Named Avenues.

Av A, 1465—City of New York, Public Li-  
 brary, Municipal Bldg.....Ex  
 Bowery, 19—Barney Flynn, 20 Bowery.....ExS  
 Bowery, 88—Robert Kerr.....Ex  
 Bowery, 129—George Ehret, 235 E 92 st,  
 FP-Ex-ExS-DC-A  
 Bowery, 183—Benj Washingsky.....FA-Rub  
 Bowery, 183—Isaac Turner.....FP-ExS  
 Bowery, 329—W R Addicks, care Con Gas Co,  
 130 East 15 st.....GE  
 Bway, 1343—Remick Pub Co, 219 W 46th st...Rub  
 Bway, 1343—W R Addicks, care Con Gas Co,  
 130 East 15 st.....GE  
 Madison av, 613—W R Addicks, care Con Gas  
 Co, 130 East 15 st.....GE  
 Numbered Avenues.  
 2 av, 510—Peter Schreiber et al.....DC  
 2 av, 2326—Jos E Gerstein, 1785 Madison av,  
 NoS-Rec-FA

BRONX ORDERS SERVED.

Numbered Streets.

134th st, sec Cypress av—The Laffage Co...FP  
 189 st, 651 E—Merirna & Viola.....FP  
 Named Avenues.  
 Bergen av, 687—Ernest W Gutberlet,  
 FP-Vac-FA-StSys-CF  
 West Farms rd, 1448—John Bell Co, Girard  
 av & 138th st.....NoS-FA-Rub  
 Numbered Avenues.  
 3 av, 2420—Union Railway Co, 2396 3 av...RQ-FP

BROOKLYN ORDERS SERVED.

Named Streets.

Boreum st, 9-11—Louis Bossert, 1335 Grand  
 st.....Ex(R)-FP(R)  
 Cleveland st, 617—John Tieman.....DC  
 Crescent st, 157—John C Creveling.....DC  
 Floyd st, 133-43—John Sklar.....A-FD  
 Ft Greene pl, 161—William A Hall.....GE  
 Fulton st, 88—F M Tiemann & Co, St(R)-Ex-FP  
 Fulton st, 1333-5—Edwin M Murphy.....FA  
 Fulton st, 1810—Thos H Beeson.....WSS  
 Fulton st, 1872—Richard Scheaf.....ExS-FA  
 Fulton st, 1872—Otto Leubeck.....FP  
 Gold st, 265-71—Bklyn Union Gas Co, 176  
 Remsen st.....GE  
 Gold st, 265-71—Thompson & Norris Co, 2  
 Prince st.....FP-Spr(R)-WSS-StSys  
 Hall st, 30-36—Wallabout Stores.....FE(R)

Hemlock st, 129-159—Louis Mehrman.....DC  
 Humboldt st, 109—Diker & Zillewitz.....DC  
 Junius st, 88-92—Morris Fine.....A-FD  
 Keap st, 463-5—Chas A Kaiser, Inc.....FA  
 LaGrange st, 5-9—Gottlieb Weber & Co,  
 WSS-GE-FP-DC  
 Lawrence st, 107-9—Thomas Glackin...FP-CF  
 Leonard st, 274-80—Chas Cooper Estate.....A-FD  
 Lorimer st, 119—McKee Refrigerator Co...A-FD  
 Luna Park, r of—Luna Amusement Co, Surf  
 av.....Stp(R)  
 McDougal st, 302—Wischerth Mfg Co.....Rec  
 Macon st, nwc Throop av—Throop Av Presby-  
 terian Church.....FA  
 Moore st, 76-8—Henry B Kaminester, 490  
 Ocean pkway.....DC  
 Oakland st, 208-12—The Wayne Co Produce  
 Co, 221 Newell st.....NoS-FA  
 Pacific st, 1152—Wm H May, 336 Lenox rd,  
 FE(R)-FP  
 Pearl st, 59-67—Bklyn Union Gas Co, 176 Rem-  
 sen st.....GE  
 Powell st, 229-31—Chas Kornfeld.....WSS  
 Prospect pl, 371—Cecelia Bernstein.....Vac  
 Richmond st, 165-7—Hamburg Waist Co...FP-FA  
 Rodney st, 394-6—Hebrew Synagogue.....FA  
 Ryonson st, 149—Sigmond Greinsky.....NoS-FA  
 Sackett st, 18-20—J M Taylor Pope.....A-FD  
 Sackett st, 22-26—James M T Pope...FP-FP(R)  
 Sackett st, 617—Miss Emma Rutan, 272 St  
 James pl.....FP  
 Schermerhorn st, 61—German Evangelical Ch,  
 Ex(R)  
 Scholes st, 56-60—Interboro Brewing Co, 964  
 Franklin av.....A-FD  
 Spencer st, 141-51—Darragh & Small.....A-FD  
 Sterling pl, 361—Mrs Caroline Sellaw.....FP  
 Sumner pl, 20-22—Henry Mitter.....FA  
 Ten Eyck st, 23-37—Dietrich W Kaatze,  
 FP-NoS-FA-Rec  
 Union st, 171-5—Dept of Education, 500 Park  
 av, Manhattan.....FP  
 Varet st, 6-8—Oscar Haber.....Rec-FA-FP  
 Wallabout st, 81-91—David Traffick.....Rec-GE  
 Wallabout st, 171-87—Meyer, Hulgen Co....GE  
 Washington st, 278-88—John Hill.....A(R)  
 West st, 151—George Eckert.....DC-FA-Rec

Numbered Streets.

9 st, 28 S—Wm Vogel & Bros.....NoS-Rec-El  
 9 st, 179-85 S—German Lutheran Ch.Ex(R)-FA  
 9 st, 274-6 S—George P Jacobs.....FP-Ex(R)-O  
 16 st, 198—Diamond & Spiwack.....DC  
 34 st & 4 av—Greenwood Cemetery, 25 st,  
 D&R-FP  
 39 st & Bush Terminal—Pines Mfg Co, 148 39  
 st.....CF-D&R  
 57 st, ft of—Morse Dry Dock & Repair Co, 17  
 Battery pl, Manhattan.....CF-D&R

Named Avenues.

Bath av, 1790—Bernard Steinback.....D&R  
 Bedford av & Wallabout st—Robert R Staats...CF  
 Bway, 661-3—Benj Plothe.....FD  
 Bway, 661-3—Jacob Karp.....Rec-FD  
 Bway, 661-3—Morris Goldstein.....FD  
 Bway, 661-3—Gelfand & Cohen.....FD  
 Coney Island av & Av J—S Simons,  
 NoS-FA-CF-D&R  
 DeKalb av, 200—E E Foale.....FP  
 DeKalb av, ss, Grand av to Steuben st—Gross-  
 man Rlty Co.....A-FD  
 Driggs av, 434-56—Louis Leavitt.....StSys  
 Flatbush av & Stephens ct—Benj F Stephens,  
 1270 Flatbush.....CF-El(R)  
 Flushing av, 860-4—Abraham N Bernstein, 748  
 Flushing av.....WSS  
 Franklin av, 726—Schneider & Forman,  
 D&R-Rec-FA  
 Greene av, 1005-11—Royal Garage & Machine  
 Works, Inc.....CF  
 Kent av, 272-4—Robert W Reid, Jr.....A-FD  
 Kent av, 625-9—Binney, Godfrey & Co....A-FD  
 Kent av, 828—Coyne & Delaney, 832 Kent av,  
 FD-A  
 Liberty av, 735—Longi Ferraro.....DC  
 Long Dock (Erie Basin)—Moran Towing &  
 Transportation Co, 17 Battery pl, Manhat-  
 tan.....NoS-FA-Rec  
 Manhattan av, 661—Gaites, Peace & Co, Inc,  
 665 Manhattan av.....El  
 Meserole av, 73-9—Dept of Education, 500  
 Park av, Manhattan.....ExS-FP  
 Myrtle av, 36-8—Herman Lieberman...GE-Rec-FA  
 Myrtle av, 36-8—Jacob Sigel.....ExS-FA-TD  
 Myrtle av, 354—Isadore Blumenthal.....GE  
 Myrtle av, 329-43—Cascade Laundry.....A-FD  
 Norman av, 104—August Bosch.....NoS-FA-Rec  
 Nostrand av, 459-75—Dept of Education, 500  
 Park av, Manhattan,  
 FP-Rec-D&R-FA-O-Ex(R)-SA-FP(R)  
 Nostrand av, 649A—Samuel Migden,  
 D&R-Rec-FA-Rub  
 Nostrand av, 1193—B Wald.....NoS-FA  
 Ocean pkway, 3030-2—Emma Deyo...FE-FE(R)  
 Park av, 235-53—Empire Pipe Bending Co...DC  
 Pennsylvania av, 249-53—Mrs Lina Fisher, FD-A  
 Pitkin av, 1351—Kalman Silvert.....Rub  
 Putnam av, 514—Mrs Mary Felgenhaur.....DC  
 Ridge blvd, sec 71 st—Dept of Education, 500  
 Park av, Manhattan.....FP  
 Sheffield av, 300—Parker, Stearn & Co, 288  
 Sheffield av.....A-FD  
 Sneediker av, 479—Harnet Stulmann.....DC  
 Sneediker av, 487—Morris Steinbeck.....DC  
 Sumner av, 128A—Samuel Alexander.....DC  
 Surf av, nec W 15 st (C I)—Richard Garms,  
 Ex(R)  
 Sutter av, 604—Wolf Leventhel.....DC  
 Utica av, 9—Jennie Charig.....DC  
 Utica av, 293—Benj D Shapiro, 1808 Prospect  
 pl.....DC  
 Vernon av, 825—Clark Estate.....El(R)  
 Washington av, 506—Lena Cole.....DC

Numbered Avenues.

1 av & 53d st—E W Bliss Co.....FP-Rec  
 3 av, 784-6—Nathan Levitt.....El-NoS  
 3 av, bet State & Schermerhorn sts—Dept of  
 Education, 500 Park av, Manhattan, Ex(R)-SA  
 4 av, 117-19—Bklyn Union Gas Co, 176 Rem-  
 sen st.....GE  
 4 av, 117-19—Thos Fitzgerald.....FA  
 4 av, 117-19—Jacobs & Thatcher, 121 4 av...FA  
 4 av, 117-19—Vogel-Miller Shoe Co, Inc.....FA  
 4 av, 117-19—Martha Heywood.....GE  
 4 av, 186—J A Brooks & Co.....Vac  
 6 av, 427-9—Dr F T Hill.....ExS  
 13 av, 4413—Kartt & Kaminkowitz.....El-D&R

QUEENS ORDERS SERVED.

Named Streets.

Avondale st, 63 (Woodhaven)—Jos E Collens,  
 NoS-FA-Rec  
 Beaufort st, 3418 (Morris Park)—Richard D  
 Qualle.....NoS-FA-Rec  
 Church st, 116 (Richmond Hill)—W Robin-  
 son.....NoS-FA-Rec  
 Davis st, ft of (L I C)—The Mohegan Tube  
 Co.....Rec-CF-D&R-Rec(R)  
 Mills st, 45 (L I C)—Star Ribbon Mfg Co,  
 Grand & Bway, Manhattan.....FP  
 Oak st, nr Bway (Far Rkway)—W A Mc-  
 Kenna.....Rec  
 Stanhope st, 475 (Ridgewood)—Jacob Boslet,  
 477 Stanhope.....RQ  
 Syosset st, 3836 (Woodhaven)—John Nikolaus,  
 Union Course, L I.....NoS-FA-Rec  
 Syosset st, 3840 (Woodhaven)—Wm Molitor,  
 Union Course, L I.....NoS-FA-Rec  
 University & Vandever pl (Richmond Hill)—  
 E C Gillespie.....NoS-FA-Rec  
 Wexford Ter & Homer Lee av (Jamaica)—M  
 J Degnon, Jamaica Estates.....NoS-FA-Rec  
 Yaphank st, 151 (Woodhaven)—A S Campbell,  
 NoS-FA-Rec

Numbered Streets.

3 st & Van Alst av (L I C)—Columbia Pa-  
 per Box Co, 256 W 28 st, Manhattan...FD-A  
 Named Avenues.  
 Ammerman av, 107 (Arverne)—Ira Rosenberg,  
 ExS  
 Atlantic av & Spruce st (Morris Park)—L I  
 R R Co, Jamaica, L I.....D&R  
 Benedict av, 432 (Woodhaven)—George J  
 Goetz.....NoS-FA-Rec  
 Benedict av, 737 (Woodhaven)—Schaefer's  
 Express.....D&R  
 Bigelow av, 6 (Woodhaven)—John Schrack...FP  
 East av & 14 st (L I C)—Metropolitan Elec  
 Mfg Co.....A-FD  
 Forest pkway, 91 (Woodhaven)—Chas Singer,  
 NoS-FA-Rec  
 Gaston av, 104—Isaac Weissman.....ExS  
 Gaston av, 112 (Arverne)—Mrs Dora Gross-  
 man.....ExS-FA  
 Grandview av & Lockwood st (Far Rockaway)  
 —F McCarthy, Sr.....FP-D&R-FA  
 Hillside & Kaplan av (Jamaica)—D Koster,  
 CF-FA-Rec  
 Hutton av, 2 (Jamaica)—Julius F Schulz,  
 NoS-FA-Rec  
 Jamaica av, 115 (L I C)—Wellenbrink Es-  
 tate.....DC  
 Juniper av (Maspeh)—John Lappe.....StSys  
 Madison av, 338 (Flushing)—Jos Kartner...FA  
 Main av, es (Douglaston)—Adolph Helms...Rec  
 Meredith av, swc Ocean av (Rockaway Beach)  
 —Henry Hart.....Ex(R)  
 Mott av, nr Breeze pl (Far Rockaway)—H  
 Gillis.....D&R-FP  
 N Y av & Edgar st (Jamaica)—Louis F Wolf,  
 Jamaica Co, L I.....El(R)  
 Putnam av, 1701 (Ridgewood)—Geo Lyon...FP  
 Rockaway rd, bet Lawn & Freedom av (Ozone  
 Pk)—Brem & Lipulski,  
 FP-CF-NoS-FA-Rec-D&R

RICHMOND ORDERS SERVED.

Named Avenues.

Richmond turnpike, 446—Louis Dejonge & Co,  
 NoS-Rec-Ex-FA

BOARD OF EXAMINERS.

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

APPEAL 281 of 1915, Alteration 1333 of 1915,  
 premises 670 Eighth avenue, Manhattan. John  
 H. Knubel, appellant.

No. 2. Walls of extension are of unlawful  
 thickness.

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

That the walls of extension being 8' in thick-  
 ness and said extension being but one story in  
 height these walls be accepted.

As walls are not more than 18' 1" apart and  
 sustain only roof and building is a dwelling  
 with store and extension is but 35 ft. deep. All  
 walls to be laid up in pure Portland cement  
 mortar.

Sec. 35 of the Building Code permits a one-  
 story structure to be built of 8" brick walls  
 when the bearing walls are not more than 19  
 feet apart and the length of the 8" bearing wall  
 does not exceed 55 feet; or one story and base-  
 ment extensions may be built with 8" brick  
 walls when not over 20 feet wide, 20 feet deep  
 and 20 feet high to dwellings.

The object of using 8" walls is for the amount  
 of space saved owing to narrow building. Rear  
 wall can be made 12" in thickness.

Appearance: Ernest Hoffman.

On motion, APPROVED on CONDITION that  
 the girders and columns supporting rear wall  
 of the building be fireproofed in accordance  
 with the regulations of the Bureau of Build-  
 ings; and that the rear wall be not less than  
 twelve inches thick.

APPEAL 282 of 1915, New Building 4402 of  
 1915, premises 117-121 Jefferson avenue, Brook-  
 lyn. Shampain & Shampain, appellants.

No. 1. Provide fore and aft brick partition  
 walls.

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

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

As the clear span between bearing is not over  
 26 ft. and steel columns and girders will be  
 provided to support floor beams, request that  
 this condition be accepted. In view of the fact  
 that all columns and girders supporting floors,  
 roofs and walls will be fireproofed in accord-  
 ance 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 FPSC doors.

Appearance: G. I. Prowler.  
On motion, APPROVED.  
APPEAL 283 of 1915, New Building 4100 of 1915, premises 526-528 Lafayette avenue, Brooklyn. Walter B. Wills, appellant.  
Provide fore and aft brick partition walls for spans exceeding 26 feet.

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

Omit fore and aft brick partition walls and provide fireproofed columns and girders, and also transverse firestop in lieu of same.

As a clear span between bearings is not over 26 feet and that a transverse firestop of 8" brick extending from cellar floor to underside of roofboards is provided. Said walls to be unpierced except that openings in cellar and public halls to be provided with self-closing fireproof doors.

Steel girders and columns supporting floors, roofs, or wall will be fireproofed in accordance with the regulations of the Bureau of Buildings.  
Appearance: Henry Hamann.

On motion, APPROVED.  
APPEAL 284 of 1915, New Building 4435 of 1915, premises 1399-1415 St. John's place, Brooklyn. Benj. Cohn, appellant.

Comply with Sec. 31 Code in re brick partition walls.

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

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

Walls forming structure conforms to Sec. 31 of the Building Code in that the distance between the main bearing walls is not over 26' and 8" brick cross fire wall provided to roof boards.

That all columns and girders supporting floors, walls and roof will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: Abraham Reiner.  
On motion, APPROVED.

APPEAL 285 of 1915, New Building 4387 of 1915, premises 904 Greene avenue, Brooklyn. Harry Dorf, appellant.

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

Sec. 251 of the Code, formerly Sec. 31 of the Code, permits me to use steel girders and columns in place of a brick wall, the span is over 26 feet between bearing walls.

Am I permitted to use steel girders and columns in place of a brick wall?

All the columns and girders supporting floors, roofs and walls will be fireproofed in accordance with the regulations 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 walls shown shall extend from the cellar floor to the underside of the roof-boards.

APPEAL 286 of 1915, New Building 4289 of 1915, south side Eastern Parkway, 270' 8" east of Troy avenue, Brooklyn. W. T. McCarthy, appellant.

Comply with Sec. 31 of Code.

The floors are divided into areas of 2,000 sq. ft. or less by unpierced brick fire walls not less than 8" thick, extending from the cellar to the underside of the roof-boards, except where FPSC doors are shown in the cellar.

All columns and girders supporting floors, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

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

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

Appearance: Max L. Reiser.  
On motion, APPROVED.

APPEAL 287 of 1915, New Building 4085 of 1915, premises 156 Junius street, Brooklyn. Chas. Infanger & Son, appellants.

Contrary to Sec. 251. Building over 26 ft. in width and no brick fore and aft partition walls.

As said section does not apply.  
Cross girders at court walls with no span over 26 ft. in length.

That unpierced firewall is provided midway between the building from cellar floor to underside of roof-boards.

That all columns and girders supporting floors, roofs and walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: Otto C. Infanger.

On motion, APPROVED.

APPEAL 288 of 1915, New Building 4083 of 1915, 166 Junius street, Brooklyn. Same appellant.

Same appeal, except 3d paragraph, which reads as follows:

Provide short stretches of brick walls with cross girders at court walls with no span over 26 feet in length.

Appearance: Otto C. Infanger.

On Motion, APPROVED on CONDITION that a brick wall not less than eight inches thick be provided at points marked "A" on the first floor and cellar plans, to extend from the cellar floor to the underside of the second floor; said walls to be unpierced, excepting that self-closing fireproof doors may be installed at points marked "B" on the first floor plan.

APPEAL 289 of 1915, New Building 4084 of 1915, 1875 Pitkin avenue, Brooklyn. Same appellant.

Same as Appeal 287.

Appearance: Otto C. Infanger.

On motion, APPROVED.

APPEAL 290 of 1915, New Building 170 of 1915, 106-110 West 48th street, Manhattan.

Harry Allan Jacobs, appellant.

No. 9. Excessive percentage of lot area covered in 2d story.

An equally good form of construction is provided.

This building is a club house and no provision is made in the Code for the amount of lot area to be covered. The sleeping rooms begin on the 3d floor level and an adequate supply of light and ventilation in excess of that required for a hotel is provided.

Appearances: Eugene De Rosa and M. Lippman.

On motion, APPROVED on CONDITION that the court on the west side of the building be carried down to the mezzanine floor level.

APPEAL 291 of 1915, New Building 197 of 1915, premises southeast corner 49th street and Seventh avenue, Manhattan. A. L. Harmon, appellant.

Walls checked in red are of unlawful thickness.

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

Must the court walls which are carried on girders at the 2d floor be constructed as curtain walls and be 20 inches thick from the 2d to 6th floors inclusive, 16 inches thick from the 7th to the 11th floors inclusive and 12 inches thick from the 11th floor to the roof? Or may these walls be carried at each floor as shown and be 12 inches in thickness throughout their entire height?

The use of a 12" wall carried at each floor is a proper economical construction and in accordance with the proposed new Building Code.

Appearance: A. L. Harmon.  
On motion, DISAPPROVED.

APPEAL 292 of 1915, Alteration 207 of 1915, premises southeast corner Fordham road and Tiebout avenue, The Bronx. Matthew W. Del Gaudio, appellant.

Proposed extension of frame building within fire limits or suburban limits is unlawful.

That proposed extensions on rear of corner building are less than 15 feet, and extensions in front of rear building are less than 15 feet, also that outside walls of said extensions will be of brick 8" thick, and furthermore, that the present rear building is now occupied as a stable while the occupancy as proposed, the fire risks are materially reduced.

As to the intent in a case of this kind, where the entire premises will be used for business purposes, and where the buildings are only one story high.

That both sections of building will be divided by a brick wall on 1st floor, and by a stone wall in the cellar, and also as proposed extensions will not increase the fire risk, but in view of the proposed construction and occupancy will reduce said risk.

Appearance: M. W. Del Gaudio.

On motion, APPROVED on the following CONDITIONS:

1st: That the new walls marked "A" be built of brick, not less than eight inches thick.

2d. That the old walls marked "B" be brick filled, and wire lathed and plastered on the inside.

3d. That the wall marked "C" be brick filled, and wire lathed and plastered on both sides.

APPEAL 293 of 1915, New Building 4636 of 1915, premises west side Bedford avenue, 25 feet north of South 10th street, Brooklyn. Shampian & Shampian, appellants.

Provide fore and aft brick partition walls.

1. In view of the fact that clear spans are not over 26 feet and floor beams will be supported on steel girders and columns, ask that this condition be accepted. 2. Request that 12" brick walls may be used in 2d story as the 12" section of wall is not over 50' 5" in height.

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

2. Request that 12" wall may be used in second story.

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

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

Appearance: G. I. Prowler.

On motion, APPROVED on CONDITION that the opening marked "A" be built up with brick, not less than eight inches thick.

A self-closing fireproof door may be provided at point marked "B" on the first floor plan.

APPEAL 294 of 1915, Alteration 4158 of 1915, premises 996-998 Flushing avenue, Brooklyn. Tobias Goldstone, appellant.

As to increasing the height of frame buildings inside of the fire limits. Your attention is called to article 30 Section 622, Par. 2 in Code.

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

The proposition of raising a frame building inside of the fire limits with the same construction and material as the present building and that the roof of the said building will be covered with tin.

1. The height of the building before raising exceeds 25' from the curb level to the highest point of the roof beams, and will not be more than 35' 6" and 36' 2" after raising.

2. The appellant requests that the section referring to the raising of frame buildings, inside of the fire limits wherein is specified that the building already erected that has a peaked roof be waived as to allow these buildings to be raised for the following reasons:

1. The buildings are more than 25 feet in height before raising and not more than 40 feet in height after raising, see plans.

2. Note on plot plan filed that the buildings referred to in this appeal are situated in a row of frame buildings and that there are 3-story frame buildings of proposed new height at either end of these 2-story frame buildings.

3. Note that there are more than 90 per cent. of frame buildings on this street.

Appearance: Tobias Goldstone.

On motion, DISAPPROVED.

APPEAL 295 of 1915, New Building 683 of 1915, premises new Equitable Building, Broadway, Pine, Nassau and Cedar streets, Manhattan. E. R. Graham, appellant.

No. 36. All trim should be incombustible in accordance with Section 351 of the Building Code.

Roof garden of combustible construction is unlawful. Sections 250-256 and 350.

The Superintendent has refused to approve the material it is proposed using.

The use of non-fireproof wood in the places specified.

In the case of the wainscoting there is 100 sq. ft. in the banking room and 2,600 sq. ft. in the cafe. It is desired to produce as fine woodwork as possible; the omission of the fireproofing is necessary for this purpose. It will be manufactured flush on the back and will be backed up solid with fireproof material.

In the case of the roof garden our experience has shown that when fireproof wood is used for structures exposed to the weather the fireproofing is soon washed out and it leaves the structure in a non-fireproof condition and makes it almost impossible to keep it in a presentable condition. The floor area of the roof garden is 2,346 square feet.

Appearances: A. F. Gilbert and George Simpson.

On motion, APPROVED, so far as it applies to the banking room and cafe; DISAPPROVED, so far as it applies to the roof garden.

APPEAL 296 of 1915, New Building 4476 of 1915, premises southwest corner Avenue H and Ocean avenue, Brooklyn. W. T. McCarthy, appellant.

Comply with Section 31 of Code.

The floors are divided into areas of 2,000 sq. ft. or less by unpierced brick fire walls not less than 8" thick extending from the cellar to the underside of the roof boards, except where FPSC doors are shown in the cellar.

All columns and girders supporting floors, roofs or walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

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

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

Appearance: Mac L. Reiser.

On motion, APPROVED.

APPEAL 297, New Building 4477 of 1915, premises south side Avenue H, 58 ft. west of Ocean avenue, Brooklyn. W. T. McCarthy, appellant.

Same as preceding appeal.

Appearance: Mac L. Reiser.

On motion, APPROVED.

APPEAL 298, New Building 4496 of 1915, premises northeast corner Foster avenue and East 16th street, Brooklyn. W. T. McCarthy, appellant.

Same as Appeal 297.

Appearance: Mac L. Reiser.

On motion, APPROVED.

APPEAL 299, New Building 4495 of 1915, premises north side Foster avenue, 62' east of East 16th street, Brooklyn. W. T. McCarthy, appellant.

Same as Appeal 297.

Appearance: Mac L. Reiser.

On motion, APPROVED.

APPEAL 300, New Building 4582 of 1915, premises west side East 17th street, 40' 0 1/4" north of Foster avenue, Brooklyn. W. T. McCarthy, appellant.

Same as Appeal 297.

Appearance: Mac L. Reiser.

On motion, APPROVED.

APPEAL 301, New Building 4581 of 1915, premises northwest corner Foster avenue and East 17th street, Brooklyn. W. T. McCarthy, appellant.

Same as Appeal 297.

Appearance: Mac L. Reiser.

On motion, APPROVED.

APPEAL 302, Alteration 1118 of 1915, premises 63-67 West 35th street, "Garrick Theatre," Manhattan. Gronenberg & Leuchtag, appellants.

No. 3. Stairway from balcony to gallery is unlawful. Sec. 527, Par. 7, Revised Ordinances.

This building is now solely occupied as a moving picture theatre only and the proposed new stairway from balcony to gallery is 5 feet wide, constructed of fireproof material and is installed to permit access for patrons of theatre between gallery and balcony where seats are to be same price as under existing conditions patrons who are seated in the balcony or who desire seats thereat (?), and who for any reason desire to seek seats in the gallery are obliged to go back to the street thence up a fire tower stairway to the gallery, this creating an extremely unfavorable condition both to the patrons and proprietors of the theatre.

That the proposed new stairway between gallery and balcony be permitted to be installed in view of the fact that additional means of egress to street would be created; also as the two fire tower stairways between gallery and street are not interfered with and furthermore as the proposed new stairway to be installed leads directly to the front lobby on first story thence direct to street.

As a similar plan filed with the Bureau of Buildings and upon which this appeal is based has been filed with the Fire Department and their approval obtained thereon (Alt. plan No. 769 of 1915) furthermore as appellants have been informed that a similar condition has recently been installed in the Broadway Theatre, this city.

Appearance: Herman Gronenberg.

On motion, APPROVED on CONDITION that the stairway leading from auditorium to the balcony be enclosed with six-inch terra cotta blocks properly supported on steel framing, and that the extension of that stairway leading to the gallery be similarly enclosed.

# BUILDING MANAGEMENT

## EVOLUTION OF THE APARTMENT HOUSE

By FRANCIS S. BANCROFT, Secretary of Pease & Elliman

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

FOR many years, in fact up to about ten years ago, the five-story "walk-up" apartment house, known commonly as the "Railroad Flat," was a most popular form of investment. This type of building was designed to fill an existing want, one which would tend to relieve the "congestion of population," about which much was heard in those days. Owners of this class of property, as a general rule, received a fair return on their investment, tenants being easy to obtain, once the "habit" was formed.

It was seen at the time that the flat house had come to stay, in fact had become a most important factor in the housing of New York's population. Builders and architects immediately started to give this class of structure attention and the arrangement of the rooms was the subject of much study. The fashion of the day was a front and rear room, connected by a long hall, from which the other rooms in the suite were located. Light and air were of course desirable, but these were more or less secondary considerations. The space must be utilized, and that was the final word.

### Peculiar "Logic."

Peculiar logic was sometimes indulged in by janitors and others who were anxious to impress the prospective tenant. For example one janitor, when his attention was drawn to the fact that the brick wall of the adjoining house was almost plumb up against the window, said, "What difference does it make. You sleep in the bedroom, and when you are asleep it is not desirable to have light."

Fortunately those days have passed. Another era has started. Light and ventilation are necessities. Instead of a long hall, we usually find a sort of foyer, which saves much waste space. This foyer acts as a reception-room and the main living-rooms are centered around it, while the bedrooms open from a short hall leading out of it. This plan works out in a practical manner, for it separates the sleeping quarters from the living-rooms, and it is possible in this arrangement to remove the kitchen and service quarters so that they will not be objectionable.

### Higher Buildings.

Following the five-story type of house came the seven and eight-story structure, which became most popular, though now it is rarely that a building less than nine stories high is erected, except in the outlying districts. The newer houses in the side streets are nearly all nine stories high, while those on the main arteries are twelve stories or higher.

The limit of height is, of course, governed almost entirely by the Building and Tenement House Laws, which permit an apartment house to be only one and a half times the width of the street upon which it faces. On thoroughfares of extra width, such as Park avenue and Broadway, the height is limited by the law requiring an apartment house, higher than 150 feet, to be absolutely fireproof, and also to have very large court space.

There have been many improvements in the equipment and arrangement of the modern apartments, all tending to the increase in comfort to the tenants. As an example this is clearly noticeable in the increased amount of closet room provided, better quarters for the servants, which include separate bath and toilet, and a better arrangement of the rooms, to secure the maximum amount



FRANCIS S. BANCROFT.

of light and air. There has also been a marked improvement in the planning of the floors so as to give as much space as possible, which can be utilized for entertaining. In some of the larger apartments the entertaining space is equally as good as that in a twenty or twenty-five-foot private residence.

### Modern Equipment.

In the equipment of the building even more marked improvement is shown. Where in the houses first erected there was a built-in coal range, with all the attendant dust and dirt, today all the apartments have modern gas ranges, which are clean, convenient and cook food as well as the old style. The old iron sinks and soapstone tubs have given way to the white enamel and porcelain ones. The old tin bath tubs have been replaced with iron enamel and porcelain fixtures, of the latest design. Showers, sprays, towel rods, medicine closets, and numerous other appliances go to make up the bathroom of today, while ten years ago many of these contrivances were either unknown or considered unnecessary luxuries.

The bathroom floors are all tiled and in many of the structures the tiling extends five or six feet up the wall. The tiles are made without any corners, so that it is easy to keep the room in a clean and sanitary condition. The old marble slab, on the washstand, is almost a thing of the past. A composition is now used, which is moulded into form by the manufacturer, which minimizes the amount of labor necessary to install the fixture.

### Model Kitchen.

The kitchen is another room which has received much attention, especially during the last few years, when "efficiency" was discovered. The floor of the modern kitchen is made of a composition which can be kept clean with ease, and is also not tiresome under foot. The corners of the room are rounded so that dust will not collect. Much attention has also been given to the question of storage room, dressers and shelves, so that the kitchen utensils can be stored in convenient places. Everything has been done to aid in the preparation of meals.

In the old days rooms were designed, then came the question of where to place the articles of furniture and the like. For example in the kitchen, it did not make much matter whether the range was near the window or whether it was in the darkest corner. The owner

knew that the range must be used, and as long as one was provided, he had done his duty. It was not, however, until the competition set in that the arrangement was given serious thought. Today the modern kitchen is so laid out that the cook does not have to take any more steps than possible. The ice box and dry groceries are arranged near the table, which in turn is within convenient distance of the range. The sink is near the range, so that pots and pans can be washed without the fear of soiling the floor, and it is also convenient to the table so that when the dishes are brought in after a meal they can be washed with the least possible labor. In short everything is arranged so that the work can be done with the minimum of effort.

The arrangements of the laundry have been much improved through the introduction of the modern steam dryer. In some of the more expensive apartments a laundry has been provided, while in others a central laundry has been placed, either in the basement or in the pent house, and each tenant is allotted a certain day in the week when their clothes can be washed.

### Making Housekeeping Easy.

Another advancement, which tends to make housekeeping easier, is the hardwood floor, which is used in all modern apartments. A few years ago it was the custom to put down carpets and there was always a time trying to keep out the dirt. Today the floors are made available for rugs, which are readily removable. The advent of the vacuum cleaner was another important step and many of the newer houses have these appliances and even supply porter service, at a nominal charge per hour.

A great deal of thought has been given to the lighting arrangements, both as to the placing of the fixtures to give proper illumination and the ornamental feature. But little was attempted in the old days, when the old style gas chandelier was used, and it was not until electricity came into general use that the real strides were made. The competition had the effect of making an improvement in the gas lighting system, and the mantle was invented, which gives a softer and more satisfactory light than the old-styled gas jet. However, in the modern house it is the general custom to use electricity for lighting and gas for cooking, and in many structures no gas is installed, except in the kitchen and laundry.

### Electricity for Lighting.

The lighting by electricity has been vastly improved of late. Tenants have found out that high lights are not conducive to good effects, and today most of the fixtures are side-brackets, except in the dining-room, where a drop is placed over the table, and in the bedrooms, where a light is arranged to come over the dressing table. Switches, base-outlets and cut-offs are also provided, in convenient locations, all of which make life easier.

Storage space is provided in the basement, each apartment being allotted a proportionate amount. This space is available for trunks or furniture not in use, and is under lock and key, in the keeping of the superintendent.

Probably one of the most important forward steps made in the management of apartment houses, at least one which is continually brought to the attention of the tenant, is the improved service given by the employees. The courtesy given tenants in a high-class house equals that furnished in a first-class hotel.



## STREET NAMES.

## Interesting Appellations Given to Many of the City's Thoroughfares.

NEW YORK CITY, not to be outdone by London in the matter of unique street names, offers an interesting study in this connection. London thoroughfares have several curious names, such as Beer lane, Pickled Herring street, Shoulder of Mutton alley, Hot Water Court, Tiger Bay and the like. New York City, in the various boroughs, offers by way of contrast Shin Bone alley and Stable Court, Gobble place, Trigger place, Buck street, Dashes lane, Featherbed lane, Half Moon place, and Drake street and Duck street. Richmond has a Fingerboard road and a Winegar place. Brooklyn has several "Neck roads." In Manhattan we have also a Gay street and a Pleasant avenue, while in the Bronx there is a Merry avenue.

## Notable Names Used.

City historians have made no particular effort to explain how these streets happened to acquire such unusual names. Most of the New York City thoroughfares have been created and designated by official action of the city authorities. They commemorate, in many instances, famous figures or events in American history and life, but in the newer and more recent sections of the city, where private corporations have been opening and developing at their own expense large tracts of land, the newly created thoroughfares have been offered names by officials of the company; these to be later adopted, in most cases without any change, by the city authorities.

Usually the reason for a name may be traced, but there are several instances where an explanation is almost impossible. With so many hundreds of thoroughfares to be given an appellation it was inevitable that some freak name attach itself to a street and persist throughout the years until it finally became an official designation.

One Bronx historian makes an effort to explain the event which inflicted Featherbed Lane on that section of the city. He says there are two versions. According to the first, the wives of a squad of American farmer-soldiers, during the Revolutionary War, spread a large number of feather beds along the lane in order to enable their husbands to escape silently from a pursuing force of British troops. This explanation can hardly pass muster. The second explanation is, however, more plausible because it declares that the street was named Featherbed Lane through sarcasm, for it was the roughest thoroughfare in the neighborhood and fairly bristled with all sorts of jagged rocks and stones.

## Reasons for Some Names.

The reasons for Half Moon place, in Spuyten Duyvil, may be traced to a landing which Hendrick Hudson made many years ago at some point along the shore. The explanation for Dobbin place, Cactus place, Parrot place and Love lane, Brooklyn, would be interesting. The same borough has a Way-Home street and a Repose place.

The Bronx has a most unusual variety of street designations, with a noticeable favoritism for given names. The list comprises thoroughfares named after Ann, Arthur, Augusta, Barney, Charlotte, Clarence, Dorothea, Doris, Dudley, Grace, John, Lester, Lucy, Martha, Matilda, Neil, Oliver, Philip and Vincent.

Neither have the favorite saints of the Bronx been forgotten, for the borough presents a formidable array of "Saint" streets. There are avenues perpetuating St. Ann, St. George, St. James, St. John, St. Joseph, St. Lawrence, St. Mary, St. Paul, St. Peter and St. Raymond.

The names of trees have always been a fruitful source of inspiration for the city fathers. In the selection of street names, as a result the Bronx has Beech Terrace, Cypress avenue, Oak Tree avenue, and Birch, Cedar, Chestnut, Elm, Hemlock, Hickory, Maple, Oak, Poplar, Sycamore, Walnut and Willow streets. By way of a little novelty the

same borough has a Dark street and a Light street and a River avenue and a Folin street.

## Trees Represented.

Manhattan also shows a partiality for the Christian names of men and women and has streets honoring Ann, Charles, Christopher, Cornelia, Dominick, Elizabeth, Henry, Howard, Hubert, Jacob, James, Jane, John, Oliver, Rachel and Rose. As in the borough to the north there are the tree streets, such as Cedar, Cherry, Chestnut, Elm, Oak, Pine and Spruce. In order that the trees which have been overlooked might not be ignored, the city fathers have named three thoroughfares, respectively, Grove, Orchard and Park streets, so that each kind of tree might at least have an indirect representation.

Brooklyn also has an interesting collection of street names. There are, of course, Louise, Jane, Herbert, Henry, Clara, Cornelia, Elizabeth, Floyd, George and Richard streets and Spruce, Hemlock, Holly, Laurel, Linden, Maple, Olive, Palmetto, Vine, Pine, Woodbine, Rose and Poplar streets. Favorite fruits of the citizens have been remembered and Brooklyn has Apple, Cherry, Cranberry, Pineapple, Lemon, Peach, Pear and Orange streets. In the same borough are also to be found Pearl, Diamond, Ruby, Sapphire, Jewel and Gem streets. In the Bronx there is an Amethyst street. Brooklyn also has a White street, Pink street and Blue street, and, perhaps, to please the children, there is a Taafe place.

In Richmond there are no unique names other than those which have already been mentioned. As in the other boroughs there are a great many streets named after trees and persons. Richmond, however, has one street named which may be considered more interesting than that of any other borough. It is called Sarah Ann street.

## WATER RESOURCES OF CONN.

## Investigations by United States Geological Survey and State Geological and Natural History Survey.

The rapid industrial development of the State of Connecticut in recent years has given rise to numerous problems relating to water supply. Manufacturing is increasing at a rapid rate; agriculture at a slower rate, but with a distinct tendency toward specialization. There is in addition a disposition to utilize the scenery of the State—a tendency resulting in the development of country estates and shore homes.

With an annual rainfall of 45 inches, both surface and ground waters in Connecticut are large in amount, but the rainfall is sometimes deficient through periods of several weeks or months. Consequently farmers must endure periods of drought, manufacturers must provide against fluctuating water power, and congested districts must arrange for adequate water supplies. With increasing size and diversification of population, conflicts of interest arise between water-power users and domestic consumers, and between towns dependent on the same stream or drainage basins. With the development of irrigation and drainage another set of interests is making demands. Also the question of quality of water takes on new meaning with the effort to improve the healthfulness of the State and to reclaim the waters now polluted by factory waste and sewage. In addition to these larger problems there is the matter of procuring small but unfailing supplies of potable water for the individual farm and village home—in respect to which the conditions in Connecticut are in many places deplorable.

To meet the present situation and to provide for the future, State-wide regulations, following intelligent legislation, should be adopted. Evidently the first step in the solution of the Connecticut water problem is a comprehensive study of the facts as regards both surface and underground supplies. How much available water is stored in the gravels and sands and bedrock of the State? How much does the amount

fluctuate with the seasons? What is its quality? How may it best be recovered in large or small amounts? What is the expense of recovering it? How much water may the streams of the State be relied upon to supply? How much is polluted? How may the pollution be remedied? To what use should each of the various streams be devoted? What is the equitable distribution of ground and surface waters among the conflicting industries and communities?

## Study Began in 1903.

The study of the water resources of Connecticut was begun in 1903 by the United States Geological Survey. Professor H. E. Gregory, of Yale University, who has had wide experience on the Federal Survey with ground-water problems in various parts of the country, was assigned to the investigation and has had supervision of all ground-water work that has since been done in the State by both Federal and State Surveys.

Realizing the importance of such studies to Connecticut, the State joined forces with the Federal Government in order to carry on the work. In 1911 a co-operative agreement was entered into by the United States Geological Survey and the Connecticut Geological and Natural History Survey for the purpose of obtaining information concerning the quantity and quality of waters available for municipal and private uses. Owing to the fact that the funds available were meager it appeared wise to devote most of the time to a study of ground waters, leaving studies of stream flow to be taken up later. The work in 1911-13 was done by A. J. Ellis and that in 1914 by H. S. Palmer, both of the United States Geological Survey.

Five areas first chosen for study, represent more or less typical geologic conditions in different parts of the State. The Hartford area, which includes the towns of Hartford, West Hartford, Newington, Wethersfield, East Hartford, Manchester, South Windsor, East Windsor, Windsor, and Bloomfield, lies in the Connecticut River valley and is underlain by Triassic sediments and lavas. The Stamford area, which includes Stamford and Greenwich, lies in the southwest corner of the State and is underlain by crystalline rocks. The Salisbury area, which includes Salisbury, Canaan, and North Canaan, lies in the northwest corner of the State and is in part underlain by limestone.

## Detailed Maps Included.

The Willimantic area, which includes Windham and Franklin, is situated in the eastern highlands and is underlain by metamorphic rocks of various types on which a highly varied topography has been developed. The Saybrook area, which includes Saybrook, Essex, Westbrook, and Old Lyme, lies at the mouth of the Connecticut River, where land is low and comparatively flat and where the presence of salt water must be taken into account. Later surveys were made of the Waterbury area, which includes Waterbury, Thomaston, Watertown, Middlebury, Naugatuck, Oxford, Beacon Falls, Seymour and Ansonia, and of the Pomperaug Valley, which includes Bethlehem, Woodbury and Southbury, and work is now in progress in the Plainville area.

Reports, including detailed maps, of the Hartford, Stamford, Salisbury, Willimantic, Saybrook and Waterbury areas have been completed and will be published at the expense of the Federal Government, as water-supply papers for free distribution. Similar reports on the Pomperaug and Plainville areas are in preparation, and tentative plans contemplate covering the other towns in the same manner in order to obtain an authoritative inventory of the ground-water resources of the entire State.

One of the principal causes of the financial disability of a department store which has gone into the hands of a receiver is said to be the depreciation of real estate values and the staggering increase in taxes. Both evils follow from over-regulation by an overmanned civil service now existing in the city.

**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.

**Electrical Sewage Ejector.**

WHERE natural flow and the self-cleansing of drainage pipes demand that liquid accumulation be collected at a level lower than that of the sewer into which they must be discharged, it is usually desirable to install and use a sewage ejector system that will automatically, and in a reliable and sanitary manner, expel such sewage from buildings. We illustrate a system manufactured for this purpose.

This system, with or without modification, may also be used for handling any liquids that can be accumulated in tanks, and which must be lifted to higher levels. For example, distribution of liquid materials around factories (particularly chemicals which attack and destroy moving parts of pumps), bilge water in steamships, sump water in tunnels or buildings.

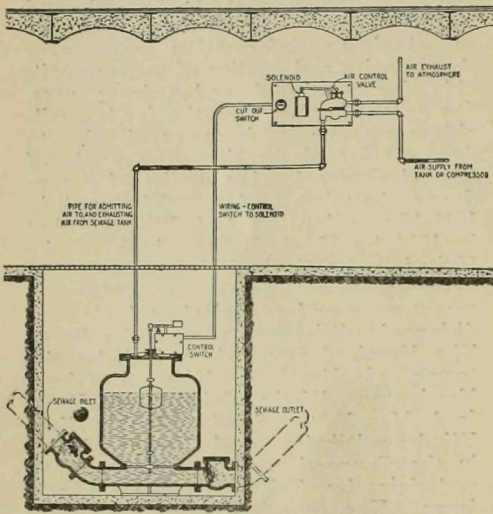


Figure 1 shows the arrangement and essentials of a complete installation, which is made up of, first, a receiving tank, into which the sewage gravitates from the drain pipes, and which is designed to leave a space above the sewage in which compressed air is admitted for the purpose of forcing the sewage, by displacement, through an outlet connected with the sewer. Check valves placed in the tank outlet prevent the return of sewage into the drain pipes, and those placed in the tank outlet prevent backing up of the sewage into the tank.

A special double-acting air valve is shown in figure 2. Electrically controlled, automatically it admits exactly enough compressed air each time to displace and expel the desired amount of liquid from the tank. The supply of compressed air may be taken from a general system or may be maintained by a suitable compressor and receiver installed to serve the sewage ejector exclusively. One pipe connection between this valve and the tank described above alternately serves the purpose of an inlet to the tank for compressed air, and an outlet for the exhaust of the air to the atmosphere after the sewage has been ejected and the tank is refilling.

Third, a float, rising and falling between stops according to the level of the sewage in the tank, automatically operates a control switch, mounted on the top of the tank. This control switch opens and closes the electric circuit through a solenoid mounted on the same base as the air valve, described above.

The solenoid, by which the air valve is operated, is designed for any voltage which may be required to meet local

conditions, and is mounted on the same base as the air-control valve and cut-out switch for throwing the entire system in or out of operation.

In operation, the vertical rod connecting at its top to the switch lever, passes through the float, is guided near its upper end by a stuffing box in the cover of the tank, at its lower end by a suitable bearing, and is provided with two limiting stops.

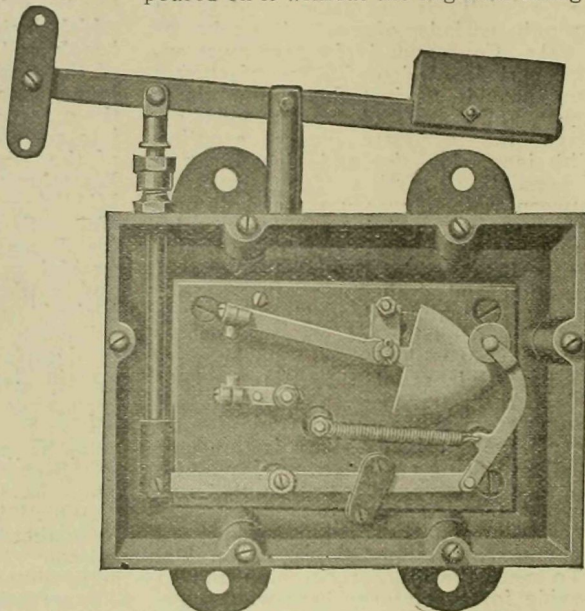
The float, rising with the level of the liquid, strikes the upper stop and lifts the rod, which closes the switch, completes the electric circuit to the solenoid, which through its plunger and lever, closes the upper valve, admitting compressed air for the discharge of the sewage. Then the float descending with the level of the sewage in the tank strikes the lower stop, carries the rod down, opens the control switch, breaks the circuit to the solenoid, thus permitting the spring to close the lower valve and open the upper, relieving the air pressure through the vent to the atmosphere. This completes the cycle, and sewage then collects for the next discharging operation.

It will be noted that there are very few parts in the system, and those are of simple nature, readily understood by any engineer or electrician. The operation of each part is distinct in itself, and if any difficulties should arise they may be readily traced and remedied.

The ejector described is claimed by the makers to be sewage, gas and air tight. The sewage inlet and outlet are always sealed. Piping connections are reduced to a minimum, saving material, labor and upkeep cost. Practically no oiling or cleaning is required, and the system may be operated for a long time with no attention whatever.

**New Garage Heater.**

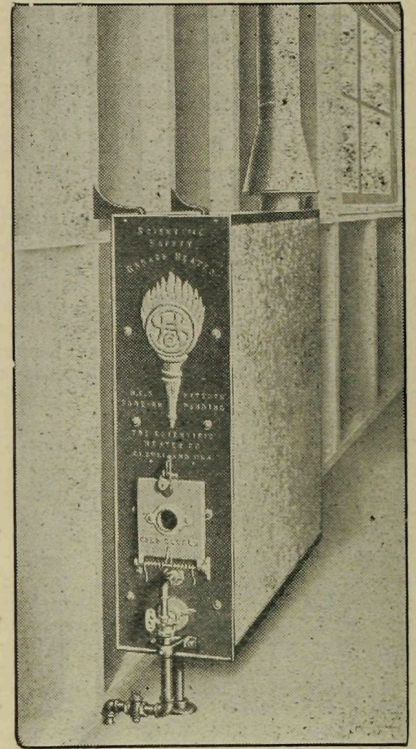
HEATING the garage has become one of the most essential things in bringing automobile service to its highest efficiency. Due to stringent fire laws, it has become necessary to substitute something safer for coal and wood. The gas stove does not seem to minimize the fire hazard and hot water and steam systems piped from the house to the garage were found to be too expensive for the average man, and in some cases impractical. A local concern decided upon certain improvements and perfected the type of heater shown, which involves the principle employed in miner's safety caps, which provide light and at the same time keeping the flame from contact with the explosive gases. The heater has passed rigid tests. One test involved the placing of the heater in an isolated hut and while operating to its full heating capacity gasoline was poured on it without the slightest change



in action. The use of this heater permits the owner to enter the garage on a zero morning, give the crank a turn and permits the motor to respond as readily as in June.

The heater is built in three sizes suitable for garages built for one machine up to those 36 by 36 feet in size. The operation of the heater has been simpli-

fied to the utmost degree. A small pilot light located just below the door of the heater is lighted during the first cold days of the season and this then becomes the control, no more matches being necessary. As the outside weather condi-



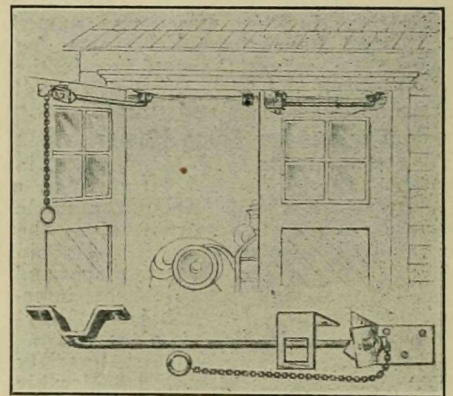
tions vary the gas valve is simply turned up or down as desired.

The cost of operation varies according to the size and construction of the garage, the temperature maintained, the climate and quality and price of the gas. The heater's action is rapid and positive. A freezing garage can be heated to a high temperature in a short time.

The first cost is small and operation does not become expensive, in spite of the fact that gas is used, because the garage need not be heated beyond 40 degrees. There are many days in the winter when it will not be necessary. A thermostatic control is used in connection with these heaters, in which case the expense for gas becomes very small.

**Garage Door Holder.**

HERE is a device that has been found handy on garage doors. It is a holder which was designed for swinging



garage doors, to hold them open while the car is being driven in or out of the garage, but it can be also used on all swinging doors that it is necessary to hold open, as in warehouses, barns or public buildings.

The holder is made entirely of wrought steel and it is strong enough to hold any door in the most severe weather. There are no springs or frail parts in its construction. The installation is simple and does not require a mechanic, as anyone can put it in place with a screwdriver. It automatically catches when the door is opened and all that is required to release it for closing is a slight pull on the chain.

With this holder there is no danger of the garage doors blowing shut and smashing a fender or a lamp and possibly injuring the driver of the car. The holder can be used on right or left doors.

# CURRENT BUILDING OPERATIONS

## New Terminal Project to be Erected in Long Island City by the Degnon Contracting Company

ATTENTION of building contractors and material supply concerns is now focused largely upon all sections of Long Island City, on account of the continued and increasing activity in the field of new construction work. This section is well worthy of their efforts as there are many important operations now under contract with other projects constantly developing. Queens borough for some time has been prominent on account of its large number of factories; and in its present growth factory projects predominate. The erection of factories has led to much construction along other lines, particularly the supply of housing facilities for the employees of the concerns new to the borough.

Among the new and contemplated factories are some that employ a great number of operatives, and, as it is desirable that they live as near to their work as possible, immediate provision for supplying them with suitable living quarters became imperative. Speculative and investment builders have been quick to realize their great opportunity in this connection and as a consequence Queens has, during the last year or eighteen months, experienced a building boom which is unprecedented in its history. Architects and builders, who make a specialty of apartment house construction and also those who specialize in the small single and two-family houses, declare that they have been exceedingly busy on plans of buildings for immediate construction. There has been practically no building depression in Long Island City and its builders have been too busily engaged to devote much time to the thoughts of the depression in other quarters.

New apartment houses in the borough are, for the most part, the three story, six-family, double flat, familiar to everyone. In some instances, however, larger structures have been erected, with others projected. The American Real Estate Company recently purchased 1,150 lots in the Astoria section on the new Dual Rapid Transit line. This tract was part of the old Kouwenhoven estate. It will be improved at once to provide housing facilities for the rapidly growing colony of factory employees. The company will erect modern apartment houses similar in character and construction to those recently erected on a large scale in the Bronx. The property is suitably situated as a site for a home community. It will be, by the new subway, about fifteen minutes from the theatre district of Manhattan and but a little longer from the midtown loft building section.

One of the important mercantile improvements in Long Island City is the modern office building to be erected on the corner of Van Alst avenue and Hunters Point avenue, adjacent to the Long Island Railroad station. This building is to be built by the Degnon

Contracting Company, 30 East 42d street, Manhattan. It will be six stories in height, steel skeleton construction, with walls of limestone and brick and floors of reinforced concrete. Construction will be absolutely fireproof throughout. This structure has been planned by Albert Thompson, architect and engineer, 1133 Broadway.

The facades have been designed in a simple and very business-like manner. Limestone will be employed in the construction of the first two floors. Walls above the second floor will be of brick, topped by a cornice of ornamental copper. A very unique feature in con-

prepared by John Graham, architect and engineer, Highland Park, Mich. This structure will contain 1,000,000 square feet of floor space and will cost about \$750,000 to complete. This operation was recently described at length in these columns.

Another operation which has attracted considerable attention is the building erected for the Everett Realty Company, 220 West 42d street, Manhattan, by the Hasco Building Company, 245 West 45th street. It is a modern twelve-story loft equipped for light manufacturing, with the latest devices for safety and fire prevention. It is being erected in

the south side of 10th street, 140 feet east of Van Alst avenue, on a plot 175x192 feet. Walter Haefeli, architect, 245 West 45th street, Manhattan, prepared the plans and specifications. Its cost is placed at approximately \$500,000.

An important project which was recently started is the structure which is being erected by the Courtney Development Company, from plans and specifications prepared by Timmis & Chapman, architects and engineers, 315 Fifth avenue. This building is located at Annabel avenue, Gosman street and Addison place. It has been leased for a long term of years to G. Schirmer, Inc., music publishers, 3 East 43d street, Manhattan, who will

occupy the entire structure as a printing plant, bindery and warehouse. The cost of this project is about \$200,000.

On the north side of Webster avenue, between 7th and 8th streets, a million-dollar factory has been started which will be occupied on a long term lease by the Kazen Carpet Company, Ltd., 1115 Broadway. The owner of this building is Mrs. Annie S. Annabel. The Phoenix Concrete-Steel Company, 290 Broadway, Manhattan, is erecting this building under a general contract. It is being built entirely of reinforced concrete, two stories in height, on a plot 135x200 feet.

The same owner has had plans and specifications prepared by Franklin H. Janes, architect, 154 Nassau street, for another factory building which will be erected on Webster avenue, between 5th and 6th streets. This building will also be constructed of reinforced concrete and will be five stories in height, 200x111 feet. No contracts for its construction have been awarded as yet and complete details have not been decided upon.

J. Odell Whitenack, builder, 231 West 18th street, has recently obtained a general contract to build a factory to cost in the neighborhood of \$75,000 on the northwest corner of 14th street and Governor place. The owner is the Estate of Frederick Ayer, of Boston, Mass., and the lessees, Kozak & McLoughlin, shoe manufacturers, 227 West 17th street, Manhattan. This building is of brick, mill construction, five stories in height, on a plot 58x130 feet. The plans were prepared privately.



Albert Thompson, Architect.  
DEGNON TERMINAL BUILDING, LONG ISLAND CITY.

nection with this building will be the garage to be located in the basement, which will be thoroughly equipped and which tenants may use for the storage of their cars during the day.

When this building is completed and ready for occupancy it will help fill a want long felt in one of the busiest sections of Queens borough. For some time past desirable office space has been at a premium, consequently this structure with its ideal location and facilities for rapid transit to New York should make it a very successful venture financially.

Factory projects in Long Island City include a new service building which is also to be erected by the Degnon Contracting Company. This building has been leased for a long term of years to the Studebaker Corporation of America for use as an automobile service station. The structure will be of reinforced concrete and modern in every respect. It is being planned by William Higginson, architect, 13-21 Park Row. Complete details of construction have not yet been decided upon.

H. Karp, 87 Sunswick street, is the owner of a manufacturing loft to be erected on Wilbur avenue, near Sunswick street. It will be six stories in height, 80x185 feet, built of reinforced concrete. The plans for this structure were prepared privately. Its cost is estimated approximately at \$150,000.

Work is rapidly progressing on the new service plant being erected by the Ford Motor Company, on Jackson avenue and Honeywell street, from plans

## PLANS FOR NEW TUNNEL.

### To Carry Subway Trains to Queens— Business Interests Encouraged.

Now that the Board of Estimate has pledged itself to finance the construction of the new tunnel under the East River, in accordance with the proposition submitted by the Degnon Contracting Company, for the operation of the Brooklyn Rapid Transit subway trains from 60th street, Manhattan, to Long Island City, the question of laying out the route and the preparation of engineering details must be acted upon by the Public Service Corporation.

The Chamber of Commerce of the Borough of Queens, through its Transit Committee, will take up at once with the Public Service Commission the preparation of the plans for the tunnel, and the change of route required from 59th street to 60th street, so that there may be no delay in the operation of these trains.

Mayor Mitchel stated at the meeting of the Board of Estimate on Thursday that the responsibility for any delay would be squarely up to the Public Service Commission. The members of the Queens Chamber of Commerce believe however, that there is every reason for the Commission to expedite the plans for the new tunnel in order that the entire B. R. T. system may be placed in operation as soon as possible.

The business men of Queens feel that they have won a great victory, and that real rapid transit service is now about to begin between Manhattan and the north side of Queens Borough.

The decision of the Board of Estimate will also enable the Interborough Rapid Transit Company to go ahead at once with the extension of the Second avenue elevated tracks across the center of the upper level of the bridge. It is estimated that this work can be completed within nine months' time, so that within a year trains from both the Second avenue elevated and the new Queensboro subway from 42nd street, will undoubtedly be operating through the big transfer station at the Bridge Plaza, and over the extensions to Astoria and Corona. Later, when the 59th street subway is completed, the B. R. T. trains will also operate through this station. President McAneny, in his report for the Transit Committee, stated that they had arrived at their determination to build tunnels for the following reasons:

1. The great freedom that would be given to vehicular traffic on the bridge to insure the continued residential and industrial development of Queens.

2. It would mean quicker and better operation of trains through the tunnels and for operation of trains across the bridge. It would be hindered by a system which would limit the number of trains.

3. The safety of the bridge is thus assured beyond any question, although the bridge is perfectly safe. It was designed to carry elevated and trolley cars, but not the addition of subway trains.

4. The cost of the maintenance of the tunnels would be \$100,000 less per year.

### Third-Tracking Broadway (Brooklyn) Elevated Road.

The Public Service Commission for the First District has approved plans and form of contract, submitted by the New York Municipal Railway Corporation, for the erection of steel, construction of tracks, etc., on the Broadway elevated railroad in Brooklyn between Myrtle avenue and Aberdeen street, in connection with the third-tracking of that line. The commission also approved the company's plans and form of contract for the supply of structural steel for widening and strengthening the Myrtle avenue elevated railroad from Willoughby avenue to Wyckoff avenue for the third-tracking of that line. The company must submit both contracts to public bidding.

### Bids for Station Finish.

Bids for the construction of station finish upon the new rapid transit lines in Queens have been called for by the Public Service Commission. Those for the junction section on the Queensboro Bridge Plaza, for the elevated railroad

from there to Corona, and for the extension of the Queensboro Subway through Davis street and Ely avenue will be opened August 3; those for the elevated railroad from the Queensboro Bridge to Astoria will be opened August 4.

### Building a Tunnel Relief Sewer.

Under the supervision of the Public Service Commission work began during the week on a large tunnel relief sewer, to be built by the City of New York, in 41st street, Manhattan, to drain the area in the vicinity of the Grand Central Station. It will extend down Madison avenue from 43d to 41st street and thence through a rock tunnel 40 to 45 feet below the surface eastward under 41st street to the East River.

That portion from the west side of Park avenue under the existing subway and to a point slightly beyond Third avenue will be constructed by the Rapid Transit Subway Construction Company as part of its contract for the connection between the old subway and the new Lexington avenue line. The rest of the work will be done by contractors for the city under the supervision of the Manhattan Bureau of Sewers. Work was started at the site of the proposed shaft at the southeast corner of Lexington avenue and 41st street. Robert Ridgway, engineer of subway construction, turned the first shovelful of earth after it had been loosened by a pick wielded by R. A. Shaler, tunnel engineer of the Rapid Transit Subway Construction Company. The cost of the entire work will be about \$240,000.

### Gold Medal Awarded.

At the Panama-Pacific Exposition, San Francisco, the Committee of Awards has just handed down its decisions for the many and varied products exhibited. For cement waterproofing compounds, a careful series of tests were made, each one duplicating the other as regards proportions used and method of handling. As a result of these tests, Impervite was given the gold medal (highest award).

Up to the discovery of Impervite, practically all waterproofing compounds were based on the old Sylvester process of soap and alum. Years later aluminum stearate was supplied ready-made, and then calcium stearate (lime soap) became popular because cheaper. Getting away entirely from the soap idea, Impervite was perfected. Impervite is an "asphaltic emulsion," free from stearates and other soaps.

Mr. Logan Waller Page of the U. S. Department of Agriculture, found that in a five-hour test, plain mortar leaked 17 cubic centimeters, whereas similar specimens of Impervite mortar were absolutely tight. The U. S. Bureau of Standards describe tests of Impervite in Technologic Paper 18. Impervite was designated as compound No. 11, and, according to the statement on page 101, was the only one giving results which warranted further investigation. In tests recently made by two European laboratories, Impervite proved three to five times more efficient than the same weight of soap compound.

### Why Bids Sometimes Vary Widely.

Owners often wonder why the figures of bidders for the same job differ so widely. An old contractor told one reason why when he said:

"Owners sometimes employ inexperienced men to draw their plans, hoping to save something in fees by doing so. Young architects have the theory of construction, but have not had much actual practice. They follow, in writing their specifications, printed models which usually specify extreme qualities and quantities. The owner contemplates erecting a building to cost one hundred thousand dollars, while the specifications demand a fifty per cent. larger appropriation.

"They specify the very best grade of everything when oftentimes the second grade is good enough. They specify imported materials when American products are better and cheaper. Bidders cannot follow such specifications and hope to get the job. A correct estimate under such circumstances becomes an impossibility."

### Projected Brighton Beach Improvement.

Densmore & Le Clear, 88 Broad street, Boston, are preparing tentative sketches for a modern fireproof hotel to be erected at Brighton Beach, L. I. This hotel is to be part of the project under consideration by the Brighton Beach Development Co., Chauncey Marshall, president, to make an all-year resort of this now popular summer resort. The entire project will involve many changes and improvements to the present structures at the beach and the erection of considerable new buildings.

### New Project for Paterno Brothers.

Gaetan Ajello, architect, 1 West 34th street, has been retained to prepare plans for a twelve-story apartment house to be erected on the northwest corner of West End avenue and 103d street by Paterno Bros., Joseph Paterno, president, 601 West 115th street. The plot, which measures 100 x 100 feet, adjoins the building already owned by Paterno Bros., and the improvement will be designed to harmonize with it in every particular.

### Country Residence for Architect.

Rufus H. Brown, 350 Fulton street, Brooklyn, has obtained a general contract to erect a residence at Brookville, L. I., for Montague Flagg 2d, architect, 109 Broad street, Manhattan. The plans call for a semi-fireproof dwelling with walls of rubble stone, two stories and attic in height, about 170 x 30 feet. Extensive landscape work is to be done in connection with this building, which has also been planned by the owner.

### NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

NEWTON, N. J.—The Newton Historical Society, Jacob L. Bunnell, 11 Halstead st, treasurer of committee, contemplates the erection of a "Hill Memorial" Historical building at the corner of Main and Church sts. No architect retained.

BUFFALO, N. Y.—Clarence H. Littell, care of General Drop Forge Co., 1756 Elmwood av, contemplates the erection of a residence on Williamsville rd, near City Line, to cost about \$20,000. No architect retained.

BUFFALO, N. Y.—Gus Buse, of K. & B. Flour, 876 Fillmore av, contemplates the erection of a 2-sty frame or brick warehouse and barn, 60x60 ft, at Sycamore and Fillmore avs. No architect retained.

GRANITE SPRINGS, N. Y.—Dr. A. A. Knipe, 142 East 80th st, Manhattan, contemplates the erection of a 1½-sty residence here in Westchester County. No architect selected.

RENSSELAER, N. Y.—The R. R. Y. M. C. A., A. C. Long, secretary, 835 Broadway, Rensselaer; Chas. Gibson, Orange st and Broadway, chairman building committee, contemplates the erection of a R. R. Y. M. C. A. building here to cost about \$68,000. No architect selected.

WAYLAND, N. Y.—St. Paul's Evangelical Church, Rev. Nohren, pastor, contemplates the erection of a church in Lackawanna st, to cost \$15,000 to \$18,000. No architect retained.

### PLANS FIGURING.

#### DWELLINGS.

EAST NORWICH, L. I.—Bids will close July 27 at 12 M., for a residence here for Guernsey Curren, Ritz Carlton Hotel, Madison av and 46th st, Manhattan. Guy Lowell, 225 5th av, Manhattan, and 12 West st, Boston, Mass., architect. A. R. Sargent, care of architect, landscape architect. Cost, about \$150,000.

#### FACTORIES & WAREHOUSES.

TOWN OF CORTLAND, N. Y.—The N. Y. State Army Commission, Franklin W. Ward, 174 State st, Albany, is taking bids to close July 27 at 4 p. m., for the 2-sty reinforced concrete storage building near Peekskill, to cost about \$20,000.

#### PUBLIC BUILDINGS.

ALBANY, N. Y.—The Trustees of Public Buildings, Capitol, are taking bids to close at 12 M., July 27, for remodeling the State House in Eagle st, from plans by Lewis F. Pilecher, Capitol. Cost, about \$350,000.

#### SCHOOLS & COLLEGES.

CALDWELL, N. J.—Bids will close July 30 at 8 p. m., for a 2-sty brick school on

Arlington av, for the Board of Education of Caldwell, Fred R. Cook, 303 Bloomfield av, president. Holmes & Winslow, 103 Park av, Manhattan, architects. Cost, about \$15,000.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS & TENEMENTS.**  
**COOPER ST.**—J. C. Cocker, 2017 5th av, has completed plans for two 5-sty tenements in the west side of Cooper st, 100 and 150 ft south of 204th st, for John Lawson, 554 West 181st st. Cost, about \$96,000.

**103D ST.**—William H. Gompert, 171 Madison av, has completed plans for a 5-sty apartment, 19.6x88.11 ft, at 96 West 103d st, for Ellen A. Ashman, 2030 Broadway. Cost, about \$6,000.

**213TH ST.**—Samuel Katz, 405 Lexington av, has prepared plans for two 5-sty apartments in the south side of 213th st, 100 and 142 ft east of 10th av, for the Enwil Holding Co., Inc., 505 5th av. Cost, about \$70,000.

**212TH ST.**—Plans have been prepared by Samuel Katz, 405 Lexington av, for two 5-sty apartments in the north side of 212th st, 100 and 142 ft east of 10th av, for the Enwil Holding Co., Inc., 505 5th av. Cost, about \$70,000.

**8TH AV.**—Plans have been prepared by Frederick M. Moore, 191 9th av, for alterations to the 4-sty tenement at 655-7 8th av, for Heyman Vogel, 657 8th av. Cost, about \$16,000.

**ST. NICHOLAS AV.**—Gronenberg & Leuchtag, 303 5th av, has completed plans for a 6-sty apartment, 100x150 ft, at the southwest corner of St. Nicholas av and 157th st, for the Lehigh Building Corp., Irving Judis, 7 East 42d st, owner and builder. Cost, about \$250,000.

**THEATRES.**

**14TH ST.**—L. F. J. Weiher, 271 West 125th st, has been commissioned to prepare plans for a 3-sty moving picture theatre and office building at 235-237 East 14th st, for the American Movie Co., 111 East 7th st.

**MISCELLANEOUS.**

**WARDS ISLAND.**—Lewis F. Pilcher, Capitol, Albany, is preparing plans for a power house at the Manhattan State Hospital, E. S. Elwood, secretary. Cost, about \$50,000.

**Bronx.**

**APARTMENTS, FLATS & TENEMENTS.**  
**174TH ST.**—Chas. E. Meyers, 1 Union sq, has completed plans for a 5-sty apartment, 75x106 ft, in 174th st, from Anthony to Carter avs, for the Kandel Concrete Co., 132 West 117th st, owner and builder. Cost, about \$75,000.

**SCHOOLS & COLLEGES.**

**BRONX.**—The Board of Education opened bids July 19 for alterations, repairs, etc., at P. S. 10. A. Schaleff & Siegel, low bidders, at \$3,723.

**Brooklyn.**

**APARTMENTS, FLATS & TENEMENTS.**  
**14TH ST.**—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty brick apartment, 41x88 ft, in the east side of East 14th st, 279 ft north of Foster av, for the Parkvale Realty Co., Flynn & Katz, care of architect. The owner will handle general contract. Cost, about \$40,000.

**ST. JOHNS PL.**—Plans are being prepared for a 4-sty brick apartment at the corner of St. Johns pl and Rochester av, by Cohn Bros., 361 Stone av. David Isacowitz, Inc., 316 Hopkinson av, owner and builder. Cost, about \$35,000.

**PRESIDENT ST.**—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty apartments, 40x92 ft, in the south side of President st, 180 ft east of Rogers av, for Jos. F. Kellner, 1311 President st, owner and builder. Total cost, about \$50,000.

**PRESIDENT ST.**—C. L. Lefert, 110 West 40th st, Manhattan, has completed plans for a 4-sty brick tenement, 50x100 ft, at the southwest corner of President st and Troy av, for James K. Cole, 1407 Carrol st, owner and builder. Cost, about \$45,000.

**BAY PARKWAY.**—Kallich & Lubroth, 215 Montague st, have completed plans for a 4-sty apartment, 50x75 ft, on the east side of Bay Parkway, 150 ft south of Benson av, for the Brill Construction Co., 170 Bay 31st st, owner and builder. Cost, about \$40,000.

**CHURCH AV.**—W. T. McCarthy, 16 Court st, has completed plans for four 3-sty brick apartments, 21x50 ft, on the south side of Church av, 21 ft east of West st, for the West Building Corp., Adolf Weiss, 4 Court sq, owner and

builder. Slag roofing, electric wiring, tile baths, no heating. Total cost, about \$16,000.

**DWELLINGS.**

**OCEAN AV.**—Slee & Bryson, 154 Montague st, have been commissioned to prepare plans for a 2½-sty frame residence on the west side of Ocean av, 700 ft north of Glenwood rd, for Arthur H. Strong, 585 East 18th st, Brooklyn.

**ELDERTS LA.**—Plans have been prepared privately for twelve 2-sty brick residences, 18x33 ft, at the southwest corner of Elderts lane and Atlantic av, for the Brooklyn Line Improvement Co., 1216 Liberty av, owner and builder. Total cost, about \$30,000.

**OSBORN ST.**—Chas. Mele, 39 Liberty av, is preparing plans for sixteen 2-sty brick residences, 20x44 ft, in the west side of Osborn st, 80 ft north of Hegeman av, for Trieb & Brodsky, 531 Thatford av, owners and builders. Cost, about \$4,500 each.

**AV I.**—Benjamin Driesler, 153 Remsen st, is preparing plans for a 2½-sty frame and stucco residence, 28x50 ft, on the north side of Av I, east of East 7th st, for

George Bauer, 2746 Bedford av, owner and builder. Asbestos roofing, steam or hot air heating, electric wiring, tile baths, parquet floors. Cost, about \$5,000.

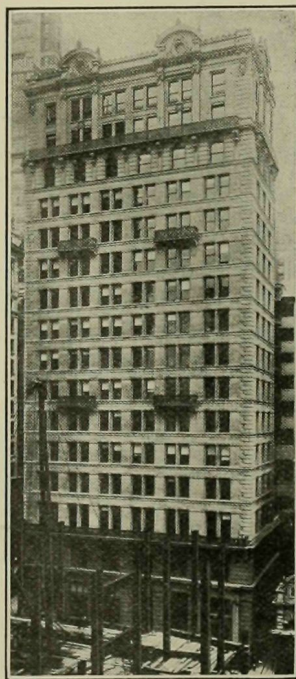
**48TH ST.**—Plans are being prepared by W. T. McCarthy, 16 Court st, for a 2½-sty frame and stucco cottage, 30x56 ft, in the south side of 48th st, 20 ft west of 16th av, to cost about \$7,500. Wolfinger & Lasberg, 611 Ocean av, general contractors. Asbestos shingle roofing, steam heating, electric wiring, parquet floors, hardwood trim, tile work.

**MAPLE ST.**—Chas. L. Calhoun, 560 West 163d st, Manhattan, has completed plans for a 2-sty brick residence in the north side of Maple st, 330 ft west of Albany av, for Caltane Mapfettone, 644 East New York av. Cost, about \$4,500.

**FACTORIES AND WAREHOUSES.**

**NOSTRAND AV.**—Francisco & Jacobus, 200 5th av, Manhattan, are preparing plans for a 5-sty tobacco factory at Nostrand and Park avs and Sanford st, for the American Tobacco Co., 111 5th av, Manhattan. Cost, about \$500,000.

# Commended From All Points



New assurances of the worth of Edison Service continue to arrive from managements in every phase of big building operation

Among the latest is the "Very satisfactory" of the American Exchange National Bank. The expression covers fifteen years of Central Station service during which current has been supplying the premises without interruption or fluctuation

You may, through uncertainty, have been depriving yourself and your tenants of these advantages. Now is the time to stop expense and worry. A phone call will bring our engineers, who will give you a most careful estimate

## The New York Edison Company

At Your Service



General Offices Telephone  
Irving Pl and 15th St Stuyvesant 5600

# Geo. A. Fuller Company

## Fireproof Building Construction

### OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

# Ritch-Hughes Co.

All Kinds of  
**INSURANCE**  
That Insures

And  
**SURETY BONDS**

CONSULT US

Architects' Bldg., 101 Park Ave.

INSURANCE SPECIALISTS

## RONALD TAYLOR

Granolithic and Asphalt Pavements  
"TAYLORITE" FLOORING  
Office and Factory, 520 EAST 20th STREET  
Telephone, 4 Gramercy NEW YORK

## RAPP CONSTRUCTION CO.

(Incorporated)

### Fireproof Arches

30 EAST 42d ST. Phone, Murray Hill 1831  
F. B. Rapp, Pres. J. F. Rapp, Vice-Pres. W. J. Rapp, Sec. & Treas.

## DENNIS G. BRUSSEL ELECTRICAL WORKS

ENGINEERING and CONSTRUCTION  
FOR LIGHT—HEAT—POWER

Office and Works Telephone  
39-41 West 38th Street 189-190 Greeley

## THE NEW JERSEY TERRA COTTA CO.

K. MATHIASSEN, President  
ARCHITECTURAL TERRA - COTTA  
Tel. 8008-4 Cort. Singer Bldg., 149 Broadway

### Contemplated Construction—Continued.

**HOSPITALS & ASYLUMS.**  
BROOKLYN.—Lewis F. Pilcher, Capitol, Albany, is preparing sketches for an addition to the patients' building at the Long Island State Hospital. Cost, about \$400,000.

**STABLES & GARAGES.**  
54TH ST.—Thomas Bennett, 5123 3d av, is preparing plans for a 1-sty garage, 50 x100 ft, in the south side of 54th st, 100 ft east of 3d av, for George Reetz, 310 52d st, owner and builder. Cost, about \$8,000.

**THEATRES.**  
SUTTER AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 1-sty moving picture theatre, 50x100, at the southeast corner of Sutter av and Powell st, for Morris Schwartz, care of architect. Cost, about \$15,000.

### Queens.

**APARTMENTS, FLATS & TENEMENTS.**  
WOODHAVEN, L. I.—Plans have been prepared privately for a 4-sty brick tenement, 40x86 ft, on the west side of Woodland av, 96 ft north of Jamaica av, for Michael Zummo, Russell st. Cost, about \$22,000.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for six 3-sty brick tenements, 28x77 ft, on the south side of Van Cortlandt av, 160 ft west of Fresh Pond rd, for Barnet Steinfeld, 1560 St. Johns pl, Brooklyn. Cost, about \$51,000.

METROPOLITAN, L. I.—Plans have been prepared for four 3-sty tenements, 28x68 ft, on the south side of Van Cortlandt av, 188 ft west of Fresh Pond rd, for Barnet Steinfeld, 1560 St. John's pl, Brooklyn, owner and builder. L. Berger & Co., 1652 Myrtle av, Ridgewood, architects. Cost, about \$8,500 each.

LONG ISLAND CITY.—Jack Goldner, 391 East 149th st, Manhattan, has completed plans for two 4-sty tenements, 50 x88 ft, at the southeast corner of 13th and Deventer avs, for Daniel J. Lahey, Ellis and Tremont avs, owner and builder. Cost, about \$75,000.

### DWELLINGS.

MIDDLE VILLAGE, L. I.—William Von Felde, 2170 Metropolitan av, has completed plans for three 2-sty brick residences, 20x52 ft, on the south side of Metropolitan av, 191 ft west of Griffeth av, for George Von Felde, 2170 Metropolitan av. Cost, about \$11,500.

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, have completed plans for three 2-sty brick residences, 20 x52 ft, on the east side of Edison pl, 94 ft north of Cooper av, for Ed. Cooper Construction Co., 126 Grand st, owner and builder. Cost, about \$15,000.

FAR ROCKAWAY, L. I.—Jos. H. Cornell, Mott av, has completed plans for six 2-sty residences, 28x34 ft, on Carnaga av, near R. R., for George Welstead, owner and builder. Shingle roofing, steam heating, electric wiring, city sewage and water. Cost, about \$15,000.

GLENDALE, L. I.—M. Perlstein, Fulton av, Middle Village, has completed plans for eight 2-sty brick residences, 19x50 ft, at the southwest corner of Webster and Central avs, for the Sona Bldg. Co., Inc., 95 Wayne st, owner and builder. Cost, about \$33,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for a 2-sty residence, 20x48 ft, in Broad st, near Hillside av, for Thomas Ancona, 27 Torey st, owner and builder. Tin roofing, city sewage and water, no heating. Cost, about \$4,000.

FOREST HILLS, L. I.—Dr. E. L. Keyes, care of G. Atterbury, 20 West 43d st, Manhattan, and John A. Tompkins, associate architects, contemplates the erection of a 2½-sty residence here.

CORONA, L. I.—R. W. Johnson, Hunt st, has completed plans for a 2½-sty frame residence, 20x37 ft, in the east side of Van Dien st, 87 ft south of Hunt st, for Thomas Daly, 12 39th st. Cost, about \$3,000.

EVERGREEN, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for four 2-sty brick residences, 18x60 ft, in the north side of Hancock st, 395 ft east of Wyckoff av, for Jacob Jaeger, 704 Grove st, Ridgewood. Cost, about \$16,000.

COLLEGE POINT, L. I.—Harry T. Morris, Jr., this place, has completed plans for a 2½-sty residence, 18x28 ft, at 16th st and Av C, for Edward Upton, 14th st and Av G, Valentine Zittel, this place, general contractor. Cost, about \$3,000.

WOODHAVEN, L. I.—M. A. Cantor, 373 Fulton st, Brooklyn, has completed plans for two 3-sty brick residences, 25x55 ft, at the southwest corner of Jamaica av and Woodhaven av, for the Lancaster-shire Realty Co., 44 Court st, owner and builder. Cost, about \$14,000.

### Richmond.

**APARTMENTS, FLATS & TENEMENTS.**  
NEW BRIGHTON, S. I.—John Davies, Tompkinsville, has completed plans for a 3-sty apartment in the west side of Jersey st, 62 ft south of 1st av, for Louis R. Meyerson, 118 3d av. Cost, about \$12,000.

### DWELLINGS.

WEST NEW BRIGHTON, S. I.—William H. Hoffman, 166 Columbia st, has completed plans for three 2-sty frame residences, 21x30 ft, at the northeast corner of Dekay st and Mada av, for L. E. Blake, 348 East 137th st, Bronx. Cost, about \$9,000.

PORT RICHMOND, S. I.—Plans have been prepared privately for two 2-sty frame residences, 20x30 ft, in Bernet st, 130 ft north of Henderson av, for Peter Larsen, 50 Decker av, owner and builder. Cost, about \$5,000.

RICHMOND, S. I.—James Whitford, Staten Island Building, Tompkinsville, has completed plans for a 2½-sty frame residence, 20x62 ft, at the corner of St. Pauls av and Clinton st, for A. L. Brasefield, this place. P. J. Guidacher, this place, general contractor. Cost, about \$7,500.

### Nassau.

### HOTELS.

OCEANSIDE, L. I.—Paul Bungart, Rockville Centre, is preparing plans for a 3-sty hotel, 35x75 ft, at Long Beach rd and Brower av, for Thos. Whittaker, this place. Cost, about \$20,000.

### STABLES & GARAGES.

GREAT NECK, L. I.—Otto Gartner, 331 Madison av, Manhattan, is preparing plans for a 1 and 2-sty brick store, apartment and garage, 60x200, for the Great Neck Garage & Repair Co., North rd. Cost, about \$25,000.

### Suffolk.

### HOSPITALS & ASYLUMS.

KINGS PARK, L. I.—Lewis F. Pilcher, Capitol, Albany, is preparing sketches for a nurses' home at the Kings Park State Hospital, to cost about \$100,000.

### Westchester.

### DWELLINGS.

MT. VERNON, N. Y.—George M. Bartlett, 103 Park av, Manhattan, has been commissioned to prepare plans for a 2½-sty residence at the corner of Villa and Livingston avs, for E. B. Nordholm, North 2d av and 51 North st, Mt. Vernon.

### HOSPITALS & ASYLUMS.

MT. PLEASANT, N. Y.—Walker & Gillette, 128 East 37th st, Manhattan, are preparing plans for an almshouse here for the Board of Supervisors of Westchester County, E. P. Barrett, chairman. Project will probably include kitchen building, service building, dining rooms, administration building, power house, twelve cottages, chapel, morgue and workshop.

### PUBLIC BUILDINGS.

WHITE PLAINS, N. Y.—Benjamin W. Morris, Jr., 101 Park av, Manhattan, has completed plans for an addition to the court house in the south side of Main st, between Court and Grand sts, for the Board of Supervisors of Westchester County. J. F. Musselman, 101 Park av, Manhattan, heating, electric, ventilating and elevator engineer. E. E. Seelye, 101 Park av, Manhattan, structural engineer. E. T. Eggleston, 156 Woodworth av, Yonkers, general contractor for wrecking and excavating. Cost, about \$800,000.

### New Jersey.

### APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Nathan Weltoff, 222 Washington st, is preparing plans for two 4-sty apartments, 50x98 ft each, in the west side of High st, north of Spruce st, for Jos. Okin, 222 Washington st. Cost, about \$40,000 each.

### CHURCHES.

ELIZABETH, N. J.—Chas. W. Oakley, North Broad st, has been commissioned to prepare plans for a chapel and parish house in Broad st, near Caldwell pl, for the First Presbyterian Church of Elizabeth, Rev. Dr. William F. Whitaker, pastor and chairman of building committee, 142 Stiles st.

### DWELLINGS.

BELMAR, N. J.—Plans are being prepared privately for a residence at the southeast corner of 1st av and B st, for Thomas E. Thropp, care of Eureka Flint & Spar Co., New York av, Trenton, N. J.

JERSEY CITY, N. J.—John Messmer, 610 Summit av, West Hoboken, is preparing plans for a 2-sty hollow tile and stucco residence, 22x40 ft, at Summit av and Sanford pl, for William Shefer, care of architect. Cost, about \$10,000.

NORTH BERGEN, N. J.—Paul Marcy, 541 Hamilton av, has completed plans for a 2½-sty store and residence, 24x46 ft, at the northwest corner of 35th st and Midway pl, for John Farrell, premises.

Ferdinand Thoms, Boulevard, general contractor. Cost, about \$5,000.

WYOMING, N. J.—Horatio W. Olcott, 28 East 21st st, Manhattan, is preparing plans for a 2½-sty frame residence in Elm st, for J. Walter Davis, 76 William st, Manhattan.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Chris H. Ziegler, 75 Montgomery st, is preparing plans for a 1-sty hollow tile and stucco ice manufacturing plant and swimming pool at the corner of Central and Jefferson avcs, for S. H. McKnight, 2848 Boulevard. Cost, about \$40,000.

HALLS & CLUBS.

WEST HOBOKEN, N. J.—Hensel & Weir, 809 Savoye st, are preparing plans for a 3-sty masonic temple, 50x120 ft, on Palisade av, for the Doric Lodge F. & A. M., William A. White, chairman building committee, Palisade av, Weehawken Heights. Cost, about \$40,000.

STABLES & GARAGES.

NEWARK, N. J.—Jardine, Hill & Murdock, 3 West 29th st, Manhattan, are preparing plans for a 1-sty garage here for the Fleischmann Co., 701 Washington st, Julius Fleischmann, president. Cost, about \$20,000.

NEWARK, N. J.—Frank Grad, American National Bank Building, corner of Springfield and Belmont avcs, has completed plans for a 1 & 2-sty garage and store, 50x100 ft, at 38-40 South Orange av, for Eisner Bros., Inc., on premises. Cost, about \$7,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

ALBANY, N. Y.—Merrick & Pember, 51 State st, are preparing plans for an 8-sty apartment, 45x72 ft, at 70-72 Swan st, southwest corner of Washington av, for the Garthwood Realty Co., Dr. Thos. A. Ryan, 74 South Swan st. Cost, about \$150,000.

CHURCHES.

BUFFALO, N. Y.—Alexander Bellony, 537 Woodlawn av, is preparing plans for a 2-sty church, 45x80 ft, in Grant st, near Military rd, for the Hungarian Lutheran Church, Rev. Korntheur, care of architect, and will take bids on subs about August 1.

DWELLINGS.

LAKE GEORGE, N. Y.—R. H. Rheinlander, 5 Berry st, Glens Falls, is preparing plans for a 2½-sty frame and stone residence, 43x70 ft, at Kattskill Bay, for James Knight, care of architect. Cost, about \$10,000.

SHIPPAN POINT, CONN.—Paul H. Fabricius, 15-17 West 44th st, Manhattan, has been selected as steam engineer for the 2½-sty frame and brick veneer residence, 100x36 ft, for Capt. M. E. Hanna, care of architect, George A. Freeman, 311 Madison av, Manhattan.

JAMESTOWN, N. Y.—Freeburg & Fidler, Chadakoin Block, are preparing plans for a 2-sty brick and stucco residence, 45 x50 ft, at the corner of Lakeview and Euclid avcs, for James L. Weeks, care of architects. Cost, about \$15,000.

FACTORIES & WAREHOUSES.

PEARL RIVER, N. Y.—William E. Austin, 46 West 24th st, Manhattan, is preparing plans for an addition to the 3-sty laboratory, 35x75 ft, for Lederle Antitoxin Laboratories, 170 William st, Manhattan. Cost, about \$35,000.

HALLS AND CLUBS.

ROCHESTER, N. Y.—Claude Bragdon, 415 Cutler Building; Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, and J. Foster Warner, 1038 Granite Building, associate architects, have completed plans for the 2-sty Northwest Branch Y. M. C. A., at Driving Park and Lake avcs, for the Rochester Y. M. C. A., Herbert P. Lansdale, Smith av, chairman of building committee. Cost, about \$50,000.

HOSPITALS AND ASYLUMS.

YORKTOWN, N. Y.—Lewis F. Pilcher, Capitol, Albany, has completed sketches for additional buildings to the Mohansic State Hospital, E. S. Elwood, secretary, Capitol. Cost, about \$500,000.

SCHOOLS & COLLEGES.

WEST VALLEY, R. F. D. NO. 1.—Plans have been approved by the State Board of Education for a school here in Cattaraugus County, for the Village of West Valley, Glen Neudeck, this place, school trustee.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Milton Zeisler, 433 East 74th st, has received the general contract and desires bids on subs for alterations to the 5-sty tenement at 225 East 69th st, for Rudolph Glatli, 123 West Sidney av, Mt. Vernon, N. Y. Cost, about \$7,000.

# COMPENSATION INSURANCE CONTRACTORS' BONDS WILLIAM T. RITCH, INC.

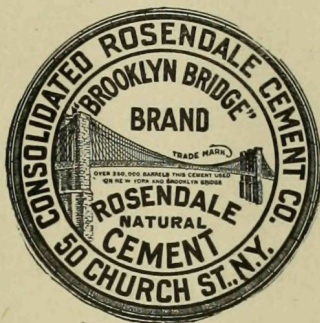
Specialists on Contractors' Risks in Any Part of the Country

Builders' Exchange  
30 WEST 33rd STREET  
New York

SPECIAL AGENTS  
ÆTNA LIFE INSURANCE CO.  
CONTRACTORS' RISKS

GENERAL AGENTS  
NATIONAL SURETY CO.  
CONTRACTORS' BONDS

Tele- phone 3060 Madison Square



Facsimile of Label

## WHY

Is Dark Rosendale the Best?

- Because: It works smooth under the trowel.
- Because: It does not work short.
- Because: It has strong adhesive quality.
- Because: It is a fireproof material.
- Because: It has great spreading quality.
- Because: Its initial and final set is quicker.

MEETS STANDARD SPECIFICATIONS

# CAELMSEENNT

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK See Page 149 Sweet's Catalogue for particulars



## Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co. 8 WEST 40th STREET Phone, Bryant 5370

## SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF Fine Face Brick (White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and Pompeian (or Mottled), both Plain or Moulded.

ENAMELED AND PORCELAIN BRICK, several colors  
HARD BUILDING BRICK Office, 261 BROADWAY, Cor. Warren Street, Telephone, 6750 Barclay  
HOLLOW AND FIRE BRICK NEW YORK

## PFOTENHAUER—NESBIT COMPANY IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK, GENUINE HARVARD BRICK, GENUINE GREENDALE RUGS, TEXTURE BRICK, PAVING BRICK, ETC. St. James Building, 1133 Broadway, cor. 26th St. Tel. 1152 and 1153 Madison Sq., NEW YORK

## Hay Walker Brick Company

Successors to Harbison-Walker Refractories Co., Building Brick Dept.

Manufacturers HIGH GRADE FRONT BRICK ALL SHADES PITTSBURGH, PA. NEW YORK OFFICE, 470 FOURTH AVE. Telephone, 5687-5688 Madison

## The Clinton Fireproofing System

INSTALLED IN THE  
National Conduit & Cable  
Co. New Plant

Hastings, N. Y.

ARCHITECT  
BUILDER  
FIREPROOFING  
Engineers of  
National Conduit & Cable Co.

### ALBERT OLIVER

101 PARK AVENUE  
H. G. OLIVER, Manager

IN USE A QUARTER  
OF A  
CENTURY

# Dragon

PORTLAND CEMENT  
The Lawrence Cement Co.  
Makers and Shippers

of more than 34,000,000 Barrels Cement  
BROADWAY NEW YORK

— Dragon White —

## Gnybco

(COPYRIGHT APPLIED FOR)

Good  
New  
York  
Buildings  
Carry  
Only

### GREATER NEW YORK BRICK CO.

Gnybco Brands  
Phone, Murray Hill, 761 103 Park Ave.

Phone, Morningside 4917

## West End Tile and Marble Works

125 West 116th Street  
New York

Tile, Marble, Mosaic  
and  
Terrazzo Work

of every description

Repairs and Alterations  
a specialty

Estimates Cheerfully Furnished  
Out of Town Work Solicited

### Contracts Awarded—Continued.

MANHATTAN.—John McKeefrey, 1416 Broadway, has received the general contract to erect a 6-sty tenement, 57x60 ft, at the northeast corner of Av A and 2d st, for the Claws Realty & Construction Co., Inc., 32 Liberty st, C. B. Meyers, 1 Union sq, architect. Cost, about \$38,000.

#### BANKS.

BROOKLYN.—John Thatcher & Son, 60 Park av, have received the general contract to erect a 2-sty addition to the bank building, 20x22 ft, in Montague st, for the Peoples Trust Co., 181 Montague st, W. Wiessenberger, care N. Y. Edison Co., Irving pl and 15th st, Manhattan, architect. Cost, about \$25,000.

#### DWELLINGS.

FLUSHING, L. I.—Roberts, Nash & Co., 93 Amity st, have received the general contract to erect a 2½-sty frame and stucco residence on the east side of Colden av, 168 ft south of Franklin pl, for Sophie and Elsie Lowden, Flushing Institute, Roger H. Bullard, 20 West 43d st, Manhattan, architect. Cost, about \$9,000.

WOODMERE, L. I.—Wolfinger & Lasberg, 346 Broadway, Manhattan, are the general contractors for the erection of a 2½-sty frame residence, 30x40 ft, near Hewlett, for Clarence Payne, care of architect, Alfred Joseph Bodker, 62 West 45th st, Manhattan. Cost, about \$10,000.

COLD SPRING HARBOR, L. I.—R. H. Howes Construction Co., 105 West 40th st, Manhattan, has received the general contract to erect a 2½-sty brick residence and garage, 40x85 ft, for Donald Scott, 9 East 9th st, Manhattan. Murphy & Dana, 331 Madison av, Manhattan, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating, wiring and plumbing engineers. C. Leavitt, 220 Broadway, Manhattan, landscape architect. Cost, about \$75,000.

HUNTINGTON, L. I.—E. W. Howell, George st, Babylon, L. I., has received the general contract to erect a 2-sty cottage, barn and garage, for Meredith Hare, 60 Wall st, Manhattan. Delano & Aldrich, 4 East 39th st, Manhattan, architects.

MOUNT KISCO, N. Y.—L. T. Remsen, 134 Croton av, has received the general contract to erect a 2½-sty frame residence, 72x28 ft, for John Henry Hammond, Esq., 40 Wall st, Manhattan. Chas. A. Platt, 11 East 24th st, Manhattan, architect.

HASTINGS-ON-HUDSON, N. Y.—Ernest S. Sargent, Farragut rd, has received the general contract to erect a 2½-sty residence and garage for Frank T. Johnson, care of general contractor, Ferdinand Witt, 569 5th av, Manhattan, architect. Cost, about \$12,000.

HEMPSTEAD, L. I.—W. B. Ansell, this place, has received the general contract to erect a 2½-sty residence here for Leo F. Wanner, 315 4th av, Manhattan. James Burley, 345 5th av, Manhattan, architect. Cost, about \$10,000.

KENSINGTON, L. I.—Adam Kirchoff, Mayflower av, New Rochelle, has received the general contract to erect a 2½-sty frame residence for Mr. McShane, care of architects, Patterson & Dula, 15 East 40th st, Manhattan.

TARRYTOWN, N. Y.—Charles A. Cowen & Co., 1123 Broadway, Manhattan, have received the contract for the 2½-sty red brick and limestone residence here for David L. Luke, this place. C. P. H. Gilbert, Broadway and 25th st, architect. Slate roofing, elevator, refrigerating apparatus, vacuum cleaner.

#### FACTORIES & WAREHOUSES.

MANHATTAN.—Justin C. O'Brien, 118 East 28th st, has received the general contract to alter the two 5 and 7-sty factories, at 1016-1020 2d av, from plans by Sommerfeld & Steckler, 31 Union sq. The United Cigar Mfg. Co., Fred Hirschhorn, 1016 2d av, owner. Cost, about \$8,000.

BROOKLYN.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for a 2-sty manufacturing building, 40x75 ft, for Wm. Beckers Aniline & Chemical Works, Inc., East 83d st and Ditmars av. Benjamin Driesler, 153 Remsen st, architect. Construction will be of reinforced concrete.

BAYONNE, N. J.—(sub.).—The Belmont Iron Works, 32 Broadway, Manhattan, has received the structural steel contract for alterations to the chamber building, 116x225 ft, for the Bergen Point Chemical Co., this place. Cost, about \$30,000. H. D. Best Co., 52 Vanderbilt av, Manhattan, general contractor.

HACKETTSTOWN, N. J.—John Everitt, this place, has received the general contract to erect a 2-sty brick office and warehouse for the Lackawanna Leather Co., R. C. Good, president.

POUGHKEEPSIE, N. Y.—Edgar V. Anderson, 39 Market st, has received the general contract to erect a 4-sty factory

in west side of Mechanic st, south of Main st, for Smith Bros., 13 Market st. Wm. J. Beardsley, 49 Market st, architect. P. C. Doherty, 112 Main st, heating and plumbing. Cost, about \$60,000.

#### PUBLIC BUILDINGS.

MAYWOOD, N. J.—The Ferber Construction Co., 16 Johnson av, Hackensack, N. J., has received the general contract to erect a borough hall here, from plans by Frank Eurich, Hackensack, N. J. J. W. Norton, this place, plumber. Daniel McGrath, 185 Moore st, Hackensack, heating work, and J. J. Schwarz, this place, electric work.

#### STORES, OFFICES AND LOFTS.

MANHATTAN—(sub.).—Purcell & Gilfeather, Inc., 525 West 29th st, have received the excavating contract, and Levring & Garrigues Co., 552 West 23d st, structural steel, for the 12-sty store and loft building, 63x98 ft, at 29-33 West 36th st, for the Estate of Frederick Ayer, 141 Milk st, Boston, Mass. Maynicke & Franke, 25 East 26th st, architects. Watson G. Clark, 30 Church st, civil engineer. J. O'Dell Whitenack, 231 West 18th st, mason. Cost, about \$100,000.

MANHATTAN.—The Eastern Construction Co., 110 West 40th st, has received the contract and desires bids on subs, for alterations to the 5-sty loft at 452 Broadway, for Gutman Co., on premises. B. Leavin, 110 West 40th st, architect. Alteration consists of fireproof stairway, elevators, fireproof doors, mason, roofing, painting and carpentry. Cost, about \$5,000.

MANHATTAN.—(sub.).—The Marcus Contracting Co., 309 Broadway, has received the contract for the excavation work at 307-309 East 31st st, for the Business Men's Realty Co., 37 Liberty st, C. B. Meyers, 1 Union sq, architect.

BRONX.—Thomas J. Fanning, 349 East 193d st, has received the general contract to erect a 2-sty brick and marble store and office building, 37x33 ft, on the south side of Fordham rd, 61 ft east of Tiebout av, for George Donnelly, 2714 Creston av. Paul C. Hunter, 191 9th av, architect. Cost, about \$8,000.

#### THEATRES.

KEARNY, N. J. (sub.).—Frank Berman, 535 South 19th st, Newark, has received the mason work, and Samuel Marshall, 326 Devon st, Arlington, N. J., carpenter, for the store and moving picture theatre at 23-25 Kearny av, for William Bardsley, this place. Joseph Kennedy, 6 North 4th st, Harrison, architect.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

##### APARTMENTS, FLATS AND TENEMENTS.

SEAMAN AV, s s, 150 e Academy st; Seaman av, s s, 100 e Academy st, two 5-sty brick tenements, 50x88; cost, \$70,000; owner, Frank Wilson Construction Co., care architect, Samuel Katz, 405 Lexington av. Plan No. 243.

EDGEcombe AV, 78-84, e s, 18 n 138th st, 5-sty brick tenement, 90x71; cost, \$60,000; owner, 114th Street & 7th Avenue Construction Co., 1884 7th av, Max Weinstein, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 248.

EDGEcombe AV, 90-96, s e cor 139th st, 5-sty brick tenement, 72x76; cost, \$50,000; owner, 114th Street & 7th Avenue Construction Co., 1884 7th av, Max Weinstein, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 247.

6TH AV, 146, s e cor 11th st, 6-sty brick stores and tenement, 34.5x90xirreg; cost, \$35,000; owner, Leonard Weill Construction Co., 128 Broadway, Leonard Weill, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 246.

212TH ST, n s, 100 e 10th av; 212TH ST, n s, 142.6 e 10th av, two 5-sty brick tenements, 42.6x87; cost, \$60,000; owner, Enwil Holding Co., 505 5th av, Harry Turek, Pres.; architect, Samuel Katz, 405 Lexington av. Plan No. 251.

SHERMAN AV, s w cor Dyckman st, two 5-sty brick stores and tenements, 50x90; cost, \$100,000; owner, J. B. C. Building Co., Inc., 30 East 42d st, Joseph B. Cotier, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 256.

WEST END AV, 422, n e cor 80th st, 12-sty fireproof apartment house, 77x89.10; cost, \$250,000; owners, J. C. & M. G. Mayer, Inc., 1150 Broadway, Jerome C. Mayer, Pres. & Secy.; architects, Schwartz & Gross, 347 5th av. Plan No. 255.

171ST ST, West, s s, 268 and 339 e Ft. Washington av, two 5-sty tenements, 71.6x83; cost, \$130,000; owner, One-Seventy-One Building Co., 30 East 42d st; Emanuel Krulewicz, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 258.

ST. NICHOLAS AV, 929-35, s w cor 157th st, 6-sty brick tenement, 103.7x158; cost, \$200,000; owner, Lehigh Building Corporation, 7 East 42d st, Irving Judis, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 257.

##### FACTORIES AND WAREHOUSES.

109TH ST, 432-36 East, s s, 68 w Pleasant av, 1-sty brick storage shed, 75x100; cost, \$5,000; owner, William A. Ferguson, care architect, Samuel Katz, 405 Lexington av. Plan No. 245.

123D ST, 432-436 East, 2-sty brick work shop, 37.6x25; cost, \$2,000; owner, Louis H.



Hemmerdinger, 960 Beck st, Bronx; architect, Carl J. Itzel, 847 Freeman st, Bronx. Plan No. 249.

## HOTELS AND CLUBS.

79TH ST, 136 West, s s, 350 w Columbus av, 13-sty fireproof apartment hotel, 22x83; cost, \$60,000; owner, William Allan, 136 West 79th st; architect, J. Sarsfield Kennedy, 157 Remsen st, Brooklyn. Plan No. 244.

## STABLES AND GARAGES.

ST. NICHOLAS AV, 6-8, s e cor 150th st, 1-sty fireproof garage, 18x24; cost, \$700; owner, Henry W. Lloyd, 8 St. Nicholas av; architect, Geo. J. Hardway, 347 5th av. Plan No. 250.

## STORES, OFFICES AND LOFTS.

ALLEN ST, 20, e s, 101 n Canal st, 2-sty brick stores, 23.8x46; cost, \$5,500; owner, Kalman Brasner, 24 Allen st; architects, Sass & Springsteen, 32 Union sq. Plan No. 253.

BROADWAY, 1220-1224, e s, 29.6 n 30th st, 2-sty brick stores and lofts, 76x110; cost, \$30,000; owner, Mary A. Fitzgerald, care Winthrop E. Dwight, atty., 62 Cedar st; architects, H. P. Alan Montgomery & Riggs, 105 West 40th st. Plan No. 254.

MADISON AV, 99-103, n e cor 29th st, 16-sty fireproof store and lofts, 74x100; cost, \$550,000; owner, George Backer Realty Co., Inc., George Backer, Pres., 56 West 45th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 259.

## THEATRES.

14TH ST, 235-237 East, n s, 157 w 2d av, 1-sty brick motion picture theatre, 52x103; cost, \$40,000; owner, New 14th St. Theatre, Inc., 235-237 East 14th st, Chas. Steiner, Pres.; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 252.

## Bronx.

## APARTMENTS, FLATS AND TENEMENTS.

ANTHONY AV, n w cor 176th st, 5-sty brick tenement, plastic slate roof, 98x63; cost, \$75,000; owner, Henry Cleland, Inc., Henry Cleland, 1825 Anthony av, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 397.

BOSTON ROAD s e cor Wilkins av, 6-sty brick stores and tenement, plastic slate roof, 59.5¼x103.8; cost, \$85,000; owners, Ave. St. John and Fox St. Corp., Elias Lapin, 661 Tinton av, Treas.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 401.

176TH ST, n s, 119.12 e Marmion av, 5-sty brick tenement, plastic slate roof, 50.11x126.10; cost, \$60,000; owner, Kirwan Bldg Co., Alex. Kircheis, 3114 3d av, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 408.

## CHURCHES.

NERIED AV, n w cor Mathilda av, 1-sty brick church, slate roof, 26x53.4; cost, \$5,000; owner, Rev. W. H. Pott, 204 5th av; architects, King & Eagles, 50 Church st. Plan No. 396.

## DWELLINGS.

DITMAR ST, n s, 225 w Hunter av, 1-sty frame dwelling, rubberoid roof, 23x43; cost, \$1,400; owner, F. J. Muhlfeld, 805 Crotona Park

North; architects, Seifert & Webb, 104 West 42d st. Plan No. 395.

GILLESPIE AV, e s, 105.12 n Coddington av, 1½-sty frame dwelling, shingle roof, 21x40; cost, \$3,000; owner, Margaret Berrian, 2167 Globe av; architect, Anton Pirner, 2069 Westchester av. Plan No. 399.

GILLESPIE AV, e s, 180.12 n Coddington av, 1½-sty frame dwelling, shingle roof, 21x40; cost, \$3,000; owner, Samuel A. Berrian, 2512 Maclay av; architect, Anton Pirner, 2069 Westchester av. Plan No. 400.

235TH ST, n s, 135 e Katonah av, two 2½-sty frame dwellings, shingle roof, 20x33; cost, \$8,000; owner, Jacob Cohen, Honeywell av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 404.

SPUYTEN DUYN RD, w s, 200.17 s 238th st, 2-sty frame dwelling, composition roof, 20x30; cost, \$2,000; owner, Mrs. Kate McCann, 64 East 128th st; architects, Ahneman & Younkere, 3320 Baily av. Plan No. 409.

## FACTORIES AND WAREHOUSES.

HARLEM RIVER, n shore, at w s 3d av, 1-sty iron warehouse, 30x50; cost, \$2,500; owner, J. L. Mott, 2122 5th av; architects, B. H. & C. N. Winston, 3d av and 148th st. Plan No. 403.

136TH ST, n s, 96.6 e Alexander av, 1-sty brick factory, slag roof, 19x100; cost, \$6,000; owner, Henry M. Weill, 264 West 34th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 407.

## HOSPITALS.

GRAND CONCOURSE, n w cor 196th st, 4-sty brick hospital, slag roof, 148x103.3; cost, \$175,000; owner, House of the Holy Comforter, Rev. Dr. Wm. Vibbert, 139th st and Riverside drive, Pres.; architects, John B. Snook Sons, 261 Broadway. Plan No. 405.

## STORES, OFFICES AND DLOFTS.

VAN NEST AV, n w cor Matthews av, 1-sty brick store, 20x70, tin roof; cost, \$1,800; owner, Michael Monahan, 234 East 237th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 406.

WASHINGTON AV, s w cor 166th st, 3-sty brick stores and loft, slag roof, 52x93.5; cost, \$35,000; owner, Irving Levy, 119 West 23d st; architects, Gronenberg & Leuchtag, 305 5th av. Plan No. 398.

## MISCELLANEOUS.

FORDHAM ROAD, s e cor Elm Place, 1-sty brick stores and market, slag roof, 159.4x86.6; cost, \$40,000; owners, Elm Holding Co., Wolf Burland, 807 Westchester av, President; architects, Frankfort & Kirchner, 830 Westchester av. Plan No. 402.

BOONE AV, w s, 29 n West Farms rd, 1-sty frame shed, 22x45; cost, \$200; owner, Metropolitan Cut Stone Co., on premises; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 394.

## Brooklyn.

## APARTMENTS, FLATS AND TENEMENTS.

48TH ST, s s, 142.4 w 8th av, two 3-sty brick tenements, 20x75, gravel roof, 6 families each; total cost, \$16,000; owner, Wm. Sturock, 213 45th st; architects, Cohn Bros., 361 Stone av. Plan No. 5115.

14TH AV, n w cor 45th st, 4-sty brick store and tenement, 60x90, slag roof, 21 families; cost, \$35,000; owner, Kornblum Bldg. Corp., 1326 46th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5093.

AV C, n e cor East 4th st, 4-sty brick tenement, 50x90, slag roof, 20 families; cost, \$40,000; owner, DeHaven Const. Co., 584 Essex st; architect, W. T. McCarthy, 16 Court st. Plan No. 5133.

AV C, n s, 50 e East 4th st, 4-sty brick tenement, 50x88, slag roof, 16 families; cost, \$35,000; owner, DeHaven Const. Co., 584 Essex st; architect, W. T. McCarthy, 16 Court st. Plan No. 5134.

EAST 14TH ST, e s, 129.3 n Foster av, 4-sty brick tenement, 50x88, slag roof, 16 families; cost, \$40,000; owner, Parkvale Realty Co., 216 Utica av; architect, Wm. T. McCarthy, 16 Court st. Plan No. 5164.

EAST 14TH ST, e s, 179.3 n Foster av, two 4-sty brick tenements, 50x88, slag roof, 16 families each; total cost, \$80,000; owner, Parkvale Realty Co., 216 Utica av; architect, Wm. T. McCarthy, 16 Court st. Plan No. 5163.

LEE AV, e s, 67 n Hooper st, 6-sty brick, stores and tenements, 50x88, slag roof, 27 families; cost, \$40,000; owner, P. & S. Realty Co., 30 Hart st; architects, Sass & Springsteen, 32 Union sq., Manhattan. Plan No. 5170.

SHEFFIELD AV, w s, 68 n Sutter av, 3-sty brick tenement, 24.11x78, gravel roof, 6 families; cost, \$7,500; owner, Wm. Steuer, 187 Washington st; architect, Morris Rothstein, 601 Sutter av. Plan No. 5238.

## CHURCHES.

44TH ST, n s, 250 e 4th av, 1-sty brick church, 40x75, shingle roof; cost, \$10,000; owner, Norwegian Luth. Church, 744 44th st; architect, B. F. Hudson, 319 9th st. Plan No. 5124.

## DWELLINGS.

48TH ST, s s, 240 w 16th av, 2-sty frame dwelling, 29.10x55.7, shingle roof, 2 families; cost, \$7,500; owner, E. & W. Realty Co., 4213 13th av; architect, W. T. McCarthy, 16 Court st. Plan No. 5101.

48TH ST, s s, 160 w 5th av, 2½-sty frame dwelling, 24x55, shingle roof, 2 families; cost, \$6,000; owner, Raphael Epstein, 1211 41st st; architect, Saml. Gardstein, 1168 45th st. Plan No. 5103.

CHESTNUT ST, w s, 200 s Sutter av, 1-sty frame dwelling, 20x25, slag roof, 1 family; cost, \$600; owner, Luige Mottola, 69 Gansevort st, Manhattan; architect, Thos. Infanger, 2634 Atlantic av. Plan No. 5090.

IF WHEN YOU **BUILD** YOU CONSIDER  
**ANY OLD THING**

IS GOOD ENOUGH, WE CANNOT BE OF MUCH SERVICE

**BUT**

IF YOU WANT QUALITY, SAFETY, AND REAL RESULTS,

**USE**

**SWITCHBOARDS, SWITCHES and APPLIANCES**

MADE BY

**METROPOLITAN ELECTRIC MFG. CO.**

LONG ISLAND CITY, N. Y. C.

CHARLES L. EIDLITZ, Pres.  
PATRICK J. SHELLEY, Treas.  
JOSEPH J. WESLEY, Sec'y.

**21 Years of Success**

**UNDERWRITERS  
WINDOWS  
and DOORS of All Types**  
Labor Bureau and Fire  
Prevention Bureau  
**WINDOWS a Specialty**  
**LEONARD SHEET METAL WORKS**  
FACTORY AND OFFICE  
Head of Ferry Street, Hoboken, N. J.  
Phone 888 Hoboken  
New York Office, Wilson Building  
33d STREET AND BROADWAY  
Phone 4454 Madison Square



*We manufacture Kalamein iron and copper covered doors to meet the requirements of the Labor Department and National Board of Fire Underwriters.*

**RELIANCE FIREPROOF DOOR CO.**  
WEST AND MILTON STREETS AND  
GREENPOINT AVENUE  
BROOKLYN, N. Y.

Telephone { 2211 } Greenpoint  
{ 2212 }

Descriptive Catalogue sent upon request.

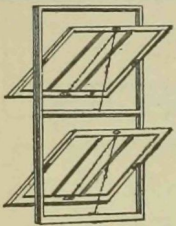
**Consolidated  
Metal  
Fireproofing Co.**

(Incorporated)

Specialists in the Manu-  
facture and Installation of

**Metal Covered  
Woodwork**

Office and Factory, 414-20 E. 125th St.  
Phone 5011-5012 Harlem  
Downtown Office, 225 Fifth Avenue  
Phone 5155-5156 Mad. Sq.



**FIREPROOF  
WINDOWS**

M. F. Westergren  
Incorporated  
213-231 East 144th St.  
NEW YORK

Telephone { 3291 } Melrose  
{ 3292 }  
{ 3293 }

**ECLIPSE** Fireproof Sash  
& Door Co.  
**METAL COVER DOORS**

Windows and Mouldings  
Standard Firedoors a Specialty

273-277 RUSSELL STREET, BROOKLYN  
Phone, Greenpoint 3162

*Plans Filed, Brooklyn, Continued.*

MAPLE ST. n s, 360 w Albany av, 2-sty brick dwelling, 20x40, gravel roof, 2 families; cost, \$4,500; owners, Caltano Mappettone & ano, 644 East New York av; architect, Chas. L. Calhoun, 560 West 163d st. Plan No. 5086.

EAST 95TH ST. w s, 100 s Av K, 2-sty frame dwelling, 18x45, tin roof, 2 families; cost, \$2,000; owner and architect, Geo. A. Morris, Ridgewood, N. J. Plan No. 5079.

NEW JERSEY AV. w s, 135.1 n New Lotts rd, 2-sty brick dwelling, 18.6x55, gravel roof, 2 families; cost, \$3,500; owner, New Lotts Const. Co., 748 Shepherd av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5063.

OCEAN AV. w s, 300 n Av G, 2½-sty frame dwelling, 26.8x47, shingle roof, 1 family; cost, \$6,000; owner, Minnie L. Von Lehn, 2701 Glenwood rd; architects, Richd. Von Lehn Sons, same address. Plan No. 5088.

ELDBERTS LA. s w cor Atlantic av, twelve 2-sty brick dwellings, 18x33, gravel roof, 1 family each; total cost, \$30,000; owner, Brooklyn Line Impt. Co., 1216 Liberty av. Plan No. 5119.

EAST 26TH ST. e s, 200 n Voorhies av, 2-sty frame dwelling, 25x42, shingle roof, 1 family; cost, \$3,800; owner, Alex Marr, Elmore pl and Voorhies av; architect, C. A. Olsen, 1209 68th st. Plan No. 5128.

50TH ST. s s, 140 e 16th av, 3-sty frame dwelling, 26.6x54, shingle roof; cost, \$6,500; owner, Morris A. Vogel, 60 Wall st, Manhattan; architects, Frankfort & Kirschner, 830 Westchester av, Bronx. Plan No. 5137.

50TH ST. n s, 200 e 12th av, 3-sty frame dwelling, 26.6x54, shingle roof, 2 families; cost, \$6,500; owner, Morris A. Vogel, 60 Wall st, Manhattan; architects, Frankfort & Kirschner, 830 Westchester av, Bronx. Plan No. 5136.

54TH ST. s s, 100 e 11th av, fifteen 2-sty brick dwellings, 20x38, gravel roof, 1 family each; total cost, \$45,000; owner, Innovation Development Co., 1127 Av G; architect, B. F. Hudson, 319 9th st. Plan No. 5123.

76TH ST. n s, 100 e 4th av, five 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$25,000; owner, Ridge Realty Co., 511 75th st; architect, A. G. Carlson, 157 Remsen st. Plan No. 5138.

BELMONT AV. s s, 50 e Shepherd av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$7,000; owner, South Side Bldg. Co., 287 Vermont st; architects, Chas. Infanger & Son, 1780 Pitkin av. Plan No. 5125.

74TH ST. n s, 214 w 15th av, three 2-sty frame dwellings, 17.6x38, gravel roof, 1 family each; total cost, \$6,600; owner, Roth Morgan Const. Co., 1540 71st st; architect, C. A. Olsen, 1209 68th st. Plan No. 5183.

ROCHESTER AV. e s, 40 s Lincoln pl, 4-sty brick dwelling, 50x87, slag roof, 2 families; cost, \$35,000; owner, Roch-Linc., Inc., 1482 Lincoln pl; architect, J. M. Felsor, 1133 Broadway, Manhattan. Plan No. 5191.

10TH AV. e s, 60 s 73d st, two 2-sty brick dwellings, 20x37, gravel roof, 1 family each; total cost, \$8,400; owner, F. & H. Const. Co., 467 77th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 5172.

EUCLID AV. n e cor Glenn st, seven 2-sty brick dwellings, 20x50, gravel roof, two families each; total cost, \$21,250; owner, Marba Realty Co., 770 Lafayette av; architect, Louis J. Rockmore, 1216 Liberty av. Plan No. 5150.

ELMORE PL. e s, 360 s Av P, 3-sty frame dwelling, 21.6x47.6, shingle roof, 1 family; cost, \$4,500; owner, Bertha P. Bona, 2103 Ocean Pkway; architect, Adran Bartow, 2103 Ocean av. Plan No. 5155.

LOGAN ST. e s, 270 s Hegeman av, 2-sty brick dwellings, 20x47, tin roof, 2 families; cost, \$3,000; owner, Katie Kevety, 15 Washington st, Manhattan; architect, E. Dennis, 241 Schenck av. Plan No. 5232.

WARWICK ST. w s, 155 n Arlington av, 2½-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$5,000; owner, Virtus L. Haines, 192 Arlington av; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 5217.

EAST 75TH ST. e s, 100 s Av S, 1-sty brick dwelling, 25x18, tile roof, 1 family; cost, \$500; owner, Fred C. Vanderpool, Av S and East 7th st; architect, C. G. Wessell, 1118 Ay J. Plan No. 5248.

58TH ST. n s, 328 w 19th av, two 2-sty brick dwellings, 20x52, shingle roof, 2 families each; total cost, \$9,000; owner, P. L. Pederson, 748 52d st; architect, Robt. T. Schaeffer, 1526 Flatbush av. Plan No. 5243.

AV I, n s, 100 e 7th st, 2½-sty frame dwelling, 22x40, shingle roof, 1 family; cost, \$3,000; owner, Geo. Baur, 2746 Bedford av; architect, Benj. Driesler, 153 Remsen st. Plan No. 5229.

LINCOLN AV. e s, 150 n Stanley av, 1-sty frame dwelling, 16x30, gravel roof, 1 family; cost, \$600; owner, Vincenzo De Spigno, 831-7 Hancock st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 5226.

OCEAN PARKWAY. e s, 260 n Av J, 2½-sty frame dwelling, 26x35, shingle roof, 1 family; cost, \$7,500; owner, Wm. Bordfeld, 636 East 34th st; architect, Robt. T. Schaeffer, 1526 Flatbush av. Plan No. 5242.

SCHENCK AV. w s, 160 s Hegeman av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, \$3,500; owner, Henry F. Diehm, 2301 Bushwick av; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 5218.

SCHENECTADY AV. e s, 257.6 s Av N, two 2-sty frame dwellings, 16x36, tin roof, 1 family each; total cost, \$6,000; owner, John J. Brassington, 2006 Schenectady av; architect, C. G. Wessell, 1118 Av J. Plan No. 5252.

WYONA ST. w s, 230 s Liberty av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, \$3,800; owner, Christian H. Hines, 147 North 11th st; architect, Edgar T. Howell, 31 Kane pl. Plan No. 5201.

*Factories and Warehouses.*

SIEGEL ST. s w cor White st, 1-sty brick storage, 34x100, slag roof; cost, \$6,000; owner,

Walter Mayer, 1453 Fulton st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5181.

STOCKHOLM ST. s s, 155.6 w Wyckoff av, 2-sty brick loft and bakery, 24.1x39.10, gravel roof; cost, \$6,000; owner, Geo. E. Bittroff, 219 Suydam st; architect, Geo. E. Crane, 4710 Jamaica av. Plan No. 5179.

*HOSPITALS AND ASYLUMS.*

OCEAN AV. AV U, NECK RD & VOORHIES AV. 1-sty frame hospital, &c., 108.6x16, roof; cost, \$18,000; owner, Sheepshead Bay Speedway Corp., 17 Battery pl; architect, B. H. Miller, on premises. Plan No. 5069.

*STABLES AND GARAGES.*

STEPHENS CT. s s, 91.10 w Flatbush av, 1-sty brick garage, 20x20, gravel roof; cost, \$550; owner, Cecil Bloch, 42 Stephens ct; architect, N. H. Harrington, 519 57th st. Plan No. 5139.

16TH ST. n s, 197.10 e 10th av, 2-sty brick garage, 25x100, gravel roof; cost, \$8,000; owner, Geo. W. Ballway, 1513 8th av; architect, B. F. Hudson, 319 9th st. Plan No. 5156.

54TH ST. 314-318, 1½-sty brick garage, 50x100, tar roof; cost, \$8,000; owner, Geo. Reitzel, 314 52nd av; architect, Thos. Bennett, 3d av & 52nd st. Plan No. 5165.

AV W, s w cor East 9th st, 1-sty brick garage, 20x20, shingle roof; cost, \$1,000; owner, Vincenzo Mesino, 107 1st av, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5237.

SHERMAN ST. w s, 170.10 n Ocean parkway, 1-sty brick garage, 14x20, shingle roof; cost, \$500; owner, Hugo E. W. R. Tessensohn, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5206.

EUCLID AV. n e cor Etna st, 1-sty brick garage, 31x16, tin roof; cost, \$700; owner, Henry Meyer, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 5209.

*STORES AND DWELLINGS.*

AV U, s w cor West 6th st, 2-sty brick store and dwelling, 20x50, slag roof, 2 families; cost, \$5,000; owner, Temple Const. Co., 8798 21st st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5222.

AV U, s s, 220 w 6th st, four 2-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, \$20,000; owner, Temple Const. Co., 8798 21st st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5221.

FLATBUSH AV. e s, 243.8 s Av K, 3-sty brick store and dwelling, 19.3x55, slag roof, 2 families; cost, \$5,000; owner, Jacob Brenker, 1945 Flatbush av; architect, Richd. Von Lehn Sons, 2701 Glenwood rd. Plan No. 5231.

METROPOLITAN AV. s s, 67.10 w Bedford av, 3-sty brick store and dwelling, 25x63.3, gravel roof, 1 family; cost, \$3,000; owner, Dora Shapiro, 141 N. 1st st; architect, Max Cohen, 880 Bedford av. Plan No. 5145.

AV J, n s, 40 e East 4th st, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$5,500; owner, Carnicani Realty Co., 503 East 13th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 5099.

BAY RIDGE AV. n s, 260 w 11th av, two 2-sty brick stores and dwellings, 20x42, gravel roof, 2 families each; total cost, \$5,000; owner, Carlo Guggenull, 1426 70th st; architect, C. A. Olsen, 1209 68th st. Plan No. 5211.

*STORES, OFFICES AND LOFTS.*

LEWIS AV. n e cor Gates av, 1-sty brick stores, 25x25, gravel roof; cost, \$1,000; owner and architect, Wm. Giesler, 761 Gates av. Plan No. 5089.

*MISCELLANEOUS.*

65TH ST. n s, 180 e 13th av, 1-sty brick slaughter house, 20.4x45, gravel roof; cost, \$1,500; owner, Nicola Bruzzone, 1321 65th st; architect, C. A. Olsen, 1209 68th st. Plan No. 5127.

PROSPECT PL. n s, 300 e Saratoga av, 1-sty brick toilet, 6.8x10, gravel roof; cost, \$250; owners, Fannie Goldstein & ano, 102 Bristol st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5097.

POLLOCK ST. s e cor Newtown Creek, 1-sty brick reclaiming plant, 100x150, asphalt roof; cost, \$10,000; owner, Products Reclaiming Corp., 129 Front st; architect, National Bridge Wks., Review av, L. I. City. Plan No. 5253.

*Queens.*

APARTMENTS, FLATS AND TENEMENTS.  
L. I. CITY.—9th av, w s, 350 n Broadway, 4-sty brick tenement, 25x79, slag roof, 8 families; cost, \$9,000; owner, Leonard Genovese, 232 Hoyt av, L. I. City; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 2408.

*CHURCHES.*

EVERGREEN.—Summerfield st, s s, 524 w Myrtle av, 1-sty brick church, 50x80, tile roof; cost, \$12,000; owner, Wyckoff Baptist Church, 1056 Seneca av, Brooklyn; architect, F. J. Helme, 190 Montague st, Brooklyn. Plan No. 2472.

*DWELLINGS.*

DUNTON.—Morris av, w s, 100 s Mills st, 2½-sty frame dwelling, 16x34, shingle roof, 1 family; cost, \$2,000; owner, Miss M. L. Koffold, 767 54th st, Brooklyn; architect, H. Dein, Glen Morris. Plan No. 2404.

FAR ROCKAWAY.—Sheridean boulevard, e s, 130 n Mott av, 2½-sty frame dwelling, 38x42, shingle roof, 1 family, steam heat; cost, \$5,500; owner, Mrs. S. B. Althouse, Mott av, Far Rockaway; architect, W. Smith, Clinton av, Far Rockaway. Plan No. 2409.

FLUSHING.—19th st, w s, 180 s Cypress av, 2-sty frame dwelling, 16x40, shingle roof, 1 family, steam heat; cost, \$2,000; owner and architect, W. E. Marshall, 136 So. 19th st, Flushing. Plan No. 2407.

RICHMOND HILL.—Atfield av, w s, 100 n Garden st, two 2-sty frame dwellings, 20x47, tin roof, 2 families; cost, \$6,000; owner, Geo. E. Valentine, Nebraska av, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plan No. 2414.

WHITESTONE.—10th st, n s, 100 w 14th st, 1-sty brick dwelling, 16x26, tin roof, 1 family;

cost, \$1,200; owner and architect, Edw. Richardson, 100 Amity st, Flushing. Plan No. 2413.

ARVERNE.—Clarence av, w s, 50 s Almeda av, 2-sty frame dwelling, 18x32, shingle roof, 1 family; cost, \$2,000; owner, M. Seliger, Arverne; architects, W. T. Kennedy Co., Rockaway Beach. Plan No. 2426.

COLLEGE POINT.—3rd av, n s, 44 e 3rd st, four 2-sty brick dwellings, 18x54, tin roof, 2 families; cost, \$14,000; owner, American Hard Rubber Co., College Point; architect, Alex. Mackintosh, 55 Eible House, Manhattan. Plan No. 2419-2420.

DUNTON.—Atfield av, w s, 150 s Chichester av, 2-sty frame dwelling, 16x32, shingle roof, 1 family, steam heat; cost, \$2,500; owner, T. A. Thompson, Atfield av, Dunton; architect, H. T. Jeffery, Richmond Hill. Plan No. 2422.

FLUSHING.—Auburdale av, n s, 272 n Broadway, 2 1/2-sty brick store and dwelling, 22x45, shingle roof, 1 family, steam heat; cost, \$5,000; owner, John Breden, 2894 8th av, Manhattan; architect, Edward K. Learnard, 345 5th av, Manhattan. Plan No. 2416.

FLUSHING.—16th st, n e cor Cypress av, 2-sty frame dwelling, 26x26, shingle roof, 1 family, steam heat; cost, \$3,000; owner and architect, J. E. Winters, Cypress av, Flushing. Plan No. 2435.

FOREST HILLS.—Seminole av, s w cor Livingston st, 2 1/2-sty brick dwelling, 33x31, tile roof, 1 family, steam heat; cost, \$8,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2428.

GLENDALE.—Central av, s s, 50 w Hooker st, 2 1/2-sty brick dwelling, 20x45, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Glenda Eyang, Church, 141 Halleck st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 2421.

HOLLIS.—Minnetonka av, e s, 252 s Fulton st, 2 1/2-sty frame parsonage and dwelling, 30x32, shingle roof; cost, \$4,500; owner, Board of Trustees of 1st M. E. Church of Hollis, L. I., on premises; architect, H. E. C. Brummer, Hollis. Plan No. 3436.

L. I. CITY.—4th av w s, 225 n Ditmars av, 2 1/2-sty brick dwelling, 22x40, slag roof, 2 families; cost, \$3,800; owner, F. Juenskol, 34 Ditmars av, L. I. City; architect, E. Motl, 806 2nd av, L. I. City. Plan No. 2429.

MALEA.—4th av, e s, 180 n Boulevard, 2-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Malba Estate Corporation, 60 Liberty st, Manhattan; architect, N. M. Wood, 47 West 34th st, Manhattan. Plan No. 2418.

RICHMOND HILL.—Herald av, w s, 100 n Liberty av, 2-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Sim & Greig, Inc., 165 2d av, Union Course; architects, H. T. Jeffery & Son, Richmond Hill. Plan No. 2424.

RICHMOND HILL.—Leggett av, w s, 1156 n Jamaica av, 2-sty frame dwelling, 16x38, shingle roof, 1 family, steam heat; cost, \$2,000; owner, H. Fleit, Herald av, Richmond Hill; architects, H. T. Jeffery & Son, Richmond Hill. Plan No. 2423.

RIDGEWOOD.—Millwood av, s s, 80 e Sandol st, 2-sty brick dwelling, 20x55, tin roof; cost, \$4,000; owner, Max Mitluck, 444 Christopher st, Brooklyn; architect, owner. Plan No. 2431.

BEECHURST.—30th st, s s, 180 w Cryders lane, 2 1/2-sty tile dwelling, 30x26, tile roof, 1 family, steam heat; cost, \$6,000; owners, Reynolds & Stewart, 27th st, Beechurst; architect, owners. Plan No. 2467.

BELLAIRE.—Albany av, e s, 149 s Hollis av, 2 1/2-sty frame dwelling, 20x32, shingle roof, 1 family, steam heat; cost, \$3,800; owner, Mrs. Grace R. Stewart, Hollis av, Bellaire; architect, Geo. E. Elliott, Walton st, Jamaica. Plan No. 2443.

DOUGLASTON.—Hillcrest av, w s, 2 60 n Cherry st, 2 1/2-sty frame dwelling, 30x24, shingle roof, 1 family, steam heat; cost, \$4,000; owner and architect, R. A. Hyde, Douglaston. Plan No. 2452.

EAST ELMHURST.—Harbor terrace, e s, 240 s Manhattan boulevard, 2 1/2-sty brick dwelling, 40x42, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Rosa Scappulla, 21 Burnside av, Corona; architect, A. DeBlasi, Corona. Plan No. 2469.

ELMHURST.—Lewis av, s s, 175 w Toledo av, 2-sty frame dwelling, 17x38, shingle roof, 1 family; cost, \$2,500; owner and architect, R. Wunderlick, Lewis av, Elmhurst. Plan No. 2485.

ELMHURST.—Toledo st, s w cor Lewis av, two 2-sty frame dwellings, 17x38, shingle roof, 1 family, steam heat; cost, \$5,000; owner and architect, John Nicholas, Broadway, Elmhurst. Plan Nos. 2482-83.

ELMHURST.—Banta st, s s, 160 e Van Dine st, five 2 1/2-sty frame dwellings, 21x54, shingle roof, 1 family, steam heat; cost, \$18,300; owner, Thomas Daly, Corona; architect, R. W. Johnson, Hunt st, Corona. Plan Nos. 2477-8-9-80-81.

ELMHURST.—19th st, e s, 360 n Albermarle terrace, 2 1/2-sty brick dwelling, 24x50, shingle roof, 1 family, steam heat; cost, \$5,500; owner, Ferdinand Glasner, 56 25th st, Elmhurst; architect, Jas. A. Boyle, 367 Fulton st, Brooklyn. Plan No. 2465.

ELMHURST.—Endicott st, e s, 122 s Woodside av, 2-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, A. Barrymore, Broadway, Elmhurst. Plan No. 2484.

FOREST HILLS.—Exerter st, s w s, 260 n w Continental av, 2 1/2-sty brick dwelling, 28x34, tile roof, 1 family, steam heat; cost, \$12,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2463.

JAMAICA.—Shelton av, s e cor Avalon av, six 2 1/2-sty frame dwellings, 20x30, shingle roof, 1 family; cost, \$10,800; owner, A. A. Stearns, 55 Myrtle av, Jamaica; architect, A. W. Lewis, 929 Portland av, Woodhaven. Plan No. 2468.

JAMAICA.—Lafayette st, e s, 140 n King st, three 2 1/2-sty frame dwellings, 18x42, shingle roof, 1 family, steam heat; cost, \$11,400; owner, Otto Hahn, 63 Unionhall st, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan Nos. 2439-40-41.

JAMAICA.—Degraw av, s s, 235 w Victoria st, two 2-sty frame dwellings, 18x35, shingle roof, 1 family, steam heat; cost, \$6,000; owners, Henry, Russell & Storms, Degraw av, Jamaica; architect, owner. Plan Nos. 2475-76.

L. I. CITY.—18th av, e s, 415 n Vandeventer av, 2-sty brick dwelling, 19x45, slag roof, 2 families; cost, \$3,500; owner, Fred Finger, 1723 1st av, Manhattan; architect, Sidney F. Oppenheim, 333 East 80th st, Manhattan. Plan No. 2486.

MASPETH.—Woodhill pl, e s, 475 n Grand st, two 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, \$4,500; owner, Jas. N. Caulfield, Woodhill pl, Maspeth; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2447.

QUEENS.—Hugo st, n s, 100 e 2d av, 2-sty frame dwelling, 16x26, shingle roof, 1 family, steam heat; cost, \$1,750; owner, M. J. Finnegan, Sherwood av, Queens; architect, Otto Thomas, Jamaica. Plan No. 2470.

RIDGEWOOD.—Woodbine st, s e cor Double-day st, five 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, \$15,000; owners, Martin & Carl Otto, 45 Broadway, Manhattan; architect, owner. Plan Nos. 2449-50.

RICHMOND HILL.—Feinhurst pl, s s, 350 e Oxford av, six 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$15,000; owner, Wilson Realty Co., Freeport, L. I.; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 2457-8-9-60-61-62.

RICHMOND HILL.—Church st, s e cor Kimball av, four 2 1/2-sty frame dwellings, 18x36, shingle roof, 1 family, steam heat; cost, \$8,800; owner, Henretta E. Willbrook, 261 Hillcrest av, Richmond Hill; architect, H. Spinken, Fulton st, Jamaica. Plan Nos. 2453-4-5-6.

RICHMOND HILL CIRCLE.—Lulu av, n s, 60 e Hazel av, 1 1/2-sty frame dwelling, 16x26, tin roof, 1 family; cost, \$500; owner, J. Fustin, premises. Plan No. 2442.

FACTORIES AND WAREHOUSES.  
CORONA.—National av, e s, 260 n Jackson av, 1-sty brick shop, 30x40, tar roof; cost, \$1,200; owner, F. Marieno, 298 National av, Corona; architect, Mr. DeBlasi, Jackson av, Corona. Plan No. 2415.

STABLES AND GARAGES.  
ELMHURST.—Johnson av, s s, 1,000 w Dry Harbor Rd., 2-sty frame stable, 32x21, gravel roof; cost, \$1,200; owner, Beyer Bros., 23 Clinton st, Maspeth; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2433.

FLUSHING.—Jamaica av, w s, 50 n Juniper av, 1-sty frame garage, 11x14, tin roof; cost, \$100; owner, P. F. Materdero, on premises. Plan No. 2430.

FOREST HILLS.—Seminole av, s w cor Livingston st, 1-sty brick garage, 20x20, tile roof; cost, \$1,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2427.

ELMHURST.—Junction av, e s, 1,100 w Dry Harbor rd, 2-sty brick cow stable, 72x80, slag roof; cost, \$5,000; owners, Beyer Bros., 23 Clinton st, Maspeth; architect, M. Perlstein, Middle Village. Plan No. 2403.

GLENDALE.—Gamma st, 311, 1-sty frame garage, 12x18, tar roof; cost, \$250; owner, Dr. Crawford, premises. Plan No. 2406.

BEECHURST.—29th st, n s, 100 w 16th av, frame garage, 10x16, tin roof; cost, \$150; owner, Carl Crugell, premises. Plan No. 2466.

DOUGLASTON.—Arleigh rd, n s, 110 e East drive, 1-sty frame garage, 12x18, shingle roof; cost, \$100; owner, J. Hart Welsh, premises. Plan No. 2473.

FLUSHING.—Sandford av, s s, 200 w Central av, 1-sty tile garage, 20x20, tile roof; cost, \$1,500; owner, W. T. Yale, 110 West 34th st, Manhattan. Plan No. 2437.

FLUSHING.—Amity st, n e cor Murray st, brick garage, 12x19, tin roof; cost, \$200; owner, A. E. Orsina, premises. Plan No. 2448.

RICHMOND HILL.—Abingdon rd, s s, 254 e Willow st, 1-sty frame garage, 14x20, tin roof; cost, \$300; owner, J. K. Turton, 101 Park av, Manhattan. Plan No. 2438.

WOODHAVEN.—Woodhaven av, n w cor Russell pl, brick garage, 15x9, shingle roof; cost, \$750; owner, Fred Reinking, premises. Plan No. 2445.

STORES AND DWELLINGS.  
RIDGEWOOD.—Seneca av, w s, 20 s and s w cor Woodbine st, five 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, \$23,500; owner, Chas. Tritschler, 753 Fairview av, Ridgewood; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan Nos. 2411-12.

STORES, OFFICES AND LOFTS.  
ARVERNE.—Vernam av, s e, 200 n L. I. R. R., 1-sty frame office, 14x16, tin roof; cost, \$200; owner, I. Marshall, 750 Howard av, Brooklyn. Plan No. 2434.

L. I. CITY.—Marsh st, s e cor L. I. R. R., 1-sty brick office, 26x30, slag roof; cost, \$2,000;

**PROPOSALS**

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.

Notice is hereby given that the plans, specifications, proposal blanks and official notice for the construction of Municipal Building at Little Falls, N. Y. (Architect's Estimate \$100,000) will be ready for contractors on Wednesday, July 28, 1915. Plans and specifications for the masonry, heating, plumbing and electric work may be had by addressing the City Clerk, Little Falls, N. Y., or William Neil Smith, Architect, 101 Park Avenue, New York City. A certified check for \$15.00, payable to the order of the City Treasurer, Little Falls, N. Y., must accompany request for plans and specifications, half of which will be refunded upon the return of the plans.

**BUREAU OF HIGHWAYS PERMITS**

We take out your building material permit, assume all responsibility as to charges and furnish your bond and deposit.

**WE SUPERVISE ALL DETAILS**  
*Write for particulars*

**F. E. FOLSOM CO.**  
607 FIFTH AVENUE Tel. Murray Hill 6933

**HENRY MAURER & SON** Manufacturer of Fireproof Building Materials OF EVERY DESCRIPTION

Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.

Office and Depot, 420 E. 23d STREET  
NEW YORK Works, Maurer, N. J.

Standard for Concrete Reinforcement

**CORRUGATED**  
**CORRUGATED**

CORRUGATED BAR CO., 17 Battery Place, N. Y.

**JOHN C. ORR COMPANY** Telephone 948 Greenpoint

Sash, Doors, Blinds and House Trim

**LUMBER OF ALL KINDS FOR BUILDERS**

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

**OTIS ELEVATORS**

All Types for Passenger and Freight Service, including Geared and Gearless Traction, Push Button, Hydraulic, Belt and Hand Power.

Escalators, Gravity Conveyors and Incline Railways.

For full information and estimates address

**OTIS ELEVATOR COMPANY**  
Eleventh Avenue and Twenty-sixth Street, NEW YORK  
Offices in All Principal Cities of the World.

Plans Filed, Queens, Continued.

owner, Texas Co., 17 Battery pl, Manhattan; architect, Turner Const. Co., 11 Broadway, Manhattan. Plan No. 2446.

MISCELLANEOUS.

JAMAICA CREEK.—Bay av, e s, 1,596 s Cross st, 1-sty frame boat house, 20x30, tin roof; cost, \$150; owner, Mrs. S. G. Schweinsberger, 1141 Hancock st, Brooklyn. Plan No. 2410.

MASPETH.—Newtown av, n s, 400 w Maurice av, 1-sty frame wash house, 13x15, gravel roof; cost, \$100; owner, Mt. Zion Cemetery, premises. Plan No. 2405.

ELMHURST.—Grand st, s w cor Queens Blvd., frame sign, —; cost, —; owner, Jolly Farmers, Elmhurst. Plan No. 2417.

ELMHURST.—Johnson av, s s, 1100 w Dry Harbor Rd., 1-sty brick milk house, 20x61, slag roof; cost, \$1,500; owner, Beyer Bros., 23 Clinton st, Maspeth; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2432.

UNION COURSE.—Atlantic av, n e cor Lott av, 1-sty tile lunch room, 15x21, slag roof; cost, \$250; owner, F. Bredt, 240 Water st, Manhattan. Plan No. 2425.

Richmond.

CHURCHES.

RICHMOND TURNPIKE, n s, 711 w 1st av, Linoleumville, 2-sty brick church, 37.10x81.5; cost, \$7,000; owner, St. Anthony Roman Catholic Church, on premises; architect, H. W. Pelchar, Natl. Bank Bldg., Port Richmond. Plan No. 724.

DWELLINGS.

AREA PARK, e s, 200 n Norwalk av, Four Corners, 2½-sty frame dwelling, 18x40; cost, \$1,600; owner, Peter Huybers, Manor rd, West New Brighton; architect, John Davies, Tompkinsville. Plan No. 717.

ELIZABETH ST, e s, 75 n Forest av, West New Brighton, 2½-sty frame dwelling, 21x29; cost, \$2,850; owner, Geo. B. Parker, 251 West 129th st, Manhattan; architect, Wm. F. Behler, 84 Clinton av, Port Richmond. Plan No. 721.

JACKSON ST, n s, 45 s William st, 2½-sty frame dwelling, 26x32; cost, \$4,800; owner, E. W. Thompson, Prospect st, Stapleton; architect, Otto Loeffler, 85 Water st, Stapleton; builder, Jos. McDermott, Broad st, Stapleton. Plan No. 728.

PENLETON PL, w s, 300 n Prospect, New Brighton, 2½-sty brick dwelling, 22x50; cost, \$4,500; owner, G. F. Pendleton, Penleton pl, New Brighton; architect, O. O. Odgaard, 210 Elm st, Port Richmond. Plan No. 719.

PROSPECT ST, n s, 350 w Gif lane, Great Kills, 2-sty frame dwelling, 25x28; cost, \$1,800; owner, Mrs. A. H. Hardy, Great Kills; architect, Henry Madsen, Princess Bay. Plan No. 722.

WATER ST, w s, 300 Grove st, Pleasant Plains, 1½-sty frame bungalow, 18.9x30.5; cost, \$300; owner, Felix L. Schmidt, Pleasant Plains. Plan No. 720.

2D ST, n s, 260 n Maple st, Beach Park, 1-sty frame bungalow, 14x36; cost, \$275; owner, Charlotte Brown, 57 South st, Jersey City, N. J.; builder, Elmen Dave Co., 385 Ogden av, Jersey City, N. J. Plan No. 725.

CLINTON AV, s s, 32 w Lafayette, Port Richmond, 2½-sty frame dwelling, 20x27; cost, \$1,800; owner, Harry S. Morint, Port Richmond; architect, J. O. Johnson, Port Richmond. Plan No. 723.

STABLES AND GARAGES.

JEFFERSON BOULEVARD, s s, 110 w Sheldon av, Annadale, 1-sty steel garage, 10x20; cost, \$135; owner, Israel L. Feinberg, 346 Jefferson boulevard; builder, Anchor Corrugating & Construction Co., 140 Washington st. Plan No. 726.

MISCELLANEOUS.

CLOVE RD, e s, 40 s Glenwood, West Brighton, 1-sty frame shed, 10x18; cost, \$85; owner, John Bainbridge, 1293 Clove rd, West Brighton; builder, G. Boardman, Jr., 160 Greenleaf av, West Brighton. Plan No. 718.

GARRETSON AV, s s, and Magnolia st, Dongan Hills, 1-sty frame shed, 12x12.9; cost, \$50; owner, S. Adinolfo, 260 Garrison av, Dongan Hills. Plan No. 727.

FLUSHING.—Myrtle av, n s, 50 w 15th st, frame shed, 10x18; cost, \$50; owner, F. T. Herd, premises. Plan No. 2444.

HOLLIS.—Pueblo av, n s, 175 w Echo pl, frame shed, 24x20, gravel roof; cost, \$200; owner, Jos. Sturjer, premises. Plan No. 2451.

L. I. CITY.—Sunswick st, n w cor North Jane st, frame tool house; cost, \$50; owner, Sturad Hirschman, 200 Broadway, Manhattan. Plan No. 2471.

L. I. CITY.—4th st, 74, frame stand, 25x25; cost, \$30; owner, J. G. Gesnaldi, premises. Plan No. 2464.

L. I. CITY.—11th av, w s, 59 s Grand av, frame shed, 10x30, gravel roof; cost, \$100; owner, Mathews Building Co., premises. Plan No. 2474.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ELEECKER ST, 43-49, 29 e Lafayette st, close staircase 1st floor to roof (4 inch terra cotta partitions), new stair and pent house of 4-inch terra cotta partitions to 6-sty fireproof loft building; cost, \$1,500; owner, Clarence W. Seamans, 293 Broadway; architect, George A. & Henry Boehm, 7 W. 42d st. Plan No. 1677.

ELDRIDGE ST, 236-244, e s, 96 s East Houston st, erect steel supports to carry 2,000 gal. wood tank, 9,000 gal. steel tank to 6-sty brick non-fireproof lofts; cost, \$1,850; owner, Minsker Realty Co., Inc., Frank P. Billmeyer, Pres., 111 East Houston st; architect, Royal J. Mansfield, 135 William st. Plan No. 1680.

HARRISON ST, n e cor Greenwich st, furnish and erect awning 52.16x12.6, covered with No. 24 corrugated g. i., including 3 skylights to 4-sty brick commission merchant; cost, \$475; owner, Elbridge T. Gerry, 258 Broadway; architect, Anton Fluegel, Inc., 219 Cook st, Brooklyn. Plan No. 1657.

HUDSON ST, 1-2, n w cor Chambers st, enclose hatchway with grille work and install extension of low rise No. 3 elevator to 10-sty fireproof offices; cost, \$400; owner, Frederick Gerken, 90 West Broadway; architect, Edward Koppell, 411 Berry st, Brooklyn. Plan No. 1663.

NEW CHAMBERS ST, 57 & 18-20 Oak st, erect a 6-sty fireproof extension to 5 & 6-sty brick non-fireproof stores and lofts; cost, \$12,000; owner, William H. Ibrig, 255 Washington av; architect, William A. Kenny, 257 Washington st. Plan No. 1713.

NORFOLK ST, 117, w s, 100 s Rivington st, remove rear wall in store, show window and brick outhouse in yard, erect new iron beams, fireproof doors and stud, lath and plaster partitions to 5-sty brick store and tenement; cost, \$500; owner, Jennie Jacobs, 117 Norfolk st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1687.

PEARL ST, 247-49, extend stairs to roof to 5-sty brick lofts and stores; cost \$300; owner, Schultz Estate, 165 Broadway, Louis H. Schultz (trustee), 165 Broadway; architect, Joseph Schwab, 486 East 175th st. Plan No. 1676.

VARICK ST, 137-41, n w cor Spring st, new stair to roof with bulkhead to 8-sty fireproof lofts; cost, \$700; owner, Trinity Corporation, 187 Fulton st, Herman H. Cammann, Comp.; architect, Peter Joseph McKeon, 13-21 Park Row. Plan No. 1704.

WASHINGTON PL, 13-15, n s, 58 e Greene st, erect fireproof partitions and bulkhead, cut well hole in roof, new stairs, fireproof s. c. doors to 6-sty brick lofts; cost, \$900; owner, Isabel Anderson, Brookline, Mass.; architect, Robert A. Fash, 163 West 20th st. Plan No. 1659.

WEST ST, 350 e s, 50 s Clarkson st, remove side walls and rebuild new brick walls, repair floors and concrete floor under same, toilet compartments, repair show window and metal ceiling to 1-sty brick store; cost, \$1,500; owner, William E. Aitken, 287 West st; architect, Arthur M. Duncan, 37 Liberty st. Plan No. 1683.

WEST ST, 172, e s, 79.8 n Murray st, new doors and front, c. i. columns, metal and concrete base, stairs and partitions, entrance, g. i. cornice, toilets, tile floor and marble base, metal skylight, metal ceiling to 3-sty brick bakery and dwelling; cost, \$1,000; owner, Gustave Lewkowitz, 645 West End av; architects, Paul Herzog & Max Goldmeyer, 160 Greenwich st. Plan No. 1692.

WHITE ST, 21-23, erect new fire-escape on front, and stair to roof, remove and replace partitions and new S. C. F. P. doors to 6-sty brick lofts; cost, \$2,600; owner, Wall Real Estate Corporation, 22 Exchange pl, Louis H. Friedman, Pres.; architect, Robert Hynd, 3 Horatio st. Plan No. 1690.

9TH ST, 12 West, 4-sty addition for studios and install new elevator to 4-sty brick dwelling; cost, \$5,000; owner, John C. Johnson, 5 East 9th st; architect, Earl Harvey Lyall, 334 5th av. Plan No. 1664.

11TH ST, 118 E, new w. c. in basement, 2 new bathrooms on each of 5 stories and arrange nail bathroom, reset wash tubs and install new sinks and repair all soils, wastes and vent lines to 5-sty brick store and apartments; cost, \$1,000; owner, Anna Weiler, 147 4th av; architect, Louis A. Hornum, 405 Lexington av. Plan No. 1721.

27TH ST, 39-41 West, remove interior partitions, install large light of plate glass, reset main entrance doors, cut new opening in brick partitions, construct cigar booth in west hall, new store to 7-sty fireproof store and non-housekeeping apartments; cost, \$500; owner, Beverwyck Apartments, Inc., 100 Broadway, Walter F. Wood, Pres.; architect, Hugh J. Campbell, 349 West 21st st. Plan No. 1650.

27TH ST, 109-11 West, construct iron and steel stairway 1 flight to 11-sty fireproof loft building; cost, \$150; owner, Max Wolf, 352 4th av; architect, Frederick C. Brown, 220 5th av. Plan No. 1688.

28TH ST, 146-48 West, new staircase to roof and bulkhead, metal covered, metal skylight to 7-sty brick loft building; cost, \$300; owners, Bing & Bing, 119 West 40th st, Leo I. Bing, Pres.; architect, John E. Kleist, Woolworth Bldg. Plan No. 1667.

38TH ST, 21-25 West, connect openings and remove partitions to (3) 8 and 5-sty brick fireproof lofts and offices; cost, \$500; owner, Mrs. Rosa C. Barzagli & A. B. C. Co., 232 William st; architect, John Brandt, 271 West 125th st. Plan No. 1703.

39TH ST, 609-11 West, n s, 175 w 11th av, erect 10,000-gal. wood tank and 9,500-gal. tank and steel supports and one fireproof pent house to 3-sty brick power house; cost, \$2,100; owner, The New York Butchers' Dressed Meat Co., 497 11th av, Leo S. Joseph, Vice-Pres.; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn, Carl C. Maxwell, Pres. Plan No. 1658.

45TH ST, 11-17 East, new stud and plaster partitions, remove stair hall to location to 9-sty brick and fireproof, 5 stores and apartments; cost, \$200; owner, Home Club Co., 11-17 East 45th st, Pliny Fish, Pres.; architect, Hugh J. Campbell, 349 West 21st st. Plan No. 1639.

50TH ST, 154-156, remove studs and plaster partition and build basement extension to two 3-sty brick priv. houses; cost, \$2,800; owner, Theodore Riehl, Mount Vernon, N. Y.; architect, Quinton Semprink, 154-6 West 50th st. Plan No. 1706.

52D ST, 545-51 West, construct freight elevator and shaft to 10-sty fireproof loft building; cost, \$5,000; owner, P. H. McNulty, Great Neck, L. I.; architect, Donald S. Kennedy, 551 West 52d st. Plan No. 1693.

BERGER'S METAL CEILINGS

S. E. COR. 11th AVENUE AND 22d STREET  
Telephone, 1409 Chelsea

402 East 152d Street  
Telephone, 2853 Melrose

BERGER'S METAL LATH

POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

30 East 42nd Street NEW YORK  
Telephone, M. H. 3338

ARTISTIC HIGH GRADE METAL CEILINGS and Wall Decorations IMMENSE STOCK CARRIED

We Sell Material to the Trade or Contract to Erect the Work, as desired.

We Consider it a Privilege to Estimate

Also Carry Large Varieties of

METAL LATH IN STOCK

Immediate Deliveries Guaranteed

The Garry Iron and Steel Co. of N. Y.

521-523 West 23d Street, New York  
Telephone 8020 Chelsea

GEO. HARRISON JOHN F. MEYER

HARRISON & MEYER Artificial Stone Pavements

Centurian Building

Telephone Madison Square 8718 1182 Broadway

TELEPHONE STAGG 3500

GLASS AND GLAZING HEADQUARTERS J. H. WERBELOVSKY

Glass for New Buildings and Alterations. Wired Glass, Colored and Fancy Glass. GLASS FOR EVERY PURPOSE. Beautify your Home, Library, Desk, Table, etc., by GLASS TOPS FOR FURNITURE. MIRRORS MADE TO ORDER OR RESILVERED. \*If you are Building or Altering your Store Front, ask about my new METAL BAR FOR STORE FRONTS, which is STRONG, ORNAMENTAL AND LOW PRICED.

J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

ESTABLISHED 1868

SKYLIGHTS HAYES METAL LATHING & FIREPROOF WIRE-GLASS WINDOWS

54TH ST, 312 West, s s, 150 w 8th av. remove partitions to 4-sty brick store, show rooms and dwelling; cost, \$300; owner, Greek Orthodox Community, Ery Kehaya, 312 West 54th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1668.

55TH ST, 60 East, raise beams and remove front wall, new extension, rearrange interior partitions, new stairs to 5-sty brick dwelling; cost, \$5,000; owner, James Anderson Hawes, 303 5th av. care architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 1694.

56TH ST, 76 East, raise beams, remove front wall, new extension, new vent shaft, rearrange interior partitions, new stairs and scuttle to roof to 5-sty brick dwelling; cost, \$5,000; owner, James A. Hawes, care Gronenberg & Leuchtig, 303 5th av. Plan No. 1695.

57TH ST, 106 East, s s, 110 e Park av, remove partitions, install girders, new partitions, shift cellar stairs and new stairs, extend stairs to roof, new bulkhead metal covered, g. i. skylights and duct, fireproof s. c. doors, new fire-escapes, change window to doors, remove scuttle, dumbwaiter and rear stairs to 4-sty brick dwelling and lofts; cost, \$8,000; owner, Harry A. Taylor, 45 East 17th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1670.

64TH ST, 158 East, s s, 36 e Lexington av, remove brown stone stoop, convert entrance window, enlarge basement entrance, remove and rebuild hall partitions, install new flight of stairs to 4-sty brick dwelling; cost, \$1,000; owner, Roso Knapp, 158 East 64th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1653.

64TH ST, 115 East, 125 e Park av, change interior partitions throughout, new plumbing and extension and 1-sty addition, double headers and trimmers, remove stoop to 3-sty brick private residence; cost, \$8,000; owner, Dr. John J. Moorhead, 301 West 89th st; architects, Mulliken & Moeller, 103 Park av. Plan No. 1689.

75TH ST, 170 E, s s, 73 e Lexington av, remove 1st floor and substitute new fireproof floor, erect 8-in. brick wall in cellar enclosing boiler room with stairs to street, cut new door to 4-sty brick garage and dwelling; cost, \$1,500; owner, Felix M. Warburg, 52 William st; architect, James & Cordes, 124 West 45th st. Plan No. 1707.

77TH ST, 200-2 West, s w cor Amsterdam av, remove freight elevator, new freight elevator, 2 fire-escape stairs, kalamine iron s. c. doors, new toilets and basins, partitions, 3-in. cinder concrete floors, framing bulkhead, steel columns and girders, store fronts, elevator entrance, heating and lighting systems to 5-sty brick garage; cost, \$15,000; owner, Crawford-Bradley Co., 7 East 42d st, Frank Bradley, Vice-Pres., 200 West 77th st; architect, William Keegan, 7 East 42d st. Plan No. 1675.

77TH ST, 52-58 W., alterations in accordance with order No. 21989-F to 12½ sty fireproof hotel; cost, \$5,000; owner, Montross Bond & Realty Co., 90 West Broadway, Wm. Meller, Pres.; architects, Jackson, Rosencrans & Waterbury, 1328 Broadway. Plan No. 1679.

80TH ST, 135 W, n s, 286 w Columbus av, remove walls, new iron beams and columns, new extension, 12-in. brick wall in cement motor, concrete footings, rebuild old walls, new windows to 4-sty brick res; cost, \$750; owner, Henry Regneau, 133 West 80th st; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 1711.

85TH ST, 527 East, n s, 273 w East End av, remove partitions, dumbwaiter, &c., erect new 4-in. stud partitions, &c., forming bath rooms, erect 3-in. terra cotta dumbwaiter shaft, enlarge rear windows to 5-sty brick tenement; cost, \$2,500; owner, Pauline Hovermann, care N. Guttman, 247 East 28th st; architect, Otto Reissman, 147 4th av. Plan No. 1665.

88TH ST, 166 West, erect fireproof enclosure and install passenger elevator and minor alterations to 3-sty brick dwelling; cost, \$5,000; owner, Henry C. Lawrence, 166 West 88th st; architect, Vernon Jarboe, 381 4th av. Plan No. 1698.

95TH ST, 156 West, erect sheet metal fence to 4-sty brick private dwelling; cost, \$1,000; owner, Julius Tishman, Pres. and Treas.; architect, Adam Happel, 408 East 93d st. Plan No. 1671.

103D ST, 96 W, s s, 80 e Columbus av, remove partitions throughout, build apartments on 5 floors, new yard, court and stairs enclosed in brick walls from street to roof to 5-sty brick apts; cost, \$6,000; owner, Mrs. Ellen A. Ashman, 2030 Broadway; architect, Wm. H. Gompert, 171 Madison av. Plan No. 1718.

106TH ST, 250 W., s e cor Broadway, remove stairway, repair ceiling, 2 new fireproof partitions to 3-sty brick stores and offices; cost, \$100; owner, Samuel McMillan, 250 West 106th st; architect, John J. Vreeland, 3 West Burnside av. Plan No. 1602.

114TH ST, 544 West, 1-sty addition, 3 bedrooms and 1 bath, new stairs, pent house, exterior covered with crimped g. i. siding to 5-sty non-fireproof private residence; cost, \$3,500; owner, Richard T. Greene, 544 West 114th st; architect, Geo. D. McCarthy, 11 East 30th st. Plan No. 1649.

116TH ST, 118 West, s s, 145 w Lenox av, remove center brick pier and reset iron beams, new stone template and store front, metal covered, to 4-sty brick store and 2 families; cost, \$800; owner, William B. Corporation Co., 225 West 116th st, Samuel Williams, Pres.; architect, Morris Schwartz, 194 Bowery. Plan No. 1656.

116TH ST, 246 East, s s, 87 w 2d av, excavate rear of building for cellar, new tier of beams, undermine foundation to 2-sty brick stable; cost, \$1,500; owner, Vito Bonoma, 2091 2d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1697.

130TH ST, 218-20 West, s s, 225 w 7th av, fill in center of balcony with 3x10-in. spruce beams to 3½-sty brick synagogue; cost, \$500; owner, Hebrew Tabernacle Assn., Adolf Feibel,

Pres., 218-20 West 130th st; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 1662.

133D ST, 107-109 W, n s, 100 w Lenox av, extend 107 to bldg. line, remove stoop, new wooden stairs, iron beams and new doors and partitions to two 3-sty brick stores and dwelling; cost, \$1,500; owner, Lulu R. Shepherd, 107 West 133d st; architect, Vincent S. Todaro, 5 West 31st st. Plan No. 1716.

135TH ST, 34 West, remove wood stairs and place outside, cut down opening to 5-sty brick store and tenement; cost, \$50; owner, Samuel Rouse, 255 West 90th st; architect, Nathan Rotholz, 34 West 135th st. Plan No. 1685.

187TH ST, 536 West, s e cor Audubon av, remove front piazza and rear extension and walls and lower 1st tier of beams, new extension and 3 stores to 3-sty brick store and residence; cost, \$5,000; owner, Gustav Boehme, 536 West 187th st; architect, Franz Wolfgang, 535 East 177th st. Plan No. 1700.

AV B, 18, n w cor 2d st, new store fronts and steel girders, c. i. columns and brick piers, remove partitions rear of store and front wall, new 4-in. stud, lath and plaster partitions for additional store to 4-sty brick store and 2 families; cost, \$1,000; owner, Francis J. McBarron, 562 West 113th st; architect, M. Joseph Harrison, World Building. Plan No. 1655.

BOWERY, 50-52, construct runway, new seating, remove side balcony and sashes, partitions and dumbwaiter shafts to form one large lobby, new steel frame proscenium arch, new exits and drop curtain of asbestos fabric and motion picture operator's booth to 1 and 3-sty brick cafe and auditorium; cost, \$5,000; owner, The William Kramer's Sons Realty Co., Albert J. Kramer, Pres., 50 Bowery; architect, William A. Gorman, 110 Roosevelt av, Corona, Queens. Plan No. 1666.

BROADWAY, 1375-83, n w cor 37th st, new store front, copper and glass to 2-sty brick store and lofts; cost, \$750; owner, Mary Fitzgerald, care Winthrop & Dwight, 62 Cedar st; architects, Montgomery & Riggs, 105 West 40th st. Plan No. 1651.

BROADWAY, 893, w s, 55 n 19th st, remove non-fireproof staircase and elevator shaft and replace new fireproof staircase and elevator shaft, new freight elevator, 1-sty added on Broadway wing, new sprinkler system and low pressure steam heating system and electric light wiring system throughout with power feeds for elevator and pumps, new toilet rooms and fixtures, show windows and entrance to freight elevator to 4-sty brick store and stock rooms; cost, \$10,000; owner, John M. Dodd Estate, Alice C. William, Pres., 52 Broadway; architect, Renwick, Aspinwall & Tucker, 8 West 40th st. Plan No. 1654.

BROADWAY, 2728, new stores, remove walls and partition of shaft, alter stairs, rearrange partitions, brick up openings and new openings to 5-sty brick stores and tenement; cost, \$5,000; owner, George Whittell, 648 Madison av; architects, Gronenberg & Leuchtig, 303 5th av. Plan 1686.

BROADWAY, 1218, n e cor 30th st, provide exits, coal storage and install sidewalk hoist, remove stairs and brick up archway to 2-sty brick stores and lofts; cost, \$3,000; owner, Mary A. Fitzgerald, care Winthrop E. Dwight, atty., 62 Cedar st; architects, Montgomery & Riggs, 105 West 40th st. Plan No. 1702.

BROADWAY, 338, e s, 23 n Worth st, continue stairs to roof with bulkhead, alter fireproof partitions, stairs, enclosures, alter front fire escapes and circular window and cut down window for doors on each floor to 6-sty brick store and lofts; cost, \$250; owner, George Bliss estate, Walter P. Bliss, trustee, 71 Broadway; architect, Julius J. Diemer, 118 East 28th st. Plan No. 1709.

BROADWAY, 1743-5, s w cor 56th st, remove show windows, brick piers and install new show window to 3-sty fireproof stores and lofts; cost, \$5,000; owners, M. & J. Froehlich & L. Mansbach, 56th st and Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 1714.

CENTRAL PARK WEST, 482-85, s w cor 109th st, rebuild interior partitions and area retaining wall, reset boiler, repair cement flooring, new drain line to 7-sty brick apartment house (34 apts.); cost, \$2,500; owner, Mary H. Lester, 453 West 143d st; architect, Edward B. Chestersmith, 181 Woodruff av, Brooklyn. Plan No. 1717.

LENOX AV, 227, remove partitions and build stairs from 3d to 4th floor to 4-sty brick dance hall, meeting rooms and dwelling; cost, \$400; owner, Harry H. Hershe, 45 Broadway; architect, Antonio Geraci, 302 West 127th st. Plan No. 1708.

MADISON AV, 637-43, n e cor 59th st, erect 1-sty extension to 4-sty brick stores and meeting rooms; cost, \$1,000; owner, Leo Schlesinger, 68 Wooster st; architects, Buchman & Fox, 30 East 42d st. Plan No. 1715.

MADISON AV, 1974, n w cor 126th st, erect 1-sty extension for stores, alter building to office and studio building, new stud partitions, dumbwaiter and window openings, new fire-escape to 5-sty brick stores, offices and studios; cost, \$3,500; owner, Mrs. Sarah J. Morton, 747 Madison av; architect, Louis A. Hornum, 405 Lexington av. Plan No. 1705.

MADISON AV, 275, e s 24.9 s from cor 40th st, remove brick of basement window, sash and provide sash door entrance to basement office, new show window, metal covered to 4-sty brick furnished rooming house; cost, \$150; owner, John J. Terry Estate, John J. Terry, Trustee, 100 Broadway; architect, Otto A. Staudt, 945 2nd av. Plan No. 1680.

2D AV, 2011, remove partitions, create photo studio, new studio skylight to 2-sty frame store, dwelling and photo studio; cost, \$50; owner, John J. Cahel, 150 East End av; architect, Lucian Pisciotto, 391 East 149th st. Plan No. 1652.

2D AV, 1156, e s, 20 s 61st st, enlarge toilet compartments and enclose with stud and plaster

partitions to 4-sty brick store and dwelling; cost, \$350; owner, John J. Mafia, 1156 2d av; architect, Geo. Dress, 1931 Madison av. Plan No. 1673.

2D AV, 2218, s e cor 114th st, remove partitions, erect new partitions, fire-escapes, store fronts, stair and bulkhead to 4-sty brick stores and tenement; cost, \$4,800; owner, Samuel Behrman, 503 5th av; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 1674.

3D AV, 474-76 w s, 49.9 n 32nd st, divide store with partition, new door to 6-sty brick stores and tenement; cost, \$50; owner, 474 Third Ave. Corporation, 35 Nassau st; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 1678.

5D AV, 284, w s, 25 n 22d st, install new bath rooms, construct new yard structure for w. c. to 4-sty brick store and tenement; cost, \$1,000; owner, Islip Corporation, 306 Lexington av; architect, Samuel Cohen, 503 5th av. Plan No. 1720.

4TH AV, 84, remove partitions, new stairs, partitions fireproofed, new bulkhead on roof, install new fire-escapes to 3-sty brick stores and lofts; cost, \$2,100; owner, Henry C. Dobbler, 14 East 46th st; architect, George H. Van Aukey, 1269 Broadway. Plan No. 1672.

5TH AV, 769-83, n e cor 59th st, convert servants' dormitories to bachelor apartments, solid plaster partitions, new window with steel lintel to 17-sty fireproof hotel; cost, \$2,000; owner, William Waldorf Astor, London, England; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 1669.

5TH AV, 516 n w cor. 43d st, erect fireproof staircase to 14-sty unreproved loft building; cost, \$1,500; owner, Rowan Realty Co., George H. Dowsey, Pres., 60 Wall st; architect, William Burnet Tuthill, 287 4th av. Plan No. 1681.

5TH AV, 479-485, and 41st and 42d sts, erect fireproof partitions and doors (2), record vaults with cement base, tiling, &c., in toilets to 10-sty fireproof store and lofts; cost, \$8,000; owner, Paramount Picture Film Co., 110 West 40th st, William W. Hutchinson, Pres.; architect, John Albert Thorn, 110 West 40th st. Plan No. 1696.

5TH AV, 366-70, s w cor 35th st, alter 1st floor and basement levels, install new ventilation system, new fitting rooms, show cases, balcony and ornamental iron stairway to 11-sty fireproof stores and offices; cost, \$5,000; owner, Acker, Merrill and Condit Co., Harry J. Luce, Pres., 135 West 42d st. Plan No. 1710.

5TH AV, 473, e s, 52.6 s from s e cor 41st st, install 2 dumbwaiters and shaft and 2-in. plaster block enclosure, fireproof shafts and ceiling, steel doors, g. i. skylight and new partition work to 5-sty brick store; cost, \$5,000; owner, Mrs. Jennie K. Stafford, Imperial Hotel; architects, Shape & Eready, Inc., 202 West 42d st. Plan No. 1712.

5TH AV, 673, n e cor 53d st, new partitions (1½-in. x ½-in. tee irons covered with metal lath), close up door opening to 6-sty fireproof stores and new housekeeping apartments; cost, \$500; owner, Charles J. Duveen, 718 5th av; architect, Hugh J. Campbell, 349 West 21st st. Plan No. 1719.

6TH AV, 141-143, w s, 70 s 11th st, divide store to 4 with partitions and new store fronts, g. i. cornice and marble bases, rearrange stair hall, new w. c. and sinks for stores to 3-sty brick stores and lofts; cost, \$600; owner, Grace P. Stuart, 26-29 Waverly pl, Washington sq; architect, Maxwell A. Cantor, 373 Fulton st, Brooklyn. Plan No. 1691.

7TH AV, 344, w s, 21 n 29th st, remove partitions, changing building from tenement to dwelling, remove wash tubs, new stairs and stair wall to 3-sty brick store, lofts and dwelling; cost, \$250; owner, Harriet S. James, 690 6th av; architect, Irving Kurdoff, 316 7th av. Plan No. 1701.

8TH AV, 956-958, change location of partitions of staircase, new store front, metal covered to 5-sty brick tenement (9 apartments) and store; cost, \$250; owner, James K. Holly, 884 Amsterdam av; architect, Frank J. Schefcik, 4168 Park av. Plan No. 1661.

## Bronx.

138TH ST, 540, new store front to 5-sty brick tenement; cost, \$600; owner, Ferdinand Schnidell, 2380 8th av; architects, B. H. & C. N. Winston, 148th st and 3d av. Plan No. 314.

145TH ST, s s, 265 w Brook av, new stairs, new iron beams, &c., to 1-sty brick synagogue; cost, \$2,500; owner, Berth Homedrasch Hagodol Adath Yeshurun of the Bronx, Berish Rosenfeld, 508 East 140th st, Pres.; architect, Albert E. Davis, 258 East 138th st. Plan No. 310.

187TH ST, 586, new show windows to 3-sty brick store and dwelling; cost, \$150; owner, Ignazio Calcaterra, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 308.

CLAY AV, 1297, new door to 2½-sty frame dwelling and garage; cost, \$150; owner, Dr. Wm. Sherwood, on premises; architect, S. J. Kessler, 1037 Teller av. Plan No. 309.

CRUGER AV, w s, 270 s Van Nest av, new basement of brick built under 2-sty frame dwelling; cost, \$700; owner, Viteo Gregory, on premises; architect, T. J. Kelly, 643 Morris Park av. Plan No. 311.

GRAND BOULEVARD, n e cor 187th st, new store fronts, new partitions to 2½-sty frame stores and dwelling; cost, \$400; owner, Dr. Henry Haitman, on premises; architects, Hunter & Murgatroyd, 191 9th av. Plan No. 306.

HOLLAND AV, 3650, new show window to 3-sty frame store and dwelling; cost, \$200; owner, Rosino De Vilo, on premises; architect, E. A. Russo, 731 East 215th st. Plan No. 315.

MORRIS AV, 642, new toilets to 3-sty frame store and tenement; cost, \$65; owner, Sunday Romanelli, 637 Morris av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 305.

OLINVILLE AV, e s, 160 n Magenta st, move 2½-sty frame dwelling; cost, \$300; owner, Herman Von der Hyde, 3563 White Plains av; architect, Jos. Von Drau, 412 East 147th st. Plan No. 304.

## Plans Filed, Alterations, Continued.

OLINVILLE AV, e s, 350 n Magenta st, move 2½-sty frame dwelling; cost, \$1,500; owner, Peter Provost, 3436 Olivville av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 307.

WASHINGTON AV, 2055-59, remove projections from two 6-sty brick tenements; cost, \$600; owner, Benj. J. Weil, 21 East 82d st; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 313.

WASHINGTON AV, 1070, remove projections from 6-sty brick tenement; cost, \$600; owner, Benj. J. Weil, 21 East 82d st; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 312.

## Brooklyn.

BOND ST, n e cor Douglass st, interior alterations to two 3-sty dwellings; cost, \$400; owner, Wm. Finkelstein, 121 Christie st, Manhattan; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5168.

CARROLL ST, s s, 120 w Columbia st, extension to 3-sty store and tenement; cost, \$1,000; owner, Angelina Migharo, on premises; architect, W. J. Conway, 400 Union st. Plan No. 5208.

COLUMBIA ST, w s, 17 n Summit st, interior and exterior alterations to 3-sty store and dwelling; cost, \$1,200; owner, Morris Madow, on premises; architect, Gibbons Co., 318 Columbia st. Plan No. 5185.

DELMONICO PL, s w cor Ellery st, interior alterations to 3-sty store and tenement; cost, \$600; owner, Fredk. Hauck Estate, 546 Chauncey st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5130.

ESSEX ST, e s, 90 s Liberty av, extension to 1-sty dwelling; cost, \$500; owner, Anna Brennan, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5092.

FLEET ST, s w cor Hudson av, extension to 3-sty store and dwelling; cost, \$1,000; owner, Rebecca Levy, 1091 Myrtle av; architect, M. A. Cantor, 373 Fulton st. Plan No. 5175.

FROST ST, n e cor Kingsland av, interior alterations to 1-sty stores; cost, \$500; owner, Lydia Schnessler, Morris Park, L. I.; architects, Cannella & Gallo, 60 Graham av. Plan No. 5188.

FULTON ST, s s, 29.4 w Hoyt st, extension to 4-sty stores; cost, \$12,000; owner, Josiah T. Smith's Estate, 258 Broadway, Manhattan; architect, Benj. Driesler, 153 Remsen st. Plan No. 5112.

FULTON ST, s s, 146.4 e Classon av, extension to 3-sty dwelling; cost, \$500; owner, Geo. Kiefer, on premises; architect, A. W. Pierce, 59 Court st. Plan No. 5081.

FULTON ST, n s 100 e Bedford av, interior alterations, 2-sty store and moving picture; cost, \$200; owner, Wm. H. Lyons Est., 857 Prospect pl; architect, E. O. Holmgren, 371 Fulton st. Plan No. 5149.

GRAFTON ST, w s 240.5 n Sutter av, exterior alterations to 3-sty store and tenement; cost, \$350; owner, Jacob Sherman, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5140.

HALSEY ST, n s, 135 w Stuyvesant av, raise roof to 3-sty dwelling; cost, \$1,200; owner, Sam Rossoff, 499 Halsey st; architect, Louis E. Schwartz, 383 Milford st. Plan No. 5200.

HENRY ST, w s, 25 n Carroll st, interior alterations and plumbing to 3-sty tenement; cost, \$150; owner, Mary E. M. McConnell, on premises; architect, Edw. H. Scally, 527 Henry st. Plan No. 5193.

HERKIMER ST, 824, plumbing 3-sty dwelling; cost, \$150; owner, Grace M. Baker, on premises; architect, C. O. P. Baker, 68 Albany av. Plan No. 5146.

LIBERTY ST, e s, 179 n Tillary st, interior alterations, 2-sty garage; cost, \$400; owner, Samuel T. Reynolds Est., 176 Fenimore st; architect, H. E. Esterbrook, 1463 Fulton st. Plan No. 5135.

LORIMER ST, w s 60 s Skillman av, exterior and interior alterations to 2½-sty tenement; cost, \$750; owner, Giuseppe Marienalli, 42-52 Kenmore st, Manhattan; architects, DeRosa & Sangano, 150 Nassau st, Manhattan. Plan No. 5157.

LORIMER ST, w s, 80 s Skillman av, exterior and interior alterations to 2½-sty tenement; cost, \$750; owner, Tony Grasio, on premises; architects, De Rosa & Sangano, 150 Nassau st, Manhattan. Plan No. 5158.

McKIBBEN ST, s w cor Humboldt st, interior alterations to 3-sty store and dwelling; cost, \$500; owner, Max Steckler, 708 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 5173.

MALBONE ST, s s, 240 e Bklyn av, raise 2-sty dwelling; cost, \$600; owner, Maria Cuzzo, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5154.

MALBONE ST, 525, extension to 3-sty store and dwelling; cost, \$1,500; owner, Gaetano Pizzi, 15 Garrison st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5098.

MONTAGUE ST, n s, 50 e Clinton st, extension to 2-sty bank; cost, \$18,000; owner, Peoples Trust Co., 181-3 Montague st; architect, W. Weissenberger, 130 East 15th st, Manhattan. Plan No. 5073.

MONROE PL, w s, 316 n Pierrepont st, new elevators; cost, \$1,825; owner, Meeke Corp., 15 East 40th st, Manhattan; architect, H. R. Culmet, 220 Broadway, Manhattan. Plan No. 5118.

OAK ST, n s, 217 n West st, interior alterations to 4-sty factory; cost, \$1,500; owner, American Mfg. Co., Noble and West sts; architects, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 5239.

PALMETTO ST, s s, 225 w Central av, extension to 4-sty factory; cost, \$26,000; owner, D. & M. Balsam Co., on premises; architects, Koch & Wagner, 26 Court st. Plan No. 5220.

PROSPECT PL, n s, 300 e Saratoga av, exterior and interior alterations to 2-sty brick synagogue; cost, \$1,000; owners, Fannie Goldstein & ano, 102 Bristol st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5096.

SANDS ST, 133, plumbing to 4-sty stores and offices; cost, \$1,000; owner, Ralph Cohen, on premises; architect, Carl H. De Lion, 120 Berkeley pl. Plan No. 5212.

STANHOPE ST, n s, 250 e Irving av, extension to 2-sty shed and dwelling; cost, \$100; owner, Wm. Golsong, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 5178.

THORNTON ST, s s, 121.5 w Broadway, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Tillie Hobach, 196 Pulaski st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5207.

VAN BRUNT ST, s w cor Ridgewood st, gas fitting, &c., to 5-sty tenement; cost, \$300; owner, Harold C. Mathews, 5 Beekman st, Manhattan; architect, Otto Reissman, 147 4th av, Manhattan. Plan No. 5245.

WEST ST, from Noll to Oak st, new elevators; cost, \$2,000; owner, American Mfg. Co., 63 Wall st, Manhattan; architect, Otis Elev. Co., 250 11th av, Manhattan. Plan No. 5216.

WYCKOFF ST, s s, 100 e Bond st, extension 3-sty tenement; cost, \$600; owner, Frank Lombardo, 210 Wyckoff st; architect, Max Hirsch, 391 Fulton st. Plan No. 5190.

SOUTH 1ST ST, n s, 125 e Havemeyer st, interior alterations and plumbing to 3-sty store and dwelling; cost, \$250; owners, Louis Hess & ano, 589 St. Marks av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5228.

SOUTH 4TH ST, s s, 119.6 w Hooper st, interior alterations to 3-sty store and tenement; cost, \$250; owner, Simon Wolfson, 39 Union av; architect, H. N. Entlich, 29 Montrose av. Plan No. 5167.

15TH ST, s s, 93 e 3d av, interior alterations to 3-sty dwelling; cost, \$200; owner, Annie Bensen, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5113.

27TH ST, n s, 176 w 5th av, extension to 2-sty dwelling; cost, \$400; owner, Giuseppe Cavallo, on premises; architects, Brooks & Corso, 56 Thatford av. Plan No. 5213.

WEST 36TH ST, e s, 380 s Mermaid av, raise 1-sty dwelling, &c.; cost, \$300; owner, Lawrence Barnett, 2946 West 30th st; architect, O. B. Almgren, 230 95th st. Plan No. 5074.

56TH ST, n s, 116 w 4th av, interior alterations to 1-sty garage; cost, \$2,500; owner, Poppe, 5503 3d av; architect, F. W. Stork, 7416 3d av. Plan No. 5184.

78TH ST, n s, 214 w 4th av, plumbing to 2-sty dwelling; cost, \$127; owner, Dora Christian- sen, 357 78th st; architect, Wm. H. Hopewell, 7617 3d av. Plan No. 5247.

ALBANY AV, e s 49 n Maple st, extension 2-sty store and dwelling; cost, \$200; owner, Carmen La Grege, 521 Albany av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 5151.

ATLANTIC AV, 1295, exterior alterations to 1-sty shed; cost, \$200; owner, Thos. J. Walsh, on premises; architect, Leroy C. Morris, 82 Wall st, Manhattan. Plan No. 5074.

ATLANTIC AV, n s, 250 e Nostrand av, extension to 1-sty power house; cost, \$200; owner, Edison Elec. Co., 13 Willoughby st; architect, Fred C. Podyen, same address. Plan No. 5180.

BEDFORD AV, s w cor Greene av, exterior and interior alterations to 4-sty store and dwelling; cost, \$1,500; owner, Geo. W. Bahrenburg, 40 Monroe st; architect, Willard Parker, 24 McDonough st. Plan No. 5203.

BEDFORD AV, w s, 95 s South 3d st, extension to 3-sty store and dwelling; cost, \$1,000; owner, Samuel Frusvogel, 550 Bedford av; architect, Max Cohn, 280 Bedford av. Plan No. 5196.

BELMONT AV, s w cor Barbey st, interior alterations to 2-sty dwelling; cost, \$500; owner, Paul Panzier, 354 Schenck av; architect, E. Dennis, 241 Schenck av. Plan No. 5234.

CARLTON AV, n e cor Bergen st, extension to 3-sty dwelling; cost, \$1,400; owner, Anna E. Smallman, 577 Carlton av; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 5160.

DUMONT AV, s s, 60 e Watkins st, extension to 3-sty store, office and dwelling; cost, \$2,000; owner, Julius Friedman, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5189.

FLUSHING AV, s s, 55.8 w Hamburg av, interior alterations to 2-sty store and dwelling; cost, \$750; owner, Jos. Bog, 1027 Flushing av; architect, Tobias Goldstone, 49 Graham av. Plan No. 5131.

FLUSHING AV, n s, 106.7 e Bogart st, extension to 2-sty store and dwelling; cost, \$2,500; owner, Sam Waldman, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5129.

FRANKLIN AV, e s, 100.4 s Bergen st, plumbing to 4-sty store and tenement; cost, \$200; owner, Sophie Brickman, 192, 18th st; architect, Allen J. Hamilton, 351 7th av. Plan No. 5202.

GRAHAM AV, s e cor Boerum st, new show windows, &c., to 5-sty tenement; cost, \$300; owner, Max Rosenberg, 712 East 15th st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5091.

HAMILTON AV, w s, 141.6 s Columbia st, exterior and interior alterations to 3-sty store and dwelling; cost, \$800; owner, Arthur Smith, 111 Broadway, Manhattan; architect, W. J. Conway, 400 Union st. Plan No. 5121.

HARRISON AV, e s, 25 n Middleton st, interior alterations to 2-sty store and dwelling; cost, \$750; owner, Max Brawer, 300 Ellery st; architect, Tobias Goldstone, 49 Graham av. Plan No. 5087.

HUDSON AV, w s, 110 s Lafayette st, extension to 1-sty railroad station; cost, \$18,000;

owner, Transit Development Co., 85 Clinton st; architect, Walter K. Taylor, 320 Bowne av, Queens. Plan No. 5072.

MANHATTAN AV, e s, 187.6 n Calyer st, extension to 1-sty church; cost, \$5,000; owner, Greenpoint Methodist Church, on premises; architect, F. J. Helmle, 190 Montague st. Plan No. 5233.

PARK AV, 756, new elevators in 2-sty storage; cost, \$400; owner, Chas. Schermeister, 310 Ocean parkway; architect, Fredk. Wagner, 472 Pearl st, Manhattan. Plan No. 5083.

SNEDIKER AV, w s, 216.4 n Livonia av, interior alterations to 3-sty tenement; cost, \$120; owner, Jos. Zinsky, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5192.

STONE AV, w s, 150 s Pitkin av, extension to 3-sty store and dwelling; cost, \$1,000; owner, Max Schatman, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5114.

STONE AV, e s, 93 s Riverdale av, extension 2-sty dwelling; cost, \$750; owner, Frank Liven, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5142.

SUMNER AV, n e cor Stockton st, plumbing to 3-sty store and tenement; cost, \$100; owner, Alex. Tishman, 101 Division av; architect, Jacob S. Glasser, 194 Frönt st, Manhattan. Plan No. 5177.

SUTTER AV, s s, 80 w Snediker av, extension 2-sty store and dwelling; cost, \$350; owner, Julia Ivans, on premises; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 5141.

VAN SINDEREN AV, bet East New York and Atlantic avs, new elevators; cost, \$2,400; owner, L. I. R. Co., Jamaica Station; architect, Harry R. Culmer, 220 Broadway, Manhattan. Plan No. 5214.

WILLOUGHBY AV, 991, exterior and interior alterations to 2-sty dwelling; cost, \$500; owner, Adam Wisnrowski, on premises; architects, Louis Berger & Co., 1652 Myrtle av, Queens Co. Plan No. 5109.

## Queens.

ARVERNE.—63d st, e s, 280 s Larkin av, 1-sty frame extension, 27x32, to rear dwelling, tin roof, interior alterations; cost, \$2,000; owner, M. Peliger, on premises; architect, H. P. Hoff-statter, 401 Clarence av, Arverne. Plan No. 1679.

COLLEGE POINT.—18th st, w s, 75 n Av F, interior alterations to dwelling; cost, \$300; owner, Geo. Grossberge, on premises. Plan No. 1671.

CORONA.—41st st, w s, 200 s Hayes av, 2-sty frame extension, 9x11, to rear dwelling, tin roof; cost, \$225; owner, M. Morgan, on premises. Plan No. 1685.

CORONA.—Jackson av, n s, 80 w National av, 1-sty frame extension, 39x25, to rear garage, tin roof, interior alterations; cost, \$1,500; owner, Paul Roth & Co., Inc., 16 West Jackson av, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan No. 1695.

ELMHURST.—Currant av, w s, 375 s Warren st, 1 sty added to top present dwelling, interior alterations; cost, \$650; owner, Constar Schultz, on premises; architect, R. W. Johnson, Hunt st, Corona. Plan No. 1660.

EVERGREEN.—Amand pl, 12, 1-sty frame extension, 18x23, to rear dwelling, tin roof, interior alterations; cost, \$1,000; owner, John Walter, on premises; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1688.

FAR ROCKAWAY.—Central av, 261, electric sign store; cost, \$45; owner, W. J. Morris, on premises. Plan No. 1670.

FAR ROCKAWAY.—Remsen av, s s, 24 w McNeil av, plumbing to dwelling; cost, \$50; owner, H. Hartman, on premises. Plan No. 1691.

FLUSHING.—Bradford av, s s, 500 w Jagger av, interior alterations to dwelling; cost, \$1,500; owner, Edw. Robinson, Great Neck, L. I.; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1687.

HAMMELLS.—South Chase av, 34, plumbing to dwelling; cost, \$80; owner, Mrs. M. Margolis, on premises. Plan No. 1684.

HOLLIS.—Roundout st, e s, 150 n Beaufort st, 1-sty frame exterior, 11x18, side dwelling, tin roof; cost, \$175. Stoutenberg & Garretson, Woodhull av, Hollis. Plan No. 1657.

L. I. CITY.—Jackson av, 35 and 37, replace plumbing, 2 dwellings; cost, \$50; owner, M. Richenstein, 62 Jackson av, L. I. City. Plan No. 1655.

L. I. CITY.—Radde st, 219, 2-sty frame extension, 22x17, rear dwelling, gravel roof; cost, \$700; owner, Eliz. Dixon, 155 2d av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1686.

L. I. CITY.—Front st, s e cor Pidgeon st, plumbing to factory; cost, \$700; owner, National Sugar Co., on premises. Plan No. 1692.

L. I. CITY.—Ridge st, 49, new foundation to dwelling; cost, \$200; owner, A. Paradise, on premises. Plan No. 1658.

MASPETH.—Broad st, n e cor Perry av, new foundation to dwelling; cost, \$300; owners, K. & M. Nagel, on premises. Plan No. 1690.

MASPETH.—Hull av, s s, 200 e Washington Place, interior alterations to barn to provide for dwelling; cost, \$125; owner, J. M. Kalityzki, on premises. Plan No. 1654.

METROPOLITAN.—Fresh Pond rd, w s, 200 s Menninger av, 1-sty frame extension, 22x4, to front store and dwelling; cost, \$250; owner, Mrs. Barbara Hohlock, on premises; architect, S. J. Baumann, 51 Elliott av, Middle Village. Plan No. 1669.

MIDDLE VILLAGE.—Cooper av, s w cor Morton st, 1-sty frame extension, 14x30, to rear dwelling, tin roof; cost, \$200; owner, Mrs. B. Coppersmith, on premises. Plan No. 1686.

MORRIS PARK.—Beaufort st, s s, 120 n Sherman st, plumbing to dwelling; cost, \$50; owner, C. Chaplin, on premises. Plan No. 1677.

**RICHMOND HILL.**—Birch st, w s, 210 n Belmont av, plumbing to dwelling; cost, \$50; owner, Mrs. L. Andrews, on premises. Plan No. 1682.

**RICHMOND HILL.**—Fenhurst pl, s s, 100 w Oxford av, 2-sty frame extension, 40x17, side dwelling, tin roof, interior alterations; cost, \$200; owner, Chas. Platte, on premises. Plan No. 1683.

**RICHMOND HILL.**—Atlantic av, s w cor Church st, plumbing to dwelling; cost, \$60; owner, R. E. Wilson, on premises. Plan No. 1689.

**RICHMOND HILL.**—Curtis av, e s, 150 n Hillside av, plumbing to dwelling; cost, \$100; H. Keller, on premises. Plan No. 1681.

**RICHMOND HILL.**—Jamaica av, n s, 228 e Chestnut st, 1-sty frame extension, 20x40, to rear store and dwelling, interior alterations; cost, \$1,500; owner, E. C. Abel, Jamaica av, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plan No. 1661.

**RICHMOND HILL.**—Jamaica av, s e cor Hamilton av, 1-sty frame extension, 12x30, to rear store, tin roof; cost, \$600; owner, Kate S. Brown, 234 Broadway, Flushing. Plan No. 1694.

**RICHMOND HILL.**—Lefferts av, e s, 194 s St. Anns av, 1-sty frame extension, 6x9, to rear dwelling, tin roof; cost, \$100; owner, W. L. Treat, on premises. Plan No. 1693.

**RIDGEWOOD.**—Myrtle av, 2537, interior alterations, store and tenements; cost, \$500; owner, Alfonso Vurona, on premises. Plan No. 1678.

**WOODHAVEN.**—Atlantic av, s s, 196 w Bigelow pl, interior alterations to power house; cost, \$10,000; owner, Lalance & Grosjean Co., Woodhaven; architect, owner. Plan No. 1680.

### Richmond.

**BOYD ST.**, 90, near Wright, Stapleton, alterations to frame dwelling; cost, \$50; owner, Haus Clason, 90 Boyd st; architect, Otto Loeffler, 85 Water st, Stapleton. Plan No. 327.

**JERSEY ST.**, w s, 240 s Centre st, New Brighton, alterations to brick store and dwelling; cost, \$300; owner, E. I. Levine, 356 Jersey st, New Brighton; architect, John Davies, Castleton av, Tompkinsville. Plan No. 325.

**TARGEET ST.**, e s, opp. Young, Stapleton, alterations to frame dwelling; cost, \$450; owner, Josephine Nebel, 239 Targeet st; builder, Chas. F. Lange, 299 Broad st. Plan No. 324.

**BROADWAY.**, e s, 167 n Franklin st, West New Brighton, alterations to frame bakery and dwelling; cost, \$150; owner, Harry Scherling, 19 Charles st, Jersey st; architect, Wm. Huenerberg, 1114 Forest av, Bronx. Plan No. 326.

**SOUTHFIELD BOULEVARD.**, near Lincoln av, Grant City, alterations to frame electric sign on hotel; cost, \$25; owner, Wm. D. Delwit, Grant City, premises. Plan No. 328.

## 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 17. The location is given, but not the owner's address.*

**PERTH AMBOY.**—Stanislaw Duszynski, 745 State st, 3-sty brick, \$8,000.

**NEWARK.**—Joseph Jacobowitz, 7 and 9 Chelsea av, two 3-sty frame, \$11,000; James A. Farmer, 43 Chelsea av, 3-sty frame, \$6,000; Antonio Cozzone, 108 14th av, 3-sty frame alteration, \$500.

**JERSEY CITY.**—William Neuman, 314 Palisade av, 3-sty frame alteration, \$500; Antonio Miranti, 769 West Side av, 3-sty brick, \$9,000.

**WEST NEW YORK.**—Dominick Manganello, 427 17th st, 3-sty brick, \$10,000.

**TRENTON.**—John A. Dowling, 177-179 West Hanover st, 2-sty brick, \$5,000.

**ORANGE.**—Felice Vacca, 237-239 Essex av, 3-sty brick, \$9,000; Herman C. Cassini, 71 Cone st, 3-sty brick, alteration, \$600.

**WEST HOBOKEN.**—Giuseppe Meroni, 402 Mountain rd, 4-sty brick, \$15,000.

**NORTH BERGEN.**—Raffaele Canosa, south side Hillside pl, 200 ft. west of Boulevard, 2-sty brick, \$3,000.

**PATERSON.**—Frank Rodia, s e cor Ellison and Cross sts, 3-sty brick and 5-sty brick alteration, \$10,000.

**EAST ORANGE.**—H. C. Schneider Co., east side North Park st, 61 ft. south Lake st, two 2-sty frame, \$10,000.

## PERSONAL AND TRADE NOTES.

**RAVITCH BROTHERS CONSTRUCTION CO.** has moved its offices from 131 East 23d st to 63 Park Row.

**CALLANAN & PRESCOTT**, general contractors, have moved their offices from Capitol pl to 25 Washington av, Albany, N. Y.

**S. L. TOLMAN** has been appointed a junior assistant engineer on the staff of the New York State Public Service Commission, First District.

**PARSONS COMPANY**, manufacturer of the Parsons trench excavators, of Newton, Iowa, has opened an eastern sales office at 30 Church st.

**HOFFMAN SPECIALTY CO.**, of Chicago, has recently opened a New York office at 101 Park av. The new office is in charge of E. S. Storm as sales manager.

**WILLIAM H. McKIEVER**, engineer and contractor for heating and ventilating, is now located in his new offices in the Townsend Building, 1123 Broadway.

**LORENZO C. DILKS**, general manager of the Eastern Steel Co., was recently elected president and general manager of Milliken Bros., Inc., 17 Battery pl.

**GABRIEL A. DI. MARTINO**, an architect, formerly connected with the Bureau of Buildings, has recently opened an office for the practice of his profession at 150 Nassau st.

**D. F. ATKINS** has been appointed chief engineer of light and power in the Bureau of Gas and Electricity of the Department of Water Supply, Gas and Electricity of the City of New York.

**BENJAMIN F. CRESSON, JR.**, formerly chief engineer of the New Jersey Harbor Commission, has been appointed chief engineer of the Board of Commerce and Navigation of the State of New Jersey.

**CLARENCE G. MEEKS** of the Gardner & Meeks Company, lumber dealers at Weehawken, has been appointed by the county judges to membership on the Hudson County Park Commission of Hudson County.

**GORHAM COMPANY**, 5th av and 36th st, has received twenty-one awards for its entries at the Panama-Pacific Exposition. The list includes three grand prizes, a special gold medal, four gold medals of honor and thirteen other gold medals.

**HENRY FLOYD**, consulting engineer of New York City, has been retained by the U. S. Department of the Interior to visit, inspect and report on the plant and property of the Mt. Whitney Power & Electric Company in the Legnoia National Park, Cal.

**JOSEPH X. NETTER**, who for the last three years has been advertising manager for the New York Gas & Elec. Appliance Co., 569 Broadway, has joined the staff of Shapiro & Aronson, manufacturers of gas and electric fixtures, 20 Warren st, as advertising manager.

**AARON E. ALDRIDGE**, vice-president of the Greater New York Brick Co. and principal stockholder in the A. E. Aldridge Brick Co., Dutchess Junction, is seriously ill at his home on North avenue, Beacon City. He suffers from a complication of diseases. That his condition is critical was admitted at his home yesterday. New York physicians have been summoned in consultation.

**FREDERICK L. COMSTOCK AND W. BROWN VAN DRESER**, architects of Gloversville, N. Y., have formed a partnership for the joint practice of their profession under the firm name of Comstock & Van Dreser. The firm is located in the former office of Mr. Comstock in the Green Building, in West Fulton st, Gloversville, N. Y.

**CHARLES NELSON KENT** has been appointed chief inspector in the Manhattan Bureau of Buildings at a salary of \$4,000 a year. Mr. Kent is a resident of Flushing, L. I., is a graduate of Columbia University and has been associated with McKim, Mead & White, architects, Atlantic Terra Cotta Co., and the Public Service Commission as architectural designer.

**DEPARTMENT OF STREET CLEANING** of the City of New York will hold its second annual exhibition of street cleaning apparatus and appliances in the 1st Regiment Field Artillery armory, 68th st and Broadway, during the week beginning Monday, October 11. Its object is to awaken public interest to the importance of this feature of city work and to exhibit the latest machinery and appliances in this field. Commissioner John T. Fetherston will have general charge of the arrangements.

**ECONOMIC GAS WATER HEATER COMPANY**, 195 Plymouth st, Brooklyn, has purchased the entire properties of the Brooklyn Water Heater Company, taking over their machine shop and foundry, patterns and patents, and will continue the manufacture of these heaters. The new company will make identically the same heater, which has met with success by its many users. The officers of the company are: Wm. H. Mathews, president and treasurer; Thomas B. Hinton, secretary; R. R. James, general manager; Frank A. Bucknam, chairman of the Board of Directors.

**TWO** of the largest rooms on the eighth floor of the Hotel Brevoort have been converted into one big room to be used as a private banquet room or assembly hall for conventions. It will henceforth be known as the French Room, and it faces the west, with a half-dozen full length French windows to flood the apartment with light during the day-time. The lamp shades and draperies are of old rose silk; the furniture is of a delicate bentwood design in gold, the wall panels are covered with a beautifully striped paper in a combination of old rose and black, the rest of the walls and ceiling being in solid white.

**HOLLOW BUILDING TILE.**—Specifications for hollow building tile, for incorporation in municipal building codes until the American Society for Testing Materials shall draw up specifications for this material, were submitted July 13 at the first semi-annual meeting, in Indianapolis, of the Hollow Building Tile Manufacturers' Association. The specifications will be published with an explanation that they are based on tests and studies of three successive building commissioners in Cleveland and the Osborn Engineering Company of that city. Copies of the specifications may be secured from the secretary of the association, whose address is 824 Engineers Building, Cleveland, Ohio. The Indianapolis meeting was devoted chiefly to a consideration of the future activities of the society in publicity and promotion work.

**AMERICAN ACADEMY IN ROME** through its local offices at 101 Park av has announced the winners of the Prix de Rome. The fellowships carry three years' study abroad, residence in the academy in Rome, travel in other countries and an annual income of \$1,000. The Fellowship in Architecture was won by Philip T. Shutze, of Columbia University and Georgia School of Technology; painting by Russell Cowles, of the National Academy of Design; landscape architecture by Edward G. Lawson, of Cornell; classical studies by Professor Raymond Davis Harriman, of the University of Wisconsin, and Roy M. Peterson, of Cooper College. The judges were E. H. Blasfield, Kenyon Cox, Francis C. Jones, George W. Breck, William M. Kendall, Henry Bacon, Breck Trowbridge, Daniel C. French, Herbert Adams, James E. Fraser, Ferrucci Vitale, James Sturgis Pray and Bryant Fleming.

## OBITUARY

**FREDERICK J. WOLFF**, a well-known hardware dealer, died at his home, 1086 Park av, Saturday, July 17. He was fifty-two years of age. He is survived by his widow and a daughter.

**JOHN LANE**, a general contractor of Great Neck, L. I., died in the Skin and Cancer Hospital, Manhattan, Sunday, July 18. He was forty-five years old. Mr. Lane is survived by his widow and three children.

**THOMAS DOBBIN**, a retired building contractor, died of general debility at his home, 261 Steuben st, Brooklyn, Friday, July 16. He was eighty-four years old, and is survived by his widow, two sons and a daughter.

**WILLIAM HAROLD SPRINGER**, a retired building contractor, died of liver trouble at his home, 9909 4th av, Brooklyn, Saturday, July 17. He was seventy-four years old and had been a resident of Brooklyn for more than twenty-five years. He is survived by his widow.

**WILLIAM HAERING**, one of the oldest and best known draughtsmen in Hoboken, died at his home, 259 Tompkins av, St. George, S. I., Thursday, July 15. He was employed in 1870 by Spellman & Brush and later by C. B. Brush. When Col. W. F. Whittemore succeeded Brush, the deceased was in his employ and remained there up to several years ago, when he left to accept a position with the Sanborn Mat Company, of New York.

**GEORGE WASHINGTON GEDNEY**, a retired builder, who had been prominent in South Brooklyn for more than forty years, died of old age at the Brooklyn Home for Aged Men, 745 Classon av, Friday, July 17. Mr. Gedney was born in Mamaroneck, N. Y., July 2, 1833, and came to Brooklyn as a boy. He built many houses in South Brooklyn. During the Civil War he was engaged in building bridges for the Union forces. He is survived by three sons.

**ROBERT A. BETHUNE**, a prominent architect and member of the firm of Bethune & Fuchs, Curtice Building, Buffalo, N. Y., died after an illness of five weeks, Saturday, July 17. Mr. Bethune was born in Bowmansville, Ont., sixty years ago and studied architecture in the office of the Lloyds in Detroit. The firm of Bethune & Fuchs is widely known in Western New York and has designed many important projects, among which the Lafayette Hotel and Elmwood Hall in Buffalo and the Lockport, N. Y., High School are notable. He is survived by one son.

**WILLIAM H. WALLACE**, a prominent iron and steel merchant, died at his home, 1451 Clinton av, Brooklyn, Tuesday, July 20, from heart disease. He was eighty-four years old. After a common school education he studied and practiced mechanical engineering. About 1852 he became associated with the Allaire Iron Works of New York. In 1856 he went into business on his own account as an iron and steel merchant and shortly afterward became the head of William H. Wallace & Co., iron merchants. He was interested in a number of local and out-of-town industrial enterprises and was a member of several clubs, being the oldest living founder of the Brooklyn Club. Two sons survive him.

## TRADE AND TECHNICAL SOCIETY EVENTS.

**NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS**, in a recent committee report, highly commended the Bureau of Buildings of the Department of Education.

**NATIONAL ASSOCIATION OF IRON & STEEL ELECTRICAL ENGINEERS** will hold its annual meeting in Detroit, Mich., September 8-11. Headquarters at the Hotel Statler.

**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 K. George, Houston, Tex.

**NATIONAL HOUSING ASSOCIATION**, fourth conference at Minneapolis, October 6 to 8. John Ilder, 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.

# BUILDING MATERIALS AND SUPPLIES

**RADIATOR PRICE WAR CEASES—HIGHER LEVELS RULE—  
NEW HIGH CEMENT LEVEL—BRICK SUPPLY LIMITED**

Steel Mills at 100 Per Cent.  
Capacity—Prices Higher

MORE evidence of awakening conditions in the building material and financial markets developed this week when Portland cement stiffened so as to include a top level of \$1.58 a barrel for delivery over 30 days, structural steel advanced five cents a pound, lumber manufacturers made application to the Federal Trade Commission to expand their business so as to include exports and steel mills extended their output capacities to 100 per cent. and some even took bids for new buildings to take care of additional business, not only for the manufacture of destructive materials, but for constructive commodities. Structural steel contracts covering metropolitan deliveries totaled 75,000 tons last week and there are 80,000 more tons ready to come out, about half of which is for subway construction. One large firm manufacturing radiators and heating equipment announced withdrawal of all former lists and informed the trade that an advance of prices became effective on orders as of July 15, indicating that the radiator price war has reached an end.

This latter announcement leaves only the common brick market weak on prices and even in this department there are reasons for believing that the brick market is much stronger basically than appearances show.

Owing to the strike in Haverstraw the barges plying between the wholesale market here and that brick-making center are going elsewhere for cargoes with the result that burned brick is practically being shipped as fast as made. The supply is therefore limited, although there is no evidence of a shortage of brick. It will merely mean that there will be a different level for brick in this market before the end of the season. Dealers are buying on the hand-to-mouth order and when stacking time comes there is likely to be less chance for profitable speculation than there is now.

Distributors generally admit that building material prices today are at conciliatory levels. Some levels are being held where they are under great pressure because in some departments, such as fireplace goods and ornamental iron

work where war conditions have forced prices up artificially, building equipment interests have seen their margins shrink to almost nothing in order to favor purchasers as much as possible. All expanded metal goods are held at moderate prices, but there is great pressure being exerted in the raw material market tending to make quotations much higher. It was said this week that before another thirty days elapse there will be hardly a single metal product that will not be at a higher price than now ruling, excepting, possibly, copper and brass sheets, which, however, are stiff because demand and supply at present are just about even. Any sudden movement in London will force copper prices up considerably.

Concrete ingredients, such as sand, crushed stone and gravel are in moderate though increasing demand in the metropolitan district, reflecting the improvement noted in building construction during the last few weeks. Distributors were not inclined to presage price movements at this time, but they were not at all hesitant about saying that in their opinion there will be a demand for their products this autumn that would be quite unprecedented in recent years, largely because of the increasing demand for rough mill construction and inquiry for metropolitan commercial structures and artisans' homes.

There is some significance in the fact that practically every manufacturer of building material is putting in improvements for cutting down his manufacturing costs at the present time. It is interpreted to mean that far-sighted producers foresee a wave of general speculative construction following the wholesale building of factories.

Plan filings for the week in the five boroughs follow: In the same week last year 219 new building plans were filed with an estimated value of \$2,260,000.

	Week ending,			
	July 16.		July 23.	
	No.	Value.	No.	Value.
Manhattan.....	11	\$1,741,560	21	\$1,648,200
Bronx.....	12	426,700	17	502,900
Brooklyn.....	86	582,925	95	645,450
Queens.....	134	579,275	98	281,550
Richmond.....	25	43,380	12	25,195
Totals.....	268	\$3,373,940	243	\$3,103,295

plans. The facts, nevertheless, were suspected in the trade.

The Federal Trade Commission at Washington has made known the fact that Pacific Coast and other lumber manufacturers have petitioned for permission to expand their fields of operation and have requested a hearing with a view of permitting them to show why they should do an export business in lumber. The reasons given to the commission are that it is their desire to reduce the evils so long attendant upon wastefulness and overproduction of lumber in American forests. Eastern lumber interests have long supplied practically all of Europe save Russia, Norway and Sweden, but now even those countries will be possible customers. The Pacific coast lumber men can see their way to ship lumber from Oregon through the canal to England, Germany, and even Russia and deliver it at prices below those of European lumber producers, and still take a profit above domestic business, owing to the heavy freight rates by railroads and long hauls and so many profits.

## METALS.

**Some Mills Now at 100 Per Cent. Capacity—Prices Up.**

STEEL advanced this week five cents a pound. Prices are now 1.36c and 1.41c. Steel rounds and billets advanced from 25 to 50 cents. The Pittsburgh mills were unable to book any more orders. The Youngstown Sheet & Tube Company typical of a number of other plants, have not only reached 100 per cent. of capacity, but took bids this week for 3,000 tons of structural steel shapes to go into a number of extra steel manufacturing buildings. The General Electric Company wants 30,000 tons for the extensions needed to its factories. Steel plants that have been idle several years are now being operated to full capacity. The McClintic-Marshall Com-

pany has contracts for the erection of eight new steel plants supplying this district, and this is only one of many such operations contemplated and going ahead.

War orders in New England alone now aggregate \$158,000,000, and mill construction there under contemplation entails a positive outlay for building construction reaching nearly \$3,400,000, not inclusive of construction work required to house operatives. In Bridgeport alone the population has been increased since the war by 22,000 skilled artisans, 80 per cent. of them being employed on overtime schedules at manufacturing plants.

Copper and brass remain stationary. Lead is lower. Pig iron is firmer, reflecting heavy steel buying.

## PORTLAND CEMENT.

**Prices Again Revert to a Range of \$1.53 to \$1.58.**

QUOTATIONS on Portland cement were made this week on a range running from \$1.53 to \$1.58 a barrel alongside of dock, city. This was because some interests wanted to be protected against a shift in mill prices which were expected, but were not officially declared. There were plenty of reports that some companies were asking as high as \$1.58 a barrel for Portland cement, on deliveries running over 60 days, but verification could only be obtained of considerable firmness, bordering upon stiffness at the \$1.53 level. There are those in the trade who expect prices to be higher before the end of the month. Natural cement is stiff at 90 cents. The Canadian Cement Company increased its dividend rate.

## GLASS.

**This Commodity Becomes Scarcer as Summer Advances.**

BUILDERS may be prepared to pay higher prices for window glass before long. As the summer advances the finer grades are becoming harder to obtain and the result is that prices are moving up. Coarse grades may be said to be the only kind that is plentiful. There are large stocks of coarse Belgian glass available and is coming over here cheap. There is much of this stock now in America and in South America. AA and A qualities are being discounted to-day at 90 to 90 and 10 for single and double thick. B quality and common are running at 90 and 15 to 90 and 20 per cent.

Glass factories which always close in the summer and reopen in October or November may open this year in September in order to take care of the increasing demand and constantly lowering stocks of fine grades of window glass.

## COMMON BRICK.

**Under Production and Low Hudson Stocks Now Rule.**

INVESTIGATIONS of the Hudson river brick situation this week showed that there is not as much brick being made up the river as usual and the reserve in sheds is low, in spite of the fact that prices in this city are low and the demand is weak. The conclusions that can be drawn from this condition are: that prices are being forced low in this market at present, largely because of over buying in the recent past and that conditions are shaping themselves for a limited supply when stacking time comes. Only two districts out of three are producing brick and Newburgh and Kingston are turning out less than 60 per cent. of capacity. Raritan plants have eased off on production. The best brick is being held back for better prices.

Official transactions for Hudson River brick covering the week ending Thursday, July 22, in the wholesale market, with comparison for the corresponding period last year, follow:

	1915.		1914.	
	Open barges, left over, Friday A. M., July 16—26.	Arrived.	Sold.	
Friday, July 16.....	6	4	4	
Saturday, July 17.....	8	4	4	
Monday, July 19.....	22	17	17	
Tuesday, July 20.....	1	7	7	
Wednesday, July 21.....	3	4	4	
Thursday, July 22.....	6	10	10	
Total.....	46	46	46	

Reported en route, Friday, July 23—11.

Condition of market, firmer. Prices: Hudsons, \$5.50 and \$5.75; Raritans, — and \$6.00 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark \$7 and (yard). Cargoes left over Friday A. M., July 23—26.

Left over Friday, A. M., July 17—12.

	1915.		1914.	
	Left over Friday, A. M., July 17—26.	Arrived.	Sold.	
Friday, July 17.....	8	8	8	
Saturday, July 18.....	5	4	4	
Monday, July 20.....	13	5	5	
Tuesday, July 21.....	2	2	2	
Wednesday, July 22.....	2	8	8	
Thursday, July 23.....	12	6	6	
Total.....	42	33	33	

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 24—21.

## OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to July 22, 1915..	953
Total No. of bargeloads sold Jan. 1 to July 22, 1915.....	927
Total No. bargeloads left over July 23, 1915	26
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to July 23, 1914.....	1062
Total No. bargeloads sold Jan. 1 to July 23, 1914.....	1041
Total No. bargeloads left over July 24, 1914	21

## RADIATOR WAR SETTLED.

**Pierce, Butler & Pierce Company Announce New Prices.**

INDICATIONS were current this week that the price war on radiators had, or was about, to stop. The Pierce, Butler and Pierce Company announced that it had withdrawn all its previous price lists and that a new list would be mailed showing an advance in price. This advance conformed with the general upward movement in steel and is said to represent about 5 per cent. over quotations heretofore ruling.

It was expected that the American and United States Radiator Companies would announce a change in quotations. It was informally stated that the settlement in the trouble was forced by the constantly rising price of pig iron and the increasing difficulty of obtaining supplies. The fact that other building materials and equipments were trending upward in price also had an important bearing in hastening a tentative conclusion to the troubles that have torn the radiator market for a long time. It was rumored that the American & Ideal Radiator Companies would open their Bayonne store before the winter sets in. This new structure has been standing idle ever since the war broke out.

## LUMBER.

**Positive Proof of Record and Guide's Export Statement.**

ON various occasions this department of the Record & Guide has called the attention of architects, owners and builders to the fact that there is a movement among lumber manufacturers to conserve their supplies so as to take advantage of export business that is expected to develop immediately the war ceases. There was nothing tangible that could be quoted to substantiate these reports because it is obvious that no cutter would be inclined to reveal his