

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, MAY 2, 1914

ADVOCATES FREE PORT FOR NEW YORK

Will Tend To Hold Present Industries And Attract New Ones—
Merchants' Association To Hold Meeting To Discuss Problem

BY WILLARD REED MESSENGER

OF all municipal improvements, New York's port development now appears most imperative. Viewed relatively, New York City is today losing ground industrially. At this time a strong effort is being made before the Federal authorities at Washington by rival communities to deprive New York of the lighterage service now provided by the New Jersey railroads.

None of the other great seaports of the world suffers from the meagre facilities and congestion which hampers commerce at this port. We have no ships of our own, and we offer the most inadequate accommodations to the shipping which enters our harbor. We ought to provide drydocks, but we don't, while other seaports do. The terminals for the barge canal, which have been discussed for two or three years, have not yet had their locations determined. Moreover, little thought appears to be given to whether or not it is necessary to spend several million dollars for special Barge Canal terminals. There is no radical difference between the Barge Canal terminals and other terminals for water-borne traffic. Terminals and basins may be a very important matter along the line of the canal where there are no facilities except those provided for the exclusive use of the canal traffic; but in New York there is just as much need for terminals for coastwise traffic, coming down from New England or up from the South, as there is for traffic coming down the Hudson. There are fifty-seven locks in the Barge Canal system, and thirty-five locks on the Erie Canal branch. The locks will not permit the passage of a boat over 311 feet long, or over 45 feet wide, and with about 10-foot draft, which would afford a capacity of about 3,000 tons.

The type of boats most desirable has not yet been determined, but two or four boats may be used instead of the one larger boat, but the aggregate tonnage which could pass the locks at any one time would remain about 3,000 tons. If allowance were made for boats going in the opposite direction through the lock channels, then only about half the tonnage, or 1,500 tons, could pass at one time.

Canal Terminals and Public Markets.

Also there seems to be little consideration given regarding the question of the location of Barge Canal terminals in relation to the proposed public market. Freight brought to New York by the canal may be for export or coastwise shipment, and therefore will need to be transferred to ocean-going vessels, but little or no attention seems to be given to this question.

Now it is proposed to establish a free port district in New York Harbor. Fortunately, this has aroused the interest of the owners of water-front properties, railroads and steamship companies, the bonded warehouse interests, importers and exporters, and manufacturers, whose product is shipped for export trade. The term "free port" is often misunderstood. The free port district, as proposed for



WILLARD REED MESSENGER.

New York, would comprise one or two hundred acres, or as some advocate, possibly one or two thousand acres, with piers, docks and terminal facilities, where vessels carrying cargoes of imported goods would be permitted to discharge their cargoes without customs inspection or detention, and without payment of customs duties by the merchants, importers and manufacturers receiving the goods.

Free from Inspection and Tariff Duty.

Within the area of the free port district, the goods would be free from inspection and free from tariff duty. The goods could thus be conveniently handled, repacked, assembled, assorted, or manufactured for trans-shipment to South America or Canada or Australia, or any other foreign point, without any restriction, or delays, from the customs authorities. But such goods as were not trans-shipped to foreign ports, or to other ports in this country, but entered the United States beyond the area of the free port district, would pay the usual customs duties.

Four Fundamentals.

The four fundamental requirements of a free port district at New York should be:

- 1st. Adequate water depth and adequate pier and dock facilities, and terminal equipment.
- 2nd. Railroad connections, articulating with the docks and piers.
- 3rd. An adjacent labor market for the manufacturing industries.
- 4th. A sufficient area of moderately priced land.

The establishment of free port districts at New York Harbor has been recently urged by a large number of prominent business men, and has in the past been advocated by government officials. Hon. Leslie M. Shaw, ex-secretary of the United States Treasury, several years

ago publicly advocated the creation of bonded zones for export, and recommended their establishment at Atlantic and Gulf seaports in the United States. Mr. Austin Corbin, as far back as 1914, while then president of the Long Island Railroad, advocated the establishment of a free port district at Montauk Point. The Merchants' Association of New York has indicated an interest in this subject, and has recently published the report of an expert who was retained by the association to investigate the free ports of Europe. The association has also recently retained an engineer to make a study of the physical facilities of New York Harbor in connection with the proposed free port district, but this report is not yet published.

A Meeting Called.

On Tuesday, May 12, the association will hold a meeting in the Woolworth Building, 233 Broadway, under the auspices of the Foreign Trade Committee, Paul Fuller, Jr., chairman. The object of the meeting is to decide whether to start an active campaign to make New York a free port, or whether to drop the entire subject definitely.

While investigating commercial and industrial conditions abroad during the past year, I made a special visit to the principal seaports of both northern and southern Europe, where free port districts exist, and such districts have met with almost universal favor. I found that the railroads were not opposed to such free port districts, and I believe that the railroads in the United States would not oppose the creation of free port districts at seaports here, because I believe the opinion to be that such districts would tend to increase the total volume of business.

Some few persons who have given superficial attention to the subject from a purely theoretical standpoint, have been led to feel that free port districts have not been a success in Europe, but this results largely from carelessness in the use of the term "free port" and the term "free port district." Free ports have existed in Europe since the sixteenth century, and have been created or abolished from time to time as result of wars, revolutions and political changes. Thus, Italy's free ports were abolished in 1865, soon after the Italian Unity. The free ports of France were abolished at the time of the revolution. Hamburg, Bremen and Lubeck were originally free ports and also free cities. Most of the seaports which were originally free ports have adopted a plan of free port districts. From the economic and commercial, and also from the industrial standpoint, such free port districts have been quite generally endorsed. Attention is sometimes called to the fact that some countries, such as England, have no free port, although Gibraltar is a free port; but this is accounted for from the fact that such countries are usually free trade countries. Although there are no free port districts in the United States, the government has done a great deal in various directions to encourage commerce and industry by the same princi-

ple which renders a free port district desirable, especially in such a large shipping port as New York.

The Mexican government established what was practically a free tariff district until about ten years ago along the United States border. The Mexican free zone was a strip of land about twelve miles wide, extending along the entire boundary of Mexico. It was not a strictly free zone, since the goods entering the zone from the United States paid

11½ per cent. of the usual impost levied by the Mexican Government.

This zone was originally established along part of the Northern Mexican boundary in 1858, and extended across the entire frontier in 1885, and its object was to discourage the emigration of Mexicans to the United States. The object of a free port district in New York would be to discourage the emigration of industry and the loss of shipping, which might be retained or obtained by means of a free port district.

The government has recognized the necessity for the extension of bonded warehouse facilities, and for a number of years has permitted bonded manufacturing warehouses where imported goods may be manufactured and re-exported without the payment of duty, and goods may be transferred from a bonded warehouse to a bonded manufacturing warehouse without the payment of duty; but this is only possible under strict supervision and inspection, which is both costly and inconvenient.

CREATING A RESIDENTIAL PARK AT MALBA

WHILE located within the city limits Malba on the North Shore of Long Island, embraces many of the advantages of a strictly suburban section, yet having all municipal improvements. The property, which is owned by the Malba Estates Corporation, is distant about twelve miles from the Pennsylvania station at Seventh avenue and 33rd street, having a service of about fifty trains daily. The running time is slightly less than one-half an hour, by express, the electrification of the road and the tunnels under the East River having materially reduced the train time.

Malba is a strictly home section, all of the property being restricted to high-

a delightful trip to and from business and while more time is consumed, still for those not in a hurry the comfort well repays the time expended.

After the property was first opened several large and costly houses were erected. The prices ranged from \$15,000 to \$35,000, but now the company is going to inaugurate a new policy of erecting a number of dwellings, which with the plots, will average from \$8,000 to \$15,000. These dwellings will be complete in every particular, though will not have the number of rooms that are contained in the larger structures.

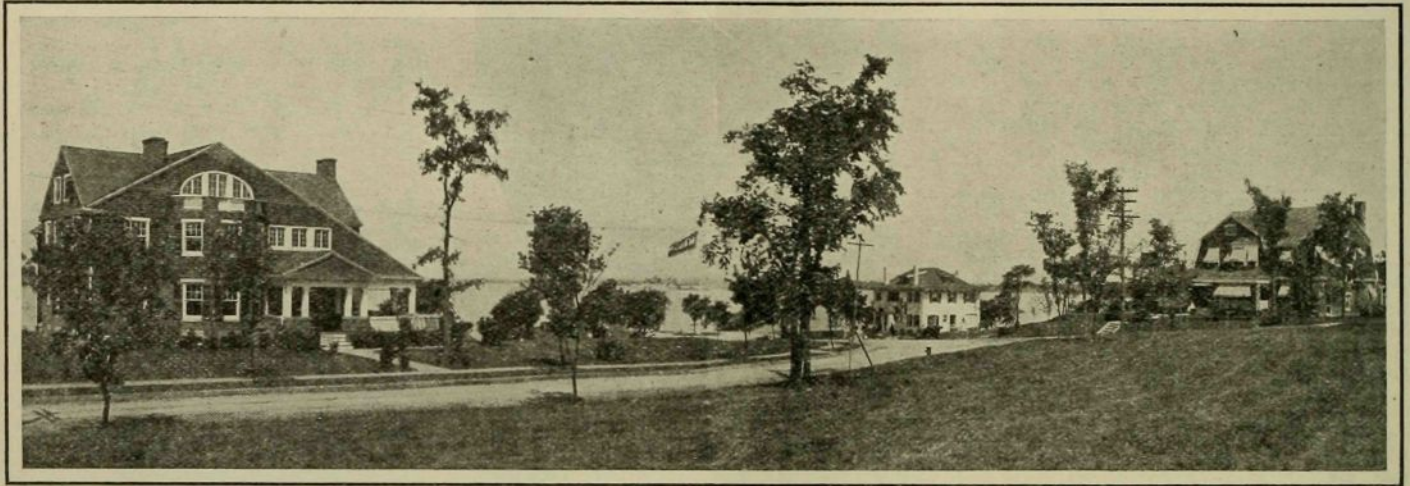
William Sugarman, president of the Alco Building Company, who is also associated with the Realty Trust, has assumed active supervision of the Malba

built in various sections of the property and are designed to meet the requirements of the most exacting home-seekers. One of the large residences, which is now erected and owned by the company will be converted into a clubhouse for the use of the owners.

"Water, sewers, electric lights and gas have been installed; also a considerable amount of macadamized roads, sidewalks and curbs laid. Last week I placed a large force of men at work on the property and before the end of the summer the property will be materially beautified. Malba is thoroughly restricted and contains about 163 acres of land, much of which is wooded."

Another Alco Development.

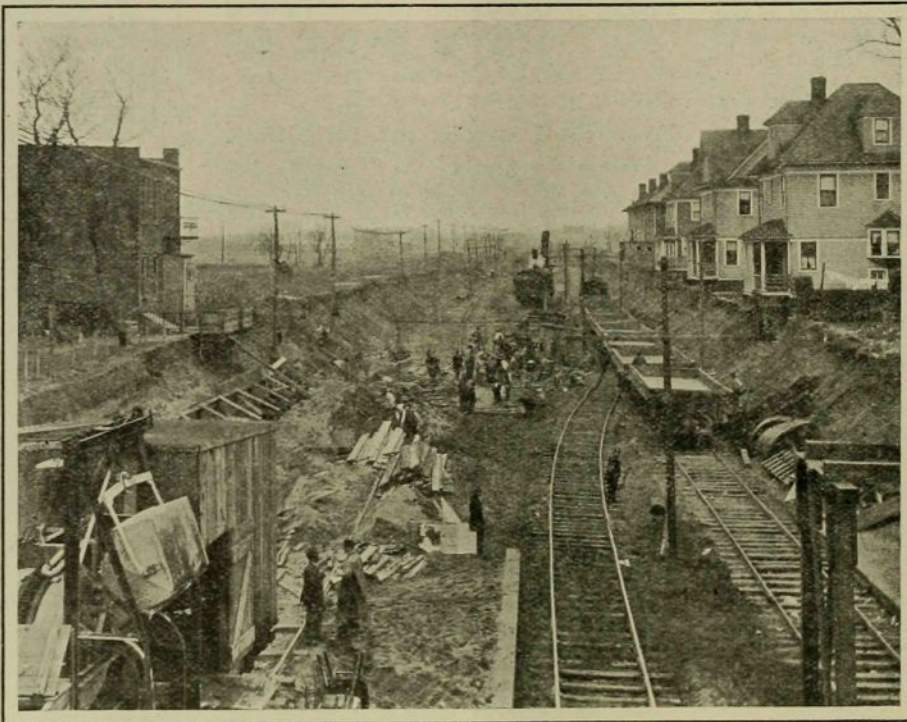
Mapleton Park presents a typical ex-



class residences, except a short stretch in 21st street, which is adjacent to the railroad station. While no store buildings have been erected as yet, still it is the purpose of the company to either build structures of this type, or sell to builders, so that the residents may obtain their supplies on the spot. Malba has the advantage of free delivery from the large department stores in Manhattan and in addition there are abundant shops in Flushing and White-stone where goods may be purchased.

The tract is exceedingly favorably situated in a cove just west of White-stone, and from the property a wide and diversified view may be obtained over the Long Island Sound. Excellent bathing, boating and fishing can be had in the Sound and one of the features of the place is the interest taken in water sports.

In addition to the service of the Long Island Railroad, Malba has the advantage of a trolley service to Flushing, and during the summer months the Wall street boat makes a stop at the pier which is at the property. This affords



TYPICAL VIEWS OF MALBA AND MAPLETON SECTIONS.

development. Mr. Sugarman said last week: "The company is going to start an active campaign, under my supervision, and before many weeks we expect to have accomplished great results. It is the intention of the company to erect about forty stucco and tile residences, which will cost on an average of about \$10,000. These houses will be

ample of the enhancement of real estate values which precedes the opening of the new subway facilities. The Sea Beach subway which runs through the heart of Mapleton Park is now one-third completed and the operation of both express and local trains is definitely announced to commence in April, 1915. The owners and developers of Mapleton Park are the Alco Building Co., William Sugarman, president.

Five years ago what is now Mapleton Park was then a bare stretch of farm land where vegetables were raised and sent "to the city." Today Mapleton Park has about 850 private one-family residences, eleven blocks of stores and flats; a motion picture theatre; the Mapleton Park Clubhouse, and is on the verge of getting the finest four-track subway service in Greater New York, to be an open cut, operated as an extension of the Fourth Avenue subway. Mapleton Park will have an express station at 62nd street and New Utrecht avenue, and three local stations, at 18th, 20th and 22nd avenues.

TO IMPROVE CONDEMNATION PROCEDURE

City Should Stand For Tax Department's Appraisal and Make Prompt Payment on Taking Title—Let the Court Fix Compensation of Experts.

BY BENNO LEWINSON

SHORTLY after his induction into office, Mayor Mitchel is reported to have suggested that steps be taken for the creation of a civil service list from which appointees as condemnation commissioners should be selected. The Mayor seemed to think that by this means would be most readily cured the many crying evils in the present practice and procedure for the taking of land for public purposes.

The present condemnation law is archaic, unfair and insufficient; and much of the practice under it is so unsatisfactory as often to have been almost scandalous. Many efforts have from time to time been made to cure these evils; only to fail of final accomplishment. I refer particularly to a well-organized movement in 1904, in the course of which there was a most thorough investigation of the grievances called forth by the law and the practices under it; with a voluminous and exhaustive report to the Legislature by a commission, of which J. Noble Hayes was the chairman, which resulted in the passage by the Legislature of an act for the appointment of a body of commissioners of condemnation by the Appellate Division of the Supreme Court in the First Department.

This was the most hopeful movement of all; but it failed because the then Governor vetoed the legislation upon the opinion of the Attorney General, who advised that the law was unconstitutional in that it deprived the judges of the Supreme Court, as individual judges, of the untrammelled right given them by the Constitution, to make their own selection of commissioners upon each separate application.

Only Scratched the Surface.

It is hard to see how, in view of this opinion, the proposed measure of Mayor Mitchel can be made effectual. But, even if it could, the taking of the appointments for these commissions from a competitive civil service list would be only a scratch on the surface of the crying evils of today.

It is my purpose to point out some of the deficiencies of the present law; but before doing so I venture to call attention to the fact that the commissioners who are now being appointed from time to time are on the whole, perfectly competent and generally earnest. I doubt very much whether a higher class of men would submit to examination for the purpose of being placed upon such a competitive list, than the average of the body of men now being appointed.

And that is so, because the compensation which the law awards to these commissioners is senseless and inadequate. In the ordinary proceeding (to which there are now very rare exceptions) a condemnation commissioner receives ten dollars a day for each day upon which he acts as commissioner in a proceeding, provided the session of the commission lasts not less than one full hour. Often it is less, through no fault of the commissioners, as, for instance, when the parties are not ready to proceed. I say that very frequently, although a commissioner may have sacrificed practically half a day, he cannot be paid even this small amount of ten dollars.

There doubtless are men who, when they have nothing else to do, would be very glad to be upon a civil service list and serve for that compensation. But no man of any kind of success in life can afford to take this work to the

BUT for certain defects in the bill passed at the last session of the Legislature with the intent to carry out a constitutional amendment providing for excess condemnation and give some relief from present burdensome methods in condemning property, the Mayor would have given his approval to the bill. As it was, he expressed his sympathy with the intent of the bill and returned it to the Legislature for reconstruction into correct form. The present article by Mr. Lewinson makes suggestions for further improving the practice in condemnation procedure so as to lessen the delays and stop the hardships to which owners are subject.

exclusion of other work; and it will be conceded by all reasonable men that a person who is willing to wait for the casual sittings of these commissioners to earn not to exceed ten dollars a day is not likely to be a man of the qualifications which are desirable for a good condemnation commissioner. Wherefore it would certainly seem doubtful whether a competitive list could be made up which would improve the tone of the commissionerships.

Let the Court Fix the Compensation.

There is only one single practicable cure for these particular evils; this consists in changing the law so that the compensation of these commissioners shall be, in each instance, such gross amount as shall be fixed by the Supreme Court after the completion of the proceeding and upon notice to all parties in interest, as was provided for by special legislation in the recent case of the new court house proceeding.

I have often felt that it would be another salutary reform if the law provided that the commissioners could, in any particular proceeding, apply to the Supreme Court for the designation by the court of an expert witness, his compensation to be taxed in the proceedings; particularly in such proceedings where (as is only too often the case) the testimony of the experts retained by the respective parties is irreconcilable and therefore of little aid to the commission.

Of course the owner cannot be denied the right to produce witnesses of his own; but I am quite certain that if the practice were that the court designate an expert the effect of that would be to discourage owners from going to the expense (often very considerable) of hiring witnesses of their own. I understand that in the Court House proceeding one owner's "expert" received a fee of ten thousand dollars for his services.

If the suggestion were carried out, that the court should select experts, then nothing better could happen, as a practical matter, than that the Real Estate Board of New York should be constituted a body from among whom to designate these official witnesses, because that organization maintains a particularly effective service of that kind: assigning the making of estimates of value among its members in accordance with an established method of selection, which secures the best expert opinion for each particular location and parcel.

The foregoing suggestions, in my

opinion, cover the principal weakness of the present practice.

There are other things which might be required which would lessen the delays and cure many other hardships of these proceedings. I would like to see the law amended so as to make the following changes as well, namely:

File Official Searches.

1. With every application for the appointment of a condemnation commission the petitioner should be required to file official searches, or else the certificate of a recognized title insurance company, showing who is the present owner of record of each parcel affected, and also all liens and incumbrances then existing against such parcel. The returns on such searches or certificate shall be deemed prima facie evidence of the facts thus disclosed. Any party desiring to contest a return so made shall file an affidavit stating concisely the nature of his claim; and the condemnation commissioners may then determine the issue or issues thus raised.

(This simple procedure, which modern methods of searching have made practicable, will do away with a great deal of time-consuming labor in the ascertainment of title and liens.)

Tax Department's Appraisal.

2. Such petitioner shall also file with his papers a certificate from the Board of Tax Commissioners stating the value of each parcel affected as appraised by the city for the purpose of taxation.

(The city ought not to be heard, either in law or morals, to say that property is worth less than the amount at which it assesses it for taxation. An additional reason for this suggestion will appear further on.)

3. With the filing of the petition for the appointment of condemnation commissioners the applicant shall also file in the County Clerk's office a notice of lis pendens; and the proceeding shall not in any way be affected by any rights, liens or other interests which may arise subsequent to the filing of such notice of lis pendens.

(This is in analogy to the practice in foreclosures, and there is no reason why this should not be done. It will often save much time by obviating the necessity of considering interests which may arise subsequent to the appointment of a commission, but prior to the vesting of title.)

When to Vest Title.

4. Title in the property sought to be condemned shall always vest in the petitioner (city), thirty days after the entry of the order appointing commissioners, unless a notice of appeal from such order shall have been filed prior to the expiration of said thirty days, in which case title shall vest thirty days after entry of the order of affirmance.

(There is no reason why, when once the court has determined that the petitioner is entitled to maintain his condemnation proceedings, the title should not vest. This is infinitely better than the "suspended" ownership otherwise created, and it prevents a situation which has sometimes arisen, when, between the commencement of the proceedings and the vesting by confirmation, values have so changed that the evidence has to be taken all over again. This suggestion is made in connection with the succeeding one, which, if adopted, makes it doubly valuable.)

Prompt Payment.

5. Whenever title shall have thus vested, any party to the proceeding claiming to be entitled thereto shall be permitted to make an application to the

BUILDING CODE REVISION PLANNED

Order in Which the Subjects Will Be Taken Up—The Fire Limits Will Be First Considered—New Suggestions Invited.

TEMPORARILY released of his duties as Superintendent of Buildings for the Borough of Manhattan, Mr. Rudolph P. Miller has taken up at the direction of the Board of Aldermen the task of assisting the Building Committee in revising the Building Code. The existing code went into effect in December, 1899, since which date changes in the municipal government and in building practice have occurred that in the opinion of the authorities long ago rendered a revision of the building law advisable.

Of all the cities of the United States, New York was the first to enact specific laws relating to the construction of buildings. In a primitive way up to the year 1860 public supervision over buildings was exercised by Fire Wardens. The regulations of that period aimed simply to prevent the erection of frame buildings in downtown streets. In the year 1866 the line was advanced from 52nd to 86th street, between the North and East rivers, and by the year 1899 to 190th street in Manhattan and 149th street in the Bronx.

In 1860 a separate building law for New York City was enacted by the Legislature. It created a Department of Buildings and provided for the appointment of a Superintendent of Buildings, a Deputy Superintendent and eight in-

spectors. The first Superintendent of Buildings was Jonas N. Phillips and the first Deputy Superintendent was James M. MacGregor. By a series of progressive steps the building law was brought up to a high standard of excellence, for the art of building is progressive, and in order to keep up with modern methods the code needed almost yearly revision.

Between 1892 and 1899, however, the code remained substantially unaltered, except for changes in the fire limits and a reduction of the allowable height for non-fireproof buildings from 85 to 75 feet. The existing code was framed by a commission of which Building Commissioner Thomas J. Brady was chairman. The late William J. Fryer was the editor of the code. Only seven important amendments have been made to the code since its enactment, one being the theatre section. Mr. Miller says it was a good code and would still be good if amendments were made to meet new conditions. It is an advantage to continue an existing code, not only because the public is familiar with it but also because it has been the subject of thorough interpretation by the department and of judicial decisions by the courts.

Mr. Miller's duty is, however, to revise the latest of several successive revisions, and particularly the one inherited by the present building committee, of which Alderman James Hamilton is chairman, from the building committee of the preceding administration, of which committee Alderman A. W. Herbst was chairman.

Planning the Work.

For convenience in discussing the several parts of the Amended Code the sections are to be considered by Mr. Miller in about the following order: Anyone desiring to discuss any of these subjects is invited by Mr. Miller to communicate with him at room 1227, Municipal Building, indicate the particular part of the code he wishes to discuss and he will then in due time be notified by mail when the questions will come up. By arrangement with Mr. Miller the Record and Guide will keep its readers informed of the progress of the work, so that all those interested may, if they have any further suggestion of real importance to offer, submit it at the opportune time.

The grouping arrangement of subjects is made entirely for convenience and is not to be considered as in any way indicative of any sections in the final draft. The section numbers given below are those of the draft under consideration by the Board of Aldermen, introduced at the meeting of January 13, 1914.

Fire Limits: Section 13.

Units for Calculations: Section 45, Floor Loads; 47, Wind Pressure; 60, Weights of Materials; 61, Computations; 62, Working Stresses; 63, Column Loads; 64, Eccentrically Loaded Columns; 83, Bearing Capacity of Soils (see *Foundations); 46, Strength of Existing Floors.

Materials of Construction: Section 48, Tests; 49, Brick; 50, Sand; 51, Lime; 52, Lime Mortar; 53, Cement; 54, Cement Mortar; 55, Lime-Cement Mortar; 56, Hollow Building Blocks; 57, Concrete; 58, Timber; 59, Steel.

Steel and Iron Construction: Section 65, Cast Iron Columns; 66, Cast Iron Lintels; 67, Rolled Steel Columns; 68, Steel Girders; 69, Steel Floor and Roof Beams; 70, Connections; 71, Riveting; 72, Bolting; 73, Trusses; 74, Riveted Steel Trusses; 75, Pin Connected Trusses; 76, Painting.

Wood Construction: Section 77,

Wood Beams; 78, Anchors, etc.; 79, Columns, etc.

Foundations: Section 83, Bearing Capacity (see Units for Calculation); 84, Foundations; 85, Piers to Rock or Hard Pan; 86, Footings; 87, Piles.

Masonry Walls: Section 88, Walls; 89, Piers; 90, Stone Walls; 91, Ashlar; 92, Mortar; 93, Thickness; 94, Enclosure Walls; 95, Curtain Walls; 96, Fire Walls and Partitions (see Definitions); 97, Parapet Walls; 98, Walls of Buildings Raised, etc.; 99, Existing Walls; 100, Furred Walls, etc.; 101, Recesses, etc.; 102, Arches and Lintels.

Reinforced Concrete: Section 108.

Exit Facilities: Section 17, Entrances and Doors; 18, Stairs; 19, Required Number of Exits, etc.; 20, Exits, Existing Buildings; 21, Engineers' Stationary Ladders; 36, Scuttles (see Construction above Roof).

Safeguards Against Spread of Fire: Section 15, Floor Area Between Fire Walls; 22, Shafts More Than 6 Square Feet; 23, Shafts Less Than 6 Square Feet; 25, Fireproof Doors, etc.

Fireproof Construction: Section 103, General Requirements; 104, Fireproofing of Buildings; 105, Miscellaneous Provisions; 106, Partitions; 107, Tests.

Construction Above the Roof: Section 32, Roofing; 33, Cornices, Gutters; 34, Leaders; 35, Tanks; 36, Scuttles (See Exit Facilities); 37, Pent Houses; 41, Skylights; 42, Roof Protection (see Precautions During Construction).

Fire Extinguishing Appliances: Section 24, Standpipes, etc.

Light and Ventilation: Section 14, Limits of Area; 16, Light and Ventilation.

Heating Equipment: Section 109, Chimneys, etc.; 110, Smoke Pipes; 111, Hot-Air Flues; 112, Heating and Cooking Apparatus, Vent Flues, etc.

Precautions During Construction: Section 42, Skylight and Roof Protection (see Construction Above Roof); 26, Cellar Drainage; 43, Sidewalk Sheds; 44, Scaffolds; 81, Excavations; 82, Foundations of Adjoining Party Walls.

Construction Outside Building Line: Section 29, Vaults; 30, Projections; 31, Bay Windows, etc.

Fences: Section 124, Fences, etc.; 125, Electric Signs.

Miscellaneous: Section 27, Cellar and Ground Floors; 28, Cellar Ceiling; 38, Ducts for Pipes; 29, Wainscoting; 40, Floor Lights.

Places of Assembly: Section 119, Public Safety; 120, Theatres, etc.

Plumbing: Section 122, Plumbing and Drainage, Gas Piping; 123, Registration of Plumbers.

Elevators: Section 121.

Frame Buildings: Section 113, Frame Buildings Within Fire Limits; 114, Frame Buildings Outside Fire Limits; 115, Foundations; 116, Walls and Partitions; 117, Ceilings; 118, Chimneys.

Enforcement of Law: Section 5, Committee of Surveyors; 126, Violations and Penalties; 127, Courts Having Jurisdiction; 128, Notices of Violations, etc.; 129, Unsafe Buildings; 130, Surveys; 131, Court Proceedings; 132, Order to Remove Buildings, etc.; 133, Recovery of Bodies; 134, Imprisonment for Violations; 135, Existing Actions; 136, Tenement House Law; 137, Fund for Use of Bureau.

Definitions: Section 3, Definitions; 11, Classification; 12, Classification of Construction; 96, Fire Walls (see Walls).

Administration: Section 1, Title; 2, Liberal Construction; 4, Powers and Duties; 6, Applications; 7, Ordinary Repairs; 8, Demolishing Buildings; 9, Certificate of Occupancy; 10, Change of Occupancy; 138, Repealing Provision; When Effective?

CONDEMNATION PROCEDURE.

(Continued from preceding page.)

court, on motion, for an order directing the condemning party to pay over to him "pro tanto" the amount which in the certificate of the Board of Tax Commissioners is stated to be the assessed value of the parcel affected. Notice of such application shall be given to such parties and in such manner as the court may direct; and the court may also require the petitioning party to give an undertaking of indemnity, as the circumstances may warrant.

(I have already argued that the city ought not to be heard to say that the property is worth less than its appraised value in any event. So, premising, I see no reason why that much should not be paid to the claimants at the outset. This will leave comparatively moderate interests for a contest; and the great benefit to the city will be that upon such amounts thus paid the city will save interest charges. But the main benefit of this benign provision would be in preventing the great hardship of the present method whereby owners are deprived both of their property and of its value; sometimes for periods of such great length as to create, in many instances, real suffering and great injustice.)

Taxing the Costs.

6. Just as we tax the city's costs and expenses as part of the proceedings which are paid for on condemnation, so equally the costs of the property owner whose land is being taken should, after having been taxed and approved by the court, be added to the cost of the proceeding and included in the assessments, so that the property owner may have his award without any loss for expenses and attorneys' fees.

(Under the law the commissioners may give an owner only the fair market value which the property has at the time it is being taken. This "market" value means a price which a person willing, but not obliged, to sell can realize from another who is willing, but not compelled, to buy. This limitation of the award is sound enough in theory; but it doubtless works a hardship very frequently.)

REAL HOMES FOR SELF-SUPPORTING WOMEN

Responding to a Pressing Need, Several New Hotels Are to Be Opened—The Devinclare Residence Managers Will Supervise the Recreations of Their Guests.

RECENT real estate and building developments prove conclusively that New York is fully awake to the necessity for providing suitable housing facilities for the constantly increasing number of self-supporting women. A large percentage of these women have no families. Many have come to the city from distant towns, but have not the time, means or inclination to maintain separate homes. They have depended largely upon boarding and rooming houses, but few of these have ever been homes except in name.

These young women are demanding and have a right to better accommodations than they have been able to obtain in the past and there is no question that better housing can be had for little more outlay, with rooms furnished with greater care and kept in better shape than those found in the average boarding-house, where second-hand and oftentimes ready-to-be discarded furniture is used. It is the personal touch in the room that makes it a home rather than merely a place to sleep. Rooms should have furniture that will stand on its own legs and hangings that have not lost their freshness. The materials need not be silk or velour; chintz is far more comfortable and homelike as well as being more sanitary. A built-in bookcase and a well placed bank of drawers make all the difference in the world to the woman of education and taste who, although she has to spend many hours of her day in gainful employment, still has a longing for the little comforts that make life worth living.

A further and most natural demand is that the meals should be improved both in quality and service. Only one who has been forced to live in a boarding house can possibly know the feeling aroused as the front door is opened and the boarder is greeted by the familiar odor of the menu always scheduled for that day. A calendar is unnecessary; the sense of smell will quickly inform her what day of the week it is. Much can and will be done to improve the service, and vary the menu for the business women, with the result that their efficiency will be increased as well as the profits of those catering to their wants and necessities.

Hotels managed and run exclusively for women guests and more particularly for the woman who must work, seem to give the best response to the quest

for real homes. The Martha Washington, in East 29th street, the first hotel exclusively for women guests has prospered from its opening. During the past two weeks one new hotel has been opened and one hotel corporation has been chartered and is making preparations to erect a modern building.

The Hotel Avon, at the corner of 30th street and Lexington avenue, has been reorganized, remodeled and refurnished for the exclusive use of women. Many innovations have been introduced by the new management for the comfort

A third project having the same object, but conducted along different lines, is now nearing completion in the Harlem section of the city. This building will be known as the Devinclare Residence for Self-Supporting Women. It is situated in the north side of 120th street, 200 feet east of Amsterdam avenue, and was built from plans by Lawlor & Haase, architects, 69 Wall street. The building with the ground it occupies, is the gift of Mrs. Susan Devinclic Church. The management of the project will be under the direction of the Regina Angelorum of the Sisters of Mercy.

The building is five stories in height, with basement, roof-garden and sun parlor. It occupies a plot 75x90 feet. Harvard brick and buff Indiana limestone were the materials employed in the construction and the building is fireproof throughout.

In the basement is the heating and service plant, laundry, service dining-room, kitchen and trunk and coal storage space.

The first floor has an entrance lobby and reception room, a large living-hall, the main dining-room, with serving-room and kitchen. A small chapel, having a seating capacity of 75, is also on this floor.

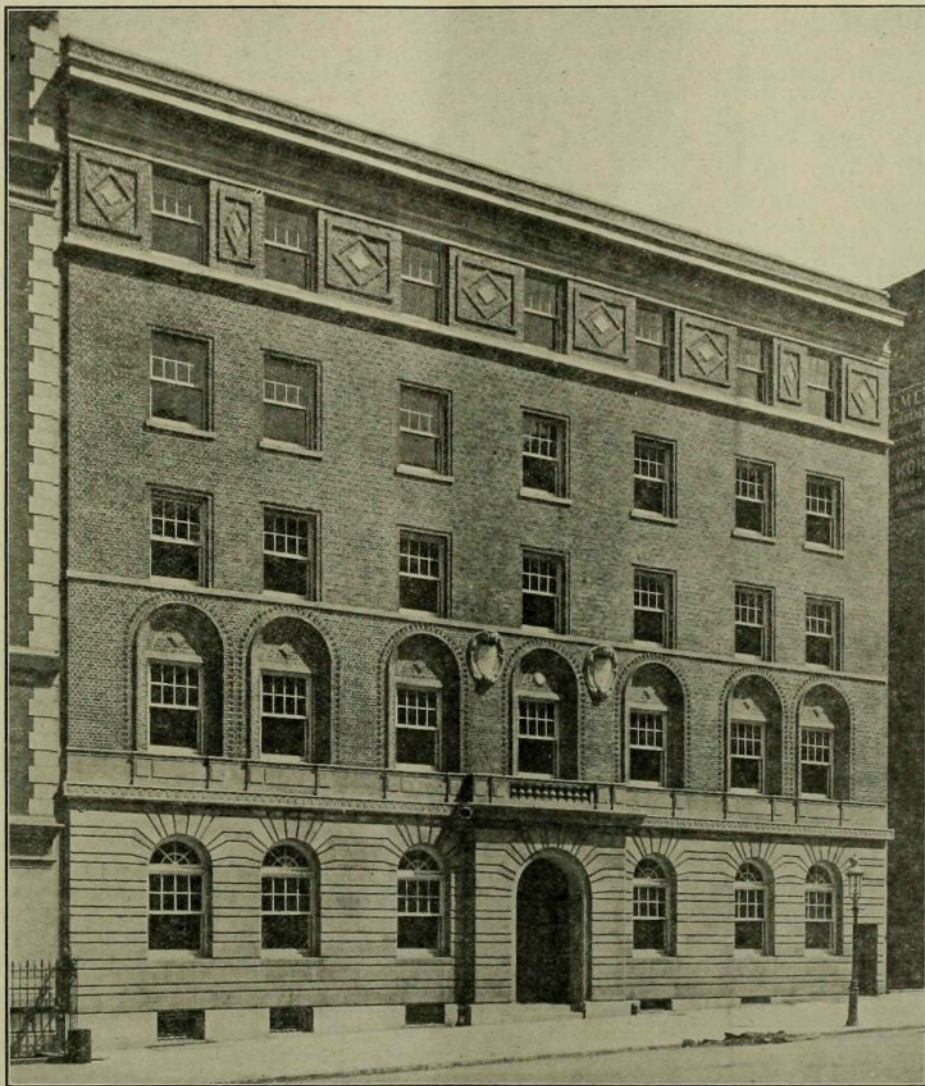
The second, third and fourth floors have all the same layout. They contain private bedrooms arranged for the accommodation of one or two guests, with baths and toilet rooms and a sewing-room on each floor.

The fifth floor has a large dormitory to be used by transient guests when the rooms are all occupied

and where the prices for accommodations are considerably lower. There is also upon this floor a large assembly room where social gatherings and dances may be held.

The building is steam-heated and is lighted throughout by electricity and has telephone conveniences on every floor. The rooms will be furnished comfortably and in good taste. It is proposed to provide room and board at prices ranging from \$3 to \$5 per week, according to the location of the room and the number occupying it.

This project is not a charity in any sense of the word, nor is it intended for profit. If the managers are able to provide better quarters and board than can be found in the average boarding-house, supervise in a general way the recreations of the guests and still manage to break even, they will feel that their purpose has been accomplished.



West 120th Street.

Lawlor & Haase, Architects.

DEVINCLARE RESIDENCE FOR SELF-SUPPORTING WOMEN.

and convenience of the guests. On account of its central location and the quality of the service offered, the hotel should attract many women as permanent guests.

This hostelry, which will be known as the "Business Women's Hotel," was formally opened Tuesday evening. The lobby was decorated with palms and flowers and an orchestra provided an interesting musical program. The entire building was open for inspection and on the opening date forty-two women had registered and will make this their home.

The Hotel Irvin for women has recently been chartered and has had preliminary plans prepared for the erection of an up-to-date fireproof building on the property at 308 to 312 West 30th street. This hotel will be twelve stories in height and will represent an investment of about \$500,000 when ready for its opening.

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, 1914, by The Record and Guide Co.

TABLE OF CONTENTS

(Section One.)

	Page.
A Free Port for New York.....	767
Creating a Residential Park at Malba.....	768
To Improve Condemnation Procedure - Benno Lewinson	769
Building Code Revision Planned.....	770
Real Homes for Self-Supporting Women....	771
Practical Devices for Minimizing the Slip- ping Hazard; H. W. Mowery.....	789
An Example of Specialized Construction....	791
Advertised Legal Sales.....	784
Attachments	787
Auction Sales of the Week.....	781
Building Loan Contracts.....	787
Building Management	789
Building Material Market.....	806
Chattel Mortgages	787
Classified List of Advertisers.....	Third Cover
Current Building Operations.....	791
Departmental Rulings	788
Directory of Real Estate Brokers.....	783
Foreclosure Suits	785
Judgments in Foreclosure Suits.....	785
Leases	776
Lis Pendens	785
Mechanics' Liens	786
Orders	787
Personal and Trade Notes.....	805
Real Estate Sales of the Week.....	774
Real Estate Notes.....	780
Satisfied Mechanics' Liens.....	787
Statistical Table of the Week.....	779
Trade Society Events.....	805
Voluntary Auction Sales.....	784

The National Association of Real Estate Exchanges is to have its seventh annual convention in Pittsburgh on July 8, 9, 10 and 11 next.

The annual expenditure of New York City for the care of destitute aliens amounts to \$2,000,000. This is one of the many reasons why rents and taxes are high.

The "deadly fire peril" which some fire prevention experts have said exists in the New York City schools was effectually overcome in the case of the fire which broke out in the Bronx school house, by the vigilance and efficiency of the fire department on the one hand and the efficacy of the children's fire drill on the other, two safeguards which have never failed.

While general business is rather flat at present it is the consensus of opinion of merchants and manufacturers that stocks of goods are low, and that a moderate increase of demand would practically exhaust them in a short time. It is conceded in nearly all quarters that business would revive quickly if the railroad rate matter were disposed of satisfactorily.

The city's credit improves under better municipal management. With the exception of one year, the yield from city bond sales has annually decreased during a long succession of years, until this present year, when it cost the city less to borrow than it did in the preceding year. The yield of the city bond sale of this year is reported at 4.18 per cent. as against a yield of 4.49 per cent. in 1913. For several years the city's credit had been strengthening, but during the money stringency it was not possible to effect an actual decrease in the price of capital to reward a conservative and really economical administration.

Growth Without Prosperity.

According to the Census Bureau the present population of the City of New York is 5,333,537. This is an increase of 566,000 over 1912, or almost 12 per cent. It would be interesting to know how and why the Census Bureau selected this particular rate of increase. During the decade from 1900 to 1910 the percentage of increase in population of the City of New York was approximately 38 per cent. or 3.8 per cent. for each year. If the same rate of growth were continued the increase for the four years would be nearer 15 than 12 per cent. and the existing total would be nearer 5,500,000 than 5,300,000. This comment, however, is not intended to cast any doubt on the validity of the estimate of the Census Bureau. In all probability the rate of increase has diminished. From 1900 to 1910 the change in industrial, commercial and financial conditions favored New York. It was a period of industrial and financial concentration, the economic effects of which were peculiarly beneficial to the financial and commercial metropolis of the country.

That phase of the economic development of the American people has come to a close, and the result has undoubtedly been to dry up some of the sources of the prosperity of New York. The moderate amount of stock speculation compared to 1901 or 1906 is in itself sufficient very considerably to diminish the purchasing power of New York City and its demand for labor. For these and other reasons the Census Bureau is almost certainly right in estimating a smaller rate of increase during the past four years than that which prevailed during the previous decennial period. Indeed, the probability is that the decrease has been greater rather than smaller than the official estimate. We shall know next year when the state census is taken; but in the meantime we cannot help wondering how and where this enormous increase in the population of New York City is swallowed up.

According to the bureau's figures there are some 566,000 more people living in New York now than there were four years ago. In other words, New York has added to her inhabitants a city of approximately the same size as Baltimore or Pittsburgh.

Its industries must have increased sufficiently to provide all these people with means of livelihood. At the present time the increase must be still continuing at the rate of something like 160,000 inhabitants every year. Yet in spite of the fact of this expansion in population the ground value of real estate has not, except in a few favored districts, perceptibly increased since 1910. On the contrary, it has in many parts of Manhattan actually decreased, and in all probability the full measure of this decrease has not yet been written off on the assessment rolls of the city. It is certainly an extraordinary fact that a city can add to the number of its inhabitants in four years another city equal in size to Baltimore or Pittsburgh and yet witness during that period stationary or declining real estate values.

Discrimination Against New York City.

There are other interesting phases to the recent estimate by the Census Bureau of the population of New York. According to that calculation there are approximately 5,300,000 people now living in the metropolis against about 9,900,000 living in the whole State. New York City, that is, has within its limits over 53 per cent. of the population of the State. If the representation in the State Legislature were proportionate to the population, there would be more Assemblymen and Senators from this city than there would be from all the rest of the State put together. But, of course, the representation is not proportionate to the population. When the existing State constitution was framed, almost twenty years ago, the possible future supremacy of New York City in population was anticipated. It was expressly provided that the control of the Legis-

lature should remain with the rural districts.

New Yorkers have always chafed under this discrimination. They have believed and believed rightly that the tax system of the State has imposed excessive burdens on the business of this city and that in the distribution of the benefits the rural districts were favored. Under the provisions of the existing constitution the supremacy of the other parts of the State will continue, no matter what proportion of the population comes to reside in New York City. This is manifestly unfair, and a strenuous effort will be made to remedy this unfairness in the State Constitutional Convention which will assemble next April. Indeed it looks as if the controversy about the method of districting the State will dominate proceedings of the convention. The chief object of the Democrats in providing for the partisan designation of candidates for the position of delegate was that of securing a majority of Democrats pledged to a new system of districting.

When the question of whether a convention should or should not be held was submitted to popular vote a few weeks ago, the local Democratic organization got out a considerable vote in favor of the constitutional convention especially for the purpose of securing an opportunity to redistrict the State. The Republicans, on the other hand, exercised their influence against a convention because they did not want the question to be raised, and they almost succeeded in defeating the project. The convention will be held and New York will make a resolute attempt to do away with the discrimination against this city which has been written into the fundamental law of the State. It is a great pity that the deliberations of a constitutional convention should be prevented by the injection of a fierce partisan controversy, but New Yorkers can hardly be expected to submit without protest to a system of representation which deprives them of the influence on the policy of the State to which their numbers and their wealth entitle them.

The Work of the Advisory Council.

The subcommittee on plan and scope of the advisory council of real estate interests has made a most admirable report. The committee points out that the most important function of the Advisory Council will be to harmonize conflicting views of public policy which may be entertained by public officials on the one hand and on the other by the property owners and their organizations. It proposes to work wherever possible through these local organizations, but in order that it may give really useful advice to these organizations, and in order that its opinions may be listened to with sufficient respect by local and State officials, its action and counsel must be based upon full information and the most careful possible consideration of the facts. The committee considers consequently that the Advisory Council will need the assistance of a small permanent organization which will make a business of acquainting itself with the facts and of a fund large enough to permit it occasionally to employ expert assistance.

It is very much to be hoped that these recommendations of the subcommittee will be accepted. The Record and Guide has frequently pointed out that no real estate organization can exercise any sufficient influence on public policy as long as it merely voices the opinions and the interests of its members. The policy of a great municipality has become more and more a matter which cannot be effectively criticised except in the light of expert knowledge, such as can be obtained only by men who make a business of investigating municipal problems. Any powerful organization of the real estate interests must be able to reinforce its advice and opinions with authentic facts, and that is precisely what the subcommittee wants to do. If it succeeds, a new era of usefulness and influence will begin for the real estate organizations of New York City.

City Planning for Newark.

The latest report of the City Planning Commission of Newark summarizes much of the work which the commission has been doing during the last three years. Messrs. E. P. Goodrich and George B. Ford, who have been acting throughout this period as the experts of the commission, have tried to assemble in this one volume a discussion of almost all the phases of city planning. As there was virtually no precedent for this idea, the authors had to feel their way. Presumably it is in the hope of counteracting in the public mind any feeling of resentment because of the criticisms necessarily contained in the report that marked attention is paid to Newark's material advantages in the introductory pages of what is on the whole an exceptionally interesting, as well as highly scientific and complete consideration of the problem.

The opening chapter, which has to do with widening and extending streets, contains practical and pertinent suggestions, but more attention could advantageously have been devoted to showing the economic value of each of the suggestions made and combining with that a table of their relative urgency.

A chapter on decorative improvements consists of schemes for civic centers that have been presented to the commission from time to time by local architects. As yet the commission has not worked out a scheme of its own for these architectural problems, because it is not an urgent matter when compared with others on which attention has been concentrated. There are chapters on harbor development, public markets, trolley transportation, the Morris canal and municipal recreation. A review of the commission's work cites a number of other reports which have been published from time to time by this commission, including reports on housing, street traffic, paving and signs.

The community can well afford to give careful attention to the proposals contained in the present report. Apparently the most urgent matters have now been examined and discussed, but others should be considered if the commission is to furnish a comprehensive plan for the whole city. The subject of the water-front, the railroads, the streets, street fittings, sub-structures, rapid transit, industrial districts, market system, housing, recreation, parks and parkways, civic structures, restrictions, and finally the means of paying for improvements, are all matters and subjects yet unfinished. The ideal city planning report should cover all the subjects referred to in this report and should consist of resumes of the previous reports on each of the special subjects considered. The commission and the experts would have a clearer perspective and sense of proportion with regard to the whole problem.

Is New York the Biggest City?

While the City of New York (proper) contained in the 1910 census 4,766,883 inhabitants, it is officially estimated that on the first of July next it will hold 5,583,871 inhabitants. In "the metropolitan district" of New York which includes not only the city proper, but a large suburban territory, that is substantially a part of the metropolis, making 616,927 acres, there was in 1910, 6,474,568 inhabitants as compared with 7,252,963 in the metropolitan district of London, in 1911. New York was increasing at the rate of 40.5 per cent. in ten years and London at the rate of only 10.2 per cent.

It is now claimed by some statisticians, that New York's metropolitan district in this year of 1914 contains 7,454,296 inhabitants, against 7,448,681 in London. If this is correct, New York is now the greatest city in the world.

New York the Greatest Seaport.

According to statistics prepared by the Department of Commerce at Washington, New York is the greatest seaport in the world, having in 1913 had 14,464,161 tons of entered shipping and 14,370,619 of cleared shipping. Hamburg, Antwerp, London, Rotterdam and Hong Kong came after in amount of shipping entered and cleared.

EXCESS CONDEMNATION.

Why the Mayor Was Obligated to Disapprove of the McGrath Bill.

OWING to defects in the legislative bill intended to put in operation the municipal machinery for taking property by excess condemnation as provided for in a late amendment to the State Constitution, the city will not get the benefit of the new system immediately. Unfortunately, the title to the McGrath bill gave little or no indication of its contents and therefore received little or no attention from the public press, else certain defects in its construction might have been pointed out and remedied. As it was, the Mayor was obliged to withhold his approval from the bill while yet in sympathy with its purpose.

The theory of the bill is to allow the city to take more property than is physically needed for the particular improvement and to place the trial of condemnation cases in the Supreme Court without juries. The defects which the Mayor found in the bill and on which he based his disapproval were these:

"1. The law is to take effect immediately.

"2. It stops the present procedure in condemnation immediately.

"3. Throwing upon the courts the great number of condemnation proceedings that will be prosecuted in the near future will so crowd the machinery of the courts as to seriously interfere with their business.

"4. Although, as said above, this bill will throw the extra burden upon the courts, apparently no attempt has been made to take up with the Appellate Divisions the question of providing for additional judges, and additional parts to meet the extra burdens.

"5. The title of this bill contains no reference to excess condemnation. The question of excess condemnation has been considered of such great importance that a constitutional amendment has been made and voted for by the people, and yet no warning in the title conveys to the readers' mind the fact that excess condemnation is provided for in the bill. I believe that the bill on this ground alone is unconstitutional."

There were many minor mechanical defects in the bill, such as failure to provide for damages for intended regulation of streets and avenues. The Mayor regretted the necessity for disapproving the bill, but the matter was one of such great importance that he deemed it his duty to return the bill to the Legislature so that it may be reconstructed and put into correct form as soon as possible.

REAL ESTATE QUESTIONS.

Which the Advisory Council Will Be Called Upon to Consider.

In the report which Messrs. Cyrus C. Miller and Laurence M. D. McGuire, a subcommittee on plan and scope, have made to the Advisory Council of Real Estate Interests, some extracts from which have appeared in the daily press, they give a list of the matters which the council may be called upon to consider in behalf of property owners. The list is as interesting as it is formidable:

(1) The personnel of the commission to be appointed by the Board of Estimate and Apportionment for the purpose of recommending the boundaries of districts and property regulations in compliance with the provisions of that act of the Legislature empowering the Board of Estimate and Apportionment to regulate and limit the height and bulk of buildings hereafter erected, and to determine the area of yards, courts and other open spaces.

(2) The hearings to be given by the State Factory Investigation Commission relative to the proposed recodification of the labor law.

(3) The hearings to be given before the Mayor's Commission on Taxation.

(4) The repeal of the Secured Debt Law.

(5) The recodification of the new Building Code.

(6) The court house site and the civic center in all its details.

(7) A definite plan by which the various departments of State and city issuing orders affecting real estate may be combined in one department and until such combination is brought about, some definite procedure for the issuing of orders so they will not conflict.

(8) To consider the activities of various self-constituted bodies, which have been active in framing laws which are harmful to real estate and to confer with them on the manner of accomplishing necessary reforms so as to conserve the interests of the real estate owner.

(9) Proper representation before the Industrial Board of the State Labor Department and its various subcommittees, with a view to minimizing the requirements in low and comparatively safe buildings.

The committee believes that the various real estate interests of the city have looked forward to the formation of a council like this and will come to depend upon its labors more and more as its efficiency is shown.

Fire Protection Convention.

The eighteenth annual meeting of the National Fire Protection Association will be held in the auditorium of the Insurance Exchange at Chicago next week, May 5, 6 and 7. A number of New Yorkers will attend, including D. Everett Waid, A. M. Feldman, Robert D. Kohn, Professor Woolson, Rudolph P. Miller, F. J. T. Stewart, Robert Adamson, E. P. Boone, F. M. Griswold. On Tuesday, May 5, the meeting will be opened with an address by the president, Robert D. Kohn. On the afternoon of Tuesday addresses will be delivered by Frank D. Chase, president of the Chicago chapter of the association on "The Adoption of N. F. P. A. Standards by State and Municipal Action;" by Dr. S. W. Stratton, director of the Bureau of Standards, U. S. Department of Commerce, on the "Possible Co-operation between the Federal Government and the National Fire Protection Association;" Hon. Robert Adamson, Fire Commissioner of New York City on "Municipal Fire Prevention;" William H. Merrill, manager of the Underwriters' Laboratories, on "New Features in the Work of Underwriters' Laboratories."

During the convention reports will be read by Charles H. Lum, New York, chairman of the Laws and Ordinances committee; George W. Booth, of New York, chairman of the Automobile Fire Apparatus committee; H. B. Machen, New York, chairman of the High Pressure Fire Service Systems committee; H. O. Laccount, Boston, chairman of the Fire Pumps committee; Dana Pierce, New York, chairman of the Controlling Equipments for Electric Fire Pumps committee Benjamin Richards, Boston, chairman of the Manufacturing Risks and Special Hazard committee; Gorham Dana, Boston, chairman of the Gravity Tanks committee.

At the morning session on Thursday, May 7, F. J. T. Stewart, of New York, will preside. Reports will be made by the following named: F. E. Cabot, Boston, chairman of the Electrical committee; W. C. Robinson, Chicago, chairman of the Fire Protection Coverings for Window and Door-Openings committee; A. M. Feldman, New York, chairman of the Blower Systems for Heating, Ventilating and Stock Conveying committee; Ira Woolson, New York, chairman of the Fire-Resistive Construction committee; W. C. Robinson, Chicago, chairman of the Standards committee; E. P. Boone, New York, chairman of the Automatic Sprinklers committee; Charles A. Hexamer, Philadelphia, chairman of the Explosives and Combustibles committee.

—The number of applications for reduction of taxes on real estate last year was 10,099 for the whole city, compared to 12,720 in 1912 and 20,216 in 1911. Since the year 1899 the lowest total number of applications was in the prosperous year of 1906, when 3,948 applications were filed.

Cable Address Established 1794
Cruikshank, New York 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

JOHN P. KIRWAN & SONS

REAL ESTATE

138 WEST 42nd STREET

John P. Kirwan
Raymond J. Kirwan

John S. Kirwan
Arthur J. Kirwan

ESTABLISHED 1867

RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 331 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

THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building
Loans, etc., Together With Brief Personal Items.

Interest Centered on the Bronx

United Owners New Activity.

At the last meeting of the United Real Estate Owners' Associations a committee, with L. Victor Weil as chairman, was appointed to study the new factory laws and to suggest amendments that may make them less burdensome. The committee will endeavor to obtain a more accurate definition of the word "factory," besides bringing the various provisions of the law to the attention of the city officials in an effort to enlist their support for possible modifications. The billboard committee has been working on a new ordinance to take the place of the one recently introduced in the Board of Aldermen. At the meeting held Tuesday the provisions of the proposed ordinance were considered and discussed. It is expected that it will be in shape for submission within a week or two.

PRIVATE REALTY SALES.

Considerable interest in Bronx properties was manifested this week, principally along the line of the proposed transit improvements. The West Bronx in particular attracted attention on account of the big auction sale, and buying along the line of the Jerome avenue extension. Other interesting deals in that borough concerned a large plot on the Grand Boulevard and Concourse and the block front on Fordham Road. In the other boroughs no new developments were noticeable, nor did there seem to be any indication of an improvement in the condition of the market. The more important deals concerned a loft building in 32nd street traded for Brooklyn and New Jersey property, similar structures on Audubon avenue and Broadway also traded for out of town holdings, and an apartment house in West 72nd street.

The total number of sales reported and not recorded in Manhattan this week was 30, as against 28 last week and 39 a year ago.

The number of sales south of 59th street was 8, compared with 12 last week, and 13 a year ago.

The sales north of 59th street aggregated 22, as compared with 16 last week and 26 a year ago.

The total number of conveyances in Manhattan was 143, as against 165 last week, 17, having stated considerations totaling \$577,350. Mortgages recorded this week number 87, involving \$2,832,037, as against 95 last week, aggregating \$2,822,764.

From the Bronx 24 sales at private contract were recorded, as against 22 last week, and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,103,393, compared with \$1,320,170 last week, making a total since January 1 of \$14,739,487. The figures for the corresponding week last year were \$583,687, and the total from January 1, 1913, to May 3, 1913, was \$20,565,743.

John Miles in \$500,000 Deal.

John Miles has purchased through E. Nelson Erhart, the 6-story apartment house, "Greenville Hall," at 5000 Broadway, on plot 118.6x187.6, and containing 84 apartments. The building was completed about a year ago by the Hazel Real Estate Co. In part payment Mr. Miles gave 100x215 on Northern avenue which he recently bought from R. B. Dula, and also 60 acres at Elmsford, N. Y.

Haskins Estate Sells Block.

The Winnie Co., Maurice Muller, president, has purchased through Porter & Co. from the Haskins estate the south half of the two-block-long panel extensions from Fordham road to 192d street, between the Grand Boulevard and Concourse and Creston avenue, on which stands the old Haskin's mansion. The parcel sold extends from Fordham road north to the middle line of 191st street, when cut through, and has frontages of 128 feet on Fordham road, about 370 feet on both the Concourse and Creston avenue. The 191st street frontage will be about 200 feet, and there will also be a frontage of about 88 feet in 190th street. The new owners plan to improve with apartment houses.

Prominent Institution on Grand Boulevard.

The Episcopal Home of the Holy Comforter for Aged People has bought through George R. Read & Co. from Major R. Dickinson Jewett, the northwest corner of the Grand Boulevard and Concourse and 196th street, having a frontage of 200 feet on the Concourse and 170 feet in the street. It is reported that a new home will be built on the plot.

Loft Building in Three-Cornered Trade.

Pease & Elliman sold for the Bramko Realty Co., Brody, Adler & Koch, the 12-story loft building at 31-33 East 32nd street, on plot 50x100, to the Meany Realty Corporation, which gave in part payment four dwellings and 27 acres of land in Convent, N. J., adjoining the Morris County Golf Club. In the same deal the Mortgage Financing Co. sold 36 one-family houses in 66th street, between Eighteenth and Twentieth avenues, Brooklyn, to the Meany Realty Co., which gave in part payment 116 acres at Convent, N. J. The Brooklyn houses, with the four dwellings at Convent, were taken by the Bramko Co. in exchange for the 32d street loft building.

Heights-Jersey Exchange.

The W. J. Rich Development Co. and Leo Stein purchased from Brown Brothers the two six-story apartment houses forming the block front on the east side of Audubon avenue, between 172d and 173d street, giving in part payment 16 dwellings and 100 free and clear lots at Hillsdale, Bergen County, N. J. The deal involved properties held at about \$595,000.

M. F. Loughman Sells Apartment House

Franklin Haines has bought, through L. J. Phillips & Co., from Michael F. Loughman the 12-story apartment house at 164-168 West 72d street on plot 59x102.2, just east of the junction of Broadway and Amsterdam avenue. The house was built about two years ago by Brown Bros., who sold it to Mr. Loughman for a price said to have been about \$617,500.

Manhattan—South of 59th Street.

BROOME ST.—The D. H. Jackson Co. has sold to Arthur G. Schaffner, 16-20 Broome st, near of Mangin, a 6-sty new law tenement on plot 50x75. Meyer Levinsohn was the broker. The sellers bought this property last year from Henry Wendt.

21ST ST.—James N. Wells' Son has sold for Frederick Myers, to A. E. Straker, 336 to 338 1/2 West 21st st, three 4-sty buildings, on plot 50x92, Moore estate leaseholds.

36TH ST.—The D. H. Jackson Co. has bought from Mary L. Whitehead 239 West 36th st, a 3-sty dwelling, on lot 18.6x98.9. The sellers acquired the property in 1883.

39TH ST.—The West Side Construction Co., Jacob Axelrod, president, sold the three 4-sty dwellings at 143 to 147 East 39th st, on plot 53.2x98.9, near Lexington av. The site will be improved with a 9-sty apartment house by John J. Hearn. The property was given in exchange for the Bright apartment house at 555 West 170th st, adjoining the northwest corner of Audubon av.

46TH ST.—Horace S. Ely & Co. sold for the Anderson Auction Co., the lease, which has about ten years to run, on property formerly occupied by that firm at 12 East 46th st, a 4-sty building, altered for business, 25x100.5. The property is owned by the Home Club Co., which is reported to be the buyer of the lease.

48TH ST.—Joseph F. Feist has resold the 3-sty building and store at 546 West 48th st, 30x100.5, which he bought at an auction recently for \$9,950.

4TH AV.—Nelson & Lee sold for Samuel K. Jacobs to Robert P. Zobel, for about \$450,000, the property at the northwest corner of 4th av and 28th st, 95x78, on which will be erected a high class mercantile structure. The seller acquired the corner about a year ago from the Edgar estate. Nelson & Lee have been appointed agents for the property.

BOWERY.—Bernard and Michael Flinn have purchased through Jacob Finkelstein from Alfredo De Genevieve 13 Bowery, a 6-sty lodging house, on a lot 22x100 ft, for about \$45,000.

Manhattan—North of 59th Street.

ACADEMY ST.—Dr. Wesley Wait has sold the plot in the south side of Academy st, 125 ft. west of Broadway, 100x125x137x100, to a builder, who is said to be preparing plans for a 5-sty apartment house.

62D ST.—Dr. James S. Bishop has bought from Lizzie Von Boskerck, through Pease & Elliman, the 4-sty dwelling at 109 East 62d st. It is on lot 19x100.5, just in the rear of the 12-sty apartment house at the southeast corner of Park av and 62d st which Dr. Bishop recently purchased and will be used to protect that structure.

72D ST.—Edward W. Browning has bought through Leroy Coventry, from the estate of Morris Loeb, the 4-sty dwelling, on lot 25x102.2, at 118 West 72d st. Mr. Browning is also the buyer of the dwelling at 43 West 72d st, reported sold last week by the estate of George J. Smith.

73D ST.—Jay Gould has purchased from James McLean, through Herbert A. Sherman, the garage at 163 East 73d st, which he has been using for some time under lease. It is a 3-sty building on lot 25x102.2, between Lexington and 3d avs.

76TH ST.—Mrs. Andrew McKinney is reported to have sold the 5-sty dwelling at 26 East 76th st, on lot 19x102.2, near Madison av.

96TH ST.—Duff & Conger and Daniel Birdsall & Co., Inc., sold for James A. Farley the five 5-sty apartment houses, 100x100, at 58 to 66 East 96th st, between Madison and Park avs, to a Frederick Ayer, who gave in part payment a plot of lots on Nott av, Long Island City. The apartment houses have been held at \$150,000.

97TH ST.—H. Eisnitz has bought for occupancy from Justine Buchsbaum, the 3-sty dwelling at 55 West 97th st, on lot 17x100.11.

AMSTERDAM AV.—James McClenahan, of the David Stevenson Brewing Co., is reported to have sold the 4-sty flat at 601 Amsterdam av, on lot 25x80.

BROADWAY.—Hall J. How & Co. have sold for the T. G. Galardi Co. to M. S. Barns, for investment, the 2-sty taxpayer at southeast corner of Broadway and 207th st, on plot 100x100, under lease to one tenant for 20 years.

CONVENT AV.—Moore, Schutte & Co. resold for John Albert the 3-sty dwelling, 427 Convent av, to Dr. C. M. Hohlitzell. Mr. Albert bought this property several weeks ago through the same brokers.

MADISON AV.—Paul A. McGoldrick bought from Herman Cassel, 1694 Madison av, a 5-sty apartment house with stores, on a plot 25x100, adjoining the northwest corner of 112th st.

MADISON AV.—John J. Kavanaugh sold for the estate of John Jay Jenkins to Dr. Alexander Wolf, the 4-sty dwelling, 1060 Madison av, on lot 20x70; adjoining the n w cor of 80th st.

PARK AV.—Margaret Calhoun has sold the 5-sty flat at 955 Park av, on lot 25.8x80.

ST. NICHOLAS AV.—Max Kayser sold for Alfred Fechheimer the southeast corner of St. Nicholas av and 133d st, a 5-sty apartment house on lot 25x100.

SHERMAN AV.—Charles W. Smith sold for the Vermilyea Realty Co., Charles Hensle, president, the 5-sty apartment house with seven stores, at the northwest corner of Sherman av and 204th st, on plot 100x55, held at \$100,000. In part payment the buyers gave 446 and 448 West 125th st, two 5-sty flats, with stores, on lots 25x100, between Amsterdam av and Manhattan st, held at \$64,000.

3D AV.—Harris & Maurice Mandelbaum and Lowenfeld & Prager have resold through John Armstrong to a client of Mitchell & Mitchell the three 4-sty tenements, on plot 60x95, at 1984-1988 3d av, northwest corner of 109th st. The sellers acquired the property at auction last week for \$50,400.

Bronx.

JENNINGS ST.—Henry Brady sold for Bertha Tim to Mrs. Agnes Pregnell 759 Jennings st, 5-sty tenement, on plot 40x134.

156TH ST.—The Benson Realty Co. bought from the James F. Meehan Co., 1015 East 156th st, a 5-sty new-law flat, on plot 40x100, near Southern boulevard. In part payment were given eight lots on Castle Hill, Story and Grindy avs.

184TH ST.—Henry U. Singhi is reported to have sold the 1-sty taxpayer at the northwest corner of Jerome av and 184th st. The building is one block south of Fordham rd and was erected about 5 years ago by Mr. Singhi.

BELMONT AV.—John R. and Oscar L. Foley have sold for the Agency Realty and Mortgage Co. the northwest corner of Belmont av and 186th st, a 5-sty flat, with stores, on plot 50x87.6.

CRESTON AV.—Richard H. Scobie sold for Mrs. Caroline G. Storey to Dr. George H. McGuire, the 14-room house at 2519 Creston av, on plot 73x150, between 190th and 191st sts. The property has been held at \$30,000.

CRUGER AV.—Pease & Elliman have sold for the Hunt Land Corporation, to William Vincent Astor, the entire block front on the east side of Cruger av, between Bear Swamp rd and Brady av. In exchange Mr. Astor gives 18 lots on Holland av, west side, running north from Brady av 450 ft, together with the interior lots abutting the property of the Hunt Land Corporation fronting on Cruger av in the same block. The effect of this exchange eliminates the irregular boundaries between the two properties.

FORDHAM RD.—McLernon Bros. have sold for the Fleischmann Realty Co. an irregular shaped plot, fronting 62 ft, on the south side of Fordham road, about midway between Sedgwick av and Loring place. The property will be improved.

JEROME AV.—Walter Wilkins re-sold for George W. McAdam, the plot of 5½ lots at the southwest corner of Jerome av and 176th st, a plot 138x112, which he acquired two months ago from John F. Kaiser.

JEROME AV.—Anna S. Watt is reported to have sold the plot, 75x100, on the west side of Jerome av, 300 ft north of 176th st. Another Watt property, on the same block, recently sold is the plot, 75x100, on the west side of Jerome av, 175 ft north of 176th. Title to the parcel was taken earlier in the month in the name of George E. Rumrill, who transferred it to Edward C. Cammann.

JEROME AV.—Edmund Coffin has sold the plot, 75x100, on the east side of Jerome av, 50 ft south of 179th st. Another plot that is reported to have changed hands is the 50x100 site on the east side of Jerome av, about 232 ft south of Tremont av. There has also been sold the plot of over five lots on the east side of Jerome av, located about 455 ft north of Burnside av.

ST. LAWRENCE AV.—Leon G. Losere has sold for B. R. Buckingham to Dr. C. E. O'Grady the house on the east side of St. Lawrence av, 181 ft. south of Walker av.

STEBBINS AV.—Fulton Leasing Co. sold for Carl Ernst, 1382 Stebbins av, a 2-sty frame dwelling on plot 25x103, to Benjamin Mandolowitz and resold same to Nathan Sacks.

TELLER AV.—John A. Steinmetz sold for L. W. Divine 1051 Teller av, a 3-family brick tenement, on lot 20x100, to E. Beck, who gave in part payment a hotel at Lake Waramaug, New Preston, Conn.

UNION AV.—D. Thomas Costar sold 581 Union av, a 2-family frame dwelling, the buyer giving in part payment a vacant plot, 100x104, on the west side of Castle Hill av, 500 ft. north of Starling av.

WILKINS AV.—Susan Lyons has sold to Louis Kleban, 1336-1338 Wilkins av, two 3-sty three-family frame houses, on plot 50x122x irregular, between Freeman and Jennings sts. The buyer will alter the buildings, installing stores.

FIELDSTON.—The Delafield estate has sold to Dr. George A. Wyeta a plot on the west side of Goodridge av, near Fieldston rd. Plans are now being completed by Dwight J. Baum for a large Colonial residence and garage.

SOUTH WASHINGTONVILLE.—Hugo Wabst sold the plot, 100x100, known as lots 96 and 97, map of South Washingtonville.

Brooklyn.

DEAN ST.—Bulkeley & Horton Co. sold 1173 Dean st, 3-sty dwelling, between Nostrand and Bedford avs, for John A. Van Cleef to Dr. R. Morrison, who will occupy.

HALSEY ST, ETC.—Friday & Lehmann sold 853 Halsey st, a 6-family apartment house, for Emil Wiederhold, and a plot of 5 lots on the corner of East 37th st and Canarsie lane, Flatbush, for Bridget McNamee.

PIERREPONT ST.—Alexander White, of the banking firm of White & Weld, has bought the residence of the late Edward M. Shepard, at 44 Pierrepont st, on plot 26.6x200, running back to Montague st. The reported price was \$48,000.

PRESIDENT ST.—Jerome Property Corporation sold 699 President st, between 5th and 6th avs, a 2-sty dwelling, on lot 18.6x100, for Charles Giblett, Jr., to Mrs. Clavin for occupancy.

2D ST.—A. Peace & Son have sold for Louis Bonert the 3-sty dwelling at 609 2d st to A. L. Fernald; 20 Montgomery pl, a 3-sty dwelling with dining room extension for the W. A. Gunnison estate.

62D ST, ETC.—Frank A. Seaver & Co. sold two one-family brick houses, 1945 and 1947 62d st, near 20th av, for C. H. Schultheis; also for B. Schwartz, plot 83.10x100 in the north side of 71st st, 164.7 ft east of 17th av to the South Jersey Land Co.; and for Geo. A. Danforth eight lots in the north side of 60th st, 100 ft west of 20th av.

72D ST.—B. J. Sforza has sold for William Brudi the 2-family frame cottage, on plot 40x100, at 1345 72d st.

75TH ST.—The Meister & Bache Realty Co. purchased from Dr. George E. Hamlin 8 lots in the north side of 75th st, 360 ft west of 12th av, Bay Ridge, upon which there will be erected a row of one-family houses; also bought 457 Warren st, a 3-sty dwelling, 17x100.

88TH ST.—The Sinmacros Realty Co., Inc., sold for D. Cappeluto the 2½-sty, two-family dwelling, 350 88th st, on a plot 25x70, irregular.

Queens.

ROCKAWAY BEACH.—G. Taus & Son have sold for N. Stapleton to Gussie Berglass, the row of stores and flats at the southwest corner of the Boulevard and Chase av; also two cottages on the west side of South Chase av; for John

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

35 WEST 30th STREET, NEW YORK
Wallack's Theatre Building

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
Sulfow & 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**MORGENTHAU JR & CO**Real Estate—Insurance—Mortgages
Auctioneers—Appraisers
Tel.: 1884-5-6-7 Cort. 95 Liberty Street

Phone, 627 Stuyvesant

Our offices now are located at

840 BROADWAY

S. E. Corner 13th Street

SPEAR & CO.

Real Estate

The
Columbia
Storage
Ware-Houses

COLUMBUS AVE
66* TO 67* STS.
90* ST AND
AMSTERDAM AVE.

VAULTS
FOR VALUABLES

SALE OR RENT

**COLONIAL HOUSE, 11 rooms, 3
baths, 2 sleeping porches; living room
18x30, 5 master bed rooms, steam
heat, electric lights, one acre, lawn,
shade and fruit trees, garage. Address
owner, 50 Upper Mountain Avenue,
Montclair, N. J.**

Wants and Offers

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

WANTED, man with \$10,000 to buy or
lease equipped plant making finest white
brick in the East, with inexhaustible sup-
ply of raw material. Present owners
(brick dealers) will contract for whole
output. For particulars address "Estab-
lished," Record and Guide.

WANTED, lot about 60 feet front, west
of 6th av., between 40th and 70th sts.,
suitable for first class theatrical apart-
ment. Give full particulars. Box 302, Rec-
ord and Guide.

WE ARE entirely out of NEW YORK
Edition of Record and Guide of Novem-
ber 28, 1908; June 14, July 5, July 12, and
July 19, 1913. We will pay 20 cents for
these numbers if both sections are de-
livered to us in good condition. We also
need BROOKLYN Edition of July 5 and
October 25, 1913. We will pay 15 cents for
these numbers if both sections are de-
livered to us in good condition. This offer
will expire on May 5, 1914. Record and
Guide Company, 119 West 40th St.

Regan the row of brick stores and flats on the
northwest corner of the Boulevard and Kensey
av; for Carrie G. Buck the Buck Homestead on
the west side of South Pleasant av to Dora
Schwartz, who will erect two cottages; for
Emma Closs a plot on the east side of North
Eldert av to William Goedel, who will improve
for his own occupancy; for Emma Closs a cor-
ner plot adjoining the Long Island Railroad to
John Lynch, and for Henry Ronager to G.
Miron his new cottage on the west side of
Clarence av.

LONG ISLAND CITY.—Cross & Brown Co.
has sold for John M. Carron a lot 25x100 on
the south side of Beebe av, 25 ft. east of Will-
iam st, and for Stephen J. Duffy, a lot 25x100 at
the s e cor of Beebe av and William st.

Richmond.

GRANT TERRACE.—Cornelius G. Kolff and
Joseph P. Day sold for Clara F. Taylor, of
Florida, her property at Grant Terrace, Staten
Island, to Carl F. Grieshaber, who will im-
prove with 1-family dwellings.

PROSPECT AV.—Cornelius G. Kolff sold for
A. L. Eglington to C. Nordenholt the plot 100x
100 on Prospect av, near Barret av, Staten
Island, where the purchaser intends to erect a
residence for his own occupancy.

GARWOOD, N. J.—New York Suburban Land
Co. sold to A. J. Bender, 40x100 on Hemlock
av; to Alfred G. Lange, 80x100 on Willow av;
to E. J. Hughes, 60x100 on Hickory av;
and to Mrs. M. L. Clark, 40x100 on Spruce av;
to Charles W. Ellis, 60x100, on Willow av; to
Daniel J. Leach, 40x100, on Myrtle av; and
to Robert S. Kelsch, 60x100, on Pine av;
also sold at Westfield, N. J., 40x100 on South
av to Wm. B. Crain and 40x100 on Newark av
to Mrs. E. Bowman; to A. C. Johnson, 40x100,
on Princeton av; to Frank H. Resch, 40x100,
on Fanwood av; and to Geo. W. Aldrich, 60x100,
on Newark av.

HARTSDALE, N. Y.—F. Rutledge Davis has
purchased from the Scarsdale estate a plot 150x
200, just north of Huntington av, on which he
will erect a 12-room residence.

HEMPSTEAD, L. I.—The Windsor Land &
Improvement Co. sold to John J. Tansey, 40x
100, on Windsor Parkway, to Kate Masterson,
40x100, in Botsford st; to H. L. Cooper and
F. V. Dempsey each, 40x100, on Kennedy av;
to Ivan Bankoff, 20x96, on Milburn av; to M.
Foltynski, 40x100, on Willow av; to J. Fooney,
40x120, on Kane av, and to N. Sroka, 60x100,
on Homan Boulevard; also at East Rockaway,
to C. Daft, 60x100, on Hewlett Bay Boulevard
East and Cooke st East; to M. J. Walker, 100x
100, in Dewey st West and 20x100 in Cooke st
West; at Oceanside, 40x100, to F. Sorenson on
Hoke av, and to W. R. Schow, 40x100, on Ebert
av, and at Rockville Centre, 60x100, to H. &
A. Junge, on Portesque av.

NEW ROCHELLE, N. Y.—W. E. & W. I.
Brown, Inc., sold for Dr. G. J. Petit, a one-fam-
ily house on plot 40x122, at the northwest
corner of Chauncy av and Clove rd.

RIDGEWOOD, N. J.—F. J. Goertner has pur-
chased the country home of James A. Town-
send, on the East Saddle River rd, north of
Ridgewood, consisting of a residence and about
50 acres. Frank M. Stevens and Frederick
A. Teter negotiated the transaction.

ROCHELLE HEIGHTS, N. Y.—O'Connor &
McCann sold for Mary A. Starrett her residence
on Rochelle Heights. The property was held at
\$18,000.

ROSEDALE.—New York Suburban Land Co.
sold to E. A. Erb, 60x100 on Park av; 40x100 on
President av to Fred C. Steffens and 40x100 in
Dale pl to Albert Bister; to Miss A. T. Hilbert,
40x100 on Union av, and to Thomas L. Ryan,
60x100, in Oxford pl.

SCARSDALE ESTATES.—Kirby Thomas has
purchased from the Scarsdale Estates a plot,
75x150, on Walworth av, adjoining the Bronx
Parkway, where he is preparing to build a
Colonial house of ten rooms for occupancy this
fall.

WOODMERE, L. I.—W. K. MacDonald sold
for Leopold Stern a plot of 6 lots in Lafayette
pl, north of Central av, to Dr. A. H. Beaman.

LEASES.**New Piano Factory in Queens.**

Another large Manhattan manufac-
turing concern has joined the rapidly
growing industrial center in Long Is-
land City. The Walters Piano Co.,
owned and controlled by Bloomingdale
Brothers, has leased from the Queens-
boro Corporation the large plot at the
corner of Wilbur avenue and Sunswick
street, Long Island City, fronting 185
feet on the avenue and 75 feet in the
street, on which a six-story, fireproof
reinforced concrete building is in course
of construction. Five stories have al-
ready been completed. The former
plant of the Walters Piano Co., at 226
and 228 East 63rd street, Manhattan,
was destroyed by fire several months
ago, but the manufacture of pianos and
player-pianos has been going on uninter-
rupted in their factory annex in East
72nd street. The entire product is sold
through the piano department of Bloom-
ingdale Brothers. The lease is for a
term of 5 years with privilege of re-
newals.

Banker's Home for Shops.

Connor Lawrence and Charles F. de
Casanova have leased for Washington
E. Connor, retired banker, his residence

at 532 Madison avenue, northwest
corner of 45th street, on lot 25x70, for
21 years, with renewal privileges, the
rental for the first period aggregating
about \$200,000. The lessee is a newly-
formed corporation represented by S.
Morrill Banner, which will alter the
building into stores and apartments
from plans by Theodore E. Visscher.

\$950,000 Astor Leasehold.

Nelson & Lee have leased the 11-story
mercantile structure at 3, 5 and 7 West
35th street to the First Leaseholding
Company of Albany, for the balance of
the first 21-year term of the lease be-
tween the Brunswick Realty Co. and the
Astor Estate, at a rental averaging \$50,-
000 per annum. The property was leased
in 1912 from the Astor Estate to the
Brunswick Realty Co., which erected the
present building and has leases here
with Best & Co., the Exchange Buffet
and I. Schlivek, etc. The entire building
is rented with the exception of two lofts.
Nelson & Lee have been appointed
agents of the property.

Another Restaurant for Times Square.

Herman Gertner, formerly of the As-
tor House and known as the "millionaire
waiter," has taken a lease from the
Saxe Amusement Co. through Daniel
Birdsall & Co., of the store and base-
ment in the building being erected
by Henry Youngs at 1446 Broadway
just south of 41st street. He will pay
an aggregate rental of about \$100,000.

Rural and Suburban.

GREENACRES, N. Y.—Kirby Thomas leased,
through the Westchester Land Exchange,
the residence of Prof. Gary N. Calkins at Green-
acres. W. A. Bours leased ground at Gedney
Farm, and a house is to be built for him on
plot 80x175, opposite the new residence of L.
Ward Prince, and adjoining the Gedney Farm
Hotel. Plans are being prepared by Chester
A. Patterson. This house will be completed
early in September.

Manhattan.

THE ALLWIN REALTY CO., INC., and Adolf
Humpfer leased for 4 years the building at 178
1st av to Thomas Cassese, who will conduct a
first class vaudeville and moving picture es-
tablishment.

THE ALLWIN REALTY CO. leased for the
Gramercy Co. the 5-sty private dwelling at 39
Gramercy Park East to William J. Williams, for
occupancy.

AMES & CO. leased for Samuel W. Peck store
in 6 West 29th st to Wah Tai, and the 1st loft
to Henry Maerlender, of 6 West 29th st; for H.
A. Mirick the dwelling at 74 West 12th st to
E. Meurale; for Dr. S. A. VanSaun the dwell-
ing at 354 West 27th st to Mrs. H. Cullen;
for Mrs. A. L. Robinson, dwelling at 329 West
51st st to a Mr. Vogt; for F. H. Lamb dwelling
at 339 West 55th st to Mrs. K. C. Doyle; for
Charles Gachot dwelling at 158 West 35th st to
Caroline Corrido.

JULIA BEVERLEY HIGGINS leased an
apartment in 61 East 86th st to Mrs. Arthur
Cobb and sublet for Mrs. Gordon Willis an
apartment in 16 Central Park West to C. P.
Wiley.

DANIEL BIRDSALL & CO. (INC.) and the
Cruikshank Co. leased the 1st floor and base-
ment in 18 White st to Alexander F. Reid &
Sons of 137 Duane.

DANIEL BIRDSALL & CO. (INC.) leased the
first floor in 136 and 138 West 22d st to Kot-
larsky & Son; part of the 4th loft in 49 and 51
West 24th st to Joseph Jaffe; part of the 2d
floor in 114 and 116 East 28th st to the Nor-
wich Wire Basket Co., of 1123 Broadway; the
7th loft in 10 to 14 Bleeker st to D. Spilton of
336 Delancey st; the store in 1237 Broadway
to the Jacobs Hat Co., of 99 Nassau st, and the
7th loft in 114 and 116 West 14th st to Mon-
sheimer & Jacobs of 28 West 36th st; the build-
ing at 44 West Broadway to the General Gas
Light Co., of 46 West Broadway; 7,500 sq. ft.
in 10 to 14 Bleeker st to Dinnerman & Saltz-
man, of 236 Eldridge st, and 2 lofts in 60 Grand
st to Alball Mfg. Co., and H. K. Lorentzen, of
256 Pearl st.

VASA K. BRACHER leased the 3-sty dwell-
ing at 302 East 65th st for Mrs. Ellen Hickey
to Charles Mischan.

GEORGE A. BOWMAN leased to the Stand-
ard Typewriter Co., of 1493 Broadway, the store
and basement in the new building at 141 West
42d st.

JOHN J. CLANCY & CO. leased for Felix
Isman, Inc., the store in 17 7th av to the
Saxon Tire Co.

THE CROSS & BROWN CO. leased for Rob-
ert Golet to the A. E. Ranney Co., of 1700
Broadway, Eastern distributors of Hudson auto-
mobiles, the 6th floor, comprising 21,000 sq. ft.,
in the building at the northeast corner of Broad-
way and 64th st, and for De Selding Bros., as
agents, to Harry Veghte and Frank McAllister
the store in 1659 Broadway, and for the Loco-
mobile Co. of America to the U. S. Light &
Heating Co., of 30 Church st, the 4th floor in
16 to 24 West 61st st.

THE CROSS & BROWN CO. leased for Scott
& Griffith to Frank Barber the southerly half
of the 2d floor in 1700 Broadway and offices in
1737 Broadway to the Rhineland Machine Works

Co., of 140 West 42d st, and the southwest corner of Broadway and 57th st to the Spanish-American Engineering Co., of 1777 Broadway, and in the Strand Theatre Building, at the northwest corner of Broadway and 47th st, to J. R. Munter and B. Greenburg.

THE CROSS & BROWN CO. leased part of the 9th floor in 12 and 14 West 37th st to Salman & Altman and in conjunction with Royal Scott Gulden the 1st loft in 22 East 41st st to Lyman & Helenius, men's tailors of 481 5th av.

DUROSS CO. leased for Peter D. Strauch the two 4-sty buildings at 28-30 10th av to Swift & Co., wholesale provision house, and to the George Hotchkiss Co., provision brokers.

THE DUROSS CO. leased the store at 242 West 14th st to John S. Johnson and the 2d loft to Goldsmith & Stein.

DUROSS CO. and J. W. Cushman & Co. leased the 3d loft in 11 West 20th st to the Missionary Education Movement, Inc. The Duross Co. also leased the 6th loft in 10 West 18th st to John Egloftsen and the 2d loft in 124 West 18th st to Joseph Bertram and Herman Siegel.

O. D. & H. V. DIKE leased the 2d and 3d lofts in 218 West 42d st to Atsco, Inc., and the 4th loft to the Chrono-Kinetograph Co., of 222 West 42d st.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 14 rooms and 4 baths, comprising the entire 10th floor in 635 Park av, to Alfred I duPont, vice-president of the E. I. duPont de Nemours Powder Co. of Wilmington, Del.

DOUGLAS L. ELLIMAN & CO. leased apartments in the new 12-sty apartment house under construction at 103 East 86th st to Miss Susan Ellis, Miss Amy Ellis, Mrs. John J. Cocks, Miss Ethel Brooks, Mrs. Marshall Phillips, Dr. James A. Miller and Albert Harkness; and in the new 9-sty apartment house being erected at 116 East 63d st to Miss Kingsford.

DOUGLAS L. ELLIMAN & CO. leased apartments in the new building at 116 East 63d st to Mrs. George I. Malcom; in 178 East 70th st to Charles R. Leonard; a duplex in 829 Park av for Pease & Elliman to Paul Armstrong, the playwright; and in the new building at 150 East 72d st to Raymond J. Schweizer.

J. ARTHUR FISCHER leased for Congressman Jefferson M. Levy and L. Napoleon Levy the 4-sty dwelling at 236 West 38th st to J. J. Barron and the store in 787 6th av for L. Guersch to I. Friedman, restaurateur.

FULTON LEASING CO. leased in 284-6 Pearl st and 105-7 Beekman st, 1st loft to Thompson & Hendrickson, and Abraham M. Van Praag of 80 Maiden la; offices to the Independent Sponge Co. Inc., S. Caplan & Co., importers, of 239 Water st; J. N. Bogle of 101 Beekman st and H. M. Bellin Photo Co.; also for Joseph Cohen, receiver, the new 3-sty brick stable at 337-9 Water st to the Acker Trucking Co., and the 4-sty brick building at 178 South st to Darmstadt, Scott & Courtney the present tenant.

M. H. GAILLARD & CO. leased to Taylor Trunk Works of Chicago, Ill., the 3d loft in 519 8th av; to Columbia Supply Co. of 302 West 36th st the 2d loft in 519 8th av; to Dennis Sheridan a store in 116 West End av; to Frank Rochlin a store in 73 West 82d st; to E. Doyle a store in 73 West 82d st; to S. Simon 2 floors in 506 6th av; to W. Euler, basement and wine cellar in 129 Grand st; to W. McNear a loft in 48 West Broadway; also a renewal at 506 6th av, store and rear building. The brokers report that the new rental is a 20 per cent. increase over the amount of the lease made 3 years ago.

GOODWIN & GOODWIN rented for Jacob Israelson to Edwardo Correa, the 3-sty dwelling at 129 West 121st st.

GOODWIN & GOODWIN rented for Mary A. Smith to Solomon M. Ungar, the 3-sty dwelling at 56 West 113th st.

GOODWIN & GOODWIN rented for the estate of Wm. R. Beal to the Vigilant Cycle Club, Inc., the 4-sty dwelling at 1 West 121st st.

M. & L. HESS (INC.) leased the store and basement in 213 West 40th st to Adolf Prince; the store and basement in 11 West 17th st to E. Bocher, and the building at 154 West 29th st to A. Edmonston.

M. & L. HESS, INC., leased the 6th loft in 25 West 15th st to Sperling & Waxman, and the 2d loft in 133 and 135 West 19th st to H. Sirowitz & Co., and 214 to 218 West 28th st to M. Stone Packing Box Co., of 132 West 32d st.

M. & L. HESS (INC.) leased room 1301 at 432 4th av to the Cumberland Silk Mill, and room 1107-8 on the 11th floor to H. G. Porter & Co., Ltd., of 111 5th av; the latter lease having been negotiated by Carstein & Linniken; also the 3d loft in 49 to 53 East 21st st to Koerting & Methieson of 22 East 21st st, New York agents for the well-known "Excello" Lamp.

EDWARD J. HOGAN leased to the Public Service Commission the front of the 12th floor, also space on the 15th floor of the Woolworth Building, for its engineering and draughting departments.

EDWARD J. HOGAN leased space in the Woolworth Building to the Canadian Pacific Railroad Co. on the 15th floor for 10 years; to the Chicago and Northwestern Railroad space on the 14th floor; to the Union Bag & Paper Co. and Warren Mfg. Co. the south wing of the 19th floor; to Earle Scott, of 27 William st, and J. Ward Follette, of 27 William st space on the 11th floor; and offices to William Denison Morgan, P. G. Pickman & Bros., Inc., the Newport News Shipbuilding & Dry Dock Co., of 30 Church st; the Eagle Smelting & Refining Co., of 738 East 14th st; Joseph Joseph & Bros. Co., of 50 Church st; Nestle's Food Co., of 233 Broadway; the Peroline Co. of America, of 39 Cortlandt st; Moss Laimbeer, Marcus & Wels, of 299 Broadway; Rooney & Beha, of 29 Broadway; the Shredded Wheat Co. of 277 Broadway; the Hooper-Falkenau Engineering Co. and to the Pitts & Kitts Mfg. Co., of 30 Cortlandt st.

HORACE S. ELY & CO. and Pease & Elliman leased the entire 5th av section of the 2d story in the contemplated Rogers Peet Building at 5th av and 41st st, comprising about 12,500 square ft, with a frontage of 73 ft on the av and 166 ft in the st. The name of the tenant is being withheld for the present. The lease

Real Estate Board of New York

Organized 1896

Incorporated 1908

LAURENCE M. D. MCGUIRE, *President*
W. J. VAN PELT, *Vice-President*
ELISHA SNIFFIN, *Secretary*
FREDERICK D. KALLEY, *Treasurer*



BOARD OF GOVERNORS

LAURENCE M. D. MCGUIRE
W. J. VAN PELT
ELISHA SNIFFIN
FREDERICK D. KALLEY
E. A. TREDWELL
WARREN CRUIKSHANK
ALBERT B. ASHPORTH
LAWRENCE B. ELLIMAN
JOHN P. KIRWAN

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.

A. V. AMY & CO.

REAL ESTATE AGENTS
BROKERS and APPRAISERS

Tel., 947 Morn. 7th AVENUE, Cor. 115th St.

J. ROMAINE BROWN CO.

Established 1856

REAL ESTATE

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

299 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

Joseph Day

Auctioneer
31 NASSAU STREET

DE SELDING BROTHERS

Real Estate, Loans, Appraisals
Telephone Connection 128 BROADWAY

7 EAST 42d Street

E. Nelson Zehbart

Phone, Murray Hill 6561

Westchester County Realty
DEPOT SQUARE WHITE PLAINS
Phone 759

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals

35 NASSAU STREET Tel., 1730 Cortlandt

OGDEN & CLARKSON

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

Telephone { 44 } Bedford Established 1884
{ 45 }

Member
Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers
Allied Real Estate Interests

FRANK H. TYLER

REAL ESTATE BROKER

Appraiser Manager
Expert Testimony Mortgage Loans

1183 FULTON ST., BROOKLYN, N. Y.

JAMES N. WELLS' SONS

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

Make your advertise-
ments talk—Just as
your salesman must
talk—Then, they will
pull business.

**ENGINEERS,
BUILDERS, CONTRACTORS,
ARCHITECTS,
LAWYERS, ESTATES**
enjoy special advantages through
the location of their

**OFFICES IN THE
WOOLWORTH
BUILDING**

NEW YORK

because of its proximity to the Financial
Center, City Hall, Court House and Municipal
Building—at the very heart of
the City's greatest activity.

GROUND FLOOR STORES
Brokers Protected
EDWARD J. HOGAN, Agent
Telephone, Barclay 5524

Russell Uniforms
for

**Elevator Boys
& Employees**

of
**Apartment Houses,
Hotels,
Office Buildings, etc.**

We execute your orders
promptly and properly
because we specialize in
this service. Our Special
Uniform cannot be
equalled anywhere for
the price.

**Coat and
Trousers
\$10.50**

**Perfect Fit and
Workmanship
Guaranteed**

Excellent Quality—Wonderful Values
We suggest that you send for
samples and illustrations of styles R.

All work done on the premises. Our large volume
of business reduces manufacturing cost, making our
low prices possible.

RUSSELL UNIFORM CO.
1600 Broadway (cor. 48th St.)
NEW YORK { Phones: Bryant 1465
1466



**WILLSON'S OFFICE
BUILDING DIRECTORY**

DIRECTORY

The only system that is kept alphabetically accurate
and up to date in every particular. Letters uniform,
correctly spaced and every name on alignment.
The best service for your building—large or small.
See Owners, Agents or Managers now using our
system.
Catalogues and full particulars on application.

THE TABLET & TICKET CO.
381-383 Broadway, New York
Chicago San Francisco

dates from Feb. 1, 1915, one month after the building is scheduled to be completed.

C. F. W. JOHANNING leased for Abraham J. Hoffman to Abraham Porter the store in 2656 8th av for 5 years.

C. F. W. JOHANNING leased for Chas. Hoffman to Henry Treuhold of 2076 8th av the store in 2076 8th av for 5 years, with a privilege of a further lease for 3 years; also leased for E. G. Hantsche the stores in 2102 8th av to Bruns Bros. of 2102 8th av and Chas. Meyer, for 3 years.

CHAS. S. KOHLER has leased for Minnie Miller to Anna Hastings the 3-sty dwelling at 113 Manhattan av; also for the Eureka Auto Sta., to William T. Armstrong the single store at 12 Cathedral Parkway, for City Real Estate Investing Co. to Paul Sayetta, the basement store at 107 West 104th st, and for John H. Diersen to John Malanga the house at 104 West 100th st.

JAMES KYLE & SONS rented the 3-sty dwelling at 226 East 52d st for Walter H. Watson to Dr. William A. Dalton.

SAMUEL H. MARTIN leased for Jermiah J. Campion the store in 1860 Broadway to Walter K. Hadley and the store in 1862 Broadway to C. B. Derby & Co. of 1862 Broadway.

WILLIAM B. MAY & CO. rented for Mrs. Mary Louise Fuller 49 East 61st st, and for Howland Pell 51 East 61st st to Arthur H. Cutler. This property will be used for the Cutler School, one of the oldest private schools in the city, originally at 20 West 43d st 30 years ago, and for the past 20 years at 20 East 50th st.

WILLIAM B. MAY & CO. leased the late Colonel Harris's residence at 306 West 75th st to Charles H. Venner.

JOSEPH P. McHUGH & SON leased from Otto Grimmer through Douglas Robinson, Charles S. Brown Co. 232 and 234 East 37th st, opposite the Murray Hill Evening Trade School. The building will be used in manufacturing furniture and house fittings designed by this firm.

THE M. MORGENTHAU, JR., CO. leased for Christian Luckey a store in 306 Broadway, in the building formerly occupied by the Tower Manufacturing & Novelty Co., to the Western Union Telegraph Co., who will make this store their headquarters for this section. This completes the sub-letting of these premises with the exception of the top loft. Mr. Luckey recently leased the entire building through the M. Morgenthau, Jr., Co. and has completely remodeled same.

THE NEHRING CO. leased for the Curb Realty Co. 510 West 135th st, a 6-sty apartment house, for 5 years.

FERDINAND NAGEL leased the store in 2104 Amsterdam av to I. Oestreicher for 3 years; in 2134 Amsterdam av for Jacob Polatchek; in 2176 Amsterdam av to A. Seb, and in 2178 Amsterdam av to Daniel Reeves, Inc., for 3 years.

THE CHARLES F. NOYES CO. sub-leased offices in 42 Broadway for W. C. Langley & Co. to Popper, Sternbach & Co; in 80 Maiden la to the Lumbermen's Credit Assn of 55 John st; in the Smith Gray Building, Broadway and Warren st to Samuel J. Hess of 256 Broadway; in the Hanover Square Building at 130 and 132 Pearl st to Jose D. Riera & Co. of 96 Water st and space in 61 Beekman st to Frank Vanderstuyf.

PEASE & ELLIMAN leased apartments in the "Stratton," at 342 West 85th st to Mrs. Katherine R. Stahl; one of 8 rooms and 3 baths, duplexed, at 829 Park av to J. W. Welsh; in 344 West 72d st, through Ewing, Bacon & Henry, to Charles L. Parmalee, in 101 West 85th st to Miss Alida S. Williams; and in 165 West 72d st to Miss Florence M. Morris; also as agents, leased, in conjunction with Myer Bondy, for the Century Holding Co., Lee & Fleischman, the 12th loft, 100x100, in the Central Building at 25 to 33 West 45th st to Seckendorf Sisters, manufacturers of ladies' hats, of 652 Broadway; an apartment in "Marquand House," at 68th st and Madison av, to Frederick W. Allen of the counsel of the Mutual Life Insurance Co.; an apartment in 144 East 40th st to Miss Sylvia Wilder; offices in Aeolian Hall to the National Retail Dry Goods Association of 33 West 42d st to Dr. H. A. Loomis and to Frank M. Hill; temporarily for Edward D. Harris, as receiver, the large corner store and basement at the northeast corner of Broadway and Chambers st; in 7 Wall st, for the United States Trust Co, offices to Charles E. Merrill & Co. of 71 Broadway; and in 123 Liberty st, offices to Henry M. Williams of 107 Reade st.

PEASE & ELLIMAN and William H. Whiting & Co. leased for Augusta Larned the store and basement in 52 Vesey st to Harry Goldstein.

GEO. R. READ & CO. leased for the Adams Express Building Co., in the new Adams Building, at 61 Broadway, space on the 24th floor to the Cuban Telephone Co., of 60 Broadway; space on the same floor to Rojas Niese & Co., Inc., of 60 Broadway; the entire westerly front of the 22d floor to the Railway Improvement Co., of 165 Broadway, and the westerly half of the 26th floor to Kenyon & Kenyon, of 49 Wall st; also about 2,000 sq. ft. on the 17th floor of the Hanover National Bank Building to Reed, Gwinn & Deming, of 2 Rector st, and Horace E. Deming, of 15 William st; 3,000 sq. ft. on the 8th floor of 130 Fulton st for Clarence W. Bowen to the American City Publishing Co.

THE J. ROMAINE BROWN CO. leased apartments in 2170 Broadway to Arthur B. Heine, Tillie Cahn and Anna McNally.

THE M. ROSENTHAL CO. leased for the United Realty & Improvement Co., the 3d loft at 28 and 30 West 34th st, to Landauer & Perl, of 14 West 33d st.

THE M. ROSENTHAL CO. leased a floor in 491 6th av to the Hopp Press of 370 8th av.

LOUIS SCHRAG leased for George Kelly the 4-sty building at 105 West 16th st for 5 years.

MOORE, SCHUTTE & CO. leased for Thomas McBride the store in 1689 Amsterdam av.

JAMES A. SHEERAN leased the store in 1052 Park av to John E. Rooney of 977 Park av.

TUCKER, SPEYERS & CO. leased for Eli B. Springs the 2d floor in 29 to 33 West 38th st, to the Pathe Freres Phonograph Co.

E. A. TURNER leased the basement store in 47 East 28th st to Paul Breskin, tailor of 81 Madison av; the store in 196 Lexington av to Paul & Stephen Kondrajan for 2 years; the building at 128 East 32d st to M. J. Freund; the 1st floor in 181 Lexington av to the Albro Society; the store at 119 Lexington av to Trapin Bros., jewelers; the store in 717 Lexington av to Madam Alloncius; the store in 186 Lexington av to the Five in One Co., and the dwelling at 122 East 27th st to Kathrine Josephine West for 3 years.

W. F. WHITEHOUSE rented through Worthington Whitehouse the 5-sty American basement house at 125 East 73d st. The dwelling was completed 3 years ago by Charles Brendon.

WILLIAM H. WHITING & CO. leased the store and basement in 22 Beekman st to the Progressive Lunch Co., of 8 West Broadway; the store and basement in 10 and 12 Vandewater st to the American News Co., of 11 Park pl; store and basement in 7 Dutch st to Standard Hollow Ware Co., of 12 Dutch st; and the store and basement in 52 Vesey st to H. Goldstein.

WILLIAM H. WHITING & CO. leased for the New York Railways Co. the 4-sty structure at 64 Vesey st, with a 10-ft. frontage on West Broadway, to Peter Suryee & Co., who occupy the adjoining building. The lessees will extend that structure over the newly leased lot.

THE WORKMEN'S COMPENSATION COMMISSION, Robert E. Dowling, chairman, leased the 30th, 31st and 32d floors of the Metropolitan Tower at Madison av and 23d st, from the Metropolitan Life Insurance Co. to be used as offices of the commission in this city.

Bronx.

EUGENE J. BUSHER leased for J. & M. Haffen Brewing Co. the 3-sty brick building at 2858 3d av to the Hanover Lunch Co. for 10 years from May 1, at a net rental of about \$65,000.

Brooklyn.

AMES & CO. leased for Pastoria Chase the store in 857 and 859 Manhattan av to W. L. Douglas Shoe Co.

HENRY PIERSON & CO., INC., and W. C. Burling leased the Plaza Theatre at 7th and Flatbush avs, and the 3-sty dwelling at 34 Sterling pl for Edgar L. Bradford.

Queens.

THE LEWIS H. MAY CO. leased at Far Rockaway, for Catherine Barry cottage in Prospect st to Mrs. Susan H. Crane; for Frederick Haberman cottage 7 in Reads la to Felix H. Levy; for Frederick Haberman cottage 2 in Reads la to M. Wallach.

A. E. & D. A. KARELSON leased for Mrs. Sophia Hoffman her hotel facing the ocean on Dickerson av, Edgemere, to Mrs. Ray Scheinberg of Arverne.

THE LEWIS H. MAY CO. leased for L. M. Mosauer the ocean front casino and dance hall, fronting on the Boardwalk at Remington av, Arverne, to the Harred Amusement Co., which will conduct the premises on the style of the new Riviera at 97th st and Broadway, Manhattan.

Suburban.

VAN NORDEN & WILSON leased for the season the furnished cottage of Henry Giedel, in Lawrence, to Mrs. William Henry Frances; and through Lewis H. May Co., the furnished cottage of Lloyd Craft, in Lawrence, to Mrs. Richard Windolph Horne.

S. OSGOOD PELL & CO. and Horace S. Ely & Co. leased to George E. Chisholm, for the coming season, the large estate of John F. O'Rourke at Great Neck, L. I.

VASA K. BRACHER leased a furnished cottage at Bearsville, Ulster County, for the season, to Dr. H. W. Wootton of Manhattan.

THE LEWIS H. MAY CO. leased at Cedarhurst for William Mitchell, cottage on Washington av to Otto Frohneckt; for Lloyd L. Craft cottage on Washington av to C. M. Horne; at Lawrence, for Kenridge Realty Co. cottage to Theodore Sternfeld; and at Woodmere, cottage in Linden st to J. J. Frank.

ASBURY PARK, N. J.—Feist & Feist, of Newark, N. J., have leased the second largest hotel and restaurant in Asbury Park for Morris May to August F. and Olga Stender, of New York City. The 4-sty hotel, known as the Winthrop, located at the southwest corner of 2d av and Kingsley st, fronting on the ocean, was built by Mr. May about four years ago contains 125 rooms, 40 baths and two large European and American restaurants. There are also five stores on the ground floor facing Kingsley st. The hotel is completely furnished.

FISH & MARVIN rented the Michel Kirtland Estate on Sound View av, White Plains, to H. Rawitser; the residence of Edgar W. Winmill on Tompkins road at Scarsdale to Eugene A. Sichel, and the orchid residence at Lawrence Park, Bronxville, to W. P. Mackenzie of the firm of Shearson, Hammill & Co.

S. OSGOOD PELL & CO. leased the Alexander Trowbridge place at Sands Point, L. I.

PEASE & ELLIMAN leased for Mrs. J. B. Taylor her country place, consisting of 110 acres at Jericho, L. I., to Mrs. W. K. Vanderbilt, Jr. It is one of the most notable estates on Long Island, and was built several years ago by Ralph J. Preston, who afterward sold it to Mrs. Taylor. The dwelling was designed by Warren & Wetmore, and is one of the handsomest houses in the Piping Rock section. In the immediate vicinity are the estates of Middleton S. Burrill, Ralph N. Ellis, Joseph S. Stevens, and others. The lease is for 1 year, and the rent asked was \$18,000.

FISH & MARVIN rented for E. C. Gude his residence on Meadow road, the Grange, Scarsdale, furnished for the summer, to Otto Meyer of this city; the Sutton estate, consisting of a residence and seventeen acres at Rye, to Joseph Feder of Lewisohn Bros., bankers.

REAL ESTATE STATISTICS

The Following Table is a Resume 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 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1914		1913
	April 24 to 30	April 25 to May 1	
Total No.....	143	232	
Assessed value....	\$9,647,000	\$12,843,360	
No. with consideration..	17	35	
Consideration.....	\$577,350	\$1,247,860	
Assessed value.....	\$663,600	\$984,600	
Jan. 1 to April 30			
Total No.....	2,377	2,831	
Assessed value.....	\$149,574,083	\$170,524,772	
No. with consideration..	254	585	
Consideration.....	\$9,427,353	\$18,317,155	
Assessed value.....	\$10,058,617	\$17,160,562	

Mortgages.

	1914		1913
	April 24 to 30	April 25 to May 1	
Total No.....	87	159	
Amount.....	\$2,832,037	\$24,607,219	
To Banks & Ins. Cos....	22	42	
Amount.....	\$1,382,500	\$22,632,050	
No. at 6%.....	27	57	
Amount.....	\$373,024	\$826,311	
No. at 5½%.....	4	4	
Amount.....	\$677,500	\$991,000	
No. at 5%.....	26	50	
Amount.....	\$1,174,500	\$995,508	
No. at 4½%.....	2	11	
Amount.....	\$77,000	\$451,000	
No. at 4%.....	1	1	
Unusual rates.....	1	2	
Amount.....	\$7,013	\$20,510,000	
Interest not given.....	27	34	
Amount.....	\$523,000	\$783,400	
Jan. 1 to April 30			
Total No.....	1,469	1,852	
Amount.....	\$44,512,877	\$93,979,030	
To Banks & Ins. Cos....	355	455	
Amount.....	\$24,711,100	\$60,892,900	

Mortgage Extensions.

	1914		1913
	April 24 to 30	April 25 to May 1	
Total No.....	32	33	
Amount.....	\$2,250,500	\$587,500	
To Banks & Ins. Cos....	15	8	
Amount.....	\$1,550,500	\$206,000	
Jan. 1 to April 30			
Total No.....	750	715	
Amount.....	\$36,171,385	\$30,727,835	
To Banks & Ins. Cos....	243	261	
Amount.....	\$22,534,450	\$19,055,900	

Building Permits.

	1914		1913
	April 25 to May 1	April 26 to May 2	
New buildings.....	15	26	
Cost.....	\$523,400	\$900,900	
Alterations.....	\$201,045	\$287,631	
Jan. 1 to May 1			
New buildings.....	167	236	
Cost.....	\$15,685,690	\$23,179,985	
Alterations.....	\$4,708,844	\$3,622,721	

BRONX.

Conveyances.

	1914		1913
	April 24 to 30	April 25 to May 1	
Total No.....	121	147	
No. with consideration..	18	16	
Consideration.....	\$101,261	\$137,618	
Jan. 1 to April 30			
Total No.....	1,890	2,237	
No. with consideration..	48	256	
Consideration.....	\$2,204,179	\$2,564,530	

Mortgages.

	1914		1913
	April 24 to 30	April 25 to May 1	
Total No.....	86	76	
Amount.....	\$942,211	\$701,256	
To Banks & Ins. Cos....	9	3	
Amount.....	\$297,800	\$53,000	
No. at 6%.....	36	36	
Amount.....	\$226,816	\$407,722	
No. at 5½%.....	8	5	
Amount.....	\$61,000	\$27,000	
No. at 5%.....	13	17	
Amount.....	\$95,880	\$134,000	
Unusual rates.....	2	2	
Amount.....	\$4,715	\$36,284	
Interest not given.....	27	16	
Amount.....	\$553,800	\$96,250	
Jan. 1 to April 30			
Total No.....	1,431	1,545	
Amount.....	\$40,459,943	\$16,359,563	
To Banks & Ins. Cos....	316	162	
Amount.....	\$21,712,700	\$3,079,679	

Mortgage Extensions.

	1914		1913
	April 24 to 30	April 25 to May 1	
Total No.....	20	7	
Amount.....	\$503,500	\$80,000	
To Banks & Ins. Cos....	2	2	
Amount.....	\$9,400	\$50,000	
Jan. 1 to April 30			
Total No.....	280	222	
Amount.....	\$5,713,650	\$3,908,900	
To Banks & Ins. Cos....	46	44	
Amount.....	\$1,377,400	\$1,445,500	

Building Permits.

	1914		1913
	April 24 to 30	April 25 to May 1	
New buildings.....	23	37	
Cost.....	\$447,775	\$739,875	
Alterations.....	\$32,450	\$12,470	

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 Insurance & Trust Co.

160 Broadway, Manhattan
381-383 East 149th Street

188 Montague St., Brooklyn
1354 Broadway, Brooklyn

367 Fulton Street, Jamaica

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Developers of

Queens Borough Real Estate

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

Tenement House and Building Department Violations Removed

Plans Drawn and Filed in both
Departments.

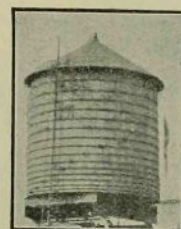
Expert Service from Cellar to Chimney Top

F. C. DUNTLIN

Contractor

Tel. Murray Hill 6913 14 East 42d St.

WOOD TANKS



Sprinkler
and
House Supply

New work delivered
on short notice and
repairing done
promptly.

J. Schwarzwalder & Sons, Inc.

Tel. 1581 Hoboken.

15th and Jefferson Sts.
HOBOKEN, N. J.

FINDLER & WIBEL STATIONERS

Blank Book Manufacturers
Printers, Engravers and Lithographers

Rent Books
Collection Books
Real Estate Records
Society Due Books
Daily Sales Record

Typewriter Paper and
Ribbons

Also a Full Line of
Columnar Books
always in Stock



Transfer Stock Books
Insurance Records
Advertising Records
Lawyer's Registers
Parcel Post Registers

Loose-leaf Binders
and Sheets Ruled
and Printed to order
at Reasonable
Rates.

115 Nassau Street, New York

TELEPHONE 1500 CORTLANDT

FOR FIRST CLASS PRINTING COME TO US

ESTABLISHED 1879

William P. Rae Co.

Main Office
180 MONTAGUE STREET

Uptown Branch
400 Nostrand Av., adj. Gates Av.

MANAGERS
APPRAISERS
AUCTIONEERS
BROOKLYN AND QUEENS

WE REPRESENT
JAMAICA HILLCREST
SEA GATE N. Y. HARBOR
OFFICE ON EACH PROPERTY

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.

John Pullman R. E. Co.

BROOKLYN
REAL ESTATE

APPRAISING

Leasing, Renting, Mortgages

741 Union Street

Tel. 131 Prospect BROOKLYN

Members
Brooklyn Board of Real Estate Brokers

BROOKLYN ESTATE MANAGERS

CHAS. L. GILBERT, Pres.

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

	Jan. 1 to April 30	Jan. 1 to May 1
New buildings.....	272	378
Cost.....	\$5,893,730	\$9,898,591
Alterations.....	\$418,355	\$335,795

BROOKLYN Conveyances.

	1914	1913
	April 23 to 29	April 24 to 30
Total No.....	458	463
No. with consideration..	43	47
Consideration.....	\$135,756	\$235,083

	Jan. 1 to April 29	Jan. 1 to April 30
Total No.....	7,436	8,205
No. with consideration..	816	620
Consideration.....	\$5,721,688	\$4,264,431

Mortgages.

	April 23 to 29	April 24 to 30
Total No.....	375	366
Amount.....	\$1,348,003	\$1,545,322
To Banks & Ins. Cos....	87	99
Amount.....	\$517,950	\$690,800
No. at 6%.....	199	201
Amount.....	\$484,855	\$672,273
No. at 5 1/2%.....	83	67
Amount.....	\$429,540	\$389,340
No. at 5%.....	73	85
Amount.....	\$322,238	\$368,050
Unusual rates.....	2	1
Amount.....	\$3,000	\$60,000
Interest not given.....	18	12
Amount.....	\$108,370	\$55,659

	Jan. 1 to April 29	Jan. 1 to April 30
Total No.....	5,147	5,856
Amount.....	\$21,410,107	\$21,896,311
To Banks & Ins. Cos....	1,067	1,408
Amount.....	\$8,616,591	\$9,999,144

Building Permits.

	April 24 to 30	April 25 to May 1
New buildings.....	84	63
Cost.....	\$800,950	\$929,190
Alterations.....	\$72,825	\$162,635

	Jan. 1 to April 30	Jan. 1 to May 1
New buildings.....	1,440	1,379
Cost.....	\$13,338,285	\$11,336,078
Alterations.....	\$942,799	\$1,343,551

QUEENS. Building Permits.

	April 24 to 30	April 25 to May 1
New buildings.....	86	117
Cost.....	\$326,025	\$386,815
Alterations.....	\$28,602	\$58,165

	Jan. 1 to April 30	Jan. 1 to May 1
New buildings.....	1,491	1,664
Cost.....	\$6,565,417	\$5,056,968
Alterations.....	\$363,580	\$415,962

RICHMOND. Building Permits.

	April 24 to 30	April 25 to May 1
New buildings.....	39	43
Cost.....	\$57,872	\$33,520
Alterations.....	\$4,875	\$3,470

	Jan. 1 to April 30	Jan. 1 to May 1
New buildings.....	305	309
Cost.....	\$474,064	\$462,212
Alterations.....	\$81,922	\$71,877

REAL ESTATE NOTES.

JULIUS TISHMAN & SONS have moved to 18 East 41st st.

BRAUDE-PAPAE CO. has moved to 3436 Broadway at the southeast corner of 104th st.

AXELROD & FEINBERG, INC., has been re-organized and will continue in business at their present address.

J. ROMAINE BROWN CO. has been appointed agent of the Tiemann Hall apartments, at 619 West 127th st.

C. F. W. JOHANNING has been appointed agent for 85 West 118th st, 110 West 113th st and 207 and 209 West 115th st and for 300 West 112th st.

CHARLES S. KOHLER was the broker in the sale of 158 West 106th st for Lizzie Ford to Robert Heyman. Title passed Thursday.

JOHN F. ZEREGA, for many years with Renwick C. Hurry & Co. and the J. P. Whiton-Stuart Co., is now with S. Osgood Pell & Co.

FULTON LEASING CO. has been appointed agent for the Commonwealth Building, 284-6 Pearl st. and 105-7 Beekman st. and has opened offices in the building.

CHARLES S. KOHLER has been appointed agent for 29 West 84th st, 158 West 106th st, 617 West 129th st, 622 West 130th st, 309 West 97th st and 727 Columbus av.

PEASE & ELLIMAN have been appointed agents of the Rivercrest, a 6-sty elevator apartment house at Fort Washington av and 180th st by the Manhattan Savings Institution; and also of 316 West 91st st.

GIBBS & KIRBY were the brokers who negotiated the recent loan of \$175,000 on the northwest corner of Fort Washington av and 161st st, for Irving Judis from the Brooklyn Savings Bank.

ABOUT 300 PERSONS attended the Thomson Hill auction sale of 25 lots held last Saturday by the M. Morgenthau, Jr., Co., in Long Island City. An average of about \$1,000 per lot was obtained. Among the buyers were George E. Evans, W. S. Parsons and D. L. Brown.

LAWSON PURDY, president of the Department of Taxes and Assessments, will speak on "The New York Tax Department" on Friday evening, under the auspices of the Good Government Club, at Masonic Hall, Westchester Village.

LLOYD N. WORTH has moved his office to 149 Broadway, where he will continue to specialize in real estate mortgages.

PHILIP REITLEY is the buyer of the 3-sty dwelling at 238 East 48th st, recently sold by the Travelers Aid Society, through H. S. Ely & Co.

JUDGE BARTOW S. WEEKS has purchased through the Douglas Robinson, Charles S. Brown

Co. from the Convent Park Construction Co., E. A. Cohen, president, 102 and 104 Convent av, a 5-sty flat, on plot 71.6x100. Title passed on Tuesday. In part payment was given the 6-sty loft building at 13 Elizabeth st.

EDWARD E. McCALL, chairman of the Public Service Commission, and representatives of the Fifth Av. Association, Federated Civic League, 32d St. Association, Harlem Board of Commerce, 42d St. Society and the Municipal Art Society, were the guests of the Broadway Association at the "Dutch Night" of that organization at the Hotel Martinque, on Thursday evening.

MRS. MARGARET SAGE, through her agents, has accepted an application for a first mortgage loan of \$1,000,000 at 4 1/2 per cent, made by O. D. & H. V. Dike for Asa G. Candler, on the 24-sty office building at 220-224 West 42d st, with a 17-sty wing at the rear. There are on the parcel at present mortgages aggregating about \$480,000, and these will probably be taken up as soon as the larger loan is obtained.

BRONX PROPERTY OWNERS' ASSOCIATION, formerly the 23d Ward Property Owners' Association, held its first annual dinner on Tuesday evening, April 28, at the Bronx Opera House. There was no speechmaking, in spite of the fact that speeches are generally regarded as necessary adjuncts at every banquet. Although a number of the most prominent citizens of the borough were present, no one was called on to talk.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for the various properties of the Advocate Realty Co., which include 18 and 20 East 48th st, and 24, 26 and 28 East 49th st, forming plot corner of Madison av. These properties are to be altered into stores and apartments. The same firm has been appointed agent for the new 9-sty apartment house to be erected at 43-47 East 62d st, by the East 62d St. Co.

WILLIAM A. WHITE & SONS. have placed for the Adroit Building Co. a temporary loan of \$81,000 on the two 4-sty dwellings at 32 and 34 East 31st st; also for the McKeon Realty Co. \$375,000 at 5 per cent for 5 years on the 12-sty structure at 424 and 438 West 33d st; for A. E. Donald et al \$75,000 on the three dwellings at 59 to 63 East 56th st; for Schanhaus & Rodt \$58,000 on the 6-sty tenement at 404 to 406 West 44th st; and \$500,000 on a 5th av corner near 46th st; for C. Payne \$100,000 on 63 to 65 West 36th st; for S. Lipmann \$28,000 on the 6-sty tenement 348 and 350 East 119th st; for the Cross Realty Co. \$150,000 on 145 and 147 West 28th st, a 12-sty loft building leased to one tenant for 21 years; and a building loan for the Adroit Building Co. of \$200,000 on 32 to 34 East 31st st; for the Gorham Construction Co. \$180,000 on the 6-sty apartment house at the northeast corner of Manhattan av and 115th st; and for Gerdes Brothers \$40,000 on the 6-sty tenement at 204 and 206 East 40th st.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

JOHN DANIEL—411 West 43d st, \$13,000.

JOHN VOGEL—426 West 55th st, \$11,000.

RUBIN ROBINSON—33 Bayard st, \$14,500.

PETER DUNN—303 East 105th st, \$14,000, and 2046 2d av, \$23,000.

LENA MEYER—1273 2d av, \$55,000.

ESTATE OF CONRAD HEINLEIN—premises at 151 East 110th st, valued at \$14,000.

CHARLES V. FAILE—106 West 43d st, \$65,000.

CARRIE KRAUS—54 West 106th st, \$26,000; and 352 West 45th st, \$20,000.

JENNIE BERNSTEIN—309 West 116th st, \$25,000.

PHILIP F. CLARK—345 7th av, \$36,000.

BRIDGET McEVOY—2021 Honeywell av, \$6,250.

JOHN O'NEILL—518 West 37th st, \$9,000; and 3638 Willet av, Bronx, \$4,500.

LAURA SCHNEITZACHER—318 East 51st st, \$7,000.

MARION L. DAVIS—253 West 130th st, \$11,875.

CATHERINE HAYDEN—203-205 West 87th st, \$90,000.

WILLIAM SKIDMORE—636 West 52d st, \$7,500.

ANN WILEY—325 West 34th st, \$27,500; 258 West 41st st, \$37,000; and 308 West 42d st, \$41,000.

GEORGE HEGEMAN—657-569 East 239th st, \$6,000.

ROSE HYMAN—502 West 38th st, \$22,000; 233 East 59th st, \$25,000; and 7 Rivington st, \$38,000.

S. LEICHTENTRITT—557 2d av, \$14,500.

LIZZIE D. LOCKWOOD—1/2 interest in 6 East 68th st, \$38,500, and 1/2 int. in 328 East 39th st, \$6,000.

ADOLPH LOEWENTHAL—132 West 75th st, \$32,500.

WILLIAM D. RAMSEY—145-149 Perry st and 705-711 Washington st, \$70,000.

MORRIS TUCH—1996 2d av, \$24,000.

WILLIAM TOUSEY—14 East 46th st, \$118,000; 46 Charles st, \$11,000.

FRANCIS E. SULLIVAN—2262 Tremont av, \$6,800; 2345 and 2347 Newbold av, \$5,200.

FANNIE H. CONOVER—20 Mt. Hope pl, \$10,500.

ANNA M. KAUFMANN—286 East 10th st, \$22,000.

ALEXANDER LAMONT—1404 Commonwealth av, \$4,700.

ELIZABETH F. PARKER—4130 Digney av, \$4,000.

HARRIS RICH—310 East 51st st, \$13,000.

MARY WIGGER—151 West 66th st, \$36,000; and 4641 Carpenter av, \$4,000.

ELIZABETH J. CLARKE—125 East 50th st, \$8,000; and 37-39 West 16th st, \$25,000.

TERRENCE J. BRADY—North st, Bronx, Block 3198, lot 58, \$2,125; and three lots on Gleason av. known as Nos. 34, 35, 36 of the Amended Map of Portion of Gleason property, \$4,125.

MICHAEL MEEHAN—951, 953 and 955 Whitlock av, each \$8,500; nwc Hoe av and 174th st, 21x100x15, \$5,000; and lot in east side of Faile st, 337 ft. north of Lafayette av, 77.8x100, \$5,000.

JOHN T. WILLETS—27 West 35th st, \$73,000; 39 West 54th st, \$80,000; 64-66 Cliff st, and 303 Pearl st, \$71,000; and 140 East 62d st, \$31,000.

KATHERINE DUBOIS—1020-1024 Woodycrest av, \$22,500; 2714 3d av, \$16,000; 1076, 1082 and 1086 Anderson av, \$50,000; 330 East 145th st, \$4,000; 332 East 145th st, \$4,200; 334 East 145th st, \$4,000; 2586-2588 3d av, \$9,000; 277 East 139th st, \$6,000; 615-617 Courtlandt av, \$30,000; and 343 East 151st st, \$14,000.

OBITUARY

OSCAR O. BREWER, for many years treasurer of the Newark Fire Insurance Company, died on Tuesday at the home of his sister, Mrs. Harry Van Iderstein, No. 14 Euclid avenue, Maplewood, N. J., of heart disease. Mr. Brewer was well known among fire insurance men throughout the country and he was regarded as an expert in the finances of such concerns having prepared tables that were quoted as authority by leaders in insurance finance.

JOHN EWEN DODGE, retired real estate operator and for many years treasurer of Arion Lodge, is dead at his home, 168 Court street Brooklyn. He was 61 years old and a son of the late Col. Charles J. Dodge. He is survived by a widow and three daughters.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Interest this week was focused on the big Bronx sale held by Joseph P. Day and J. Clarence Davies, comprising 134 lots on University Heights, for the account of the Ellen M. Hennessy estate. The total sum realized was \$284,350, the average lot price being about \$2,122, or about \$6,400 above the assessed valuation of the tract. The willingness of small buyers to invest, in spite of the prevailing impression of hard times, revealed a confidence in well located properties which is most encouraging.

Buying was confined in the main to local owners, William C. Bergen and John F. Kaiser being the largest individual purchasers. Mr. Bergen, a pioneer builder on University Heights, obtained for \$57,850 one of the choicest parcels, a plot of 13 lots opposite Public School No. 26, just east of the gore plot at the corner of Burnside and University avenues, which brought \$7,000, the highest price for any single lot offered.

Mr. Day began the sale with lot No. 97, in West 179th street. The first bid was \$500, but it eventually was struck down to Philip Kaufman for \$1,350. Adjoining lots were later sold for \$1,425. Inside lots on Andrews avenue brought \$2,400; in the west side of Loring Place \$1,525, and the east side \$1,975. In Hennessy Place several lots sold for \$800, while in Osborne Place \$950 was realized for inside lots. Most of the property on West Burnside avenue was bought by John F. Kaiser who paid \$20,920 for the block front on that avenue between Loring and Hennessy Place.

At the other sales of the week, held in the Exchange salesrooms, buying was confined principally to plaintiffs and other parties in interest; of the total number of forty-one offerings, such buyers obtained thirty-one, outside buyers purchased six and four were either withdrawn or adjourned. The Bowery Savings Bank on a bid of \$105,000 became the owner of the dwelling at 9 East 69th street.

For the coming week the usual assortment of miscellaneous properties will be sold by the various auctioneers, with tenements and dwellings comprising the bulk of the offerings.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 1, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Madison st, 350 (*), ss, 216.5 e Scammel, 23.6x95.1, 5-sty bk tnt & str; due, \$18,741.50; T&c, \$570; Eliza C Farham, 18,000

Suffolk st, 45-51 (*), ws, 125.10 s Broome, 74.11x100.7, 1-sty bk theatre; due, \$8,475.05; T&c, \$1,802.60; sub to mtg \$1,520.96; David Frankel, 112,000

69TH st, 9 E (*), ns, 265 e 5 av, 28x100.5, 4-sty & b stn dw, 3-sty ext; due, \$118,524.71; T&c, \$3,986.25; Bowery Savgs Bank, 105,000

102D st, 211 W (*), ns, 160 w West End av, 20x100.11, 3-sty & b stn dw; due, \$3,328.07; T&c, \$678; Chelsea Realty Co., 20,500

124TH st E, see Mad av, see Mad av, 1929, 136TH st, 203 W (*), ns, 100 w 7 av, 17x 99.11, 3-sty & b bk dw; due, \$12,619.19; T&c, \$99.50; Bway Savgs Instn of City N. Y., 10,000

141ST st, 351 W, ns, 535.2 w 8 av, 30.10x 100x34.9x99.1, 3-sty & b fr dw; due, \$5,000; T&c, \$397.41; Tilmel Realty Co., 6,050

Lenox av, 507-9, see 87th, 210-12 E. Madison av, 1929 (*), see 124th, 20.6x80, 3-sty stn tnt & str; due, \$19,545.65; T&c, \$665; Rosetta Hart, 12,000

M. MORGENTHAU, JR., CO.

Division st, 123, ss, 185 e Pike, 25x62, 5-sty bk tnt & str; due, \$2,369.08; T&c, \$625; sub to three mtgs aggregating \$16,000; Nathan Horowitz, 26,543

101ST st, 50 E (*), ss, 75 e Mad av, 25x 100.11, 5-sty bk tnt & str; due, \$21,279.22; T&c, \$453.18; Conrad Stein et al, exrs., 20,00

HERBERT A. SHERMAN.

119TH st, 95 W (*), nec Lenox av (No 180), 85x75.2, 7-sty bk tnt & str; due, \$18,626.20; T&c, \$790; sub to pr mtg \$125,000; Margaretha Eggers, 141,716

Lenox av, 180, see 119th, 95 W. GEORGE PRICE.

Riverside dr, 865 (*), ws, 130.8 n cl 159th if extended, 24.9x59.11x20.5x70.3, 3-sty & b bk dw; due, \$11,269.24; T&c, \$148.22; sub to pr mtg \$9,000; Otto R Hartmann, 14,900

Table with 2 columns: Description, Amount. Total \$486,709; Corresponding week 1913... 478,277; Jan. 1, 1914, to date... 12,439,639; Corresponding period 1913... 18,317,547

Bronx.

The following are the sales that have taken place during the week ending May 1, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Sale of 134 lots of the Hennessy Estate. Held at New York Real Estate Salesroom.

Hennessy pl, es, 225 s 179th, 25x85; C Langemis, 960

Hennessy pl, sec 179th, see 179th W, sec Hennessy pl.

Hennessy pl, nec Burnside av, see Burnside av, nec Hennessy pl.

Hennessy pl, swc 179th, see 179th W, swc Hennessy pl.

Hennessy pl, nwc Burnside av, see Burnside av, nwc Hennessy pl.

Hennessy pl, es, 250 s 179th, 25x85; J J K O'Kennedy, 900

Hennessy pl, ws, 200 s 179th, 100x85; George Singer, 3,400

Hennessy pl, ws, 165.10 n Burnside av, 25x85; Albt F Mizeroeki, 875

Hennessy pl, ws, 140.10 n Burnside av, 25x85; Gabriel M Carabee, 900

Hennessy pl, es, 100 s 179th, 50x85; Jno J McDonagh, 1,700

Hennessy pl, es, 150 s 179th, 25x85; Jno J McDonagh, 850

Hennessy pl, es, 175 s 179th, 50x85; Peter McDermott, 1,600

Hennessy pl, ws, 115.10 n Burnside av, 25x100; W A Gaedeke, 1,100

Hennessy pl, ws, 150 s 179th, 50x85; Gustav Spitzer, 1,800

Hennessy pl, ws, 100 s 179th, 50x85; R J Parker, 1,900

Hennessy pl, es, 106.1 n Burnside av, 25 x85; Marshall Hollister, 1,025

Hennessy pl, es, 131.1 n Burnside av, 25 x85; Mary M Dover, 975

Hennessy pl, es, 156.1 n Burnside av, 25 x85; Jno Yunker, 900

Hennessy pl, es, 181.1 n Burnside av, 50 x85; C W Bennett, Jr., 1,800

Loring pl, sec 179th, see 179th W, sec Loring pl.

Loring pl, nec Burnside av, see Burnside av, nec Loring pl.

Loring pl, nwc Burnside av, see Burnside av, nwc Loring pl.

Loring pl, swc 179th, see 179th W, swc Loring pl.

Loring pl, es, 104.3 n Burnside av, 200x 86.5x202.8x119.5, 8 lots, \$1,975 each; Wm C Oestring, 15,800

Loring pl, es, 178.9 s 179th, 50x119.5x50.8 x127.8; Saml Kaufman, 4,100

Loring pl, es, 103.9 s 179th, 75x127.8x76 x140; Wm Pedrick, 6,000

Loring pl, ws, 130.11 n Burnside av, 75x 90; R J Parker, 5,325

Loring pl, ws, 105.11 n Burnside av, 25x 75; Jno F Kaiser, 1,400

Loring pl, ws, 100 s 179th, 25x90; Dr J J Edmondson, 1,600

Loring pl, ws, 125 s 179th, 100x90; T J Brennan, 6,000

Loring pl, ws, 225 s 179th, 100x90; R J Parker, 6,100

Osborne pl, nec Burnside av, see Burnside av, nec Osborn pl.

Osborne pl, sec 179th, see 179th W, sec Osborn pl.

BROOKLYN'S OLDEST Real Estate Office

FIRM ESTABLISHED 1843

The Chauncey Real Estate Co.

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY

Telephones, 4300, 4301, 4302 Main

Appraisers Auctioneers

AGENTS AND GENERAL

Real Estate Brokers

Members

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

Member Brooklyn Board of R. E. Brokers

DAVID PORTER

Real Estate Agent Broker, Appraiser

APPRAISER 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, 828 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

John F. James Clinton R. James

John F. James, Jr.

The Firm of

John F. James & Sons

Real Estate Brokers

193 MONTAGUE STREET

BROOKLYN

Established 1858 Tel., Main 7400-1

Firm Established 1874

CORWITH BROS.

Greenpoint Real Estate

FACTORY SITES

A SPECIALTY

Mortgage Loans, Appraisals, Insurance

Entire Management of Property

851 Manhattan Avenue, Brooklyn

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

NOTICE

JOSEPH DIAMOND, 1139 WYATT STREET, BRONX, WISHES TO GIVE NOTICE THAT HE HAS SECURED BUILDING AND PERMANENT LOANS ON HIS NEW BUILDINGS ON MARMION AVENUE, NEAR 178TH STREET, AND VYSE AVENUE, NEAR TREMONT AVENUE, AND IN THE FUTURE NO AGENT WILL MAKE APPLICATION FOR LOANS WITHOUT HIS WRITTEN AUTHORIZATION.
MAY 2, 1914.

RONALD TAYLOR

Granolithic and Asphalt Pavements
"TAYLORITE" FLOORING
Office and Factory, 520 EAST 20th STREET
Telephone, 4 Gramercy NEW YORK

Auction Sales, Bronx, Continued.

Osborne pl, es, 325.6 s 179th, 25x75.3x25
x76.5; Antonio Fiore. 1,000
Osborne pl, es, 300.5 s 179th, 25x76.5x
25x77.8; Robt M Russell. 975
Osborne pl, es, 100 s 179th, 50x84.11x50x
83.4; Rev Jno A Gaspercik. 2,150
Osborne pl, es, 150.1 s 179th, 50.1x82.7x
50x84.11; Pullman & Lewis. 2,000
Osborne pl, es, 200.2 s 179th, 100.3x77.8x
100x82.6; Farber Contracting Co. 3,800
179TH st W, ss, 25 w Hennessy pl, 22x
100; R. J. Parker. \$1,825
179TH st W, swc Hennessy pl, 25x100;
R J Parker. 2,400
179TH st W, ss, 47 w Hennessy pl, 44x
100; R J Parker. 3,600
179TH st, W, sec Osborne pl, 26.8x100x
33.4x100; A L Odom. 3,125
179TH st W, ss, 26.8 e Osborne pl, 44x
100; Rev Jno A Gaspercik. 3,850
179TH st W, swc Andrews av, see An-
drews av, swc 179.
179TH st W, sec Loring pl, 25x103.9x25
x103.1; Jos McConnell. 2,700

179TH st W, ss, 25 e Loring pl, 25x
103.1x25x102.5; Jos McConnell. 2,000
179TH st W, swc Loring pl, 25x100. Dr
J J Edmondson. 2,600
179TH st W, ss, 25 w Loring pl, 50x
100. Dr J J Edmondson. 3,400
179TH st W, ss, 75 w Loring pl, 25x100;
Philip Kaufman. 1,350
179TH st W, ss, 50 e Hennessy pl, 25x
100; Philip Kaufman. 1,400
179TH st W, ss, 25 e Hennessy pl, 25x
100; Gabriel M Carabee. 1,425
179TH st W, sec Hennessy pl, 25x100;
Riker R James. 1,700
179TH st W, ss, 50 e Loring pl, 50x102.5
x50x101.1; Chas A Dearborn. 3,600
179TH st W, ss, 100 e Loring pl, 25x
101.1x25x100.5; Robt Randell. 1,800
179TH st W, ss, 125 e Loring pl, 25x
100.5x25.7x103.2; Raymond L Garmont.
1,650
179TH st W, ss, 150 e Loring pl, 25x103.2
x26.5x110.11; A Stein. 1,700
179TH st W, ss, 104.8 w Andrews av,
40.5x110.11x3x117; W Parsons Todd. 1,600
Andrews av, nwc Burnside av, see Burn-
side av, nwc Andrews av.
Andrews av, swc 179th, 47.11x104.8x17x
100; W Parsons Todd. 3,500
Andrews av, ws, 47.11 s 179th, 25x100;
W Parsons Todd. 2,350
Andrews av, ws, 72.11 s 179th, 25x100;
W Parsons Todd. 2,400
Andrews av, ws, 97.11 s 179th, 50x100;
Jos McConnell. 4,200
Andrews av, ws, 147.11 s 179th, 50x140x
50.8x131.9; F O Rowlse. 5,200
Andrews av, ws, 197.11 s 179th, 200x
131.9x202.8x98.10; 8 lots, \$2,400 each; Wm
C Oestring. 19,200
Andrews av, ws, 397.11 s 179th, 75x98.10x
76x86.5; 3 lots, \$2,475 each; Wm C Oestring.
7,425
Burnside av, nwc Loring pl, 25.11x105.11
x25x104.1; Jno F Kaiser. 3,400
Burnside av, ns, 25.11 w Loring pl, 25.2x
104.1x25x101.9; Jno F Kaiser. 2,700
Burnside av, ns, 50.3 w Loring pl, 25.3x
101.9x25x98.10; Jno F Kaiser. 2,500
Burnside av, ns, 25.8 e Hennessy pl, 76.4
x123.10x75x111.5; Jno F Kaiser. 7,800
Burnside av, nec Hennessy pl, 25.8x111.5
x25x106.1; Jno F Kaiser. 3,100
Burnside av, nec Osborne pl, 108x95.9x
35.3; F R Core. 2,700
Burnside av, ns, 106.5 w Hennessy pl,
27.9x107.1x25x95.9; F R Core. 1,750
Burnside av, nec University av, see
University av, nec Burnside av.
Burnside av, sec University av, see Uni-
versity av, sec Burnside av.
Burnside av, nec Loring pl, 25x104.10x
25x104.3; Jno F Kaiser. 3,700
Burnside av, ns, 25 e Loring pl, 25x
104.10; Jno F Kaiser. 3,575
Burnside av, nwc Andrews av, 78x45.9x
77.3; gore; David Kaufman. 3,500
Burnside av, ns, 50 e Loring pl, 77.7x
77.3x77.1x104.10; Louis Friedman. 7,950
Burnside av, nwc Hennessy pl, 26.3x
115.10x25x108.5; Jno F Kaiser. 4,000
Burnside av, ns, 26.3 w Hennessy pl, 53.2
x108.5x50x91.7; Jno F Kaiser. 4,000
Burnside av, ns, 79.5 w Hennessy pl,
26.11x91.7x25x82.1; Bertha Haut. 1,750
University av, es, abt 402.4 s Burnside
av, 41.4x93.2x92.8; gore; W C Bergen. 3,800
University av, es, abt 326.7 s Burnside
av, runs s75.9xse92.8xe108.4xn29xnw193.1
to beg; W C Bergen. 12,300
University av, es, abt 176.4 s Burnside
av, 150.2x193.1x156.11x146.7; W C Bergen.
27,600
University av, es, abt 100.6 s Burnside
av, 75.10x146.7x90.7x85.8; W C Bergen.
13,950
University av, sec Burnside av, 75x65.1x
54.9; R J Parker. 7,000
University av, es, abt 75 s Burnside av,
25.6x85.8x29.7x65.7; R J Parker. 4,600
University av, nec Burnside av, 67.11x53;
Nicholas J Botsacos. 1,300

SPECIAL SALES DAY

NEXT THURSDAY, MAY 7

AT 12 O'CLOCK NOON AT EXCHANGE SALESROOM, 14 VESEY ST., N. Y. CITY

S. W. Cor. 28th St. & 7th Av.
(Known as 320 7th Ave.)

N. W. Cor. 30th St. & 8th Av.
(Known as 403 Eighth Ave. &
303 West 30th St.)

439 West 26th Street
(Bet. 9th & 10th Aves.)

**SOUTHEAST CORNER
Columbus Ave. & 68th St.**
(Known as 171-179 Columbus Ave.
& 78 West 68th St.)

7 Acres of Land
292 Ft. Frontage on Eastchester Road
(Nr. Bronx & Pelham Parkway)

322 West 140th Street
(Adj. S. E. Cor. Edgecombe Ave.)

61 West 68th Street
(Bet. Central Park West & Co-
lumbus Ave.)

51 Bayard Street
(Bet. Bowery & Mott Street)

S. E. Cor. 95th St. & 1st Ave.
Vacant plottage

67 East 121st Street
(Bet Madison & Park Aves.)

1543 & 1547 Morris Ave.
(Bet. E. 172d & E. Belmont Sts.)

TELEPHONE
744 CORT.

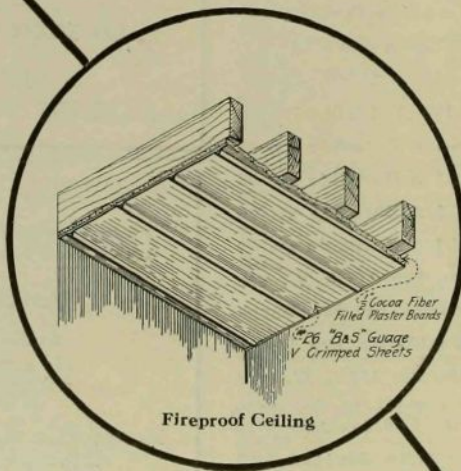
Imp. Day
Auctioneer

WRITE FOR BOOKLET
31 NASSAU ST.,
N. Y. CITY.

BERGER'S METAL

METAL LATH

We Fireproof Ceilings
and Partitions of
GARAGES and
FACTORIES
according to regula-
tions of Fire Depart-
ment, City of New
York, as per
illustration
VIOLATIONS
REMOVED



Also
STAMPED
METAL
CEILINGS
and
WALLS
for Stores and
Residences

VAULT LIGHTS

BERGER MFG. CO.

Chelsea No. 1409

22d St. and 11th Ave., New York

Devoe ter, 2440, ss, 115.1 e Webb av, 24.9
x81x68x86.6; also DEVOE TER, 2438, ss, 100
e Webb av, runs s120xe—xne56.2xn86.6xw
15.1 to beg; Vincent King & Richd M Mont-
gomery. 19,500
Thomas st (*), nwc rd to Westchester
Docks, 105.5x30.8x100x41.3; due, \$4,266.69; T
& c, \$2,350; Eliz B Clement. 5,000
187TH st, 655 E (*), ns, 19.10 e Belmont
av, 40.7x24.4x irreg, 4-sty bk tnt & str; s;
due, \$4,562.51; T&c, \$—; sub to pr mtg
\$12,500; Rosina Cavaliere. 14,500
188TH st W, nec Webb av, 33.8x99x33.8x
105; Edw S Savage. 20,000
Carpenter av (*), ws, 224.1 n 234th, 90x
105.6; due, \$2,576.06; T&c, \$346.66; Isabella
McKenzie. 2,400
Dorsey av, 2424 (*), ss, 250 e Zerega av,
25x100; due, \$3,957.04; T&c, \$492.26; Francis
S Phraner, exr & trste. 3,500
Grant av, 991 (*), ws, 60.3 n 164th, 45.2x
80.8x45x84.3, 2-sty & b fr dwg; due, \$5,-
506.09; T&c, \$163; Ignatius Mueller. 5,000
Hunt's Point av (*), ss, 218.11 e Coster,
50x—, vacant; due, \$4,761.86; T&c, \$38.25;
Jno G Borgstede. 2,500
Bryant av, nwc Randall av, see Randall
av, nwc Bryant av.
Randall av (*), nwc Bryant av, 50x100;
vacant; due, \$3,663.85; T&c, \$—; Jno G
Borgstede. 2,000
Rd to Westchester Docks, nwc Thomas,
see Thomas, nwc rd to Westchester Docks.
Webb av, 2410, es, 135 n 188th, 30x120x
35.11x138.1; Dr J P von Janinski. 14,000
Webb av, 2412-4, es, 60 s Devoe ter, 60x
100; Edw S Savage. 22,500
Webb av, 2416-8, sec Devoe ter, 60x100;
Floyd S Corbin & Francis B Robert. 22,500

HENRY BRADY.
Jennings st, 759 (1005) (*), ns, 293 e
Union av, 40x134.4x42.6x119.11, 5-sty bk
tnt; due, \$29,294.99; T&c, \$560.75; Bertha
Tim. 20,000
Morris av, 1001, ws, 146 n 164th, 23x105,
vacant; due, \$1,482.64; T&c, \$—; Henry
J Uderitz. 1,675

Morris av, 2022 (*), es, 225 n 179th, 18.9 100, 2-sty bk dwg; due, \$2,192.64; T&c, \$550; sub to 1st mtg \$6,500; Jas C Green, 8,000

JACOB H. MAYERS.

Heath av, 2917 (*), ws, 42.11 s 230th, 17.11x90, 2-sty bk dwg; due, \$5,019.48; T&c, \$228.77; Cordella Nelson, 4,600

Walton av (*), es, 8.6 s 172d, 42.10x—x 25x60.10, vacant; due, \$540.58; T&c, \$219.11; Anna R Crossin, 750

M. MORGENTHAU, JR. CO.

Eastburn av, 1752 (*), es, 188.4 n 174th, 25x95, 2-sty bk dwg; due, \$7,321.18; T&c, \$733.47; Lucy E Wallace, 1,000

JAMES L. WELLS.

Freeman st, 848, ss, 48 w Chisholm, 24x 75, 2-sty fr dwg; due, \$5,981.67; T&c, \$65; Otto Nauss, 6,125

GEORGE PRICE.

Dawson st, 840, es, 356 n Longwood av, 50x100, 5-sty bk tnt; due, \$37,550.45; T&c, \$1,861.90; withdrawn.

Morris av, 2024 (*), es, 243.9 n 179th, 18.9x100, 2-sty bk dwg; due, \$2,149.47; T&c, \$550; sub to pr mtg \$6,500; Jas C Green, 8,000

SAMUEL MARX.

Southern blvd, 1106 (*), es, 90 s 167th, 40x100, 5-sty bk tnt & str; due, \$5,303.36; T&c, \$171.15; sub to 1st mtg \$32,000; Chas Schneider, 32,150

DANIEL GREENWALD.

Morris av, 997, ws, 100 n 164th, 23x105, vacant; due, \$1,507.77; T&c, \$—; Henry J Uderitz, 2,325

ANTHONY V. CAGGIANO.

Loring pl, es, 387.8 n 181st, 79.4x127.11x 77.11x113.5; withdrawn.

CHAS. A. BERRIAN.

Elwood pl, nec Briggs av, see Briggs av, Old Boston rd, &c.

Briggs av, Old Boston rd & Elwood pl (*), 243x—x475.6x519.8; due, \$7,453.02; T&c, \$9,819; sub to pr mtg \$9,819; Sound Realty Co, 14,819

Old Boston rd, nec Briggs av, see Briggs av, Old Boston rd, &c.

Table with 2 columns: Description, Amount. Total \$516,684; Corresponding week 1913 105,410; Jan 1, 1914, to date 2,299,848; Corresponding period 1913 2,107,596

Brooklyn.

The following are the sales that have taken place during the week ending April 29, 1914, at the Brooklyn Sales-rooms, 189 Montague Street:

WILLIAM H. SMITH.

Table of real estate sales in Brooklyn with columns for address, description, and price. Includes entries like BARBEY ST, DODWORTH ST, GATLING PL, etc.

WM. P. RAE.

Table of real estate sales in Brooklyn (continued) with columns for address, description, and price. Includes entries like W 9TH ST, GREENE AV, etc.

CHAS. SHONGOOD.

Table of real estate sales in Brooklyn (continued) with columns for address, description, and price. Includes entries like 50TH ST, 72D ST, etc.

Directory of Real Estate Brokers

MANHATTAN

S. DEWALLTEARSS

Auctioneer, Appraiser, Broker

REAL ESTATE—LOANS

135 BROADWAY, Telephone 355 Cortland

FROST, PALMER & CO.

INVESTMENTS IN LOFT BUILDINGS

PENN DISTRICT

1133 BROADWAY, St. James Bldg. at 26th St. Phone 6735 Madison Square

GEORGE V. McNALLY

Real Estate, Insurance, Mortgages

47 WEST 34TH STREET

Telephone, 426-427 Greeley

ALLEN J. C. SCHMUCK

Real Estate Investments

Mortgage Loans Rentals

47 WEST 34TH STREET

Telephone, 2711 Greeley

JOHN ARMSTRONG

Real Estate Agent and Broker

Tel., 211 Harlem. 1984 Third Ave., Cor. 109th St.

FRANKLIN S. BAILEY

Real Estate and Insurance

Management of Estates Est. 1832 162 E. 23d St.

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser

402 W. 51st St. Tel. 1970 Columbus. 165 Bway.

CHAS. BUERMANN & CO.

Agents, Brokers, Appraisers, Loans

Established 1886 507 GRAND STREET Phone 218 Orchard

GOODWIN & GOODWIN

Real Estate and Insurance

Management of Estates a Specialty Lenox Ave., N. E. cor. 123d St., Tel. 6500 H'1'm

BRYAN L. KENNELLY

Auctioneer, Real Estate and Loan Broker

156 BROADWAY Business Established 1847

BENJAMIN R. LUMMIS

Real Estate

25 WEST 33d STREET

THOS. F. McLAUGHLIN

Real Estate and Insurance

1238 THIRD AVE., NEAR 72d STREET

LOUIS V. O'DONOHUE

Real Estate and Insurance

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

POLIZZI & CO.

Real Estate, Loans and Insurance

Ernest M. Vickers 192-194 Bowery

SCHINDLER & LIEBLER

Real Estate and Insurance

Tel. 3436 Lenox. 1361 THIRD AVE., nr. 78th St. Branch, 3929 Bway.—Tel. Audubon 7232.

SPECIALISTS IN PENN. TERM. SECTION

H. M. WEILL CO.

Real Estate Agents, Brokers and Appraisers Tel. 3571-3572 Greeley. 264 WEST 34th 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 AVE., 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 Tremont. WEBSTER AVE. & 200th St.

GEO. PRICE

Real Estate Auctioneer, Broker and Appraiser

149th St., Cor. Third Ave. Phone Melrose 572

ULLMAN

Telephone 36 Wmsbridge

Real Estate in All Branches

3221 WHITE PLAINS AVE., above 207th St.

OPERATORS

ELIAS A. COHEN

Real Estate Operator

198 BROADWAY

Telephone, 5005-5006 Cortlandt

FISHER LEWINE

IRVING I. LEWINE

Real Estate Operators

Telephone 980 Cort. 135 BROADWAY

HARRIS & MAURICE

MANDELBAUM

Real Estate Operators

Telephone 8155 Cort. 135 BROADWAY

LOWENFELD & PRAGER

Real Estate Operators

149 BROADWAY Tel. 7803 Cortlandt

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

ROCKAWAY AV, ws, 85.6 n Hegeman av, 20x100; same—same; Action 4; same (A); Robinson Leech (R); Nathaniel Shuter.
 3D AV, ws, 55.2 s 47th, 20x100; Josephine G Van Pelt—Lillian I Doyle et al; Furst & Furst (A), 215 Montague; Harry J Sokolow (R); Wm H Smith.

MAY 7.

PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x100; Chas A Hitchcock et al—Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.
 ROBINSON ST, ns, 76.3 w Nostrand av, 280x122; Bond & Mortgage Guarantee Co—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Harry Wishnew (R); Wm H Smith.
 E 9TH ST, es, 320 s Av C, 20x95; Title Guarantee & Trust Co—Wm B Donaldson et al; Harry L Thompson (A), 175 Remsen; Wm C Rodger (R); Wm H Smith.
 19TH ST, nes, 280.4 nw 10 av, 20x100; Edw A Everitt—Thos Lorenzen et al; Geo W Pearsall (A), 49 Court; Geo J S Dowling (R); Wm H Smith.
 70TH ST, sws, 171.5 se 18 av, 20x100; Robertine W Brown—Jacob Kaiser Improvement Co et al; Geo V Brower (A), 44 Court; Henry J Davenport (R); Wm H Smith.
 70TH ST, sws, 191.5 se 18 av, 20x100; Kings County Trust Co—Jacob Kaiser Improvement Co et al; Action 1; Geo V Brower (A), 44 Court; Henry J Davenport (R); Wm H Smith.
 70TH ST, sws, 211.5 se 18 av, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.
 70TH ST, sws, 231.5 se 18 av, 20x100; same—same; Action 3; same (A); same (R); Wm H Smith.
 70TH ST, sws, 251.5 se 18 av, 20x100; same—same; Action 4; same (A); same (R); Wm H Smith.
 70TH ST, sws, 271.5 se 18 av, same—same; Action 5; same (A); same (R); Wm H Smith.

MAY 8.

MCDUGAL ST, ss, 300 e Saratoga av, 25x100; Alex Goepferich—Dunloe Holding Co, Inc, et al; Henry Feldman (A), 280 Bway, Manhattan; Albt C Wheeler (R); Jas L Brumley.
 SACKMAN ST, es, 100 s Lott av, 135.7x105.11; Robt Kloiber—Thos J Lillis et al; Isidore Solomon (A), 44 Court; Fredk A Drake (R); Nathaniel Shuter.
 78TH ST, nes, 240 nw 14 av, 20x100; Leslie G King—Annie O Clinton et al; Caldwell & Holmes (A), 44 Court; Michl H Rose (R); Nathaniel Shuter.
 GELSTONE AV, se Atlantic av, 100x116.3; Henry Pape—Chas M Anderson et al; Joline, Larkin & Rathbone (A), 54 Wall, Manhattan; Fred M Ahern (R); Wm P Rae.
 ROCKAWAY AV, ws, 325 s Bway, 25x100; Edw Lippmann—Geo Wiener et al; Frank Wasserman (A), 37 Liberty, Manhattan; Irving Katz (R); Chas Shongood.
 5TH AV, es, 20.7 s 72d, 24x93.11; Farmers & Mechanics Savgs Bank of City Lockport—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Geo A Steves (R); Wm P Rae.

MAY 9.

No Legal Sales advertised for this day.

MAY 11.

OAKLAND ST, ws, 100 n Calyer, 275x100; also MILTON ST, nwc Manhattan av, 96.10x—; Penobscot Realty Corp et al—Isabella C N Smith et al; Edw J Reiffley (A), 142 Nostrand av; Howard E Greene.
 71ST ST, nes, intersec ses Ridge blvd, 100x30.4; Miriam Morse—Island View Corp et al; Action 1; Saml Berzick (A), 320 Bway, Manhattan; Sidney F Strongin (R); Nathaniel Shuter.
 RIDGE BOULEVARD, ses, 30.4 ne 71st, 35.8x100; same—same; Action 2; same (A); same (R); Nathaniel Shuter.
 5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philippar (R); Jere Johnson Jr Co.
 5TH AV, es, 82.8 s 74th, 20.8x87.2; Michl Shellen—Jno E Sullivan Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Henry S Goodspeed (R); Wm P Rae.

FORECLOSURE SUITS.

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

Manhattan.

APRIL 25.
 GOERCK ST, 77 & 65; two actions; Benjamin Hart—Lena Drexler et al; A H F Seeger (A).
 PRINCE ST, 62; Roman Catholic Orphan Asylum in the city of N Y—Rosa Marasco et al; J D Daly (A).
 130TH ST, 256 W; Isaac Metzger—Marie de los Angeles Govin de Madan et al (amended); H Swain (A).
 AUDUBON AV, swc, 178, 94.11x100; Harlem Savings Bank—Washington Heights Development & Construction Co et al (amended); E S Clinch (A).
APRIL 27.
 BRADHURST AV, sec 151st, 49.11x85; Abr N Leventhal—Flourish Realty Co et al; Lese & Connelly (A).
APRIL 28.
 MOTT ST, ss, 75.8 s Houston, 25x86.10; David Israel—Pietro Alvino et al; I J Danziger (A).
 44TH ST, 110 W; Federal Estates Corp—Jos ornhauser et al; Wolf & ohn (A).
 90T HST, ss, 129.8 e Park av, 29.2x100.8; Ray Well—Wm C F Paul et al; Rosansky & Goldberg (A).
 133D ST, 63 W; Wm C Bowers—Eva Kramer et al; Bowers & Sands (A).
 AV D, swc 8th, 60x50; Lawyers Mortgage Co—Moses A Horowitz et al; Cary & Carroll (A).
 AUDUBON AV, ws, whole front bet 176th & 177th; Mary Newton et al—New York Real Estate Security Co et al; H G Sandford (A).

2D AV, 1324; Sophie Smith et al—Esther Rauch; C Recht (A).

APRIL 29.

FORSYTH ST, 39 & 39½; Saml Wacht—Dora Frankenstein et al; Arnstein & Levy (A).
 117TH ST, ss, 350 e 2 av, 25x100.11; Kath R Jackson et al—Minnie A Cohen et al; amended; M S Borland (A).
 5TH AV, es, 50.11 s 108th, 50x84; N Y Nursery & Child's Hospital et al—Chas I Weinstein et al; Harris & Towne (A).
APRIL 30.
 13TH ST, 708 E; Amelia Wiegand—Jos Bruder et al; Amend & Amend (A).
 18TH ST, ss, 225 e 9 av, 25x92; Maybelle Realty Co—Carrie A Miller et al; Engel Bros (A).
 31ST ST, nec 6 av, 60x20; Jno Noonan—Alfred E Marling et al; Fletcher, McCutchen & Brown (A).
 101ST ST, ns, 75 e 2 av, 25x100.11; Kath Bonifer, extrx—Moritz Weil et al; P J O'Beirne (A).
 114TH ST, ns, 395 w 5 av, 20x100.11; Thos W Strong et al—Abr Lewis et al; Finck, Cobb & Hubby (A).
 115TH ST, 605-7 W; Abr Davis et al—Gertrude R Smith et al; J H Zieser (A).
 COLUMBUS AV, 783-5; two actions; Laurence Curnen—Arthur Otten et al; W F Clare (A).
MAY 1.
 92D ST, 340 E; Gertrude Faust et al—Fredk Plaut et al; E R Mead (A).
 154TH ST, ss, 333.10 w St Nicholas av, 18x99.11; Anna M DuBois—Edw M Schreiner et al; amended; Cary & Carroll (A).
 LEWIS ST, 109 W; Amelia Wiegand—Mary Weiser et al; Amend & Amend (A).

Bronx.

APRIL 24.
 No foreclosure suits filed this day.
APRIL 25.
 VAN BUREN ST, es, 308.3 s Columbus av, 41.6x100; Frederick A Southworth—Benedetto Cairo et al; W R Brinkerhoff (A).
 JEFFERSON AV, ws, 1,020 ft n Morris Park av, 25x100; North Side Mortgage Corporation—Patrick J McSorley et al; Clocke, K & R (A).
 UNION AV, es, 154.9 s 156th, 18.9x93.7; Adline Cohen—Simon T McNally et al; Lindsay, K & P (A).
APRIL 27.
 No Foreclosure Suits filed this day.
APRIL 28.
 205TH ST, nec Lisbon pl, 93.3x111.9; Estelle E Lyons & ano—Mosholu Realty Co et al; T Baumeister (A).
 240TH ST, ns, 260 w Katonah av, 40x100; Susan Ashland et al—Triangle Constn & Realty Co et al; J E Duross (A).
 AQUEDUCT AV, es, 760.2 s Plympton av, 56.4 x131.7; Michel Real Estate & Mortgage Co—Towanda Constn Co et al; W Henkel (A).
APRIL 29.
 LOT 339, on map prop at Woodlawn Heights; Mary Clark & ano—Triangle Constn & Realty Co et al; J T Bunt (A).
 LOTS 274 & 275 map 473 lots of Haight Estate; Bronx Security & Brokerage Co—Ellen Marie Gerard et al; I Levison (A).
APRIL 30.
 5TH ST, ns, 298.10 e Green av, 25x101.2; Eliz L Fox—Hugh Cohn et al; Goldsmith, R, M & B (A).
 212TH ST, sec DeKalb av, 75x100; Conrad Friess—Francis J McCooney et al; L G Friess (A).
 WALTON AV, ws, 470.11 s Fordham rd, 19.8x96.6; Edw H Bailey—Jas T Blunt et al; Roelker, Bailey & Stiger (A).
 3D AV, 3870; Chas L Kellner—Paula Moskowitz et al; Straus & Dorsky (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

APRIL 23.
 126TH ST, ns, 166.8 e 7 av, 16.8x99.11; Chas A Sherman—Jule A De Rytha; Bowers & Sands (A); Chas M Beattie (R); due, \$12,423.33.
APRIL 24.
 113TH ST, ns, 200 w 7 av, 16.8x100.11; Mary S Maddock—Amalia Kann et al; Thompson, Koss & Warren (A); Maurice Goodman (R); due, \$10,575.58.
APRIL 25.
 No Judgments in Foreclosure Suits filed this day.
APRIL 27.
 MONROE ST, 237-9; Bernard Mayer—Eliza Cohn; Isaac S Heller (A); Jeremiah T Mahoney (R); due, \$31,476.37.
 AMSTERDAM AV, ws, 24.11 n 130th, 37.6x100; Haskell A Josephson—Simon Shapiro et al; Marks & Marks (A); Theo K McCarthy (R); due, \$10,250.
APRIL 28.
 DELANCEY ST, 268; Julia Bachrach—Annie Martin et al; Albt R Lesinsky (A); David C Hirsch (R); due, \$13,862.70.
APRIL 29.
 AMSTERDAM AV, 1930; Metropolitan Savgs Bank—Margt R Mulvany; A S & W Hutchins (A); Jas G Wallace, Jr (R); due, \$14,092.50.

Bronx.

APRIL 23, 24 & 25.
 No Judgments in Foreclosure Suits filed these days.
APRIL 27.
 171ST ST,** 498 E; Lawyers Mtg Co—Eliz L Golden; Cary & Carroll (A); Fredk C Hunter (R); due, \$3,148.32.
APRIL 28.
 No Judgments in Foreclosure Suits filed this day.
APRIL 29.
 BATHGATE AV,** ws, 181.11 n 3 av, 25x105.6; Herman Kappes—Theresa Tanaskovich; Geo H Hyde (A); Jno T McGovern (R); due, \$8,403.33.

LIS PENDENS.

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

Manhattan.

APRIL 25.
 132D ST, ss, 147.6 e Lenox av, 18.6x99.11; Lucy C. Jacobs—Mary E Pearce; action to appoint committee, &c; J O Snyder (A).
APRIL 27.
 LAFAYETTE ST, nwc Franklin, 80x28; Otis Elevator Co—Josephine Ahrens et al; action to foreclose mechanics lien; H L Brant (A).
 21ST ST, 218-20 W; Jas Curran Mfg Co—Brookmire Realty Co; action to foreclose mechanics lien; Phillips & Avery (A).
 59TH ST, 38 W; Isidor Fajans—Thirty-Eight West Fifty-Ninth Street Co et al; action to enforce mechanics lien; J G Abramson (A).
 86TH ST, 124-6 E; also 3D AV, 1156-62; also 46TH ST, 344-6 E; Harry Miller—Solomon Herzog et al; action to impress lien; J M Mandelbaum (A).
APRIL 28.
 118TH ST, ss, bet Lenox & 7 avs, Lot 47; Rudolph Wallach Co—Harry Schrier et al; amender foreclosure of tax lien; A Weymann (A).
APRIL 29.
 AMSTERDAM AV, swc 130th, 24.11x100; Jno J Curtin—Adam S Sands; action to enforce attorney's lien; H R Gugenheimer (A).
 PARK AV, es, 40 n 169th, 50x100; Cath W Hering et al—Henry Hering et al; partition; E J Helmick (A).
 8TH AV, ses, 34.7 sw Jane, 22.9x84.3x irreg; also 7TH AV, ws, 62.9 s 30th, 19x75; also 7TH AV, ws, 81.9 s 30th, 19x64x irreg; also 56TH ST, ss, 250 w 8 av, 21.8x100.5; Estelle L Marzolf—Amelia M Bauehle et al; partition; W N Vreeland (A).

APRIL 30.
 No Lis Pendens filed this day.

MAY 1.
 35TH ST, 217-19 W; Johanna Von Meyer—Jno G Lindemann; action to appoint committee; C A Dryer (A).

Bronx.

APRIL 24.
 149TH ST, ss, 216.5 w Brook av, 116.6x100; Tille Raskin—Bronx 149th St Realty Co et al; action to foreclose mechanics lien; Warshaw & Berger (A).
APRIL 25.
 No Lis Pendens filed this day.
APRIL 27.
 RESERVOIR OVAL E,** ss, bet Woodlawn rd & Holt pl, Lot 28; Tax Lien Co of N Y—Augustus E Berrian; amended foreclosure of tax lien; W Lustgarten (A).
APRIL 28.
 MORRIS AV, nwc 150th, 59.1x100; Ralph Kargef—Caritina Spallone et al; action to vacate and set aside two conveyances; N Tonkin (A).
 WEBSTER AV, es, 25 n Lot 141, on map of Village of Mount Hope, 75x157; Barney Goldman—Max Cohen & ano; action to recover one-third interest and cash; H S Mack (A).
 LOTS 134 to 139, map of 143 lots of Paul Estate, Town of Westchester; Benno Cohen et al—Benno Cohen et al; partition; Lindsay, Kalish & Palmer (A).

APRIL 29.
 No Lis Pendens filed this day.

APRIL 30.
 LONGWOOD AV, nwc Garrison av, 24.5x67.8; Blackwood Realty Co—Blackwood Realty Co et al; partition; F R Swartout (A).
 LOT 352-1, map of Wakefield on tax map; Louis Pines—Michele Arra et al; action to foreclose transfer of tax lien; T I Schwartzman (A).
 **Recorded in N Y County.

Brooklyn.

APRIL 23.
 BERGEN ST, ns, 275 w Rockaway av, 25x107.2; Aron Antopolsky—Amelia E Kauffman et al; foreclosure of mechanics liens; D O'Connor (A).
 CORNELIA ST, ns, 115 w Irving av, 20x100; Richard M Clark—Helena Steffen et al; H C Gloré (A).
 REMSEN ST, ns, 288 w Court, 45x100; Isaac P Conklin—Ellen A O'Connell et al; foreclosure of mechanics lien; G B Van Wart (A).
 STERLING PL, ns, 332.6 w Troy av, 17.6x127.9; Wm Herod—Abr Martins et al; C S Taber (A).
 MANHATTAN AV, es, 75 n Clay, 25x100; Chas R Sargeant—Patk Sullivan et al; Seley & Levine (A).
 NEW YORK AV, ws, 68.2 s Church av, 21.10x80; Cath M Otterstedt—Ideal Realty Co et al; R E Moffett (A).
 NEW YORK AV, ws, 48.2 s Church av, 20x80; same—same; same (A).
 REID AV, es, 80 n Quincy, 20x85; Mary E Drury—Harriet L Dunn & ano; G W Titcomb (A).
 13TH AV, ws, 106 n 37th 18.3x100; also 13TH AV ws, 142.6 n 37th 18.4x100; also 57TH ST, ss 156 w 16 av, 28x100.2; also 57TH ST, ss, 184 w 16 av, 28x100.2; Wm J O'Brien—Owen McCormack et al, partition; Overend & Buchner (A).
APRIL 24.
 COLUMBIA ST, 163; also 63D ST, ne 17 av, 80x80; also 66TH ST, sws, 533.10 nw 18 av, 58.4x140x62x140; Mary A Gallagher—Ann Nolan et al; partition; J J Kean (A).
 FULTON ST, ss 69 e Kingston av, 100x100; Wm J Sanders—Costas Stamatis et al; to dissolve partnership; S Plumer (A).
 JACKSON ST, 94 & 96; also LEONARD ST, 340, 340½ & 342; Gaetano Trupiano—Domenico De Candra et al; partition; H S Lucia (A).
 ST JOHN'S PL, ss, 180 e Classon av, 103.8x122.10x104.6x109.10; Thos F Martin Realty Co—Glatton-Holding Co et al; Hovell, Chesney & C (A).

(Lis Pendens, Brooklyn, Continued.)

STERLING PL, ns, 216 e Eastern P'kway Extn, runs e20xn31.8xwn100xsw20xse94.2xs25.10. to beg; Pauline May—Son Wolf et al; Solinger & Solinger (A).

43D ST, sws, 120 nw 12 av, 20x100.2; N Y Investors Corp—Annie Blankstein et al; T F Redmond (A).

APRIL 21. DEAN ST, ss, 200 e Schenectady av, 25x107.2; Jno W Luca—Nettie S Croger; Kiendl & Sons (A).

APRIL 23. W 29TH ST, es, 380 s Mermaid av; —x—; J Bossert—Mathilde B Jeltrop 2,265.00

APRIL 25. DEAN ST, ss, 200 e Schenectady av, 25x107.2; Jno W Luca—Nettie S Croger; Kiendl & Sons (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.

APRIL 25. No Mechanics' Liens filed this day.

149TH ST, 512 W; same—Eliz Marks & Paul & Minna Vondran (169) 50.69

APRIL 30. VANDAM ST, swc Hudson, 200x107; S H Pomeroy Co—Henry Heide & Thos J Brody Jr & Co (180) 953.00

MAY 1. 45TH ST, 7-11 W; Pollack & O'Neill—45th St Realty Co & Fleischmann Bros Co (1) 1,361.72

Bronx. 145TH ST, ss, 315 w Brook av, 61x104; Mike Yarrobino—Janess Bryant (13) 130.00

APRIL 25. GLOVER ST, 1628; Pasquale Giacobbe—Anna Waldron (14) 20.00

Brooklyn. APRIL 23. W 29TH ST, es, 380 s Mermaid av; —x—; J Bossert—Mathilde B Jeltrop 2,265.00

APRIL 25. AMITY ST, 147; J F Corcoran—Fredk O'Leary 35.55

APRIL 27. CAMBRIDGE PL, 119; J Slipyan—Ad-dreata Goodwin & Saml Carlsson 25.00

HINSDALE ST, nec Dumont av, 100x 100; M Annenber—Almond Holding Co & Harry Friedland 322.00

PARK PL, ss, 50 e Utica av, 180x100; Sam Lien—M Siegel & Peter Di Pino, 193.50
 WASHINGTON ST, 187; East N Y Glass Works—Leon Mirel, 75.00
 BROOKLYN AV, 1678; J Hagerstrom—Jno J & Henry Smith, 12.00
 SUTTER AV, ss, 118.9 e Barbey, 19x100; Hyman Katz—Fremid Glotzer & Berl Besner, 355.00

APRIL 28.
 BERGEN ST, 1142-6; A Stiria—Wm B Greenman & Wm H Winter, 145.00
 LAKE ST, es, 486 n 86th, 20x100; Coney Island Constn Co—Stephano De Rienzo, 247.61
 LINCOLN PL, sec Bedford av, —x—; F W Randall—Louis & Jas V Camardella & Carmina Camardella, 193.50
 W 3D ST, es, 100 n Sea Breeze av, 40x118; F Cronin—Rachel Rosenberg, Chas Rosenberg & Co & West & Edwards, 513.50
 W 24TH ST, es, bet Neptune & Mermaid avs, —x—; A Amato—Martin Schauer, 200.00
 SNEDIKER AV, ws, 90 s Hegeman av, 40x40; D Weiss—Esther Wallin & Louis Wallin, 98.50

APRIL 29.
 FULTON ST, 721—S H Vanderbeck—Ella O'Brien & Wm F Farrell, 110.00
 HAMBURG AV, ss, 75 w Blecker, 25x90; M Schmelz—Rosa K & G Stubing, 11.81
 MYRTLE AV, 1353; H Kaplan—Louis Dankner, Nathan Sarter & Frank Kretetz, 45.00

APRIL 30.
 FREEMAN ST, 960; Bronitsky & Berrson—Martha Perna et al; Feb 28'14, 10.50
 *LORING PL, ** es, 170 s West Fordham rd; Generoso Lapio—Beckmann Realty & Constn Co et al; July 29'13, 37.00

MAY 1.
 182D ST, ** 546-50 E; Geo E Sealy Co Inc—Corgie Realty Co et al; Dec 13'13, 170.00
 HOE AV, ** 1057; Geo E Sealy Co Inc—Wm Oppenheim et al; Dec 13'13, 189.60
 **Recorded in N Y County.

Brooklyn.

APRIL 23.
 HICKS ST, nec Remsen, 100x98; N Ryan Co—Estate of Louis Bossert & Harry McNally Bldg Co; Dec 16'13, 591.45
 HICKS ST, nec Remsen, 200x78; Henry Maurer & Son (inc)—Estate Louis Bossert & Harry McNally; Dec 17'13, 1,083.96
 *JORALEMON ST, 190-206; also COURT ST, 46-50; New Jersey Products Co—Jno H Parker Co & Weinbrock R E Co; Apr 10'14, 1,449.77
 55TH ST, s/w 7 av; 100x100; Union Cornice & Roofing Co—Mapes Realty Co; Apr 2'14, 70.00
 SAME PROP; same—same; Apr 2'14, 36.00

APRIL 24.
 HENDRIX ST, 310; Jos E Steffens—Terrence Gannon; Apr 11'14, 30.10
 PACIFIC ST, 314; Harris Orowitz—Sadie H Kartunkel; Jan 27'14, 300.00
 BAY RIDGE PL, n/ws, 120 sw Bay Ridge av, 80x80; Schwarz & Cohn (inc)—Montrose Bldg Co & Jacob Barkowitz, doing bus Glenmore Cornice & Roofing Wks; Apr 17'14, 95.00
 *8TH AV, nec Sth, 100x100; Bell Fireproofing Co—Martella Realty Co; Dec 19'12, 161.00
 13TH AV, sec 54th, 40x100; Geo W Woods (inc)—Rose Gootenberg & David Epstein; Nov 18'13, 87.00
 14TH AV, nec 6th, 6x100; Kawneer Mfg Co—Joseph Sessa & Ferdinando Penna; Apr 9'14, 125.00

APRIL 25.
 DUMONT AV, nec Hinsdale, 100x100; Klein Material Co—Almont Holding Co; Feb 2'14, 484.79
 SAME PROP; Simon Gasner & Sons Co—same; Feb 4'14, 1,450.00
 SAME PROP; National Sash & Door Co—same; Apr 7'14, 125.00
 SAME PROP; Pirozzi & Son (inc)—same & Henry Freidland & Phillip Silver as Sec; Apr 8'14, 200.00
 SAME PROP; Henry B Singer—Almont Holding Co & Kurlandzik & Alport (inc); Feb 17'14, 1,550.00
 SAME PROP; General Cornice & Roofing Co—Almont Holding Co (inc); Feb 26'14, 150.00
 13TH AV, 5401; Nelson & Landgren—Rose Gootenberg & J & E Epstein Co; Dec 1'13, 108.00
 13TH AV, sec 54th, —x—; Carl Almqvist—Rose Gootenberg & G E Epstein; Nov 18'13, 90.00
 13TH AV, n/w 54th, —x—; Morris Howit—Rose Gootenberg & J & E Epstein Co (inc); Dec 3'13, 250.00

APRIL 27.
 PARK PL, ss, 100 e Ralph av, 50x127; Michl Rosenberg—Congregation Men of Justice & A Rotne; Sept 17'13, 150.00
 KNICKERBOCKER AV, 389; Jacob Goldstein—Annie Greenfield & Chas Schneider; Mar 3'14, 180.00

APRIL 28.
 49TH ST, es, 260 s Linden av, 40x100; Wm Hessler Jr—Owen McCormack; Apr 10'14, 250.00
 49TH ST, es, 260 s Linden av, —x—; F D Creamer & Co—same; Jan 23'14, 320.50
 ALBANY AV, ws, 117 s Av H, 60x100; Robt S Paris—Michl J Callanan; Apr 15'14, 497.50
 WEBSTER AV, ss, 98.9 w Coney Island av, 77x106.6; Simon Bernstein—Jno Montelone; Mar 6'14, 183.00
 WEBSTER AV, ss, 388.7 e E 1st, 77x106; Jno C Austin—Jno Montelone; Mar 4'14, 640.72
 WEBSTER AV, ss, 387 e 1st, 77x106.6; Morris G Williams Co—same; Mar 12'14, 62.00
 SAME PROP; Harry Bialack—same; Mar 10'14, 100.00
 SAME PROP; J P Duffy Co—same; Feb 25'14, 256.93
 WEBSTER AV, ss, 387 e 1st, 77x106.5; Szemko & Gaydica—same; Feb 24'14, 61.50
 WEBSTER AV, ss, 387 e 1st, —x—; Robt G White—same; Mar 4'14, 674.00
 SAME PROP; Jno Olsen—same; Mar 7'14, 280.00

APRIL 29.
 HINSDALE ST, es, 100 s Blake av, 100 x100; East N Y Cut Stone Co—W F S Constn Co; Apr 20'14, 443.00
 RICHMOND ST, s/wc Fulton, 132.2x150; Wm B Lawrence & ano—Concord Photo Play Co & Ferdinand Penna; Dec 10'13, 485.10

ATTACHMENTS.

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

Manhattan.

APRIL 23, 24, & 25
 No Attachments filed these days.

APRIL 27.
 AMES, Cortlandt F; Commercial Vehicle; \$600.53; D Burke.

APRIL 28.
 ALBERTINI, Stockwell Reynolds Diaz; Leo J Matty; \$2,567.50; F Trenholm.
 TRENTINI, Emma; Arthur Hammerstein; \$6,-815.75; O'Brien, Malevinsky & Driscoll.

APRIL 29.
 QUINTANA, Jose; Wm A Higgins et al; \$2,-026.45; Phillips & Avery.
 MICHAUD, Michl; Frank C Woodruff et al; \$821.64; Hirschman & Drucker.
 SARSON, Saml T; Jos M Cohen; \$36; Thatcher & Williams.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

APRIL 24, 25, 27, 28, 29 & 30.
 Dari, Giovanni, 9th av, 204. Ermino Esposito. Fixtures, 174.00
 Gay, Geo H. Broadway, 3542. Melville H Bearn. Fixtures, 2,500.00
 Grand Corrugated Paper Co. Grand st, 83-7. Faidbanks Co. Machines, 270.00
 Hecht, Michl. Lexington av, 884-6. Melville H Bearn. Fixtures, 3,500.00
 Joseph H Davis Bldg Co. 74th st, ss, 225 W 74th. Consolidated Chandelier Co. Fixtures, 2,500.00
 Niemeyer, Diedrich. Park av, 1815-7; also 125th st, 100-6 E. Melville H Bearn. Fixtures, 5,781.99
 Schneider, Wm F. Columbus av, 760. Melville H Bearn. Fixtures, 2,000.00

Bronx.

APRIL 24, 25, 27, 28, 29 & 30.
 Vitale Guisepe, 2470 Beaumont av., Ermino Esposito. Barber Fixtures, Mirrors, &c., 702.00

Brooklyn.

APRIL 23, 24, 25, 27, 28 & 29.
 L, B & C Constn Co. 58th st nr Ft Hamilton av. Colonial Mantel & Refrigerator Co, (R), 180.00
 Cornman, Chas. 127 Bristol st. Wm Kerby Estate, (R), 25.00
 Cervadoro, Dominick. E 48th st c Maple. Wm Kerby Estate, (R), 60.00
 Bishop, W E. 1334 79th st. Bayside Chandelier Co. Gas Fix, 125.00
 Parking (Inc). Park pl nr Howard av. Voletsky & Jarcho (Inc). Bath Tubs, 585.00
 Property Impt Co. Nostrand av c Midwood. same, (R), 200.00
 Weiman & Lewin. W 30th st nr Mermaid av. Robt Findlay Mfg Co. Gas Fix, 50.00
 Somers, Jacob. Surf av bet W 33d & 34th. Metropolitan Chandelier Co. Chandeliers, &c, 155.00
 Same. W 32d st nr Railroad av. same, 80.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

APRIL 29.
 HAVEN AV, ws, 375 n 170th, 86.7x103.4 x irreg; Chas M Rosenthal loans Filrose Constn Co to erect a 5-sty apartment; 13 payments, 85,000.00

APRIL 30.
 7TH AV, nec 110th, 70.11x100; Albt, Meyer & Lodi Jarmulowsky loan Olds Constn Co, Inc, to erect a 6-sty apartment; 11 payments, 65,000.00

Bronx.

APRIL 24.
 ROGERS PL, ws, 217.1 n Westchester av, 66.7x73.4; Manhattan Mortgage Co loans the 182d St Realty Co to erect one 5-sty apartment house; 13 payments, 40,000.00
 TIEBOUT AV, es, 258.2 n 188th, 65x106.7; Manhattan Mortgage Co loans 2,490 Tiebout Ave Co, Inc, to erect one 5-sty apartment house; 12 payments, 50,000.00

APRIL 25.
 BRYANT AV, es, 150 n Lafayette av; Clara Smith Lean loans Albert Gerhards to erect 1 2-fam dwelling; 1 payment, 1,000.00

APRIL 27.
 VYSE AV, ws, 142.6 s 178th; Jas G Wentz loans Jos Diamond Constn Co to erect one 5-sty apartment; 10 payments, 44,000.00

APRIL 28.
 CROTONA AV, es, 100 n 187th, 50x100; Manhattan Mortgage Co loans to Nista Constn Co, Inc, to erect one 5-sty apartment; 14 payments, 32,000.00
 CROTONA AV, es, 150 n 187th, 50x100; Manhattan Mortgage Co loans Nista Constn Co, Inc, to erect one 5-sty apartment; 14 payments, 32,000.00

APRIL 29.
 LONGFELLOW AV, ws, 250 s Garrison av, 100x100; Mathias Haffen loans Schlatter Embroidery Co to erect one 2-sty bk factory building; 2 payments 8,500.00

APRIL 30.
 FOX ST, es, 273.2 n 165th, 50x100; Manhattan Mortgage Co loans Max Building Co Inc to erect one 5-sty apartment; 14 payments, 36,000.00

ORDERS.

Brooklyn.

APRIL 23.
 CATON AV, —c Stratford rd, —x—; Plandome Const Co on Wood-Harmon Co to pay M Blumberg, 270.00

- *Discharged by deposit.
- **Discharged by bond.
- **Discharged by order of Court.

SATISFIED MECHANICS' LIENS.

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

Manhattan.

APRIL 25.
 37TH ST, 60 W; E Riger & Co—Victorine Carmody et al; Oct 16'13, 4,850.00
 125TH ST, 253-9 W; also 126TH ST, 240-58 W; Jos Fried—Stumpf & Langhoff et al; Jan 21'14, 150.00
 126TH ST, 240-58 W; Sulin Construction Co—Stumpf & Langhoff Co et al; Jan 21'14, 1,110.75

APRIL 27.
 CATHEDRAL PARKWAY, ns, 400 e Lenox av; Passaic Structural Steel Co—Young Women's Hebrew Assn et al; Apr 3'14, 4,741.13
 CATHEDRAL PARKWAY, 31 W; Jno A Hendricks Co—same; Apr 17'13, 2,000.00
 CATHEDRAL PKWAY, 31; Bethlehem Steel Co—Young Women's Hebrew Assn et al; Apr 3'14, 3,784.76
 FRANKLIN ST, ss, 59 w Lafayette; Simon Sturnin—Lazzaro P Faccini et al; June 17'13, 337.00
 SAME PROP; same—same; July 9'13, 337.00
 NEW CHAMBERS ST, 2; also DUANE ST, 14; Roeser & Sommer Co—Berg Cafe et al; Feb 17'14, 320.00
 30TH ST, 203 W; Morris Shapiro et al—Robt P Wadhams et al; Apr 12'13, 1,334.75

APRIL 28.
 ELSMERE PL, sec Crotona Pkway; Jas D Leary—Defender Constn Co et al; Nov 21'13, 810.39
 HENRY ST, 318; East Side Lumber Co—Philip Sweiller et al; Mar 29'13, 126.22
 84TH ST, 324-6 W; H W Bell Co—324-326 West 84th St Co et al; Mar 19'14, 147.40

APRIL 29.
 125TH ST, 245-51 W; Gough Mfg Co, Inc—Jno Cromwell et al; Feb 13'14, 300.00
 *SAME PROP; David Iseks—same; Mar 5'14, 135.00
 BROADWAY, nec 94th; Saml Zucker—Harry Schiff et al; Nov 26'13, 1,200.00
 5TH AV, 1250; Standard Plumbing Supply Co—Geo H Earle Jr et al; May 9'13, 374.62
 6TH AV, 626-8; Crane & Clark—Adolph Hageman et al; Apr 27'14, 101.87

APRIL 30.
 LUDLOW ST, 14; Hyman Rosenblum—Michl Mettner et al; July 10'13, 103.23

MAY 1.
 84TH ST, 324-6 W; Jas McLaughlin Co—324 W 84th St Co, Inc, et al; Mar 19'14, 395.00
 NEW CHAMBERS ST, 2; also DUANE ST, 14; Hoffman & Elias—Cath Diver et al; Dec 22'13, 352.50
 135TH ST, 221 E; Chas Schneider Co—Fredk M Billings et al; Apr 1'13, 325.00
 *Av B, s/wc 19th; Marcus Contracting Co, Inc—Rutan & MacAdam & Co et al; Apr 30'14, 141.07
 HUDSON ST, s/wc Vandam; M F Westergren Inc—Henry Heide et al; Apr 30'14, 530.05
 PARK AV, 4512-16; Geo E Sealy Co, Inc—Henry Lang et al; Dec 13'13, 170.00

Bronx.

APRIL 25.
 159TH ST, ** 314 E; Noonan Building Material Co, Inc—?; Nov 17'13, 916.80
 159TH ST, ** 428 E; Same—Cedar Construction Co, Inc, et al; Nov 17'13, 953.15
 WOODLAWN AV & 210TH ST (square block); John F Farrell—Montefiore Home for Invalids; March 17'14, 15.00

APRIL 27.
 176TH ST, ** ns, 191 e Marmion av; Del Balso Contracting Co—Robt J Rooney et al; Sept 20'13, 1,936.88

APRIL 28.
 No Satisfied Mechanics Liens filed this day.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. 157 East 67th Street. ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance, (Sprinklers, etc.)
B-- " Fire Escapes
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or p.wer plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

MANHATTAN ORDERS SERVED. Named Streets.

- Beach st, 48-60--Varick Warehouse Co.....E
Canal st, 217--Newman Cowen Est.....C
Canal st, 217--Morris Tischler.....G
Canal st, 417-21--Philo-Selby Co.....DR-A-C-G
Canal st, 417-21--Maintenance Co.....DR-C-G
Canal st, 417-21--J. T. Robinson & Son, DR-G-C
Canal st, 417-21--Excelsior Quilting Co.....DR-G
Canal st, 417-21--Walter Janvier & B Allen Co.....DR
Canal st, 417-21--Peter A. Frasse & Co. DR-A-G
Canal st, 417-21--Corp. of Trinity Church.....SS-B-D
Dey st, 24--George Chockous.....A
Dey st, 24--United Cigar Stores Co.....A
Dey st, 24--The Tiger Shirt Co.....A
Dey st, 24--United District Messenger Co.....A-F-I-G-E-C
Dey st, 24--Trinity Lunch Club.....A-E-F
Dey st, 24--Astor Estate.....C-SS-B-E
Dey st, 24--Denzi & Phillips, Inc.....A-G-C
Gold st, 4-6--Est. Marie Campbell.....C
Grand st, 100-102--The Star Kimono Co. G-DR
Grand st, 100-102--Katz Bros.....A-C-G-DR
Grand st, 100-102--Grand St. Realty Co.....C-B
Grand st, 100-102--Alpha Neckwear Co.....DR-A-C-G
Grand st, 100-102--John Bister.....C-DR
Grand st, 100-102--Russell Murray & Co. G-DR
Lafayette st, 187-193--August F. Trenkmann Estate.....SS-A
Lafayette st, 187-93--Trenkmann Bros. C-G-DR
Lafayette st, 187-93--Joseph Tatarsky.....DR-D
Lafayette st, 187-93--The Star Knee Pants Co.....C-A-G-DR
Lafayette st, 187-93--Otto Reichardt.....C-A-DR
Lafayette st, 187-93--Louis De Rmilo.....DR
Pier 52, N. R.--Southern Pacific Steamship Co.....A-G-SS
Warren st, 60-2--Robert L. Morrell.....C
Willett st, 70--Congregation Rzeszower Verbe Verrin.....C
Wooster st, 207-209 1/2--Wm. Elias & Jacob Arnoff.....G-A
Wooster st, 207-209 1/2--Max Sager & David Lipman.....G-A
Wooster st, 207-209 1/2--Benj. Oestreicher.....G-A
Wooster st, 207-209 1/2--N. Y. Flower & Feather Co.....G-A

Numbered Streets.

- 3d st, 5 W.--Morris Brooks.....G
8th st, 24 E.--Harry Thomashofsky.....C-D
8th st, 24 E.--M. A. Frey.....D
13th st, 410-12 W.--Equitable Trust Co.....C
20th st, 43 E.--French Art Emb. Co.....A-G
20th st, 43 E.--Arthur W. Ware.....A
20th st, 43 E.--Harry Meistrich.....A-G
20th st, 43 E.--Louis Wagner.....A
20th st, 43 E.--Friedlander & Sammett.....A
20th st, 43 E.--Arthur Otto.....A
20th st, 43 E.--Benj. Flaumermann & Julius Boderman.....A-G
21st st, 132-4 W.--The Newstate Co., Inc.....A
24th st, 159-61 W.--Ernest Bruno.....G
25th st, 38-46 W.--Solomon Cohen.....C-I
25th st, 40-46 W.--New York Edison Co.....D
25th st, 40-46 W.--Solomon Gottesmann.....C
25th st, 40-46 W.--Hyman Jacoby.....C-D
25th st, 40-46 W.--Joseph Durst & Herman Rubin.....C-D-I
29th st, 129-33 W.--Abr. Bases.....G
29th st, 129-33 W.--Essenfeld Co.....A-G
29th st, 129-33 W.--Otto Godfrey Becker.....C
29th st, 129-33 W.--Adolph Schwartz.....A-G
29th st, 129-33 W.--Flaxman & Freund.....A-G-I
29th st, 129-33 W.--Lorenz & Friedman.....G-C
29th st, 129-33 W.--Greenberg & Sokolower.....A-C-G
29th st, 129-33 W.--Fischlowitz & Dantes.....G
29th st, 129-33 W.--United Garment Co.....A
29th st, 129-33 W.--Max Sternberg.....A-G-C
29th st, 129-33 W.--East 30th St. Construction Co.....SS
36th st, 205-19 (rear)--Seventh Av Association.....C-B
36th st, 205-19 W.--Patrick Tully.....A
38th st, nec 11th av--Morgan Steam Laundry Co.....C-F-A-B
42d st, 123 W.--Est. Mary C. Warren.....B-C
42d st, 123 W.--Benj. H. Kaufman.....G
50th st, 133 W.--Margaret Magan.....C
90th st, 127 W.--William J. Tierney.....C
94th st, 26 W.--William P. Willis.....I

Named Avenues.

- Bowery, 275--Lyons Co. (Nathan Lyons, pres.).....C-F-A-E-D

- Bowery, 275--Robert M. Weed Est.....D-C-B-E
Bowery, 275--Consolidated Gas Co.....C
Bowery, 370--James Elliott & Co.....A-C-G-E-F
Bowery, 370--Consolidated Gas Co.....C
Broadway, 370--Carson C. Peck.....SS
Broadway, 503--Columbia College Trustees.....B-C
Broadway, 580-90--Wm. Glucken & Co.....A-C-DR
Broadway, 580-90--Granville Daley, Jas. H. Baker, Chas. E. Plumbridge.....A-G-DR
Broadway, 580-90--Julius Heimann & Morris Lechten.....A-G-DR
Broadway, 580-90--Leo Sonneborn Bros.....C-G
Broadway, 580-90--The United States Hat Co.....A-G-DR
Broadway, 580-90--Sol Newman.....A-G-C-DR
Broadway, 580-90--Samuel & Leo Steinfeld.....A
Broadway, 580-90--Jno F. Comey & Jno W. Rodgers.....A-G
Broadway, 580-90--Benj. Aphaker.....A-G
Broadway, 580-90--Edw. A. Staples.....A
Broadway, 580-90--Max Mindheim.....A
Broadway, 580-90--Adolph Meyer.....A-G-C-DR
Broadway, 580-90--Philip Epstein & Son.....G-C-A
Broadway, 580-90--Jos. Schwartz & Co.....A-G-C
Broadway, 580-90--Ferdinand Jacobson & Son.....A-G-DR
Broadway, 580-90--Jacob Freezer & Jacob Cohen.....A-C-G-DR
Broadway, 580-90--Walter Arnstein & Bros.....A-C-G-DR
Broadway, 580-90--Henry Weil, Jules Lorminler & Benj. Greenbaum.....A-C-G-DR
Broadway, 580-90--Jos. & Mark Marcus Bros.....A-C-G-DR
Broadway, 580-90--Frederick Gotthold & Morrice Berg.....A-DR
Broadway, 580-90--Harry & Bennett Frank Bros.....A-G-DR-C
Broadway, 580-90--Edward Bill.....G-A-DR
Broadway, 580-90--Theresa Weil, et al.....SS
Broadway, 580-90--The Bouquet Flower & Feather Co.....A-G-C-DR
Broadway, 580-90--The Union Headgear Co.....C-DR-A-G
Broadway, 580-90--The Modern Trimmed Hat Co.....DR-A-G
Broadway, 580-90--Schiff & Solomon.....DR-C-G
Broadway, 580-90--The Specialty & Wear-fine Fur Coats.....A-G-C
West Broadway, 378--Nicholas N. Perkins.....C
West Broadway, 378--Chas. Weiland, Inc.....C-A-L-G
West End av, 601--Consolidated Gas Co.....C-B
West End av, 601--Thomas Dwyer.....E-B
West End av, 601--N. Archibald Shaw.....A-F

Numbered Avenues.

- 6th av, 214--Samuel Licht.....E
8th av, 405--Frank O. K. Gee.....C
8th av, 405--Henry G. Stone.....C

BRONX ORDERS SERVED.

Numbered Avenues.

- 3d av, 2689-93--Central Union Gas Co.....C
3d av, 2689-93--Francis Rogers.....E-SS

BROOKLYN ORDERS SERVED.

Named Streets.

- Fulton st, 12-16--Annex Hotel.....F-D-A
Fulton st, 281-5--Michael Cosgrove.....A
Fulton st, 281-5--Geo. W. Blumer.....A
Fulton st, 296--Elizabeth Chesebrough.....D-B-C
Fulton st, 339--Joseph Wechsler Estate.....C
Fulton st, 435-45--Brooklyn Union Gas Co.....A
Fulton st, 1333-35--Brooklyn Union Gas Co.....A
Moore st, 15--Morris Teumann.....C
Moore st, 50-52--Brooklyn Union Gas Co.....A
Moore st, 50-52--Community Sons of Israel.....F-A
Pacific st, 2404--Brooklyn Union Gas Co.....A
Rock st, 2-8--Louis Greiff.....DR-A
Rock st, 2-8--Joseph Skolney.....DR-G-M
Rock st, 2-8--Morris & Louis Schneider.....DR-G-A-M
Rock st, 2-8--Edward Pacht.....DR-G-C-M
Rock st, 2-8--Nathan Siegel.....G-C
Rock st, 2-8--Philip Fleischer.....M-G-D-A-DR
Siegel st, 278-82--Brooklyn Union Gas Co.....A
Summit st, 2-18--American Metal Cap Co.....DR
Summit st, 2-18--E. Z. Toy Mfg. Co.....G-A-DR
Summit st, 2-18--The Cork Mfg. Co.....G-A-D-DR
Van Brunt st, 75-77--Carmello Manzella.....D
Washington st, 21-27--Kirkman Soap Co.....G-DR
Washington st, 21-27--Robert Gair Co.....G-C-A-DR

Numbered Streets.

- 5th st, 135-137 N.--Max Robbe.....C
10th st, 240-44 N.--John Pirkel.....M-C
29th st, 506 E.--Hilar Schoenig.....B-C
29th st, 510 E.--Hilar Schoenig.....B

Named Avenues.

- Dumont av, 993--Milford Construction Co.....M-C
Evergreen av, 84-90 (rear)--Brooklyn Union Gas Co.....A
Evergreen av, 84-90 (rear)--Isaac Meyer.....C
Flushing av, 919-21--Jacob Solot.....A-G-C
Flushing av, 919-21--Morris Brust.....DR-A-G-C
Flushing av, 919-21--Louis Wagner & David Sennenman.....DR
Hamilton av, 80--John Cordes.....C-B
Harrison av, 58-64--Mrs. Julius Collect.....C
Johnson av, 18-24--Nathan & Samuel Schwartz.....DR
Johnson av, 18-30 (front bldgs)--Estate Louis Bossert.....C
Johnson av, 20-24--Morris Feldman & Widgor Regenbogen.....C-DR
Johnson av, 26-28--Harry Lieberman.....G-DR
Johnson av, 26-28--Chas. Burscano.....C-M-DR
Johnson av, 26-28--Geo. W. Ranton.....G-DR
Johnson av, 26-28--William Binn.....DR
Johnson av, 26-28--Chas. Hauser.....G
Johnson av, 26-30--Emanuel Spitzer.....G
Johnson av, 26-30--William Guldenfeld.....G
Johnson av, 30--John Dinger.....G-DR
Johnson av, 30--Frederick Spitzer.....DR
Johnson av, 30--David Sable.....G-DR
Myrtle av, 44-48--The Long Island Furniture Co.....A

QUEENS ORDERS SERVED.

Named Avenues.

- Atlantic av, s.w.c Seaview av. (Far Rockaway)--C. Martin Black.....M
Eastern av, 14-16 (Rockaway Beach)--Queens Borough Gas, Electric Co.....A
North Remsen av & Jamaica Bay (Rockaway Beach)--Queens Borough Gas, Electric Co.....A

RICHMOND ORDERS SERVED.

Named Streets.

- Arrietta st, ft of (Thompkinsville)--Amerlcan Dock Co.....B-C-E-L-SS-D

BUREAU OF BUILDINGS. (Manhattan.)

Bulletin No. 5 issued by Superintendent Rudolph P. Miller reads as follows: No permit will be issued for any application filed on or after June 1, 1914, until a complete, correct, unmutated set of prints is submitted, in duplicate, of the operation as approved, one of these sets being for the office files and one set to be kept at the premises during the operation for the use of the inspector. No changes will be permitted in these plans, except such as can be fully described in an amendment. When an application is amended, requiring extensive changes in plans, new prints showing such changes must be submitted, in duplicate, in the same way as the above. All disapproved plans will be returned to the architect if desired; otherwise they will be destroyed.

BOARD OF EXAMINERS.

APPEAL 31 of 1914, New Building 1245 of 1914, premises 389-391-393 South Second Street, Brooklyn, Messrs. Nast & Springsteen, appellants.

Walls, Section 31.

APPROVED ON CONDITION that brick division walls at least eight inches (8") thick be provided at points marked "A" in second to sixth stories inclusive; these walls to extend to the underside of the roof boards.

APPEAL 32 of 1914, Alteration 3550 of 1913, premises 248 West 14th Street, Manhattan, Charles B. Meyers, appellant.

Theatre (pictures); bowling alley under.

APPROVED ON CONDITION that all the requirements called for in the approval of Appeal 147 of 1913 be complied with.

APPEAL 33 of 1914, Alteration 863 of 1914, premises 4 and 6 Lafayette Street, corner Reade Street, Manhattan, Joseph C. Cocker, appellant, Dumbwaiter shafts. Section 97.

APPROVED ON CONDITION that the top of each dumbwaiter shaft be covered with a concrete slab not less than four inches (4") thick, and that all openings be provided with self-closing fireproof doors; and on the further condition that a fireproof vent-blue for each shaft be provided at least eight inches (8") in inside diameter, carried up to and through the roof.

APPEAL 34 of 1914, New Building 1395 of 1914, premises east side Vanderbilt Avenue, 134 10' north of Gates Avenue, Brooklyn, Messrs. S. Millman & Son, appellants.

Walls, 12-inch. Section 31.

APPROVED ON CONDITION that an unpierced brick wall at least eight inches (8") thick be built at the point marked "A" on the first floor plan; said wall to extend from the first floor up to the underside of the roof-boards.

APPEAL 35 of 1914, Alteration 468 of 1914, premises 6524 Fort Hamilton Avenue, Brooklyn, Messrs. Eisenla & Carlson, appellants.

Buttresses, Section 32.

DISAPPROVED.

APPEAL 36 of 1914, Alteration 1020 of 1914, premises southeast corner 38th Street and Fifth Avenue, Manhattan, Messrs. Buchman & Fox, appellants.

Walls; pent house.

APPROVED.

APPEAL 37 of 1914, New Building 16 of 1914, premises 121-123 West 48th Street, Manhattan, William H. Gompert, appellant.

Walls, Section 36.

APPROVED ON CONDITION that the basement walls be not less than twenty inches (20") thick, and the first story walls not less than sixteen inches (16").

APPEAL 38 of 1914, New Building 97 of 1914, premises 63 and 65 Broadway, Manhattan, Messrs. Renwick, Aspinwall & Tucker, appellants, (American Express Co. Building.)

Walls, Section 36.

APPROVED ON CONDITION that all walls up to the third floor be not less than sixteen inches (16") thick.

APPEAL 39 of 1914, Alteration 6313 of 1913, premises 856 Gates Avenue, Brooklyn, Walter B. Wills, appellant.

Theatre (pictures) exits.

DISAPPROVED.

APPEAL 40 of 1914, New Building 2119 of 1914, premises 66-68-70 South 9th Street, Brooklyn, Messrs. Shampam & Shampam, appellants.

Walls, Section 31.

APPROVED ON CONDITION that an unpierced brick wall at least eight inches (8") thick be built at the point marked "A" on the first floor plan; said wall to extend from the first floor up to the underside of the roof-boards.

APPEAL 41 of 1914, Alteration 596 of 1914, premises 55 West 54th Street, Manhattan, Julius Harder, appellant.

Walls, pent house; extension to fireproof hotel.

APPROVED.

APPEAL 42 of 1914, New Building 116 of 1914, premises 31 to 37 East 31st Street, Manhattan, Messrs. Wallis and Goodwillie, appellants.

Walls, 12-story fireproof lofts.

APPROVED ON CONDITION that the first story walls be made sixteen inches thick, except adjacent to stairs, elevators and vent shafts, and where old party-walls are lined; and that all walls shall be laid up in Portland cement mortar.

APPEAL 43 of 1914, New Building 120 of 1914, premises 311 Lexington Avenue, Manhattan, Paul C. Hunter, appellant.

Walls, Section 36.

APPROVED ON CONDITION that the walls be at least sixteen inches thick in the first story, except adjacent to the stairs; and that all walls shall be laid up in Portland cement mortar.

APPEAL 44 of 1914, Alteration 151 of 1914, premises southeast corner 161st Street and Tinton Avenue, The Bronx, Matthew W. Del Gaudio, appellant.

Raising frame building, section 142. Additional story.

APPROVED ON CONDITION that the partition separating entrance hall from the store be made of brick at least eight inches (8") thick, and that the entire store ceiling be covered with plaster board and metal; and that the door from the entrance hall to the store be made fireproof.

BUILDING MANAGEMENT

PRACTICAL DEVICES FOR MINIMIZING THE SLIPPING HAZARD

BY H. W. MOWERY, Sales Manager, American Abrasive Metals Co.

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

SLIPPING is the prime or contributing cause of probably one-fourth of all preventable industrial accidents and an indefinite number of injuries to people passing along streets, in buildings, shopping, traveling and otherwise engaged in activities not industrial. Experience and trustworthy statistics from explicit classifications, in the near future, should point the way to amended laws and new rulings, that will cover a wider field than simply stair treads in factories as at present, and make compulsory the providing of efficient anti-slip surfaces wherever needed. In the meantime architects and builders can lend their efforts and in no small measure promote the cause of universal safety by specifying and using for certain purposes such materials as will minimize the slipping hazard.

Heretofore, accidents from slipping, though they are a specific type, have received very little consideration. Federal, state and municipal departments, where such records should be obtainable, in general have no statistics that throw light on this subject. The reason for this lack of facts and figures with regard to accidents from slipping is not difficult to find, because such accidents are usually placed in various classifications that are either misleading or at best so vague as to be useless for any practical purpose. If a man working around moving machinery slips and gets caught, losing a finger or his life, the cause of the accident is given as "unguarded machinery." If a person in an office building is injured by slipping on a metal elevator door saddle it is classified as "injured getting on and off elevator cars."

No Accurate Statistics.

Though it is impossible at present to show any exact statistics, nevertheless there are instances where the available information tends to show the seriousness of slipping as a hazard. The United Gas Improvement Company, of Philadelphia, investigated 2,200 industrial accidents and found that double the average from any one cause, or exactly 12.8 per cent, were from "slipping, tripping and falls." The Massachusetts Industrial Accident Board in the year ending June 30, 1913, summarized a total of 89,694 accidents. Of this total there were 8,411 or 9.3 per cent due to "falls," as follows:

	Percentage of accidents due to falls.
From fixed ladders.....	19
Into holes, pits, etc.....	459
Over obstructions.....	481
From permanent structures.....	162
From poles.....	60
From or with portable ladders.....	802
From scaffolding, etc.....	780
Slipping on floor level.....	1,381
Down stairways.....	858
Miscellaneous.....	3,409
	40.77

It should be noted particularly that there were 2,239 accidents from "falls on stairs" and "slipping on floor level." It does not embrace those accidents to the general public through slipping on sidewalks, coal-hole covers or stairs. In New York City, according to the coroner's office, there were 327 immediate deaths due to falls on stairs and sidewalks in 1912 and 1913. Owing to the nature of the classification, these deaths must have been caused largely by slipping. And it is reasonable to assume that there must have been a very great number of subsequent deaths and disabilities from the same cause.

While it actually pays to prevent accidents in general, there is an added

reason for preventing slipping. By providing a sure foothold for workmen, efficiency is greatly increased. Firemen can not rake their fires properly when working on slippery cast or rolled metal plate. Men pulling heavy loads cannot get the best results when they have a slippery footing. Machinists often spoil heavy parts and damage costly tools by losing their balance on slippery, oily surfaces. Operatives in rolling mills, planing mills and other wood-working establishments, and industrial plants in general, not only endanger life and limb but also frequently spoil costly work through insecure footing on oily or slippery floors and other surfaces. The simple feeling that he is safe from slipping makes every operative work with more confidence and increased skill.

Move in Right Direction.

It is gratifying to note that new laws and rulings show an awakening to the need of eliminating slipping as a hazard. The amended Labor Law of New York State, 79-a, 3, requires that in all factory buildings over one story in height, the stair "treads shall be constructed and maintained in such manner as to prevent persons slipping thereon." Other States are considering similar requirements. The National Fire Protection Association, at its last annual meeting, embodied the same provision in its specifications for standard buildings. Inspectors from State labor departments and accident liability insurance companies are insisting that slippery surfaces be eliminated by the use of an efficient anti-slip material properly installed in new construction or replacing or covering ordinary materials in old structures.

In factories and office buildings probably the most common hazard from slipping is to be found in threshold plates at elevator and fire doors. These are usually of cast iron or checkered steel worn bright and slippery. A little oil or moisture makes them exceedingly dangerous. For places of this nature there is no question as to the desirability of an anti-slip material. Stair treads more than all other surfaces should be made of good durable anti-slip material and in general should be constructed with much more regard to safety than is given them. In the case of reinforced concrete stairs it is essential to give some special protection.

In new construction the proper method of protecting concrete steps against chipping and wear, and to safeguard people from slipping is by setting a 6-inch wide abrasive metal insert, flush with the surrounding cement surface, extending to within 4 inches of the stringers and held in place by metal anchors.

Station Stair Construction.

The new elevated railroad station at 38th street and Sixth avenue, Manhattan, has an excellent form of stair construction. The riser is cast with flange on back at top and on front at bottom. On these flanges rests a tread of abrasive metal, only 3/8 inch thick, with holes for fastening spaced symmetrically and front and back edges rounded off so that either edge may be the front and when worn smooth can be changed around to the back. The risers carry the load and are bolted to angles which in turn are riveted to the plate strings. For ordinary service a plate and angle riser instead of the cast iron riser is preferable.

Very few accidents happen to people going upstairs. It is when going down that they are injured most frequently

and severely. Therefore, it is obvious that the foot of a person descending a stair should have a contact point that will not permit slipping. This contact point is the nosing or front edge of the step, and if accidents from slipping on stairs are to be prevented it must provide a positive anti-slip surface of extreme durability along its entire length.

If in addition to the slippery edge there is in the body of the tread a series of grooves parallel to the edge, a condition exists that is a positive menace; for a slight slip on the nosing will cause the front edge of the heel to catch in one of the grooves, pitching the persons forward, to strike on his head.

On steps a series of grooves parallel to the nosings, besides catching heels, make it almost impossible for a person descending a stair to distinguish where one step ends and other begins.

Dangers of Coal Holes.

Coal-hole and man-hole covers, drainage gratings and similar metal surfaces, as they are commonly found on the streets and sidewalks, are possibly the most vicious type of slipping hazard. Putting rivet heads in them, or making them with irregular surfaces, does not prevent slipping, unless carried to such an extreme that tripping is likely to occur. When new coal and man-hole covers are to be installed they should be so constructed and set that the cover and frame are flush with the surrounding surfaces.

In the old-style sidewalk or vault light where the glasses are set in an iron frame, there is usually a border which adds to the danger of slipping on such surfaces especially on wet or snowy days. Sometimes rivet heads are put in these borders. They make a very unpleasant surface on which to walk. In newly constructed sidewalk lights, the method of preventing slipping is by placing crosses of abrasive metal in the cement between each glass and projecting about 1-16 inch above the surface, before it hardens.

When the "lead-filled" steel plate is used in exposed places the lead is frequently removed by vandals. Considered from a purely technical point of view, a "lead-filled" steel plate is not efficient as a preventive of slipping. The lead is softer and wears away more rapidly than the steel, so that it does not project and is not the point of contact. The tops of steel ribs are the points of contact. In addition, lead itself is not an anti-slip element. It is used for bearings and is the base of all anti-friction metals, as babbitt and magnolia metal.

The efforts put forth by progressive commissions, boards and corporations show beyond all doubt that there is a general feeling of need for preventing accidents from slipping. They thought that action along this line was desirable, searched for a means to prevent such accidents and now they know that preventing slipping actually pays in greater efficiency and lower maintenance costs as well as less expense for compensation, hospital and medical attention, lawyers' fees or breaking in new men. But while many industrialists have taken up this sort of accident prevention for their own profit, what protection against slipping hazards will be given in the ordinary factory or public place? Much of the responsibility for the existence of the enormous number of slipping hazards in all kinds of buildings can be laid directly to the architect. It rests with him to specify and insist upon the use of efficient and durable anti-slip surfaces wherever people must walk.

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.

A Machinery Detectograph.

WHAT the detectograph is to the detective so the "Productograph" could be to the building manager. This device gives a positive record of the work each machine or engine in the mechanical department of a building performs, how long it operates and under what conditions it was operated. It checks off the possibility of wasteful, slow speed or excessive racing. It is a device that finds a position on the top of the manager's roll top desk or on the wall, and there it gives a record by minutes during the entire day of just how efficient each machine has been and permits a comparison at a glance.

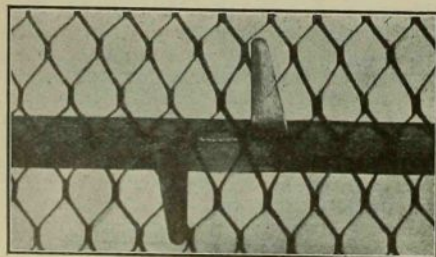
It furnishes an accurate and permanent record of the operation of any kind of a machine to which it may be attached, according to the manufacturers, Slocum, Avram, Slocum, Inc., 87 Nassau street. On an indelible chart responsibility for delays and break-downs is fixed beyond dispute. Furthermore, it



eliminates the necessity of providing supervision in mechanical departments, all of which is taken care of mechanically in the manager's own office. In operation immediately a machine begins to work the pin makes a mark across the chart in the space corresponding to the machine no matter in what part of the building the machine may be. This marking is arranged so that the rate of speed can be seen at a glance, each hundredth mark or multiple thereof being extended as shown in the illustration. It is a positive check on machines which are rented on a basis of royalty, according to their production, and for this reason it would seem to have a value on brick manufacturing plants where royalties are based upon machine outputs.

Prongs Hold Metal Lath.

A NOTICEABLE improvement in the use of metal lath is made possible by the use of a prong studding that grips the lath, as shown in the illustration, preventing skipping on tying, sagging and bulgy plastering, and removes entirely

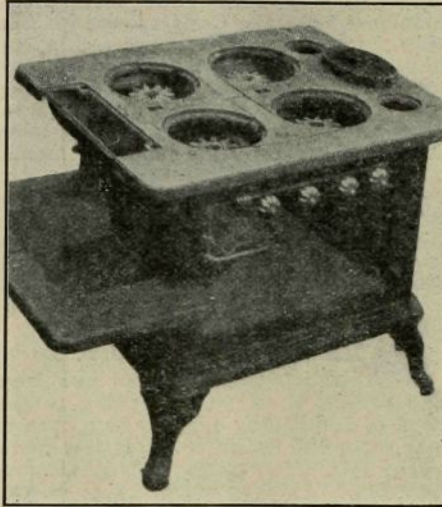


the necessity of using wire bonds to fasten the lath to studding in partition and fireproofing work. The prongs grip the lath on both sides and are affixed to the lath by a sharp blow of a hammer.

Being a composite part of the studding itself, there can be no slipping or warping of the fabric upon which the plaster is laid. Furthermore, it makes possible the drawing taut of the lath with more force than ordinarily can be exerted by the use of wire and plyers.

Combines Gas and Coal Stove.

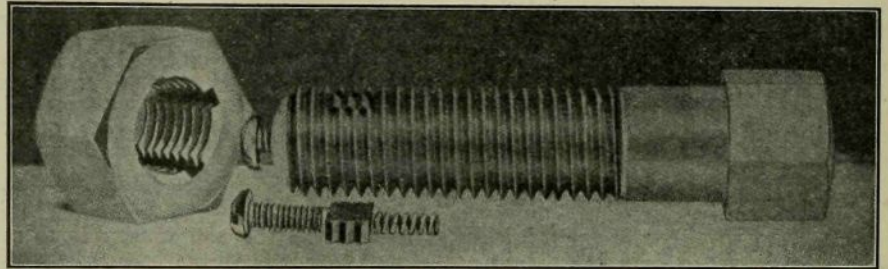
HERE is a device to appeal to prospective builders as well as to occupants of flats and small apartments. It is in the form of a coal stove combined with a gas stove that permits the use of coal in winter when the surplus heat may be used to good advantage for warming the abode, while in the summer months the same equipment can be used for cooking by gas, giving heat on



the utensil where it is needed without unnecessarily heating up the house. The illustration shows the device as it is being turned out by the Valley Star Stove Company, of Wheeling, West Virginia. The stove, according to the manufacturers, is simply made. The gas burners can be removed as easily as a lid can be taken off an ordinary stove and yet the heating efficiency is not sacrificed.

A New Patented Nut Lock.

THIS newly patented device is in the form of a nut lock, the basic idea of which is the off-setting of some of the threads by a screw attachment fixed in the center of the bolt. The features claimed for it are that it retains its tensile, bending and shearing strength and locks automatically at the slightest turn of the nut, which does away with



the use of washers. The thread in the end of the bolt can be tapped out of standard or filled with composition to keep unauthorized persons from meddling, and it makes jarring loose of mechanical parts impossible.

The device is said to be not only novel, but safe, simple, durable and effective. The set screw in the end of the bolt moves the threads in or out of alignment, unlocking or locking the nut automatically with a click. The tension is off the spring when it is locked. No parts are exposed to the elements and the set screw is removed after locking.

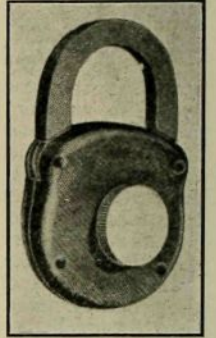
Patching Broken Wash Stands.

FREQUENTLY accidents happen to iron, porcelain and soapstone tubs, bowls and wash trays, causing them to crack, but not sufficiently damaging the fixture, providing a proper cement can be applied. For cases of this kind a satisfactory cement may be made that will stand hot water and long use by

mixing powdered litharge with concentrated glycerine. This must be applied quickly for it hardens rapidly. It is essential that the surface be dried when it is applied and that no water be permitted to touch the repaired part for at least half an hour after the cement has been applied. For indentations mix two parts by weight of mineral brown and one part of powdered litharge, three parts of iron filings with enough strong boiled linseed oil to make the consistency of putty. This must be well kneaded. For stone tubs mix twenty parts by weight of fine river sand, two parts of powdered litharge, one part fresh lime, powdered with boiled linseed oil to proper consistency for use.

Keyless Pad Lock.

ONE of the novelties being introduced in the hardware trade this year is a keyless padlock that works on the principle of a safe combination. It has a special value to contractors and office managers because it cannot be picked or opened in any way except by one who knows the combination. It has the additional value of not requiring illumination for opening, thus doing away with dangers from fire by employes striking matches in dark places where tool and supply chests are kept. It is manufactured by the American Minute Photo Company, 2214 Ogden avenue, Chicago. The locks are made of an anti-rusting metal and cannot become clogged by dust, oil, grease, water, heat or coal. More than 50,000 combinations are possible in operating the lock.



The Menacing Catch-All.

FIRE prevention is the only real economy now possible in safety planning in view of the excessive losses all over the country in spite of the fact that the expense of maintenance of fire departments is enormous and increasing as rapidly as the losses. To make our important buildings reasonably safe by preventive measures against fire would be better for the city at large than any possible expansion in the fire department that could be urged. In fact, when weighed fairly there is a great deal more efficiency on the side of the fire-fighting facilities in New York City than there is in the degree of care exercised in pre-

venting fire. Fire-prevention has its root in ordinary cleanliness around a building. Are there any catch-all closets, areas or receptacles in your buildings?

Key Locks Light Globes On.

THERE need be no further danger of panic from sudden darkness by maliciously inclined persons, for the General Electric Company, 30 Church street, is introducing an incandescent lamp socket that affords positive protection to lamps in public or semi-public places from theft or disturbance. The locking device on these sockets is said to actually prevent the removal of the lamp by unauthorized persons. The key is removable and when it is not in position to lock or unlock the globe the bulb swivels freely in the socket, preventing injury to either lamp base or socket if an attempt is made to remove the lamp without the key. There is a special need for such a locking device in public buildings, lavatories and factories.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

AN EXAMPLE OF SPECIALIZED CONSTRUCTION

The Hill Building on Tenth Avenue Has the Deepest Terra Cotta Floor Construction Ever Used in New York, and Will Be Vibrationproof and Soundproof.

DURING the past winter the steel frame for an eleven-story building intended for the printing and publishing trade was fully completed and enclosed at Tenth avenue and 36th street, and some time during the spring the owner will take possession. There is no building so tall anywhere near it, and from its upper stories one can overlook everything as far eastward as Broadway. The newcomer is a striking example of the remarkable rebuilding movement that is taking place on the far West Side.

This is the first publisher's building to come into the section, or at least so far from Broadway. It is a special building in every sense of the word. The best models of business buildings for a number of lines of industry have been built in the last two years over here where the city's great terminals are going to be established some time, where the marginal railroad is to run and where the oversea commerce of the country will center.

Specialized Construction.

What is meant by specialized construction and equipment can best be learned by a study of one of these special buildings, and for example the Hill Building. Publishers and large printers in the city have mostly had to accommodate their business to somebody's conventional loft building. Rarely have they been privileged to arrange their works as they knew they ought to be for efficient service; they have not been able to plan a logical layout of the component parts of their establishments so that there will be an orderly sequence for material and product, and comfortable working conditions for those who pass most of their conscious hours therein. Skimpy press-rooms, low ceilings, inadequate light and danger from fire have been accepted as the common lot.

Things will be different in the Hill Building, as it has been designed around its business. On the outside it is good to look at, being surfaced with ivory colored tile like the Woolworth, Candler and some other buildings. About three-fourths of its external surface is glass, which means as good light as can be obtained for a class of work requiring the keenest of perception. There will be no quivering or throbbing to this structure to wear out the nerves of its tenants; the floors are too thick and the walls too sturdy. The floor girders are double and between them is a hollow-tile arch sixteen inches deep with six inches of solid stone concrete on top, which is the deepest terra cotta floor construction that has ever been used in this city. So far as architectural skill can make it, this building is or will be vibration proof and sound proof.

Unusual Conveniences.

The floors are designed for live loads of 300 lbs. per square foot on all floors. The steel beams are spaced 8 feet on centers.

Shippers from ordinary loft buildings

waste time, money and patience, and annoy their neighbors as well, because of inefficient freight-handling facilities. Into this building teams will be driven right up to the elevator doors and will discharge their loads on to the elevators without intermediate handling or congestion. The entrance for teams is twenty feet wide, and the elevators will lift any machine or load that a truck can carry. Besides the elevator there is a spiral merchandise chute through which to send sacks or bundles to the street in a hurry. The chute is also an ideal fire-escape.

Filtered and chilled drinking water circulates through the building and hot-water is the heating medium, because it gives you just the right amount of heat.

out about 63 cents per square foot for gross area. Goldwin Starrett & Van Vleck are the architects, and the Theodore Starrett Co. is the general contractor.

Need of Skilled Workmen.

The American architect is handicapped almost fatally by the lack of good artificers to work out the detail of his plans, is the opinion held by Ralph Adams Cram, consulting architect of the Cathedral of St. John the Divine. The blame is placed largely upon our school system, which does not educate craftsmen and upon those labor unions that discourage the spirit of emulation. Mr. Cram's views are expressed in a paper which was read by him before the fourth annual convention of the American Federation of Arts.

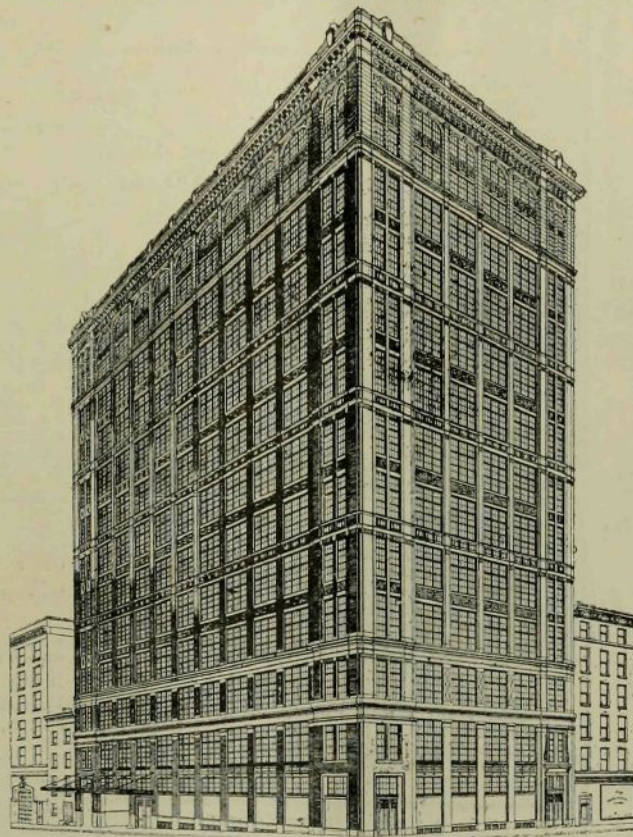
"Nearly all our expert labor in the artistic trades," says Mr. Cram, "is imported from Europe. We pay large wages to foreign workmen but refuse to educate our own people so that this financial benefit may accrue to them. In other words, our prosperity results in benefiting the alien, and we allow our citizens to degenerate, furnishing no new employment for the rising generation, but fitting it only to those limited callings which already are overstocked, and in which it can command but a minimum wage.

"Every architect knows that the success or failure of his work depends largely on the craftsmen who carry it out and complete it with all the decorative features of form and color, and yet in a nation of 100,000,000 people, with a dozen schools of architecture, practically nothing is done toward educating these same craftsmen, and we either secure the services of foreign-trained men, accept tenth-rate native work, or go without.

"Take a case in point; it is decided to build a metropolitan cathedral with little regard to cost; plans are made (we will say satisfactorily), what then? If it is to be a great and comprehensive work of art it needs (and exactly as much as it needs its architect) sculptors, painters, carvers in wood and stone, glass-makers, mosaicists, embroiderers, leather workers. Are there enough schools in America to train all the craftsmen needed in this one monument—if so, where?

Training Schools Suggested.

"One of the foolish arguments against Gothic is that it is quite dependent on the artist-craftsman, and as we have none, we must abandon the style; one of the foolish arguments in favor of classical design is that anybody can learn to carve an acanthus, therefore we had better stick to what we know we can do. Neither argument is sound; if we have no artist-craftsmen then it would be better for us to close up half the schools that are turning out architects and employ the funds for the training of the only men who can give life to the architect's designs."



Goldwin Starrett & Van Vleck, Architects.
Tenth Avenue at 36th Street.
THE HILL BUILDING.

Variation in humidity is the enemy of register, and with bad heat conditions is the principal cause of static electricity (a hole where printer's profits drop through). In the Hill Building the windows are closed, no dirt or noise from the outside. Over each floor is distributed a constant stream of air drawn from the street by powerful machinery, washed, tempered, and humidified, 30 cu. ft. per minute for each person on each floor. On the roof a similar set of fans exhaust the used air in the same quantity.

The Hill Publishing Company will occupy the top floors. The estimated cost of the structure, exclusive of land and equipment costs, was \$650,000, and it is understood that the owner has set a rental price of \$11,000 per floor for the remaining seven floors, which figures

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.

You need

A doctor to prescribe for your illness

You need

A lawyer to handle your legal matters

You need

A builder to erect your building

You need

thoroughly competent, experienced insurance specialists to handle your insurance

"That's Us"

Ritch-Hughes Co.

Architects Building 101 Park Ave.

PHONE { 2085 } MURRAY
 { 2086 } HILL
 { 2087 }

THE WHITNEY COMPANY

(Incorporated 1902)

BUILDERS

Architectural and Engineering
Construction

1 LIBERTY STREET, NEW YORK

New York Seattle Denver Boston

GEO. HARRISON JOHN F. MEYER

HARRISON & MEYER

Artificial Stone

Pavements

Centurian Building

Telephone Madison Square 8718 1182 Broadway

Wm. H. Oliver

Late Hobbs & Oliver
Established 1846

PLAIN and DECORATIVE Painting

Paper Hangings and Interior Decorations
57 Fifth Avenue New York
Telephone, 833 Stuyvesant

Building Operations—Continued.

To Figure on Kahn Residence by July.

C. P. H. Gilbert, 1123 Broadway, Manhattan, architect for the new residence which Otto Kahn, the banker, is to erect at the northeast corner of Fifth avenue and 91st street, will not be ready to receive estimates before about July 1. The construction will be fireproof, of brick and foreign stone, four stories in height with dimensions of 100x110 feet. Rene Sargeant, of Paris, France, will be the consulting engineer.

Contract for Brewster Residence.

C. T. Wills (Inc.), 286 Fifth avenue, has been selected as the general contractor, on percentage, for the erection of a brick residence at Brookville, L. I., for George S. Brewster, the banker, 49 Wall street. The plans for the residence are being prepared by Trowbridge & Livingston, architects, 527 Fifth avenue. The building will be situated on an estate of 190 acres which will be developed as a model farm.

Telephone Building for Bayside.

The New York Telephone Company, 15 Dey street, Manhattan, is having preliminary plans prepared by E. A. Munger for a telephone building to be erected here. Nothing definite has yet been decided.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

NEWARK, N. J.—C. W. Stuart Co., Extracts, Main st, contemplates enlarging its business building in Main st. No architect selected.

ELIZABETH, N. J.—The First Presbyterian Church of Elizabeth, Rev. Dr. William F. Whitaker, pastor and chairman of building committee, 142 Stiles st, contemplates the erection of a brick and stone parish house in Broad st, near Caldwell pl. No architect selected.

SYRACUSE, N. Y.—Syracuse Lodge, Order of Moose, F. Gerhard, president, contemplates the erection of an office building with club rooms in this city. Site and architect not selected. Estimated cost about \$200,000.

PALMYRA, N. Y.—The First Methodist Church, Rev. W. S. Wright, pastor, contemplates making alterations and additions to the church and Sunday school to cost between \$8,000 and \$10,000. No architect selected.

JAMESTOWN, N. Y.—The City of Jamestown School Board of Trustees, Arthur Kettle, president, 500 Felton Building, contemplates the erection of a 1-sty brick power plant in 2d st and the Erie Railroad tracks. No architect selected.

JAMESTOWN, N. Y.—The Crown Metal Construction Co., R. W. Clark, 118 Steel st, contemplates the erection of a 4-sty brick factory on the Erie tracks. No architect selected.

HERKIMER, N. Y.—Harry Copeland, 119 North Main st, contemplates the erection of two 3-sty brick stores and apartments in the west side of North Main st, south of Green st, to cost about \$15,000. No architect selected.

PENN YAN, N. Y.—The First Presbyterian Church of Penn Yan, Rev. N. D. Bartholmew, pastor, Main st; C. Russell, Penn Yan, chairman of building committee, contemplates the erection of an addition to the church in Main st. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—S. Edson Gage, 340 Madison av, architect, is taking bids for alterations to the 4-sty store and apartments, 25x100 ft., at 20 East 48th st for the Advocate Realty Co., Wolcott G. Lane, president, 80 Broadway. Cost, about \$15,000.

2D ST.—Nast & Springsteen, 21 West 45th st, Manhattan, are completing plans for a 6-sty tenement with stores, 45x107 ft, at 362-364 South 2d st, for the Solomon Kraus Realty Co., 217 Havemeyer st. Cost, about \$40,000. The owner will take bids on subs and materials at once.

BANKS.

SOMERVILLE, N. J.—Plans are being figured to close May 16 at 3 P. M., for the bank building and offices at the southeast corner of Bridge and Main sts, for the Second National Bank of Somerville. P. C. Van Nuys, Main st, architect. Cost, about \$40,000.

CHURCHES.

CLINTON, N. J.—The New Jersey State Reformatory for Women, Mrs. C. B. Alexander, president Board of Managers, Mine Mountain, Bernardsville, N. J., is taking bids for a 1-sty brick, hollow tile and stucco chapel, 31x65 ft., from plans by Delano & Aldrich, 4 East 39th st, Manhattan.

DWELLINGS.

LITTLE FALLS, N. Y.—Linn Kinne, Utica, N. Y., is ready for bids for a 2½-sty residence and garage, 45x94 and 24x40 ft, in Prospect

st, for J. J. Gilbert, president of the Gilbert Knitting Co., 42 W. Gansevoort st, Little Falls, to cost about \$50,000. Trowbridge & Ackerman, 62 West 45th st, Manhattan, are associate architects.

HARTSDALE, N. Y.—Parker Morse Hooper, 15 West 38th st, Manhattan, architect, is taking bids for a 2½-sty frame residence on Greenacres av for Fred Lavis, 50 Church st, Manhattan. Cost, about \$8,000.

PERTH AMBOY, N. J.—Plans are being figured for a 2½-sty brick and stucco residence, 32x25 ft., in the east side of Water st, 300 ft. south of Gordon st, for Mrs. Margaret C. Ciani, care of architect, John W. Ingle, 527 5th av, Manhattan, architect.

YONKERS, N. Y.—G. Howard Chamberlin, 18 South Broadway, architect, is taking bids on general contract for a 2½-sty frame residence, 32x38 ft., on Fairfield rd, for M. R. Briney, Morris Crescent, Yonkers. Cost, about \$8,000.

MANHATTAN.—Walker & Gillette, 128 East 37th st, architects, are taking bids for alterations to the 4-sty brick residence, 20x57 ft., at 134 East 70th st, for A. Leo Everett, 134 East 70th st. Cost, about \$8,000.

OAKLAND, N. J.—George Von Arx, 75 Montgomery st, Jersey City, has nearly completed plans for a 2½-sty frame residence, 36x40 ft. and garage for Mrs. Sarah E. Williams, Oakland, owner. Cost, about \$10,000.

MANHATTAN.—Arthur C. Nash, 345 5th av, architect, is taking bids for alterations to the 4-sty brick residence, 18x60 ft., at 41 East 63d st, for Edward L. and Margaret T. Hunt, 54 West 50th st. Cost, about \$7,000.

WESTHAMPTON BEACH, L. I.—Hiss & Weeks, 452 5th av, Manhattan, are taking revised bids on separate contracts for a 2½-sty terra cotta block and stucco residence for H. H. Butts, care of J. H. Richardson & Co., 1 Maiden lane, Manhattan.

FACTORIES AND WAREHOUSES.

BRONX.—Borden's Milk Co., 108 Hudson st, S. Frederic Taylor, president, owner, is taking bids for a 3-sty brick pasteurizing plant, 50x141 ft., on the east side of Park av, 136 ft. south of 180th st, from plans by A. Ullrich, 367 Fulton st, Brooklyn. Cost, about \$90,000.

HOTELS.

WHITE PLAINS AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans and will take bids until May 10, for a 3-sty hotel, 39.3x41.6 ft., at the northwest corner of 219th st and White Plains av, for the Jacob Ruppert Realty Corp., 90th st and 3d av. Cost, about \$21,000.

PUBLIC BUILDINGS.

MINEOLA, L. I.—The Libman Contracting Co., 126 West 46th st, is figuring the general contract for two additions to the court house for the Board of Supervisors of Nassau County, Philip J. Christ, chairman. Cost, about \$225,000.

NEW ROCHELLE, N. Y.—Bids will be taken up to May 16, 3 o'clock, p. m., by Oscar Wenderoth, supervising architect, Washington, D. C., for the 2-sty post office building, at Rose and Huguenot sts, to cost about \$80,000.

BROOKLYN.—R. I. Dodge, 233 Broadway, Manhattan, will call for bids about May 3 for the 8-sty factory, 90x80 ft, reinforced concrete, in Van Brunt st, Brooklyn, for the Adriance Machine Works, 254 Van Brunt st, to cost \$100,000.

NEW ROCHELLE, N. Y.—The Libman Contracting Co., 126 West 46th st, Manhattan, is figuring the general construction for the United States Post Office Building here from plans by Oscar Wenderoth, architect, Washington, D. C., and desire bids on all sub-contracts prior to May 14th.

MINEOLA, L. I.—Bids will close May 5 for additions to the 1 and 2-sty reinforced concrete and steel court house, 60x160 ft, each for the Board of Supervisors of Nassau County, Court House, Philip J. Christ, chairman of building committee. W. B. Tubby, 81 Fulton st, Manhattan, architect. Cost, about \$225,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Howells & Stokes, 100 William st, Manhattan, architects, are taking bids to close May 4 for the 4-sty brick, terra cotta and stone manual training school, 60x112 ft., at the Pratt Institute, 215 Ryerson st.

ORANGE, N. J.—Plans are being figured for a 3-sty brick and limestone addition, 54x70 ft, to the school for the Carteret Academy, The Kennedy Mead Co., proprietors, 291 Essex av, Orange. Taylor & Mosley, 40 Wall st, Manhattan, architects.

BROOKLYN.—The Libman Contracting Co., 126 West 46th st, Manhattan, is figuring the general contract for the Manual Training School of Pratt Institute, Steuben st, from plans by Howells & Stokes, architects.

MANHATTAN.—Plans are being refigured for the 5-sty brick and limestone school, 25x75 ft., at 118th st and St. Nicholas av, for the Church of St. Thomas the Apostle, 118th st, west of St. Nicholas av, Rev. Father J. B. McGrath, pastor. F. A. DeMeuron, 31-33 East 27th st, architect.

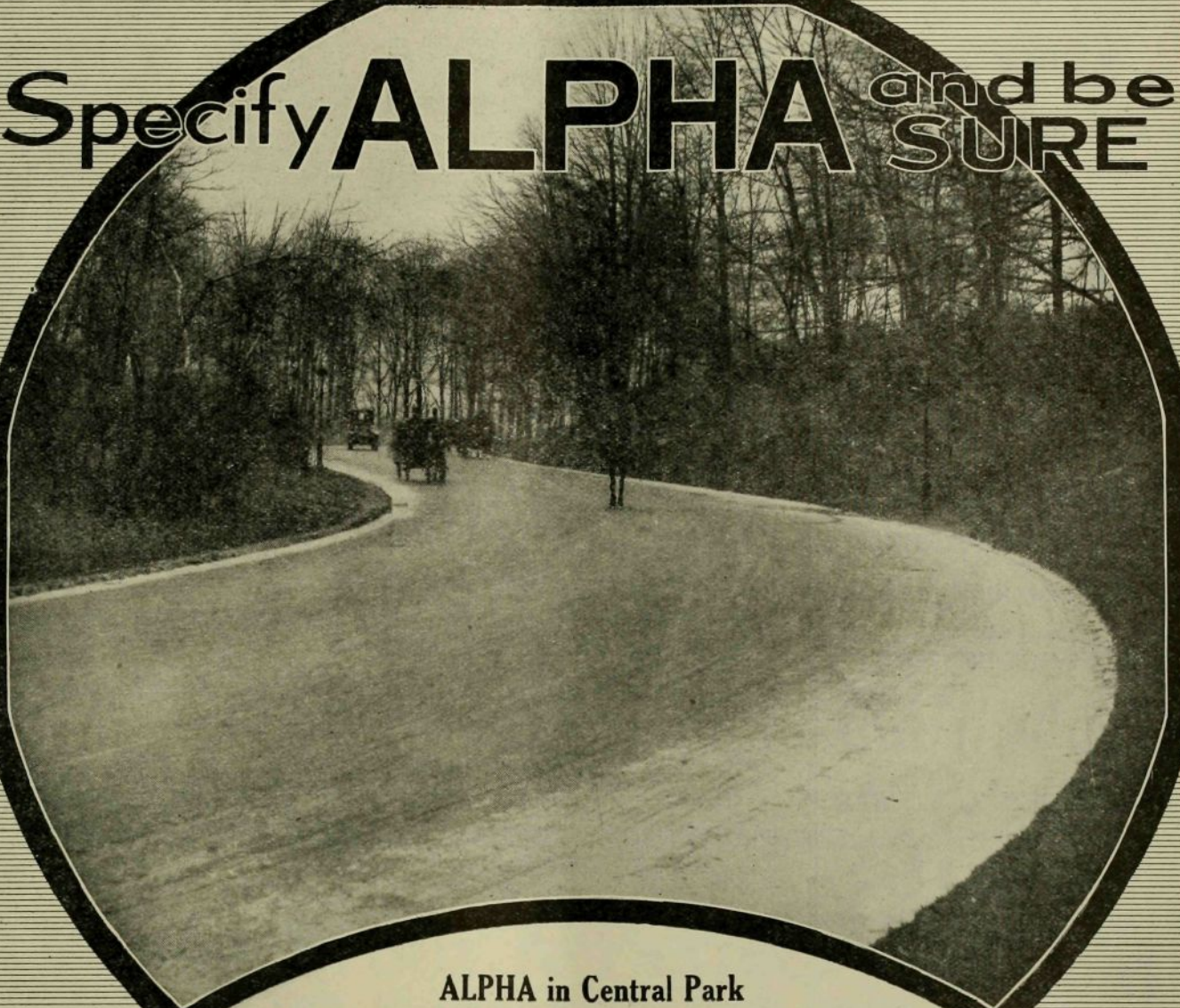
STABLES AND GARAGES.

BROOKLYN.—The Libman Contracting Co., 126 West 46th st, Manhattan, is figuring the general contract for the stables at 134 Jamaica av, for the Department of Water Supply, Gas & Electricity.

STORES, OFFICES AND LOFTS.

MANHATTAN.—David Bleir, 545 East 139th st, architect, is taking bids for changing the 6-sty brick lofts, northwest corner of Canal and Chrystie sts, for the 125 Canal Street Co., Davis Schoff, president, into offices and stores.

Specify **ALPHA** and be **SURE**



ALPHA in Central Park

Central Park's newest roads are built for hard wear, for permanence, for low upkeep cost. They are solid and even without being slippery. They almost keep themselves clean, and they grow stronger with age. These beautiful new roads are concrete roads built with

ALPHA PORTLAND CEMENT

The High-Water Mark of Quality

Central Park, Pennsylvania Railroad Terminal, Hudson Terminal, Bush Terminal, New York Aqueduct—these are some examples of notable places in and around the metropolis where ALPHA Portland Cement was used after the most exacting tests.

ALPHA is tested hourly day and night in the six great ALPHA plants. It is made to more than meet all standard tests, whether the purchaser is to make his own tests or not. You can always absolutely depend on ALPHA quality and ALPHA service.

Six great plants on six trunk-lines railroads, with a production capacity of 25,000 barrels daily and a storage capacity of 2,000,000 barrels. Eight branch offices at your service.

Ask for free copy of the ALPHA book and Bulletin on Concrete Highways, giving construction details, cost data, etc.

Alpha Portland Cement Co., New York City Offices: 50 Church St.

Other Sales Offices: Chicago, Philadelphia, Boston, Pittsburgh, Buffalo, Baltimore, Savannah
General Offices: Easton, Pa.

The Clinton Fireproofing System

INSTALLED IN THE

STRAND THEATRE

THOS. W. LAMB
Architect

BUILDERS
CRAMP & CO.

Fireproofing
ARTHUR GREENFIELD, Inc.

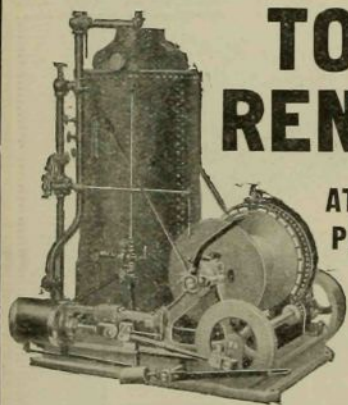
ALBERT OLIVER

101 PARK AVENUE

H. G. OLIVER, Manager

LIDGERWOOD

Builders' Hoists



TO RENT

AT LOW PRICES

Single friction drum hoist suitable for handling building material, hauling wagons out of excavations, pile driving, etc.

Will sell above hoist if desired.

Builders' Hoist & Machine Co.

1 Union Street, Jersey City, N. J.

Gnybco

(COPYRIGHT APPLIED FOR)

{ BETTER BUILDINGS }
{ GNYBCO BRICK }

THEY'RE SYNONYMOUS

GREATER NEW YORK BRICK CO.

Sellers of Gnybco Brands
Phone, Murray Hill, 761 103 Park Ave.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
50TH ST.—Sommerfeld & Steckler, 31 Union sq, have been commissioned to prepare plans for a 6-sty tenement, 71x100 ft, at 235-241 East 50th st, for L. J. Marks, 257 Broadway, owner and builder.

63D ST.—The Kreymborg Architectural Co., 163d st and Southern boulevard, has been commissioned to prepare plans for alterations to the 5-sty flats 5-15 West 63d st, for bachelor apartments. James F. Meehan, 1029 East 163d st, owner.

PARK AV.—Schwartz & Gross, 347 5th av, are still preparing plans for the 10 or 12-sty apartment at the southeast corner of Park av and 54th st for the Putman Construction Co., Samuel A. Herzog, president, 299 Madison av, owner and builder.

123D ST.—Neville & Bagge, 217 West 125th st, have completed plans for the 9-sty apartment, 59.11x85.1 ft., 118-22 West 123d st, for Patrick McMorrow, 271 West 125th st. Cost, about \$125,000.

4TH ST.—Samuel Sass, 32 Union sq, has completed plans for the 6-sty apartment, 47.2x83 ft., 307-9 East 4th st for Dr. J. B. Prager, 309 East 4th st. Cost, about \$40,000.

175TH ST.—Nast & Springsteen, 21 West 45th st, have completed plans for two 6-sty apartments at the northeast corner of 175th st and St. Nicholas av for the 175th St. Holding Co., 180 Broadway. Cost, about \$52,000 and \$58,000.

PARK AV.—Rouse & Goldstone, 38 West 32d st, have completed plans for alterations to the 12-sty apartment on the east side of Park av, 52d to 53d sts, for the Montana Realty Co., 30 East 42d st. Cost, about \$5,000.

5TH AV.—George Provot, 104 West 42d st, has completed plans for alterations to the 12-sty apartment, 636 5th av, for the T. R. A. Hall Est., 39 East 42d st. Cost, about \$5,500.

BROADWAY.—Nathan Langer, 81 East 125th st, has completed plans for alterations to two 5-sty apartments 2682-4 Broadway for Mrs. Marion S. I. Martin, 331 Madison av.

6TH AV.—John Ph. Voelker, 979 3d av, has completed plans for alterations to the 4-sty tenement 820 6th av for the Stephen Hayes Estate, 2 East 128th st.

WEST END AV.—Clinton & Russell, 32 Nassau st, have completed plans for alterations to the 7-sty apartment 400 West End av for the Hewitt Realty Co., 50 Church st. Cost, about \$7,500.

8TH AV.—Clarence L. Seferit, 110-12 West 40th st, has completed plans for alterations to the 5-sty tenement 930 8th av for Emily A. Redmond, 56 8th av, Brooklyn.

MORTON ST.—Bartocini & Vindrasco, 498 West Broadway, have completed plans for alterations to the 5-sty tenement 13 Morton st for John E. Rosasco, 45 Morton st.

1ST AV.—Chas. M. Straub, 147 4th av, has completed plans for alterations to the 4-sty tenement 2242 1st av for Pietro Alvino, 319 East 17th st.

DWELLINGS.

5TH AV.—G. P. H. Gilbert, 1123 Broadway, will be ready to take bids about July 1 for the 4-sty brick and foreign stone residence, 100x110 ft, at the northeast corner of 5th av and 91st st, Otto Kahn, 52 William st, Rene Sargeant, Paris, France, is consulting engineer.

PUBLIC BUILDINGS.

5TH AV.—The City of New York, Department of Parks, opened bids for all plumbing work in addition J and for certain rough work in addition K, from plans by McKim, Mead & White, 101 Park av. P. F. Kenny Co., 33 Old Broadway, low bidder, at \$6,300.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened April 27 for alterations, repairs, etc., to various public schools. M. D. Lundin was low bidder for P. S. 11 at \$1,005 and for P. S. 32 at \$645; H. Portnof for P. S. 17 at \$498; James S. Newman for P. S. 26 at \$224 and for P. S. 28 at \$314; W. H. Quinn for P. S. 33 at \$518; Sirkus & Jacobson for P. S. 45 at \$365; Newman & Siegler P. S. 56 at \$1,150; Arthur T. Wibom, Inc., for P. S. 58 at \$564; Morris & Kepowitz for P. S. 67 at \$417 and for P. S. 127 at \$215; Samuel Rappaport for P. S. 69 at \$519; C. L. Dooley, Inc., for P. S. 84 at \$289; S. Langer, P. S. 87 at \$224; W. C. Redlich, P. S. 94 at \$229; and Frank Nebeling for DeWitt Clinton High School at \$873.

MANHATTAN.—The Board of Education opened bids April 27 for alterations and repairs to heating and ventilating apparatus in various public schools. Daniel J. Rice was low bidder for P. S. 1 at \$1,089; for P. S. 2 at \$1,157; for P. S. 12 at \$494; for P. S. 19 at \$149; for P. S. 31 at \$1,134; for item 2 P. S. 62 at \$1,444, and for P. S. 79 at \$1,968. Robertson & Cary were low bidders for P. S. 14 at \$148; for P. S. 25 at \$248, and for P. S. 77 at \$358. Philip & Paul for P. S. 59 at \$1,444 and for item 1 P. S. 62 at \$1,159. William E. Mason for P. S. 188 at \$442.

STORES, OFFICES AND LOFTS.

DUANE ST.—B. E. Stern, 56 West 45th st, has completed plans for alterations to the 5-sty loft building 118 Duane st, for Morse & Rogers, Duane and Hudson sts, owners. Lazrus Fried & Sons, 116 Duane st, lessees. Cost, about \$20,000.

IRVING PL.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have completed plans for alterations to the 6-sty brick telephone exchange, 53x100 ft., at 61-63 Irving pl, for the New York Telephone Co., 15 Dey st, Union N. Bethell, president. Cost, about \$10,000.

THEATRES.

5TH ST.—Louis A. Sheinart, 194 Bowery, is preparing plans for alterations to the police station at 5th st and 1st av, for moving picture theatre purposes, costing about \$7,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
184TH ST.—Plans have not yet been started for the 5-sty apartments at the northwest corner of 184th st and Park av for the Winnie Realty & Construction Co., Maurice Muller, president, 939 Intervale av, Koppe & Moore, 830 Westchester av, architects.

BATHGATE AV.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 6-sty apartment, 54x114 ft., on Bathgate av, between 174th and 175th sts, for the Mason Construction Co., 919 Beck st, Samuel Silverberg, president. Bids have not been taken.

161ST ST.—Harold L. Young 1204 Broadway, is preparing plans for three 6-sty apartment houses, 50x90 ft., in the north side of 161st st, between Fort Washington av and Riverside dr, for the Friedman Construction Co., 171 Broadway, owner. Henry Friedman, president.

CHURCHES.

WASHINGTON AV.—Maximilian Zipkes, 220 5th av, has been commissioned by the Congregation and Great House of Learning of Israel of the Bronx to draw plans for a 2-sty synagogue on the west side Washington av, north of Claremont Parkway, to cost about \$25,000.

DWELLINGS.

SCRIBNER AV.—Lucian Pisciotto, 391 East 149th st, is preparing plans for a 2-sty brick and limestone residence, 23x42 ft., on the west side of Scribner av, about 96 ft east of Balcom av, for John Carlucci, 3956 Park av, owner and builder. Cost, about \$4,000.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids April 27, for installing electric equipment in Public School 51. New York Construction Co., \$10,840, low bidder; Eugene Frank, \$11,183.

BRONX.—The Board of Education opened bids April 27 for item 1, installing heating and ventilating apparatus in Public School 51. John F. Dalton, \$52,387, low bidder. Other bidders were: Daniel J. Rice, \$53,873; Raiser Heating Co., \$52,750; Grimshaw & Sturges, Inc., \$54,174; Wall Eng. & Cont. Co., Inc., \$52,933; Wells & Newton Co., of New York, \$52,661.

STORES, OFFICES AND LOFTS.

WILKINS AV.—Maximilian Zipkes, 220 5th av, has been commissioned by Louis E. Kleban to prepare plans for alterations to the building at 1336-1338 Wilkins av for store purposes.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

2D ST.—Samuel Sass, 32 Union sq, Manhattan, has completed plans for a 6-sty store and tenement, 75x69 ft, at 302-306 South st, for the Havemeyer Const. Co., 1104 Broadway, Brooklyn, estimated cost \$60,000.

ROGERS AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 49x85 ft, at Rogers av and Beverly road, for Louis Rotner, Stone and Pitkin av, to cost \$25,000. Owner takes bids.

GEORGIA AV.—M. W. Del Gaudio, 401 East Tremont av, Bronx, is preparing plans for a 3-sty tenement, 25x70 ft., on the west side of Georgia av, 185 ft, north of Atlantic av, for Filomena Jannace, 40 Georgia av, owner and builder. Cost, about \$10,000.

DWELLINGS.

95TH ST.—L. F. Schillinger, 167 Van Sicken av, is preparing plans for six 2-sty frame residences, 19x50 ft, in the east side of East 95th st, 176 ft north of Farragut rd, for Margaret McCook, 156 Barbey st, owner and builder. Cost about \$3,000 each.

LINCOLN PL.—Antonio Cocarro, 1538 Lincoln pl, owner, is having plans prepared by Laspia & Salvati, 525 Grand st, Brooklyn, for two 2-family residences, 20x45 ft, on the south side of Lincoln pl, 380 ft east of Buffalo av, to cost \$1,000 each.

NORWOOD AV.—William C. Winters, 106 Van Sicken av, is preparing plans for seven 2-sty 1 and 2 family dwellings, 20x55 ft, at the northwest corner of Norwood and Jamaica avs, to cost \$25,000. Thomas Smith, 106 Van Sicken av, owner.

MUNICIPAL WORK.

BROOKLYN.—The Riverdale Contracting Co., 39 East 28th st, Manhattan, was low bidder at \$32,504.20, for water mains and appurtenances in 2d, 3d, 19th and Prospect avs, 6th and 60th sts, for the City of New York, Department of Water Supply, Gas & Electricity.

BROOKLYN.—Bids were opened by the Department of Water Supply, Gas & Electricity, Municipal Building, William Williams, commissioner, for water mains and appurtenances. Norton & Gorman, 303 Douglas st, \$63,229.08, low bidder for East New York av; Knight & DeMico, Inc., 441 Park av, Manhattan, were low bidders for 4th, 4th, 51st, 57th, 64th, 68th, 69th, 75th, 76th, 77th and 83d sts, 17th and Webster avs and in Wakeman pl; Louis D. Gregory, Pilot st, City Island, Bronx, was low bidder for Mermaid, West 24th and West 30th sts.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education April 27, for the general construction, etc., of retaining walls, fences, sidewalks, on and about the athletic field, Borough of Brooklyn: James I. Newman, \$3,987, low bidder.

BROOKLYN.—Bids were opened April 27 by the School Board for item 1, general construction of additions to and alterations in Public School 36. William H. Egan, \$105,105; Peter Cleary, \$102,390; H. C. Stowe Construction Co., \$102,690. All bids were laid over.

BROOKLYN.—Bids were opened by the Board of Education April 27 for alteration, repairs, etc., in various schools. James S. Newman was low bidder for P. S. 3 at \$860; for P. S. 83

at \$1,383; for P. S. 106 at \$2,222; for P. S. 113 at \$717; for P. S. 144 at \$2,079; Boys' High School at \$2,487, and for the Commercial High School at \$4,187. Nathan Frey for P. S. 41 at \$400. Joseph Weinstein for P. S. 66 at \$1,759 and for P. S. 125 at \$625. B. Diamond for P. S. 70 at \$926 and for P. S. 156 at \$1,470. Julius Haas' Sons for P. S. 84 at \$1,029. S. Langner for P. S. 85 at \$1,969. Bernstein & Cohen for P. S. 93 at \$788. Morris Cohen for P. S. 155 at \$1,023 and M. D. Lundin for the Girls' High School at \$4,650.

STABLES AND GARAGES.

PARK AV.—W. B. Wills, 1181 Myrtle av, is preparing plans for a 1-sty brick wagon shed, 52x68 ft, on the north side of Park av, 50 ft. east of Ryerson st, for Fred Huberm, 314 Park av. Cost, about \$8,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—R. George Smart, 501 Curtis av, Richmond Hill, L. I., has completed plans for ten 3-sty brick tenements, about 20x60 ft, on the west side of 11th av, between Newton rd and Grand av, for the Mathews Building Co., 560 Grand av, owner and builder. Total cost, about \$60,000.

DWELLINGS.

SPRINGFIELD GARDENS, L. I.—P. Tillion & Son, 389 Fulton st, Brooklyn, have completed plans for ten 2½-sty frame rectory, 30x40 ft., in Willow st, north of Broadway, for St. Mary Magdalene's Church, Rev. Father Tinney, on premises, owner. Matthew Smith & Son, 511 Lorimer st, Brooklyn, general contractors. Cost, about \$8,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Frank Mangialetti, 2417 Madison st, Ridgewood, L. I., has been commissioned to prepare plans for a 2-sty brick factory, 50x80 ft., for the Imperial Paint Co., A. Vogel, in charge, 118 9th st. Cost, about \$20,000.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids April 27 for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new Public School 95; Item 1, all bids were laid over. Item 2, National Regulator Co., \$3,150, low bidder.

Richmond.

DWELLINGS.

STATEN ISLAND.—E. H. Lyall, 334 5th av, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence, 29x32 ft., near St. George, S. I., for Mrs. Pendleton, care of architect. Cost, about \$6,000.

Nassau.

DWELLINGS.

OYSTER BAY, L. I.—Chas. A. Platt, 11 East 24th st, Manhattan, is preparing plans for a 2½-

sty frame residence, stable and garage on the south side of North Hempstead turnpike for Lewis Cass Ledyard, Jr., 54 Wall st, Manhattan. Floyd Dusingerre, Main st, Port Washington, L. I., has contract for grading and roads. Cost, about \$30,000.

SCHOOLS AND COLLEGES.

ROCKVILLE CENTRE, L. I.—Frank J. Berlenbach, 260 Graham av, Brooklyn, is preparing plans for a parochial school here for St. Agnes R. C. Church, Rockville, Rev. Father Queeley, pastor.

Suffolk.

DWELLINGS.

RIVERHEAD, L. I.—Foundations are under way for a 2½-sty frame residence, 30x36 ft., at Main st and Riverside drive, for George W. Hillerith, Riverhead, L. I., owner. Edward Blume, Main st, architect. Martin Slenson, this place, general contractor. Cost, about \$6,000.

MATTITUCK, L. I.—Foundations have been completed for the 2½-sty frame residence, 25x35 ft., for Wyman Archer, Cutchogue, L. I., owner. Edgar Tuttle, Peconic, L. I., general contractor. Cost, about \$5,000.

LAKE RONKONKOMA, L. I.—Percy E. MacDonald, 245 West 107th st, Manhattan, has completed plans for a 1-sty frame residence, 48x65 ft., for Adolph Weichers, 200 West 72d st, Manhattan. Cost, about \$12,000.

HOSPITALS AND ASYLUMS.

KINGS PARK, L. I.—Bids were opened by the New York State Hospital Commission, Capitol, Albany, for electrical work at cottages A, B, C and D, of the Kings Park State Hospital, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y. The Lord Electric Co., 105 West 40th st, Manhattan, was low bidder at \$16,000.

MUNICIPAL WORK.

BAYSHORE, L. I.—E. L. Phillips, 50 Church st, Manhattan, is preparing preliminary plans for a 2-sty brick coal gas system building for the Suffolk City Gas & Electric Co., Main St., Bayshore, owner. Bids will not be taken until next fall.

SCHOOLS AND COLLEGES.

RIVERHEAD, L. I.—The New York State Board of Education has approved plans for a frame school, R. F. D. district 3, by Edward H. Blume, Riverhead, architect.

Westchester.

DWELLINGS.

TARRYTOWN, N. Y.—C. P. H. Gilbert, 1123 Broadway, Manhattan, has completed plans for the 2½-sty brick and stone residence, 35x145 ft., on South Broadway for David L. Luke, 353 West 87th st, Manhattan. Cost, about \$150,000. Several outbuildings will be erected later. Bids will not be taken before August 1.

PELHAM HEIGHTS, N. Y.—W. F. Fay, Woodland rd, Madison, N. J., contemplates the erection of a 2½-sty frame residence from plans by W. H. Orchard, 122 West 42d st, Manhattan. Cost, about \$7,000.

NEW ROCHELLE, N. Y.—Joseph V. Gahan, 221 Huguenot st, is preparing plans for a 2½-sty frame residence, 24x32 ft., on the Boston Post rd, for Amanda Hanson, 164 Locust av and Hudson Park rd. Cost, about \$5,000.

YONKERS, N. Y.—G. Howard Chamberlin, 18 South Broadway, has about completed plans for a 2½-sty residence, 38x44 ft., on North Broadway, near Shonnard pl, for E. A. Fitch, care of the Otis Elevator Co., Woodworth av, corner Wells av. Cost, about \$11,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

STONY BROOK, L. I.—John Thatcher & Son, 60 Park av, Brooklyn, have received the general contract to erect a 1-sty brick and limestone bank building for the Bank of Suffolk County, Stony Brook. Mowbray & Uffinger, 56 Liberty st, Manhattan, architects. Cost, about \$6,000.

CHURCHES.

WARD'S ISLAND.—F. W. Burham, 30 East 42d st, has received the general contract to erect the 1-sty brick chapel, 90x32 ft., for the Chapel Altar Guild of the City Mission Society, Inc., care of F. D. Robinson, 1123 Broadway, architect. Foundations are completed.

DWELLING.

QUOGUE, L. I.—R. W. Carman, 283 Madison av, Flushing, L. I., has received the general contract to erect a frame bungalow here for Mrs. J. R. Finley, of Garden City, to cost about \$4,000. F. S. Stone, 55 Broadway, Manhattan, architect.

NEW ROCHELLE, N. Y.—Charles Ward Hall, 140 Nassau st, Manhattan, has received the general contract to erect a 2½-sty brick and stone residence, 94x30 ft., at Beachmont for John W. R. Crawford, 26 Broadway, Manhattan. Lawrence L. Barnard, 46-48 Lawton st, architect. Cost, about \$30,000.

MADISON AV.—The Midtown Contracting Co., 303 5th av, has received the general contract to make alterations to the 3-sty brick residence at 1130 Madison av, for Mrs. Mary L. Finch, care of Edward R. Finch, 32 Nassau st.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Frank Woermann, Century Building, St. Louis, Mo., has received the general contract to erect a 6-sty reinforced concrete paint factory, 75x150 ft., at 14th and Hancock sts, for the C. A. Willey Co., Vernon and Mott avs. John Boese, Bridge Plaza, architect. Cost, about \$125,000.

Power From A Perfect Source

Every large structure that installs a private plant faces a perpetual maintenance problem. Private plants are everywhere becoming obsolete when compared with the high-keyed efficiency of

Central Station Service

The best light and power for building consumption at the lowest market figure is obtainable only through Edison Service. The facts are yours for the asking

The New York Edison Company



At Your Service



Irving Place and 15th Street

Telephone: Stuyvesant 5600

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.

Contracts Awarded (Continued).

BUFFALO, N. Y.—Cramp & Co., 25 East 26th st, Manhattan, have received the general contract to erect a brick, steel or reinforced concrete bakery in Genesee st, near Belt Line, for the Ward Baking Co., Southern Boulevard and St. Mary's st, Bronx, Robert B. Ward, president. C. B. Comstock, 110 West 40th st, Manhattan, architect. Cost, about \$200,000.

FORT LEE, N. J.—The Libman Contracting Co., 126 West 46th st, Manhattan, has received the contract for the erection of a film factory on Linwood av, for the Motion Picture Properties Co., from plans by Charles Jourjon.

HOSPITALS AND ASYLUMS.

SNAKE HILL, N. J.—John J. Egan, 223 Mercer st, Jersey City, has received the general contract to erect the 3-sty brick addition, 77x 124 ft, to the Insane Asylum for the Board of Freeholders of Hudson County, Court House, Jersey City, Walter O'Mara, clerk. C. Frederick Long, 1 Montgomery st, Jersey City, architect. Cost, about \$92,000.

BROOKLYN. — The Tower Construction Co., 1 Madison av, Manhattan, has received the general contract to erect a 3-sty brick and stone nurses' home in Stockholm st, north of St. Nicholas av, for the German Hospital of Brooklyn, on premises, Carl L. Otto, 130 Fulton st, Manhattan, architect. Cost, about \$50,000.

HOTELS.

MANHATTAN.—John T. Brady & Co., 103 Park av, has received the general contract to erect the 4-sty brick hotel and stores at 8th av, northwest corner 48th st, for P. J. McGuinness, 681 8th av. C. I. Sefer, 110 West 40th st, architect. Estimated cost, \$30,000.

MUNICIPAL WORK.

ALLENDALE, N. J.—The Melrose Construction Co., 147 East 125th st, Manhattan, has re-

ceived the deposit will be returned, and in the event of the non-return of such drawings and specifications as above stated, the deposits shall be forfeited.

The Board of Supervisors reserves the right to reject any and all bids.

The form of contract and of the bond which the successful bidder shall be required to execute may be had upon application to the architect.

Dated, at Mineola, April 13th, 1914.

By order of the Board of Supervisors,
 GEORGE M. GOODALE,
 Clerk.

BUILDINGS.

SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A. M., on Tuesday, June 2, 1914, for Contract 124, for the construction of nine concrete-stone and brick superstructures at and near the Ashokan reservoir, in the town of Olive, Ulster county, New York. The largest of the buildings is approximately 62 feet by 114 feet by 45 feet and the smallest 19 feet by 31 feet by 18 feet. The sub-structures or foundations of the buildings have been built and The City will furnish and erect the roof cover for the buildings.

At the above place, and time the bids will be publicly opened and read. Pamphlets containing information for bidders, and pamphlets of contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars (\$10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President,
 CHARLES N. CHADWICK,
 JOHN F. GALVIN,

Commissioners of the Board of Water Supply.
 W. BRUCE COBE, Secretary.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C. April 30, 1914.—Sealed proposals will be opened in this office at 3 p. m., June 11, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States Post Office at Bennettsville, S. C. Two story and basement building; ground area 3,800 square feet; construction nonfireproof; stone and brick facing; composition and slate roof. Drawings and specifications may be obtained from the custodian of site at Bennettsville, S. C., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

Remount Depot, Front Royal, Va., April 13, 1914.—Sealed proposals in triplicate for constructing the following public buildings on reservation here, including steam heat, electric light and plumbing:—1 Barrack, 1 Administration Building and Storehouse, 1 Commanding Officer's Quarters, 2 Junior Officer's Quarters, 1 Veterinarian's Quarters, 2 Double N. C. O. Quarters, 1 Dispensary, 3 Colt Stables, 1 Wagon Shed, 1 Shop Building, 1 Veterinary Storehouse, Subsoil Drainage System—will be received until 11 a. m., May 15, 1914, and then publicly opened. A deposit will be required on all plans furnished prospective bidders to insure their return. Information furnished upon application to Constructing Quartermaster.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C. April 24, 1914.—Sealed proposals will be opened in this office at 3 p. m., June 1, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Brigham City, Utah. Two-story building; ground area, 3,700 square feet; first floor fireproof; stone and brick facing; composition roof. Drawings and specifications may be obtained from the custodian of site at Brigham City, Utah, or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

ceived the general contract to install a water system here for the Mayor and Council of the Borough of Allendale, Chas. F. Smith, Borough Clerk, William M. Torrance, 123 William st, Manhattan, engineer, and J. S. Swindells, 171 Madison av, associated engineer. Cost, about \$40,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—The Kelly Construction Co., 45 Warburton av, has received the general contract to erect an addition to school No. 18 at Park Hill av and Chauncey st, for the Board of Education of Yonkers, G. Howard Chamberlin, 18 South Broadway, Yonkers, architects. Cost, about \$30,000.

BROOKLYN.—Peter Cleary, 115 Marlon st, Brooklyn, has received the general contract to erect the 4-sty public school, 160x112 ft, northeast corner Van Siclen st and Neck road for the Board of Education, James Harley Plumbing Co., 870 Flatbush av, has plumbing and drainage work. Estimated cost, \$170,000. C. B. J. Snyder, 500 Park av, Manhattan, architect.

MANHATTAN.—J. M. Knopp, 544 West 43d st, has received the general contract to erect an addition at Lexington av and 105th st, to Public School No. 72. Estimated cost, \$32,000. C. B. J. Snyder, 500 Park av, architect.

JERSEY CITY, N. J.—Alex Damorsky, Harrison, N. J., has received the general contract to erect a 2-sty brick and limestone addition to the parochial school at 205-209 Tonnelle av, for St. Ann's Polish Church, Rev. I. Szudwicz, 272 St. Pauls av, rector. Frederick J. Schwarz, 113 Ellison st, Paterson, architect. Cost, about \$18,000.

NEWARK, N. J.—Joseph B. Riker, 197 Dickens st, has received the general contract to erect a 2-sty brick and stone church, Sunday school and parsonage at 87 to 95 North 5th st, for the First German Evangelical Lutheran Church, Rev. L. Siebert, pastor. Charles Granville Jones, 280 Broadway, Manhattan, architect. Cost, about \$50,000.

JERSEY CITY, N. J.—M. T. Connolly Contracting Co., Tuers av, has received the general contract to erect a 3-sty brick parochial school at the Boulevard and St. Paul's av, for St. John's R. C. Church, Rev. Father P. W. Smith, pastor, 3026 Boulevard. John T. Rowland, Jr., 98 Sip av, architect.

STABLES AND GARAGES.

MANHATTAN.—T. J. Brady, Jr., 1170 Broadway, has received the general contract to erect a 1-sty brick garage, 98x40 ft, at 537-547 West 26th st, for John Williams, 556 West 27th st, owner. C. H. Caldwell, 101 Park av, architect. Cost, about \$25,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Frank Wexler, 171 Prince st, has received the contract for alterations and additions to the two stores at 210-214 Harrison av. R. W. Erlar, 45 Clinton st, architect. Cost, about \$7,000.

ALBANY, N. Y.—Feeney & Sheehan Building Co., 164 Montgomery st, has received the general contract to erect the 9-sty telephone building at State and Park sts, for the New York Telephone Co., 15 Dey st, Manhattan. McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, architects. F. I. Ley & Co., 307 Main st, Springfield, Mass., has foundation contract. Estimated cost, \$500,000.

MANHATTAN.—Standard Concrete Steel Co., 413 East 31st st, has received the general contract to erect the 3-sty loft building in Beekman st, between Water and Front sts, for M. Livingston, 431 West 14th st. J. S. Maher, 431 West 14th st, architects.

MANHATTAN.—L. Goldstein, 88 Division st, has received the general contract to erect 5-sty store and loft, 25x29 ft, at 18 Orchard st, for Isadore Abraham, 22 Orchard st, from plans by O. Reissmann, 30 1st st. Estimated cost, \$30,000.

BROOKLYN.—M. Armendinger & Son, 1153 Myrtle av, has received the general contract to erect a 2-sty brick bakery, 37x80 ft, in the north side of Robinson st, 232 ft east of Rogers av, to cost \$10,000. William Entenmann, 594 Rogers av, owner. Frederick R. Ashfield, 933 East 15th st, Brooklyn, architect.

BAYONNE, N. J.—Ahfeld Bros., 577 Broadway, Bayonne, has received the general contract to erect a 2-sty brick store building, 52x 108 ft., at Broadway and West 20th st for Berkowitz Bros., 418 Broadway, owners. Walter H. Clarkson, 424 Av E, architect. Cost, about \$26,000.

BROOKLYN.—Miller & Dyatt Co., 47 West 34th st, Manhattan, has received the general contract to erect a 2-sty brick and stone store and office building in the south side of Livingston st, 116 ft. west of Nevins st, for William E. Harmon, 261 Broadway, Manhattan, owner. Irving B. Ellis, 47 West 34th st, Manhattan, architect. Cost, about \$20,000.

BRONX. — (Sub.) — Philip Lenges, 307-11 East 122d st, has received the contract for the structural and ornamental iron work, for the new store and office building at Webster av, Fordham rd and Decatur av, Bronx, for Arthur Murphy, owner. William Bergen, general contractor.

CANAL ST.—Silberman-Schampain Co., 104 West 42d st, has received the general contract to make alterations to the 5-sty brick store and loft, 25x105 ft, northeast corner of Canal and Orchard sts, for the Estate of Samuel Silberman, 83 Canal st. Levey Bros., at site, lessees. David Bleyer, 545 East 139th st, architect.

33D ST.—The Libman Contracting Co., 126 West 46th st, has received the contract for alterations to the building southeast corner of 33d st and Madison av for the Madison Grant Estate. Starrett & Van Vleck, architects.

MISCELLANEOUS.

JERSEY CITY, N. J.—Stillman, Delahenty & Ferris, 26 Exchange pl., has received the general contract to erect a beef storage and cooler at the Penn Railroad yard, foot of 6th st, for the Penn Railroad, Penn Station, Samuel Rea, president.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

DWELLINGS.

207TH ST & POST AV, s e cor, two 2-sty brick dwellings, 75x50; cost, \$17,000; owner, Edwin A. Cruikshank, 141 Bway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 141.

STABLES AND GARAGES.

WATER ST, 648-650, 3-sty brick stable, 35x84; cost, \$20,000; owners, James & Daniel Reardon, 237 South st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 142.

STORES AND TENEMENTS.

HAMILTON ST, 21-23, 6-sty brick tenement, 32x50; cost, \$20,000; owner, Luigi Torregrossa, 18 Monroe st; architect, Chas. Gallo, 60 Graham av, Brooklyn. Plan No. 144.

182D ST, n s, 100 w St Nicholas av, 5-sty brick tenement, 50x67; cost, \$35,000; owner, Henry Sullivan, 259 West 109th st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 139.

FT WASHINGTON AV & 169TH ST, n w cor, 6-sty brick tenement, 96x85; cost, \$100,000; owners, 114th St. & 7th Ave. Co., 1884 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 140.

152D ST, 440 West, n e c St. Nicholas av, 6-sty brick stores and tenement, 25x109; cost, \$45,000; owner, West 152d St. Const. Co., Anthony F. Koelble, Pres., 71 Nassau st; architect, Henry A. Koelble, 114 East 28th st. Plan No. 149.

204TH ST, 428-438 West, three 5-sty brick tenements, 50x87; cost, \$135,000; owner, Orosant Const. Co., 367 East 184th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 145.

10TH AV & 206TH ST, n e c, two 5-sty brick tenements, 53x85; cost, \$71,000; owner, Michael J. Dowd, 2541 Valentine av; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 146.

STORES, OFFICES AND LOFTS.

46TH ST, 14 East, 8-sty brick stores and lofts, 25x95; cost, \$75,000; owner, Ritz Realty Co., Lester Florgheim, Pres., 27 Cedar st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 148.

THOMPSON ST, 16, 2-sty brick bakery, 22x84; cost, \$5,000; owner, David Schwartz, 16 Bible House; architect, R. Irving Dodge, 233 Broadway. Plan No. 147.

MISCELLANEOUS.

64TH ST, 210 East, 1-sty brick repair shop, 8x30; cost, \$400; owners, Manhattan Eye, Ear & Throat Hospital, 208-216 East 64th st; architect, Reuben O'Brien, 210 East 64th st. Plan No. 143.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

CLAY AV, w s, 111.12 s 167th st, 5-sty brick tenement, plastic slate roof, 50x85.3; cost, \$34,000; owner and architect, Albert J. Schwarzer, 369 East 167th st. Plan No. 211.

CLAY AV, s w cor 167th st, two 5-sty brick tenements, plastic slate roof, 45.7x101.11, 64.4x77.5; cost, \$60,000; owner and architect, Albert J. Schwarzer, 369 East 167th st. Plan No. 212.

CHURCHES.

199TH ST, n s, 69.6 e Valentine av, 2-sty brick church, slate roof, 27x62.1/4; cost, \$10,000; owner, Grace Evan. Lutheran Church, Rev. Aug. Koerber, 2924 Valentine av, pastor; architect, A. F. Bernhard, 470 4th av. Plan No. 198.

DWELLINGS.

224TH ST, n s, 330 w White Plains av, 2-sty frame dwelling, tin roof, 26.6x17; cost, \$3,000; owner, Jas. F. Moore, 669 East 224th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 203.

CROMWELL AV, e s, 112.3 s 170th st, 1-sty brick dwelling, slag roof, 27x67.6; cost, \$1,500; owner, Michael Ereen, 127 Cromwell av; architect, F. E. Glasser, 70 Manhattan st. Plan No. 209.

DUDLEY AV, n w cor William pl, three 2-sty and attic frame dwellings, shingle roof, 20x31; cost, \$9,000; owner, Bentz Const. Co., John Bentz, 2362 Westchester av. Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 206.

FACTORIES AND WAREHOUSES.

LONGFELLOW AV, w s, 250 s Garrison av, 2-sty brick factory, tar and gravel roof, 52x70; cost, \$12,000; owners, Schlatter Embroidery Co., Aug. Moebus, 161st st and 3d av, Pres.; architect, John C. Schaeffler, 38 West 32d st. Plan No. 205.

CANNON PL, e s, 25 n 238th st, 1-sty brick warehouse, slag roof, 17.8x21.8; cost, \$300; owner, P. A. Gallagher, on premises; architect, J. L. De Mesquita, 307 West 36th st. Plan No. 210.

HOTELS.

219TH ST, n w cor White Plains av, 3-sty brick hotel and stores, plastic slate roof, 39.3x41.6; cost, \$21,000; owner, Jacob Ruppert Realty Corp., Jacob Ruppert, 90th st and 3d av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 199.

STABLES AND GARAGES.

135TH ST, s s, 88.94 w 3d av, 2-sty brick garage, slag roof, 45x100; cost, \$15,000; owner, Mary F. Deane, 174 West 141st st; architect, J. C. Cocker, 2017 5th av. Plan No. 202.

STORES AND TENEMENTS.

177TH ST, s w cor Lillian pl, 5-sty brick stores and tenement, slag roof, 79.8x77.11; cost, \$75,000; owner, Rudolph Wallock Co., Jos. Newman, 68 William st, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 201.

223D ST, n s, 377.2 e Corsia lane, 3-sty brick stores and tenement, tin roof, 21x40; cost, \$5,000; owner, G. Varanelli, 2421 Hoffman st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 200.

NEW YORK

ATLANTA

S. M. Cauldwell
President

Roy W. Wingate
Secretary and
Treasurer

Walter S. Faddis
Vice-President

F. C. Poucher
Chairman
Board of Directors

THOMAS J. STEEN CO.

BUILDERS

Hudson Terminal
Building

30 Church Street
New York

Otis Elevator Company

ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK
And Offices in All Principal Cities of the World

Manufacturers of All Types of Passenger and Freight Elevators—For All Kinds of Power
Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and
Small Factories

INQUIRIES INVITED on any question involving the conveyance of Passengers and Freight from
level to level or horizontally to widely separated points.

SAYRE & FISHER COMPANY

MANUFACTURERS OF **Fine Face Brick**

EMAMELED AND PORCELAIN BRICK, several colors Pompeian (or Mottled), both Plain or Moulded,
HARD BUILDING BRICK Office, 261 BROADWAY, Cor. Warren Street,
HOLLOW AND FIRE BRICK Telephone, 6750 Barclay NEW YORK

WORKS: Sayreville, on Raritan River
Near South Amboy, N. J.
(White) (Light and Dark) Buff, Ochre,
Red, Gray, Old Gold and

PFOTENHAUER—NESBIT COMPANY

IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK,
GENUINE HARVARD BRICK, St. James Building, 1133 Broadway, cor. 26th St.
GENUINE GREENDALE RUGS, Tel. 1152 and 1153 Madison Sq., NEW YORK
TEXTURE BRICK, PAVING BRICK, ETC.

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

MANHATTAN FIREPROOF DOOR CO.

Maurice and Lexington Aves., Winfield, L. I.

Manufacturers of **KALAMEINED and METAL COVERED WORK**
Best Classes of

Tel., 911-912
Newtown

CHRISTIAN VORNDRAN'S SONS,

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing Promptly Attended To

412 East 147th St.
Tel. 456 Melrose

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

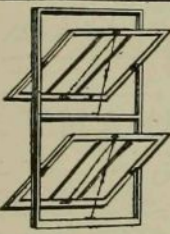
UNDERWRITERS WINDOWS

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, 1123 BROADWAY
 Phone 1246 Madison Square

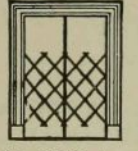
KNOBURN Metal Doors and Windows
KALAMEIN WORK

Fire Doors in Copper, Bronze and Iron
Knoburn Company
 359-365 14th St., HOBOKEN, N. J.
 Phone, Hoboken, 965



FIREPROOF WINDOWS
 M. F. Westergren
 Incorporated
 213-231 East 144th St.
 NEW YORK
 Telephone { 3291 } Melrose
 { 3292 }
 { 3293 }

A. BATAILLE & CO.



MANUFACTURERS OF
Elevator Enclosures
 Patent Folding Gates, Wire and Grill Work, in Brass, Bronze and Iron.
 Bank and Office Railings
 587 Hudson St., New York
 Rose Bldg., Cor. Bank St.
WINE BOTTLE RACKS

Tel. 891 Chelsea

Egyptian Stone Works

Cast Cement Building Trim
FINEST MADE
 Full line. All sizes,
PRICE VERY LOWEST
 Office: Broadway and Gates Ave.
 Telephone Bushwick 15.
 Works: Irving Ave. and Cooper St., Brooklyn.
 (Stone Made to Order.)

Plans Filed, New Buildings, Bronx (Cont.).

FOX ST, s s, 100 e Av St. John, two 5-sty brick tenements, slag roof, 40x88; cost, \$70,000; owner, Mack Const. Co., Dudley S. MacDonald, 957 Hoe av, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 196.
 WEST FARMS RD, s w cor 167th st, 5-sty brick tenement, slag roof, 88x92; cost, \$80,000; owner, Absar Realty Co., Abraham Weisman, 919 Fox st, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 195.
 176TH ST, s s, 100 w Clinton av, 5-sty brick tenement, 49.10x90, slag roof; cost, \$45,000; owners, Mitchell & McDermott Construction Co., P. J. Mitchell, 1922 East 177th st, Pres.; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 204.
 TREMONT AV, n s, 43.2 w Daly av, 1-sty brick stores, 86.6x65, slag roof; cost, \$15,000; owner, Geo. E. Paulson, 32 Nassau st; architect, Frederick Jaeger, 441 Tremont av. Plan No. 208.

THEATRES.

PROSPECT AV, w s, 97 n 161st st, open air theatre, 70x145; cost, \$3,500; owner, Henry Acker, 2472 Grand av; architects, Frankfurt & Kirchner, 830 Westchester av. Plan No. 197.

231ST ST, s w cor Broadway, open air theatre, 85.5x40; cost, \$300; owner, Chas. E. Maniene, 35 Liberty st; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 214.

MISCELLANEOUS.

136TH ST, s s, 165 e Locust av, 1-sty frame toilet, 12.6x9.6; cost, \$175; owners and architects, John H. Shipway & Bros., on premises. Plan No. 207.
 JEROME AV, s e cor Clifford pl, 1-sty brick laundry, slag roof, 25x100; cost, \$8,000; owner, Riker R. Janes, 19 Pinehurst av; architects, Hooper & Co., 118 Market st, Newark. Plan No. 213.

Brooklyn.

DWELLINGS.

42D ST, s w cor 15th av, 3-sty brick store and dwelling, 25.2x100, slag roof, 2 families; cost, \$11,000; owner, J. J. Lack Const. Co., 44 Court st; architect, Maxwell A. Cantor, 39 West 33d st, Manhattan. Plan No. 2494.
 AV T, n s, 120 e East 17th st, 1-sty frame dwelling, 23x36, shingle roof, 1 family; cost, \$3,200; owner, John G. McDonald, 2014 East 17th st; architect, same. Plan No. 2511.
 98TH ST, e s, 100 s Av F, 2-sty frame dwelling, 20x40, gravel roof, 2 families; cost, \$2,400; owner, Aloysius Moser, 285 Stagg st; architect, Herman E. Funk, 1008 Gates av. Plan No. 2529.
 DEAN ST, s s, 140 w Kingston av, 4-sty brick dwelling, 60x87, slag roof, 21 families; cost, \$55,000; owner, C. & M. Improvement Co., 26 Court st; architects, Shampam & Shampam, 772 Broadway. Plan No. 2539.
 MANSFIELD PL, w s, 420 s Av M, 2-sty frame dwelling, 22.4x35.10, shingle roof, 1 family; cost, \$4,500; owner, Fred'k B. Morris, 188 Fenimore st; architects, Slee & Bryson, 154 Montague st. Plan No. 2550.
 4TH ST, n s, 297.8 e 5th av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$10,000; owner, Louis Bonert, 625 62d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2560.
 55TH ST, s s, 140 w 8th av, six 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$27,000; owner, Thomas Mayhew, 5201 4th av; architect, Thos. Bennett, 3d av corner 52d st. Plan No. 2548.

EAST 95TH ST, e s, 176.6 n Farragut rd, six 2-sty frame dwellings, 19x55, slag roof, 2 families each; total cost, \$18,000; owner, Margaret E. McCook, 156 Barbey st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 2542.
 WASHINGTON AV, s s, 500 w 1st st, five 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$17,500; owner, Francis A. Norris, 552 Rugby rd; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2571.
 WEST 35TH ST, w s, 200 s Canal av, two 1-sty frame dwellings, 16x32, rubberoid roof, 1 family each; total cost, \$1,700; owner, Wm. C. Knoll, 52 Stanhope st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2671.
 EAST 39TH ST, e s, 360 s Linden av, 2-sty frame dwelling, 17x38, shingle roof, 1 family; cost, \$2,000; owner, Herman Lorjensen, 489 Fairview av; architect, Thomas Goldman, 275 Bridge st. Plan No. 2677.
 60TH ST, n s, 260 e 10 av, 2-sty frame store and dwelling, 20x53, slag roof, 2 families; cost, \$3,500; owner, Martin Anderson, 1033 6th st; architect, J. S. Kennedy, Brooklyn. Plan No. 2672.

BAINBRIDGE ST, n s, 83 e Ralph av, 2-sty brick dwelling, 17x54, slag roof, 2 families; cost, \$5,000; owner, John Hiller, 889 Jefferson av; architect, Chas. H. Richter, 68 Broad st, Manhattan. Plan No. 2589.
 LINCOLN PL, s s, 380 e Buffalo av, two 2-sty brick dwellings, 20x45, gravel roof, 2 families each; total cost, \$7,000; owner, Antonio Cocco, 1588 Lincoln pl; architects, Laspia & Salvati, 525 Grand st. Plan No. 2585.
 WEST 1ST ST, w s, 691 s Sheephead Bay rd, 1-sty frame dwelling, 20x48, shingle roof, 2 families; cost, \$400; owner, Sacharo Rubins, 202 West av; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 2610.
 EAST 19TH ST, e s, 140 s Av O, three 2-sty frame dwellings, 18x44, shingle roof, 1 family each; total cost, \$9,000; owner, Wm. Dillon Barnes, 1203 Beverly rd; architect, W. H. Barnes, 1203 Beverly rd. Plan No. 2606.
 68TH ST, n s, 140 w 11th av, 2-sty brick dwelling, 20x43, gravel roof, 2 families; cost, \$2,500; owner, Geo. E. Fuller, 1063 68th st; architect, Nicholas Mitchell, 305 Stanhope st. Plan No. 2592.
 UTICA AV, e s, 100 s Av N, ten 2-sty brick dwellings, 20x30, slag roof, 2 families each; total cost, \$30,000; owner, Peter Marcello, 930 70th st; architect, W. T. McCarthy, 16 Court st. Plan No. 2615.

FACTORIES AND WAREHOUSES.

POWERS ST, n s, 150 e Graham av, 2-sty brick factory, 50x98, gravel roof; cost, \$10,000; owner, T. L. Neffs Sons, 105 Maujer st; architect, Francis L. Berlenbach, 260 Graham av. Plan No. 2527.
 INDIA ST, n s, 200 w Provost st, 1-sty brick boiler shop, 25x100, slag roof; cost, \$1,600; owner, Anna Craven, 156 Meserole av; architect, Jas. McKillop, Jr., 154 India st. Plan No. 2634.
 5TH AV, n w cor 42d st, 1-sty brick storage, 13x20, — roof; cost, \$350; owner, Jacob Wachsman, 514 47th st; architect, E. Ghilardi, 1217 47th st. Plan No. 2700.

STABLES AND GARAGES.

BOND ST, n e cor Sackett st, 1-sty brick garage, 25x48, gravel roof; cost, \$2,000; owner, Z. O. Nelson & Son, 490 Degraw st; architects, Slee & Bryson, 154 Montague st. Plan No. 2495.
 EAST 29TH ST, w s, 273.6 n Av D, 1-sty brick garage, 43x100, gravel roof, cost, \$5,500; owner, Daniel Stewart, 350 East 29th st; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 2518.
 THATFORD AV, w s, 100.5 n Lott av, 1-sty brick stable, 10.8x15, slag roof; cost, \$500; owner, Annie Perlman, 1593 St. Marks av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2570.

EAST 19TH ST, w s, 187 n Av I, 1-sty frame garage, 17x19, shingle roof; cost, \$650; owner, Ascutey Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 2660.

STORES AND DWELLINGS.

ELTON ST, w s, 80 n Liberty av, 3-sty brick store and dwelling, 20x45, slag roof, 2 families; cost, \$9,000; owner, Emil Visone, Dakota av, Union Course, L. I.; architect, Chas. P. Cannella, 60 Graham av. Plan No. 2595.
 HAMILTON AV, w s, 57 n Mill st, 3-sty brick store and dwelling, 20.10x46.10, gravel roof, 2 families; cost, \$6,000; owner, M. J. McGuinness, Hamilton av and Mill st; architect, Thos. Bennett, 3d av cor 52d st. Plan No. 2630.
 NORTH 1ST ST, n s, 73.4 w Bedford av, 3-sty brick store and dwelling, 31x59, gravel roof, 2 families; cost, \$3,000; owner, Dora Shapiro, 143 North 1st st; architect, Max Cohn, 280 Bedford av. Plan No. 2670.

STORES AND TENEMENTS.

52D ST, n s, 260 e 8th av, two 3-sty brick tenements, 20x78.4, gravel roof, 6 families each; total cost, \$13,000; owner, Annie E. Murphy, 519 54th st; architect, Emil J. Erricson, 5418 5th av. Plan No. 2500.
 SOUTH 2D ST, n s, 149 e Marcy av, 6-sty brick tenement, 80.5x94.3, composition roof, 40 families; cost, \$60,000; owner, Havemeyer Const Co., 1104 Broadway; architect, Saml. Sass, 32 Union sq, Manhattan. Plan No. 2528.
 SOUTH 3D ST, s s, 175 e Havemeyer st, 1-sty brick store, 45.11x27.9, slag roof; cost, \$1,500; owner, Realty Redemption Co., 68 William st, Manhattan; architect, Geo. A. Boehm, 7 West 42d st, Manhattan. Plan No. 2555.

EAST 18TH ST, w s, 78.4 s Church av, 4-sty brick tenement, 75.10x70.6, slag roof, 16 families; cost, \$40,000; owner, Sam'l Hyams, 4819 14th av; architect, W. T. McCarthy, 16 Court st. Plan No. 2544.
 HEGEMAN AV, n w cor New Jersey av, 1-sty frame store, 32x20, gravel roof; cost, \$800; owner, Isaac Sandler, 167 Louisiana av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2563.
 STERLING PL, s e cor Ralph av, 4-sty brick tenement, 40x115, gravel roof, 21 families; cost, \$30,000; owner, Wm. Scottman, 99 South 9th st; architects, Cohn Bros., 361 Stone av. Plan No. 2628.
 7TH ST, n s, 97.10 e 4th av, 4-sty brick tenement, 50x89, gravel roof, 20 families; cost, \$28,000; owner, Cornfeld, Inc., 127 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 2629.
 HARRISON ST, s w cor Tiffany pl, 1-sty brick store, 18.6x24, gravel roof; cost, \$850; owner, Carmine Grimaldi, 63 Summit st; architect, David A. Lucas, 98 3d st. Plan No. 2651.
 McDONOUGH ST, n s, 318.4 w Tompkins av, three 4-sty brick tenements, 46.8x30.4, slag roof, 16 families each; total cost, \$150,000; owner, Sumner Development Co., 26 Court st; architects, Shampam & Shampam, 772 Broadway. Plan No. 2659.
 EASTERN PARKWAY, s s, 189 n Nostrand av, four 4-sty brick tenements, 50x91, gravel roof, 16 families each; total cost, \$128,000; owner, Solomon Kraus Realty Co., 216 Havemeyer st; architect, Cohn Bros., 361 Stone av. Plan No. 2635.
 BATH AV, n e cor Bay 22d st, 1-sty frame store, 21x32, slag roof; cost, \$750; owner, Barnett Barber, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2673.
 8TH AV, n w cor 40th st, 4-sty brick store and tenement, 50.2x90, slag roof, 20 families; cost, \$35,000; owner, D. Becker, 1154 41st st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2675.

THEATRES.

SARATOGA AV, e s, 67 n St. Marks av, 1-sty brick theatre, 52.2x52.3, slag roof; cost, \$10,000; owner, Main Bldg. Co., 1464 Eastern parkway; architects, Eisenla & Carlson, 16 Court st. Plan No. 2523.
 BROADWAY, n s, 135 w Marcy av, 2-sty brick theatre, 70x100, slag roof; cost, \$25,000; owner, Sam'l Marcoriel, 189 Hooper st; architects, Shampam & Shampam, 772 Broadway. Plan No. 2619.
 GATES AV, 633, open air theatre, 80x100; cost, \$1,000; owner, Robt. Adair, 11 South Portland av; architect, C. M. Bampton, Jr., 89 Somers st. Plan No. 2679.
 TOMPKINS AV, w s, 100 s Hancock st, 2-sty brick theatre, 52x80, tin roof; cost, \$12,000; owner, Clefeck Am. Corp., 32 Liberty st, Manhattan; architect, Walter Van Dresser, 504 West 112th st, Manhattan. Plan No. 2681.

MISCELLANEOUS.

5TH AV, e s, 46.6 n 68th st, 1-sty frame grandstand, 30x18.6, — roof; cost, \$1,500; owner, John Weir, 324 Fulton st; architect, J. R. Vander Putten, 460 60th st. Plan No. 2510.

GRAND ST, n s, 86.2 w Bushwick av, two 1-sty brick machine booths, 7x5.4, gravel roof; total cost, \$200; owner, Patrick Kelly, 153 Greene st; architect, Christian A. Bauer, Jr., 651 Leonard st. Plan No. 2572.

75TH ST, s s, 100 w 13 av, 1-sty frame carriage house, 16x18, tin roof; cost, \$350; owner, Abraham Marcus, 1770 Park pl; architects, Farber & Markwitz, 180 Montague st. Plan No. 2566.

THATFORD AV, w s, 100.5 n Lott av, 1-sty frame wagon shed, 20x15, slag roof; cost, \$200; owner, Annie Perlman, 1593 St Marks av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2569.

THATFORD AV, w s, 100.5 n Lott av, 1-sty brick slaughter house, 20x70, slag roof; cost, \$2,000; owner, Annie Perlman, 1593 St Marks av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2568.

EAST 28TH ST, w s, 420 n Farragut rd, 1-sty frame wagon shed, 16x32, tar roof; cost, \$200; owner, W. J. Tienken, 1424 Flatbush av; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 2609.

BARREN ISLAND, East End, 1-sty brick boiler house, 33x32, iron roof; cost, \$2,200; owner, N. Y. Sanitary Utilization Co., 190 Montague st; architect, H. K. Seebeck, 50 Church st, Manhattan. Plan No. 2625.

BARREN ISLAND, East End, 1-sty brick boiler house, 27x50, iron roof; cost, \$2,800; owner, N. Y. Sanitary Utilization Co., 190 Montague st; architect, H. K. Seebeck, 50 Church st, Manhattan. Plan No. 2623.

BARREN ISLAND, East End, 2-sty brick dryer house, 52x44, iron roof; cost, \$7,000; owner, N. Y. Sanitary Utilization Co., 190 Montague st; architect, H. K. Seebeck, 50 Church st, Manhattan. Plan No. 2624.

BERRIMAN ST, e s, 60 n Glenmore av, 1-sty frame wagon shed, 25x14, gravel roof; cost, \$200; owner, Harry Katofsky, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2664.

Queens.

APARTMENTS PLATS AND TENEMENTS.
L. I. CITY.—5th av, e s, 101 s Jamaica av, four 4-sty brick tenements, 37x89, slag roof, 16 families; cost, \$80,000; owner, Helenita Construction Co., Queens Plaza Court Bldg., L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1274.

WHITESTONE.—8th av, s w cor 16th st, 4-sty brick tenement, 50x90, plastic slate roof, 23 families; cost, \$30,000; owner, Wm. J. Weisener, 140 South 11th av, Whitestone; architect, Frank J. Schafcik, 4168 Park av, Bronx. Plan No. 1257.

DWELLINGS.

EDGEMERE.—Lincoln av, n e cor Cedar av, 2-sty frame dwelling, 24x45, shingle roof, 1 family; cost, \$3,500; owner, Edgemere Crest Co., Edgemere; architects, Howard & Callmann, Far Rockaway. Plan No. 1241.

EDGEMERE.—Cedar av, n e cor Brinkerhoff av, 2-sty frame dwelling, 27x58, shingle roof, 1 family; cost, \$3,500; owner, Edgemere Crest Co., Edgemere; architects, Howard & Callmann, Far Rockaway. Plan No. 1240.

FAR ROCKAWAY.—Nielson av, e s, 250 n Sea Girt av, 2-sty frame dwelling, 30x42, shingle roof, 1 family; cost, \$4,000; owner, Bannister Realty Co., 30 East 42d st, Manhattan; architects, Howard & Callmann, Far Rockaway. Plan No. 1242.

FOREST HILLS.—Exter st, s s, 320 w Continental av, 2½-sty brick dwelling, 38x26, tile roof, 1 family, steam heat; cost, \$7,500; owner, Mrs. Eugenie S. Kerr, 528 West 111th st, Manhattan; architect, R. W. Farrington, 66 Beech st, Forest Hills. Plan No. 1251.

JAMAICA SOUTH.—Ferry st, w s, 280 s Snediker av, 2-sty frame dwelling, 20x31, shingle roof, 1 family; cost, \$2,000; owner, R. A. Adcock, 26 Delap pl, Jamaica; architect, L. H. Wolf, New York av, Jamaica. Plan No. 1244.

NORTH BEACH.—Glenworth av, w s, 100 s Old Bowery Bay rd, 1-sty brick dwelling, 22x36, tin roof, 1 family; cost, \$1,200; owner, M. Kohler, North Beach; architect, J. H. Knubel, 305 West 42d st, Manhattan. Plan No. 1250.

RICHMOND HILL.—Greenwood av, e s, 525 n Liberty av, two 2-sty frame dwellings, 18x40, shingle roof, 1 family; cost, \$5,200; owner, Geo. Dotterwich, Richmond Hill; architect, E. F. Cooney, 4557 Atlantic av, Richmond Hill. Plan Nos. 1238-39.

COLLEGE POINT.—13th st, n e cor Schleichers ct, 2-sty frame dwelling, 37x42, tin roof, 2 families, steam heat; cost, \$5,800; owner, Carl Stern, 13th st, College Point; architect, H. T. Morris, Jr., 13th st, College Point. Plan No. 1261.

FAR ROCKAWAY.—Nielson av, e s, 130 n Sea Girt av, 2-sty frame dwelling, 29x50, shingle roof, 1 family; cost, \$8,000; owner, Bannister Realty Co., 30 East 42d st, Manhattan; architects, Howard & Callmann Co., Far Rockaway. Plan No. 1267.

FLUSHING.—Markey st, e s, 120 n Av A, 2½-sty frame dwelling, 20x36, shingle roof, 1 family; cost, \$4,000; owner, Felix Ealkowsky, Fresh Meadow rd, Flushing; architect, H. Grinnen, 22d st, Flushing. Plan No. 1262.

GLEN MORRIS.—Walnut st, e s, 220 s Hawtree av, 2½-sty frame dwelling, 35x31, shingle roof, 1 family, water heat; cost, \$3,000; owner, Mrs. Francis Collins, Walnut st, Glen Morris; architect, Wm. Rapp, Ridge av, Glen Morris. Plan No. 1263.

HOLLIS.—Roundout st, w s, 245 s Chichester av, 2½-sty frame dwelling, 33x20, shingle roof, 1 family; cost, \$4,000; owner, F. W. Scutt Co., 336 Fulton st, Jamaica; architects, H. T. Jeffrey & Co., Lefferts av, Richmond Hill. Plan No. 1286.

A BURNING QUESTION, OVERDONE BLUE PRINTS.
When It Happens In Our Place We Do Them Over.

BLUE PRINTS

Blue and Black Prints on Paper and Cloth

Lithoprints on Any Kind of Paper and Cloth	Blue Line Prints on Paper and Cloth
Brown Negatives and Positives	Photo Reductions of Tracings
Direct Black Prints	Drawings, Blue Prints, Etc.
Drawing Materials	Drawings and Maps Mounted

BLUE PRINT COMPANY

101 PARK AVE. Cor. 40th St.
ARCHITECTS' BUILDING
NEW YORK

Telephone
Murray Hill 2968

CAELMSEENT

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 pages 152-153 Sweet's Catalogue for particulars

ECONOMY and SAFETY
Brooklyn Bridge Brand Rosendale Cement

is acceptable to the Building Departments
Guaranteed to meet Standard Specifications
When Rosendale will do good work, why pay double for Portland Cement?
Put up in Barrels or Duck Bags.

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. 5th Avenue Bldg., N. Y. Phone, Gramercy 1000

DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect

E. THIELE, Sole Agent, 99 John St., New York

CHAS. STREBEL & SONS
Structural and Ornamental Iron Work
New Buildings a Specialty

Office and Works, 1732 MYRTLE AVENUE
Telephone 4246-4247 Bushwick
BROOKLYN

Gasolene Engine Pump Outfits

for **CONTRACTORS** use
TO RENT
HOODED OR FREE PUMPS
as desired

E. GEORGE & CO.
Tel. 3889 John 194 FRONT ST., N. Y.

JANSEN'S Window and Office Cleaning Co.

38-44 SULLIVAN STREET

Telephone Spring 88

Help (Men or Women) can be engaged on any work in our line by the hour, day or week. Residential window and house cleaning. Floor waxing, polishing and staining. Expert vacuum cleaners.

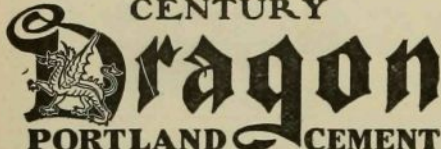
**Murray Hill
Window Cleaning
Company**
331 Madison Ave.

TELEPHONES

Murray Hill 1962 Spring 878

Henry Jansen Mrs. A. Voshage

IN USE A QUARTER
OF A
CENTURY



PORTLAND CEMENT

The Lawrence Cement Co.

Makers and Shippers 33 Million Bbls. Cement

1 BROADWAY NEW YORK

Waterproof Dragon—Dragon White

**THE NEW JERSEY
TERRA COTTA CO.**

K. MATHIASSEN, President

ARCHITECTURAL TERRA-COTTA

Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

Rapp Construction Co.

PATENT FIREPROOF
FLOOR ARCHES

OFFICES, 30 EAST 42d STREET

Warehouse 301 E. 94th St. Tel. Murray Hill 1831



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

Plans Filed, New Buildings, Queens (Continued)

ROCKAWAY BEACH.—Thetis av, e s, 106 s Boulevard, four 1-sty frame dwellings, 17x24, shingle roof, 2 families; cost, \$4,800; owner, Mrs. N. Blum, Rockaway Beach; architects, Colton Bros., Washington av, Rockaway Beach. Plan Nos. 1270-71-72-73.

ROCKAWAY BEACH.—Pleasant av, e s, 380 s Boulevard, 2-sty frame dwelling, 16x20, shingle roof, 1 family; cost, \$700; owner, N. J. Freidmann, premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 1269.

SPRINGFIELD.—Clifford av, n s, 125 w Central av, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$2,600; owner, C. E. Mills, Springfield; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1288.

SPRINGFIELD.—Clifford av, n s, 125 e Kolea av, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$2,500; owner, C. E. Mills, Springfield; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1289.

WINFIELD.—Prospect st, n s, 104 e Fisk av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, \$2,500; owner, Jas. J. Brill, 8 Prospect st, Winfield; architect, Wm. T. Gerbe, Shell rd, Winfield. Plan No. 1258.

WINFIELD.—Woodside av, n s, 87 w Meyers av, 2-sty dwelling, 20x43, tar and gravel roof, 1 family, water heat; cost, \$3,800; owner, A. C. Frank, Woodside av, Winfield; architect, R. W. Johnson, Grove st, Elmhurst. Plan No. 1254.

WOODHAVEN.—Hatch av, e s, 160 n Atlantic av, four 2½-sty frame dwellings, 18x38, shingle roof, 1 family; cost, \$13,200; owner, John Schifflin, Napier av, Woodhaven; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 1282-3-4-5.

WOODHAVEN.—Syosset st, s s, 200 w Yarmouth st, 2½-sty frame dwelling, 18x43, shingle roof, 1 family; cost, \$2,000; owner, Wm. Molitor, 163 3d st, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1276.

WOODHAVEN.—Hopkinton av, w s, 285 n Atlantic av, 2½-sty frame dwelling, 18x34, shingle roof, 1 family, steam heat; cost, \$3,000; owner, F. W. Scutt Co., 336 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1287.

WOODHAVEN.—Hopkinton av, e s, 275 n Chichester av, 2½-sty frame dwelling, 18x34, shingle roof, 1 family; cost, \$3,000; owner, F. W. Scutt Co., 336 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1290.

MASPETH.—Monteverde av, e s, 149 n Grand st, 2-sty brick dwelling, 22x54, tin roof, 1 family; cost, \$4,500; owner, John Murphy, Grand st, Maspeth; architect, A. Stines, 4th st and Jackson av, L. I. City. Plan No. 1305.

WOODHAVEN.—Benedict av, e s, 540 s Ferris st, 2½-sty frame dwelling, 24x48, shingle roof, 1 family, air heat; cost, \$5,000; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, Geo. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1306.

BAYSIDE.—1st st, w s, 100 n Montauk av, 2½-sty frame dwelling, 30x32, shingle roof, 1 family, water heat; cost, \$4,000; owner and architect, W. C. Smart, Bayside. Plan No. 1307.

ELMHURST.—Suydam pl, n s, 325 e Chicago av, three 2½-sty frame dwellings, 17x35, shingle roof, 1 family; cost, \$8,400; owner, John J. Froehoefer, 51 Gerry av, Elmhurst; architect, Lars Olsen, Elmhurst. Plan Nos. 1308-9-10.

COLLEGE POINT.—13th st, e s, 203 s Av C, two 2-sty frame dwellings, 24x40, shingle roof, steam heat, 2 families; cost, \$8,200; owner, J. D. McPherson, M. D., 507 13th st, College Point; architect, L. H. Andrews, 13th st, College Point. Plan Nos. 1311-12.

WOODHAVEN.—Hopkinton av, s e cor Atlantic av, two 2-sty frame dwellings, 18x39, shingle roof, 1 family, steam heat; cost, \$6,000; owner, F. W. Scutt Co., 330 Fulton st, Jamaica; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan Nos. 1313-14.

EAST RIDGEWOOD.—Brush st, w s, 665 n Myrtle av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$4,000; owner, Herman Sander, 2013 Bleeker st, Ridgewood; architect, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 1315.

RICHMOND HILL.—Ferry st, w s, 90 n Jamaica av, 2½-sty frame dwelling, 18x37, shingle roof, 1 family; cost, \$3,200; owner, M. Brezinski, Richmond Hill; architect, Edward Jackson, Fulton st, Jamaica. Plan No. 1320.

COLLEGE POINT.—Boulevard, e s, 43 n Lucerne pl, 2½-sty frame dwelling, 23x32, shingle roof, 1 family, steam heat; cost, \$2,800; owner, Frances L. Fehn, 212 13th st, College Point; architect, Sidney, M. Fehn, same address. Plan No. 1318.

COLLEGE POINT.—7th av, n w cor 14th st, 2½-sty frame dwelling, 21x33, shingle roof, 1 family; cost, \$3,500; owner, Henry Weigmann, 46 West 65th st, Manhattan; architect, H. T. Morris, 13th st, College Point. Plan No. 1302.

CORONA.—Randell av, w s, 292 s Jackson av, two 2-sty frame dwellings, 20x53, tin roof, 2 families; cost, \$7,000; owner, Thomas Daly, 39th st, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 1292-3.

FLUSHING.—Hawthorne st, n s, 100 w Lawrence av, 2-sty frame dwelling, 22x58, shingle roof, 1 family; cost, \$2,500; owner and architect, Fred S. Yale, 385 Sandford av, Flushing. Plan No. 1301.

JAMAICA.—Glenn av, n s, 40 e Clinton av, two 2½-sty frame dwellings, 14x28, shingle roof, 1 family, steam heat; cost, \$9,000; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan Nos. 1298-99.

JAMAICA.—Shore av, n s, 100 e Wyckoff av, two 2-sty frame dwellings, 14x37, shingle roof, 1 family, steam heat; cost, \$4,000; owners Gerus & Chanuta, 22 Church st, Jamaica; architect, J. F. D. BeBall, Fulton st, Jamaica. Plan Nos. 1295-96.

MASPETH.—Mazedn st, e s, 377 n Grand st, 2-sty brick dwelling, 20x48, tin roof, 2 families; cost, \$3,500; owner, Julius Draye, Monteverde av, Maspeth; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1303.

WOODHAVEN.—Chichester av, s s, 105 e Woodhaven av, 2-sty frame dwelling, 16x36, shingle roof, 1 family, air heat; cost, \$2,500; owner, Frank E. Gibson, 1635 Woodhaven av, Woodhaven; architect, Ed. Ball, 524 Freedom av, Richmond Hill. Plan No. 1294.

STABLES AND GARAGES.

BAYSIDE.—8th st, n e cor Montauk av, 1-sty frame garage, 16x20, tin roof; cost, \$250; owner, J. Dayton, Bayside. Plan No. 1243.

BROOKLYN HILLS.—Ridge av, s s, 300 e Oxford av, 1-sty frame garage, 22x30, slag roof; cost, \$500; owner, J. Jacobs, premises. Plan No. 1249.

FLUSHING.—Congress av, n e cor Park pl, 1-sty frame garage, 14x22; cost, \$150; owner, Gaumont & Co., premises. Plan No. 1245.

WHITESTONE.—Bayside av, n e cor 19th st, 1-sty frame garage, 11x21, slag roof; cost, \$100; owner, Wm. F. Pippinger, premises. Plan No. 1252.

DOUGLAS MANOR.—Hollywood av, s w cor Center Drive, 1-sty frame garage, 20x20, shingle roof; cost, \$400; owner, T. A. Ralston, premises. Plan No. 1265.

ELMHURST.—46th st, w s, 196 s Astoria av, 1-sty frame garage, 16x16, shingle roof; cost, \$75; owner, Anna S. Skillmann, premises. Plan No. 1253.

JAMAICA.—Kings st, s s, 190 e Madison av, 1-sty frame garage, 9x15, paper roof; cost, \$150; owner, K. Jaeppele, premises. Plan No. 1266.

FAR ROCKAWAY.—Ocean av, s s, 350 w Meadow av, 1-sty frame garage, 14x16, shingle roof, 1 family; cost, \$175; owner, Paul Rieff, Ocean av, Far Rockaway. Plan No. 1297.

KEW.—Austin st, s e cor Newbold pl, 1-sty frame garage, 22x16, shingle roof; cost, \$375; owner, J. F. Kendall, Kew. Plan No. 1304.

QUEENS.—Whittier av, s s, 100 w Creed av, 1-sty frame garage, 11x16, shingle roof; cost, \$150; owner, B. H. Rose, premises. Plan No. 1300.

STORES AND DWELLINGS.

RIDGEWOOD.—Grandview av, e s, 86 s Gates av, 3-sty brick store and dwelling, 54x34, tin roof, 2 families; cost, \$5,500; owner and architect, G. X. Mathews Co., Putnam av, Ridgewood. Plan No. 1281.

RIDGEWOOD.—Gates av, s e cor Grandview av, 3-sty brick store and dwelling, 27x40, tin roof, 2 families; cost, \$4,000; owner and architect, G. X. Mathews, Putnam av, Ridgewood. Plan No. 1277.

RIDGEWOOD.—Madison st, n s, 295 e Cypress av, 3-sty brick store and dwelling, 16x70, tin roof, 2 families; cost, \$7,000; owner, Aug Bauer, 355 Highland Boulevard, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1280.

RIDGEWOOD.—Gates av, s w cor Forest av, 3-sty brick store and dwelling, 30x40, slag roof, 2 families; cost, \$4,000; owner and architect, G. X. Mathews, Putnam av, Ridgewood. Plan No. 1278.

STORES AND TENEMENTS.

FAR ROCKAWAY.—Central av, s s, 149 e Cornaga av, 1-sty frame store, 25x35, rubberoid roof; cost, \$1,150; owner, J. J. Ward, Lawrence, L. I.; architect, J. H. Cornell, Far Rockaway. Plan No. 1248.

L. I. CITY.—Graham av, s e cor Brill st, 5-sty brick tenement, 40x90, slag roof, 24 families; cost, \$20,000; owner and architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 1291.

STORES, OFFICES AND LOFTS.

BELLAIRE.—Linden st, s w cor Hollis av, 1-sty frame office, 13x21, tin roof; cost, \$300; owner, Luzon Realty Co., 63 Park pl, Manhattan. Plan No. 1246.

FLUSHING.—Main st, S3, 1-sty frame store, 9x15, tin roof; cost, \$400; owner, J. E. Hellyer, 80 Sandford av, Flushing. Plan No. 1319.

MISCELLANEOUS.

L. I. CITY.—10th av, s e cor Riker av, 1-sty frame shed, 50x26, slag roof; cost, \$500; owner, Lewis-Thompson Co., premises; architect, C. F. Koch, 187 Purdy st, L. I. City. Plan No. 1237.

WOODHAVEN.—Atlantic av, n w cor Clinton pl, 1-sty frame shed, 15x16, gravel roof; cost, \$200; owner, Lalance & Grosjean Co., premises. Plan No. 1247.

EDGEMERE.—Florence av, e s, 570 s Boulevard, 1-sty frame shed, 8x10, paper roof; cost, \$70; owner, C. M. Russell, 50 Church st, Manhattan. Plan No. 1256.

EDGEMERE.—Boulevard, n s, 67 w Beach 43d st, 1-sty frame office, 14x20, shingle roof; cost, \$400; owner, Edgemere Building Corp., Edgemere; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 1268.

ELMHURST.—Clinton pl, w s, 140 s Jamaica av, brick cesspool to dwelling; cost, \$30; owner, Chas. Staiger, premises. Plan No. 1264.

L. I. CITY.—10th st, n s, 380 e West av, 2-sty brick pump house, 24x20, slag roof; cost, \$800; owner and architect, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 1260.

L. I. CITY.—Whitney av, e s, 80 w Academy st, 1-sty frame shed, 12x20, slag roof; cost, \$100; owner, E. Vill, 643 Academy st, L. I. City. Plan No. 1255.

RICHMOND HILL.—Bergen Landing rd, n e cor Lulu av, 1-sty frame boat house, 12x24, tin roof; cost, \$200; owner, G. Wilton, premises. Plan No. 1259.

RIDGEWOOD.—Forest av, n w cor Silver st, booth and water closet compartments for air drome; cost, \$500; owner, Lillian Kaiser, Fresh Pond rd, Ridgewood. Plan No. 1279.

WOODHAVEN.—Fulton st, s w cor Oceanview av, 1-sty frame shed, 20x12, tin roof; cost, \$150; owner, Aug. Gerken, 1042 Jamaica av, Woodhaven. Plan No. 1275.

EVERGREEN.—Irving av, e s, 25 s Cooper av, 1-sty frame shed, 14x21, paper roof; cost, \$500; and 1-sty frame office, 15x53, gravel roof; cost, \$500; owner, E. Muller, premises. Plan Nos 1316-17.

Richmond.
DWELLINGS.

NEPTUNE ST, w s, 120 n Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 18x24; cost, \$300; owner, C. Chaban, 543 Broome st, Manhattan; architect and builder, Sanjour Bros., New Dorp Beach. Plan No. 251.

WATERSIDE ST, e s, 160 s Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x29; cost, \$300; owner, Mr. Anderson, 712 Union av, Manhattan; architect and builder, Sanjour Bros., New Dorp Beach. Plan No. 250.

WATERSIDE ST, s s, 260 w Ocean Grove av, New Dorp Beach, 1-sty frame bungalow, 14x25; cost, \$375; owner, Mrs. M. Boyd, 1647 3d av, Manhattan; architect and builder, Adam Marks, Jr., Dongan Hills. Plan No. 259.

WATERSIDE ST, e s, 60 s Britton lane, New Dorp, 1-sty frame bungalow, 16x40; cost, \$500; owner, architect and builder, P. & M. Wolf, 202 West 114th st, Manhattan. Plan No. 244.

2D ST, n s, 50 e Elm av, Midland Beach, 1-sty frame bungalow, 14x20; cost, \$100; owner, Miss Jessie G. Baird, 230 West 34th st, Manhattan; architect and builder, H. N. Hollister, 98 Orient av, Jersey City. Plan No. 253.

1ST ST, w s, 100 n Lincoln st, Midland Beach, 1-sty frame bungalow, 12x20; cost, \$105; owner, A. Eitner, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 248.

1ST ST, w s, 100 n Lincoln st, Midland Beach, 1-sty frame bungalow, 12x20; cost, \$105; owner, A. Eitner, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 249.

1ST ST, w s, 100 n Lincoln st, Midland Beach, 1-sty frame bungalow, 12x20; cost, \$105; owner, A. Eitner, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 246.

1ST ST, w s, 100 n Lincoln st, Midland Beach, 1-sty frame bungalow, 12x20; cost, \$105; owner, A. Eitner, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 247.

2D ST, s s, 50 e Elm av, Midland Beach, 1-sty frame bungalow, 14x20; cost, \$100; owner, Miss A. G. Sporrel, 230 West 34th st, Manhattan; architect and builder, H. N. Hollister, 98 Orient av, Jersey City. Plan No. 256.

2D ST, e s, 140 n Maple av, Midland Beach, 1-sty frame bungalow, 14x24; cost, \$300; owner, A. McGuire, 138 Ridgewood av, Newark, N. J.; architect and builder, J. Keegan, Concord. Plan No. 270.

2D ST, e s, 100 n Maple av, Midland Beach, 1-sty frame bungalow, 14x38; cost, \$300; owner, E. A. Sherwood, 128 Union av, Irvington, N. J.; architect and builder, J. Keegan, Concord. Plan No. 271.

2D ST, s s, 275 w Chestnut av, New Dorp, 1 1/2-sty brick dwelling, 22x24; cost, \$1,100; owner, architect and builder, Henry Butler, New Dorp. Plan No. 274.

4TH ST, w s, 140 s Maple av, Midland Beach, 1-sty frame bungalow, 14x16; cost, \$200; owner, M. A. Burdett, 2130 Belmont av, Bronx; architect and builder, J. Keegan, Concord. Plan No. 272.

8TH ST, w s, 343 n Midland av, Beach Park, 1-sty frame bungalow, 14x35; cost, \$450; owner, P. S. Donovan, 257 West 68th st, Manhattan; architect and builder, Otto Kalsou, Midland Beach. Plan No. 245.

8TH ST, e s, 220 n Midland av, Midland Beach, 1-sty frame bungalow, 14x24; cost, \$305; owner, C. Fleischman, 316 East 90th st, Manhattan; architect and builder, J. Keegan, Concord. Plan No. 239.

CRESCENT AV, w s, 600 s Boulevard, Great Kills, 1-sty frame bungalow, 20x28; cost, \$500; owner, Mr. Zeoller, 942 Summit av, Jersey City; architect and builder, W. Peters, Great Kills. Plan No. 266.

CRESCENT AV, w s, 500 s Boulevard, Great Kills, 1-sty frame bungalow, 24x30; cost, \$885; owner, H. Liezegang, 304 Central av, Jersey City; architect and builder, W. Peters, Great Kills. Plan No. 267.

CHARLES AV, s s, 150 w Lafayette av, Port Richmond, 2-sty frame dwelling, 20x48; cost, \$3,800; owner, John Brown, Port Richmond; architect, T. C. Larsen, Port Richmond; builder, Geo. Larsen, Port Richmond. Plan No. 242.

DETROIT AV, e s, 145 s Ellsworth av, Huguenot, 1-sty frame bungalow, 16x20; cost, \$250; owner, architect and builder, Chris. J. McGuire, 931 Amsterdam av, Manhattan. Plan No. 240.

MADISON AV, e s, 975 s Post av, Port Richmond, 2 1/2-sty frame dwelling, 19x41; cost, \$3,600; owner, architect and builder, Ole Jensen, Port Richmond. Plan No. 265.

MADISON AV, w s, 100 s Cedar av, South Beach, 1-sty frame bungalow, 14x28; cost, \$225; owner, P. V. Farino, South Beach; architect and builder, J. W. Nastasi, Arrochar. Plan No. 260.

RICHMOND AV, w s, 100 s Sherman st, Port Richmond, two 2-sty frame dwellings, 19x28; total cost, \$4,000; owner, E. Laforge, Port Richmond; architect and builder, Peter Larsen, Port Richmond. Plan No. 258.

WINAN AV, e s, 750 s Boulevard, Great Kills, 1-sty frame bungalow, 18x26; cost, \$450; owner, Mr. Granel, 329 East 20th st, Manhattan; builder, W. Peters, Great Kills. Plan No. 264.

WYMAN AV, e s, 1,000 s Boulevard, Great Kills, 1-sty frame bungalow, 20x28; cost, \$300; owner, Max Lublum, Great Kills; architect and builder, William Peters, Great Kills. Plan No. 255.

5TH AV, s s, 303 w Westervelt av, New Brighton, 2-sty frame dwelling, 22x36; cost, \$3,000; owner, W. Holscher, New Brighton; architect and builder, Thos. Cummings, Stapleton. Plan No. 263.

2D ST, s s, 75 e Elm av, Midland Beach, 1-sty frame bungalow, 14x20; cost, \$100; owner, Miss A. G. Sporrel, 230 West 34th st, Manhattan; architect and builder, H. N. Hollister, 98 Orient av, Jersey City. Plan No. 254.

CEDAR GROVE BEACH, one-fourth mile s w St. John's Guild, Cedar Grove Beach, 1-sty frame bungalow, 14x20; cost, \$200; owner, M. Parker, Cedar Grove Beach; builder, Sanjour Bros., New Dorp Beach. Plan No. 252.

FACTORIES AND WAREHOUSES.
JEWETT & CASTLETON AVS, s e cor, New Brighton, 1-sty brick storehouse, shops and office, 101x82; cost, \$25,000; owner, City of N. Y.; architect, J. M. de Verona, chief engineer, Municipal Bldg., Manhattan. Plan No. 238.

HALLS AND CLUBS.
SEASIDE BOULEVARD, s s, 435 w Sand lane, South Beach, 1-sty frame dancing pavilion, 100x 69; cost, \$5,000; owner, Aquehonga Amuse. Co., South Beach; architect, B. C. Neuman, Midland Heights; builder, J. W. Nastasi & Son, Arrochar. Plan No. 241.

HOTELS.
MIDLAND AV, s e cor, & 1st st, Beach Park, 2-sty brick hotel, 24x50; cost, \$4,800; owner, B. Schor, Columbus av and 104th st, Manhattan; architect and builder, H. W. Putnam, New Dorp. Plan No. 269.

STABLES AND GARAGES.
NEW DORP LANE, s s, 230 e Cedar Grove av, New Dorp Beach, 1-sty sheet metal garage, 10x 14; cost, \$100; owner, B. C. Applegate, New Dorp Beach; builder, E. Hitt, New Dorp Beach. Plan No. 275.

SOUTHSIDE PL, s s, 217 w Eltingville av, Eltingville, 1-sty frame garage, 18x19; cost, \$225; owner, Estate Fred Mohler, 26 Broadway, Manhattan; architect, W. Hoffman, West New Brighton; builder, G. Wort, Rossville. Plan No. 261.

OLD STONE RD, w s, one-eighth mile n Merrall av, Bull's Head, 1-sty frame stable, 16x28; cost, \$150; owner, Isaac Winant, Bull's Head; builder, M. Von Stoffenberg, Bull's Head. Plan No. 262.

STORES, OFFICES AND LOFTS.
MANOR RD & RICHMOND TURNPI, s w cor Castleton Corners, 1-sty frame office, 8x10; cost, \$119; owner, M. Gescheidt, Castleton Corners; builder, G. B. Vromm & Sons, Castleton Corners. Plan No. 243.

MISCELLANEOUS.
WESTERVELT AV, 150-154, New Brighton, concrete retain wall, 75x9; cost, \$180; owner, Isadore Bernstein & Victor Winters, New Brighton; builder, Jas. Ball, New Brighton. Plan No. 275.

WYMAN AV, w s, 600 s Boulevard, Great Kills, 1-sty frame shed, 6x12; cost, \$38; owner, T. Blush, Stapleton; architect and builder, W. Peters, Great Kills. Plan No. 268.

SISCO PARK e s, Richmond terrace, Port Richmond, 1-sty frame stand, 100x15; cost, \$200; owner, Barnes Estate, Port Richmond; architect and builder, S. I. Ship Bldg. Co., Port Richmond. Plan No. 257.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 89-91, alterations to 4-sty brick stores; cost, \$250; owner, S. Chas. Welsh, 256 Broadway; architect, Alexander S. Traub, 217 West 125th st. Plan No. 1489.

BAXTER ST, 113-117, alterations to 2 & 5-sty brick church and dwelling; cost, \$10,000; owner, Church of the Most Precious Blood, 113 Baxter st; architects, Reid & Buongiorno, 119 East 23d st. Plan No. 1551.

BROOME ST, 187, new partition and flooring to 3-sty brick P. S. 120; cost, \$600; owner, City of N. Y., Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1537.

CHRYSTIE ST, 167, new stairs to 4-sty brick factory and dwelling; cost, \$115; owners, Estate of Henry C. Miner, Inc., 1402 Broadway; architect, Nathan Lipner, 20 2d st. Plan No. 1511.

CHRYSTIE ST, 65, new doors, windows and floors to 5-sty brick storage and lofts; cost, \$1,000; owner, Robt. W. Goelet, 9 West 17th st; architect, Albert M. Gray, 1402 Broadway. Plan No. 1480.

CLINTON ST, 61, alterations to 5-sty brick store and tenement; cost, \$250; owner, Daniel Cohen, 733 Broadway; architect, Otto S. Spannhake, 233 East 78th st. Plan No. 1478.

CORNELIA ST, 22, alterations to 5-sty brick tenement; cost, \$200; owner, Henry Schepp, Valley Cottage, N. Y.; architect, Willis I. McCullagh, 148 West 4th st. Plan No. 1563.

DELANCEY ST, 124, alterations to 5-sty brick store and dwelling; cost, \$200; owner, Myer Kaplan, premises; architect, Lewis Newman, 117 Forsythe st. Plan No. 1532.

ELIZABETH ST, 194, new fire-escape to 4-sty brick wagon repair shop; cost, \$500; owner, Philip Happersberger, 194 Elizabeth st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1523.

GRAND ST, 333, new store fronts to 3-sty brick store and shop; cost, \$250; owner, Wm. Polinsky, 304 Grand st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1572.

HANCOCK PL, 35-37, n e cor Morningside av, new partition to 5-sty brick store and tenement; cost, \$20; owner, Geo. B. Wilson, 35-37 Hancock pl; architect, Jno. H. Friend, 148 Alexander av. Plan No. 1516.

HENRY ST, 227, new partition to 3-sty brick dwelling; cost, \$500; owners, Hedges Deed Trust, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 1492.

EMPIRE CITY-GERARD CO.

FINE INTERIOR HOUSE TRIM

WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

Office: 40-42 East 22d Street, N. Y.

Factory: Brooklyn, 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

TELEPHONE, 2301-2302 FLATBUSH

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Everything for Wooden Construction

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

IRON FOUNDRY PATTERN SHOP
Brooklyn Vault Light Co.

Manufacturers of
VAULT LIGHTS, ROOF LIGHTS
and Patent Light Work of Every Description
270 MONITOR STREET
Telephone Connection **BROOKLYN**

DENNIS G. BRUSSEL
ELECTRICAL ENGINEERING AND CONSTRUCTION
FOR LIGHT, HEAT, POWER
Office and Works Tel. 189-190 Greeley
39-41 West 38th Street REPAIRS

Advertise in the RECORD and GUIDE to reach Brokers, Operators, Contractors, Owners and Building Managers.

CARTER, BLACK & AYERS

FRONT BRICKS, ENAMELED BRICKS
Architectural Terra Cotta Fireproofing, Roofing Tiles
Phone 7613 Madison Sq. **1182 Broadway, N. Y.**

HENRY MAURER & SON Manufacturers of

Fireproof Building Materials OF EVERY DESCRIPTION
Hollow Brick made of Clay for Flat Catches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.
Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. **NEW YORK**

A. KLABER & SON
MARBLE WORKS

211 VERNON AVENUE, Foot of 11th Street
LONG ISLAND CITY, N. Y.
Telephone, 1895 Hunters Point

Plans Filed—Alterations—Manhattan (Cont.)

- HOUSTON ST, 171 West, new store front to 4-sty brick store and dwelling; cost, \$200; owners, Estate of Francis H. Leggett, Theo. Whitmarsh, Exr., s e cor Franklin and Hudson sts; architect, Louis F. Skenapout, 68 Bedford st. Plan No. 1481.
- HUDSON ST, 105-109, alterations to 11-sty brick store and offices; cost, \$150; owner, Alexander M. Powell, n e cor Canal and Sullivan sts; architect, Nelson K. Vanderbeck, 22 Morse pl, Englewood, N. J. Plan No. 1490.
- HUDSON ST, 108, n e cor Franklin st, sprinkler tank to 10-sty brick offices; cost, \$500; owners, Borden's Condensed Milk Co., 108 Hudson st; architects, Maxwell Engineering Co., 30 Church st. Plan No. 1495.
- MADISON ST, 40, s w cor James st, alterations to 4-sty brick lodging house; cost, \$9,000; owner, Rebecca O'Brien, 172 Bay 23d st, Brooklyn; architects, Cosino & Contas, 40 Madison st. Plan No. 1548.
- MORTON ST, 22, install stores to 5-sty brick tenement; cost, \$3,000; owner, John O'Grade, Hackensack, N. J.; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 1569.
- OAK ST, 18-20, new elevator shaft to 5-sty brick offices and lofts; cost, \$1,500; owner, Wm. G. Ibrig, 255 Washington st; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 1496.
- ORCHARD ST, 19, masonry, plumbing and new stairs to 5-sty brick store and lofts; cost, \$1,500; owners, The Chichester Estate, premises; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1560.
- RIVINGTON ST, 42-44, new store front to 6-sty brick store and tenement; cost, \$200; owner, Rebecca Mandel, 42-44 Rivington st; architect, Otto Reissmann, 30 1st st. Plan No. 1485.
- WALKER ST, 121, new windows and stairs to 4-sty brick store and loft; cost, \$75; owner, George W. Hallock, 401 Grand st; architect, Max Zipkes, 220 5th av. Plan No. 1559.
- WASHINGTON ST, 426, n w cor Vestry st, fireproof elevator enclosure to 5-sty brick warehouse; cost, \$1,000; owners, Anna & Lewis Morris, 84 William st; architect, Bernard Berger, 24 Gold st. Plan No. 1513.
- WEST ST, 397, steel and new store front to 2-sty brick store; cost, \$400; owner, Samuel Seigel, 397 West st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 1575.
- WEST HOUSTON ST, 165-167, alterations to 4-sty brick boarding house; cost, \$2,500; owners, Italian Hospital 83d st and East River; architect, Anthony V. Bourke, 220 Broadway. Plan No. 1550.
- 2D ST, 20, new stairs to 3-sty brick factory; cost, \$250; owner, Robert Reis, Broadway and 19th st; architect, Nathan Lipner, 20 2d st. Plan No. 1512.
- 9TH ST, 219-227 East, s e cor Stuyvesant st, alterations to 6-sty brick school; cost, \$125,000; owner, Hebrew Technical Institute Corp., 34 Stuyvesant st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1477.
- 9TH ST, 63 East, alterations to 3-sty brick lofts; cost, \$20; owner, Sailors Snug Harbor, 61 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 1529.
- 17TH ST, 211 East, masonry and new partitions to 4-sty brick dwelling; cost, \$600; owner, George Kilian, 244 East 68th st; architect, Abraham S. Sacks, 1482 2d av. Plan No. 1536.
- 18TH ST, 245-247 West, alter dwellings into 3-sty brick garage, office and apartments; cost, \$3,200; owner, Rabensie Realty Co., Edward Eisenacher, Pres., 413 East 31st st; architect, S. K. Hasbrouck, 163 West 73d st. Plan No. 1524.
- 20TH ST, 40-46 West, sprinkler tanks to 12-sty brick store and lofts; cost, \$2,500; owner, Eliza Guggenheimer, 37 Wall st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 1528.
- 23D ST, 146 West, new partitions and door to 5-sty brick stores and lofts; cost, \$50; owner, Emile Sherwood, 1 West 91st st; architect, Joseph Mitchell, 332 West 24th st. Plan No. 1547.
- 24TH ST, 49-51 West, fireproof passageway to 11-sty brick loft; cost, \$1,000; owner, Edmund Coffin, 34 Pine st; architects, Hill & Stout, 299 Madison av. Plan No. 1515.
- 30TH ST, 201 East, n e cor 3d av, new marquee to 6-sty brick stores and tenement; cost, \$200; owner, Geo. Lowther, Jr., 500 5th av; architect, Eli Benedict, 1947 Broadway. Plan No. 1545.
- 40TH ST, 607 West, masonry to 2-sty brick slaughter house; cost, \$25; owners, David Shannon Co., 607 West 40th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 475.
- 41ST ST, 245-259 West, alterations to 5-sty brick theatre; cost, \$500; owner, Estate of Zebrowski, 22 Exchange pl; architect, Thos. W. Lamb, 644 8th av. Plan No. 1564.
- 42D ST, 253-257 West, new store fronts and marquee to 1-sty brick store and hotel; cost, \$1,000; owner, Geo. H. Earle, Jr., Real Estate Trust Building, Phila., Pa.; architect, William S. Layer, 301 Dykman st. Plan No. 1470.
- 43D ST, 147 West, new doors to 6-sty brick club; cost, \$450; owner, Berghoff Brewing Co., Ft. Wayne, Ind.; architect, Joseph Grosheim, 232 West 40th st. Plan No. 1538.
- 44TH ST, 14 East, new partitions, stairs and extension to 5-sty brick store and dwelling; cost, \$2,000; owner, H. Taylor Sherman, 542 5th av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1540.
- 44TH ST, 9 East, new skylights to 4-sty brick dwelling and studio; cost, \$75; owner, Daniel Saron, 9 East 44th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1576.
- 47TH ST, 165 West, new yard floor to 4-sty brick club; cost, \$450; owner, Fred Pappa, 150 West 47th st; architect, G. L. Howland, 110 West 47th st. Plan No. 1493.
- 48TH ST, 19 East, new plumbing, front extension and elevator shaft to 6-sty brick stores and studios; cost, \$16,000; owner, Alfred J. O'Donovan, 381 5th av; architect, David Scott, 119 West 33d st. Plan No. 1542.
- 55TH ST, 9 East, extend stairs to 4-sty brick dressmaking shop; cost, \$250; owner, Richard A. Canfield, Providence, R. I.; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1519.
- 59TH ST, 427 West, new store front to 4-sty brick store, office and apartment; cost, \$100; owners, The Paulist Fathers, 425 West 59th st; architect, Peter J. Morgan, 425 West 59th st. Plan No. 1510.
- 60TH ST, 141 West, new store front to 5-sty brick store and tenement; cost, \$100; owners, Dorothea E. Egan and Alex. List, 670 9th av; architect, Chas. Wilson, 220 West 61st st. Plan No. 1554.
- 64TH ST, 106 West, new door to 4-sty brick store and dwelling; cost, \$50; owner, Nathan Hirsch, 133 West 21st st; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 1518.
- 71ST ST, 326 East, new ventilation to 5-sty brick store and tenement; cost, \$150; owner, Elizabeth K. Rauch, 9 West 103d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1506.
- 72D ST, 162 West, new windows to 4-sty brick office; cost, \$300; owners, Slawson & Hobbs, 162 West 72d st; architect, Frank J. Schefcik, 4168 Park av. Plan No. 1501.
- 72D ST, 53 West, n e cor Columbus av, alterations to 7-sty brick store and tenement; cost, \$300; owner, Madeleine Smith, 53 West 72d st; architect, Eli Benedict, 1947 Broadway. Plan No. 1507.
- 73D ST, 318 East, alterations to 5-sty brick tenement; cost, \$500; owner, Rudolph Offner, 1293 2d av; architect, Abraham Saffian, 1395 2d av. Plan No. 1488.
- 74TH ST, 160 East, rear extension to 4-sty brick dwelling; cost, \$400; owners, Grosvenor Atterbury and Stowe Phelps, 20 West 43d st; architects, Atterbury & Phelps, 20 West 43d st. Plan No. 1552.
- 78TH ST, 131 East, new doors and partition to 4-sty brick residence; cost, \$750; owner, Chas. P. Howland, 131 East 78th st; architect, Clarence A. Currie, Sound Beach, Conn. Plan No. 1486.
- 78TH ST, 262 East, alterations to 3-sty brick dwelling; cost, \$75; owner, Moses Meyer, Freeport, L. I.; architect, John Mohl, 258 East 75th st. Plan No. 1530.
- 78TH ST, 157 East, general alterations to 3-sty brick dwelling; cost, \$2,500; owner, Lucy A. Trippe, 163 East 78th st; architect, Howard Major, 281 5th av. Plan No. 1561.
- 90TH ST, 82 East, s w c Park av, new stairs to 5-sty brick stores and tenement; cost, \$50; owner, Estate of Timke H. Klinker, 2558 Creston av; architects, Frankfort & Kirchner, 830 Westchester av. Plan No. 1541.
- 94TH ST, 329-331 East, new store front and partitions to 6-sty brick tenement and stores; cost, \$300; owner, Simon Lefkowitz, 784 Kelley st; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 1474.
- 95TH ST, 312-318 East, masonry to 5-sty brick marble works; cost, \$200; owner, Central Spar Verein of N. Y. City, premises; architects, Neville & Bagge, 217 West 125th st. Plan No. 1546.
- 113TH ST, 26 West, masonry and new windows to 5-sty brick tenement; cost, \$200; owner, Regina Kander, 51 West 119th st; architect, Henry Klein, 505 East 15th st. Plan No. 1574.
- 116TH ST, 58 West, new window to 6-sty brick tenement; cost, \$40; owner, Jacob London, 28 Beekman pl; architect, Nathan Langer, 81 East 125th st. Plan No. 1482.
- 125TH ST, 253-259 West & 240-258 West 126th st, new windows and partitions to 3-sty brick theatre and hotel; cost, \$1,200; owners, Stumpf & Langhoff Co., Milwaukee, Wis.; architect, Geo. Keister, 56 West 45th st. Plan No. 1558.
- 125TH ST, 165 East, new marquee to 3-sty brick theatre; cost, \$200; owners, Sullivan & Kraus, 165 East 125th st; architect, Marion J. Ross, 460 East 10th st. Plan No. 1509.
- 125TH ST, 127 & 129 West, new entrance and stairs to 3 and 4-sty brick stores, offices and dwelling; cost, \$2,000; owner, Robt. Reid Co., 32 New Chambers st; architect, Chas. T. E. Dieterlen, 41 West 127th st. Plan No. 1568.
- 130TH ST, 619-621 West, beef cooler to 4-sty brick wholesale grocer and meat market; cost, \$3,000; owner, Leopold Oppenheimer, 509 West 110th st; architect, Edward Glas, 198 Broadway. Plan No. 1521.
- 132D ST, 82 West, s e c Lenox av, new front and steel to 2-sty brick moving pictures and pool parlor; cost, \$5,000; owners, Max Oestreicher & Jacob Van Brink, 442 Lenox av; architect, Jacob Fisher, 25 Av A. Plan No. 1544.
- 141ST ST, 413 West, masonry and new partitions to 3-sty brick residence; cost, \$700; owner, Emma J. Burtzell, 413 West 141st st; architects, Hahn & Dusenbury, 234 5th av. Plan No. 1499.
- 15TH ST, 501 West, n e cor Amsterdam av, carpenter work to 5-sty brick storage and assembly; cost, none; owners, Benj. F. Hooper Estate, 1 West 81st st; architect, Theo. E. Thomson, 1 West 81st st. Plan No. 1550.
- 146TH ST, 500 West, s w cor Amsterdam av, new store front to 5-sty brick tenement and stores; cost, \$250; owner, Mary S. Donnelly, 412 West 149th st; architect, Frank J. Schefcik, 4168 Park av. Plan No. 1502.
- AV A, 19-21, new store fronts, plumbing and masonry to 4-sty brick store and storage; cost, \$6,000; owner, Walburza Horn, 447 East 9th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1573.
- AMSTERDAM AV, 84, new store front to 5-sty brick store and dwelling; cost, \$100; owner, John Wall, 84 Amsterdam av; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 1517.
- AMSTERDAM AV, 1764, new store front to 5-sty brick store and tenement; cost, \$300; owner, Peter Sackman, 1438 Jessup pl; architect, Frank J. Schefcik, 4168 Park av. Plan No. 1503.
- AMSTERDAM AV, 989, roof tank to 5-sty brick apartment; cost, \$150; owner, Ebling Realty Co., premises; architect, Wm. Ebling, 989 Amsterdam av. Plan No. 1562.
- BOWERY, 125-127, s e cor Grand st, new partitions to 5-sty brick stores and lodging house; cost, \$1,300; owners, Pauline Myers et al, 1 Madison av; architect, J. Francis Burrows, 410 West 34th st. Plan No. 1497.
- BOWERY, 2164, alterations to 3-sty brick store and dwelling; cost, \$200; owner, Roza Zabriski, 2104 Bowery; architect, Louis Newman, 117 Forsythe st. Plan No. 1541.
- BROADWAY, 260-261, n w c Warren st, new stores, partition and stairs to 12-sty brick store and office; cost, \$2,000; owner, Willard F. Smith, estate Edward F. Smith, trustee, 261 Broadway; architect, Conrad Ritterbusch, 156 5th av. Plan No. 1543.
- BROADWAY, 656-658, s e cor Bond st, enlarge mezzanine floor to 12-sty brick office and loft; cost, \$500; owner, Ehrick K. Rossister, 15 West 67th st; architects, Rossiter & Muller, 15 West 38th st. Plan No. 1505.
- BROADWAY, 5-11, sprinkler tank to 16-sty brick offices; cost, \$500; owners, Broadway Realty Co., 11 Broadway; architects, Maxwell Engineering Co., 30 Church st. Plan No. 1494.
- BROADWAY, 756-770, alterations to 14-sty brick department store; cost, \$200; owner, John Wanamaker, Philadelphia, Pa.; architect, Thos. J. McCullough, 148 West 4th st. Plan No. 1476.
- BROADWAY, 1651-1665, reset store front to 5-sty brick store and tenement; cost, \$200; owners, Albany Apartment Corp., 128 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1504.
- BROADWAY, 1887, new exits, stairs and balconies to 3-sty brick Colonial theatre; cost, \$750; owners, B. F. Keith's N. Y. Theatre Co., 1564 Broadway; architect, Wm. H. McElfatrick, 701 7th av. Plan No. 1522.
- BROADWAY, 1211, new store front to 1-sty brick store; cost, \$150; owner, David Palm, 9 Carmine st; architect, Anthony Ventrusco, 496-98 West B'way. Plan No. 1472.
- COLUMBUS AV, 140-144, sky sign to 2-sty brick store and offices; cost, \$475; owner, Udo M. Fleischmann, 1 Madison av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1514.
- LEXINGTON AV, 1275, sec 86th st, alterations to 5-sty brick stores, offices and tenement; cost, \$8,500; owner, Ande Realty Co., 2 Rector st; architects, Gross & Kleinberger, Bible House Plan No. 1565.
- MADISON AV, 1130, n w cor 84th st, alterations to 4-sty brick dwelling; cost, \$5,000; owner, Mary L. Finch, 37 5th av; architects, Sommerfeld & Stecker, 31 Union sq. Plan No. 1549.
- PARK ROW, 143-145, new partitions and vent duct to 2-sty brick store and loft; cost, \$100; owner, Bernheim Leerburger, 295 Pearl st; architect, Michael Coniffie, 23 Duane st. Plan No. 1527.
- PARK ROW, 124-126, new store front to 3-sty brick stores and lofts; cost, \$65; owners, Estate of Wm. H. Taylor, premises; architect, Adolph S. Wexler, 329 West 13th st. Plan No. 1491.
- WEST BROADWAY, 480, new store front and plumbing to 4-sty brick store and lofts; cost, \$2,000; owners, Annie I. & Maude E. Knapp, Mountain av, Montclair, N. J.; architect, Jean Jeannie, 37 Sullivan st. Plan No. 1498.
- WEST BROADWAY, 14, s w cor Barclay st, new stairs to 3-sty brick store and offices; cost, \$100; owners, Ficken & Haaren, Inc., 68-70 Barclay st; architect, Olaf Olsen, 4 West Broadway. Plan No. 1479.
- 1ST AV, 2007, new plumbing to 1 and 2-sty brick moving picture theatre and photo gallery; cost, \$250; owner, John Cullen, 333 East 107th st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1500.
- 1ST AV, 2028, sidewalk awning to 5-sty brick tenement; cost, \$500; owner, Abraham Dworsky, 5 Beekman st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1570.
- 1ST AV, 2026, sidewalk awning to 5-sty brick tenement; cost, \$500; owner, Nathan Kirsh, 133 Chrystie st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1571.
- 3D AV, 2097, new store front to 5-sty brick tenement; cost, \$500; owner, Wm. Liebenow, Hawley, Penn.; architect, Henry Regelmann, 133 7th st. Plan No. 1483.
- 3D AV, 1945, n e c 107th st, alterations to 1-sty brick moving picture theatre; cost, \$3,000; owner, Jas. Roddy, 1945 3d av; architect, Louis Leining, 160 5th av. Plan No. 1534.
- 3D AV, 1464-66, new partitions to 3-sty brick tenement; cost, \$100; owner, Estate of Jacob & Wm. Scholle, 5 Nassau st; architect, Jacob Levy, 1533 2d av. Plan No. 1535.
- 5TH AV, 437-439, s e c 39th st, new partitions to 11-sty brick store and offices; cost, \$250; owner, Harry D. Hutchins, 26 Broadway; architect, Archie W. Schwartz, 162 West 20th st. Plan No. 1539.
- 5TH AV, 804, masonry and new dumbwaiter to 4-sty brick residence; cost, \$300; owner, Wm. E. Roosevelt, 804 5th av; architect, Wm. J. Larch, 30 East 42d st. Plan No. 1555.
- 6TH AV, 189-191, n w c 13th st, fireproofing to 5-sty brick loft; cost, \$300; owner, Rhineland Real Estate Co., 31 Nassau st; architect, J. A. Hays, 2010 Broadway. Plan No. 1536.
- 6TH AV, 753, alterations to 4-sty brick store and dwelling; cost, \$200; owners, Marion Kahn et al, 110 West 46th st; architect, G. L. Howland, 110 West 47th st. Plan No. 1487.
- 6TH AV, 485-487, n w c 29th st, masonry to 4-sty brick store and lofts; cost, \$150; owners, Oscar & Carl Oestreicher, 1400 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 1508.
- 6TH AV, 216-218, new doors and partition to 4-sty brick stores and offices; cost, \$75; owner, Mrs. Wykoff Bent, 1773 Washington av; architect, Edgar T. Havell, 31 Kane pl, Brooklyn. Plan No. 1473.

Plans Filed—Alterations—Queens (Cont.)

FAR ROCKAWAY.—Reids lane, n e cor Cedar av. 2-sty frame extension, 7x13, side 2½-sty dwelling, tin roof; cost, \$500; owner, J. Beady, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 763.

FAR ROCKAWAY.—Central av, s s, 310 e Cornaga av, interior alterations to store and dwelling; cost, \$400; owner, M. A. Harrison, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 764.

FAR ROCKAWAY.—Horton pl, w s, 300 s Sheridean boulevard, interior alterations to dwelling, new plumbing; cost, \$150; owner, Jas. Perrazzo, Lawrence, L. I.; architect, J. H. Cornell, Far Rockaway. Plan No. 765.

FLUSHING.—Delaware st, s s, 225 w Murray st, new plumbing in dwelling; cost, \$40; owner, M. Hix, premises. Plan No. 755.

FLUSHING.—22d st, e s, 200 n Queens av, new plumbing in dwelling; cost, \$50; owner, Frank Maiser, premises. Plan No. 769.

FLUSHING.—Amity st, 157, repair porch on dwelling; cost, \$50; owner, P. Denning, premises. Plan No. 789.

FLUSHING.—Union st, 53, erect new store front on store; cost, \$36; owner, Mary E. Pinkham, premises. Plan No. 795.

FLUSHING.—Sandford av, 426, repair porch on dwelling; cost, \$250; owner, M. Bowne, premises. Plan No. 800.

FLUSHING.—Murray st, w s, 80 n Delaware st, new plumbing in dwelling; cost, \$65; owner, J. Altossa, premises. Plan No. 817.

FLUSHING.—Linden av, 75, gas piping in dwelling; cost, \$15; owner, M. Franklin, premises. Plan No. 797.

GLENDALE.—Central av, e s, 100 s Sherman st, new plumbing in dwelling; cost, \$50; owner, W. A. Walters, premises. Plan No. 759.

JAMAICA.—Wexford terrace, n e cor Homer Lee av, 1-sty frame extension, 41x7, side dwelling, tin roof, interior alterations; cost, \$3,000; owner, W. J. Degran, premises; architect, A. Thompson, 1133 Broadway, Manhattan. Plan No. 771.

JAMAICA.—Grand st, w s, 104 n Fulton st, 1-sty frame extension side garage, slag roof; cost, \$150; owner, Saml. Klinger, 485 Fulton st, Jamaica. Plan No. 812.

L. I. CITY.—Radde st, 305, 1-sty frame extension, 25x3, front of dwelling, tin roof, interior alterations; cost, \$1,500; owner, Geo. W. Barker, 410 Academy st, L. I. City; architect, Geo. Malcolm, 421 West 121st st, Manhattan. Plan No. 756.

L. I. CITY.—5th av, e s, 175 n Pierce av, 2-sty frame dwelling, 22x12, rear 2-sty frame dwelling, tin roof, interior alterations; cost, \$1,200; owner, A. Morlath, 204 5th av, L. I. City; architect, Wm. Sprosser, 211 12th av, L. I. City. Plan No. 762.

L. I. CITY.—10th av, 781, gas piping in dwelling; cost, \$10; owner, E. Varina, premises. Plan No. 781.

L. I. CITY.—10th st, w s, 125 s Jamaica av, 1-sty brick extension, 24x80, side 3-sty store and office, tar and gravel roof, interior alterations; cost, \$5,000; owner, Enterprise Lodge K. of P., premises; architect, Jacob Berger Co., 349 13th av, L. I. City. Plan No. 773.

L. I. CITY.—Davis st, w s, 367 s Jackson av, install new elevator in factory; cost, \$700; owner, Neptune Meter Co., premises. Plan No. 794.

L. I. CITY.—Jackson av, 593, 1-sty frame extension, 12x15, rear of store, tin roof; cost, \$100; owner, B. Timoney, premises. Plan No. 790.

L. I. CITY.—Ridge st, n s, 125 w Court st, interior alterations to dwelling; cost, \$10; owner, V. Palzeria, premises. Plan No. 782.

L. I. CITY.—14th av, 158, 2-sty frame extension, 19x17, rear 2-sty dwelling, tin roof, interior alterations; cost, \$1,000; owner, J. Strommann, premises; architect, G. J. Fischer, L. I. City. Plan No. 802.

L. I. CITY.—Hulst st, 7, new plumbing in dwelling; cost, \$100; owner, Mrs. P. Powers, 71 Hulst st, L. I. City. Plan No. 804.

L. I. CITY.—Hulst st, 9-11-13, new plumbing in three dwellings; cost, \$600; owner, Mrs. Andrew Conklin, 11 Hulst st, L. I. City. Plan Nos. 805-6-7.

L. I. CITY.—Jamaica av, s s, 200 e Hopkins av, 1-sty brick extension, 21x12, rear dwelling, tin roof, interior alterations; cost, \$1,500; owner, John Perrone, 20 Jamaica av, L. I. City; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 813.

L. I. CITY.—18th av, s e cor Jackson av, gas piping in dwelling; cost, \$26; owner, H. Hirsch, premises. Plan No. 796.

MASPETH.—Hull av, 37, new foundation to dwelling; cost, \$250; owner, F. Ceresky, premises. Plan No. 777.

MASPETH.—Linden st, n s, 225 w Fresh Pond rd, install gas piping in dwelling; cost, \$15; owner, J. Katzlik, premises. Plan No. 775.

MASPETH.—Flushing av, n s, 260 e Metropolitan av, new plumbing in factory; cost, \$4,000; owners, Richey, Brown & Donald Co., premises. Plan No. 772.

MASPETH.—Muller st, 62, 2-sty frame extension, 16x12, rear 2-sty frame dwelling, gravel roof; cost, \$200; owner, J. Mertz, premises. Plan No. 798.

MORRIS PARK.—Spruce st, 1119, new plumbing, dwg; cost, \$100; J. Fay, 398 West 145th st, Manhattan. Plan No. 760.

MORRIS PARK.—Beaufort st, s s, 100 w Birch st, new plumbing in dwelling; cost, \$75; owner, J. Resty, premises. Plan No. 814.

MORRIS PARK.—Spruce st, w s, 190 n Jerome av, new plumbing in dwelling; cost, \$30; owner, J. Dolan, premises. Plan No. 816.

OZONE PARK.—Lawn av, w s, 263 n Liberty av, new plumbing in dwelling; cost, \$150; owner, M. Tortoa, premises. Plan No. 788.

RICHMOND HILL.—Briggs av, e s, 75 n Beaufort st, new plumbing in dwelling; cost, \$100; owner, F. Ryan, premises. Plan No. 783.

RICHMOND HILL.—North Villa av, e s, 200 n Fulton st, 1-sty frame extension, 31x22, on rear of factory; cost, \$400; owner, Richmond Hill Foundry Co., premises. Plan No. 793.

RICHMOND HILL.—Freedom av, w s, 85 n North st, new plumbing, dwelling; cost, \$85; owner, W. Young, premises. Plan No. 761.

RICHMOND HILL.—Hamilton st, w s, 276 s Chichester av, new plumbing, dwelling; cost, \$30; owner, J. Harrington, premises. Plan No. 767.

RICHMOND HILL.—Birch st, w s, 180 s Chichester av, new plumbing, dwelling; cost, \$35; owner, J. Nelson, premises. Plan No. 768.

RICHMOND HILL.—Freedom av, w s, 175 n Jerome av, new plumbing in dwelling; cost, \$60; owner, W. Pospisil, premises. Plan No. 809.

RICHMOND HILL.—Jerome av, n w cor Napier av, new plumbing in dwelling; cost, \$75; owner, N. Anderson, premises. Plan No. 815.

RIDGEWOOD.—Woodward av, 516, new store front to dwelling; cost, \$150; owner, D. Hood, 40 Morrell st, Brooklyn. Plan No. 779.

RIDGEWOOD.—Myrtle av, 2307, interior alterations to store and dwelling; cost, \$100; owner, Max W. Gross, premises. Plan No. 787.

RIDGEWOOD.—Onderdonk av, 567, interior alterations to store; cost, \$100; owner, F. Hemplemen, 1167 Ralph st, Brooklyn. Plan No. 766.

RIDGEWOOD.—Fairview av, s w cor Greene av, erect water closet compartments rear dwelling, new plumbing; cost, \$100; owner, J. C. Steuben, 553 Onderdonk av, Ridgewood. Plan No. 808.

ROCKAWAY BEACH.—Wygant pl, e s, 431 s Boulevard, 1-sty frame extension over present extension on rear dwelling, tin roof; cost, \$325; owner, Josephine Weil, premises. Plan No. 380.

ROCKAWAY BEACH.—Huron st, e s, 450 Washington av, interior alterations to dwelling; cost, \$700; owner, Neponset Building Co., Neponset, L. I.; architect, J. P. Powers Co., Rockaway Beach. Plan No. 791.

ROCKAWAY BEACH.—Washington av, s s, 100 e Center st, new plumbing in dwelling; cost, \$150; owner, F. Stoddard, premises. Plan No. 803.

ROCKAWAY BEACH.—Hollywood av, e s, s Boulevard, new plumbing in dwelling; cost, \$400; owner, C. Schilling, premises. Plan No. 818.

WINFIELD.—Burroughs av, w s, 200 s Woodside av, 2-sty frame extension, 24x10, rear dwelling, shingle roof; cost, \$500; owner, Chas. F. Ricke, 16 Burroughs av, Winfield. Plan No. 810.

WOODSIDE.—Greenport av, s e cor Hancock st, new plumbing in dwelling; cost, \$50; owner, H. Steinman, premises. Plan No. 792.

Richmond

BAY ST, e s, 100 n Water st, 591, Stapleton, new store front to brick store and dwelling; cost, \$200; owner, Eliz. McDowell, Stapleton; builder, Thos. Cummings, Stapleton. Plan No. 137.

BROOK ST, n s, 128 e Westervelt av, 21, Tompkinsville, new plumbing and plastering to frame tenement; cost, \$60; owner, Mrs. A. Turpisch, New Brighton; architect and builder, John Davies, Tompkinsville. Plan No. 132.

ELIZABETH ST, w s, 215 n Prospect st, West New Brighton, flat roof and general repairs to frame henery; cost, \$100; owner, Mrs. A. E. Smith, West New Brighton; builder, Ephraim Smith, West New Brighton. Plan No. 135.

JERSEY ST, w s, 125 s Center st, New Brighton, masonry, new girder and new store front to frame store and dwelling; cost, \$500; owner, Mrs. E. Goodman, New Brighton; architect, John Davies, Tompkinsville; builder, L. Desquia, New Brighton. Plan No. 141.

JOHN ST, w s, 700 n Douglas st, 56, Port Richmond, 2-sty addition and general alterations to frame store and dwelling; cost, \$400; owner, Mrs. John Osinski, Port Richmond; architect, Geo. W. Paul, Port Richmond; builder, Leo W. Paul, Port Richmond. Plan No. 129.

RICHMOND TERRACE, s s, 100 w Granite av, West New Brighton, new stairs to frame store and dwelling; cost, \$200; owner, Mrs. J. P. Kempnaar, West New Brighton; builder, W. D. Bailey, Mariner's Harbor. Plan No. 140.

RICHMOND TERRACE & TAYLOR ST, s e cor, West New Brighton, 1-sty addition to frame dwelling; cost, \$480; owner, Dr. J. G. Clark, West New Brighton; builder, A. Deppe, West New Brighton. Plan No. 128.

SAND LANE, e s, 50 s Cedar av, 185, Arrochar, Y. P. beams to frame restaurant; cost, \$250; owner, N. Roborte, Arrochar; architect, F. A. Gallow; builder, C. P. Perrella, 1311 Pugsley av, Manhattan. Plan No. 139.

SEASIDE BL, s s, 850 w Sand lane, South Beach, new addition to frame bungalow; cost, \$25; owner, S. S. Keteltas, South Beach; builder, R. Witte, South Beach. Plan No. 138.

VAN DUZER ST, e s, 300 s Turnpike, 47, Tompkinsville, extension, masonry, partitions, to frame dwelling; cost, \$350; owner and builder, Salvator Zio, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 130.

WRIGHT ST, 3, 50 front Water st, Stapleton, new store front to frame store; cost, \$100; owner, A. Jannone Rosebank; builder, J. Guerrero, Rosebank. Plan No. 126.

10TH ST, w s, 140 n Midland av, Midland Beach, general repairs to frame dwelling; cost, \$70; owner and builder, J. H. Gardner, on premises. Plan No. 142.

BRITTON AV, 435, Concord, 1-sty addition, partitions, new roof, etc., to frame dwelling; cost, \$100; owner, architect and builder, Geo. Smith, Concord. Plan No. 133.

CASTLETON AV, s s, 100 e Taylor st, 1206, West New Brighton, 2-sty addition, heating, porch, to frame store and dwelling; cost, \$500;

owner and builder, J. J. Fox, West New Brighton; architect, John Davies, Tompkinsville. Plan No. 144.

CRESCENT AV, e s, 100 s Southfield boul, South Beach, girders and new partitions to frame dwelling; cost, \$75; owner, Mrs. M. Sweeney, Great Kills; builder, L. E. Decker, Great Kills. Plan No. 134.

ELM AV, s s, bet 3d and 4th sts, Midland Beach, new addition, partitions to frame dwelling; cost, \$100; owner, Mary Dumar, Midland Beach; builder, U. Altornari, 1 Centre Market place, Manhattan. Plan No. 123.

SOUTH BEACH, bet Boul & Bd wk, lower top dip 6 feet to frame roller coaster; cost, \$150; owner and builder, Roller Boller Coaster Co., South Beach. Plan No. 124.

TODD HILL RD, w s, 300 n Schmidt's lane, West New Brighton, 2-sty extension, plastering, to frame dwelling; cost, \$325; owner, Grace Tyson and Nellie Gillis, West New Brighton; builder, N. D. Burgher, West New Brighton. Plan No. 143.

TODD HILL RD, e s, 800 s Ocean terrace, Dongan Hills, new partitions to frame dwelling; cost, \$260; owner, Edw. W. Brown, Dongan Hills; architect, W. H. Messereau, Dongan Hills; builder, W. Mahr, Tompkinsville. Plan No. 136.

UNION AV, e s, s Richmond terrace, Mariners Harbor, new porch, partition, etc., to frame dwelling; cost, \$300; owner and builder, Walter Fritts, Mariners Harbor. Plan No. 131.

WATCHOQUE RD, n s, 100 w Jewett av, West New Brighton, new stairs and partition to frame dwelling; cost, \$30; owner and builder, J. Meier, West New Brighton. Plan No. 127.

WESTERVELT AV, w s, 350 s Terrace, 42, New Brighton, 1-sty extension, concrete footings, etc., to frame dwelling; cost, \$300; owner, I. Scheinberg, New Brighton; architect, John Davies, Tompkinsville; builders, Block & Uslau, New Brighton. Plan No. 125.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending April 25. The location is given, but not the owner's address:

ATHENIA.—John Chesla, 53 VanHouten av, 2-sty brick, \$6,000.

JERSEY CITY.—Louis Lenckowsky, n w cor Rutgers and Cator avs, 3-sty brick, \$8,000; Louis Dorison, 132 and 138 Arlington av, 2 3-sty brick, \$18,000; Harry Rothberg, 99 Morris st, 2 4-sty brick, \$12,000; Louis Rabinovitz, 172 Hutton st, 2 3-sty frame, \$9,000; Rose Bergoff, 109 and 113 Stuyvesant av, 3 4-sty brick, \$20,000; Enrich Mike, 109 Mallory av, 2-sty frame, \$3,000; Joseph DeCristofano, 53 Wallis av, 2-sty brick, \$4,000.

NEWARK.—Benjamin N. Scudder, s w cor Pennsylvania av and Astor st, 4-sty brick, \$37,000.

MILBURN.—Peter Mercantomo, w s Main st, 200 ft s of Springfield av, 3-sty brick, \$8,000.

ORANGE.—Anthony & Nicholas Norselli, n w cor Corne and Mechanic sts, 3-sty brick, \$12,000.

EAST ORANGE.—Essex Real Estate Cons. Co., 86 & 96 Harrison st, 2 5-sty brick, \$120,000; Philip Herman, n s Central av, 125 ft w of Harrison st, 3 3-sty brick, \$24,000.

KEARNY.—George M. Severance, s w cor Devon and Duke sts, 3-sty frame alteration, \$3,000; William Mohan, 149 Kearny av 3-sty frame, \$7,000.

TRENTON.—Alfred F. Robertshaw, n w cor West State st and Westfield av, 3-sty brick, \$12,000.

ELIZABETH.—Hedwig Swensky, 601 Maple av, 2-sty frame, \$4,000.

PASSAIC.—Concettina Lazzara, 317-319 Oak st, 3-sty brick, \$12,000.

WEST HOBOKEN.—Clelia Introzzi, 167 West st, 3-sty frame alteration, \$1,200.

WEST ORANGE.—Abraham Hauptman, n e cor High and Ridge sts, 3-sty frame, \$6,000.

APARTMENTS AND FLATS.

JERSEY CITY, N. J.—Nathan Weltoff, 222 Washington st, has completed plans for a 3-sty flat, 32x62 ft., in Bergen st, for Richard Dorison, Lembeck av, owner and builder. Cost, about \$10,000.

JERSEY CITY, N. J.—H. & W. Newmann, 202 Ogden st, are preparing preliminary plans for a 4-sty brick and stone apartment, 75x75 ft., on Tonnella av, near Magnolia av, for J. H. Mahlenbrock, 56 Tonnelle av. Cost, about \$60,000. Bids will be taken this summer.

CHURCHES.

NEWARK, N. J.—H. L. Larzelere, 528 Mercantile Building, Rochester, N. Y., has completed plans for remodeling the 3-sty brick and reinforced concrete church and Sunday school at the corner of Church and Maple sts, for the Park Presbyterian Church of Newark, Rev. C. M. Creighton, pastor, 7 William st; C. P. H. Vary, 12 William st, chairman of building committee. Cost, about \$50,000. Bids will be taken about May 15.

RAMSEY, N. J.—Chas. E. Sleight, 136 Washington st, Paterson, N. J., has completed plans for a church on Central av, for the Presbyterian Church of Ramsey, A. S. Van Orden rector. Cost, about \$20,000. Bids have not been taken.

PORT READING, N. J.—J. K. Jensen and C. W. Brooks, 196 Smith st, Perth Amboy, are preparing plans and will soon take bids for a 1-sty brick church, 33x71 ft., for the R. C.

Church of Port Reading, Rev. Father Columbia Galassi, in charge, Perth Amboy. Cost, about \$8,000.

DWELLINGS.

GARFIELD, N. J.—Joseph DeRose, 119 Ellison st, Paterson, has about completed plans for a 2½-sty brick residence, 21x36 ft., at 217 Palisade av, for George Cronck, 219 Palisade av, owner. Cost, about \$6,000.

ALPINE, N. J.—Edward Monahan, 950 Bergenline av, Woodcliff, N. J., is completing plans for a 2½-sty stone residence, 26x40 ft., for Thaduis Walker, 31st st, Woodcliffe. Cost, about \$10,000.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, architect, is preparing plans for a 2-sty frame residence in High st, for William Scott. Cost, about \$5,000.

GARFIELD, N. J.—Anton L. Vegliante, 256 Passaic av, Garfield, has plans for a 2-sty brick stone and residence, 22x40 ft., on Malcolm av, to cost about \$4,000. Andrew Oliva, 530 East 13th st, Manhattan, owner.

RAHWAY, N. J.—Oakley & Son, 280 Broad st, Elizabeth, have plans for remodeling the residence in Bryant st, for A. H. Chamberlain. Bids will be taken by the architect.

SECAUCUS, N. J.—Fred Hansel, 809 Savoye st, West Hoboken, N. J., is preparing plans for a 2-sty brick residence, 28x58 ft., on the Paterson Plank rd, to cost about \$8,000.

NEWARK, N. J.—George E. Jones, Union Building, has nearly completed plans for a 2½-sty frame residence, 28x32 ft., on Shanley av, near Madison av, for a Mr. Constam, care of architect. Cost, about \$6,000.

KEARNY, N. J.—J. B. Warren, 31 Clinton st, Newark, has completed plans for a 2½-sty frame residence, 22x48 ft., at the southeast corner of Highland av and Grove st, for D. P. Decker, 290 Maple st, owner. Cost, about \$5,000.

EAST ORANGE, N. J.—Frank W. Bower, 44 Harrison st, East Orange, is preparing sketches for a 2½-sty frame residence, 30x40 ft., to cost about \$6,500.

LEONIA, N. J.—W. H. Drummond, Palisade, N. J. owner and architect, contemplates the erection of a 2½-sty frame residence, 32x25 ft., to cost about \$4,500.

WEST ORANGE, N. J.—Frank W. Bower, 44 Harrison st, East Orange, is preparing sketches for a 3-sty frame residence, 30x50 ft., to cost about \$10,000.

FACTORIES AND WAREHOUSES.

WEST HOBOKEN, N. J.—William Weir, 809 Savoye st, is preparing plans for a 2-sty brick factory, 45x75 ft., on Highpoint av, near Summit av, for the S. & Z. Cleaning Co., 730 Highpoint av. Cost, about \$7,500.

HALLS AND CLUBS.

ROSELLE, N. J.—W. E. Clum, 78 Broad st, Elizabeth, N. J., is preparing plans for a 3-sty brick and hollow tile lodge building with stores on 2d av, near Chestnut st for Sherman Council No. 61, Junior Order of United American Mechanics. Building committee consists of Bartley Tuthill, 37 Chestnut st, Dr. W. R. Smith, 33 Westfield av, East Roselle Park, Chas. R. Trimmer, 115 1st av, Wm. Lovell, 431 Walnut st, and others. Cost, about \$15,000. Bids will be called about May 15.

MUNICIPAL WORK.

NORTH BERGEN, N. J.—Clyde Potts, 30 Church st, Manhattan, is preparing preliminary plans for a sewage disposal plant and sewerage system in the northeast section for the Town of North Bergen, Patrick A. Brady, clerk. Bids will be received about June 1.

PUBLIC BUILDINGS.

LODI, N. J.—J. Kelly, P. O. Building, Paterson, N. J., has even retained to prepare plans for alterations to a residence for the Borough of Lodi into a borough hall. Nicholas Ciampo, chairman of building committee.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, has been commissioned to prepare plans for a county jail in Willow st, between Newark and Pavonia avs, for the Board of Chosen Freeholders of Hudson County, J. J. O'Melia, supervisor. T. J. Wasser, County House, county engineer.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.
BINGHAMTON, N. Y.—Marvin & Davis, 303 5th av, Manhattan, are preparing plans for a 6-sty brick, marble and terra cotta apartment house with stores, at the northwest corner of Main and Oak sts, for John J. Moore, 288 Greenwich st, Manhattan. Cost, about \$300,000. Bids will be taken about May 10.

CHURCHES.

JAMESTOWN, N. Y.—Freeburg & Fidler, Architects, Chadakoin Building, are preparing plans for rebuilding the brick and stone church, 100x180 ft., at 4th and Church sts, for the First Baptist Church, on premises; Rev. George C. Moor, 117 Church st, pastor. Cost, about \$60,000.

POUGHKEEPSIE, N. Y.—Edward C. Smith, 39 Market st, has been commissioned to prepare plans for a 14-sty stone addition to the chapel, in North Hamilton st, for St. Paul's Church; Rev. Irvine Goddard, 46 North Hamilton st, rector. Cost, about \$20,000.

FACTORIES AND WAREHOUSES.

BREWSTER, N. Y.—S. A. Guttenberg, Proctor Building, Mount Vernon, has been commissioned to prepare plans for a 3-sty hollow tile and stucco factory, 30x50 ft., for the Sterilized Grain Co., Robert Stock, president, 39 Villa av, North Pelham. Cost, about \$15,000.

HALLS AND CLUBS.

ELMIRA, N. Y.—Pierce & Bickford, 118 Lake st, have been commissioned to prepare plans for rebuilding the stone and steel Masonic temple building at Lake and East Market sts for the Masonic Temple Association, Harvey Ludlow, Chas. Howe and H. K. Ball., all of Elmira, building committee.

SCHOOLS AND COLLEGES.

UTICA, N. Y.—Agne, Rushmer & Jennison, 209 Arcade Building, are preparing preliminary plans for a 3-sty brick, steel and stone technical high school for the City of Utica Board of Education, Frank R. Winant, president. Cost, about \$450,000.

PERSONAL AND TRADE NOTES.

BECKMAN BROS., plumbing contractors, have moved from 4622 3d av, to 311 4th st, Brooklyn.

DAVID E. KENNEDY (Inc.) has moved from temporary quarters at 48 West 38th st to 53-55 5th av.

L. E. NEWPORT, special agent for insulating materials, has opened offices at 366 5th av, Room 516.

KAYFETZ BROS., plumbing contractors, have moved from 90 Amboy st to 530 Ralph av, Brooklyn.

WHITESIDE-BOCKELMAN CO. has moved its offices from 305 East 43d street to 612 West 55th street.

LOUIS WEBER BUILDING CO.'S offices have been moved to 171 Madison av, telephone, Murray Hill 809.

MITCHELL-TAPPEN CO., manufacturing contractors, steel and iron, has moved its offices to 44 Broad st.

A. M. BARROWS CONSTRUCTION CO.'S offices have been moved from 45 West 34th street to 347 Fifth avenue.

VAN KANNEL REVOLVING DOOR CO.'S offices have been moved to 250 West 54th st. Telephone Columbus 7252-3-4.

BING & BING, general contractors and real estate operators, have moved their offices from 505 5th av to 119 West 40th st.

HAZARD MANUFACTURING CO. (George B. Norris, manager) has moved its offices from 50 Dey street to 531-533 Canal street.

GEORGE H. SHUMAN CO., successors to Geo. H. Shuman, contracting and electrical engineer, has opened offices at 405 Lexington av.

B. H. & C. M. WHINSTON, architects, have opened offices for the practice of their profession at the corner of 148th st and 3d av, Bronx.

NELSON & BOSWORTH, architects, have opened offices in the Royal Arcanum Building, corner Jamaica and Jefferson avs, Richmond Hill, L. I.

R. W. CREUZBAUR and C. L. PARMELEE, engineers and specialists in methods and construction costs, have moved their offices to the Woolworth Building.

CLINTON ELECTRIC CO. has opened a shop and office at 1831 Trafalgar pl, Bronx. The company is the reorganized Dwyer Electric Co., formerly at 906 East 176th st.

HALEY & SHANE, structural steel engineers and contractors, 103 Henry avenue, Syracuse, N. Y., have taken over the business of the Warren Structural Co., of Syracuse.

GRANT CONTRACTING CO., general contractors, formerly at 1123 Broadway, has moved its offices to the Transit Building, 5-7 East 42d st. Telephone Murray Hill 4897.

E. WYATT BLANCHARD, formerly connected with the firm of Tullis & Blanchard, general contractors, has opened offices at 114 East 28th st, where he will conduct a general building business.

BOROUGH PRESIDENT MARKS has appointed Frank H. Hines as Superintendent of Public Buildings and Offices at a salary of \$5,000 a year. Mr. Hines succeeds Julian Beatty, who resigned last month.

H. N. HINCKLEY, architect, has opened offices for the practice of his profession in the Ithaca Savings Bank Building, Ithaca, N. Y., and desires samples and catalogs from manufacturers interested in the building trades.

MORRIS WHINSTON, formerly of the firm of Whinston & Polak, architects, has opened an office for the practice of architecture at 459 Stone avenue, Brooklyn, and desires catalogues and samples from manufacturers interested in the building trades.

H. De B. PARKSONS, member of the American Society of Mechanical Engineers and ats. of the Metropolitan Sewerage Commission, will give an illustrated talk on the plans as proposed by the commission at the society's rooms, 29 West 39th st, on Tuesday evening, May 12, at 8.15.

DOUGLAS MATHEWSON, Borough President of the Bronx, announced the following appointments: to be secretary of the Borough President, at \$4,000 a year, Emanuel Friedlich; Commissioner of Public Works, at \$4,000, Frederick C. Humphries; Assistant Superintendent of Buildings, \$3,000, John J. Knewitz, and as Chief Inspector of Buildings, \$3,000 a year, Jacob Vreeland.

NEW WESTERN ELECTRICAL DEAL.—An alliance has been formed between the Conlon Washer Machine Company, of Chicago, and the Western Electric Company. Under the arrangements, the entire line of Conlon electric washing machines will be marketed exclusively by the Western Electric Company under the trade name of the "Western Electric-Conlon." This selling arrangement involves no changes in the manufactory. Ample stocks will be carried at each of the twenty-eight Western Electric distributing houses located at shipping centers throughout the United States.

OBITUARY

ARCHIBALD McDONALD, mason and general contractor, died from general debility at his home, 131 Decatur street, Brooklyn, Sunday, April 25. He was born in Brooklyn fifty-nine years ago.

SAMUEL C. FOULKS, carpenter and general contractor, died from paralysis at his home, 856 Greene av, Brooklyn, Friday, April 24. He was born in Manhattan sixty-six years ago and had lived in Brooklyn for about forty years.

FREDERICK W. BURDICK, for ten years manager of the contracting department of the H. W. Johns-Manville Co., died at his home, 72 East 190th st, Monday, April 27. He was forty-nine years of age and came to New York from Chicago about twelve years ago.

JACOB J. FOX, general contractor, died at his home, 51 Johnson avenue, Morris Park, L. I., Wednesday, April 22. He was born in Jamaica, L. I., 51 years ago and had been active in the building business in Queens County for thirty years.

AUGUSTIN F. KNIGHT, retired architect, died suddenly in his room at the Lambert Hotel, St. Paul, Minn., Friday, April 17. He was 83 years of age and a veteran of the Civil War. Mr. Knight retired from his profession about two years ago. He had lived in St. Paul for many years and designed a number of the city's most notable buildings.

TRADE AND TECHNICAL SOCIETY EVENTS.

BUILDERS & TRADERS' EXCHANGE of Newark will hold its annual outing at Washington Park, Gloucester, N. J., Saturday, May 9. Those attending will have an opportunity to witness a shad haul in the Delaware River, and after the usual day's sports a planked shad dinner will be served.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m. Secretary, J. R. Wemlinger, 11 Broadway, New York.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its thirty-first annual convention in Detroit, Michigan, June 22-23. Convention headquarters will be at the Hotel Cadillac.

THE SAN FRANCISCO ARCHITECTURAL CLUB has completed arrangements for the National Architectural Exhibition to be held in San Francisco, in connection with the Panama-Pacific International Exhibition in 1915.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS will hold its midsummer convention July 3 and July 4 at Brighton Beach, Brooklyn. July 3 will be devoted to papers and discussions of general engineering construction and Saturday, July 4, will be devoted to papers and discussions on "Best Roads."

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 and 17.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

AMERICAN WATER WORKS ASSOCIATION will hold its annual convention at Philadelphia, Pa., May 11-15. Secretary J. M. Diven, 47 State st, Troy, N. Y.

THE TECHNICAL LEAGUE OF AMERICA will hold its regular monthly meeting in the New York World Building, Room 506, on May 15, at eight o'clock, when the subject of the limitation of the height of commercial buildings and hotels will be discussed by Mr. Herman Kolbe and Mr. C. B. J. McManus.

GUY B. WAITE, M. Am. Soc. C. E., has prepared a paper on cinder concrete as used by the City of New York, and the comparison of the same as used by various other cities in the United States. The paper will be read and discussed at a meeting of the American Society of Civil Engineers to be held on the evening May 6. This paper will later be published by the society, as it discusses the entire subject of cinder concrete, which has been contested in all of the recent proposed building codes and it is possible that it may form a basis for contentions in codes yet to come.

GUM LUMBER Manufacturers' Association will hold its annual meeting and convention at the Gayoso Hotel, Memphis, Tenn., May 19-20. The association is sending attractive invitations, printed on pieces of unfinished Red Gum veneer to those interested in the manufacture or use of this wood. Interesting programs for all sessions of the convention are being prepared, one of the principal features of which will be the report of Robert M. Carrier, chairman of the Committee on Technical Research. This report will deal with the questions of proper methods of manufacture, handling and caring for gum lumber, and will be of considerable importance to those interested in obtaining the wonderful decorative and utilitarian results that can be obtained from the use of this wood.

FEDERATED CIVIC ASSOCIATIONS.—It has been found desirable to postpone the conference of delegates, to further consider the matter of increased transportation facilities across the North River, which was scheduled to be held in the sun parlor of the Waldorf-Astoria, Tuesday, May 5. The revised date for this conference will be Tuesday, May 19, at four o'clock, at the same place. Representatives of the New York and New Jersey Bridge and Tunnel commissions and their engineers will be present for the purpose of explaining the situation as it exists and of answering any questions delegates may wish to ask. The last conference upon this subject, consisting of representatives of about twenty associations, was a most interesting one, but few of the delegates present felt that the organizations they represented were sufficiently informed to take definite action upon the question at that time. The subject is of such importance to the community, however, that every association affected should be fully informed upon it so that it may be in a position to determine its opinion and exert its influence accordingly. Robert Grier Cooke is president.

BUILDING MATERIALS AND SUPPLIES

GENERAL SLUMP IN QUOTATIONS ON MAY FIRST AS COMPARED WITH THOSE RULING A MONTH AGO—STRUCTURAL STEEL WEAK.

Second Hand Brick in Heavy Demand — Plan Filings Compared.

PRICES of building materials on May first reflect the sluggishness of demand throughout the district. White lead in oil, second-hand common brick and wax are the only building commodities that do not show a cut from last month's wholesale quotations, and two of these represent a gain of only a fraction of a cent a pound. Linseed oil is the only one that reports stiffness sufficient to warrant expectations of an early advance, although gravel in the New York market is remarkably firm. This strength, however, is attributed to subway construction and not to heavier building requirements.

Brick heads the list with a slump of about seventy-five cents a thousand for Hudsons and fifty cents for Raritans. Second-hand brick, however, shows a jump in price of a dollar a thousand or \$3.50 per M., with \$4.50 quoted for cartloads of 1,500. Newark common brick yard prices remain steady at \$7.25 to \$7.50, with only a moderate call. Portland and natural cement stand pat, the former at the ninety cent mill base.

No changes are reported from the winter schedule of prices in crushed stone, gravel, terra cotta interior or exterior hollow tile, lime or lubricants, but uniform cuts of a dollar to two dollars are shown down the entire soft lumber column, including yellow pine, hemlock, and spruce. Hardwoods are firm on price but in light demand.

But the most significant feature about May prices current is the slump in structural steel quotations at tidewater. At the first of April the quotations in this department ruled at 1.31c and 1.36c, while today the figures are 1.26c and 1.31c. On March first the quotation temporarily was at 1.36c and 1.41c. The material market has proved true to tradition: "As goes steel, so goes other structural commodities."

Building financiers seem less inclined to lend money on speculative enterprises. The great majority of mortgages now being recorded call for six per cent. interest, while rates on other classes of investment are lower than that by one to one and a half per cent.

As for class of construction now prevailing, apartment houses seem to be moving more freely in the Washington Heights section of Manhattan and for cheaper apartments in the Bronx, while Brooklyn and Queens operations are confined more generally to flats and dwellings. Washington square is also showing activity in apartment house construction. In East Jersey, factory extension and dwelling construction leads. Materials are moving sluggishly in that section and dealers are buying only from hand to mouth. A revival in loft building construction seems to be under way on Fourth avenue after about a year's cessation.

The crisis in Mexico is having a retarding effect upon building investment, but those who are closely informed say that it may, in the end, work for good. Legislation has hit building owners hard during the winter and it has also operated as a retarding influence upon business in general. Some profess to believe that money is being manipulated to the end that the Interstate Commerce Commission may be made to see the wisdom of granting the railroads the freight rate increase they ask for and to encourage the Administration to postpone action on contemplated legislation affecting big business. They hold that the Mexican crisis may serve to act as a counter-irritant to the Administration, diverting the attention of the Congress from its trust-controlling program toward other matters; in the mean time permitting business to get its bearings, as it were, under the new laws before further legislation along that line is attempted.

Plan filings for new buildings in the five boroughs this week compared with last week's follow:

	No.	Week Ending		
		April 23.	No.	April 30.
Manhattan	4	\$412,500	15	\$523,400
Bronx	17	436,500	23	447,775
Brooklyn	69	348,250	84	800,950
Queens	114	609,595	86	326,025
Richmond	42	59,815	39	57,872
Totals	246	\$1,866,650	247	\$2,156,022

COMMON BRICK.

Heavy Gain in Unloading Made Last Week Is Increased.

DEALERS in common brick were active buyers in both the wholesale and retail markets this week. Unloading exceeded last week's gain by a slight margin. Sales at the wholesale docks were heavier than at any time this year. Two Hudson plants have started their dryers, but no open yards have resumed yet. Prices remain unchanged. New building plan filings were slightly heavier.

Official transactions for Hudson common brick covering the week ending Thursday, April 30, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.		
Left over, April 24—19.		
	Arrived.	Sold.
Friday, April 24	4	9
Saturday, April 25	5	4
Monday, April 27	12	11
Tuesday, April 28	3	8
Wednesday, April 29	6	10
Thursday, April 30	8	8
Total	38	50

Reported enroute, Friday, A. M., May 1—5. Condition of market firm. Prices: Hudsons, — to \$5.75; Raritans, — to \$6 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7.25 to \$7.50 (yard). Dull. Left over Friday A. M., May 1—7.

HUDSON BRICK UNLOADED.			
(Current and last week compared.)			
April 17	1,457,500	April 24	1,333,050
April 18	824,500	April 25	718,000
April 20	1,487,500	April 27	1,361,400
April 21	1,504,250	April 28	1,395,500
April 22	1,222,000	April 29	1,403,650
April 23	1,012,250	April 30	1,533,750
Total	7,508,000	Total	7,745,350

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows: In each case the quotations given below were those prevailing up to noon, May 1, 1914.

BRICK—
Hudson common@ 5.75
Raritan common 5.75@ 6.00
2d hand common 3.00@ 3.50
2d hand com. (truck load of 1,500) 4.50@ —
Front or face 18.00@ 32.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
Domestic Portland\$1.58@ —
Cons. Rosendale Nat.90@ —
Alsen's German 2.10@ 2.15
Dyckerhoff German 2.10@ 2.15

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
Trap rock, 1½ in. \$1.10
Trap rock, ¾ in. 1.20
Bluestone, 1½ in. 1.05
Bluestone, ¾ in. 1.15@ 1.30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
1½ in. \$0.90
¾ in. 1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):
Exterior—
4x12x12 in. \$0.08
6x12x12 in.084
8x12x12 in.102
10x12x12 in.12
12x12x12 in.15

Interior—
2x12x12 in. \$0.048
3x12x12 in.048
4x12x12 in.054
6x12x12 in.072
8x12x12 in.096

LIME (Standard 300 lb. bbls. wholesale, select finishing):
Farnham Cheshire, finishing\$1.55@ —
Eastern, common 1.25@ —

LINSEED OIL—
American Seed City Raw\$0.54@ \$0.55
American Seed City Boiled53@ .54

LUBRICANTS (Mineral):
Black, refined, summer 13 @ 13½
Black, reduced, 27 gravity, 35@30 c. t. 13½@ 14
Black, reduced, 30 gravity, 15 cold test 14½@ 15
Cylinder, light, filtered 21½@ 23
Dark, steam, refined 15½@ 25
Paraffin, high, viscosity 19 @ 26
23½@24 gravity 15 @ 15½
28 gravity 13 @ 13½
Wax, crude per lb. 3¼@ 3¾
Refined, 120 m. p. per lb. 4¼@ —
Refined, 125 m. p. per lb. 4¼@ —
Refined, 130 m. p. per lb. 5¼@ —

LUMBER (Wholesale prices, New York City):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 in. \$22.00@ \$26.00
14 to 16 in. 28.00@ 32.00
Heart face siding 4-4 & 5-4. 30.00@ 31.00
Flooring, 13-16x2½ & 3 ins. 15.50@ 28.00
Hemlock, Pa., f. o. b. N. Y. base price per M. @ 24.50
Hemlock, W. Va. base price per M. @ 24.50
Hemlock, Eastern mixed cargoes. 19.50@ —
(To mixed cargo price add freight, \$1.50.)

Spruce (W. Va., f. o. b. N. Y., lighterage limits)
2x4, 18 and 20 ft. \$28.50
2x6, 10 and 14 ft. 25.00
2x8, 12 and 14 ft. 24.00
2x10, 3x10, 10 to 16 ft. 29.00
8x8 and under, 16 ft. and under. 25.00
9 in., 16 ft. and under. 30.00
4x10 to 10x10, 16 ft. and under. 29.00
2x12 and 3x12, 16 ft. and under. 30.00
12 in., 18 and 20 ft. 31.00
Add \$1.00 per M. for each inch over 12 ins.
Add \$1.00 per M. for every 2 ft over 20 ft in length.

1x2 shingling lath, rough or dressed one side
4-4x6" merchantable quality \$27.00
4-4x8" merchantable 27.00
4-4x10" merchantable 25.00
4-4x12" merchantable quality 31.50

LATH (Eastern spruce f. o. b. N. Y.):
1½-in. round wood @ —
1½-in slab \$3.85@ \$4.00

PLASTER—(Basic dealer prices, at yard, Manhattan):
Masons finishing in 100 lb. bags, per ton.\$10.50

BLOCKS:
2 in. (solid) per sq. ft.06
3 in. (hollow)06½
4 in. (hollow)07½
Boards ½ in. thick, per sq. yd.16

SAND:
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale. \$0.50

SLATE (Per Square, N. Y.).
Penn. Bangor ribbon \$4.10@ \$4.75
Munson, Maine No. 1 5.50@ 7.75
Munson, Maine No. 2 4.50@ 6.75
No. 1 red 10.00@ 12.00
Unfading green 4.00@ 6.00
Genuine Bangor 4.75@ 6.75
Pen Argyle 4.00@ 6.00
Vermont, sea green 3.00@ 4.20

STRUCTURAL STEEL (tidewater) Spot.
Beams and channels up to 14 in. \$1.26@ \$1.31
Beams and channels over 14 in. 1.26@ 1.31
Angles 3x2 up to 6x8. 1.26@ 1.31
Zees and tees 1.26@ 1.31
Steel bars, half extras. 1.26@ 1.31
Universal & sheared 34 in. & und. @ —

WHITE LEAD:
American, dry, car lots \$0.07½
In oil, in 100, 250 and 500-lb kegs. 0.09½

On lots of 500 pounds or more a discount of ¼c per pound is allowed.
Red Lead and Litherage—
In 100-lb. kegs. \$0.08
On lots of 500 pounds or more a discount of ¼c per pound is allowed.

1913.

Left over, Friday A. M., April 25—64.

	Arrived.	Sold.
Friday, April 25	17	8
Saturday, April 26	4	15
Monday, April 28	6	10
Tuesday, April 29	0	9
Wednesday, April 30	4	4
Thursday, May 1	4	12
Total	35	58

Condition of market, easier. Prices: Hudsons, \$7 to \$7.25; Raritans, \$6.87½ to \$7.12½; Newark, \$8.25. Left over Friday A. M., May 2—41.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to April 30, 1914	307
Total No. bargeloads sold Jan. 1 to April 30, 1914	300
Total No. bargeloads left over May 1, 1914	7
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to May 1, 1913	500
Total No. bargeloads sold Jan. 1 to May 1, 1913	459
Total No. bargeloads left over May 2, 1913	41

SKYLIGHT GLASS.

Demand Moderate With Slight Steading of Prices.

GLASS, as a whole, does not show much improvement in demand, but special grades, such as ribbed and plain skylights were reported to be in better inquiry. Current prices for skylight glass run about as follows per square foot:
¾ in. thick \$0.07
¾ in. thick10
¾ in. thick15
Wires, ¼ in. thick25