

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, MAY 23, 1914

PUBLIC REVOLT AGAINST OVER-REGULATION

Borough President Marks' Arraignment of the Lawmakers at Albany For Unreasonable and Needless Building Laws and the Multiplicity of Inspections.

BOROUGH PRESIDENT MARKS and a number of other informed and representative men gave testimony on Monday before the State Factory Investigating Committee concerning the over-regulation of buildings that did not seem to be pleasing to Lieutenant-Governor Wagner and Samuel Gompers, members of the commission, or to Abram I. Elkus, counsel. Mr. Elkus, especially, seemed reluctant to hear all the facts which the witnesses desired to relate, and endeavored at the outset to confine the testimony to precise instances of duplication of factory orders with names, places and dates. The members of the committee were not, to say the least, sympathetic hearers.

But after the Borough President, City Chamberlain Bruere, Fire Commissioner Adamson and other heads of departments had spoken, there was a better appreciation on the part of the committee of what property owners in this city have had to contend with for several years from regiments of inspectors, and there was a willingness to concede that there has been an unwarranted number of official visitations and a multiplicity of violation orders, if not an actual conflict of authority.

It seemed to be the opinion of the committeemen that through some system of conferences between heads of departments, with an interchange and co-ordination of violation orders, much of the annoyance from which owners suffer would be prevented. The oft-repeated suggestion that New York City be permitted to supervise the erection and maintenance of the buildings within her own boundaries was not well received; and Borough President Marks's pertinent ejaculation at one stage of the proceedings that there are "too many laws," evoked no reply. The statement from an early witness that there are no less than thirteen public departments and bureaus sending inspectors to visit buildings, obviously convicted the authorities of over-regulation, and also created a very strong implication of a duplication of work, although Counselor Elkus fought strenuously to defend the State Factory Bureau against the latter charge.

The Facts Concisely Stated.

So clearly and concisely stated are the real facts of the question as they appeared to the real estate owners that no better picture of the situation could be presented than the remarks of the Borough President, which are given here in full, as they have not so appeared elsewhere:

"The duplication of inspections and the conflict of orders issued by the State, city and borough authorities, in connection with the buildings of New York, have reached such a state that both owners and tenants are in despair.

"The most important consideration in government is to foster respect for the law.

"Recent developments in the activities of conflicting powers have tended to weaken this respect for the law. When the law demands that you swing your



BOROUGH PRESIDENT MARKS.

doors outward, and another law demands that you change this arrangement on account of interference with passers-by on the sidewalk, it is pretty hard to be patient with the law. When a city department orders the owner to erect a fire-escape from the roof to the sidewalk, and he complies with the law, and a borough department issues an order for the removal of the fire-escape from the sidewalk, on the ground that it is an encumbrance, the citizen becomes demoralized and loses some of his respect for the law. When one department gives permission to connect two buildings, so that one fire-escape may answer for both, and another department orders fireproof doors to be erected in the openings which have been permitted, there is a wail of despair.

"I find that in New York City at least seven departments can send inspectors to a citizen's house or building. These are: (1) the Bureau of Buildings, (2) the Fire Prevention Bureau, (3) the Fire Department, (4) the Health Department, (5) the Tenement House Department, (6) the Department of Water Supply, Gas and Electricity, and (7) the License Bureau. Add to this the State Labor inspection and we have a total of eight legal inspections which can be made. In addition to this, each one of these inspectors has the right to lay down rules and instructions as to what shall or must be done to comply with the law, as his department sees it.

Must Call a Halt.

"No one can deny that these duplications and conflicts come to such a point that we are bound to call a halt.

"There are some who feel that New York is not a manufacturing city. They are not posted as to the facts. New York is one of the greatest manufacturing centers in the world, and to drive factories out of New York drives out homes also, because, unless there is an

opportunity to earn wages, or to make profits in a factory, there is an equal lack of opportunity to be able to afford a home in the city. Drive out the factories and you drive out the homes and make it impossible for working people to live decently in our city.

"The ill effects will be felt by all classes of the community. Worst of all, this conflict of orders from various departments brings about a lack of respect for the law.

"I have been advised that it is quite likely that the situation will be further complicated by the addition of another authority which is entering the field. The conflict between borough, city and State authority will be increased if the Industrial Relations Committee, which is now dealing with manufacturing problems, should decide upon measures which will again conflict. I hope that this will not happen.

A Board of Inspections Suggested.

"There are two things to do in handling the present situation: The first is to bring about the greatest possible co-operation between the heads of the various bureaus under the present laws.

"The plan which I have suggested is the establishment of a Board of Inspections, and this I have recommended strongly in a letter to the Mayor. This board should be empowered to carry out the orders of all State and city departments, co-ordinating these orders, and calling attention to conflicts that may arise among them. Thus we would have a clearing house for inspections and orders, and instead of eight inspectors visiting the same building, two at the most would answer all purposes provided they were clothed with the proper authority and supplied with the necessary information.

"This would have a beneficial effect in two directions: By means of it the conflict will be reduced almost automatically to a minimum. Also, there would follow a betterment in the efficiency of the inspection itself. The men representing several departments would develop greater ability and become entitled to larger salaries in proportion to the grade of work they did.

Legislative Relief Needed.

"We cannot, however, eliminate the duplication, because the laws must be carried out. Therefore, comes the second method for relief, namely, legislation. There must be either a combination between more departments under one head, or the establishment of a Joint Board of Inspection. If all departments should place their orders into the hands of such a Joint Board, the officials of which will be authorized to harmonize differences, it would be a great saving to the State and city, as well as the elimination of conflict, which would be greatly appreciated by the citizens. Instead of eight inspectors going into a building and covering a large territory, two inspections would serve the purpose of all the departments, and each inspector would have a small territory to cover. The same

kind of ability that serves for one department will serve for several others and, in cases of special difficulty, consultants, who have exceptional ability, could be called into conference.

"Our department has been doing this by personal conferences between the president of the borough and various commissioners, as well as similar conferences between engineers and other officials of the various bureaus. We are minimizing the conflict by such friendly co-operation.

"During the last few weeks I have received a volume of letters from business men, house owners and taxpayers in general, expressing hostility to the methods at present in use, and a strong desire to see the system rectified. The Real Estate Board of New York, at a meeting of its Board of Governors, held on May 12, 1914, adopted resolutions with this object in view. It is my sincere hope that some plan of relief will be quickly decided upon. Something must be done at once. There is hardly another feature of our city government that requires more immediate attention."

Another important presentation of the case was made by a representative of the Merchants' Association, Alfred R. Kirkus. He said the Merchants' Association had adopted resolutions declaring that the laws and ordinances relating to fire-prevention contain provisions that are unreasonable and unnecessary for the protection of life and needlessly burdensome to property and business interests, by reason of which real estate investments are in many instances rendered profitless, manufacturers are driven from the State, and business interests subjected to heavy expense. The Merchants' Association has also appointed a committee to report prior to the next meeting of the Legislature what amendments should be made to the existing laws.

Unreasonable and Unnecessary Laws.

Mr. Kirkus, speaking for the association, further said, that if a Department of Labor is necessary for New York City it should have laws and rules especially applicable here and not included in general laws for the State.

"We believe, however, that the existing departments and laws applicable to

the City of New cover all matters taken care of in the labor laws.

"Establish an 'Examining and Enforcing Bureau' for the City of New York, in which the various city or other departments shall concentrate their usual or special inspection reports covering all buildings. This could be built up from selected employes of the various departments interested. These reports should be examined, tabulated and recorded, to see that there is no duplication or conflict. When a violation appears the bureau should differentiate between what should apply to the owner and what should apply to the occupant. The one order when issued should be specific and should include all the legal requirements in that case of each and every department. No order should be sent to an owner of the building that should apply to the tenant and vice versa, and in drafting laws this distinction should always be carefully considered. The usual procedure is to send an order to the owner of a building and force him to straighten out any difficulty or any illegality caused by no matter whom."

CHANGES IN BUILDING LAWS PENDING

Owners of Existing Buildings Will be Saved from Heavy Expense for Dumbwaiter Alterations—New Regulations for Partition Fences and Walls.

ALTHOUGH the Record and Guide in its issue of May 9 printed the fire limits for the different boroughs that have been suggested by the Fire Commissioner and the Building Superintendents, no criticism of the proposed extensions have been received by Superintendent Miller or Chairman Hamilton of the Building Committee of the Board of Aldermen. There seems to be a disposition on the part of the public to leave it to them.

Mr. Miller is now plotting on maps of the different boroughs the present fire limits and those proposed, and would be pleased to have criticisms or suggestions from parties interested as to the justification for the extensions recommended by the Fire Commissioner. He would be pleased to make appointments with anyone wishing to discuss the subject with him.

Superintendent Miller has received a copy of a resolution adopted by the Real Estate Board expressing agreement with his recommendation, heretofore made, that the fire limits be made the subject of a separate ordinance and not a part of the Building Code. The Real Estate Board has also adopted a resolution expressing satisfaction that Mr. Miller is editing the new revision and also authorizing the president to appoint a committee of five to give Mr. Miller such assistance and counsel as he may desire.

Dumbwaiter Amendments Reported.

The ordinance amending section 97 of the code, relating to dumbwaiter shafts, was reported favorably in the Board of Aldermen by the Building Committee, through Chairman Hamilton, this week and will come up for passage next week. It changes the law so as to make it apply, only to buildings hereafter erected, except that in existing buildings where the shafts extend to the cellar or basement they shall in that story be built fireproof. The amendments are designed for the relief of property owners who would be subjected to great expense should the existing law be enforced in its present form as recently interpreted by the highest court.

The New Billboard Ordinance.

In the Board of Aldermen this week the Building Committee also reported favorably the new billboard ordinance.

At the public hearing held on the previous day only commendations were received for the new spirit in which the problem is being approached. By common consent, acting through a commission to be appointed, it is expected that there will be a system of regulation far more effective and satisfactory than could have been enforced by legal coercion. As Alderman Curran says, "Common consent is the greatest human force in the world."

Partition Fences and Retaining Walls.

The Board of Aldermen has under consideration an ordinance providing for the erection of partition fences and retaining walls in the city of New York. The substance of this ordinance is not really new, the object of the ordinance being to make the provisions applicable to the entire city. At present three sets of ordinances covering the subject matter are on the statute books as part of the Code of Ordinances, namely: Chapter 3, part 2, sections, 43 to 55, inclusive, applying to the Borough of Manhattan; Chapter 3, part 3, sections 30 to 43, inclusive, applying to the Borough of Brooklyn; and Chapter 2, part 4, sections 28 to 39, inclusive, applying to the section of the city formerly known as Long Island City.

Maintenance Cost Divided.

There is very little change in the requirements from those already applying to the parts of the city indicated. The ordinance provides, in the first place, for the maintenance of partition fences in the City of New York by the owners of the land on each side of such fences. It further provides for such cases where in improving a piece of property it is necessary either to cut down the original level of the ground or to raise the grade. The expense of the necessary retaining wall to preserve the artificial difference in level is to be shared by the adjoining property owners.

In case of any dispute as to the necessity for such a retaining wall, or the division of the cost, the matter is to be settled by the Borough President having jurisdiction, or his authorized representative. This function was, under the old ordinances, delegated to the Alderman of the district in which the partition fence or wall under question was situated. Where there is any claim

as to improper charges for the work when undertaken by either party because the other fails to do something, the matter is then to be settled by any court having jurisdiction. Failure to comply with the provisions regarding retaining walls involves a penalty of not less than \$10 nor more than \$50 for each offense, and in addition \$1 for each day that such offense shall continue after due notice has been given.

Many Sections Antiquated.

In preparing this ordinance to apply to the entire city, such sections which provided for the enclosing of properties by outside and boundary fences along public roads and highways have been omitted, as these provisions at this time are no longer necessary. The ordinances, so far as these provisions are concerned, are a dead letter. The purpose of these sections apparently was to prevent the encroachments of cattle, sheep, hogs and other animals. But this is now provided for in Sections 70 to 75 of the Sanitary Code, and also in Sections 553 to 559 of Part I of the Code of Ordinances.

It is to be noted that the provisions regarding retaining walls and the division of the expense between the adjoining owners apply only to such cases where the difference of level is made to bring the grade in conformity with the street grade; in other words, where the land is to be regulated as provided in the ordinance. Where an excavation is made below the surface for building purposes the provisions of Section 22 of the present Building Code will apply.

A Case in Point.

A case coming under the provisions of the old ordinances and Section 22 of the Building Code was decided by Mr. Justice Davis in the Supreme Court some time in 1906, reported in the New York Law Journal on April 28, 1906. It was made clear that whatever retaining wall was necessary because of an excavation below the street grade was to be provided at the expense, under Section 22 of the Building Code, of the parties causing the excavation to be made, and that the expense of such additional retaining wall as was necessary to maintain the natural ground level above the street grade was to be met equally by the adjoining property owners. The case is known as *Ansoorge vs. Egan*.

BRIDGES A GREAT AID TO CITY'S GROWTH

Interesting Statistics Furnished by F. J. H. Kracke, Bridge Commissioner,
Showing Trend of Population—Advocates Erection of New Structure.

N EARLY 743,000 people pass daily over the four great East River bridges which link Manhattan with Brooklyn and Long Island City. The Brooklyn Bridge which in 1912 bore fifty-two per cent. of the total traffic has taken second place to the Williamsburgh Bridge, which in 1913 carried 42.2 per cent. of the traffic, as compared to 41.3 per cent. carried by the older structure. The other two bridges, Queensboro and Manhattan, disposed of 10.6 per cent. and 5.9 per cent. respectively. A report of the Bridge Department on the comparison of traffic for one day in 1912 as against another in 1913 shows to a remarkable degree the growth and trend of the population of New York City.

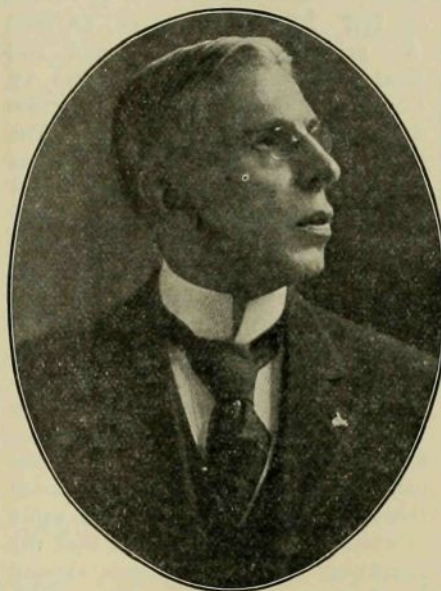
In 1912 344,000 people crossed the Brooklyn Bridge in one day as compared to 306,845 for a similar period last year. Decrease in bridge traffic was noticeable, however, only over this structure, since the figures for the Williamsburgh Bridge indicate 313,000 for 1913 as compared to 240,000 for the previous year; the Manhattan Bridge carrying 43,000 in 1913, as compared to 14,000 for 1912, and the Queensboro Bridge 78,000 for 1913, as compared to 59,000 for the corresponding day in the preceding year. Other statistics compiled by the department supply evidence not only of an unusual increase in vehicular traffic, but also in railroad and pedestrian traffic.

Each year thousands of residents of Manhattan are following along the line of proposed transit improvement and are establishing homes outside of that borough. Brooklyn and Long Island, peculiarly favored with transportation facilities, are attracting a great number of these residents. No greater evidence of the extent of this general exodus can be learned than by an examination of these statistics.

Demand for New Bridge.

The Hon. F. J. H. Kracke, Bridge Commissioner, said this week: "There is a present demand for another bridge over the East River. More immediately this demand can be met by rebuilding the old Brooklyn Bridge. The rapid transit trains which would be brought to this structure by the rebuilt elevated railway lines will be limited in number and length to the capacity of the two tracks now doing full duty unless more roadway is provided. Crossing the East River are thirty-four tracks, comprising sixteen rapid transit, fourteen surface and four through railway of the Pennsylvania system. These are carried on four bridges and in eight tubes, the former structures handling twenty-six, of which twelve are rapid transit and four through railway courses of the Pennsylvania lines.

"On the bridges four rapid transit tracks are now in use and eight are idle, twelve of the surface railway are in use and two are



MR. F. J. H. KRACKE,
Commissioner of Bridges.

idle. Altogether sixteen are now being operated and ten are not. In the tube two rapid transit roads at the present time are being employed and two are unemployed. There are, therefore, twenty-two tracks now in use and twelve unused; of the idle tracks six are located on the Manhattan Bridge, four on the Queensboro Bridge and two in the Steinway tubes.

"Recently the city undertook the construction of six more rapid transit roads and tunnels under the East River and to place in operation the two underground and eight rapid transit tracks on the bridges. As a result thirty-eight of the forty which will cross over or under the East River, exclusive of those on the Hell Gate Bridge of the New York connecting railroad, will soon be in use. The remaining two are situated on the Queensboro Bridge.

Caring for Traffic.

"No plan has been presented which disposes of vehicular traffic as expeditiously as a bridge. I do not assert that such traffic may not be cared for in any other manner, but I believe there will be an increase in demand for roadways, for this particular class of travel. The present or proposed tunnels cannot, of course, meet the future demands of increased vehicular transportation be-

cause they are rapid transit tunnels. I have shown about what has been provided for railway travel. It will be seen that railroad facilities have been furnished to cover increases for some time to come, whereas no provision has been made for greater vehicular traffic."

Whether the bridges have been to any extent responsible for the shifting of the great portions of population with the resultant beneficial influences on property values in the vicinity of the approaches is, of course, problematical. While there is little doubt but that transit improvement has been the prime factor in the redistribution of the city population, the bridges have unquestionably contributed toward the same result. Bridge construction has made better transit possible through the elimination of the underwater problems which are so vexing and troublesome to engineers. In the neighborhoods of approaches and plazas land values have generally risen as a result of large increases in inter-borough traffic. The Long Island City end of the Queensboro Bridge is becoming one of the largest industrial colonies in the country and the beginning of its growth has been coincident with the opening of that bridge to traffic.

Engineering Marvels.

From the structural viewpoint the New York bridges take the highest rank. Thomas Hastings, in a magazine article several years ago, wrote: "They are more interesting from the engineering point of view than from the artistic." Brooklyn Bridge long stood as a marvel of engineering skill and the Queensboro stands today as the greatest cantilever in the United States. The others with these are fitting monuments to the growth and power of the great metropolis of New York City.

The total cost of these four structures was \$90,000,000, and collectively consumed thirty-six years of building activity. The experience gained from the construction of the Brooklyn Bridge, which was commenced in 1870 and finished in 1883, was noticed in the erection of the Williamsburg Bridge, which was built in about eight years.

Prior to about three years ago, when Mayor Gaynor abolished the tolls system in force on the bridges, the income derived from the various sources may be said to have balanced the cost of maintenance, and even to have left a slight surplus. The bulk of this income, however, came from the tolls, and when these were discontinued the remaining

funds accruing from rents, etc., were insufficient to meet the needs of the department. At present the income of the four East River structures from the various sources does not meet the cost of maintenance. Exact figures showing this comparison could not be obtained, since part of the rent received from the bridge property goes direct to the Department of Finance, and it is difficult to ascertain what the approximate income is.

GENERAL DATA.

	Brooklyn.	Manhattan.	Williamsburgh.	Queensboro.	Totals.
Construction began.	Jan. 30, 1870	Oct. 1, 1901	Nov. 7, 1896	June, 1901	.....
Bridge opened.....	May 24, 1883	Dec. 31, 1909	Dec. 19, 1903	Mar. 30, 1909	.....
Cost of land.....	\$8,850,837	\$10,000,300	\$9,096,000	\$4,377,753	\$32,324,890
Cost of construction.	13,236,580	14,104,900	14,181,560	13,496,500	55,019,540
Additions, etc.....	2,885,000	.....	.....	.....	*57,904,540
Total cost.....	24,972,417	24,105,200	23,277,560	17,874,253	90,229,430
Length river span...	1,595.5 ft.	1,470 ft.	1,600 ft.	1,182 & 984 ft.	.....
Length main bridge..	3,455.5 ft	2,920 ft.	2,793 ft.	3,724.5 ft.	.....
Length Manhattan approach	1,562.5 ft.	2,067 ft.	2,650 ft.	1,052 ft.	.....
Length Brooklyn approach	998 ft.	1,868 ft.	1,865 ft.	†2,672.2 ft.	.....
Width over all.....	86 ft.	122.5 ft.	118 ft.	89.5 ft.	.....
Tracks (L or sub)...	2	4	2	2	.....
Tracks (surface)....	2	4	4	4	.....
Roadways	two 16' 9" wide	one 35' wide	two 19' 11" wide	one 53' 3" wide	.....
Footwalks	one 15' 7" wide	two 13' 7" wide	two 17' 8" wide	two 16' 4" wide	.....
Number cables.....	4	4	4	.....	.....
Number wires	5,296	9,472	7,696	.....	.....
Number diameter each wire.....	0.165"	0.192"	0.192"	.....	.....
Cables, diameter...	15.75"	21.25"	18.625"	.....	.....
Cables, length, etc., anchorage pins....	3,578.5 ft	3,224 ft.	2,985 ft.	.....	.....
Steel in main bridge..	11,920 tons	41,680 tons	28,700 tons	54,200 tons	.....

*With additions. †Queens.

SUB-SURFACE STRUCTURES IN NEW YORK

Assessed Values For Franchise Purposes Aggregate About \$500,000,000
—About 3,800 Miles of Conduits and Mains in Manhattan Alone*

By CHARLES N. GREEN, Engineer, Sub-surface Structures, Public Service Commission

PART II.

ANOTHER class of pipes, of which there are few in New York at present, are those of the refrigeration companies. They are usually small, but must be insulated in much the same way as are steam mains.

The wires underground may be divided into two classes—those used for signaling, or low tension, and those used for power, or high tension. To the former class belong the telephone, telegraph, police fire alarm and the various electric protective companies, while to the latter belong the light and power wires of the Edison Companies, the surface and elevated railways, and in some localities those used to operate the subways. Formerly these wires were strung on poles, but about 1884 the Legislature forced the City of New York, as it then existed, to order them underground. On this side of the river the duct lines are owned by the operating companies, but on the other side separate, but controlled, companies own the duct lines and rent space to the different owners of wires.

All the low-tension wires are grouped in ducts belonging to the Empire City Subway Co., and the high-tension wires in those owned by the Consolidated Telegraph & Electrical Subway Co.

The drawing-in system, as the system in use today is called, for laying of electric cables is high in cost of installation, but exceedingly low in maintenance, and I have it on the authority of one of the foremost electrical engineers in this country that this system probably represents the acme of the art of electrical distribution, and yet the companies using this system now had to be forced (about 30 years ago) to put their wires underground by all the powers of the Legislature and the City of New York combined.

Tube System First Used.

The original Edison lines laid in the ground were the tube system which is still in existence, but is being superseded by cable drawn in ducts. This system, sometimes known as bug lines, consists of articulated tubes with the copper or wires inside and the tube filled with a black bituminous cement. The bugs occur at the splices and are filled with the same cement. They may be straight or at almost any angle, so that we have a system which, if plotted, would resemble a spider web. Junction boxes connect the divisions of this system with the feeder cables. These are:

In Manhattan the telephone company and all other low-tension wires occupy ducts belonging to the E. C. S. Co. In the other boroughs, where the telephone companies own their own ducts, they may or may not rent space to the other owners of low-tension wires. In New York City the cables vary in size, dependent on whether the service carried by the cable is local or trunk line, from 100 pairs of wires to 800 pairs, and recently experiments have been made with single cables, carrying 1,000 pairs of wires; whether or not any of these are in use, I do not know. The later developments in telephonic long distance work use the Pupin system. This system requires relays to reinforce, as it were, the pulsations in the telephone circuit, so that at the present time it is possible to reach all points this side of the Rocky Mountains from the Seaboard. These relays are installed in auxiliary manholes at approximately fixed distances along the duct line, and

*Lecture delivered at meeting of American Society Engineers, Architects and Constructors, in United Engineering Building, May 12.

THE RECORD AND GUIDE prints today the second and final installment of the article by Charles N. Green, on Sub-Surface Structures in New York City. The history of the placing of the wires underground is dwelt upon and a valuable and interesting account of how these lines are divided and utilized is given. Residents in a large city take public utilities for granted and rarely give consideration to these improvements until some break-down occurs when the service is interrupted. One of the difficulties which the large companies have to meet is in the new improvements which are continually being made. In some instances these innovations destroy the value of existing plants and mean that the operating companies must expend large sums of money to keep up to date.

consist of an iron pot set on the floor of the manhole; each cable runs into a single pot in this manhole, and thence back to the regular manhole in the duct line. The wires are continuous, and in the pot are wound in a particular way around the central core. This method is used to sharpen the electric pulsations traveling along the wire, which have a tendency to lag, even overlap.

There is a menace to all metallic structures in the ground which occurs in congested territory, and which is receiving more attention today than formerly and that is the question of electrolysis. Stray currents leaving the elevated roads, subways and overhead trolley lines must in some way return to the power station. These stray currents will follow a pipe for a considerable distance, until the path of least resistance requires a jump from one pipe to another or to some other structure, and it is when the current leaves such pipe that it does the damage.

Pipe Galleries.

The advisability of building pipe galleries has been discussed for a number of years. This discussion reached its climax in 1910, when pipe galleries were built for the subway in Delancey street. The opposition to placing pipes in these galleries was so strong that it became necessary to modify the original designs to such an extent that they are practically useless and no pipes have ever been placed in them.

So closely connected are the structures occupying space beneath the street surface with the street pavement that in many cities, including our own, the owners of such structures are not allowed to dig up the pavement for repairs, except for emergency purposes, within a period varying from five years in Philadelphia to three in Cincinnati and, I believe, two in New York City.

The water supply for Manhattan and the Bronx and a portion of Brooklyn and Richmond either does, or will in the near future, enter the city from the north, making the distribution along north and south lines. In order to accommodate structures sufficiently large to give an adequate supply, and at the same time not occupy space which may be needed later for subway construction, it became necessary to build a deep tun-

nel, which has been built so deep that it will probably never interfere with any other structures.

This plan has been considered by the telephone interests, but the results do not seem to warrant the outlay, owing to difficulties in handling and racking cables. The congestion in the streets makes prohibitive the laying of any large mains without some radical measures being adopted. The Board of Water Supply solved the problem by going so deep that probably no structure will ever reach them.

Telephone Distribution.

The telephone distribution for the whole Metropolitan district is centered in the lower end of Manhattan. The Cortlandt Exchange, which is the largest in the world, is this central point, and from it radiate the distribution systems in Manhattan, running approximately parallel with the subway systems, but it became necessary to cross Manhattan Island in many cases, and with large structures in order to connect up the various exchanges.

The gas companies, with their works on both the East and North rivers, must necessarily have large distribution mains crossing the subway lines, and the transfer of their works from Manhattan to Long Island will not change this distributing system.

The Edison plants are located similarly to those of the gas companies, and thus the problem of being able to serve the people, and that continuously throughout the future, is the big general problem which faces the companies themselves, the owners of the underground structures.

The Sewer Question.

The sewer problem is still more serious, on account of the nature of the sewer system and the fact that the discharge is to the rivers on the east and west of Manhattan Island, and to cross the lines of subways large siphons must be built underneath the subways, in order that the drainage system may be complete. This question of sewers has been and is being considered by a special commission which has already been studying them for some years. The solution of this problem doubtless means almost an entire reconstruction of the Manhattan sewer system.

Few cities have made maps or have any record of the locations of structures beneath the street surface. About 1884 Philadelphia began to map the structures in her streets, and while the work is not completed, sufficient has been done to make it of great value not only to the city, but to the Public Service Corporations themselves. Your own borough, Brooklyn, has, I think, improved on the work of Philadelphia, and for the time in which this work has been in progress has done more than perhaps any other city which has undertaken this work. Proper maps of the sub-surface conditions in New York would have saved the city, both directly and through their contractors, immense amounts of money—the city in looking up, through the offices of the various owners, the locations of their structures, and the contractors in having accurate information of the locations. Such information would also save the Water Department and the Department of Sewers considerable amounts of money each year, for at the present time the only way to get a location for a new structure in the streets is to dig test pits, and in that way determine what is in the streets.

WHEN TO USE WOOD.

An Opportunity for Architects and Owners to Study Decorative Effects.

Within the confines of the Grand Central Palace have been placed the rich decorative treasures of many of the forests in the country, so that eastern architects and prospective building owners may see between now and Decoration Day some of the possibilities of this ancient building commodity that modern invention and up-to-date forestry have been able to produce.

Unlike most expositions, this one is not a selling proposition. It is strictly an educational exhibition designed to show factory owners, for instance, what is the best wearing wood they can use on the floors. The home owner, present or prospective, can see at a glance, instead of having to depend upon colored pictures or diminutive samples, just what decorative effects he can expect from different woods used for trim, or how different woods serve as flooring material. Furthermore, these woods are shown in their actual building application. In other words, the plan of the great Forest Products Exhibition, shown here for the first time, is to permit spectators to see at a glance just what woods will best serve the purpose the architect or owner has in mind.

Besides, the U. S. Government has a \$10,000 forestry exhibit there which is an education in itself. This exhibit shows graphically the story of wood production and conservation. As one enters the great exposition hall, the whirr of the band and buzz saw, the rich fragrance of the forest, and the shout of the lumberjack transport the visitor from the heart of the city to the great Northwest. The whole atmosphere is one so entirely unfamiliar to the work-a-day New Yorker that he is entranced with the novelty first, and then astounded to find that he knew so little about wood and its uses.

For instance, in one of the exhibits a demonstration is made of the structural values of different grades of lumber. He is shown why some woods will take a high polish and keep it. Others will take a high polish that will enrich itself with age, while others will take no polish at all, but in their natural form lend a decorative virtue scarcely dreamed of except by those who, through years of training in tree culture and wood treatment, have developed these beautiful shadings of grain and texture.

The show has been designed to interest business men in general, factory owners, architects, contractors, builders, carpenters, engineers and railway buyers, as well as lumber dealers who are

striving to meet the requirements of those who call for the newest things in home and public building adornment.

There is also a speculative side to the show, including the giving away of a bungalow, a log-sawing contest by lumberjacks, and moving pictures showing the dangers of logging operations in the country's great forests.

Thomas W. Fry, secretary of the Charles F. Luehmann Hardwood Lumber Co., of St. Louis, Mo., in speaking of the exposition said yesterday: "We have an interesting exhibit which embraces a small cottage, in Colonial style of architecture, the interior being arranged as a library. The interior dimensions are 13x25 feet and all the material used, both inside and out, is red gum. The room is panelled to the ceiling. On one side is a fireplace with a large figured panel, while on either side are bookcases. On the other side of the room are two windows and panels.

"There is nothing unusual in the finish of the room or nothing that could not easily be replaced. In fact the exhibit is a typical one and can be duplicated for about \$750. The panel over the mantel is plain sawed gum, while the other panels are quarter-sawed gum. The modern tendency is to panel rooms of this character to the ceiling as the initial cost is about all the other has to meet. There will be no wallpaper or friezes to replace and the effect is always the same."

REAL ESTATE ASKS PROTECTION

Prevailing Opinion Strongly Favors Building Restriction and Districting.

A clear preponderance of opinion was made evident, at the public hearing before the Board of Estimate on Tuesday, in favor of the appointment of a commission in accordance with the new heights of buildings law. The duty of the commission will be to report regarding the localities where regulations controlling building height and percentage of lot covered should be imposed, and also the nature of the regulations for each locality. A continuation of the hearing was held on Friday.

At the first meeting Ernest Flagg read a paper to the effect that the limitations proposed by the Heights of Buildings Commission were much too liberal, and that the front walls of new buildings in every part of the city should not exceed the width of the street, instead of twice the width of the street. Other speakers against the proposed resolution were confessedly owners of specific parcels

who thought that their intended buildings might be hampered. Roswell D. Tompkins represented the labor interests in the building trades, which want no limits set. Colonel Wm. D. Washington said we have too much regulation, and he opposed any more interference with real estate, on general principles.

Undue Apprehensions.

Dr. Henry Berg, representing the United Real Estate Associations, spoke in favor of the principle of regulation of building height as a measure plainly necessary, but he was opposed to the districting principle as he understood it. He said:

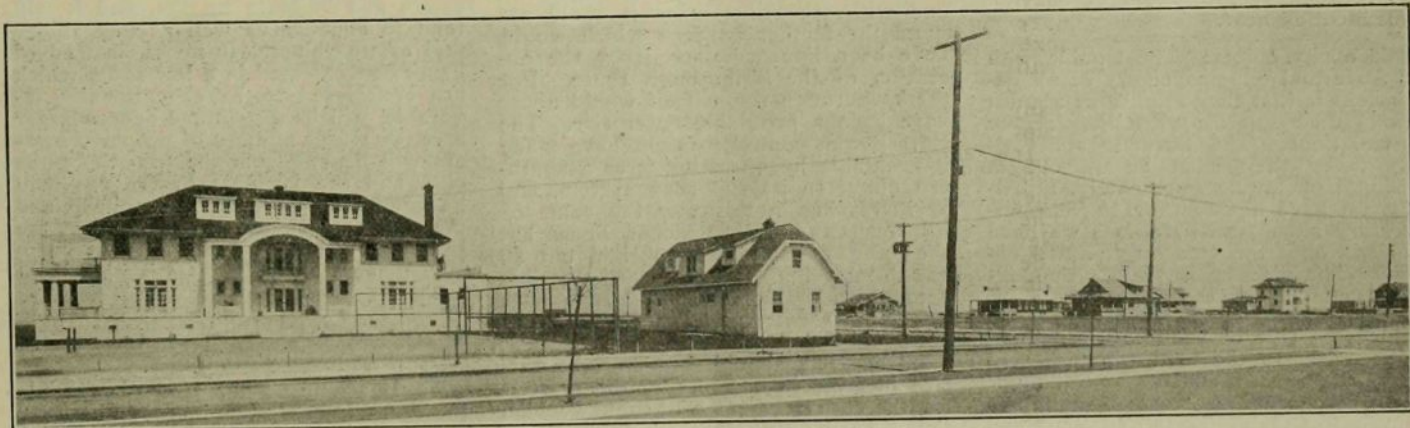
"I warn every one listening to me that if any such principle as this becomes a part of our laws, that it will work great injury from the commercial and from the civic aspects of our government. Is it not possible that if a law is passed to say in what part of the city there shall be buildings of certain heights, eventually the attempt may be made to state that in one section only Episcopalians shall live, in another only Jews, and in another only Catholics?"

On the other hand, those favoring the resolution made it clear that the regulations complained against were those that interfered with the interior uses of buildings and various requirements that cause owners of existing buildings constant expense; that something should be done to protect owners of buildings, and that the proposed regulations were in the line of protection, and not harassment. The opponents consumed about half of the time allotted to them, and then asked for an adjournment, as their other speakers were not present.

For Protection, Not Harassment.

Those favoring the resolution presented two and three minute talks, but were unable to have more than half of their speakers heard before their time had expired. The speakers in favor of the resolution were: Edward M. Bassett, chairman of the late Heights of Buildings Commission; Joel S. De Selding, of the Real Estate Board; Lawson Purdy; Walter Stabler, controller of the Metropolitan Life; Edward R. Hardy, of the Fire Insurance Exchange; Alfred E. Marling, of the Chamber of Commerce; Otto M. Eidlitz, Electus D. Litchfield D. Everett Waid, vice-president New York Chapter of Architects; Frank D. Veiller; Walter Lindner, representing the Title Guarantee and Trust Co.; Henry Moscovitz, of the Joint Board of Sanitary Control. Some who could not speak were: Reginald P. Bolton, Rev. Ernest M. Stires, Alfred T. White, Howard C. Smith.

285 SEA SHORE LOTS TO HIGHEST BIDDER



VIEW OF NEPONSIT BEACH; THE CLUB HOUSE IN THE BACKGROUND.

ANOTHER opportunity will be given home seekers to purchase seashore lots on the Rockaway peninsula. On Decoration Day the Jere Johnson, Jr., Company will offer on the premises, rain or shine. 285 lots and three cottages, at Neponsit Beach, West Rockaway, located between Jamaica Bay, Newport avenue, the clubhouse and Belle Harbor. Fifty-nine of the lots are situated directly on the bay. The property is improved with sewers, macadam-

ized streets, cement sidewalks, curbs, electric lights, water and gas mains. Only one family dwellings, including bungalows, are permitted to be erected on the property, but no business structure of any kind. On the major portion of the property dwellings may be erected on forty feet, and on most of the lots garages are allowed. The property is accessible from either the Pennsylvania station, at Seventh avenue and 33d street, or Flatbush avenue, Brook-

lyn, to Rockaway Park, thence by trolley to Neponsit, the western terminus of the line being near the clubhouse. Special trains will be run on Decoration Day at 12.30 from the Pennsylvania station and at 12.15 from Flatbush avenue station, returning after the sale. The auctioneer announces that the lots are sold free and clear of any mortgage or similar incumbrance. Each purchaser is given by deed access to and the perpetual right to use the ocean beach,

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Building Construction and Building Management
in the Metropolitan District

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Decoration Day will have at least the usual number of suburban lot auctions.

Easy money and bumper crops will, if nothing else, stimulate general business activity before long.

The public uprising against over-regulation of premises has at least served to hush cries from certain departmental heads for more inspectors.

The manufacturers who came from all parts of the country to attend the national convention at the Waldorf brought tidings of good cheer, as it was the prevailing opinion among them that the end of the period of business adjustment is near.

Said a city officer: "The trouble with our State and city inspectors of all descriptions is that they think they are not earning their salaries when they report no violations. The lawmakers at Albany fancy they must be diligent in passing new laws. Fortunately, at Albany we have a Governor to veto unnecessary bills. But here, alas we have nobody to put the veto on violation orders." The remedy is plain. Consolidate a number of the departments.

Once the title of "building inspector" applied only to the men who are sent out by the Superintendents of Buildings. Now there are inspectors of buildings from no less than a dozen city, State and national departments and bureaus, not counting certain private agencies. Virtually all are "building inspectors," and their work is represented by thousands upon thousands of violation orders to owners and tenants annually. Many persons competent to speak believe that the government should get back to first principles and leave the inspection of buildings entirely to the rightful "building inspectors," namely, those from the long-established building bureaus.

The Westchester Railroad Mystery.

The disclosures about the Westchester road which have been made before the Interstate Commerce Commission during the past week are sufficiently illuminating, but they by no means tell the whole story. The real question is, On what theory did the directors of the New Haven authorize the expenditure of such an enormous sum of money—an expenditure which any traffic expert knew would prove to be unremunerative for an indefinitely prolonged period? No such expenditure would have been necessary for the purpose of shutting off competition, because no one else could have afforded to compete. The real explanation lies in a totally different direction. The Westchester road is extremely unprofitable at the present time, largely because it does not carry its passengers to any point which enables them to get quickly to the lower part of Manhattan. Its situation will be enormously improved as soon as the new subway system is in operation, because its patrons will then be able to reach possible places of employment farther south in a comparatively short time.

There can be no doubt that the management of the New Haven road was fully alive to the necessity of providing an outlet to the south for the suburban systems which they were constructing north of the Harlem. There are many indications that the New Haven management at one time had practically decided to bid upon an East Side subway which would not merely be connected with their suburban system, but which would be operated as a part thereof. Several times in the course of a public hearing Mr. Mellen announced his intention of so doing, and the Public Service Commission in planning the so-called Triborough route expected that the New Haven company would compete for the privilege of operating it. The plans called for a subway of larger capacity than the old subway—one which could be used by the ordinary railroad passenger car. The Public Service Commission anticipated that in this way they could introduce a new and a strong power into the New York transit situation which would compete with the Interborough Company, and from whose competition the city would benefit.

It must have had some informal assurances that the New Haven road would bid upon the Triborough route, for no company but one already operating a steam railroad could have hoped to make it pay. Yet when the time came the New Haven company refused to bid, and to this day the reasons for its change of plan have not been divulged. What they were we can only guess. Perhaps the credit of the company was already being strained by the policy of expansion adopted by the management, and when the time came it could not stand the further burdens which would have been imposed upon it by the operation of the Triborough route. For the Triborough route itself would never have been a profitable enterprise. The New Haven company might have made it profitable by operating it as a southern outlet to its suburban system, and by increasing in this way the value of its Bronx and Westchester lines, but the subway itself was not laid out so as to develop the greatest possible amount of traffic, and its larger bore made its construction excessively expensive.

These facts should, however, be carried in mind in considering the reasons for the enormous sums of money which the New Haven Railroad sunk in its Westchester properties. A grave mistake in business judgment was undoubtedly committed, but the mistake was not so flagrant as it now appears to be. On the contrary, if the New Haven road had been able to build and operate the Triborough route it would have appeared rather as a public benefactor than as a malefactor. Its policy of developing its Westchester territory was similar to that of the Pennsylvania Railroad in making its enormous invest-

ments on Long Island. In both instances wealthy corporations spent huge sums of money, with the expectation of obtaining the advantage of its expenditures in the future. The difference is that the New Haven company exhausted its credit in carrying out its plan, while the Pennsylvania company did not.

Benefits From Building Restrictions.

A very large part of the property owners of New York hope and expect that the hearing of the Board of Estimate upon the limitation of the heights of buildings, which was held during the past week, will constitute the first step to decisive action. The matter has now been discussed for a sufficient length of time, all sides have been heard, a substantial consensus of public opinion has been declared in favor of limitation, and the actual plan of regulation now being considered will help rather than hurt the value of real estate. In times past property owners have as a rule opposed limitation, on the ground that it would injure the value of their property. They are now beginning to see that, with the exception of rare instances, its effects will be beneficial rather than the reverse.

The limitation of the height of buildings will give comparative stability to real estate prices, and that will be an enormous benefit to the large majority of property owners. Lack of restriction enables a few favorably situated owners to get higher prices for their land, but at the expense of less favorably situated owners. It stimulates the construction of modern buildings to a constantly higher level, and this increased volume of construction diminishes quickly the value of many existing buildings, particularly of those which were the skyscrapers of a few years back. The depressed condition of so much real estate in the mercantile district is the result of the excessively rapid construction of modern lofts further north—which were better situated and better equipped than the old buildings. In this way many million dollars' worth of mercantile construction has become superannuated before its time, and the owners of this property have suffered severe losses.

If the height of buildings had been restricted as it is now proposed to restrict it, such a condition would never have come about. Then it would have no longer been possible to erect sixteen-story lofts on streets sixty feet wide. The area on which skyscrapers could be located would have been very much diminished, and existing buildings would not have had to meet the fierce and relentless competition of such a large amount of new and perhaps better planned floor space. Thus restriction will serve to alleviate the severe fluctuations which are taking place in the real estate and building market, and it will tend to equalize as well as to stabilize real estate values. Business, instead of being concentrated in a few spots which are considered to be exceptionally favorable, will be distributed over a larger area. A larger number of property owners will benefit from the growth of the city, and the business of the city will be conducted under more sanitary and pleasant conditions. In this respect the interest of the great majority of property owners as individuals is coincident with the interest of the whole city.

Consolidation of Departments.

Editor of the RECORD AND GUIDE:

Your article, "Our Chaotic Building Regulations," was indeed of interest, and there is a great deal to be said for and against the causes which have created present conditions. I am in favor of consolidation, provided that specialization is maintained. No property owner is compelled to do business with all the departments at one time. It is only when the owner tries to become an architect and engineer that he finds the various department cumbersome and numerous. If violations exist in a building, it matters not whether one department will issue twenty items, or five de-

partments each issue four items. When a property owner wishes to comply and is represented by a proper architect, the architect studies the violations and after consultation with the various departments he is able to report to his client in very accurate form just what is to be done.

In many cases, however, owners are reluctant to comply with violation orders because the orders represent an outlay of money for which no return can be seen. From a real estate owner's standpoint, I do not see any necessity for consolidation or centralization of bureaus.

From an architect's standpoint, my opinion is that while it would be beneficial to do business with one department to be known, perhaps, as the "Department of Buildings," it would not greatly facilitate the work of the architect, for it would still be necessary to have separate and distinct divisions. A steel engineer is not properly equipped to examine tenement plans as to the law, nor is a tenement examiner qualified to pass on plumbing, etc. At present, when one files a plan for plumbing work in a building, it is not necessary for him to make out tenement or construction blanks, but if all the departments were consolidated there would be many blanks to file, one in each separate division. Instead of the work being reduced, it would be multiplied.

From a financial standpoint and under certain conditions I would favor a special consolidated bureau with special divisions. The head of this bureau to be the Borough President, and the heads of the divisions to be known as "chiefs" instead of commissioners; the blanks accompanying plans to be simplified and in loose-leaf form, so that one general question page may be used for the general information describing the building location, owner, etc., and the pages to follow to be specification pages pertaining to each division and describing the particular kind of work to be done and examined by the particular division so that the same piece of work shall not be examined by more than one division. If this should be done, it would (1) reduce printing bills, (2) reduce labor for the architect, (3) reduce unnecessary examinations.

The next item of expense and a source of annoyance is the inspection department. A tenement house should not be inspected as to construction until completed. This may sound interesting if not astounding. Why? you ask. My answer is that it is not necessary. All that a tenement house inspector should look for in a tenement house that is being erected under the proposed consolidated department plan would be to see that the stories are the proper height, that the rooms are as shown on plans as to size and shape, that the windows are as marked on plans as to size, that the courts, yards, etc., are as marked on plans, that the stairs are of the proper width and a few other items of similar nature.

Plans and specifications as approved by the tenement division call for certain definite figures and it should be up to the owner to see that these figures are carried out. If the builder is not competent to follow the plans, he should employ a competent superintendent or the architect, or a surveyor to layout his work, and not depend on the inspector to point out the mistakes. For this work a high grade special inspector shall be employed, who upon making examination, will issue violations which will not be petty or technical, but real violations; and when these have been issued the work of such special inspector shall cease and the following up as to compliance of the violations shall be done by a corps of less efficient inspectors, who do not inspect to find violations, but only to see that the violation issued by the special inspector have been complied with.

The getting of the proper grade of men should not be a matter of great concern, because under the new plan the city will be able to save hundreds of thousands of dollars annually, even

though it may be required to pay more for the better grade of help.

If there be any doubt that men thoroughly familiar with building construction can be obtained to inspect and report intelligently with speed and precision, let him ask a dozen architects to act as volunteer inspectors of certain buildings in definite sections apportioning a number of houses a day, and I am sure that the result would be gratifying to the city and its Borough President. I for one am ready to do my share. Efficiency is the keynote of all business today, why not in the greatest city in the country.

MAXIMILIAN ZIPKES.

220 Fifth Avenue.

Skyscrapers Depress Values.

Editor of the RECORD AND GUIDE:

I have read the arguments advanced by Messrs. Robert E. Dowling and Jefferson DeMont Thompson against height restrictions, zones and districts, and consider their contentions wrong. Notwithstanding their assertions to the contrary, the fact remains that excessively tall buildings affect detrimentally light and air about them, produce congestion of traffic, and depress values in small real estate properties adjacent to them, besides which they have contributed to the disfigurement of the city generally.

Instead of progressing by the continued erection of the so-called "skyscraper," we are actually retrogressing in permitting an already intolerable condition to become worse. By adopting reasonable restrictions respecting height limits for buildings, and by the establishment of zones and districts, the city will eventually become a more desirable place in which to work and live.

JOHN R. HINCHMAN.

437 Fifth Avenue, May 18.

Brooklyn and Queens Should Help Pay.

Editor of the RECORD AND GUIDE:

The Civic Center plan now purposes creating a diagonal parkway ending at Williamsburgh Bridge plaza. In the discussion on this matter at City Hall on Tuesday it developed that the charge for this would be levied on a separate area of assessment, as it is not included in the proceedings for the Court House site. Now, it behooves one to ask why should not Brooklyn and Queens pay the major portion of the cost of this diagonal parkway, as it is certainly intended to facilitate travel between the bridges to Brooklyn, rather than to be of any direct value to people residing in New York proper.

LEWIS PHILLIPS.

158 Broadway, May 20.

Will the Courts Uphold the Heights of Buildings Plan?

Editor of the RECORD AND GUIDE:

It would seem futile to add anything to that which the weighty supporters of the plan of "building districts and restrictions" said at Tuesday's meeting at City Hall. It all was good, and should certainly meet the approval of every one who has the welfare of the city at heart and takes pride not only in its appearance, but also in the general well-being and prosperity of its inhabitants, property owners and business people. But, while heartily in favor of this and any forward movement, it strikes me as of doubtful practicability, in view of the loose attitude taken by our courts on the subject of restrictions. Granting, for the sake of argument, that restrictions imposed by or under the guidance of the Board of Estimate and Apportionment are feasible and legal, the question presents itself as to how long the courts would uphold them.

All covenant restrictions have the full power, authority and solemnity of contractual obligations, and any imposed by the city could not possibly be more binding; yet what have the courts done with them here among us? The courts deliberately destroy, despite restrictions delightful private house neighborhoods by allowing apartment houses to be

built on West 72d street and West 145th street. They call an apartment house a "family residence" in West 78th street. They deny that an undertaking establishment is an objectionable neighbor to a high-class private residence on Madison avenue. They permit a loft building in a restricted part of West 26th street, and do not allow a business building on the south side of 40th street, between Fifth and Sixth avenues.

Will these same courts have any regard for these contemplated new restrictions, or will they in a longer or shorter time invent and use some change in the character of the neighborhood, or other argument which in their exalted opinion will make it inequitable to enforce such restrictions?

If so, what is the use? Shall we have our restriction troubles all over again and then, again, will the banks, trust companies and title companies refuse otherwise good loans because no one will be able to say what the restriction's effect may be? The courts, thanks to their weak and strangely inconsistent attitude, have caused enough havoc with values now. Do let us be extremely careful of giving them any new opportunities to do more damage.

A. T. SIEKER.

32 Liberty street, May 20th, 1914.

Heights of Buildings Not a New Theme.

For a generation off and on New York City has been talking about limiting the heights of buildings. The discussion antedated the era of steel construction for buildings and was directed at first against such great piles of solid masonry as the Tribune building and the Western Union building. Until 1879 these two stood alone as examples of modern tall buildings, not because of financial ill success, but because of hard times. In that year under more prosperous conditions, the era of high buildings commenced in earnest. The Morse building, at the northeast corner of Nassau and Beekman, the London, Liverpool and Globe, the Smith building in Cortlandt street, the Mills building in Broad street, the United Bank building at Broadway and Wall, Temple Court on the site once occupied by Clinton Hall, at Beekman and Nassau, were among the first of a large number of tall buildings whose construction preceded the introduction of steel framed buildings. They shut out the light and drained tenants from less attractive neighbors for a time, arousing many protests, among which there appeared the following in the Record and Guide of January 20, 1883, thirty-four years ago, from Messrs. James C. and Robert Lynd:

"We think the time has come when some legal limit should be fixed upon the height to which buildings may be erected in the city of New York. In the first place, the rapidity with which ten-story structures are thrown up is appalling, the cost of the ground on which they are erected being so great that no time is wasted in getting them in condition for tenants.

"Then, again, we consider it next to impossible to construct buildings of this character so as to render them absolutely fireproof. In the bill drawn up by Mr. Esterbrook, in relation to the erection of buildings in this city and which will come before the Legislature now in session for action, there is no limit fixed to the height to which anyone may build."

A generation of experience with skyscrapers has finally convinced the city authorities that "some legal limit" should indeed be fixed. The modern reasons therefore are succinctly set forth in the report of the Heights of Buildings Commission.

—The weekly payrolls of industries in New York State are on the increase according to the report of the secretary of the Manufacturers' Association of New York State. This healthful sign is to be shown in every other State soon, in the belief of Colonel George Pope, president of the national association.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building
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Several Big Transactions Held the Centre of Interest

Real Estate Board Golf Tournament.

Local real estate men will be afforded an opportunity to abandon, at least for one day, all thoughts of the heights of buildings, the over-regulation of buildings and other interesting phases of the real estate situation, by attending the spring golf tournament of the Real Estate Board of New York, on Tuesday, June 2, on the grounds of the Baltusrol Golf Club, Short Hills, N. J. All members of the board, including their office force, and non-resident and associate members, as individuals, are eligible to compete for prizes in the morning and afternoon events, for a fee of \$3, which covers incidental expenses, including luncheon.

These arrangements have been completed by the Golf and Tennis Committee of which Albert B. Ashforth is chairman. The other members of the committee are: Joel S. de Selding, Alfred V. Amy, John P. Kirwan, Leroy Coventry, Harry Parker, Walter Stabler, H. H. Hazleton and W. J. Van Pelt.

In the all-day event, 36 holes, two prizes have been arranged for class "A"—best gross and best net; two prizes for class "B"—best gross and best net, for the best selected individual 18 holes of the day. Handicaps in class A are from 0 to 15; class B from 16 upwards. One-half of the individual's handicap is to be allowed on selected score for the day. In the afternoon players will have a chance to compete for two prizes in class A and two in class B. For the afternoon play, 18 holes medal, full handicaps count. No player, however, may win more than one prize.

Last November the Real Estate Board held its first annual fall tournament at the Oakland Golf Club, this being the first attempt of the board to vary the monotony of its business routine by introducing out-door sports, and the event was unusually successful. Arrangements are not yet complete for the tennis tournament. Arrangements for the second annual fall golf tournament will also be announced later.

The Court House Hearing.

The Bench and Bar through their representatives made a formidable demonstration on Tuesday before the City Plan Committee of the Board of Estimate in favor of the committee's recommendation for a shifting of the Court House site. The speakers from the legal fraternity were supported by representatives from art and architectural societies. From only one source did direct opposition come. St. Andrew's Church, which is situated within the limits of the new site, naturally wishes to continue its work in the neighborhood, and Chairman McAneny said he would confer with the church authorities.

In view of the large expenditure of public funds involved in the improvement, aggregating probably twenty million dollars, the greater part of which must be raised by the taxation of real estate, it was proper that the Real Estate Board should voice its opinion on the project. President McGuire's remarks were in the nature of caution rather than of general criticism. He said the board was not against the extension of the site in principle, but desired to know if the committee was certain as to the sufficiency of the sub-soil for a good foundation in this instance. He advised that the nature of the ground be examined before it should be acquired. Mr. McGuire also asked about the committee's intention in regard to the local assessments to defray the ex-

pense of acquiring right-of-way and constructing the new diagonal parkway, and learned that it was to be a matter for separate proceedings.

Borough President Marks expressed himself as in favor of not condemning any more land until trial borings had been made, and Hon. Cyrus C. Miller, from the Advisory Council of Real Estate Interests also supported Mr. McGuire's attitude of caution.

President McAneny, on the other hand, was confident of the sufficiency of the foundations; and as for the assessments for the new streets, that would be matter for the Board of Estimate and not for the City Plan Committee.

LAW DEPARTMENT

Heating Adjoining Houses—Covenant by Tenant.

The owner of two adjoining houses, heated by a single boiler, the cost being shared equally by the tenants, leased the house with the boiler to a tenant who fully understood the situation and recognized an easement by implied reservation requiring him to do nothing to the disadvantage of the adjoining property. He thereafter disconnected the heating pipes leading to that property because his lease was silent as to heating it. In a suit by the owner it was held that, as he had no adequate remedy at law, equity would furnish a remedy by injunction to restrain the defendant from preventing the owner from maintaining a fire in the boiler. The tenant was required by his lease to surrender the premises at the end of his term in as good condition as reasonable use and wear would permit, damages by the elements excepted. It was held that he had no right to disconnect and plug up the heating pipes, rendering them useless for the purpose for which they were intended.—Smith vs. Taranto, 140 N. Y. Supp. 794.

Eminent Domain—Railroad—Right to Excavated Material.

So far as it is possible to state a rule applicable to all kinds of material found upon a railroad right of way, it seems to be settled that a railroad company is entitled to remove any material when the safety or convenience of the road requires such removal, and also of the road to appropriate so much of the material to its own use as is reasonably necessary for the construction and maintenance of its road, at least for use on that part of the road; but it has no right to sell or give away such material to another person.

The condemnation of a right of way for railway purposes is held in the Indiana case of Cleveland, C. C. & St. L. R. Co. v. Hadley, 45 L.R.A. (N.S.) 796, to include the right to use elsewhere so much of the earth, rock, and gravel as is necessary or convenient to remove in constructing or repairing the roadbed.

Guaranty for Supplies by Corporation—Validity.

A private corporation engaged in the construction of a hotel building made a contract with B, whereby B agreed to furnish the labor and materials for the installation of a heating plant, etc. The corporation transmitted to a company to whom B had applied for supplies a letter, signed by the hotel company's president and secretary informing the company to which B had applied of his being awarded the contract, that he had

placed his order for material with that company on terms that he was to pay 60% of the bills on delivery and balance in 60 days, and stating that the writers were prepared to meet such terms with B, so that the company would be perfectly safe in shipping material to him. The company furnished the material on the strength of the letter, and B failed to make the payment as agreed. In the action against the hotel company it was held that that company having received the benefit of the material furnished by the plaintiff on the faith of the guaranty that the price would be paid by B, and being in a position to protect itself by withholding from B sufficient to pay the plaintiff's demand, it was estopped, when sued on the guaranty, to claim that it was ultra vires.—Kellogg-Mackay Co. v. Havre Hotel Co., C. C. A., 199 Fed. 727.

Trinity Tenements.

Twenty-seven of the dwellings taken by the widening of Varick street belonged to Trinity Corporation, and 18 dwellings belonging to other owners stood on Trinity land held on ground leases. Fifty-nine apartments belonging to Trinity were vacated. As opportunity offered, houses or apartments have been reserved for old tenants in undisturbed neighborhoods.

The rents in the houses owned by Trinity have not been raised, in spite of the increased demand for accommodations. The average rate is still very low, that is, about \$1 a week, or between \$4 and \$5 a month per room. The limits of the rents paid remain the same. One tenant renting the whole of a very small house pays only \$12 a month. At the other end of the scale, one two-family house pays a monthly rental of \$100. The apartment rents in three-family houses range from \$7 a month for three rooms to \$26 for five rooms.

The average number of families to a house in the dwellings now belonging to Trinity is 2.5. Of the total number of residence buildings, 107, or 31 per cent., are occupied by one family each; 128, or 37 per cent., are two-family houses, and 111, or 32 per cent., have accommodations for as many as three families each. Contrary to what seems to have been the popular impression, the majority—over two-thirds, in fact—of the residence properties are thus private dwellings for one or two families, and less than one-third would come under the legal definition of tenements—that is, houses for three or more families.

Only one house is occupied by a large number of tenants. This is a building erected years ago as a model tenement, containing 21 apartments—82 rooms. The next largest number of families in a house is 13, and the next is 10.

The number of ordinary dwelling houses now owned by Trinity is 346. There are accommodations for 850 families, or between 3,000 and 4,000 persons.

When Owner Is Entitled to Possession.

Contractors believe that the owner should not be entitled to possession of the building until the entire contract price has been paid. The Uniform Contract does not so prescribe. The contractor should be allowed possession of the premises until full payment of the sum agreed upon is made. An owner may bring up all kinds of work and trouble after he has taken possession of the premises, even though the work is satisfactory and in accordance with plans and specifications in every respect. He then withholds the money and tells the contractor to sue him. Just because a window does not slide as it ought two or three weeks after a house has been occupied is no reason why the owner should hold up the last payment, but this is often done in cases where the owner takes possession of the property before final payment is made. The contractor has action, but no class of business men hate litigation worse than contractors.

There should also be provisions in the Uniform Contract, warranting that the owners of a building proposed, are the owners in fee simple of the property upon which the building is to be erected, or if the owners are not, it should be stated under what conditions the ground

is controlled. In other words the contractor should be assured of the ability of the owner to pay for the building. Not long ago in Columbus we had a case of a man who took bids and let the contract for a \$60,000 structure, and after the contractors had put \$10,000 into labor and materials on the job, it was found that the owner not only did not own the land upon which he was building, but he did not have the money with which to proceed with the work. This is pretty serious business to a contractor, whether he be operating in a large or a small way.

The writer is inclined to the opinion that differences may be remedied by concerted action in bringing the matter to the attention of the American Institute of Architects which promulgates the Uniform Contract and the General Conditions of specifications.—From "The Building Age."

Westchester Road Will Lessen Deficit Yearly.

Leverett S. Miller, president of the New York, Westchester & Boston Railway, presented some interesting facts in his testimony before the Interstate Commerce Commission in the New Haven inquiry.

He said: "The Westchester has now started to earn its operating expenses. Its deficit after charges, which amounted to \$1,400,000 in 1913, will lessen year by year, but cannot be entirely overcome before 1919 or 1920.

"It will require between four and a half and five times the present gross earnings of the Westchester to take care of the operating expenses, taxes and fixed charges.

"The New York, Westchester & Boston Railway will be a valuable investment for the New Haven Company when there is completed the line between New Rochelle and Port Chester, the line between White Plains and Brewster and between White Plains and Danbury, the Lexington avenue subway, the connection between the Lenox avenue subway and the Westchester at 180th street. The last named will be the first to get finished, and the contractors should complete the work within twelve months."

For a New West Side Subway.

A mass meeting in the Riverside Theatre Building, Broadway and 96th street on Monday night appointed a committee of fifteen to appear before the Public Service Commission in advocacy of a subway up Central Park West from Columbus Circle to connect with the present Lenox avenue line at 104th street. Among the speakers at the meeting were Henry Bloch, president of the United Real Estate Owners' Association; David Robinson, secretary of the Broadway Association, who also represented the Harlem Board of Commerce; Harry Goodstein of the Upper Manhattan Protective Association, Assemblyman Mark Eisner, Mrs. A. E. Ellison and Ira J. Ettinger. Joseph Caccavajo estimated the cost at \$3,500,000, but said he would prefer to see the Brooklyn Rapid Transit's Broadway line extended up Central Park West and ultimately to Washington Heights.

Experts to Address Owners.

Tax Commissioner George V. Mullan, Cyrus C. Miller, Lawrence M. D. McGuire and Allan Robinson will address the members of the United Real Estate Owners' Associations, on Tuesday evening, May 26, at Tuxedo Hall, Madison avenue and 50th street. The associations at the recent State Factory Commission Hearing advocated the establishment of a central bureau of inspection for all municipal departments and have appointed a committee to make a study of this problem for the purpose of presenting before the Mayor a comprehensive plan for its solution.

PRIVATE REALTY SALES.

The realty market was stimulated this week by the consummation of several

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BOX 314, Record and Guide.

large sales, the principal one involving the Hotel Belle Claire, at Broadway and 77th street, which was acquired by Herbert Du Puy, of Pittsburg, president of the Crucible Steel Company, already a large property owner in the section. It is estimated that Mr. Du Puy's holdings in upper Broadway aggregate upwards of \$15,000,000. Other transactions of interest were the acquisition of an apartment house site in East 74th street and the obtaining of an option to purchase the Gravesend race track property, in Brooklyn. Several multi-family structures in the Washington Heights section changed hands and in the suburban zones, dwelling leases were a feature.

The total number of sales reported and not recorded in Manhattan this week as 19, as against 26 last week and 26 a year ago.

The number of sales south of 59th street was 4, as compared with 11 last week and 7 a year ago.

The sales north of 59th street aggregated 15, as compared with 15 last week and 19 a year ago.

The total number of conveyances in Manhattan was 185, as against 169 last week, 20 having stated considerations totaling \$614,125. Mortgages recorded this week number 103, involving \$2,101,033, as against 101 last week, aggregating \$2,620,366.

From the Bronx 13 sales at private contract were recorded, as against 17 last week and 16 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,198,297, compared with \$1,443,991 last week, making a total since January 1 of \$18,342,060. The figures for the corresponding week last year were \$1,483,580, and the total from January 1, 1913, to May 24, 1913, was \$23,832,971.

Herbert Du Puy Buys Hotel.

One of the largest realty transactions of the year has just been consummated, a well-known hotel in the upper Broadway section having been sold to a Pittsburg investor, who gave in exchange a hostelry in that city. Herbert Du Puy, president of the Crucible Steel Company, has added to his already large holdings in Broadway by the purchase, through L. J. Phillips & Company, from Albert Saxe, of the Hotel Belle Claire, a ten-story structure, at the southwest corner of Broadway and 77th street, having a frontage of 105.5 feet in Broadway, 119.10 feet in 77th street, the other frontages measuring 102.2 and 146 feet, respectively. Mr. Saxe built the hotel several years ago as an investment. The property was held at \$1,300,000.

In part payment Mr. Du Puy gave the Hotel Antler, at the corner of Smithfield and Wood streets, Pittsburgh, Pa., measuring 30x240 feet. Mr. Du Puy several years ago foresaw the possibilities of increment on upper Broadway, from 59th street north, and the great increase in values along this thoroughfare is a confirmation of his good judgment. Title to the Belle Claire will be taken by the Morewood Realty Holding Company, 71 Broadway, which with the Lansing Realty Holding Company are the two corporations holding title to all of Mr. Du Puy's real estate in this city. James C. Ewing is the managing director of these companies.

Aside from the Astors, Mr. Du Puy is ranked among the largest individual property holders in Manhattan. His holdings in the upper Broadway section are valued at about \$15,000,000 and include the National Building, northeast corner of Broadway and 12th street, the Hotel Empire, Broadway, Columbus avenue and 63d street, the Van Dyck and Severn apartment houses on Broadway and Amsterdam avenue, between 72d and 73d streets, the Lansing Building, occupying the block front on the west side of Broadway, between 82d and 83d streets, the Adamston & Evanston apartments, which include almost the entire block bounded by Broadway, West End avenue, 89th and 90th streets, the Marseilles Hotel, Broadway and 103d street, Forrest Chambers, in the block front on the west side of Broadway, between 113th and 114th streets and the block front in the north side of 211th

street, between Broadway and Amsterdam avenue.

New Brooklyn Department Store.

Oppenheim, Collins & Co. have purchased 481-485 Fulton street, Brooklyn, 396-402 Bridge street and 147-151 Lawrence street, adjoining their present quarters, as a site for a new store. The transaction, involving approximately \$300,000, will be followed by the erection of a modern store building, to cost about \$250,000. It is the intention of the firm to occupy the building early in the autumn of 1915. The plot fronts 60 feet in Fulton street, 100 feet in Bridge street, and about 63 feet in Lawrence street. The building to be erected will conform in nearly every respect to the establishment of the same firm in 34th street, Manhattan.

Lawyer Buys in East 61st Street.

John T. Pratt, a lawyer who resides at 11 East 61st street, has purchased the two adjoining 4-story dwellings, each 25 x 100, at 7 and 9 from Edward Tuck and Samuel Rosenthal, respectively. This newly acquired plot will be improved with a high-class residence. Adjoining on the west is the residence of Mrs. Pembroke Jones and at the Fifth avenue corner is the Bostwick property. Directly across the street, at 2 and 4 East 61st street, Mrs. E. W. Bliss is erecting a fine home. Both the Tuck and Rosenthal houses have not changed hands for many years. The former has been under one ownership since 1876 and the latter since 1872.

East Side Landmark to Go.

Edward N. Crosby & Co. have sold for the trustees of the Society for Promoting the Gospel among the Seamen in the Port of New York, the southwest corner of Madison and Catharine streets, known as the Mariners' Church on plot 70.3 x 65. This building has been for 98 consecutive years a house of worship among seamen, and is one of the old landmarks of the East Side. On account of neighborhood changes, the society has decided to carry on its work in the Chelsea district. The new owner, B. F. Golden, will tear down the present structure and erect on the site a 6-story tenement with stores.

Assemble Choice Plot.

Coudert Brothers have purchased from Thomas Hastings, through Pease & Elliman, the 5-story dwelling at 11 East 41st street, on lot 22x98.9, adjoining a similar building at No. 9, which they recently purchased at auction for \$131,864. The buyers now control a 44 foot frontage in one of the most desirable side-street locations in the Fifth avenue section. It adjoins the Rogers-Peet Building, now in course of construction.

Gravesend Track Under Option.

A syndicate is reported to have obtained an option, which expires on July 1, on the old Gravesend Rack Track, comprising about 400 acres on Ocean avenue, Neck road and Jerome lane. The identity of the possible purchaser could not be learned although it was rumored that a motordrome was contemplated if the option is exercised.

New Lenox Hill Apartment.

John H. Taylor has acquired, through William A. White & Sons, the three stables at 101, 103 and 105 East 74th street from Robert S. Brewster, Oliver G. Jennings and the estate of Charles G. Gates, respectively. On this plot, 75x100, a 9-story apartment house will be erected.

Manhattan—South of 59th Street.

13TH ST.—The Airmor Co. has resold 626-628 East 13th st. a 6-sty flat, on plot 39x103.3, for about \$48,000.

36TH ST.—Pease & Elliman sold for the estate of Samuel Sloan the 4-sty dwelling, 127 East 36th st, on lot 20x74.1, between Park and Lexington avs.

Manhattan—North of 59th Street.

ACADEMY ST.—Hall J. How & Co. sold 100x 153 in the w s of Academy st, 225 ft n of Broadway, for Dr. Wesley Wait, of Newburgh, N. Y., to Joseph Marx.

80TH ST.—Washington H. Taylor has sold to F. Harris 171 West 80th st, a 5-sty flat, on lot 19.6x102.2, adjoining the northeast corner of Amsterdam av.

86TH ST.—Sarah Harris has sold 50 West 86th st, a 4-sty dwelling on lot 25x102.2, to a buyer who gave another property in exchange.

157TH ST.—Loton H. Slawson Co. sold for the New York State Investment Co. the 6-sty elevator apartment building "Victoria" at 551 West 157th st, on plot 75x98.9. The buyer is an investor who is making his first apartment purchase in this city.

169TH ST.—The Fair Deal Realty Co. Aaron Goodman president, has sold 511 and 513 West 169th st, a new 6-sty apartment house, on plot 50x81, between Amsterdam and Audubon avs, to Edward B. Corey, who gave in part payment 807 East 176th st, a plot 75x142, partly improved with a 3-sty dwelling. Arnold, Byrne & Baumann negotiated the transaction.

170TH ST.—The West Side Construction Co., Jacob Axelrod, president, has resold the 6-sty apartment house, known as the Bright, on plot 75x100, at 555 West 170th st. The seller acquired the property last month from the John J. Hearn Construction Co. in exchange for the dwellings 143 to 147 East 39th st.

AUDUBON AV.—L. Minzie has sold for the Manhattan Trust Co to the Value Realty Co the lot, 25x75, at the northwest corner of Audubon av and 183d st. The site will be improved with a 2-sty building.

AUDUBON AV.—The Freeman Street Co., Thomas Mulligan president, is reported to have sold the "Highcliff," a 6-sty apartment house on plot 100x100, at the southeast corner of Audubon av and 177th st.

LEXINGTON AV.—Harry E. Zittel sold for the estate of Frederick Beinhauer 93 Lexington av, a 5-sty apartment house southeast corner of 71st st.

LEXINGTON AV.—Duff & Conger and Axel A. Olsen have sold for M. L. Frank to James A. Farley the southeast corner of Lexington avenue and 94th st, four 4-sty flat houses, on plot 80x85. The property has been held at \$100,000.

ST. NICHOLAS AV.—William C. Schmidt has sold through the J. Romaine Brown Co. the 6-sty elevator apartment house at 1253 St. Nicholas av, on plot 75x100, between 172d and 173d sts.

Bronx.

LORING PL.—Joseph P. Day has resold for William Pedrie lots 51, 52 and 53, in Loring pl, near West 179th st. The buyer, Thomas F. Kane, will improve the site, which was sold at auction to Mr. Pedrie on April 28.

SIMPSON ST.—Ruchl & Erdman have sold 1152 Simpson st, a 5-sty new law flat on plot 50x100.

143D ST.—The D. H. Jackson Co. has sold to a client of Lansford F. Chapman, 494 East 143d st, 5-sty flat and stores on plot 25x100. The sellers acquired the property last October from the Hynes estate.

170TH ST.—H. Hornstein has sold to Michael Tietzky the 5-sty apartment house at 881 East 170th st, on plot 37.6x100, at the northwest corner of Charlotte st.

COLLEGE AV.—James Harris sold a plot on the west side of College av, 265 ft. north of 169th st, 125x85, to George Bockhaus, owner of the adjoining property.

HOE AV.—Harriet Canning has contracted to sell the plot, 50x100, on the east side of Hoe av, 75 ft south of 173d st, to the Bronx County Construction Co, for \$7,000.

JACKSON AV.—Katherine Althoff sold to Philip Wattenberg, the 3-sty building at 844 Jackson av, on plot 25x75.

OLINVILLE AV.—Hugo Wabst has sold the plot 54x100 on the west side of Olinville av, 156 ft south of Fulton st.

PROSPECT AV.—The 114th St and 7th Av Co. Max Weinstein president, has sold 1145-1153 Prospect av, three 5-sty new law houses on plot 123x100.

VALENTINE AV.—Lauter & Blackner sold for James C. Barry to the Valhalla Corporation, 8 lots on the west side of Valentine av, through to Rver av, 210 ft. north of 183d st, fronting 100 ft. on each av with a depth of 200 ft. In part payment, the buyer gave 982 Rogers pl, a 5-sty apartment house, on plot 60x82x irreg. near 165th st.

WILLIS AV.—George Price has sold for William H. Schroeder, the 2-sty building at 297 Willis av.

Brooklyn.

MAPLE ST.—R. C. Robinson sold for F. D. Ward the one-family dwelling at 206 Maple st to Fred H. Dumpak.

MILFORD ST.—Joseph Cohen has sold to Joseph Epstein the three dwellings 296, 298 and 300 Milford st, taking in payment the 66-acre farm near Waldoboro, Me.

PACIFIC ST.—Lester R. Trice and Mr. Macdonald, of S. Noonan's office, have sold the 2-sty house at 1593 Pacific st.

PIERREFONT ST.—Gotham Realty Co. sold to a New Jersey corporation through Amos Lamphear, the apartment houses known as the "Woodhall" in Pierrepont st and the "Graydon" in Montague st.

WILSON ST.—Arthur Gritman has sold to Truslow & Fuller the plot, 80x100, in the south side of Wilson st, 100 ft west of Wythe av, which will be improved with a 5-sty loft building. Two old structures are on the site, which were formerly used as malt mills.

EAST 18TH ST.—W. H. Goldey sold for Henry Schultz to the Oak Crest Building Corporation 12 lots in the e s of East 18th st, 220 ft s of Av K.

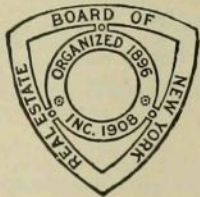
77TH ST.—Frank A. Seaver & Co sold for Mary S. Douglass to Fannie F. Quinn, the 2-sty house at 451 77th st, Bay Ridge.

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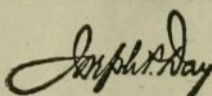
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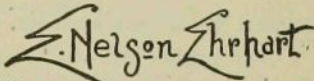


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HOMER FOOT, JR, leased larger quarters in 5 to 11 East 42d st.

FREDERICK FOX & CO. leased, from the plans, for the 31 East 31st St. Co., George Backer president, the 8th and 9th lofts in the new 12-story mercantile building to be erected at 31 to 37 East 31st st, to R. Schwed & Co., manufacturers of cloaks and suits now at 127 West 25th st. The brokers report that the six upper floors are rented.

FREDERICK FOX & CO. leased for the G. B. G. Manufacturing Co., the 8th loft, containing 10,000 sq ft, in 44 to 50 West 28th st, to Prakin & Lubofsky, of 88 University pl.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. leased from the plans the 8th floor in the Waldorf Building at 2 to 16 West 33d st, through to 32d st, to C. Stern & Mayer, importers of neckwear, of 44 East 14th st.

MARGARET H. GREENE has leased her 4-story dwelling at 308 West 77th st to E. W. Eidlitz.

N. BRIGHAM HALL & WM. D. BLOODGOOD, Inc., and Heil & Stern rented the 6th floor in 470 4th av to the P. S. Farmer Co., of 129 West 27th st.

MORRIS C. HAMEL leased offices in the Lincoln Square Court Building to the Oriental Cigarette Co., the Diamond Baseball Card Co., Inc., and the Chauffeurs' Union Association

M. & L. HESS, INC., leased the 6th loft in 115 and 117 West 27th st to the Peerless Petticoat Co.; the 1st loft in 113 and 115 West 19th st to Joseph Hayflich, and 7th loft in 31 and 33 West 21st st to Brimberg & Margolis, of 31 West 21st st.

EDWARD MARGOLIES leased for the Winter Garden Co. the store adjoining the entrance to that theatre at Broadway and 50th st to "Dell's," candy dealer, at a reported rental of \$7,000 a year.

SAMUEL H. MARTIN leased for Alice F. Ward the 4-story dwelling at 118 West 64th st to Antonio Schroer for 3 years.

MESSIMER & CARREAU, INC., in conjunction with O. D. & H. V. Dike, leased to Lewis P. Fluehrer, formerly president of the United Fireproofing Co., offices in the Candler Bldg.; also warehouse space in the Hoboken Terminal Bldg. to the Pressed Metal Radiator Co. of 101 Park av.

MRS. MONTGOMERY leased space in Aeolian Hall Building to William F. Ottarson, of 47 West 34th st, and the parlor floor in 48 West 48th st to Beebee & Shaddle, of 402 5th av.

MOORE & WYCKOFF leased in the new 12-story fireproof apartment house now being erected for the estate of Ogden Goelet at 410 Park av an apartment of 14 rooms and 4 baths to J. Henry Staats.

MRS. J. E. MORRIS has leased from E. L. Harris, the 4-story dwelling at 275 West 73d st.

HEIL & STERN leased for Moses Sahlein the store, basement and sub-basement in 661 Broadway, running through to Mercer st, to Morris B. Horowitz; for the Mitchell, Vance Co., the top loft in 836 and 838 Broadway to the Heller Co., of 43 East 12th st; for the Adroit Building Co., the 10th loft in 32 and 34 East 31st st, to Mayer & Ikelheimer, of 32 West 18th st; for the Loft Holding Co., the 4th loft in 143 and 145 West 29th st, to Schwartz & Jungman, of 12 West 18th st; and for Max Radt the 5th loft in 450 6th av, to M. J. Bernstein & Co., of 41 East 21st st.

THE NEW YORK LIFE INSURANCE & TRUST CO. as trustee under the will of Lucille M. Stevens Spofford, has filed a petition in the Supreme Court for permission to execute a 10-year lease on 348 Greenwich st and 25 Harrison st to Frederick F. Lowenfels, a produce merchant, for \$2,400 a year.

THE CHARLES F. NOYES CO. leased the store and basement in 116 William st to Joseph Brounstein, of 40 Beaver st; space in 4 and 6 Cedar st to A. C. Lattin; offices in the Masonic Building, 71 West 23d st, to the Western Import Co., of 71 West 23d st, and in 37 and 39 Liberty st to Julian M. Wilson, of 37 Liberty st, and George A. Senior, of 37 Liberty st.

S. OSGOOD PELL & CO. leased the estate of Mrs. Leslie W. Sherman at Sands Point, L. I., to E. W. McKenna, vice-president of the Chicago, Milwaukee & St. Paul R. R. Mr. McKenna will occupy the place during the coming season.

PEASE & ELLIMAN leased for Julius C. Stevens the 4-story house at 129 East 31st st, to Mrs. Helen Baldwin; and apartments in 829 Park av to Oliver Iselin; and 27 East 62d st to Mrs. Rachel Dilling.

PEASE & ELLIMAN rented for the Phelps Stokes Estates, Inc., the 4-story house at 53 East 73d st to Mrs. H. R. Sizer; for George C. Tuttle of Minneapolis an apartment in 335 Park av to Frederick Cromwell; for Mrs. Marcus Talbot the 5-story American basement dwelling, at 34 East 81st st, to Henry A. Uterhart; apartments in the new apartment house now being erected at 72d st and Lexington av to Maitland Dwight for the E. A. L. Construction Co., Edgar A. Levy; in 72 East 96th st to Pierre Laird; in 50 Central Park West to Charles C. Lieb; in 136 Madison av to W. Gordon Fellows; in 110 Riverside Drive to J. O. White, and in 25 Fort Washington av to H. G. Loeber & David E. Block; for Dr. C. N. B. Camac the 5-story American basement dwelling, at 108 East 65th st, to Dr. Jerome M. Lynch; and offices in Aeolian Hall to the Earps-Thomas Farms Co. and to Neuman & Luth.

MYRON REYNOLDS, as agent, leased space to the following tenants in the 42 Broadway Building: United Electric Service Co.; the Stock Exchange house of Cornwall; Reed & Meyer; the Stock Exchange house of Charles Morgan; A. J. Eveland; Leon B. Boileverie; Frank G. Robins; Goodhue & Ray; S. F. Peavey, Jr.; National Fruit Co.; Finn & Co.; Popper & Sternbach and Efficiency Sales Co.

RICE & HILL leased for the Fifty-second Street Co. to Harry Meyers, the 1st loft in the building at 148 and 150 West 52nd st; and to C. A. Grandjean the 3d loft,

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

More Heat for Less Money!!

A Kewanee Smokeless Firebox Boiler makes more heat for less money than any other hand fired, low pressure boiler in existence.

Various tests prove its efficiency averages 22% higher than other boilers. By that we mean it takes from coal, and uses for heat making purposes, on an average, 22% *more* of the heat than can be secured from coal by the ordinary boiler.

Here is another fact:

KEWANEE Smokeless Firebox Boilers

are smokeless.
Even when burning the cheaper grades of soft coal they will not make enough smoke to conflict with any smoke ordinance no matter how stringent.

In many of the best buildings in New York City and elsewhere cheap soft coal is being burned smokelessly in Kewanee Smokeless Boilers.

That means that instead of paying high prices for Anthracite the cheaper grades of soft coal can be used. An additional saving above the 22% mentioned above.

We can prove the truth of these statements. Will you let us?



Open Stair Tenements, 502-522 East 77th Street.
Four Kewanee Boilers and Two Kewanee Water Heating Garbage Burners.



KEWANEE BOILER COMPANY

Kewanee, Illinois

Steel Power and Heating Boilers, Radiators, Tanks and Garbage Burners
New York City, 47 W. 42nd Street



THE DOUGLAS ROBINSON-CHARLES S. BROWN CO. leased to Joseph P. McHugh & Son, of 9 West 42d st, from Otto Grimmer, the buildings at 232 and 234 East 37th st, opposite the Murray Hill Evening Trade School; these premises will be occupied for the making of the furniture and fitments originated and designed by this firm.

LOUIS SCHRAG leased for Vincent Astor the store in 420 6th av; to Spivack & Spring, for Harry M. Greenberg, the 5th loft in 118 and 120 West 27th st, to the Consolidated Dress & Waist Co., of 137 West 23d st.

ROYAL SCOTT GULDEN leased the residence at 14 East 44th st, adjoining St. Bartholomew's Church, to L. Pierre Valligny, a perfumer, of 24 East 42d st. The tenant will alter the building into street level and parlor stores and will use the upper part of the building for his business.

THE LOTON H. SLAWSON CO. leased space in the Cuyler Building, at 116 to 120 West 32d st, to Desmond B. Hays; P. D. Dumont, of 120 West 32d st, and the Jamaica Park South Realty Corporation, of 206 West 34th st; in the Anderson Galleries to the Metropolitan Art Association, of 284 Madison av, and in the Willis Building at 286 5th av to Henry Opydycke.

SPEAR & CO. leased for M. M. Hayward & Co. a loft in 511 and 513 42d st to the Monarch

Piano Player and Roll Co.; a loft in 136 and 138 West 22d st to Feuermann & Lippman; a loft in 225 Greene st to Shepard S. Sable & Co.; the store in 14 West 22d st to Harry Miller; a loft in 8 West 22d st to Herman Novelty Co.; a loft in 43 to 47 West 16th st to Bias Binding Co., of 70 West Houston st; a loft in 127 Spring st to Jacob Silver; a loft in 56 East 11th st to Kowensky & Goldstein and a loft in 131 Prince st to Kalman & Davis.

LUDWIG C. TRAUBE leased the dwelling at 166 East 93d st to Mary Duffy for the estate of Louis Wannamacher.

CHARLES B. WALKER leased the entire building at 396 and 398 Canal St. and 1 Laight St. for William Browning to the Heppeschoen Paper Box Co. of 33 Sullivan St. The store and basement in 107 Lafayette st, for Colwell Lead Co. to George Pfaff, of 79 White st. and the Banner Mfg. Co. store in 208 Canal st. to Harris Perelmutter of 460 Grand st. and a loft in the same building to G. G. Chemical Co.; loft in 210 and 212 Canal st. to Otto Kurz and loft for Morris Friedus in 210 Centre st. to M. Rubin & Co.; for Radway & Gardner, the top loft in 208 Centre st. to International Spraying Machine Co. for the Ideal French Doll Co., the top loft in 300 Canal st. and the 4th loft in 209 Centre st. to E. Fugo & Co.

WILLIAM R. WARE leased for Franklin Pettit 322 West 86th st, a 4-sty dwelling, to Nellie Glover; and for Jessie Shoepkens Van Riempest 152 West 73d st, a 4-sty dwelling, to Edward J. Ware.

WILLIAM A. WHITE & SONS leased for John D. Rockefeller, Jr., to Drs. Austin Flint, Jr.; William M. Ford and James F. Nagle, apartments in 16 West 54th st, at present being altered into physicians' offices and bachelor apartments.

WOLFSOHN & AUGUST leased the store in 1315 St. Nicholas av for the Jacob Ruppert Realty Corporation to Karl Goodman; for the 180th Street Corporation, for 6 years, at the northeast corner of St. Nicholas av and 186th st, to Leopold Oppenheimer; in 1324 St. Nicholas av for the National City Amusement Enterprises, for 5 years; to Proper & Schantz; for the Esalmo Amusement Co, for 6 years, two stores at the northeast corner of 174th st and St. Nicholas av, to Leopold Oppenheimer; an apartment in 600 West 176th st for the Jacob Ruppert Realty Corporation, and in 12B Washington ter to the Misses Newland.

Bronx.

GEORGE PRICE leased the 3-sty building at 2716 to 2720 3d av to Robert Lowry for 21 years and the building at 2669 3d av to William J. McIntyre for 5 years.

THE GEORGE BOCKHAUS CO. rented for Mrs. Clara Wessman to N. Kiamie 607 Walton av, a 3-sty brick dwelling; for John Toner to Mrs. J. Boyle, 148 East 150th st, a 3-sty brick dwelling; for the Erie Railroad Co. a building, 25x60 ft., adjoining 149th and Exterior sts., to John Lavelle.

CHARLES E. RICKERSON leased 41 Montgomery pl, a 3-sty dwelling, for E. H. Sayre to Norman W. Van Nostrand; and 205 6th av., a 3-sty. dwelling, for George Adams to Mrs. Amelia Undt.

Queens.

THE LEWIS H. MAY CO. leased at Far Rockaway, for E. B. Corey, cottage Lalla Rookh on Franklin av to Ernst Hoerber; for Harry A. King, cottage on Bayview av to Joseph Skolny; for Charles J. Nunan cottage Shore Acres on Atlantic av to Julia Rothschild; at Cedarhurst, for Arthur R. Smith, cottage on Atlantic av to Irwin Wile; for Lloyd L. Craft, cottage on Washington av to C. M. Horne; for William E. Walling, cottage on Broadway to Lawrence B. Cohen; at Lawrence, for Andrew Weston, cottage on the Turnpike to Raymond Ayers.

HERMAN FRANKFORT leased at Edgemere, 4 cottages for the S. & L. Construction Co. to Jacob Strauss, L. Gartner, H. Merkel and P. McCaffrey.

THE LEWIS H. MAY CO. leased at Far Rockaway for Frederick Haberman cottage on Reads lane to Joseph M. Bleyer; for E. F. Keating cottage on Healy av to Henry Gutenstein; for Mrs. Marie O'Reilly cottage on Neilson av to Dr. Herman Schwarz; at Edgemere to Emma Hatch cottage on Grand View av; to L. Rosenschein, for S. & L. Construction Co. cottage on Dickerson av to Philip Glemby.

Suburban.

HERMAN FRANKFORT leased at Lawrence, cottages to Edward L. Rosenfeld, Albert Salomon, Samuel R. Rosenberg, F. Jellenik, P. Heineman and Harry Lasker.

JOHN F. SCOTT rented for Charlotte D. Belairs her house on Lakeside av, Cedarhurst, to Willard D. Straight of Old Westbury, L. I.

LAWRENCE DARR leased his residence furnished on the shore at Field Point Park, Greenwich, Conn., through Thomas N. Cooke to Alfred D. Mittendorf of Manhattan for the season. The property consists of 4 1/2 acres, with a Colonial residence of 20 rooms.

FISH & MARVIN rented for William D. Judson his property at Rye, consisting of 5 acres and Colonial house, to John W. Horner, Jr., of this city; for the estate of William H. Macy, Jr., property at Sunny Ridge Farm, Harrison, known as Litchfield, containing 10 acres, to Col. William W. Ladd; for the Briarcliff Realty Co. the Mount Quhanie cottage at Briarcliff Manor to Mrs. William G. Wood of New York, and the Colonial residence of James H. Ward on Highland rd, Rye, to Gustave H. Schiff.

JULIA BEVERLEY HIGGINS leased at Mount Kisco for Robert B. Van Cortlandt the Guard Hill Farm to Mrs. William H. Draper.

THE LEWIS H. MAY CO. leased at Cedarhurst for Katherine J. White, a cottage on White's lane to Albert Robertson; at Lawrence, for A. I. F. Buxbaum, a cottage on Broadway to Sarah Hess; at Woodmere, for Moses M. Heineman a cottage on Pond Lane to Isaac Wolf.

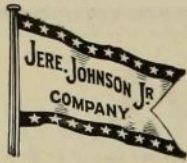
THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. sub-leased for Arthur Goadby the Fearon Place at Glen Cove, to Drelincourt M. Martin for the season.

ANGELL & Co. leased for A. T. Kerr residence on Dublin rd, Elmsford, to O. T. Carpenter; for Rollin Kirby residence on Circle rd, Scarsdale, to W. W. Lyons; for George Purser residence in Church lane, Scarsdale, to Gay E. Millus; for Maurice B. Thayer residence on Overhill rd, Scarsdale, to G. Richard Davis; and for Edward Raymone residence in the Grenacres section of Hartsdale to Godfrey T. Firth.

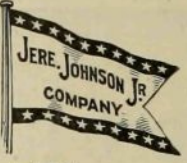
FISH & MARVIN leased the Holbrook cottage at Scarborough furnished for the summer to Edwin C. Johnston of this city.

JULIA BEVERLEY HIGGINS, with Bradford Weeks, rented Mrs. Loring's place at Oyster Bay to W. R. Craig of New York for the season.

KENNETH IVES & CO. leased for the estate of Gustav Schwab to Franklin Pettit the place known as Bosobel at Scarborough-on-Hudson. The property consists of a large residence, stable, garage, outbuildings and about 86 acres



ABSOLUTE AUCTION



DECORATION DAY

SATURDAY, MAY 30TH

at 1:30 P. M. on the premises, rain or shine

285 Seashore Lots

and also 3 ATTRACTIVE COTTAGES

NEPONSIT

On the Rockaway Coast, City of New York

Being that section of the Neponsit property lying between Jamaica Bay & Newport av., the Neponsit Club House & Belle Harbor.

59 OF THE LOTS DIRECTLY ON JAMAICA BAY

THE OCEAN BEACH at Neponsit is for the SOLE USE and enjoyment of the LOT OWNERS and cannot be built upon or otherwise obstructed.

THE LOTS are absolutely free and clear of any mortgage or similar encumbrance.

ALL TITLES INSURED by the Title Guarantee & Trust Co.

ALL CITY IMPROVEMENTS.

IDEAL SITES for bungalows and all the year round homes. Simple but protecting restrictions.

On the greater part of the property one house to 40 ft. permitted.

HOW YOU MAY PAY—10% and auction fees down; balance in 48 EQUAL MONTHLY PAYMENTS or 60% on mortgage, or discount for all cash.

HOW TO GO:

Take any train on the Rockaway Park division of the Long Island R. R. at either the Penn. Terminal, Manhattan, or Flatbush Ave., Brooklyn, and ride to the end of the route at Rockaway Park; there take a Neponsit trolley, getting off right on the property to be sold.

SPECIAL TRAINS ON DAY OF SALE

For illustrated maps, complimentary passes, and further particulars, apply to

NEPONSIT REALTY CO., 1 W. 34th St., Manhattan;

REALTY ASSOCIATES, 162 Remsen St., Brooklyn

JERE JOHNSON JR. CO.

187 Broadway, Manhattan, and 193 Montague St., Brooklyn

The Queensboro Corporation

LOTS		HOUSES
PLOTS	BRIDGE PLAZA	FACTORY
ACREAGE	Developers of	SITES
	LONG ISLAND CITY	

Queens Borough Real Estate

The Roof Maintenance Co., Inc.

L. C. ANDERSON
President

GRAVEL		PLASTIC
SLAG	ROOFING	SLATE and
TILE		ASPHALT

WATER and DAMP PROOFING

Established 1899

PHONE 285 HARLEM

114 EAST 130th STREET

"Barrett Specification" Roofs a Specialty

Estimates Furnished on Request

situated on Broadway adjoining the Sleepy Hollow Club.

WALTER LUKE leased the Whelpy residence on Tuckahoe rd, Scarsdale, furnished for the summer to Dr. W. S. Westcott of New York.

STANLEY H. MOLLESON and Margaret Donnelly, as executors of the estate of Alice B. Bradley, leased at Long Branch, N. J., through Benjamin Ritter, the Grand View House property, at the corner of Ocean and Seaview avs, to John H. Frone. The lessees will renovate the property and conduct the hotel as an all year round resort.

E. S. & S. F. VOSS leased at Hewlett for Joseph S. Auerbach the dwelling and 30 acres to Mrs. Joseph A. Flannery; also at Cedarhurst, in Central av to Joseph Divver, and on Summit av to E. A. Hirsch.

WORTHINGTON WHITEHOUSE leased at Glen Head for Mrs. Edward Livingston the country estate in the Piping Rock section, consisting of 20 acres, house and outbuildings, to James E. Miller, vice-president of the Columbia-Knickebocker Trust Co.

FISH & MARVIN leased for the Residence Co. of Lawrence Park a property on Pondfield Road at Bronxville, known as Wayside, to Mrs. Catherine A. Taylor of New York city; also the H. D. Brewster estate at Scarsdale, consisting of a residence known as Bleak House and 4 acres to Charles H. Bernheim of New York for the Summer, furnished.

PEASE & ELLIMAN leased for Elwood W. Russel for the Summer season the residence portion of his large estate in North Greenwich, Conn., part of which property is under cultivation as a farm, being regarded as one of the most beautiful in the North St section of Greenwich; also leased for Miss Louise M. Grace and Miss Lucille Agnew their house at Great Neck, L. I., to John Auchincloss.

PAYSON McL MERRILL CO., INC., leased at Lawrence, for Mrs. William Adams the property in Causeway rd to Spencer K. Mulford, Jr.

S. OSGOOD PELL & CO. leased for Edward W. Robinson his country place at Great Neck, L. I., to Albert A. Cohen, Secretary of the New York Consolidated Card Co.

WORTHINGTON WHITEHOUSE leased for Camille Weidenfeld his water front estate at Oyster Bay to James Brown, of Browne Brothers & Co., bankers.

BRONX. Conveyances. Table with columns for May 15 to 21, May 16 to 22, and Jan. 1 to May 21. Rows include Total No, Amount, To Banks & Ins. Cos, etc.

Mortgage Extensions. Table with columns for May 15 to 21, May 16 to 22, and Jan. 1 to May 21. Rows include Total No, Amount, To Banks & Ins. Cos, etc.

Building Permits. Table with columns for May 15 to 21, May 16 to 22, and Jan. 1 to May 21. Rows include New buildings, Cost, Alterations, etc.

Table with columns for 1914, 1913, May 14 to 20, May 15 to 21. Rows include Total No, No. with consideration, Consideration.

BROOKLYN. Conveyances. Table with columns for 1914, 1913, May 14 to 20, May 15 to 21. Rows include Total No, No. with consideration, Consideration.

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.

Table for Manhattan Conveyances with columns for 1914, 1913, and Jan. 1 to May 21. Rows include Total No, Assessed value, etc.

Mortgages.

Table for Manhattan Mortgages with columns for 1914, 1913, and Jan. 1 to May 21. Rows include Total No, Amount, etc.

Mortgage Extensions.

Table for Manhattan Mortgage Extensions with columns for 1914, 1913, and Jan. 1 to May 21. Rows include Total No, Amount, etc.

Building Permits.

Table for Manhattan Building Permits with columns for 1914, 1913, and Jan. 1 to May 21. Rows include New buildings, Cost, Alterations, etc.

IN OCTOBER, 1904

Lots were selling at \$750 to \$1,500 each, between 160th and 180th Streets, in the vicinity of Westchester Avenue and Southern Boulevard.

IN NOVEMBER, 1904

The Subway started running through that section.

IN DECEMBER, 1904

The same lots were selling for \$3,500 to \$5,000 each.

THE ABOVE ARE THE COLD FACTS

A FEW HUNDRED DOLLARS

INVESTED BEFORE THE SUBWAY WAS RUNNING MADE THOUSANDS.

YOU HAVE EXACTLY THE SAME OPPORTUNITY AT THE PEARSALL ESTATE SALE.

A FEW HUNDRED DOLLARS INVESTED HERE WILL PRODUCE THOUSANDS WHEN THE SUBWAY EXTENSION, NOW BUILDING, IS RUNNING ON WHITE PLAINS ROAD.

THE PEARSALL PROPERTY

420 LOTS on PELHAM PARKWAY and Williamsbridge Road

HAVE GOT TO BE SOLD at Auction without protection

DECORATION DAY, SATURDAY, MAY 30TH, 1914

Only 30% cash required. Balance on Mortgage for 5 years.

Titles guaranteed by

Title Guarantee & Trust Co.

Send for Maps to

J. Clarence Davies, 149th St. and 3d Ave.

Joseph P. Day, 31 Nassau St.

Agents and Auctioneers.

TO REACH THE PROPERTY Take 2d or 3d Avenue "L" to 129th St. and 3d Ave., thence N. Y., Westchester & Boston R. R. to Pelham Parkway station opposite property. Take Bronx Park Subway train to 180th St. station, thence N. Y., Westchester & Boston R. R. to Pelham Parkway station opposite property. Take Bronx Park Subway train to Tremont Ave. or 177th St. station, thence Morris Park Avenue trolley car to property. Take 2d or 3d Avenue "L" to Fordham station, where auto stage will take you to property.

	Jan. 1 to May 20	Jan. 1 to May 21
Total No	9,053	9,782
No. with consideration...	957	784
Consideration.....	\$6,559,214	\$5,030,538

	Mortgages.	
	May 14 to 20	May 15 to 21
Total No.....	437	436
Amount.....	\$1,934,807	\$1,681,421
To Banks & Ins. Cos....	85	140
Amount.....	\$727,500	\$882,150
No. at 6%.....	222	197
Amount.....	\$817,501	\$457,776
No. at 5½%.....	123	81
Amount.....	\$609,310	\$443,380
No. at 5%.....	64	130
Amount.....	\$457,422	\$655,725
Unusual rates.....	3	.....
Amount.....	\$9,250	.....
Interest not given.....	25	28
Amount.....	\$41,324	\$124,540

	Jan. 1 to May 20	Jan 1 to May 22
Total No.....	6,394	7,071
Amount.....	\$26,529,439	\$28,176,503
To Banks & Ins. Cos....	1,311	1,702
Amount.....	\$10,395,391	\$11,193,193

	Building Permits.	
	May 14 to 20	May 16 to 22
New buildings.....	139	70
Cost.....	\$978,450	\$535,875
Alterations.....	\$98,900	\$64,970

	Jan. 1 to May 20	Jan. 1 to May 22
New buildings.....	1,840	1,569
Cost.....	\$16,810,985	\$13,012,369
Alterations.....	\$1,215,569	\$1,608,107

	QUEENS.	
	Building Permits.	
	May 14 to 20	May 16 to 22
New buildings.....	86	65
Cost.....	\$274,800	\$401,035
Alterations.....	\$6,625	\$28,404

	RICHMOND.	
	Building Permits.	
	May 14 to 20	May 16 to 22
New buildings.....	32	27
Cost.....	\$80,350	\$31,559
Alterations.....	\$6,030	\$4,460

REAL ESTATE NOTES.

HENRY I. COOPER has moved from 33 Union Sq. to 200 Broadway.

WORTHINGTON WHITEHOUSE was the broker in the leasing of 46 West 49th st for the estate of Sarah A. Knight.

LAUTER & BLACKNER negotiated the recently recorded sale of the dwelling 718 Union av for Daniel B. Bailey to Robert McKiever, who will occupy.

DANIEL B. FREEDMAN and Laurence Davies are the buyers of 3351 3d av, sold recently by the P. J. Dwyer Building Co., through Richard H. Scobie and Richard Dickson.

J. ARTHUR FISCHER has obtained for John A. Hennion and Maude Hennion, a second mortgage loan of \$7,000 on the 5-sty apartment building at 411 West 45th st.

TRINITY CORPORATION has conveyed to William S. Coffin for a stated consideration of \$65,000, the property at 11-15 Dominick st, with a frontage of 76.9 ft.

SMITH & PHELPS were the brokers in the sale of the vacant plot 167x110, on the south side of Tratman av, 98.4 ft. east of Zerega av, for the Tratman Av. Realty Co. to the J. W. R. Realty Co.

M. J. QUINN is the purchaser of the dwelling at 173 West 93d st, reported sold last week by Leroy Coventry and J. W. Strayer. He gave in exchange his country place of three acres at Teaneck, N. J.

JAMES W. GERARD, as plaintiff in a foreclosure sale on Tuesday, bought for \$75,000 sixty acres formerly included in the holdings of the Convent of the Sacred Heart, at Little Bayside, L. I. The property is on Willett's Point road and faces Long Island Sound.

PEASE & ELLIMAN have been appointed agents by the Durham Realty Co. for the 8-sty apartment house at 39-43 East 27th st; also by Mrs. M. A. Lillie, of the 5-sty apartment house at 159 West 63d st, and the 6-sty apartment house at 527 West 133d st.

G. GRIFFITH CLAPHAM has opened an office at Port Washington, L. I., where he will represent the Beacon Hill Development, of the Tuxill Realty Co. Mr. Clapham has moved his New York office to 339 5th av.

NEW YORK TITLE INSURANCE CO. has loaned \$56,000 on the two-5-sty apartment houses, on the east side of Beaumont av, 170 ft south of 187th st, belonging to the J. M. Slattery Construction Co.

JOSEPH P. McHUGH & SON will offer at public auction on Wednesday, May 27, at half past ten o'clock, the contents of their former warehouse, 226 West 42d st, before moving into the new warehouse at 232-234 East 37th st.

HARVARD CLUB has obtained permission from the Supreme Court to mortgage its property at 27-31 West 44th st and 28-36 West 45th st for \$500,000, for use in construction of an addition to the present clubhouse.

ARCHER M. HUNTINGTON has presented to the American Numismatic Society a vacant plot with a 50-ft. frontage adjoining its building in the north side of 155th st, between Broadway and Riverside drive. The society now controls 100 ft. in the middle of the block.

M. & L. HESS (INC.) negotiated the following loans aggregating \$565,000 on three loft properties in the mid-town section: for the Polo Construction Co., \$200,000 on 329 and 331 4th av; also for the Gibson Construction Co., \$330,000 on 49 to 53 East 21st st, and \$35,000 for the Realty Holding Co. on 212 West 39th st.

MAYOR MITCHEL in a special message to the Board of Aldermen has asked that body to authorize the issue of \$100,000 in special revenue bonds to prepare the city's exhibit at the Panama Exposition next year. Alderman Stevenson introduced a resolution appropriating the amount asked for by the Mayor, and it was referred to the Committee on Finance.

J. P. MORGAN, William Church Osborn, Herbert Parsons, Warren Delano, George R. Sheldon, William D. Guthrie and others interested in Murray Hill residences have filed with the Secretary of State and the County Clerk papers for the incorporation of the Murray Hill Association, the object being to conserve the character of Murray Hill, which includes the territory between 34th and 38th Sts., Lexington to Madison Aves. Edward L. Baylies is counsel to the association.

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.

ESTATE OF RATJE BUNKE.—Premises 408-410 East 110th st, valued at \$14,500; 446-450 East 102d st, \$28,000; 440-444 East 102d st, \$35,000; 410 East 141st st, \$34,000; 420 East 141st st, \$34,000; 725 Fairmount pl, \$25,000, and 427-433 East 164th st.

MARY B. PELL.—6 East 36th st, \$125,000; 169-171 Broadway, \$1,100,000; 185 Riverside dr, \$85,000; 182 Riverside dr, \$300,000; 2-2½ Coenties slip, \$15,000.

CLARA C. THAYER.—226 West End av, \$16,400, and a vacant interior lot 25x175xirreg at Dyckman st and Boulevard Lafayette, known as lot 70 in block 2,246, \$2,716.

GEORGE A. COCKS.—22 Bank st, \$11,000. ABRAHAM BUCHBINDER.—525 East 135th st, \$21,000.

ELIZABETH KROMEKE.—343 West 54th st, \$8,000.

SIEGMUND I. HERSCHMANN.—235-237 West 116th st, \$65,000; and 136 Suffolk st, \$40,000.

EMELINE T. HOLDEN.—13 East 79th st, \$85,000.

OBITUARY

SHELDON B. SHAW, real estate operator with an office at 149 Broadway, died last week at his home, 46 West 93d st, aged fifty-six.

JOHN J. COURTNEY, for forty years Manhattan representative of the Boston Marine Insurance Co., died of neuritis on Sunday, aged sixty-eight, at his home 8686 Bay 16th st, Brooklyn. He leaves four sons and three daughters.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Plaintiffs and other parties in interest bought twenty-nine of the forty-five offerings at the Manhattan and Bronx Exchange salesrooms this week; ten sales were either withdrawn or adjourned, and only six properties went to outside bidders. Among these were Howard Conkling who paid \$7,400 for an old building in East 77th street. A. C. Cahn obtained the northeast corner of Melrose avenue and 152d street for \$18,506 and August Eimen bought 1216 Brook avenue for \$5,700. The six story loft building at 107 West 13th street was sold to the plaintiff for \$118,150, and the sale of the Longacre Theatre in 48th street was adjourned to June 18th.

On Tuesday of next week in the Vesey street salesroom Joseph P. Day will conduct another of his special sales days, his principal offerings being high-class properties in Maiden lane, South street, West 131st street, and East 57th street.

The other auctioneers will offer the usual assortment of miscellaneous properties.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 22, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

- JOSEPH P. DAY.
- Macedougal st, 115, nwc Minetta la (No 2), runs n25xw74xn25xw26x55x100 to beg, 3-sty bk stable; also MINETTA ST, 16-22, swc Minetta la (No 21), 80x75, 2-2 & 3-3-sty bk & fr tnnts & str; due \$7,823.71; T & c, \$875; withdrawn.
- South st, 40 (*), nwc Old sl (No 36), 23x 44.10, 4-sty bk tnt & str; due, \$1,412.78; T & c, \$707.60; sub to three mtgs aggregating \$25,000; Francis L. Wandell et al. 26,925
- South st, 178-9, ns, abt 65 e Roosevelt, 41.9x151.4 to Water st (Nos 337-9), 37.4x 75.8, 4-sty bk tnt & str, 4-sty bk market & 2 & 3-sty bk stable; adj June 19.
- 2D st, 280-91 E, ss, 60.6 w Sheriff, 40.4x65.8 to Houston (Nos 398-400), x40x 60.7, 6-sty bk tnt & str; due, \$7,341.28; T & c, \$593.70; sub to a prior mtg of \$42,000; Osis Kestenbaum. 45,000
- 13TH st, 107-9 W, ns, 125 w 6 av, 20x 100, 6-sty bk loft & str bldg; due, \$26,628.74; T & c, \$—; sub to two prior mtgs aggregating \$115,000; Frank H. Tyler. 118,150
- 22D st, 32 W (*), ss, 491.10 w 5 av, 32.8x 98.9x31x98.9, 6-sty stn loft & str bldg; due, \$125,492.76; T & c, \$3,349.95; Seamens Bank for Savings in City NY. 129,000
- 41ST st, 9 E (*), ns, 166 e 5 av, 22x98.9, 5-sty stn loft & str bldg; due, \$64,699.24; T & c, \$—; sub to a 1st mtg of \$65,000; Frederic R. Coudert et al. 131,864
- 48TH st, 220-8 W, ss, 275.6 e 8 av, 99.6x 100.5, 4-sty bk theatre (Longacre); due, \$4,262.43; T & c, \$2,600; sub to 2 mtgs aggregating \$290,000; adj June 18.

Money Well Spent

Every day in Brooklyn some already-built apartment house is made modern and convenient by the installation of electric light.

The owners of these buildings realize that the public is educated to the many advantages of electric service. They are quick to grasp not only the fact that vacant apartments rent quicker when electrically equipped, but also that tenants are willing to pay more for an electric-lighted apartment than for any other.

The money spent, then, to make the necessary installation is really not an expense, but an investment that pays large returns.

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74TH st, 106 W (*), ss, 62 w Col av, 18x 102.2, 4-sty & b stn dwg; due, \$21,678.24; T&c, \$—; Arabella A Macfarland, 22,355

103D st, 150 E (*), ss, 29.6 e Lex av, 20x106.10, 5-sty bk tnt & str; due, \$1,432.17; T&c, \$989.50; sub to prior mtgs aggregating \$15,500; Gussie Morgenstern, 16,427

133D st, 171 W (*), ns, 75 e 7 av, 25x99.11, 5-sty bk tnt & str; due, \$18,503.16; T&c, \$683.60; Albert Schaefer, 10,000

Edgecombe av, 125 (*), ws, 49.11 s 141st, 25x90, 5-sty bk tnt; due, \$20,748.72; T&c, \$529.45; Arnold Thayer et al, 18,000

Edgecombe av, 165-7 (*), ws, 515 s 145th, 40x100, 5-sty bk tnt; due, \$6,707.23; T&c, \$380.10; Abr Rice, 38,000

BRYAN L. KENNELLY.

Macdougall st, 115, nwc Minetta la (No 2), rouns n25xw74xn25xw26xs50x100 to beg, 3-sty bk stable; due, \$25,790.83; T&c, \$1,218.27; Jas E Marsh, a party in int, 27,750

4TH st, 15-9 W (*), nwc Mercer (Nos 265-7), 71.5x96.2, 8-sty bk loft & str bldg; due, \$255,883.35; T&c, \$5,724.70; N Y Life Ins & Trust Co, 175,000

HENRY BRADY.

54TH st, 329 E (*), ns, 323.4 e 2 av, 23.2 x100.5, 5-sty bk tnt & str; due, \$16,243.33; T&c, \$756.70; German Savgs Bank in the City of N Y, 16,000

Edgecombe av, 123 (*), ws, 74.11 s 141st, 25x90, 5-sty bk tnt; due, \$20,757.23; T&c, \$562.45; Arnold Thayer et al, 18,000

M. MORGENTHAU, JR. CO.

77TH st, 210 E, ss, 180 e 3 av, 25x102.2, 1 & 2-sty fr storage & 2-sty bk rear tnt; due, \$6,485.48; T&c, \$475.14; Howard Conkling, 7,400

125TH st, 510 W (*), ss, 125 w Ams av, 25x100, 5-sty bk tnt; due, \$2,613.09; T&c, \$805.20; Isidor H Kempner, 19,100

134TH st, 267 W, ns, 162.6 e 8 av, 15.6x 99.11, 4-sty bk dwg; due, \$1,254.44; T&c, \$274.40; adj sine die.

HERBERT A. SHERMAN.

131ST st, 35-7 on map 35 W, ns, 410 w 5 av, 50x99.11, 6-sty bk tnt; due, \$53,668.73; T&c, \$760.50; D A Cushman, party in int, 50,000

2D av, 2365, ws, 135.11 s 122d, 20x53.11, 3-sty bk tnt & str; due, \$2,365.67; T&c, \$294.54; leasehold; Chas Kramer, party in int, \$1

JAMES L. WELLS.

Broadway, 822-4 (*), sec 12th (No 60), 43.4x124.8x8.10x114.7, unfinished bldg; due, \$127,412.59; T&c, \$4,939.63; Title Guar & Trust Co, 100,000

D. PHOENIX INGRAHAM.

Christie st, 67 (*), ws, 50.4 s Hester, 25.2 x84.5, vacant; due, \$15,990.43; T&c, \$576.50; Sarah E Furnald, 12,500

Total \$991,472
 Corresponding week, 1913.... 1,306,655
 Jan. 1, 1914 to date..... 15,524,763
 Corresponding period, 1913.... 20,955,508

Bronx.

The following are the sales that have taken place during the week ending May 22, 1914, at the Bronx Sales-room, 3208-10 3d av.

JOSEPH P. DAY.

152D st, 401 E, nec Melrose av (No 644), 20x100, 2-3-sty fr tnts & str; due, \$1,309.27; T&c, \$1,225; sub to first mtg \$8,000; Arthur D Cahn, 18,100

Grand Blvd & Concourse, 1942, sec 178th (No 200), 37.7x95.5x36x106.5, 2-sty fr dwg; due, \$12,119.78; T&c, \$2,225.50; Fredk Hansen, 16,925

Intervale av, 1017, on map 1015 (*), swc 165th, 111.3x84.9x126.11x40.3, 5-sty bk tnt & str; due, \$9,513.26; T&c, \$700; sub to first mtg \$54,000; Jno Eggers et al, 62,000

BRYAN L. KENNELLY.

Bronxdale av (*), nec Rhinelander av, 28.6x102.6x25x88.11; action 1; due, \$1,791.44; T&c, \$—; Wilhelmina E Hoffmann, 900

Bronxdale av (*), es, 28.6 n Rhinelander av, 28.6x116.2x25x102.6; action 3; due, \$1,316.05; T&c, \$—; Wilhelmina E Hoffmann, 900

Muliner av (*), nwc Neill av, 108.4x25x 115.10x26.1; action 2; due \$1,435.14; T&c, \$—; Wilhelmina E Hoffmann, 900

Neil av (*), ns, 78.3 w Muliner av, 26.1x 138.4x25x130.10; action 4; due, \$1,213.98; T &c, \$—; Wilhelmina E Hoffmann, 900

Neil av (*), ns, 52.2 w Muliner av, 26.1x 130.1x25x123.4; action 5; due, \$1,213.98; T &c, \$—; Wilhelmina E Hoffmann, 900

Neil av (*), ns, 26.1 w Muliner av, 26.1x 123.4x25x115.10; action 6; due, \$1,213.98; T &c, \$—; Wilhelmina E Hoffmann, 900

CHARLES A. BERRIAN.

Brook av, 1216, es, 151.1 s 168th, 35x89.6, 1 & 2-sty fr shop; due, \$3,033.58; T&c, \$377.80; sub to pr mtg \$2,000; August Eimer, 5,700

HENRY BRADY.

133D st, 715 E (*), ns, 450 e Cypress av, 16.8x103.6, 3-sty fr tnt; due, \$3,824.28; T&c, \$159.49; Harlem Savgs Bank, 3,500

171ST st, 408 E (*), ss, 124 w 3 av, 16x 100, 2-sty fr dwg; due, \$3,391.34; T&c, \$259.22; Lawyers Mtg Co, 3,400

Southern Blvd, ws, 475 n 187th, 117.6x 102.4x22.10x59.11, vacant; due, \$2,262.96; T &c, \$781.57; Julius Figliaolo, 3,550

GEORGE PRICE.

Fox st, 1074, es, 656.11 n 165th, 20.6x100, 3-sty bk dwg; adj sine die.

Davidson av, 2344 (*), sec North, 100x15, 5-sty bk tnt; due, \$12,808.22; T&c, \$819.89; May P C Gref, 10,000

Southern Blvd, 1150 (*), es, 275 n 167th, 37.5x100, 2-sty fr dwg & 2-sty fr rear stable; due, \$2,993.25; T&c, \$300; sub to a prior mtg of \$8,000; Louise Ebling, 10,500

M. MORGENTHAU, JR. CO.
Beaumont av, 2416 (*), es, 133.3 n 187th, 33.3x100, 4-sty bk tnt; due, \$8,690.81; T&c, \$185.85; sub to a prior mtg of \$16,000; American Real Estate Co, 18,000

Jackson av, 648-50 (*), es, 41.10 s 152d, 50x104, 6-sty bk tnt & str; due, \$59,487.27; T&c, \$1,559.71; Sol Hoffman, 49,750

Total \$206,825
 Corresponding week, 1913.... 176,925
 Jan. 1, 1914, to date..... 2,817,297
 Corresponding period, 1913.... 2,736,863

Brooklyn.

The following are the sales that have taken place during the week ending May 20, 1914, at the Brooklyn Sales-rooms, 189 Montague Street:

WILLIAM H. SMITH.

BEAUMONT ST (*), ws, 540 n Oriental Blvd, 80x100; Manhattan Beach Co, 2,900.00

BRIDGEWATER ST (*), ss, 250.11 w Meeker av, 50x136.2x irreg; Geo W Sammis, 2,500.00

HALSEY ST, ns, 125 e Sumner av, 16.9x89.4; Chas I Taylor, 5,700.00

HENRY ST, 522-4, ws, 20 s Union, 45x 85; withdrawn

HICKS ST, 54, front part of lot; Fanny McCauley, 5,000.00

HULL ST, ns, 135 e Rockaway av, 15x100; U S Title Guarantee Co., 2,250.00

MORTON ST, ss, 92 w Bedford av, 23x 75; withdrawn.

REMSEN ST, ss, 150 e Clinton, 25x 100; Wm P Rae, 39,250.00

ROBINSON ST, ss, 76.3 w Nostrand av, 280x122; withdrawn.

STRONG PL, 8-10, ws, 75 s Harrison, 25x109; withdrawn

30TH ST, sws, 275 se 3 av, 25x100.2; Larluco Carzza & Silvia Carzza, 1,985.00

53D ST, sws, intersec es New Utrecht av, 81.6x49.11x irreg; Margt McKibbin, 2,000.00

58TH ST, nes, 170 se 16 av, 40x100.2; Julia E Beach, 5,800.00

73D ST, ns, 95 se 15 av, 75x100; withdrawn

AV U, ns, 40 e 4th, 20x100; adj June 3, ST MARKS AV, ns, 20 w Nostrand av, 20x100; adj sine die

SNYDER AV (*), ns, 20 w E 34th, 20x 100; Action 1; Jennie W Francis, 4,350.00

SNYDER AV (*), ns, 40 w E 34th, 20x 100; Action 2; Jennie W Francis, 4,350.00

4TH AV, ws, 50 s 48th, 100x100; Dime Savgs Bank of Bklyn, 20,000.00

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Auction Sales—Brooklyn—Continued.

NATHANIEL SHUTER.

GRAND ST, ss, 100 w Humboldt, 24.4x 100; partition; Lena Fischer, det. 10,100.00
BLAKE AV (*), ss, 40 w Jerome, 20x 90; Aaron Westheim. 2,900.00
EMMONS AV, ns, 178.6 E 16th, 29.2x 111.6x irreg; Action 1; withdrawn...
EMMONS AV, ns, 201.8 e E 16th, 20.2x 112.11; Action 2; withdrawn. ---

WILLIAM P. RAE.

41ST ST, nes, 120 se 13 av, 20x100.2; A E Roberts 5,000.00
E NEW YORK AV, ss, 48 e Tapscott av, runs s120xa8xw14xs54.10x102.8 xs0xw102.8xs0x102.8xs125xw102 xs 0x102xs100xw102xs50x101.0xs25 xw 101.0xs102.4xe201.6xn804.9xw100.9 to beg; A B Roberts 140,800.00
FULLON ST (*), ss, 300 w Nostrand av, 60x100; also MACON ST, ss, 250 e Nostrand av, 70x100; Peter Horne, amr 1,100.00
GREENE AV, nwc Sumner av, 20x80; adj June 2 ---

BRYAN L. KENNELLY.

AT 14-16 VESEY ST, MANHATTAN. WEST ST, es, 200 n Av J, 240x100, vacant (trste); bid in. ---
AV J, nwc Gravesend av, 100x120, vacant (trste); bid in. ---
BAY RIDGE PKWAY, nec 95th, 111.5x 150x100xw130, vacant (exr); bid in. ---
NECK RD, nwc E 17th, runs w42.3xn 103.1xw8.4xn60.6xe100xs149.6 to beg, vacant (vol); bid in. ---
ST NICHOLAS AV, nec Willoughby av, 200 to Starr x116.4x200x114, vacant (extrx); bid in. ---
ST NICHOLAS AV, nec Suydam, runs s126x101.9xn127.1xw109.4 to beg, vacant (extrx); A H Schlinger 6,975.00
ST NICHOLAS AV, es, 126 s Suydam, 24.6x90.3x22.4x90, vacant (extrx); bid in. ---
VANDERBILT AV, 623, ns, 191.10 e Prospect av, 16.8x150, 2-sty fr dwg (extrx); bid in. ---
19TH AV, nec 52, runs n200 to 51st xe100 to 20 av xs100xw30xs100 to 52d xw340 to beg, vacant (trste); bid in. ---

JAMES L. BRUMLEY.

ELMORE PL, 629, es, 400 n Farragut rd, 100x100, 3-sty fr dwg (exr); Mrs V Combremont 14,500.00
57TH ST, ss, 100 w 5 av, 20x100.2; withdrawn ---
66TH ST, sws, 220 se 13 av, 160x100; withdrawn ---
OCEAN AV, 601, es, 264.11 n Albe- marie rd, 72.1x240; adj June 12. ---
CHAS. SHONGOOD. E 26TH ST, es, 110 n Av D, 20x100; adj June 2 ---

Total \$277,460.00
Corresponding week 1913. 296,367.00

VOLUNTARY AUCTION SALES.

Manhattan.

MAY 26. JOSEPH P. DAY. MAIDEN LA, 96-100, es, 81.5 w Pearl, runs w 65.11xs86.2xe43.7xn22.1xe13.6xn6.1 xe8.4 xn48.2 to beg, 2-5 & 6-sty bk loft & str bldgs (trstes). SOUTH ST, 54 & 55, ws, 22.1 n Jones la, 42.1 x76.10x42.5x76.4, 6-sty bk loft bldg (trstes). 30TH ST, 235 W, ns, 360.6 w 7 av, 19.9x98.9, 3-sty bk tnt (vol). 57TH ST, 47 E, ns, bet Madison & Park avs, 20x80.5, 4-sty & b stn dwg (vol). 131ST ST, 268-70 W, ss, 100 e 8 av, 50x99.11, 2-5-sty stn tnts (vol). 2D AV, 908, es, 50.3 n 48th, 25.1x100, 4-sty bk tnt & str (exr). 3D AV, 1368-72, swc 78th (Nos 180-2), 63.11x 100, 3-4-sty bk tnts & str; No 1372 is lease- hold (trste).

Bronx.

MAY 26. JOSEPH P. DAY. 134TH ST, 411-9 E, ns, 100 e Willis av, 75.2x 100, 2-2 1/2-sty fr dwgs & vacant. SEDGWICK AV, 3367, ws, 277.4 s Giles pl, 100 x109.1x88.2x90, 2 1/2-sty fr dwg & vacant (vol).

Brooklyn.

MAY 28. T. F. ARCHER. GRAND ST, 696-700, ss, 175 w Graham av, 45x 100, on premises at 2 o'clock. JOSEPH P. DAY. 160 LOTS on Kouwenhoven pl, Avs D & E, E 54th & E 55th sts in one parcel at 14 & 16 Vesel st, Manhattan.

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ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer. The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated: Manhattan.

MAY 23. No Legal Sales advertised for this day. MAY 25. BLEECKER ST, 305-7, es, 80.3 s Grove, 26.10x 75, 2-2-sty bk tnts & str; Geo W Dibble—Josephine Emmrich et al; Thos F Keogh (A), 90 West Bway; Wm R De Lano (R); due, \$12,619.72; T&C, \$815; Joseph P Day. CHRYSSTIE ST, 155, ws, 50.7 n Delancey, 25.5x 69.9x25.9x69.7, 5-sty bk tnt & str; Ernst Plath—Lorenzo Ullo et al; Francis B Chedsey (A), 320 Bway; Harry Harris (R); due, \$1,906.51; T&C, \$736.16; sub to two prior mtgs aggregating \$16,000; mtg recorded Nov23'11; Joseph P Day. DELANCEY ST, 268, ns, 25 e Columbia, 25x 100, 6-sty bk tnt & str; Julia Bachrach—Jacob Furmann et al; Albt R Lesinsky (A), 149 Bway; David C Hirsch (R); due, \$14,237.18; T&C, \$1,225; sub to a prior mtg of \$21,000; mtg recorded Apr3'06; Bryan L Kennelly. 136TH ST, 170-2 W, ss, 75 e 7 av, 25x99.11, 6-sty bk tnt; Walter S Gurnee et al—Sargold Realty Co et al; Sullivan & Cromwell (A), 49 Wall; Morgan J O'Brien, Jr (R); due, \$52,923.88; T&C, \$2,097.25; Bryan L Kennelly. 7TH AV, 1974, swc 119th (No 200), 26x100, 5-sty bk tnt & str; Bettie Rothfeld et al—Leona Goldberg et al; Seymour P Kurzman; (A) 25 Broad; David C Hirsch (R); due, \$46,725; T&C, \$1,080; Bryan L Kennelly. MAY 26. 12TH ST, 34 W, ss, 350 w 5 av, 20.11x103.3, 4-sty & b stn dwg; Walter P David—Jos E Phillips et al; Mark Aaron (A), 27 Cedar; Phoenix Ingraham (R); partition; Joseph P Day. 17TH ST, 206 W; see 7 av, 106-10. 52D ST, 201 W; see 7 av, 300-8. 63D ST, 236 E, ss, 105 w 2 av, 25x100.5, 5-sty bk tnt & str; Jonas Weil & ano—Louis Levin et al; Action 1; Malcolm Sundheimer (A), 31 Nassau; Jas G Wallace, Jr (R); due, \$5,728.82; T&C, \$—; Joseph P Day. 63D ST, 238 E, ss, 85 w 2 av, 25x100.5, 5-sty bk tnt & str; same—same; Action 2; same (A); Arthur M Levy (R); due, \$7,519.51; T&C, —; L J Phillips & Co. 100TH ST, 403 E, ns, 50 e 1 av, 50x63.5, 6-sty bk tnt & str; Anna C F Schwartz—Benj Bel- ler et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Albt Ritchie (R); due, \$28,972.54; T&C, \$926.40; Bryan L Kennelly. 113TH ST, 227 W, ns, 200 w 7 av, 16.8x100.11, 3-sty & b bk dwg; Mary S Maddock—Amalia Kann et al; Thompson, Koss & Warren (A), 256 Bway; Maurice Goodman (R); due, \$11,006.78; T&C, \$651.65; mtg recorded Sep4 '95; Joseph P Day. 132D ST, 277 W, ns, 625 w 7 av, 16.8x99.11, 3-sty & b stn dwg; N Y Physicians' Mutual Aid Ass'n—Racel Kantor et al; Geller, Rolston & Horan (A), 22 Exchange pl; Robt B Hincks (R); due, \$8,953.79; T&C, \$373.34; mtg recorded Apr12; Bryan L Kennelly. 134TH ST, 238 W, ss, 300 e 8 av, 25x99.11, 5-sty bk tnt; Gustavus Sidenberg—Caroline Wall et al; Lachman & Goldsmith (A), 35 Nassau; Geo W Clune (R); due, \$19,761.45; T&C, \$571.56; M Morgenthau, Jr, Co. 138TH ST W, ss, 175 e Lenox av, 50x99.11, pt 1-sty fr shed & 2-sty bk church; Geo Schwep- penhauser—Jno R Gleed et al; Wm O Gantz (A), 52 Bway; Ely Rosenberg (R); due, \$5,426.86; T&C, \$158.78; sub to a first mtg of \$25,000; Joseph P Day. 158TH ST, 522-8 W, on map 522-6 W, ss, 350 w Ams av, 100x99.11, 2-6-sty bk tnts; Sheriff's sale of all right, title, &c, which Rose Simon had on Dec9'13 or since; Harry A Gordon (A), 320 Bway; Max S Griffenhagen (sheriff); Danl Greenwald. AMSTERDAM AV, 1930, ws, 50 s 156th, 25x100, 3-sty bk tnt & str & 1-sty ext; Metropoli- tan Savgs Bank—Margt R Mulvany et al; A S & W Hutchins (A), 84 William; Jas G Wallace, Jr (R); due, \$14,429.47; T&C, \$741.99; mtg recorded Apr21'13; Joseph P Day. 7TH AV, 800-8, nwc 52d (No 201), 75.5x74.4, 3-sty bk bldg & str; Central Consumers Wine & Liquor Co—Mary G Cronin et al; Paskus, Gordon & Hyman (A), 2 Rector; Archibald E Baxter (R); due, \$17,942.78; T&C, \$2,350; Jacob H Mayers. 7TH AV, 106-10, ws, 52.1 s 17th, runs w79xn 52.11 to 17th (No 206) xw20xs104.11xe99xn52 to beg, 12-sty bk loft & str bldg; Oscar J Mayer—H S Realty Co et al; Stoddard & Mark (A), 128 Bway; Jno H Rogan (R); due, \$66,814.30; T&C, \$2,267.15; Saml Marx. MAY 27. 39TH ST, 36 W, ss, 410 e 6 av, 25x98.9, 4-sty stn office bldg, 1-sty ext; Jno Vander Poel et al—Illuminating Engineering Pub Co et al; Worcester, Williams & Saxe (A), 30 Broad; Phineas Lewinson (R); due, \$18,925.34; T&C, \$1,830; Joseph P Day. 119TH ST, 71 W, ns, 265 e Lenox av, 18x100.11, 3-sty & b stn dwg; Jennie Steinman—Jos Levy et al; Meyer M Friend (A), 111 Bway; Isidore Cohen (R); due, \$16,253.77; T&C, \$443.98; Joseph P Day. 126TH ST, 161 W, ns, 168.8 e 7 av, 16.8x99.11, 3-sty & b stn dwg; Chas A Sherman exr—Jule A De Ryther et al; Bowers & Sands (A), 46 Cedar; Chas M Beattie (R); due, \$12,766.84; T&C, \$1,571.15; Herbert A Sherman. MAY 28. ELLWOOD ST, nwc Hillside av, 115.7x200x 154.10x204, vacant; Peter Condon—Alfd B Cregan et al; Peter Condon (A), 38 Park row; Jas A Beha (R); due, \$4,141.64; T&C, \$4,043.25; Jas L Wells. FORSYTH ST, 157, ws, 75 s Rivington, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; Jno M Parker et al, exrs—Philip Lien et al; Chalmers Wood (A), 52 William; Jas G Wallace, Jr (R); due, \$26,822.84; T&C, \$783; Joseph P Day.

Advertised Legal Sales, Bronx.—Continued.

JUNE 1. TELLER AV, sec 170th, 104.10x29.7x111.6x 18.11; also COLLEGE AV, es, 25 n 171st, 25x 100; also COLLEGE AV, es, 100 s 171st, 25x 125, vacant; Blanche Wesselman—Annie Lam- bertti et al; Wesselman & Kraus (A), 55 Liberty; Saml Lesser (R); due, \$4,429.48; T&c, \$730.45; Bryan L Kennelly.

Brooklyn.

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

MAY 23. BERGEN ST, ss, 484.6 w Rockaway av, 58.1x 110.11; Frances Kadans—Abr Silverman et al; Wm E Smith (A), 297 Stone av; Wm A Alcock (R); Wm H Smith.

MAY 25. AMBOY ST, es, 420.8 s Pitkin av, 19.5x100; Hyman Sisselman et al—Jacob Kruger et al; Abr Rockmore (A), 26 Court; Leon Sacks (R); Nathaniel Shuter.

ST JOHNS PL, ns, 389.4 e Troy av, 26.4x120.3; Jno Mayer—Urban Realty Co et al; Weis- mann & Hertz (A), 391 Fulton; J Edw Schwerin (R); Nathaniel Shuter.

OAKLAND ST, sec Kent, 95x125; Citizens Trust Co of Brooklyn—Jno Gillies Co et al; Jonas Lazansky & Neuberger (A), 115 Bway, Man- hattan; A Deutsch (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 Philipbar (R); Jere Johnson Jr Co.

MAY 26. CARROLL ST, ss, 218.9 w 7 av, 19x143; Asa A Spear—Lena Batches et al; Clarence A Spear (A), 79 Wall, Manhattan; Selah B Strong (R); Wm H Smith.

W 19TH ST, ws, 130 n Mermaid av, 40x118.10; Gussie Morgenstern—Jacob Vogelfanger et al; Howell, McChesney & Clarkson (A), 50 Court; Hugh A McTernan (R); Chauncey Real Es- tate Co.

47TH ST, ns, 280 e 5 av, 20x100.2; Sigmund Levine—Jno E Sullivan Co et al; Action 1; Reuben Stone (A), 44 Court; Sidney H Wein- berg (R); Nathaniel Shuter.

47TH ST, ns, 300 e 5 av, 20x100.2; same—same; Action 2; same (A); Fredk S Lyke (R); Na- thaniel Shuter.

47TH ST, ns, 300 e 5 av, 20x100.2 same—same; Action 3; same (A); Chas J Masone (R); Na- thaniel Shuter.

52D ST, sws, 140.2 nw 9 av, 80x100.2; Henry Kettlehodt—Annie Clinton et al; Theo Witte (A) 375 Fulton; Chas E Francis (R); Wm H Smith.

72D ST, sws, 143.10 nw 6 av, 20x100; Bank for Savgs in the City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Walter M Effross (R); Chas Shongood.

72D ST, sec 5 av, 99.7x20.7; M Bell Hazen— Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno H Donlan (R); Wm H Smith.

73D ST, nec 5 av, 93.10x20; American Surety Co of N Y—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Chas Shongood.

AV O, ss, 40 e 3d, 40x100; Ann Connors— Jno E Dunn et al; M F McGoldrick (A), 189 Montague; Eugene F O'Connor (R); Wm H Smith.

FORT HAMILTON PKWAY, ss, 250 e Chester av, 50x201.10 to Minna x50x201.10; also LOTS 86 & 103, map of lands of heirs of Geo Mar- tense, Town of Flatbush; Anna M Everett— Richd B Shannon et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connor (R); Wm H Smith.

5TH AV, es, 44.7 s 72d, 24x88.3; Michl T Reilly —Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH AV, es, 20.7 n 73d, 24x104.4; Wm H Greene —Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.

5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Molly et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bischoff et al—Jno E Sullivan Co et al; Jno J Baker- man (A), 5014 5 av; Grover M Moscovitz (R) Chas Shongood.

5TH AV, es, 89.2 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freed- man (R); Chas Shongood.

12TH AV, sec 36th, 136.10x98.10; Robt A Lind- say—Mary L Behrens et al; Henry J Daven- port (A), 375 Pearl; Abner C Surpluss (R); Wm H Smith.

16TH AV, ses, 325 ne Bath av, 125x108.4x irreg; Gertrude V French—Elsie L Hanneman et al; Jno H Stoutenburgh (A), 140 Nassau, Man- hattan; Edw M Bliven (R); Wm H Smith.

MAY 27. E 3D ST, ws, intersec nws Church av, 75x24.10 x irreg; Geo C Beach—Jno F Stellen et al; Sylvanus D Ward (A), 43 Cedar st; W Ross- iter Redmond (R); Wm H Smith.

63D ST, nec 5 av, 100x40; David Adler—Ludwig F Brauns et al; Howard O Patterson (A), 215 Montague; J Dwight Rogers (R); Wm H Smith.

71ST ST, nes, 144.1 se 18 av, 18.6x100; also 71ST ST, nes, 125.7 se 18 av, 18.6x100; Kath Fischer —Jacob Kaiser Improvement Co et al; Davi- son & Underhill (A), 26 Court; J Hunter Lack (R); Wm H Smith.

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

81ST ST, ns, 80 e 5 av, 225.7x100; Long Island Safe Deposit Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; A W Burlingame (R); Wm P Rae.

nw 3 av, 52.2x143.2; Virginia M Monroe— Antonio Musica et al; Henry M Bellinger (A), 135 Bway, Manhattan; Albt E Rich- ardson (R); Wm P Rae.

GATES AV, ss, 200 w Tompkins av, 20x100; Susan E Collins—Rita Galewski et al; Wal- ter R Davies (A), 215 Montague; Arthur Smith (R); Wm H Smith.

5TH AV, es, 20.7 n 73d, 24x100.4; Wm H Greene —Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.

5TH AV, es, 44.7 n 73d, 24x110.1; Isaac W Hei- delberg—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Wallace R Fos- ter (R); Wm P Rae.

MAY 28. CLEVELAND ST, ws, 205 n Stanley av, 40x 100; Kathryn L Alvenus—Grace Vail et al; Julius Siegelman (A), 887 Manhattan av; Harris G Eames (R); Nathaniel Shuter.

FULTON ST, ss, 20 e New York av, 60x80; Geo Sleicher—Ridgewood Realty Associates et al; Max E Lehman (A), 16 Court; Burt L Rich (R); Nathaniel Shuter.

HERKIMER ST, ss, 23 w Havens pl, 69x144x irreg; also SNEDIKER AV, es, 200 n Liberty av, 150x100; also FOSTER AV, we E 95d, 303.6 x100; Herbert C Smith—Donato Briganti et al; Smith, Doughty & Weynberg (A), 44 Court; Fredk Cobb (R); Jas L Brumley.

47TH ST, ns, 280 e 5 av, 20x100.2; Sigmund Levine—Jno E Sullivan et al; Action 1; Reuben Stone (A), 44 Court; Sidney H Weinberg (R); Nathaniel Shuter.

47TH ST, ns, 300 e 5 av, 20x100.2; same— same; Action 2; same (A); Fredk S Lyke (R); Nathaniel Shuter.

47TH ST, ns, 300 e 5 av, 20x100.2; same— same; Action 3; same (A); Chas J Masone (R); Nathaniel Shuter.

CHURCH AV, ss, 20 w E 34th, 20x80; Chas J Schreifer et al—Sarah D Fogelson et al; Jos F Conran (A), 16 Court; Wm H Raftery (R); Wm P Rae.

CROPSEY AV, sws, intersec nws 20 av, 90x 311.1; also PARCEL of land beg at a point where the high water line of Gravesend Bay is intersected cl 20 av, runs sw1780.1xnw 158.1xnw1772.1xsw158.1 to beg; Home Life Ins Co—Mary T L Warren et al; Harry L Thompson (A), 175 Remsen; Jno F Gabriel (R); Nathaniel Shuter.

FORT HAMILTON PKWAY, ss, 250 e Chester av, 50x201.10 to Minna x50x201.10; also LOTS 86 & 103 map of lands of heirs of Geo Mar- tense, Town of Flatbush; Anna M Everett— Richd B Shannon et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connor (R); Wm H Smith.

MILLER AV, ws, 109.5 n Atlantic av, 50x100; Wm H Ziegler—Bernhard Burchard et al; McGuire, Delany & Niper & Connolly (A), 189 Montague; Max N Koven (R); Wm H Smith.

ROGERS AV, ws, 101 n St Johns pl, 26.9x100; Florence I Moore—Lillie I Baker et al; Isa- dore Neustaedter (A), 53 Park row, Man- hattan; Meyer D Siegel (R); Wm P Rae.

5TH AV, es, 54.7 s 72d, 24x88.3; Michl T Reilly —Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bis- choff—Jno E Sullivan Co et al; Jno J Baker- man (A), 5014 5 av; Grover M Moscovitz (R); Chas Shongood.

5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Malley et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.

5TH AV, es, 20.7 n 73d, 24x104.4; Wm H Greene—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.

5TH AV, sec 72d, 20.7x104.6; M Bell Hazen— Jno E Sullivan Co et al; Harry L Thomp- son (A), 175 Remsen; Jno H Donlan (R); Wm H Smith.

LOTS 767-8, map of 1,197 lots situated in Town of Flatbush & New Utrecht, Kings Co, belonging to Wm Ziegler; Annie M Hull— Max Helman et al; Reeves & Todd (A), 165 Bway, Manhattan; Grover M Moscovitz (R); Nathaniel Shuter.

MAY 29. SKIDMORE'S LA, nws, intersec nes main rd leading to Canarsie Landing, runs nw60.9x ne119.10xse60.9xsw119.10 to beg; Nicholas F Tietjen—Jno F Stellen et al; Jonas Laz- ansky & Beuburger (A), 115 Bway, Manhat- tan; Jas M Fawcett (R); Nathaniel Shuter.

SKILLMAN ST, es, 148.11 s Park av, 16.8x100; David Lippmann—Bertha Caspari et al; Mar- tin H Latner (A), 350 Fulton; Wm A Robin- son (R); Nathaniel Shuter.

E 45TH ST, ws, 197.6 n Av J, 40x100; LeRoy Coombs—Christina Palliser et al; Henry M Bellinger (A), 135 Bway; Jno B Stephens (R); Wm H Smith.

51ST ST, sws, 390 nw 5 av, 30x100.2; Jno Schirenbeck—Jno E Sullivan Co et al; Jno F Moroney (A), 203 Bway, Manhattan; Chas C Lockwood (R); Wm P Rae.

72D ST, ns, 95.10 e 5 av, 30x118.4; Cayuga Co Savgs Bank—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; I M Lerner (R); Wm P Rae.

73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y—Margt Sullivan et al; Harry L Thompson (A), 175 Remsen; Chas T Kunkel (R); Wm P Rae.

73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al—Hoxie Realty Co et al; Phillips & Avery (A), 41 Park row, Manhattan; Al- gernon I Nova (R); Chas Shongood.

73D ST, nec 5 av, 93.10x20; American Surety Co of N Y—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Chas Shongood.

73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al; Hoxie Realty Co et al; Phillips & Avery (A), 41 Park Row, Manhattan; Al- gernon I Nova (R); Chas Shongood.

74TH ST, ns, 363.8 e 6 av, 20x100; Herman Meyer—Jno E Sullivan Co et al; Jno J Baker- man (A), 5014 5 av; Grover M Moscovitz (R); Chas Shongood.

74TH ST, ns, 466.6 w 7 av, 20x100; Fairview Home for Friendless Children—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Rem- sen; J Dwight Rogers (R); Wm P Rae.

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ATLANTIC AV, ns, 267.2 e Troy av, 16.8x99; Sheriff's sale of all right, title, &c, which Jos J Gallagher had on Jan20'14, or since; Lewis M Swasey, Sheriff; Wm P Rae.
 CARLTON AV, es, 527.3 s Park av, 25x100; Sheriff's sale of all right, title, &c, which Michl J Gallagher had on Jan20'14, or since; Lewis M Swasey, Sheriff; Wm P Rae.
 FOSTER AV, nwc E 25th, 82.6x43.9; Wm D Lent—Lefferts Constn Co et al; Shafer, Howell & Hinds (A), 115 Bway, Manhattan; Thos E O'Brien (R); Wm H Smith.
 MYRTLE AV, ns, 150 w Sumner av, 41.6x100; Freda W Fraenkel—Benj Lauerbaum et al; Wolf & Kohn (A), 203 Bway, Manhattan; Jas M Fawcett (R); Wm H Smith.

MAY 30.
No Legal Sales advertised for this day.

JUNE 1.
N ELLIOTT PL, ws, 183.5 n Myrtle av, 20x100; Paul Kleindienst et al; Mary A Carroll et al; Herzfeld & Sweedler (A), 44 Court; Hermon H Shook (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

MAY 16.
CHARLES ST, 130-2; Myron Straus—Walter F Springstein et al; M Monfried (A).
E BROADWAY, 311; Ella S Hopkins—Young Men's Benevolent Ass'n et al; Ver Planck, Prince & Flanders (A).
124TH ST, 507-9 W; Andw Wilson—Minnie A Blanchard et al; H M Rowe (A).
125TH ST, 532 W; Jno M Lambert—Edwin F Walton et al; F Hoar (A).

MAY 18.
STANTON ST, 127; Philip Klein et al—Morris Mandelskorn et al; F E Klein (A).
38TH ST, 427-9 W; Edmund Wilson—Patk Lenihan et al; R E Moffett (A).
104TH ST, ns, 66.10 e Col av, 16.6x100.11; N Y Bible & Common Prayer Book Society—Edwin Bendheim et al; Nash & Jones (A).
106TH ST, ss, 283 e Riverside dr, 17x100.11; Edw J O'Gorman et al—McKeon Realty Co et al; Halsey, Kiernan & O'Keefe (A).
107TH ST, ss, 225 w Columbus av, 100x100.11; Wm H Rolston et al—Walter F Hopper et al; Geller, Rolston & Horan (A).
121ST ST, 157 W; Helen B Rennell—Rosa Haft; Dutton & Kilsheimer (A).
126TH ST, 28 E; Farmers Loan & Trust Co—Selig Heilner et al; Geller, Rolston & Horan (A).
130TH ST, 249 W; Solomon Wertheim—Michl J Doyle et al; E A Karelson (A).
158TH ST, ns, 142 w 12 av, 257.5x231.6x irreg; Manhattan Mtg Co—Edwina Co, Inc, et al; H Swain (A).
179TH ST, ns, 100 w Audubon av, 50x100; Harry Blauner—Wallace, Reisler & Co et al; J S Demovitch (A).

MAY 19.
SPRING ST, ss, 77.9 e Greene, 22.3x51; two actions; German Savgs Bank in the City of N Y—Geo J Jetter et al; M Auerbach (A).
66TH ST, 233 W; Sarah C Hadden—Julia W Porges et al; A Gardner (A).
211TH ST, cl, 275 e 9 av, runs s116.5xe—xn 118.2xw25 to beg; Sarah Dahlman—Corn Exchange Realty Co et al; C Putzel (A).
1ST AV, 1026-30; three actions; Ferdinand C Bamman—Rose Simon; S Wacht, Jr (A).

MAY 20.
82D ST, 246-8 E; Mutual Life Ins Co of N Y—Beth David Hospital et al; F L Alen (A).
MADISON AV, sec 120th, 40x75; Rector, Church Wardens, &c, of the Church of the Incarnation in the City & County of N Y—Chas Horton et al; Cadwalader, Wickersham & Taft (A).

MAY 21.
BOWERY, 207; Lincoln Trust Co—Lawrence Mulligan et al; Bowers & Sands (A).

MAY 22.
MONROE ST, sec Jackson, 100x20; Max Markel—Maximillian Davidoff et al; A Felt (A).
114TH ST, 349 E; Anna E Stemme et al; F B Chedsey (A).
126TH ST, 28 E; Farmers' Loan & Trust Co—Emanuel J Heilmer et al; Geller, Rolston & Horan (A).
138TH ST, ss, 225 e Lenox av, 100x99.11; Ellis P Earle—Sedonia J Kohn; Greene, Hurd & Stowell (A).
3D AV, ws, 25 n 126th, 24.1x100; Jno D Hass—Adolf H Landecker et al; C A Flammer (A).
8TH AV, 687; Veronica Mock et al—Vincent L Leonard et al; amended; J J Harris (A).

Bronx.

MAY 15.
138TH ST, 615-17 E; Stephen H Jackson—Chas A Rosen et al; C B Harris (A).
HUNT AV, es, 823.1 s Bronxdale av, 24.1x100; Karoline Behrens—Andrew Kitchen Realty Co, Inc; Elfers & A (A).
PROSPECT AV, es, 128 s 180th, 56.2x150.2; Bazena T D Merriman—Giosue Galiani et al; E F Moran (A).
LOT 315, map of Unionport, Westchester County; David L Gluck—Ellen Corrigan et al; E A Karelson (A).

MAY 16.
HOFFMAN ST, es, 50 s 191st, 16.8x100; Arthur Geo Bell—Jos Tesore et al; Williamson & Bell (A).
141ST ST, ss, 784 e Willis av, 37.6x100; Herman Feld—Jacob Hirsch et al; M Monfried (A).

MAY 18.
BARNES AV, es, 175 s Morris Park av, 25x 100; Herman Elfers et al—Della Fetzer et al; J H Emmerich (A).
VYSE AV, ws, 42.5 s 178th, 20x100; Henry P Clark—Irving Constn Co et al; E D Barlow (A).

MAY 19.
COSTER ST, 628-30; Bronx Security & Brokerage Co—Thos P Kelly et al; I Levinson (A).

149TH ST E, ns, 104 e Jackson av, 50x100; Constantin Wagner—New Arcadia Real Estate Co et al; Quackenbush & Adams (A).
PARK AV, ws, 108 n 175th, running through & fronting on Webster av, 72x83.6x irreg; Edgar S Appleby et al—Prudence S Ketterer et al; Cannon & C (A).
LOT 331, map of Washingtonville, Westchester Co; Octave B Herbert—Jno Rotando et al; W B Aitken (A).

MAY 20.
BECK ST, ns, 310 w Longwood av, 40x100; Workmen's Sick & Death Benefit Fund of the U S of America—Beck St Realty Co et al; Hillquit & Levine (A).
BRYANT AV, es, 225 n Lafayette av, 50x100; Sheldon Leavitt—Lawrence Davis et al; J E Roosevelt (A).
LOTS 6, 9, 13, 14 & lot marked "Sold" bet lots 14 & 16, 18, 25, n 75 lot 27, s, 50 lots 28, 29, 30, 31, 38 to 48, both inclusive, 49, 51 to 60 both inclusive, 61, 62, 73, 74, 75, 82, except part thereof w Independence av, as on final maps of the 23d & 24th Wards, 85, 88, 89, 90, 94 & 95, except part thereof conveyed by Liber 2,140 cp 26, N Y Co on a certain map entitled Map of Villa Sites at Riverdale, known as Map 977, 24th Ward, N Y C; also PLOTS 1 & 4, on map of land at Riverdale, prop of Jos Rosenthal, Map 824; Wm L Condit—Jos Auerbach, exr, et al; Elkus, Gleason & Proskauer (A).

MAY 21.
HOE AV, 1200; also HOME ST, 975, 981, 985; Hoe Realty Co—First Preferred Realty Corp et al; Wise & Lichtenstein (A).
ZEREGA AV, nes, 428.5 e land formerly belonging to Melchoir Ill, 211.5x458x irreg; Dollor Savgs Bank of City N Y—Martha Roman et al; Lexow, Mackellar & Wells (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

MAY 14, 15, 16 & 18.
No Judgments in Foreclosure Suits filed these days.

MAY 19.
22D ST, 306 W; Saml P White, Jr—Julia E Shotland et al; Burlock E Rabell (A); Neilson Olcott (R); due.14,588.55
69TH ST, 46 W; E Lansing Satterlee—Elsa L von Arkovy et al; Warren A Mayou (A); Abr Oberstein (R); due. 9,719.04

MAY 20.
No Judgments in Foreclosure Suits filed this day.

Bronx.

MAY 14.
No Judgments in Foreclosure Suits filed this day.

MAY 15.
VAN CORTLANDT AV, ss, & St Georges Cresent, ns, lots 616 & 618, map of property of Geo F & Henry B Opdyke, Bronx; Marc C Allinger—Annie McMahon; John A Bowen (A); Timothy & Leary (R); due..... 2,145.81

MAY 16.
No Judgments in Foreclosure Suits filed this day.

MAY 18.
BELMONT AV, ws, 200.5 s 177th, 200x 163.6; Seamans Bank for Savings in the City of N Y—Mary A Fell et al; Cadwalader, Wickersham & Taft (A); Sidney W Fish (R); due..... 52,750

MAY 19 & 20.
No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

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

Manhattan.

MAY 16.
MADISON AV, sec 72d, 102.2x40; also 72D ST, 28 E; Dime Savgs Bank of Brooklyn—Louise G Butler et al; action to compel determination of claim; Merrill & Rogers (A).

MAY 18.
ATTORNEY ST, 152; Brooklyn Bldg Material Co, Inc—Kate Zucker et al; partition; S A Potter (A).
LUDLOW ST, 114; Jos Kantrowitz—Morris Kantrowitz et al; adjudication of lien; S A Langour (A).

MAY 19.
No Lis Pendens filed this day.

MAY 20.
No Lis Pendens filed this day.

MAY 21.
No Lis Pendens filed this day.

MAY 22.
STNICHOLAS AV, 258-64; also 17TH ST, 524-8 E; also 123D ST, 303 W; Geo J O'Reilly—Chas J O'Reilly et al; partition; L V Ebert (A).

11TH ST, ss, 125 w Av D, 72.4x90; Adolph Schwartz et al—Edw Ehlers et al; accounting, &c; D Friedmann (A).
6TH ST, 719 E; Abr Golinger—Israel Seide et al; partition; A Cohen (A).

Bronx.

MAY 15.
BAILEY AV, es, bet Fort Independence & 238th, known as Lot 120, Block 3,258, Section 12, on tax map; Kabee Realty Co—Joseph L O'Brien et al (action to foreclose tax lien); A Bodenheimer (A).

MAY 16.
No Lis Pendens filed this day.

MAY 18.
No Lis Pendens filed this day.

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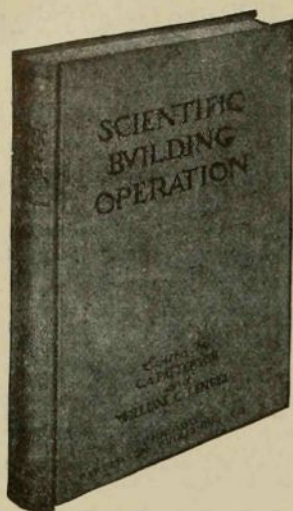
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Lis Pendens, Bronx (Continued.)

MAY 19.
BROOK AV, es, 150.7 n 139th, 1.7x27.6x irreg; The Rector et al St Anna Church—Rachel Lyon; ejectment; L O Van Doren (A).

MAY 20.
No Lis Pendens filed this day.
MAY 21.
191TH ST, 777 E; Caroline L Schmidt—Eliz Erde et al; action to cancel deed; M M Burnet (A).
CLAY AV, 1300; Consolidated Wafer Co—Maxim S Globe et al; action to set aside a deed of conveyance; M Sheinart (A).

Brooklyn.

MAY 14.
COLES ST, sws 106.6 nw Hicks, 25x100; Timothy Galvin—Jno H Rickard; C H McCarty (A).
DEAN ST, ne Franklin av, 20x80; Cayuga Co Savags Bank—Jno Schemminger et al; T F Redmond (A).
DEWEI PL, ws, 98 s Herkimer, 23x97; Anton Knapp—Lata E Laubert et al; Murtina & Hanson (A).
HULL ST, ss, 499.5 e Stone av, 20x85; Bond & Mtg Guar Co—Eliz S Waish et al; T F Redmond (A).
MONROE ST, ns, 300 w Reid av, 16.8x100; Empire Krevuim—Sol Present; foreclosure of mechanics lien; A Miles (A).
PIERREFONT ST, 24; Alfred G Ryley—Mary U Pinkney et al; H B Shoemaker (A).
WHITE ST, swc Moore, 91x100; Title G & T Co—Abr F Friedelson et al; T F Redmond (A).
E 4TH ST, nec Caton av; 20x100; Jas Cline—Geo W Young et al; G W Rearsall (A).
E 32D ST, es, 160 s Tilden av 20x100; Wm Herod—Gustaf E Karlson & ano; C S Taber (A).
BEDFORD AV, sec Clifton pl, 90x120; Mutual Life Ins Co—Moses H Moses et al F L Allen (A).
BUSHWICK AV, nes, 110.4 nw Moore, runs e 93.3xn25xn22.8xw90.7xse52.7 to beg; Maurice Basseik—Hyman Rosenson & ano (specific performance); M M Kahn (A).
CLERMONT AV, ws, 145.5 s Fulton av, 50x96x 53.10x115.5; Jno R Sanford—Lavinia S Le Baron et al (partition); T C Hughes (A).
HAMBURG AV, 270; Casimir Yasso—Rosa K G Stubing; specific performance; E J Reilly (A).
HUDSON AV, es, 84.7 s DeKalb av, 25x75; Horace G Teele—Chas W Church, Jr et al; H J Davenport (A).
VERNON AV, nec Clinton, 100x200; Julia B Collins—Bridget Dixon et al; Everett, Clarke & B (A).
VERNON AV, ns, 100 e Clinton, 50x200; same—same; same (A).
3D AV, ses, 100.8 ne 100th, 50.4x105.9x50x100; Dykman, Oeland & K (A).

MAY 15.
VANDERBILT ST, nec 18th, runs e169.6xn200 xw100xn110xw100xs90 to beg; also 18TH ST, nec Vanderbilt, runs e169.5xne—xn100xw 100xs100xw100xs90 to beg; Watson & Pittinger—Acme Homes Co et al; Watson, Daniel & H (A).
E 9TH ST, ws, 320 s Av S, 20x100; Audley-Clarke Co—Fredk W Schomeyer et al; Owens, Gray & T (A).
40TH ST, ss, 240 e 13 av, 20x100.2; Sarah H Coruith—Christianna W Allen et al; Davison & Underhill (A).
50TH ST, nes, 240 se 11 av, 20x100.2; Nelson S Carman—Eliz Juchter et al; T F Redmond (A).
60TH ST, ns, 280 e 2 av, 20x100.2; Lillian H Crary—Gaspere Pirro et al; T F Redmond (A).
71ST ST, ss, 256.7 w 14 av, 18.1x100; Savgs Bank of Utica—Laura Pscherhofer et al; T F Redmond (A).
AV J, 2415; Nellie M Hageman—Clara H Roehr et al; T W Burr (A).
ATKINS AV, es, 220 s New Lots rd, runs e 100xs40xe100xs20xw100xs80xw100xn140 to beg; Amanda S Carpenter—Vincenzo Mennella et al; Clark & Frost (A).
CLINTON AV, sec Greene av, runs s47.6xe110x s30xn50.6xw140 to beg; Ellen A Stewart—Margt Cummsky et al; R K Brown (A).
FLATBUSH AV, ws, 98.7 s Dorchester rd, 19.8 x104.9x19.8x106.7; Jno Nolty—Public Constn Co et al; H A Ingraham (A).
GLENMORE AV, ss, 20 e Milford, 20x90; Bklyn Home for Consumptives—Aaron Naumoff et al; T F Redmond (A).
LAFAYETTE AV, 645-52; also CALSSON AV, 197; also COURT ST, 243; also MYRTLE AV, 761, 667 & 657; also LAFAYETTE AV, 654; also prop in NEW YORK CO; Abr A Silberberg—Wm J Cregan & ano; foreclosure of a lien; A A Silberberg (A).
MYRTLE AV, ns, 40 e Nostrand av, 50x86; N Y Investors Corp—Christian Krabbe et al; T F Redmond (A).
RUGBY RD, ws, 700 s Beverly rd, 50x100; Trustees Reformed Prot & Dutch Church in Flatbush—Hattie M Ambler et al; J Z Lott (A).
WOODRUFF AV, ss, 116.7 e Kenmore pl, runs s138.2xe40.2xn15xe10xn150.10xw43.5 to beg; Realty Associates—Morriss N Lawrence et al; H L Thompson (A).

MAY 16.
E 7TH ST, es, 100 s Av O, 60x120.6; Annie V Maloney—Marloe Constn Co et al; E J McCabe (A).
W 27TH ST, ws, 100 n Mermaid av, 118.10x 410; Henry P Journey—Mary J McNiff et al; H C Rickaby (A).
61ST ST, ws, 135 se 15 av, 20x100; Harriet E Tunison—Annie Steinfeld et al; H J Davenport (A).
WASHINGTON AV, ws, 105.11 s Fulton, 16.8x 100; Fannie A M Terry—Walter J McKenna et al; W H Good (A).
LOTS 567 to 576, 577 to 590, 594 to 601, 602 to 610, 611 to 635, 829 to 833, 834 to 836, 837 to 844, on map of prop of Bensonhurst Land Co in 30 Ward; Co-operative Bldg Bank—

Milton S Kistlea et al; Lexow, Mackellar & W (A).
LOTS 1940-1941, blk 31, map of 1010 lots second addition to Bensonhurst-by-the-Sea; Juliette Schneller—Denver Realty Co et al; F F McGuire (A).

MAY 18.
BUTLER ST, ss, 175 e Hoyt, 25x100; Alvin B Leavitt—Herbert A O'Brien et al; foreclosure of tax lien; Niebrugge & Maxfield (A).
MCDONOUGH ST, ss, 342 e Tompkins av, 20x 100; Geo W L Curtis—Wm H Faust & wife; Reeves & Todd (A).
57TH ST, sws, 250 nw 15 av, 100x100.2; Gulman Ross—Mary J Drake et al; H A Ingraham (A).
86TH ST, sws, 272 nw Gravesend av, 50x195; Julie Mercier-Lang—Sea View Realty Co et al; Reynolds & Geis (A).
WYCKOFF AV, nes, 100.1 nw Grove, 20x92.8x20 x92; R Meinberg—Frank M Muller et al foreclosure of mechanic's lien; F Weinstein (A).

MAY 19.
BAINBRIDGE ST, ss, 370 e Stuyvesant av, 20x 100; Frances A de Beer—Jennie H Suydam et al; G W Pearsall (A).
DE VOE ST, 305-7; Nicholas Chickley—Mary E Hellriegel et al; W W Butcher (A).
GRATTON ST, ss, 200 e Bogart, 25x100; Barnett Diamond—Frank Gerold et al; C S Ansel (A).
LOGAN ST, ws, 170 n Glenmore av, 40x100; Clarence S Nathan—Congregation Ahvath Achim Aushi, East N Y, et al; T F Redmond (A).
ROEBLING ST, es, 100 s 9th, 37x100x39.6x100; Realty Associates—Gisella Hochman et al; T F Redmond (A).
VOORHIES PL, ws, 730.1 n Neptune av, runs w 157xne—xel30xs40 to beg; Dora Overton—Gustave R Bernstein & ano; J T Loew (A).
AV P, nwc E 13th, 100x100; Isabelle Bradley—Provident Associates et al; C A Clayton (A).
BROOKLYN AV, es, 200 s Av C, 20x100; also LOT 891, block 13, map Addition 1 to Vanderveer Park; also Lots 1220-1, block 20, map Addition 3, Vanderveer Park; also Lots 1417-8, block 23, map Addition 3, Vanderveer Park; also Lot 1834, block 28, and Lot 2194, block 50, map Addition 3 to Vanderveer Park and Lots 5480-1, block 111, map Addition 9 to Vanderveer Park; D Henry Waltermade—Kitchen Imp Co & ano; Elfers & Alberley (A).
GRAHAM AV, ws, 105.10 s Ten Eyck, 25x100; Max Sottenberg—Annie Levinkind et al; D Hirshfield (A).
PITKIN AV, ss, 75 w Hendrix, 25x100—also PITKIN AV, ss, 75 e VanSiclen av, 25x100; Manly R Hubbs—Vincent J Miccio et al; C S Heidenreich (A).
LOT 69, map of village of Ovington; Ada L Hill—Sarah F Kelley et al; T F Redmond (A).

MAY 20.
DOUGLASS ST, ss, 160 e Smith, 20x100; Matilda Delacey—Mary S Clark & ano; to set aside deed; A S Fraser (A).
ELTON ST, es, 450 n Liberty av, 25x90; Jennie Cohen—Giuseppina Visone et al; M H Latner (A).
HEYWARD ST, ses, 110 ne Harrison av, 30x 100; Louis Sauer—Marie Huggershof et al; A Christmann, Jr (A).
HICKS ST, es, 110.5 s Harrison, 25x83.6; also PACIFIC ST, nes, 118 nw Henry, runs ne 46xnw06xne10xse06xne34xnw22xsw90xse22 to beg; Annie F Kelly—Jas J Crown et al; partition; S W Severg (A).
MARION ST, ns, 150 w Howard av, 75x100; Gustave Selner—Hattie Steinhardt et al; J M Peyser (A).
SACKETT ST, ns, 128.6 w Court, 21.6x100; Bond & Mtg Guar Co—Raphael Scotte et al; T F Redmond (A).
WASHINGTON ST, sec Tillary, runs s98.9xe 128.11x—107.6xw62.11xw66.10 to beg; also TILLARY ST, swc Adams, runs s153.2xw114 xn22xw121xn24xe128.11xn107.6xe104.3 to beg; U S of America—Mutual Life Ins Co et al; condemnation proceedings; W J Youngs (A).
WYONA ST, 240; David Kesper—Hyman Frankel; specific performance; I Solomon (A).
38TH ST, sws, 150 se 12 av, 25x95.2; Title Guar & Trust Co—Bertha Backal et al; T F Redmond (A).
ATLANTIC AV, nwc Hemlock, runs e203.3xn 113.8xw100xs40xw100xe109.11 to beg; Robt F Miller—Jas Fiorenzo & ano; breach of express contract; Hills & Hills (A).
CONEY ISLAND AV, ws, 320 n Av P, 20x100; Edw H Crampton—Tomasz Jaworski et al; T F Redmond (A).
NEW UTRECHT AV, es, 48.6 n 54th, 20x84.3x 23.10x81.3; Margt A Whitby—Rostof Co et al; F C Haven (A).
PITKIN AV, ss, 243.7 e Eastern pkway, 20x 147.8x24.1x162.1; Harry D Spero—Jennie Danick & ano; J J Schwartz (A).
PITKIN AV, ss, 75 w Hendrix, 50x100; Mary Bucaria—Vincent J Miccio et al; partition; Kiendl & Sons (A).
THATFORD AV, ws, 75 n Belmont av, 25x100; N Y Investors Corp—Etta A Sosnowitz et al; T F Redmond (A).
10TH AV, ses, 20 ne Prospect av, 18x79.7; Title Guar & Trust Co—Benurb Realty & Constn Co et al; T F Redmond (A).
18TH AV, es, 200 n Bath av, 50x115.2x50x 117.8; Mary Levy—Augusta Stern et al; E L Jacobs (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.

MAY 16.	
No Mechanics Liens filed this day.	
MAY 18.	
46TH ST, 46 W; Jandous Electric Equipment Co—A B S Co, Inc, Arthur Brisbane & Anton Strand (77)	420.00
SAME PROP; Gustav B Geiger—same (78)	365.35

201ST ST, ss, 220 e Academy, 550x—; Jos J Mulvy—United Electric Light & Power Co & F T Nesbit & Co, Inc (75) 19.50

201ST ST, ACADEMY ST & HARLEM RIVER, entire blk, &c; Henry Hessel—United Electric Light & Power Co & F T Nesbit & Co (76) 22.00

MAY 19.
13TH ST, 36-8 W; Bernard Johnson—Van Beuren Estate & Tim J Kirby (94) 3,195.50

17TH ST, 346 W; Muglers Iron Works—N Y Tel Co & Cooper Electric Engineering Co (84) 79.15

201ST ST W, ss, 220 e Academy, 550x—; Robt W Dawson—United Electric Light & Power Co & F T Nesbit & Co, Inc (80) 22.00

SAME PROP; Chas Rothwell—same (81) 16.50

SAME PROP; Pasquale Mollo—same (82) 16.50

SAME PROP; Vincenzo Lupinacci—same (83) 16.50

201ST ST, ACADEMY ST & HARLEM RIVER; Jas Delmore—United Electric Light & Power Co & F T Nesbit Co, Inc (86) 22.00

SAME PROP; Lazzaro Dughi—same (87) 17.87

SAME PROP; Frank Caragno—same (88) 16.50

SAME PROP; Wm McMullen—same (89) 22.00

SAME PROP; Richd Tobin—same (90) 22.00

SAME PROP; Henry Hessel—same (91) 22.00

SAME PROP; Geo Magill—same (92) 24.00

SAME PROP; Geo Reid—same (93) 30.00

AV B, 83-5; Union Cornice & Skylight Works—Max Froomkin & Jacob Varabe (85) 180.00

PARK AV, 929; Fredk Straub—929 Park Av Co & Alex Herzog (79) 246.95

MAY 20.
MONROE ST, 188-90; Jos C Newman—Jno A Anger (96) 70.00

RUTGERS PL, 24-8; also CLINTON ST, 241-51; also CHERRY ST, 312-4; Jos C Newman—Jno A Anger (97) 361.05

28TH ST, 34 E; Simon F Dorf—Ald Realty Co & Max Israel (99) 55.00

BROADWAY, 716; Simon Dorf—Jacob Scholle, Wm Scholle, Martin Herman & Max Israel (102) 50.00

1ST AV, sec 45th st, 90x106; Terminal Ornamental Works—Swift & Co & V J Hedden & Sons Co (98) 210.00

6TH AV, 626-8; Leon Kranz—Geo Cantrell & Nathan Pickett (95) 450.00

MAY 21.
116TH ST, 156 E; Levin E Landon—Donato Cofola (103) 38.69

6TH AV, 489; Abr Solomon—Jno Theodoropoulos & Richd Tzenpelis & Sandhop Contracting Co (104) 22.90

MAY 22.
ST NICHOLAS AV, nec 174th, 89.6x79; H W Palen's Sons—S Benjenharet Eskesen & Anton Day (107) 69.24

1ST AV, sec 45th, 90x106; Terminal Ornamental Iron Works—Swift Packing Co & V J Hedden & Sons Co (108) 210.00

AUDUBON AV, es, 74.11 n 183d, 20.7x 70; Cross, Austin & Ireland Lumber Co—W 184th St Constn Co; renewal (109) 415.39

46TH ST, 216 W; Nathan Pickett—Annie Moore (111) 3,950.00

137TH ST, 9 W; Harry Grohman—Annie B Ritterband & R S Morgan (110) 8.00

201ST ST, ACADEMY ST & HARLEM RIVER; Jno Holloway—United Electric Light & Power Co & F T Nesbit & Co (105) 22.00

SAME PROP; Wm Payten—same (106) 10.00

Bronx.

MAY 15.
BEAUMONT AV, ws, 100 n 187th, 50x 63.5x irreg; Melrose Plumbing Co—Farago Construction Co, Inc (9) 2,400.00

MAY 16.
No Mechanics Liens filed this day.

MAY 18.
WASHINGTON AV, 1741; Wm Nachamkis—Sarah Axelrod & Alex Morganstern (10) 814.40

WASHINGTON AV, 1737; Wm Nachamkis—Julia Hoffman (11) 517.75

MAY 19.
231ST ST, sec Bway, 78.6x29; G Schaile & Son—Jno Gilbert & Schmitz & Eulenstein (13) 397.76

WEBSTER AV, sec 176th, 100.10x50.6; Montag Constn Co—Boscobel Bldg Co & Henry Gundlach, Pres (14) 5,500.00

3D AV, 2936; Arvid Johnson—O W Wuertz Co & Langley Slavin Co (12) 150.00

MAY 20.
ELSMERE PL,** nec Marmion av, 96x 100; Salvatore Naccarato—Defender Constn Co & Kramer Contracting Co; renewal (100) 260.00

CROTONA PKWAY,** nec Elsmere pl, 109.9x197; also CROTONA PKWAY, sec Elsmere pl, 109.9x202.7; Salvatore Naccarato—Defender Constn Co & Kramer Constn Co; renewal (101) 900.00

MAY 21.
161ST ST, 700-2 E; Frank Goldman—Agnes G Pragnell & R M F Buge (16) 65.00

176TH ST, sec Webster av, 57x107; Harlem Cut Stone Works—Boscobel Bldg Co & Henry Gundlach (15) 940.00

**Recorded in N Y County.

Brooklyn.

MAY 14.
ATLANTIC AV; 620; Ifshur & Co—Marianna H Moody, Jacob Sommer & Louis Jacobs 49.00

CATON AV, sec, Stratford rd, 100x98; J Barba—Plandome Constn Co 2,550.32

EASTERN PKWAY EXTEN, nws, 117 sw Lincoln pl, —x—; Harry Marcus Iron Works—Arenkay Amusement Co 750.00

MAY 15.
44TH ST, nes, 200 nw 15 av, 120x100; Cohn Cut Stone Co—Diaz Bldg Corp 1,150.00

LAWRENCE AV, ns, 200 e 3d, 100x 100; H Mendelovitz—Ralph Henry, Jr. and Mike Dominico & Son 475.00

PENNSYLVANIA AV; 365-71; S Dorf—Glory of Israel Hebrew Inst of East N Y 163.17

MAY 16.
No Mechanics Liens filed this day.

MAY 18.
ST JOHNS PL, 168S-9; Congress Varish Works—St Marks-Howard Co 49.38

STRONG PL, 37; Wm T Biff—Louis Adelson & Nellie Isaac 45.00

WEST ST, 239-67; Otto Dreher—Bristol Bldg Co, Jas Moore, decd, & Jas Moore, Jr 274.68

2D ST, 371; also 16TH ST, ss, 83.10 e 3 av, 28.4x90; Walter S Ferguson—David A Ahrens & Grace Ahrens 80.29

43D ST, 807; Jens P Olsen—Martin E Bloom & Mary Funksa 13.55

ALABAMA AV, nec Hegeman av, 41x 100; Globe Tile Co—Vernewl Realty & Constn Co, N Y Title Ins Co, Montrose Realty Co & Louis Geller, Inc 224.73

NEW UTRECHT AV, 3901; Jens P Olsen—Wm Lindeman & Louis Goldberg 31.13

SUMNER AV, nec Quincy, 100x125; Empire Fireproofing & Concrete Constn Co—Sumner-Quincy Amusement Co & Dazie Constn Co 2,446.92

MAY 19.
E 3D ST, 545-9; F W Henacker—Bessie Rosenstein & Leib Rose Realty Co 25.00

W 35TH ST, ws, 100 n Neptune av, 20x 160; G Bianco—Chas Basio & Jas De Leon 94.75

FRANKLIN AV, 176; J Shostack—Harry Aronson, Morris B Arnold as assignee & Jno A F Simpson as trustee 1,625.00

MAY 20.
BARBEY ST, nec Livonia av, 50x100; M Maten—Wm & Mary Harker 155.00

SUMNER AV, nec Quincy, 100x125; P F Fitzgerald—Sumner-Quincy Amusement & Dazie Constn Co 1,730.00

SAME PROP; G A Forman Co—same 515.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

MAY 16.
48TH ST, 168 W; Luigi Costabile—Fredk F Brueck et al; July31'13 404.00

7TH AV, 421; Peter J Ryan Bldg Co—Frank J Cassidy et al; Dec17'13 195.00

SAME PROP; same—same; May11'14 345.00

MAY 18.
48TH ST, ss, 100 e 7 av; Oriental Fireproof Sash & Door Co—Jno Brooks et al; July30'13 110.00

84TH ST, 324 W; Vermont Marble Co—324 W 84th St Co et al; Mar19'14 297.00

MAY 19.
14TH ST, 138 E; Smith & Rosenfeld—Sol Schinasi et al; May 5'14 175.00

59TH ST, 326 W; Jacob Rubin et al—Salo Kohn et al; Apr28'14 110.00

3D AV, 1164; Arthur Brounet—Isaac Griggs et al; Jan12'14 500.00

6TH AV, 626-8; National Sash & Door Co—Adolph A Hageman et al; May 4'14 65.10

MAY 20.
WASHINGTON ST, 449; Michl Fleck—Danl Edgar et al; Dec2'13 100.10

SAME PROP; F Eckenroth & Son, Inc—same; Nov26'13 406.63

33D ST, 1-13 E; Atwell Contracting & Constn Co—Henry Corn et al; Oct 2'12 9,300.00

122D ST, 242 W; Jacob Meyer—Lizzie Hodermann et al; Jan21'14 58.45

MAY 21.
84TH ST, 324 W; Fredenburg, Lounsbury & Houghtaling, Inc—324 W 84th St Co et al; Mar18'14 336.00

124TH ST, 170-80 E; B Schact Iron Works—R E Gentles et al; Jan23'13 1,124.85

MAY 22.
3D AV, 884-6; Chas A Hasbrouck—Harry E Fry et al; Feb10'13 85.22

80TH ST, 305-9; Gowanau Wrecking Co—Sterling Stable Co; Apr24'14 490.00

Bronx.

MAY 15.
No satisfied liens filed this day.

MAY 18.
No Satisfied Mechanics Liens filed this day.

MAY 20.
VICTOR ST,** 1735; Saml Jampol—Sol Levine et al; Aug27'13 25.00

MAY 21.
No Satisfied Mechanics Liens filed this day.

**Recorded in N Y County.

MAY 14.
PARK PL, ss, 50 e Utica av, 180x100; Sam Lien—Peter Di Pino & M Siegel; Apr27'14 193.50

Brooklyn.

CLARKSON AV, ss, 64.7 w Bedford av, 75x200; Bklyn Builders Supply Co—Powell Garage Co; Dec27'13 720.01

SAME PROP; Riskin & Wolin—same & Hygeia Contracting Co; Dec24'13 190.00

SAME PROP; Peter J Dehler—same; Mar7'14 126.50

CLARKSON AV, ss, 65 w Bedford av, 75x200; Leslie C McGuire—same; Jan22'14 628.50

CLARKSON AV, ss, 65 w Bedford av, 75.6x100; Chas Bennett—same; Jan 19'14 427.94

MAY 15.
60TH ST, ns, 20.3 e 12 av, 20x77; Paladino & Bros—Andw Bria or Andriane Bria; Sept30'13; release —

60TH ST, ns, 20 e 12 av, 20x77; D A Ziccardi Trim Co—Andriano Bria, Vincenzo Tria & Giovanni Parrilla; Oct3'13 170.00

SAME PROP; Vincenzo Tria & ano Adriano Bria; Sept4'13 1,528.28

60TH ST, ns, 20 e 12 av, 20x77; Saml Glaser—Andriano Bria, Vincenzo Tria & Giovanni Parrilla; Sept 4'13 50.00

SAME PROP; Filippo Luongo—same; Sept5'13 168.00

SAME PROP; Guiseppe Licardi—same; Sept5'13 150.00

NOSTRAND AV, ws, 200 n Av F, 20x 100; Jas J Lupton—Mabel Holmes & Fredk W Holmes; Apr16'14 70.44

MAY 16.
BRISTOL ST, es, 100 n Dumont av, 100x100; Realty Supply Corp—The Lirock, Inc; May12'14 1,500.00

FULTON ST, 2019-21; Morris Fish & ano—Geo & Ethel Potts—Jno Donnelly; May9'14 57.00

60TH ST, ns, 20 e 12 av, 19.6x70; Felice Gengo—Andriano Bria, Giovanni Parrilla & Vincenzo Tria; Oct27'13 37.85

MAY 18.
PRESIDENT ST, 1497-9; Nels Ostborg—Percy F Emmet & P F Emmet Co; Mar31'14 505.00

QUINCY ST, ns, 350 e Nostrand av, 50 x100; Julius Mueller—Thrall Constn Co & Vernon Mason Bldg Co Inc; Mar23'14 1,000.00

QUINCY ST, ns, 350 e Nostrand av, 50 100; Meserole Masons Material Co—Thrall Constn Co & Max Kessler; Jan 3'14 40.51

15TH ST, 141-3; also 4TH AV, 546; Jos Yeseloom—Jos Fritsch as exr, &c, Dorothea Fritsch & Jos Fritsch; Jan 19'14 270.00

OCEAN AV, es, 174.11 s Newkirk av, 200x100; Aaron Benjamin—Hartman Bldg Co & Lawyers Mtg Co; May14'14 1,000.00

MONTAUK AV, es, 90 s Belmont av, —x—; Morris Grotenstein & ano—Gioacchino Mazzola & Emanuel Larsen; Dec31'13 400.00

MAY 19.
PARK PL, 763-5; Chas H Hewey—Estate of Washington Bulky & A E Bulky trste; May18'14 303.45

QUINCY ST, ns, 350 e Nostrand av, 50x 100; Bell Fireproofing Co—Thrall Constn Co; May15'14 340.00

SAME PROP; Empire City Lumber Co—same & Max Kessler as pres; May 13'14 153.03

FLUSHING AV, nec Knickerbocker av, 22.5x79.7x72.7x50; Flushing Iron Wks—Cath Gabriel; Nov10'13 157.49

ROCHESTER AV, es, 95 s Sterling pl, 25x95; Chestnut Ridge White Brick Co—Acme Holmes Co & Spencer Aldrich; Apr13'14 180.00

ROCHESTER AV, sec Sterling pl, 45x 110; same—same; Feb4'14 365.00

MAY 20.
HICKS ST, ws, 50 n Rapleya, 18.9x 90; Nathan Pintchik—Wm N DeForest & Raymond A De Forrest; May 11'14 185.00

LAWRENCE ST, 108; Moses Annenberg—Jas McEnery & J Farber; Mar 6'14 68.00

QUINCY ST, 283; Louis Bossert & Sons Thrall Constn Co; May14'14 929.69

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

ATTACHMENTS.

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

Manhattan.

MAY 14.
ARNOLD, LOUCHHEIM CO; Ashbaugh Corp; \$1,200; S Nordlinger —

BAREMORE, JAS E; Terrence G O'Brien; \$1,000; Putney, Twombly & Putney —

MUNICIPAL UTILITIES CORPN; Burditt T Lyons; \$3,000; B M Holden —

May 15, 16, 18 & 19.
No Attachments filed these days.

MAY 20.
FRASER, JNO M; M J Drummond & Co; \$32,000 E J McGuire —

MUNICIPAL UTILITIES CORPN; Saml F B Morse; \$2,000; B M Holden —

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

MAY 15, 16, 18, 19, 20 & 21.
Dunham, M L. 52d st, 136 W. Fairbanks Co. Machines 375.00

Juno Realty Corp. 110th st, 55-63 W. & Lenox av, 2-8. Otis Elevator Co. Elevators 2,500.00

Chattel Mortgages, Manhattan, Continued.

Kessler, Max. 111th st, 162 E. Raisler Heating Co. Steam Heating Apparatus (R) 355.00

Bronx.

MAY 15, 16, 18, 19, 20 & 21. No Chattel Mortgages filed these days.

Brooklyn.

MAY 14, 15, 16, 18, 19, 20. Acme Homes Co. Vanderbilt st, ns, bet 18th & Prospect av. Oliver B Taylor, Inc. Ranges, &c 554.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

MAY 18. PERRY ST 94; Max Lipman & Max Gold loan Altavista Holding Co to erect a 5-sty bldg; - payments...20,000.00

Bronx.

MAY 16. TIFFANY ST, see Whitlock av, 50.2x 100, City Mtg Co loans Turek Realty Corp to erect 5-sty apartment; 13 payments 35,000.00

MAY 18. 167TH ST, swc Prospect av, 100x120; Comity Mtg Co loans Angel Constn Co to erect 3 6-sty brick and stone bldgs; 8 payments 97,500.00

MAY 20. 163D ST, ss, blk front Stebbins av to Rogers pl, 127 on Stebbins av & 127 on Rogers pl; City Mtg Co loans Grossman Bros & Rosenbaum to erect 5 5-sty apartments and stores; 10 payments 205,000.00

MAY 21. ARTHUR AV, es, 94.2 n 180th, 50.1x 93x irreg; Peerless Holding Co, Inc, loans Uwanta Constn Co to erect 5-sty apartment; 10 payments 23,000.00

CONCORD AV, es, 317 s 149th, 39.6x 100; Manhattan Mtg Co loans Wilmac Bldg Co, Inc, to erect 5-sty apartment; 17 payments 28,000.00

CONCORD AV, es, 277.6 s 149th, 39.6x 100; same loans same to erect 5-sty apartment; 17 payments 28,000.00

CONCORD AV, es, 238 s 149th, 39.6x 100; same loans same to erect 5-sty apartment; 17 payments 28,000.00

ORDERS.

Brooklyn.

MAY 14. 74TH ST, ns, 395.11 - Stewart av, 140 x100; Mañ Constn Co on Lawyers' Title Ins & T Co to pay Hay Walker Brick Co. 470.00

OCEAN AV, es, 174 s Newkirk av, 100x 200; Hartman Bldg Co. on Lawyers' Mtg Co to pay Aaron Benjamin. 1,000.00

MAY 15. 55TH ST, sws, 100 nw 8 av, 40x100.2; Marie Backie on Williamsburg Savgs Bank to pay Michl F Kelly. 525.00

MAY 20. PARK PL, ss, 300 e Howard av, 50x 127.9; The Parking Inc on Title G & T Co to pay Interborough Sash & Door Co. 600.00

SEA BEACH R R LINE, bet, ws New Utrecht av and ss 22 av; N L Kennedy Inc on N Y Municipal R R Corp to pay Harris Mandebaum. 293.00

DEPARTMENTAL RULINGS.

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

- A--Signifies, Auxillary Fire Appliance. (Sprinklers, etc.) B-- Fire Escape. 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 power plant. O-- Discontinue use of Oil Lamps. DR-- Fire Drills. SS-- Standpipes and Sprinklers.

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.)

MANHATTAN ORDERS SERVED.

Named Streets.

Ann st, 53-Albert C Sonthali. C Barclay st, 10-William W Astor. C Barclay st, 14-Oswald G Villard. C Beaver st, 8-U S Realty & Imp Co. B Broome st, 37 1/2-Louis Heller & Son. DR Broome st, 37 1/2-Goldstein Bros. DR Broome st, 48 1/2-Elterman & Martus. DR Broome st, 48 1/2-Rosenwasser & Co. DR Broome st, 48 1/2-Flecker, Altschuler & Co. DR Broome st, 48 1/2-Rosenberg & Hauser. DR Broome st, 48 1/2-N Y Leather Goods Co. DR Canal st, 179-Julia R Kinkale. C Canal st, 307-11-Robbins & Prokesch. DR Canal st, 307-11-L P Henryson & Co. DR Canal st, 307-11-The N Y Waist Band Co. DR Cannon st, 8-Mitchel Smolevoff. B Chambers st, 77-First Baptist Church. C Chambers st, 168-Chambers, Greenwich St Co. E Delancey st, 176-Abraham Schwitzer. DR Delancey st, 190-Fannie Lefkowitz. E East Broadway, 27-Jacob J Consberg & Frank Abelson. I-G East Broadway, 27-Frank J King. C East Broadway, 27-Goodman Cohen. C-I East Broadway, 27-Est Mary Crosby. C East Broadway, 39-41-Solomon Cohen. G-C East Houston st, 257-63-Max Schwartz. E Franklin st, 93-95-Est Wm Watson. SS Goerck st, 125-Wm M Reed. C Gold st, 40-42-Josephine L Doolittle et al. SS Henry st, 257-Geo Graham. C Howard st, 35-Elizabeth Chesebrough. C Jacob st, 10-D B Fleming & Sons, Inc. C Lafayette st, 92-Rube Fogel. C Lafayette st, 92-Adam Boell. C Lewis st, 101-Erste Gorlicer Chevra. C Lewis st, 102-Anna Rosenblum. C Liberty st, 95-97-Singer Mfg Co. SS Madison st, 139-Turetzky & Taub. C Mott st, 41-Kunigunda Goetz. C Prince st, 102-4-Louis Siegbert & Bro. DR Prince st, 102-4-Isaac Hirsch & Son Co. DR Prince st, 102-4-The Fashion Garment Co. DR Prince st, 102-4-I Seidel & Sons. DR Prince st, 138-42-Albert M Fecheimer. DR Rivington st, 52-Morris Sohn & Chas Freeman. C Rivington st, 295-Morris Cohn. C Rivington st, 295-Wm H Schmoel. C Rose st, 50-58-Reid Ice Cream Co. D Rose st, 50-58-Morris Sender. C Suffolk st, 136-Siegmund S Hirschmann. C Suffolk st, 180-Est Dayton Hobart. E Washington pl, 23-29-Jas J Asch. SS Washington st, 359-Kramer & Wanke. C Water st, 237-Mrs Bella Hirsch. C West Houston st, 65-7-Jos M Huber. DR West Houston st, 65-7-Adolph Hyman & Co. DR West Houston st, 65-7-Irene Costume & Blouse Co. DR West Houston st, 65-7-Josephson Bros. DR West Houston st, 65-7-Samuel Green. DR West Houston st, 65-7-The Queen Mfg Co. DR West Houston st, 65-7-Wm Seligman & Co. DR West Houston st, 65-7-Abr Hochman. DR West Houston st, 65-7-Freeman Bros. DR West Houston st, 65-7-Malvin Lichter. DR Wooster st, 155-The Famous Paper Box Co. DR Wooster st, 155-The Bee Hat Works. DR Wooster st, 155-Brand Bros. DR Wooster st, 155-The Eastern Waist Mfg Co. DR Wooster st, 155-Cohen & Benjamin. DR Wooster st, 155-Minerva Cloak Co. DR Worth st, 47-49-Wm Watson Estate. SS

Numbered Streets.

3d st, 1-9 W-Chas Straus. A-C 3d st, 103 W-Amos F Eno. C 4th st, 27-9 W-Michael Kramer. G-DR 5th st, 620 E-Philip Liberman. C 5th st, 819-21 E-Director's Realty & Holding Co. E 9th st, 735-39 E-Est Wm F Young. SS 10th st, 89 E-Ischell Brunner. C 12th st, 8 E-Gross Bros. G-C-L-DR 12th st, 17 E-The Bon Marche Co. I 12th st, 17 E-Story & Flickinger. C-G 14th st, 234 W-Frederick Kernochan. C 16th st, 218 E-Estate James A Cox. C 18th st, 145-51 W-The Keepsory Co. A 18th st, 145-51 W-Libon & Halpert. A 18th st, 145-51 W-Washington Pleating Co. C

18th st, 145-51 W-Crystal Dress Co. A 20th st, 28-30 W-Levy & Auberbach. A 20th st, 28-30 W-The New Toy Mfg Co. A 20th st, 28-30 W-S & W Waist Co. A 21st st, 12-14 W-Chas Kaye. G 21st st, 22-28 W-Emanuel Kohn. G 21st st, 22-28 W-Wm Greenberg. G 21st st, 22-28 W-Joseph Weinstein. G 21st st, 22-28 W-Jos sheon. C-G 23d st, 206 W-Maria A Simpson. C 23d st, 214 W-West 23d St Presbyterian Church. C 23d st, 338-46 E-Calvary Church. C 26th st, 110-112 W-Land Map Realty Co. SS 26th st, 140-56 E-Christian Herald. C 27th st, 115-17 W-I. Chasanoff & Co. DR 42d st, 145-47 E-Est of Robert Goelet. C 45th st, 116 W-B'way Mortgage Investing Co. SS

47th st, 30 W-Dr Oscar Burton. SS 47th st, 30 W-Henry Karger. C 47th st, 422 W-Elizabeth W Lawrence. C 48th st, 112 W-Eugene Granier. C 48th st, 112 W-Sophia J Pratt. C 58th st, 357 W-Jennie S Roll. C 67th st, 231 W-Emandess Holding Co. C 96th st, 340 E-Joseph Reichwein. C-G 98th st, 228 E-Nathan Schanupp. C 100th st, 161 W-Frank Bunge. G 100th st, 161 W-Ida Hussey. G 100th st, 199 E-Geo McGovern. C 111th st, 232-34 E-Abr Reiser & Isaac Bord. C 111th st, 232-34 E-Dean Holding Co. C-G 115th st, 191 E-Est Simon Fox. C 117th st, 366 W-Sol Maxheimer. C 119th st, 84 W-Belle E Goldwater. C 120th st, 202 E-Louis Scharr. I 124th st, 116-18 E-James M Horton. C 124th st, 179-81 E-Sarah E Jenkins et al. C 137th st, 622 W-Realty & Commercial Co. C

Named Avenues.

Av A, 1641-Est of Margaret Clauder. C Av D, 83-Est of Jno D Wendel. C Amsterdam av, 1491-Hermann Realty Co. C Broadway, 10-12-N Y Produce Exchange Bank. SS Broadway, 141-Sherman Sq Realty Co. SS Broadway, 149-Singer Mfg Co. SS Broadway, 370-Carson C Peck. SS-B-C Broadway, 454-Morris Krim. C Broadway, 476-The Garland Mfg Co. DR Broadway, 476-S J Levy & Son. DR Broadway, 476-Rosenwasser Bros. DR Broadway, 476-M D Harris & Co. DR Broadway, 476-Jacobs & Janowitch. DR Broadway, 476-Loeser-Auslander & Co. DR Broadway, 476-Kemp, Lundberg & Beatley. DR Broadway, 476-I Oliver & Co. DR Broadway, 476-Samuel Salzman. DR Broadway, 640-G Reis & Bros. G Broadway, 832-4-Stability Realty Co. SS Broadway, 1648-50-Amos M Lyon. C Lexington av, 68-N Y Edison Co. D Madison av, 527-Hele Wilson. C Park Row, 160-United Electric Light & Power Co. D

Numbered Avenues.

3d av, 2162-4-Sanders Guttman et al. C 3d av, 2199-Ignatz Witkowsky. C 5th av, 431-The Old Masters Society. A 9th av, 564-Wm M Ruschhaupt. C 9th av, 566-Est Anson Weisberg. C

BRONX ORDERS SERVED.

Named Avenues.

Claremont pkway, 492-Nannie Mooney. C Courtland av, 748-James Loizzi. C Courtland av, 748-Martha Saches & Paul Saches. C Hoe av, 1562-Raffaale Marrazzi. C Washington av, 1683-Jonas Weil. C Westchester av, 410-12-Central Union Gas Co. C

Numbered Avenues.

3d av, 2929-Clarence Davies. G

BROOKLYN ORDERS SERVED.

Named Streets.

Ainslee st, 33-37-Robert Hillis Cereal Co. C Columbia st, 343-45-Louigi Massato. C Dean st, 455-Michael Driscoll. C-M Emerson pl, 35-37-Rudolph Vagt. M-C Essex st, 291-Barnet Davison. C Fleet pl, 49-Est Dan'l P Gardiner. C Fulton st, 478-Edw. Geo & Jno P Smith. C Fulton st, 478-Arthur L Braus. A-G-C Fulton st, 478-Brooklyn Union Gas Co. A Furman st, 127-129-The Peoples Pulpit Association. SS Hewes st, 407-409-Isotto Realty Co. C-M High st, 87-Mrs Stella Brennan. C La Grange st, 5-9-Weber & Co, Inc. C McKibben st, 164 (rear)-Samuel Lynn. C McKibben st, 164 (rear)-Michael Lyons. C McKibben st, 164 (rear)-Louis Kamen & Morris & Samuel Dreser. C McKibben st, 164 (rear)-Barnard Appelbaum & Herman Cohen. C Madison st, 1287-Nostrand Knitting Mills. C Orange st, 91-Camermer Est. C Orange st, 91-Frederick Dieg. DR Pearl st, 56-60-Wm F Marresford. G-A-C-DR Pearl st, 56-60-American Casting Co. DR-G-A-C Pearl st, 56-60-Bklyn Union Gas Co. A St Edward's st, 74-John J Lattemann. DR Seigel st, 278-82-Valentine Schehl Co. C Summit st, 68-Samuel & Michael Sharp. DR-C-M Summit st, 68-Morris Liebowitz. DR-C-G Summit st, 68-Margaret A Cody. G Summit st, 68-Sunlight Gas Machine Co. DR-C Summit st, 68-Brooklyn Union Gas Co. A

Numbered Streets.

9th st, 345-Young Men's Hebrew Association. M 73d st, 1828-Nathan Hewitt. C-M

Named Avenues.

Bedford av, 770-Adolf Mathes. C Central av, 126-Frank Abruzzo. C Central av, 518-Louis Goldschlager. C-M Central av, 520-Pincus Hirsch. C Dumont av, 122, 124 & 128-Douglas Bldg Co. C Flushing av, 725-Hattie Flatow. C Gates av, 753-Morris Lang. M

BUILDING MANAGEMENT

THE LAW AS IT AFFECTS MANUFACTURING LOFTS

By WILLIAM M. SHACKFORD, of Daniel Birdsall & Co.

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

TO the casual observer it would seem that most of the municipal and State authorities were devoting the major portion of their time and energy endeavoring to find some changes which can be made in the existing laws. While some of these changes are necessary and just, still others work a direct hardship to the property owner, without giving the desired relief. The basis for many of the changes in the laws was the disastrous Triangle fire, which caused large loss of life. Public sentiment was aroused to a high pitch, but the result of the enactment of the new laws has been the creation of a large number of new departments having jurisdiction over various sections of the laws, and it has been found that many of these departments conflict to a serious degree. An example of this might be cited in a recent order of the Labor Department.

About a year and a half ago the Fire Prevention Bureau ordered on a building a drop ladder reaching from the lowest fire escape platform to the street level. This order was promptly complied with to the satisfaction of the bureau. The recent rulings of the first mentioned department now condemn this style and require another kind of ladder. Such a system could go on indefinitely.

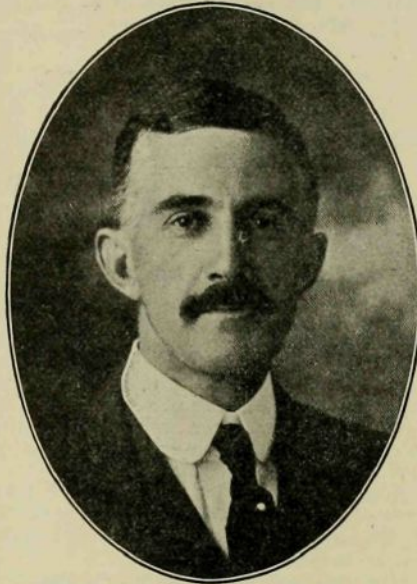
These many new laws have necessitated a radical change in the construction of twelve-story buildings; the cost of construction has been increased and the available rental space reduced. The result is that the net return to the property owner is less than in former times.

Many Laws Just.

Many of the laws are proper and just. For example, the provision that all exit doors must open outward is excellent and will undoubtedly be the means of saving many lives. Another beneficial law is the requirement that sprinkler systems be installed in twelve-story buildings. This latter measure is of advantage to both owner and tenant, as it tends to reduce overhead charges through a reduction in the insurance rate; and it raises the character of the tenants, for undesirables, from an incendiary point of view, frequently shun a sprinklered structure.

I am inclined to believe that the law requiring red lights at all exit doors is a good one. Such a light attracts attention and impresses on the mind whether one wishes it or not the fact that the light means something besides illumination. No matter how dull a person is the constant sight of the red light causes the thought of its purpose to percolate into his brain. And it must be admitted that the workers in these factories have as a whole a very low order of intellect.

In former times fire towers were not installed in a twelve-story building, stairways and fire-escapes (outside) being all that were required; and in the case of a building having frontages in two thoroughfares, one fire-escape on the factory end was all that was necessary to comply with the law. Today the same structure requires in addition the installation of at least one and possibly two smoke towers. Another thing that takes floor space is the extraordinary number of toilet facilities and the arrangement of partitions and hallways by which they are reached. Each year the demands of the department controlling that part of the building have called for more of these facilities, so that now the number is out of all proportion to what could be comfortably gotten along with.



WILLIAM M. SHACKFORD.

Today the trim of a twelve-story building must be fireproofed and that again raises the question of the increased cost of construction. Why it should be fireproofed I do not see, for it is difficult to set fire to the smooth side of any board, while in the very floor where all this fireproofing is built one will find piles of packing cases, wooden partitions, not reaching the ceiling, also desks, tables and other articles which go to make up obstructions on a factory floor.

I have in mind a twenty-story building, now in the course of construction, measuring about 75x250 feet, where one set of inside and one set of outside stairways are called for, and in addition two, and probably three, fire towers will be required. While it is always advisable to have plenty of outside stairways, there might be a tendency for providing more than are really necessary, in view of the fact that these buildings are of fireproof construction. In the first place these stairways and towers remove a large amount of what would be rentable space, and in the second place the department has ruled that one of the towers must be in a certain portion of the floor, which, by its very location, destroys about twenty or twenty-two feet of the most valuable light that any floor would be fortunate in having, namely, the north light.

All these requirements increase the cost of construction and do not, except in the case of the sprinkler, aid materially in obtaining rentals commensurate with the increased initial cost. The rental space is reduced by the requirements of the law.

Fears Ungrounded.

What is the cause of these requirements? Simply the fear that another catastrophe may visit one of these buildings. As a matter of fact, such a recurrence is very improbable, and would be more so if the owners of factories would be more strict with their employes, prohibiting smoking in the workrooms, keeping the premises clean and clear of waste materials and rags. Another very important thing is to train employes in fire drill and show them just what must be done to avoid panic and leave the building without loss of life or injury.

In the case of a building not located on a corner it is now necessary to construct a fireproofed hallway from the

fire-escape in the rear to the front of the building. This either takes space from the store floor or, if the hallway runs on a balcony to the side of the building, it reduces the height of the wall space in the store. This has a decided effect upon the rental value of the store.

THE VALUE OF ENGINEERS.

For many years the value of the engineering force in large structures has been more or less minimized and the true importance of its work overlooked. During the last few years there has been a change in conditions, for it has been repeatedly demonstrated that an inefficient engineering force will ruin absolutely the owner's chances of obtaining an adequate return upon his money invested. G. J. Miller in speaking of this subject said last week:

"Occasionally some representative of building management attempts to minimize engineering talent and boost the building managers, thereby advertising mutual short comings and accomplishing nothing.

"The first and paramount position in management of buildings, naturally comes to the man that has made real estate and its financing a study. He must be one versed in every art pertaining to his business. His judgment must be excellent and place his services where they bring the maximum results with a minimum friction; this he can best do by pleasing his tenants through the agency of a well-equipped personnel; he cannot shirk the responsibilities that make his calling one of importance.

"The actual operation of a building rightfully belongs to a man who is a master mechanic and steam engineer, one who has a practical and theoretical training, gleaned by experience of many years; who knows the people he supervises, their habits and customs and is respected by them for his abilities; for it is a fact that the actual operation of a modern building is four-fifths mechanical and constructional. The day of the educated head-porter-superintendent has passed, and with it has vanished the individual owner-manager,

Misapplied Efforts.

"When we see a building manager wasting his time on cheese cloth or buying oil by test, we cannot refrain from stating that the engineering department, can, by leaky boiler setting or valves, waste more money in two weeks than the entire cost of janitor's supplies for one year. When we realize that the janitor's supplies against engineer's supplies (construction, alterations, maintenance, etc.) are as one is to twenty; and that the wages of the engineering department are one-third the entire payroll, notwithstanding the fact that only 20 per cent. of the entire personnel of buildings are in that department, we will understand its relative importance.

"Let the building managers unite and demand better conditions and establish their power by mitigating the present evils that almost amount to confiscation of property by municipal and state departments that have sprung up over night, that place violations on buildings and have not even a code to guide their recommendations, which recommendations sometimes conflict.

"The only men who are competent to rightfully judge these matters are those who have been trained in managing and operating buildings; for, financially, a building can stand only a certain expenditure a year."

AUTOMATIC SPRINKLERS.

They Have Made a Remarkable Record and Their Use Is Spreading.

The automatic sprinkler, as a means for protecting buildings from fire, developed from the perforated pipe or open head system which came into use in this country about 1850. In the perforated pipe system the buildings were fitted with networks of piping throughout. When fire occurred a gate valve placed at a point outside the building was opened and the water admitted, which found its way through the many perforations and extinguished the fire. With such a method it was, of course, necessary to discover the fire and the time lost in opening the valve controlling the flow of water, together with the large damage done by the excess of water, caused the automatic sprinkler heads to be developed. With their use the fire becomes localized and the amount of water used to extinguish it is very much reduced. The automatic heads came into use about 1860.

Mr. Grinnell's Invention.

Mr. Frederick Grinnell, who has been called the father of the automatic sprinkler, did not perfect the modern device until about 1882. This device consists essentially of an orifice held closed by various combinations of metallic levers, soldered in place with a fusible solder. This solder has various melting points, depending upon the position in which the head is placed. The lowest melting point is 150 degrees Fahrenheit and the highest 300 degrees Fahrenheit. It is necessary to put the high melting degree heads in places that are already subjected to some degree of heat such as skylights or engine rooms. The heads have also what are called distributors, so designed to throw the water about evenly in all directions. In general, the sprinkler system as applied to the modern loft building will consist of a network of pipes carrying at intervals the fusible heads. Two sources of water storage or supply are used, usually a pressure tank upon the roof and an open gravity tank, a water pump for filling the tanks and an air compressor for raising the pressure in the pressure tanks, thereby increasing the efficiency of distribution; in certain cases special valves are used to prevent the water from entering the pipes until the heads are fused; this is due to the fact that in some buildings heat is absent, and if the pipes were filled with water this water might freeze and the pipes burst.

There is now under consideration by the authorities in New York State the question of allowing the high-pressure water distributed in the Catskill aqueduct to be used as an additional source of supply in sprinkler systems in New York City by means of suitable reducing valves.

A Sprinkler in Action.

When a fire occurs one or more sprinkler heads fuse and open and water rushes through the system, and from these heads the air pressure supplied by the compressor in the pressure tank and the gravity tank increases the area covered by the water, at the same time electrical connections are made with the central station of the District Telegraph Co. apprising them of the fact that water has started from the heads. This is done to limit as much as possible damage due to water by defective heads and accidental opening of same.

As an additional safeguard the Underwriters demand the installation of watchmen with recording devices placed throughout the building registering their daily trips of inspection. The record of automatic sprinklers as compiled by the National Fire Protection Association for the past twelve years is remarkable. Out of 6,064 fires, 67 per cent. were entirely extinguished by sprinklers, 27 per cent. held in check so that the fires were easily controlled by hose streams, and 6 per cent. were not controlled chiefly on account of defective water supply and partial equipment of sprinklers. The records also show that 30 per cent. of these fires were extinguished by the opening of one sprinkler head, 45 per

cent. by two sprinkler heads, 65 per cent. by five sprinkler heads, 17 per cent. by ten sprinkler heads and 90 per cent. by thirty sprinkler heads.

When it is taken into consideration that a sprinkler head means a ½-inch opening, this is an extremely fine record and shows the vital importance of controlling the fires at their inception. The reduction in insurance rates effected by sprinkler systems is very large and is such that the cost of installation is paid for in a few years.

Sprinkler systems have been installed successfully in storage warehouses, car barns, loft buildings and vessels, and their use has spread greatly in the last few years.

THE VALUE OF WASTE.

Millions of Dollars Saved Annually in Material Once Thrown Away.

NO longer is it a secret that a considerable part of the income derived by clever managers for their buildings is from the marketing of waste products that come out of offices. Managers frequently marvel at the liberal size of the bids made in the fierce competition existing between scavengers seeking the privilege of carting off the trash from business buildings, hotels, apartment houses and even tenements, but the answer to the problem was forthcoming at the meeting of the National Association of Waste Material Dealers.

A member stated that an annual business of \$700,000,000 is done in salvaging stuff of all kinds that the country throws out as useless.

One concern pays the management of the McAlpin Hotel a large sum each year for the metal tops that come off beer bottles. The cork inside is used in making cheap life-preservers and insulating material for floors. The tin from these tops is chopped up and has a part in the manufacture of silk and for making metalized roofing material. There are gleaners of these metal tops in every hotel, restaurant and saloon in New York.

The bits of soap left by guests in the hotel rooms are used in making marble wash and for scouring tile floors if they are not remelted into larger sized soap cakes for the service department of the hotel. The oily waste that the engineer uses to clean up his engines with is bought and the oil is pressed out, refined and sold for cheap lubricants. Garbage is sent to Barren Island where it comes forth as the body of cheap perfumes, that is, that part of the vegetable oils that remains after the more valuable parts have been extracted from them for greases of one kind or another.

Waste Paper.

The waste paper is baled and sorted. Some of the linen bond is used for making a slightly inferior writing paper. Other kinds, according to their value in texture find their way into packing rooms of department stores, the newspaper is pulverized and finds its way into commercial cardboard after other ingredients have been used. Waste hemp rope produces mops, string and mats, composition floorings, wall lining, roofing and is also used as a substitute for bonding material in making lime mortar. Old carpet is transformed into writing paper and rugs. Cigarette butts and cigar stubs are garnered for fertilizer.

For the calendar years 1913 cotton rags were exported to the value of over \$500,000, paper stock other than cotton rags to the value of over \$800,000, woolen rags to the value of \$1,000,000, scrap iron to the value of \$1,200,000, old and reclaimed rubber to the value of \$1,600,000, and scrap brass to the value of over \$2,000,000. The figures of the imports of waste materials from foreign countries are even more striking. In the year 1913 scrap iron was imported to the value of \$500,000, old copper to the value of \$1,000,000, silk waste to the value of \$3,000,000, old rubber to the value of more than \$3,000,000, cotton rags to the value of \$3,000,000, and other paper stock which was neither cotton rags nor wood pulp to the value of nearly \$5,000,000.

CINDER CONCRETE FLOORS.

An Excellent Material in Need of Rational Code Regulation.

For such purposes as floors for buildings, cinders are used in concrete to a considerable extent, on account of their light weight. Cinder concrete weighs only from two-thirds to three-fourths as much as broken stone or gravel concrete. The strength, however, is correspondingly less, and whether for a given strength a floor may be made lighter by the use of cinders will depend upon the conditions of use and the character of the reinforcement.

Cinders for concrete construction are understood to mean either hard or soft coal ashes coming from boiler plants. Coal ashes from a stove or a small house boiler are generally too finely burned to be of use in this kind of concrete. Cinders from either hard or soft coal, and having sharp particles greatly in excess of the smooth ashes, make a concrete of considerable strength and of good fire-resisting qualities.

Cinder concrete floor construction will receive considerable attention by the framers of the new building code, and therefore the paper presented recently to the American Society of Civil Engineers by Guy B. Waite on this subject should be of interest to the building trade. In this paper Mr. Waite calls special attention to the arbitrary manner of using cinder concrete for floor construction and the insistence of continuing this arbitrary use by New York City, as indicated by the latest building codes.

Lack of Uniform Methods.

Although cinder concrete has acquired a large place in the field of concrete construction, the lack of uniform methods and the absence of specified unit stresses has brought it into disrepute in many circles, and unless some definite means are found to overcome these objections the revised code may prohibit their use entirely.

Mr. Waite calls attention to the fact that floor slabs of stone and gravel concrete, reinforced with steel, of the same general form as cinder concrete, have been systematized by engineers so that they are being used on a rational basis, but cinder concrete has been allowed to straggle along, without much attention from engineers in general, and is being used in a varied manner. The cities of Philadelphia, Boston and Chicago require cinder concrete for floor slabs to be designed, in thickness and in quantity of reinforcement, with certain values of unit stresses as a limit. But in New York City unit stresses are not considered in the use of such concrete.

Mr. Waite thinks the excuse that cinder concrete is so extremely variable as not to permit of the assignment of unit stresses, is not well founded. The fact that cinder concrete is being used extensively in engineering construction is sufficient reason for assigning for safety some unit stresses, in order to insure uniformity. The present manner of making arbitrary approvals has led to confusion. Various forms of reinforcement obtaining approvals in which the spans, thickness of concrete, quantities of reinforcement and floor loads vary beyond description. In New York City alone there have been 200 approvals for reinforced floor slabs of varying spans, thicknesses of concrete and quantities of reinforcement.

Mr. Waite gives the tabulated results of a large number of experiments performed on cinder concrete floor slabs, and explains fully how these experiments were performed and the conditions surrounding each experiment. He condemns most emphatically the practice of testing cinder concrete under the most favorable conditions, and then recommending the results of these tests to be used under the most unfavorable conditions.

It is estimated that more than 50 per cent. of the large fireproof constructions of New York City have reinforced cinder concrete floor slabs. This proportion would probably be increased if cinder concrete floor construction were removed from the realm of mystification and misrepresentation to the field of civil engineering.

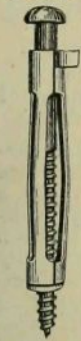
USEFUL APPLIANCES

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 Novel Expansion Bolt.

COMBINING the principles of the toggle expansion and anchor bolts, a device that is being introduced to the trade and described in the current Sweet's Catalogue (Architects' Edition) seems to have an appeal to contractors, building managers, plumbers, steam fitters and electricians. In many cases, according to the manufacturer, it forms a practical means of fastening articles quickly and securely to concrete walls, hollow tile, lath and plaster, expanded metal lath, metal window sashes, frames and kalamein.

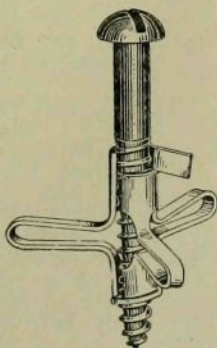
The large cut shows the operation of the device illustrated in the two small cuts in a concrete block indicating the action of the toggle in a hollow back surface and also the principle of the expansion bolt on a screw driven into concrete. The advantage claimed by the manufacturers,



AUKYRA EXPANSION BOLT CLOSED.



which have offices at 149 Berkley street, Philadelphia, are that the screws may be removed and replaced at will. Another important application of this bolt is that it permits the hanging of radiators on walls and partitions. They are also successfully used in hanging of window shade fixtures, because it is said that no amount of jarring or strain will loosen the bolt or screw once it has been set with this device.



AUKYRA EXPANSION BOLT OPEN.

Another important virtue possessed by this bolt is that no matter what character the back of the wall may possess the expansion bolt invariably takes a firm hold and adjusts itself to surface conditions, holding tightly under steady or intermittent pulls. The spring feature of the toggle takes up slack and positively holds it, according to the manufacturers, so that once it is placed in position it cannot jar loose.

Makes One Light Look Like Fifty.

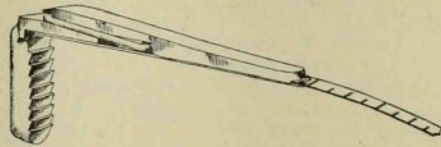
A NOVELTY that is said to have the advantage of cutting down the lighting charges for advertising illumination and signs is being introduced under the "Williams patents" at 181 Christopher street. It consists of a regulation enclosed electric sign, the letters of which are cut through the metal

encasement. It differs, however, from the ordinary sign of this kind in that instead of having a dozen or more incandescent globes to form the outline of the letters, one or two suffice for the entire placque.

This is accomplished by a series of reflectors affixed to the interior of the sign case in such a way that the rays from the ordinary powered lamp or lamps within are concentrated into these reflectors and they give the lighting efficiency of fifty lights whereas only one or two are actually consuming power.

One-Man Measuring.

THIS is a device being introduced by the Lufkin Rule Company, of 106 Lafayette street. Its value lies in the fact that it enables one person to take long measurements. The arrangement is such that the zero point falls exactly inside of the hook, giving exact meas-



urement. The hook is nickle plated and can instantly be attached to the loose end of a 1/4 inch or 3/8 inch steel tape. Being serrated the hook grips firmly the end or a projection of the object to be measured.

Fights Fire with Steam.

LIVE steam as a fire fighting medium is employed in the new system of fire fighting being introduced by the Aero Fire Alarm Co., of 6 Church street.

The system consists of pipe disposed upon or near the ceiling of the place to be protected and fitted at short intervals with outlets normally closed by ordinary sprinkler heads, if water is to be the fire extinguishing agent, or with small unobstructed openings, if fire is to be fought with steam or gases. In the latter system the water or steam is kept out of the pipes by an electric main stop-valve, opening only when a fire starts.

The main stop-valve is of the quick-opening balanced variety, normally closed. It is fitted with an equal-ended lever and two unequal weights for opening and closing the valve. The lighter weight hangs directly on one end of the lever and keeps the valve shut; whereas, the heavier weight at the other end of the lever does not hang directly upon it, but is supported by an electrically-operated catch, engaging a hook on a slotted link sliding over the end of the lever.

When the catch is released electrically, the descent of the heavier weight overbalances the lighter weight, instantaneously pulling the valve wide open and allowing the steam or water to enter the sprinkler pipes and escape into the building through an open sprinkler head, or the unobstructed openings when a steam system is used. In either case the fire will be quickly extinguished by the steam or water issuing from the openings in the pipes.

The electrical release of the catch on the valve is operated by a contact closed by the Aero Fire Alarm detector.

The fire alarm or thermostatic portion of the system is the regular Aero tubing, placed on the ceiling of the room to be protected according to the usual practice, and it will not only give an audible or visual signal in case of fire, but will open the main supply of the live steam or sprinkler system and extinguish the fire.

Fire Resistive Finishing Board.

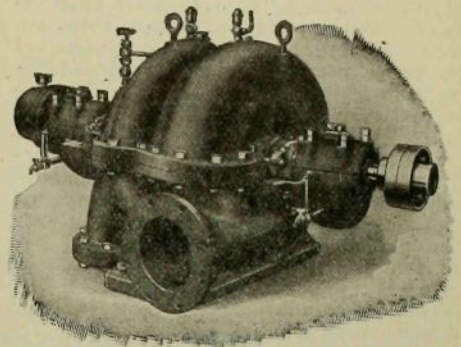
THE latest thing in finishing boards for walls and ceilings is a combined cement and asbestos sheet that is said to have the virtue of not only being fire-resistive, but is capable of taking a fine decorative finish. The sheets are made in convenient sizes. The idea in putting this improved board on the market, apparently, is to put within the reach of every householder or every owner considering making alterations to the interior of buildings the means whereby move concurrently.

he may practically cut his fire risk in half without heavy additional expense.

So the board has been made particularly applicable to kitchens, bathrooms, finished laundries and basements, also to attics and dumbwaiter shafts, or, in fact, to any other place where, under strong draught, a fire is likely to spread rapidly. It is capable of taking a coat of paint, yet its composition is so arranged that the decorative dressing will not crack or blister under varying temperatures as in bathrooms or kitchens or laundries. For office remodelling it is said to be particularly applicable, especially if pannelled effects are desired, because it is possible to wash down the painted surfaces if they become soiled.

New Centrifugal Fire Pumps.

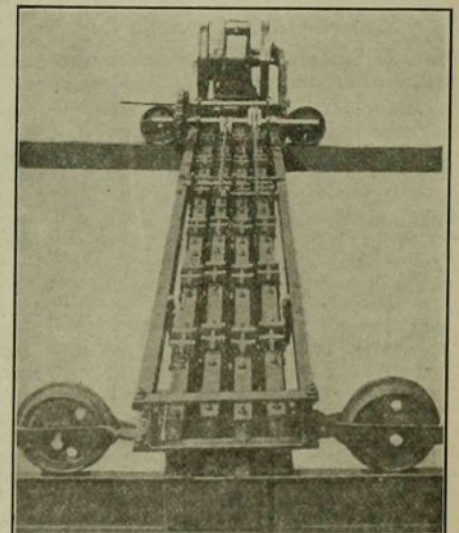
A NEW fire pump that has rather remarkable capacity is being introduced by the Goulds Manufacturing Company of Seneca Falls, New York. These pumps can be used to discharge direct into hose lines or for service with automatic sprinkler systems. In the latter service fifteen to twenty sprinklers are considered the equivalent of one and one-eighth inch fire stream



in the amount of water required. The capacity of this pump is large considering the floor space required and the weight is not great. The construction is simple and there is nothing to get out of order and cause delay when the pump is needed. It is adapted for direct connection with electric motors or steam turbines and it maintains a steady pressure at the discharge. The pump is built in conformity with the requirements of the Underwriters Laboratory.

Concrete Finishing Machine.

THE device illustrated is designed for the purpose of mechanically doing the work of shaping and finishing the surface of a concrete road or walk, a process which heretofore has required intelligent and pains-taking labor. The machine consists of a framework which spans the work to be done. There are four moving members which strike off the surface to a true grade and give



it an even surface. The machine is operated by a gasolene engine which moves the contrivance forward in striking. In floating the concrete the four barrel members are placed alternately, but move concurrently, thereby insuring a perfect surface.

CURRENT BUILDING OPERATIONS

ELECTRIC CURRENTS INJURE CONCRETE

United States Bureau of Standards Gives
Results of Investigation on Electrolysis

IT is usually difficult to determine the direct cause of failure of reinforced concrete structures and it will therefore be of interest to those engaged in this class of work to know that the United States Bureau of Standards has made an elaborate series of experiments to determine the effect of electrolysis on reinforced concrete. There has been considerable discussion as to the means employed to prevent damage by stray electric currents to underground cables and pipes, and while experts have long known to a limited extent that this damage also extends to reinforced concrete work, no definite information was available on this very important question. The results of experiments conducted by the United States Bureau of Standards have been published as Technologic Paper No. 18, "Electrolysis in Concrete." These experiments, which were started in 1910, proposed first to determine the nature and cause of the phenomena produced by the passage of electric currents; second, to investigate the probable extent of danger from electrolysis in practice and the conditions under which trouble is likely to occur, and third, to find means of mitigating the trouble due to electrolysis, leading to specific recommendations.

In the following abstract of this bulletin we have omitted the tabular data and that part of the discussion which is too technical to be of interest to our readers and given the results of the experiments that apply to practice.

Of the numerous theories that have been advanced for the cracking of reinforced concrete due to electric currents, that one which attributes it to oxidation of the iron following electrolytic corrosion, has been fully established. The oxides formed occupy 2.2 times as great a volume as the original iron, and the pressure resulting from this increase of volume causes the concrete to crack.

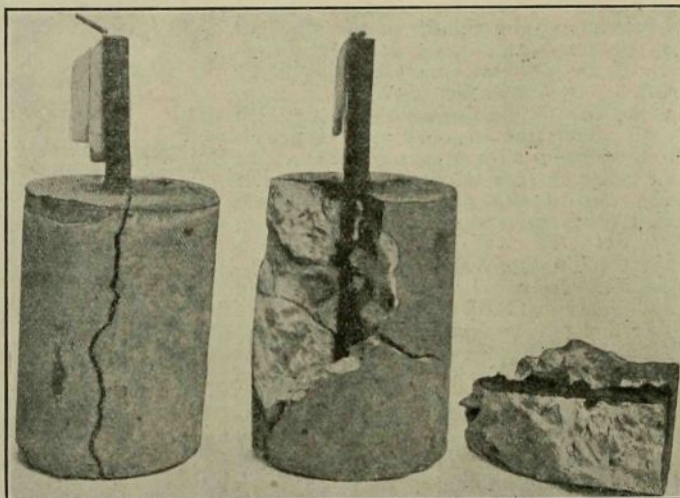
Amount of Pressure.

The mechanical pressure developed at the surface of the iron has been measured in a number of cases, and has been found to reach values as high as 4,700 pounds per square inch, a value more than sufficient to account for the cracking of the concrete. Corrosion of iron even in wet concrete, is very slight when the voltage of the stray current does not exceed 15 volts, but the corrosion becomes rapid when the voltage exceeds 50 volts. Therefore, in order to insure safety of reinforced concrete from electrolysis the investigation shows that the voltage of stray currents must be kept low and this is especially true wherever the concrete is exposed to the action of salt water.

The voltage of stray currents may be kept below the danger point by observing the following precautions:

In wiring a concrete building with direct current circuits it is of the greatest importance that the construction be such as to preclude the possibility of either side of the circuit coming in contact with the concrete. The insulation should

be of the best grade and the wires should be inclosed in continuous metal conduit. When practicable periodic tests should be made on the insulation and any defect remedied. All pipes entering the concrete building should be provided with insulating joints where the pipes enter the building. Lead covered cables coming into buildings should be insulated from the concrete structure by supporting them on wood or other similar insulating material. . . . In the case of new structures of reinforced concrete salt should be omitted altogether if there is the slightest probability that they may ever be subjected to the action of electric currents. Calcium chloride is quite as bad as sodium chloride, it being the chloride that does the harm. A good deal can be accomplished also by the proper construction of the basement, foundations, and footings of the building. If beneath the foundations and outside the basement walls, a layer of insulating material be placed, it will prevent the access of elec-



EFFECT OF ELECTROLYSIS ON CONCRETE.

tric current through the building foundations.

Impractical Suggestions.

Suggestions of some engineers that copper-clad steel or aluminum be used as reinforcing material has been shown to be impracticable, since copper coating is readily destroyed and the aluminum is attacked by the alkali in the concrete. Painting or otherwise coating iron with an alkali resisting metal preservative before embedding it in concrete, may serve to minimize the dangers of electrolysis, but no such coating has been found that does not prevent the proper formation of the bond between the concrete and iron when the concrete sets. Attempts to increase the resistance of concrete by the addition of so-called waterproofing compounds to the cement before mixing have uniformly failed to give satisfactory results. A method frequently proposed to protect reinforced concrete by making the reinforcing material continuous throughout the building and connecting it to the negative terminal of a low-voltage generator is referred to, but only to point out the dangers of it.

When the time comes that all electric currents can be kept where they belong in wires provided for their especial use, when the street railway company provides negative returns for their systems which will prevent stray electric current from running wild over the city, then, and only then, will reinforced concrete building be absolutely safe.

EASTERN PARKWAY SUBWAY.

Brooklyn Will Celebrate Beginning of Construction—Other Progress Notes.

The Public Service Commission executed a contract with the Cranford Company for the construction of a part of the Eastern Parkway subway in Brooklyn. The Eastern Parkway subway will be operated by the Interborough Rapid Transit Company as an extension of the existing subway. The route begins at the present subway terminus, at Atlantic and Flatbush avenues, Brooklyn, and runs through Flatbush avenue and Eastern Parkway to Buffalo avenue, whence there will be an elevated extension through East 98th street and Livonia avenue to New Lots avenue.

There will also be a two-track branch subway from Eastern Parkway down Nostrand avenue to Flatbush avenue. For part of the distance in Flatbush avenue the subway will be a six-track structure, four tracks to be used by the Interborough Company and two by the New York Municipal Railway Corporation as a connection between the Fourth avenue subway and the Brighton Beach Railroad. The section covered by the Cranford contract lies in Flatbush avenue between St. Marks avenue and Prospect Park Plaza and will be mostly six-track construction. The contract price is \$2,225,519.25, and the contractor must complete the work within thirty months. Work on this section will begin today, May 23, when the citizens of Brooklyn will celebrate the occasion by holding appropriate ceremonies.

Fourth Avenue Subway Progress.

The work of track laying in the Fourth avenue subway in Brooklyn probably will begin early in the coming summer, as the Public Service Commission has advertised for bids, to be opened May 21, for this work. The City of New York will furnish rails, ties, ballast and other material necessary to install the tracks, and the contractor will simply perform the work of putting them in place.

The contract calls for the laying of tracks from the Manhattan Bridge through Flatbush Avenue Extension, Fulton street, Ashland place and Fourth avenue to 86th street. From the Manhattan Bridge to 65th street the subway will be mainly a four-track line, although there will be parts of the road with as many as eight tracks. From 65th street to 86th street it will be a two-track railroad. Under this contract, however, no electrical or signal apparatus will be installed, as that is part of the equipment and will be placed by the operating company. The work must be finished within five months from the delivery of the contract. This will make it possible to finish the work of track-laying before the end of the year.

Edward H. Litchfield, B. B. Ward and George D. Ward have filed a petition with the Public Service Commission asking that a new station be built in the Fourth avenue subway in Brooklyn at Third street, which is about midway between the existing stations at Union street and Ninth street. A station at Third street, it is alleged, would be a convenience to the teachers and pupils attending the Manual Training High School, at Fourth street and Seventh avenue, as well as the patrons of the Washington Park baseball grounds. The matter has been referred to the chief engineer of the commission to report an estimate of the cost of building such a station.

The Public Service Commission has approved the form of contract submitted by the New York Municipal Railway Corporation for the construction of the third track on the Fulton street elevated railroad in Brooklyn for that portion of the road between Nostrand avenue and East New York. The company can now submit the contract to bidders.

Classon Avenue Sewer.

E. W. Voorhies, Commissioner of Public Works of the Borough of Brooklyn, says the work of building Classon avenue relief sewer is progressing rapidly and will be expedited as much as possible by the borough authorities. The completion of this sewer will permit the removal of a temporary sewer, which now occupies the space for the easterly track in the Fourth avenue subway between Butler street and Hanson place. The borough authorities expect to complete that part of the new sewer system needed to relieve the Fourth avenue subway before the end of the year. If this is done the temporary sewer can be removed from the subway in time for the beginning of operation.

Change of Route.

At the request of the Interborough Rapid Transit Company the Public Service Commission has modified the certificate granted that company on March 19, 1913, for the construction and operation of the Eighth avenue and 162d street connection, designed to connect the West Side elevated system with the new subway in Jerome avenue. The effect of the modification is to straighten the line and permit of its extension across Jerome avenue and through private property to River avenue, where it will connect with the new Jerome avenue line. As originally planned, the line turned south at the Jerome avenue crossing and then ran east through 162d street to River avenue. When the change is accepted by the company and its mortgage trustee, the modified certificate will go to the Board of Estimate and Apportionment for approval.

Storage of Gasolene.

The Court of Appeals holds, in the McIntosh vs. Fire Commissioner, that the ordinance of the City of New York storage of volatile inflammable oil shall be issued for any building, shed or inclosure situated within 50 feet of the nearest wall of a building occupied as a school is a constitutional regulation and a fair, reasonable and appropriate exercise of the police power. It is enforceable as against a building which was used as a garage prior to the enactment of the statute pursuant to which the regulation was adopted (Code Ordinances, sec. 370).

Contract for H. H. Rogers' Residence.

George Mertz's Sons, Portchester, have received the general contract to build a country residence at Southampton, L. I., for H. H. Rogers. The plans for the building were prepared by Walker & Gillette, architects, 128 East 37th street, and call for a building of hollow tile and stucco, semi-fireproof, approximately 50x180 feet, 2½ stories in height. The foundations for this building were awarded under a separate contract, and are well under way, and it is proposed to commence work on the superstructure in a few days.

Preliminary Plans for St. Bartholomew's

Bertram G. Goodhue, architect, 2 West 47th street, has been invited by the building committee of St. Bartholomew' Protestant Episcopal Church, Rev. Dr. Leighton Parks, rector, to prepare preliminary sketches for the new church group to be erected on the property recently purchased from the F. & M. Schaefer Brewing Co., on the east side of Park Avenue, between 50th and 51st streets. The building will be of brick and stone, thoroughly fireproof. The sketches will probably be submitted to the building committee about June 1, and if approved will then be referred to the vestry.

The "Tombs" to Be Improved.

Franklin B. Ware, 1170 Broadway, has made preliminary plans for extensive changes to the "Tombs" prison building in Centre street. One of the proposals is to provide new quarters for visitors, necessary hospital accommodations and the erection of a new building in the yard. The matter is now before the Board of Estimate for consideration, and just what will actually be done cannot be announced at this time.

Business to Replace Bronx Church.

Albert E. Davis, 258 East 138th street, has been retained as architect for an important building operation in the Bronx which involves the removal from Third avenue into 146th street of the old stone Mott Haven Reformed Church, one of the landmarks of the south Bronx, and which has stood on its present site for 61 years. The church and grounds were the gift of Jordan L. Mott, whose foundry was the beginning of Mott Haven, and whose handsome residence with grounds, foundations and statuary adorned Third avenue near the present site of the North Side Board of

Trade Building. Upon the Third avenue front of the church property, a business structure will be erected, 80 x 90 feet, containing five stores on the ground floor with offices and lofts above.

S. M. Bixby & Co. to Enlarge Plant.

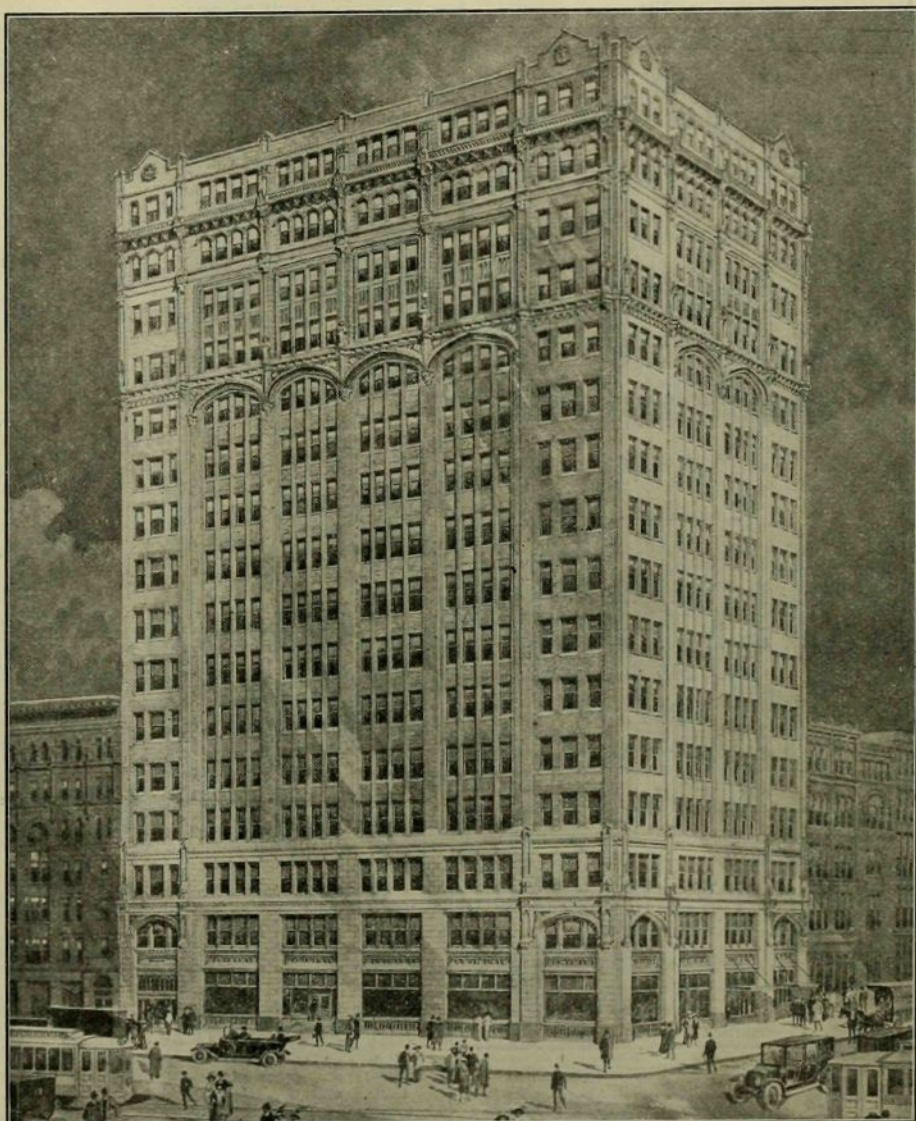
S. M. Bixby & Company, blacking manufacturers, of Second avenue and 46th street, Brooklyn, contemplate the construction of a large addition, about 100 x 100 feet in size, adjoining its present factory in 46th street, Brooklyn. The type of construction has not been decided yet, and no architect has been retained.

Another Apartment for Bronxville.

Joseph Petruzzi, tailor, of 463 Fifth avenue, contemplates the erection of an apartment house at the corner of Pondfield road and Gard avenue, Bronxville. Ogden, Pryor and Day, 1170 Broadway, Manhattan, will probably be the architects.

—Let the business sections spread out and give every section an equal chance to develop.

MOST MODERN FACTORY BUILDING



Lafayette, Franklin and White Streets.

William E. Austin, Architect.

THE HALLENBECK-HUNGERFORD BUILDING.

CHARLES F. NOYES COMPANY and M. & L. Hess, the exclusive renting agents of the new Hallenbeck-Hungerford Building, now in course of construction, in Lafayette street, from Franklin to White streets, report many inquiries for space in the building. U. T. Hungerford Brass & Copper Company will occupy the ground floor, basement and second floor. The Wynkoop, Hallenbeck, Crawford Company will occupy about four floors. Several leases will probably be signed with other tenants within the next few days, as the demand is heavy for space from lithographers, printers, publishers and the diamond trades.

The Hallenbeck-Hungerford Building is sixteen stories high and covers a plot of 20,000 feet, is costing about \$2,000,000 to construct, is from plans of William E. Austin, and is being constructed by the George A. Fuller Company. It is the most modern building in all its appointments downtown, and is particularly adapted for tenants using heavy machinery, where strength is necessary.

The site is not only central, but is in an improving locality, as the property is located right in the heart of the new Civic Center, close to the proposed new County Court House, near the subways, and only one block east of Broadway.

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NO ARCHITECTS SELECTED.

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

MANHATTAN.—Edwin C. Jameson, president of the Globe & Rutgers Fire Insurance Co., 111 William st, contemplates the erection of a 4-sty brick and stone residence at 9 East 69th st. An architect will probably be selected about June 1.

MANHATTAN.—The Irvin Hotel for Women, Wm. M. Baldwin, 17 Battery pl, chairman of building committee, is receiving competitive sketches for the 12-sty hotel, 66x100 ft., at 308-312 West 30th st, between 8th and 9th avs.

BRONX.—The Weber-Turek Building Co., Inc., 961 Hoe av, Harry F. Weber, Jr., president, contemplates the erection of a 5-sty brick apartment at the corner of Barretto st and Southern Boulevard. No architect selected.

BROOKLYN.—S. M. Bixby & Co., 2d av. corner 46th st, S. A. Bixby, president, contemplates the erection of a 1-sty addition to its warehouse in 46th st, Brooklyn, adjoining the present factory. No architect selected.

BROOKLYN.—South Side Dispensary, Martin Lippman, 15 William st, Manhattan, contemplates the erection of a 3-sty brick dispensary at the southwest corner of Sutter and Schenck avs. No architect selected.

ALDEN, N. Y.—The Blackwater Sanitorium, Senator George E. Green, 17 Frederick st, Binghamton, contemplates the erection of a sanitorium here. No architect selected.

VICTORY MILLS, N. Y.—Victory Mills School Trustees, M. E. Kelly, in charge, contemplates the erection of a six-room school, assembly and gymnasium here in Sarotoga County, to cost about \$21,000. Project will be voted on soon and an architect will be retained.

WHITE PLAINS, N. Y.—James Ullman, care of Sigmund Ullman & Co., Park av and 146th st, Manhattan, contemplates the erection of a residence on the New York Post rd, Prospect Park, to cost about \$15,000. No architect selected.

ALBANY, N. Y.—W. H. Stockwell, 175 Jay st, contemplates the erection of a brick and steel apartment house at Lancaster and Dover sts. No architect selected.

BATH, N. Y.—Henry Bach, this place, contemplates the erection of a hotel here. No architect selected.

MARION, N. Y.—The First National Bank of Marion, C. N. Jagger, president, contemplates the erection of a 2-sty brick bank here to cost between \$4,000 and \$5,000. No architect selected.

OLEAN, N. Y.—John Yonger, 1306 North Union st, contemplates the erection of a 2½-sty frame residence at Johnson and 1st sts, to cost about \$5,000. No architect selected.

GREECE, N. Y.—The Town of Greece Board of Trustees, F. C. Kimmel, president, contemplates the erection of a 3-sty addition to the brick school at Kodak District No. 1, to cost about \$20,000. No architect selected.

FAIRPORT, N. Y.—The Village of Fairport, James Commars, president, contemplates the erection of a public library in Perrin st, to cost about \$11,000. Andrew Carnegie, 2 East 91st st, Manhattan, donor. No architect selected.

MOUNT VERNON, N. Y.—H. F. G. Wey, 60 Wall st, Manhattan, and Kirby av, Rye, contemplates the erection of 28 2½-sty frame and stucco residences at Oakwood Heights, to cost about \$8,000 each. No architect selected.

BUFFALO, N. Y.—A syndicate to be formed, care of Tallman Budd, 70 Linwood av, contemplates the erection of a reinforced concrete grain elevator at Buffalo Harbor. An architect will be selected by competition.

PLANS FIGURING.

CHURCHES.

NEWARK, N. J.—Bids are being received for alterations and additions to the church and Sunday school at 316 South Orange av for the Memorial Presbyterian Church, Rev. Andrew S. Zimmerman, 181 South 7th st, owner, John F. Caven, Ordway Building, architect. Cost, about \$30,000.

WEST HOBOKEN, N. J.—Dominican Sisters of the Perpetual Rosary, on premises, Mother Mary of Jesus, is ready for bids for a 1½-sty brick and stone chapel, 40x90 ft., at Hill and Morris sts, from plans by Henry L. Spann, 38 Ardmore st, Buffalo, N. Y., architect. Cost, between \$30,000 and \$40,000.

DWELLINGS.

PRINCETON, N. J.—Bids are being received for alterations and additions to the 2½-sty stone residence for Joseph Carneau, Esq., this place, owner, F. J. Sterner, 139 East 19th st, Manhattan, architect. Cost, about \$25,000.

PLAINFIELD, N. J.—Dr. C. W. Montford, Babcock Building, contemplates the erection of a 2½-sty frame and stucco residence, 30x40 ft., to cost about \$9,000. F. E. Newman, 1123 Broadway, Manhattan, architect, is ready for bids on general contract.

TUXEDO, N. Y.—Carrere & Hastings, 5th av and 26th st, Manhattan, architects, are taking bids for the 2½-sty local stone residence, 200x35x55 ft., at Tuxedo Park for J. Insley Blair, 24 Broad st, Manhattan. Cost, about \$400,000.

BROOKVILLE, L. I.—J. W. O'Connor, 3 West 29th st, Manhattan, architect, is taking bids for alterations and additions to the 2½-sty frame residence, studio, stable and garage for Harvey Ladew, on premises.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Ballinger & Perrot, 1328 Broadway, Manhattan, architects and engineers, are taking bids, to close May 27, for a

6-sty reinforced concrete casket factory on Jackson av, near Bridge Plaza, for the National Casket Co., James P. Linahan, secretary. Cost, about \$200,000.

HALLS AND CLUBS.

MANHATTAN.—Plans are being refigured for the 7-sty Y. M. C. A. building at 6 East 3d st for the Y. M. C. A., H. W. Hoot, secretary, 153 Bowery. Jackson, Rosencrans & Waterbury, 1328 Broadway, architects. R. D. Kimball Co., 15 West 38th st, steam and electrical engineer. Cost, about \$400,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Pace & Leisinger, Inc., 37 East 28th st, are figuring the general contract for alterations to the garage at 121 West 45th st, for store and loft purposes, for James Y. Hebron, care of architect, Laurence M. Loeb, 37 East 28th st. Cost, about \$10,000.

MISCELLANEOUS.

MINEOLA, L. I.—Queens & Nassau Counties Agricultural Society, Thomas Bacon, West Hempstead, L. I., in charge, is taking bids on general contract for alterations to the frame fair grounds buildings from plans by L. E. Baylis, 55 Main st, Hempstead, L. I. Cost, about \$6,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
104TH ST.—Frank Straub, 25 West 42d st, is preparing plans for alterations to the 4-sty tenement, 157 East 104th st, for Abraham Sonnen, 151 East 103d st.

DWELLINGS.

RIVERSIDE DRIVE.—Edward Necarsulmer, 507 5th av, has been commissioned to prepare plans for remodeling the 4-sty stone residence 96 Riverside drive for Franklin Simon & Co., 414 5th av.

HOSPITALS AND ASYLUMS.

GOUVENEUR SLIP.—Plans have been approved by the Art Commission for a 4-sty dispensary building, 70x131 ft., at the northeast corner of Gouverneur Slip and Front st, for the Bellevue and Allied Hospitals, foot of East 26th st. McKim, Mead & White, 101 Park av, architects. Cost, about \$200,000.

PUBLIC BUILDINGS.

CENTER ST.—F. B. Ware, 1170 Broadway, is preparing plans for changes to the tombs at the City Prison, for the City of New York Department of Correction, 148 East 20th st. It is undecided when bids will be taken.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education May 18, for alterations, repairs, etc., to various schools. M. Hahn was low bidder for P. S. 24 at \$497; P. S. 37, \$552; P. S. 68, \$272; P. S. 83, \$648, and P. S. 151, \$343; Kalmanoff & Kaplovitz for P. S. 30, \$380; Goldberg & Perlmuter, P. S. 39, \$970; Rubin Bernson, P. S. 57, \$360; W. H. Quinn, P. S. 66, \$345; P. S. 168, \$197 and P. S. 172, \$282; Charles Cohn, P. S. 72, \$795; P. S. 109, \$364; David Krusberg, P. S. 85, \$170; Samuel Davidson, P. S. 89, \$343; P. S. 90, \$324; Robert J. Mackey Co., Inc., P. S. 101, \$1,175; Herman Sacks, P. S. 119, \$496; and J. M. Knopp for P. S. 171, \$423.

STORES, OFFICES AND LOFTS.

44TH ST.—Gronenberg & Leuchtag, 303 5th av, have plans for changes to the 3-sty private dwelling 122 West 44th st for the English American Realty Co., of 45 Broadway. Stores will be installed on the first story and basement, show windows, galvanized iron cornices, etc., to cost about \$400.

THEATRES.

86TH ST.—Max Muller, 115 Nassau st, is preparing plans for alterations and additions to the moving picture theatre at 150-160 East 86th st, for Giller Bros. Cost, about \$6,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
CROTONA PARK NORTH.—The Benenson Realty Co., Benj. Benenson, 407 East 153d st, contemplates the erection of a 5-sty apartment house on Crotona Park North, 145 ft. east of Marmion av, from plans by Chas. Schaefer, Jr., 403 Tremont av.

CAULDWELL AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for a 5-sty tenement, 53x100 ft., on the west side of Cauldwell av, north of 158th st, for McAvoy & Koester, 906 East 176th st, owner and builder. Cost, about \$50,000. The owner will be ready for bids about June 1.

DWELLINGS.

BRONX RIVER RD.—The New York Realty Owners Co., Inc., 489 5th av, Andrew S. Brownell, president, contemplates the erection of ten 2½-sty stucco and hollow tile residences on the west side of Bronx River rd, 100 ft south of Yonkers av, to cost about \$6,500. Mann & MacNelle, 70 East 45th st, will probably prepare plans.

STORES, OFFICES AND LOFTS.

183D ST.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for a 1-sty brick taxpayer, 25x100 ft., at the northwest corner of 183d st and Park av, for John J. Tully, 730 North Oak Drive, owner and builder. Cost, about \$5,000.

3D AV.—Buchman & Fox, Madison av and 42d st, are preparing plans for a 4-sty department store building at 2862 3d av, 50 ft. north of 149th st, for Adams Flanagan Co., Westchester and 3d avs.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
ST. MARKS AV.—J. F. Dassau, 1373 Broadway, is preparing plans for six tenements at the northeast corner of St. Marks and Nostrand avs, for the Lyon-Valley Realty Co., Benjamin May, president. Total cost about \$90,000.

GRAVESEND AV.—Benj. F. Hudson, 319 9th st, Brooklyn, is preparing plans for four 3-sty tenements, 20x55 ft, on the north side of Gravesend av, 300 ft south of Church av, for August Wuest, 324 East 7th st, owner and builder. Cost, about \$6,500 each.

31ST ST.—Thomas Bennett, 52d st and 3d av, has completed plans for two 3-sty tenements, 20x75 ft., in the west side of East 31st st, 440 ft. south of Clarendon rd, for William H. Golding, 401 East 26th st, owner and builder. Cost, about \$7,500 each.

HINSDALE ST.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for four 4-sty apartments, 70x89 ft., at the southeast corner of Hinsdale st and Dumont av, for the Halperin Realty Co., S. Halperin, president, 1414 Lincoln pl, owner and builder. Total cost about \$101,000.

10TH AV.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty brick apartments, 70x89 ft., at the southeast corner of 10th av and 15th st for the Bryna Realty Co., Abe Levy, president, 557 5th st, Brooklyn, owner and builder. Cost, about \$100,000.

SOUTH ELLIOTT PL.—Harold L. Young, 1204 Broadway, Manhattan, has been commissioned to prepare plans for a 5-sty apartment at 43-47 South Elliott pl for Kidansky & Levy, 35 Nassau st, Manhattan.

6TH ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a tenement, 30x88 ft., in the north side of 6th st, 317 ft. east of 8th av, for I. C. Reid, 746 Riverside drive, Manhattan, owner. Cost, about \$28,000.

DWELLINGS.

FLUSHING AV.—W. J. Conway, 400 Union st, is preparing plans for a 3-sty brick residence and stores, 20x52 ft, at Flushing av and Adelphi st, for Louis Del Gaudio, 76 Carleton av, owner and builder. Cost, about \$5,500.

3D ST.—F. J. Dassau, 1373 Broadway, is preparing plans for two 2½-sty frame and stucco residences in the west side of East 3d st, 200 ft north of Av J, for the Vanadrian Building Co., R. Van Cleave, president, 2234 East 15th st, owner and builder. Cost, about \$4,000.

14TH ST.—Van Buskirk & White, 307 Washington st, are preparing plans for six 2½-sty frame residences at East 14th st, East 13th st and Av I for Alfred Lazarowitz, 498 Broadway, Manhattan, owner. Cost, about \$3,000 each.

BARBEY ST.—S. Millman & Son, 1780 Pitkin st, have completed plans for three 2-sty brick residences in the east side of Barbey st, 60 ft. south of Dumont av, for the Arvintz Building Corporation, Nathan Arvintz, president, 1522 Eastern parkway. Cost, about \$4,000.

GRAVESEND AV.—Benj. F. Hudson, 319 9th st, is preparing plans for four 2-sty brick residences, 20x55 ft., on the north side of Gravesend av, 200 ft. south of Church av, for August

Wuest, 324 East 7th st, owner and builder. Cost, about \$4,500.

CLARENDON ROAD.—Slee & Bryson, 154 Montague st, are preparing plans for five 2-sty brick residences, 20x35 ft., at the southeast corner of Clarendon rd and East 35th st, for the Comet Construction Co., Jacob Auerbach president, 103 Park av, Manhattan, owner and builder. Cost, about \$5,000.

FACTORIES AND WAREHOUSES.

METROPOLITAN AV.—E. J. Meisinger, 394 Gramam av, is preparing plans for a 1 and 2-sty brick foundry, 50x200 ft, on the south side of Metropolitan av, 147 ft east of Olive st, for the Metropolitan Iron Foundry, Thomas Halloran, president, on premises. Cost, about \$25,000.

SCHOOLS AND COLLEGES.

2D ST.—Elliott P. Lynch, 241 5th av, Manhattan, has prepared plans for a 2-sty brick and limestone parochial school at 2d and 3d sts and Fort Hamilton av, for the Church of the Immaculate Heart of Mary, Rev. M. J. Tierney, 119 East 4th st, pastor. Cost, about \$100,000.

BROOKLYN.—The Board of Education opened bids May 18 for alterations, repairs, etc., to various schools. C. L. Dooley, Inc., was low bidder for P. S. 97 at \$859; S. Lashinsky for P. S. 98, \$879; P. S. 128, \$1,874, and P. S. 164, \$852; Krenkel Contracting Co. for P. S. 100, \$370, P. S. 105, \$535, and for P. S. 153, \$529; Interboro Decorating Co. for P. S. 102, \$878, and for P. S. 118, \$659; J. Borenstein & S. Cohen for P. S. 104, \$668, and for P. S. 127, \$835; Edward Theriault for P. S. 112, \$629, and for P. S. 139, \$484; Samuel Nestle for P. S. 140, \$674; James S. Newman for P. S. 152, \$984; H. Schultz for P. S. 153, \$529, and Riskin & Wolin for Bay Ridge High School, \$516.

STABLES AND GARAGES.

BROOKLYN.—John D. Anderson's Sons, 950A Greene av, are taking bids on subs for a garage at 8th st and 2d av, Brooklyn, for Thomas Roulston. William Higginson, 13 Park Row, Manhattan, architect.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, Astoria, L. I., has completed plans for a 3-sty brick tenement, 21x63 ft, at 587 9th av, for Jack Planz, 514 9th av, owner. Cost, about \$8,000.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for a 4-sty tenement, 50x90 ft., at the northeast corner of Wilbur and Williams sts, to cost about \$35,000. Owner's name for the present withheld.

LONG ISLAND CITY.—Frank J. Schefcik, southeast corner of Park av and 176th st, Manhattan, is preparing plans for a 5-sty brick and limestone tenement at the southeast corner of Academy st and Grand av for Hugh Green, owner and builder, care of architect. Cost, about \$40,000.

ASTORIA, L. I.—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for a 4-sty brick tenement, 50x86 ft., on the west side of 5th av, 200 ft. south of Washington av, for the C. R. Ross Realty Co., Brown Station, N. Y., owner and builder. Cost, about \$35,000.

LONG ISLAND CITY.—Rocco V. Petrolina, 228 Hoyt av, is preparing plans for a 4-sty brick tenement, 31x77 ft., on the south side of Hoyt av, 223 ft. west of Lawrence st, for Spero & Santaniello, 254 Hoyt av. Cost, about \$12,000.

CHURCHES.

CORONA, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for a 1-sty frame addition to the church for the North Branch Union Evangelical Church, Rev. W. J. Peck, pastor. Cost, about \$4,000.

DWELLINGS.

JAMAICA, L. I.—Hans Liebau, P. O. Building, Jamaica, L. I., has completed plans for a 2½-sty frame residence and 1-sty garage on the east side of Bergen av, 120 ft. north of Hillside av, for Harry Miller, Alsop st and Amherst av, owner. Cost, about \$6,000.

ELMHURST, L. I.—W. S. Worrall, Bridge Plaza North, is preparing plans for a 2½-sty frame residence for John Rapelye, this place, owner. Cost, about \$5,000.

ELMHURST, L. I.—W. S. Worrall, Bridge Plaza, North, L. I. City, has completed plans for two 2½-sty frame residences at 3d st and Brittain av, for Johnson & Gundry, this place, owners and builders. Total cost, about \$7,000.

QUEENS, L. I.—F. J. Dassau, 1373 Broadway, Brooklyn, is preparing plans for a 3-sty brick residence, 20x60 ft., at East Williamsburg, Grandview av and Himrod st, for Frank Reichert, on premises, owner and builder. Cost, about \$6,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—J. King Wright, care of owner, has completed plans for three storages and storehouses at the northwest corner of 8th av and Pierce av, for the New York Telephone Co., 15 Dey st, Manhattan, Union N. Bethell, president. Cost, about \$18,000. Bids have not been taken.

HOSPITALS AND ASYLUMS.

ROCKAWAY POINT, L. I.—Foundations are under way for the 4-sty brick and stone hospital, 1,400x30 ft., at Sea Breeze Hospital, south side of Washington av, 100 ft. west of Mohawk st, for the Society of Improving Conditions of the Poor, 105 East 22d st, Mr. Hutchins, in charge. McKim, Mead & White, 101 Park av, Manhattan, architects. M. Reid & Co., Inc., 114 West 39th st, Manhattan, general contractors. Jas. Elgar, 103 Park av, Manhattan, carpenter. Johnston Livingston, Jr., Co., 70 East 45th st, Manhattan, has the electric work. Cost, about \$250,000.

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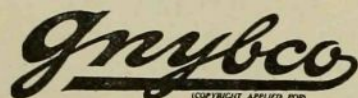
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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.

Sealed proposals for Steam Service Connections, Outside Water, Sewer and Storm Water Piping for Nurses' Home at Manhattan State Hospital, Ward's Island, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until June 1st, 1914, at 2:30 p. m., when they will be opened and read publicly. Bids will be received for each division of the work separately and no combination of bids will be considered. Proposals shall be enclosed in envelope furnished by the State Architect, sealed and endorsed, and shall be accompanied by certified check in the sum of 5% of the amount of bid, and the contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract, and in accordance with the terms of Specifications Nos. 1827 and 1829. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Manhattan State Hospital, Ward's Island, N. Y.; at the office of the State Hospital Commission, 1 Madison Avenue, New York City; and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Contemplated Construction Queens (Continued).

PUBLIC BUILDINGS.

LONG ISLAND CITY.—Franklin B. Ware, 1170 Broadway, Manhattan, is preparing plans for repairs to the city prison here for the City of New York Department of Correction, 148 East 20th st, Manhattan, owner, Patrick A. Whitney, commissioner. Cost, about \$38,500. Bids have not been taken.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids May 18 for installing electric equipment in the additions to and alterations in P. S. 45, Doncourt Construction Co., low bidder, \$1,470.

QUEENS.—Bids were opened by the Board of Education for alterations, repairs, etc., to P. S. 20, Edward Theriault, low bidder, \$1,145; P. S. 21, The Haupt Paint & Hardware Co., \$213; P. S. 22, Frank Kiebitz, \$622; P. S. 23, The Haupt Paint & Hardware Co., \$352; P. S. 24, Doncourt Construction Co., \$172; P. S. 27, Edward Theriault, \$663; P. S. 28, The Haupt Paint & Hardware Co., \$208; P. S. 29, The Haupt Paint & Hardware Co., \$467; P. S. 30, Doncourt Construction Co., \$374; P. S. 31, Doncourt Construction Co., \$390; P. S. 33, Frank Kiebitz, \$320; P. S. 34, Frank Kiebitz, \$339; P. S. 35, Edward E. Stapleton, \$518; P. S. 37, Doncourt Construction Co., \$180; P. S. 76, The Haupt Paint & Hardware Co., \$1,247; P. S. 79, Frank Kiebitz, \$347; Jamaica High School and Jamaica Trailing School, Edward Theriault, \$1,087 and \$1,539; and New York Parental School, August Willie, Jr., \$2,616.

Richmond.

BANKS.

TOTTENVILLE, S. I.—Slee & Bryson, 154 Montague st, Brooklyn, have completed plans for a 1-sty brick bank, 30x56 ft., for the Tottenville National Bank, A. B. Patterson president. Cost, about \$15,000.

DWELLINGS.

GREAT KILLS, S. I.—W. S. Boyd, 203 West 14th st, Manhattan, has completed plans for a 2-sty brick residence, 34x41 ft., on the south side of Amboy rd, 150 West Adrienne pl, for Catherine Wedemeyer, Tompkinsville, S. I., owner. Cost, about \$5,000.

MISCELLANEOUS.

ROSEBANK, S. I.—Bartocchini & Vendrasco, 494 West Broadway, Manhattan, are preparing sketches for a 2-sty frame and concrete pavilion for the Italian Raffle Association, care of architects.

Nassau.

CHURCHES.

CENTRAL PARK, L. I.—Henry A. Dumper, Farmingdale, L. I., has completed plans for a 1-sty frame church, 54x20 ft., for the Penetecostal Assembly, this place, to cost, about \$5,000.

DWELLINGS.

FARMINGDALE, L. I.—Smith & Beierling, Conklin st, have completed plans for a 2½-sty frame residence, 30x32 ft., for Conrad Hasenflug, this place, owner. Cost, about \$5,000.

HALLS AND CLUBS.

LONG BEACH, L. I.—Westinghouse, Church, Kerr & Co., 37 Wall st, Manhattan, have been

NOTICE TO CONTRACTORS.

Sealed proposals for Outside Pump Well and Connections for the Middletown State Hospital, Middletown, New York, will be received by the State Hospital Commission, Capitol, Albany, New York, until 2:30 o'clock P. M. on Monday, June 1, 1914, when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and endorsed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specification No. 12048. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Middletown State Hospital, Middletown, New York, and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, New York.

J. H. B. HANIFY,

Secretary, State Hospital Commission.
Dated, Albany, N. Y., May 14, 1914.

NOTICE TO CONTRACTORS.

Sealed proposals for Changes in Laundry and New Laundry Machinery for Buffalo State Hospital, Buffalo, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:30 o'clock p. m., on Monday, June 1, 1914, when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and endorsed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specification No. 1873. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Buffalo State Hospital, Buffalo, N. Y., and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY,

Secretary, State Hospital Commission.
Dated, Albany, N. Y., May 12, 1914.

selected steel engineers for the club house and links for the Lido Corporation, care of H. R. Talbot, 34 Pine st, Manhattan. No architect selected. There will be room for 400 members, dining rooms, grill, locker and meeting rooms.

Suffolk.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Murphy & Dana, 331 Madison av, Manhattan, are preparing plans and will be ready for bids on general contract about July 1 for a 2½-sty brick residence and garage, 40x85 ft., for Donald Scott, 9 East 9th st, Manhattan. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating, lighting and plumbing engineers. Chas. Leavitt, 220 Broadway, Manhattan, landscape architect. Cost, about \$125,000.

HOLBROOK, L. I.—F. J. Dassau, 1373 Broadway, Brooklyn, has completed plans for a 2½-sty frame residence, 20x30 ft., for Franz Franz, this place, owner, who will take bids on general contract. Cost, about \$4,500.

EAST ISLIP, L. I.—Frank Braun, 585 9th av, Astoria, L. I., has completed plans for a frame residence for Edward Jedlicka, 1328 1st av, Manhattan. Cost, about \$7,000.

MUNICIPAL WORK.

RIVERHEAD, L. I.—William E. Sexton, Mincola, L. I., has completed plans for a pumping plant for the Board of Water Commissioners of Riverhead, Henry Harrison Corwin, Wm. F. Flannigan and O. Edmund Griswold, all of Riverhead. Cost, about \$100,000. Bids will be called for about July 1.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

NORTH PELHAM, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, has completed plans for a 3-sty brick and marble apartment with stores for J. Amato, this place, owner.

CHURCHES.

OSSINING, N. Y.—John C. Moore, Realty Building, White Plains, N. Y., is preparing plans for a fieldstone church, 36x72 ft., at the corner of Croton and Stone avs for the Ossining Gospel Assembly, this place, owner.

DWELLINGS.

PLEASANTVILLE, N. Y.—Excavating is under way for a 2½-sty frame residence, 37x25 ft., at Bedford Park for Mrs. Allan Coggeshall, Bedford rd, owner. Alfred Busselle, 132 Madison av, Manhattan, architect. Cost, about \$6,000. Ludwig Jacobson, Elm st, general contractor.

YONKERS, N. Y.—Plans have been completed privately for a 2½-sty frame residence, 20x32 ft., at 321 Palmer av for Frank Austin, 132 Briggs av, owner and builder. Cost, about \$4,000.

GOLDEN BRIDGE, N. Y.—Henry F. Ballantyne, 2 West 47th st, Manhattan, is preparing plans for a 2½-sty frame bungalow, 30x40 ft., for James G. Gannon, president 4th National Bank, 20 Nassau st, Manhattan. Cost, about \$5,000.

YONKERS, N. Y.—R. C. Hutchinson, 126 Liberty st, Manhattan, has completed plans and is taking bids on general contract for a 2½-sty frame residence, 41x28 ft., at 19 Wilbur pl for Victor Napoliello, 152 Greenwich st, Manhattan, owner. Cost, about \$8,000.

WHITE PLAINS, N. Y.—Plans are being prepared privately for a 2½-sty brick and frame residence at Prospect Park for Robert Y. Clark, Realty Building, White Plains, owner. The general contract will be awarded without competition. Cost, about \$12,000.

HOTELS.

NEW ROCHELLE, N. Y.—P. J. Tierney, 76 Franklin av and Boston Post rd, New Rochelle, contemplates the erection of a hotel on Franklin av, from plans by Chas. A. Lupprian, 180 Main st, architect.

MUNICIPAL.

MOUNT VERNON, N. Y.—The City of Mount Vernon, Edwin W. Fiske, mayor, contemplates taking over the private water system and making extensive additions to it. James C. Harding, 170 Broadway, Manhattan, consulting engineer, has submitted reports to the city.

STABLES AND GARAGES.

WEST NYACK, N. Y.—F. Hill, 346 Broadway, Manhattan, has completed plans for a 2-sty brick and stone stable for Mr. Lackland, care of architect. Cost, about \$25,000. Bids will probably not be taken until fall.

STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—Goldner & Goldberg, 391 East 149th st, Manhattan, are preparing plans for a 2-sty brick and limestone store and meeting rooms, 50x152 ft., on the east side of Lexington av, 112 ft. north of Martine av for Samuel Ellis, 5-7 Railroad av, owner and builder. Cost, about \$35,000. Bids will be taken about June 18 by the owner.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—J. G. Deisler, 105 West 40th st, has received the general contract to make alterations to the apartment northeast corner of West End av and 79th st for Chas. E. Hewitt, 50 Church st. Clinton & Russell, 32 Nassau st, architects. Cost, about \$10,000.

WEST HOBOKEN, N. J.—Raffael Ardito, West Hoboken, has received the general contract to erect a 4-sty brick flat at 138 Weehawken st, for Vito L. Abbate, care of architect, A. Del Paola, 117 Summit av. Cost, about \$15,000.

NEWARK, N. J.—Solomon Chiperson, 127 South Orange av, has received the general contract to alter and make additions to the flat at 382 Warren st, for Julius Sobocinsky, on premises, M. B. Silberstein, 17 Market st, architect. Cost, about \$6,000.

EAST ORANGE, N. J.—J. Sylvester & Son, 20 Eckert av, Newark, have received the general contract to erect a 3-sty brick and architectural terra cotta double flat, 40x70 ft., at 31-33 Cambridge st for Mrs. Pauline Buchet, 324 West 25th st, Manhattan, owner. Cost, about \$13,000.

ALBANY, N. Y.—The contracts for the granite required in the Ryder Apartment house, and Public School No. 14, have been awarded to the Plymouth Seam Face Granite Co., 101 Park av, Manhattan.

BANKS.

SOMERVILLE, N. J.—Guzelman & Cramer, 29 Warren st, have received the general contract to erect a 2-sty stone and brick bank building and offices at the southeast corner of Bridge and Main sts for the Second National Bank of Somerville, C. L. Voorhees, president and in charge. B. C. Van Nuys, Main st, architect. Cost, about \$40,000.

CHURCHES.

MANHATTAN.—Chas. Ward Hall, 140 Nassau st, has received the general contract without competition to erect a 2-sty addition to the church and a parish house at 179th st and Fort Washington av for the Holyrood P. E. Church, Rev. Stuart Crockett, 160 West 72d st, owner. Bannister & Schell, 69 Wall st, architects.

SYRACUSE, N. Y.—The Trinity Episcopal Church in Syracuse, of which Brazer & Robb, Manhattan, are architects, is to be built of seam face granite. The contract, calling for over 14,000 sq. ft., has been awarded to the Plymouth Seam Face Granite Co., 101 Park av, Manhattan.

DWELLINGS.

LARCHMONT PARK, N. Y.—Alexander Clarke, 295 Railroad av, Mamaroneck, N. Y., has received the general contract to erect a 2½-sty hollow tile and stucco residence for Mr. Parker, 30 Church st, Manhattan, owner. Philip Resnyk, 40 West 32d st, Manhattan, architect. Cost, about \$7,500.

SCARSDALE, N. Y.—B. J. Hines, 116 Main st, New Rochelle, N. Y., has received the general contract to erect a 2½-sty frame residence, 35x27 ft, on Oberhill rd, for Varick D. Martin, 30 East 42d st, and 115 East 36th st, Manhattan. Walter Jackson, 500 5th av, Manhattan, architect. Cost, about \$6,500.

BAYSIDE, L. I.—Greenwald & Pollak, 505 5th av, Manhattan, have received the general contract to erect a 2½-sty hollow tile and stucco residence, 30x35 ft, for C. W. Bergen, 30 Church st, Manhattan. Norman McGlashan, 1123 Broadway, Manhattan, architect. Cost, about \$7,000.

SOUTH ORANGE, N. J. (sub.)—E. Doremus & Co., 10 Washington pl, East Orange, has received the mason work, and David McElnea, 40 Hillyer st, Orange, the carpentry, for a 2½-sty frame residence, 46x28 ft, on Irving av, for Samuel O. Church, care of architect, Hobart A. Walker, 437 5th av, Manhattan. Cost, about \$9,500.

WHITE PLAINS, N. Y.—G. Gleichert, Bronxville, N. Y., has received the general contract to erect a 2½-sty frame residence at Gedney Farms, for William H. Smith, 133 Railroad av. C. C. Merritt, 140 West 42d st, Manhattan, architect. Cost, about \$9,500.

NEWARK, N. J.—Louis Doblinsky, 320 Belmont av, Newark, has received the general contract to erect a 2½-sty frame residence at 31 Shanley av, for Jacob Constam, 922 Essex Building. George E. Jones, Union Building, Newark, architect. Cost, about \$7,000.

ORANGE, N. J.—Frederick M. Struck, 22 Railroad pl, East Orange, N. J., has received the general contract to erect a 2½-sty frame residence on the west side of Essex av, between Clarendon pl and Lighttype pl, for Frederick C. Harris, 18 Henry st. William A. Lambert, Woolworth Building, Manhattan, architect. Cost, about \$6,000.

MORRIS PARK, L. I.—Andrew Franz, Richmond Hill, L. I., has received the general contract to erect a 2-sty brick store and residence, 20x62 ft., at the northeast corner of Broadway and Maure av for Ernest Lucea, 2619 Atlantic av, Brooklyn, owner. Frederick J. Dassau, 1373 Broadway, Brooklyn, architect. Cost, about \$5,000.

PORT WASHINGTON, L. I.—Chas. F. Richards, 26 Midland av, White Plains, N. Y., has received the general contract to erect a 2½-sty hollow tile and stucco residence, 39x90 ft., for Dr. Forbes Hawkes, 124 East 65th st, Manhattan. George Herbert Gray and Herman Wischmeyer, 1417 Starks Building, Louisville, Ky., architects. A. M. Gray, 116 West 39th st, Manhattan, supervising architect. Cost, about \$18,000.

SCARSDALE, N. Y.—W. W. Jeffrey, White Plains, N. Y., has received the general contract to erect a 2½-sty hollow tile residence on Belle av, Arthur Manor, for Arthur Bussing, care of architects, Kirby & Petit, 103 Park av, Manhattan. Cost, about \$9,000.

PELHAM MANOR, N. Y.—John F. Mahlstedt, Pelham Manor, has received the general contract to erect a 2½-sty brick residence, 82x42 ft., at Boston Post rd and Highland av for Mrs. Mont D. Rogers, Pelham Manor, L. L. Barnard, 46-48 Lawton st, New Rochelle, architect. Cost, about \$30,000.

LEWISBORO, N. Y.—Stevenson & Cameron, 37 West 25th st, Manhattan, have received the general contract to erect a residence near Kantonah, N. Y., for George B. Agnew, Esq., care of architect, William Adams, 15 West 38th st, Manhattan. K. A. Nylan, 120 Liberty st, Manhattan, consulting engineer. Cost, about \$30,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Joseph Delzio, 384 Academy st, L. I. City, has received the general contract to erect a 2-sty brick factory in the north side of Hamilton st, 250 ft. west of Webster av, for John C. Fisher, 448 East 79th st, Manhattan, owner and lessee. Frank W. Korfmann, 406 9th av, architect.

MANHATTAN.—Miller-Reed Co., 103 Park av, has received the general contract to erect the 3-sty brick pasteurizing plant, 50x141 ft., on the east side of Park av, 136 ft. south of

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EAST 51ST ST, w s, 97.6 s Av N, fifteen 2-sty frame dwellings, 13.4x15, felt roof, 2 families each; total cost, \$32,500; owner, Dewey Realty Co., 2806 Douglass st; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 3201.

E. 12TH ST, e s, 340 s Av I, two 2-sty frame dwellings, 17x63, shingle roof, 2 families each; total cost, \$10,000; owner, Geo M. Cragen Co., 2801 Av I; architect, A. W. Pierce, 59 Court st. Plan No. 3296.

W. 30TH ST, w s, 130 n R. R. av, 1-sty frame dwelling, 20x41, shingle roof, 1 family; cost, \$1,200; owner, Jos. Solot, 928 Eastern Parkway; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 3318.

AV T, s s, 33 w E 14th st, two 2-sty frame dwellings, 20x28, tile roof, 1 family each; total cost, \$5,000; owner, Alfred Lazarowitz, 500 Broadway, N. Y.; architects, Van Buskirk & White, 307 Washington st. Plan No. 3323.

LAWRENCE AV, n s, 189 w 3d st, seven 2-sty brick dwellings, 18.9x44, slag roof, 1 family each; total cost, \$31,500; owner, Webster Bldg. Co., 125 Bristol st; architects, Millman & Son, 1780 Pitkin av. Plan No. 3297.

LAWRENCE AV, n w cor 3d st, 2-sty brick dwelling, 18.9x44, slag roof, 1 family; cost, \$4,500; owner, Webster Bldg. Co., 125 Bristol st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3298.

W. 1ST ST, w s, 691 s Sheepshead Bay rd, 1-sty frame dwelling, 26x34, shingle roof, 2 families; cost, \$500; owner, Sacharo Rubins, 202 West av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3237.

E. 3D ST, e s, 200 n Av J, 2 2-sty frame dwellings, 20x32, shingle room, 1 family each; total cost, \$6,000; owner, Vanadrian Bldg. Co., 2234 East 15th st; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 3223.

46TH ST, n s, 180 e 13th av, 2-sty frame dwelling, 25x55, shingle room, 2 families; cost, \$5,000; owner, Mrs Esther Kornblum, 1341 46th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3233.

75TH ST, n s, 360 w 12th av, twelve 2-sty brick dwellings, 13.4x49, slag roof, 1 family each; total cost, \$42,000; owner, Meister Bldg., 220 Broadway, Manhattan; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3244.

E. 99TH ST, e s, 149.5 n Farragut rd, 4 1-sty frame dwellings, 16x33, tin roof, 1 family each; total cost, \$4,000; owner, Edwin M. Lewis, 9502 Farragut rd; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3245.

ATKINS AV, e s, 20 n Dumont av, 11 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, \$33,000; owner, Hague Const. Co., 555 Elton st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 3239.

HEGEMAN AV, s s, 20 w Hinsdale st, three 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, \$15,000; owner, Wm. Trieb, 588 Christopher av; architects, Cohn Bros., 361 Stone av. Plan No. 3216.

MERMAID AV, s s, 100 e West 32d st, 1-sty frame dwelling, 17.6x37.8, shingle roof, 1 family; cost, \$1,800; owner, Helen C. Johnson, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3227.

JEROME ST, e s, 165 s Hegeman av, 1-sty frame dwelling, 20x25, gravel roof, 1 family; cost, \$1,000; owner, Reinia Rocco, 613 Degraw st; architect, W. J. Conway, 400 Union st. Plan No. 3259.

65TH ST, n s, 480 w 14th av, 2-sty frame stable and dwelling, 24x23, slag roof, 1 family; cost, \$2,000; owner, Salvatore Bova, 6401 13th av; architect, Angelo Adamo, 1526 71st st. Plan No. 3276.

CLARENDON RD, s s, 20 e East 35th st, four 2-sty brick dwellings, 20x36, slate roof, 1 family each; total cost, \$16,000; owner, Comet Const. Co., 103 Park av, Manhattan; architects, Slee & Bryson, 154 Montague st. Plan No. 3278.

CLARENDON RD, s e cor East 35th st, four 2-sty brick dwellings, 20x36.8, slate roof, 1 family each; total cost, \$16,000; owner, Comet Const. Co., 103 Park av, Manhattan; architects, Slee & Bryson, 154 Montague st. Plan No. 3279.

E 13TH ST, e s, 100 s Av T, 2-sty frm dwg, 15x36, shingle roof, 1 family; cost, \$2,000; owner, Alfred Lazarowitz, 500 Bway, Manhattan; architect, Van Buskirk & White, 307 Washington st. Plan No. 3346.

E 14TH ST, w s, 85s Av T, 2-sty frm dwg, 18x36, shingle roof, 1 family; cost, \$2,500;

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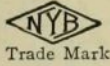
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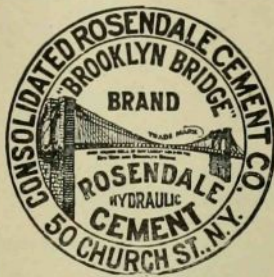
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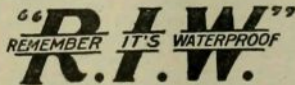
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Gundry, Kingsland av, Elmhurst; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 1556.

JAMAICA, Degraw av, s s, 195 w Victoria av, 2-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, Norman Russell, Willow st, Jamaica. Plan No. 1553.

COLLEGE POINT.—College av, w s, 528 n Monument av, 2½-sty frm dwg, 20x33, shingle roof, steam heat, 1 family; cost, \$3,500; owner, Mrs. Rose Kreamer, 12th st, College Point; architect, H. T. Morris, 13th st, College Point. Plan No. 1526.

DOUGLSTON.—Cherry st, s s, 100 n Prospect st, 2-sty frm dwg, 30x40, shingle roof, steam heat, 1 family; cost, \$7,000; owner, George Dodge, Prospect st, Douglaston; architect, John Cron, Cherry st, Douglaston. Plan No. 1540.

FLUSHING.—Exeter st, s s, 140 w Laburnam av, 2-sty frm dwg, 20x24, shingle roof, 1 family; cost, \$7,000; owner, David L. Witherspoon, Inc., 1 West 34th st, Manhattan; architect, H. Firth, 81 New st, Manhattan. Plan No. 1569.

GLEN MORRIS.—Briggs av, w s, 100 n Hawtree av, 2-sty frm dwg, 17x32, shingle roof, 1 family, steam heat; cost, \$3,200; owner, C. C. LeFevre, Glen Morris; architect, Edward Jackson, Fulton st, Jamaica. Plan No. 1560.

GLEN MORRIS.—Tuckahoe st, s s, 67 w Walnut, 2½-sty frm dwg, 22x35, shingle roof, 1 family; cost, \$4,000; steam heat; owner, Frank N. Noback, Ferris st, Woodhaven; architect, Geo. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1570.

HOLLIS.—Chichester av, n e cor Roundput st, 2½-sty brk dwg, 28x35, shingle roof, water heat, 1 family; cost, \$8,000; owner, Frank Freeman, 213 Washington av, Brooklyn. Plan No. 1564.

JAMAICA.—Bergen av, e s, 120 s Hillside av, 2½-sty frm dwg, 32x35, shingle roof, 1 family; cost, \$6,000; steam heat; owner, Harry Miller, Alsop st & Amherst av, Jamaica; architect, Hans Liebau, P. O. Bldg., Jamaica. Plan No. 1525.

JAMAICA.—Hillside av, s s, 277 w Kaplan av, seven 2-sty frm dwgs, 18x48, shingle roof, 1 family; steam heat; cost, \$21,000; owner, Anna Hoerning, 394 Guion pl, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1571-72-73.

ROCKAWAY BEACH.—Bannock Boulevard, w s, 262 s Washington av, 1-sty tile dwg, 29x46, tile roof, 1 family, steam heat; cost, \$4,500; owner, Theo. Edlich, 141 East 45th st, Manhattan; architect, J. J. Murray, Mitchell pl, Rockaway Beach. Plan No. 1539.

ROCKAWAY BEACH.—43d st, n w cor Boulevard, 3-sty frm dwg, 20x52, shingle roof, 1 family steam heat; cost, \$5,000; and 43d st, w s, 73 n Boulevard, five 2-sty frm dwgs, 18x26, shingle roof, 1 family; cost, \$15,000; owner, Boronia Construction Co., 99 Nassau st, Manhattan; architect, P. Caplan, Boulevard, Rockaway Beach. Plan Nos. 1532 to 1537.

ROCKAWAY BEACH.—Beach 43d st, w s, 160 n Boulevard, four 1-sty frm bungalows, 16x35, shingle roof, 1 family; cost, \$3,200; owner, Edgemere Bldg. Co., premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan Nos. 1529-30-31.

ROCKAWAY BEACH.—Boulevard, s s, 209 e Neptune av, 1-sty frm dwg, 14x26, shingle roof, 1 family; cost, \$400; owner, S. Mullholland, Boulevard, Rockaway Beach; architect, J. J. Colton, Rockaway Beach. Plan No. 1566.

ROCKAWAY BEACH.—Thompson av, e s, 135 n Boulevard, 2-sty frm dwg, 13x18, shingle roof, 1 family; cost, \$500; owner, A. H. Knoll, 10 91st st, Rockaway Beach. Plan No. 1565.

SOUTH OZONE PARK.—Pressberger av, w s, 160 n Atlantic av, 2-sty frm dwg, 20x32, shingle roof, 1 family; cost, \$3,000; owner, Grace Fletcher, 54 Pressberger av, So. Ozone Park; architect, Y. M. Markle, 120 Leahy av, South Ozone Park. Plan No. 1538.

WOODHAVEN.—Huntington st, s w cor Park pl, 2-sty frm dwg, 24x56, tin roof, 3 families & str; cost, \$3,000; owner, Jos. Groganella, Huntington st, Woodhaven; architect, Gottfried Eicholz, 266 Montauk av, Brooklyn. Plan No. 168.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Hull st, s w cor Thompson av, 1-sty frame store house, 10x15, paper roof; cost, \$75; owner, J. Schneider, premises. Plan No. 1513.

RIDGEWOOD.—St. Nicholas av, s e cor Woodbine st, 4-sty brk factory, 50x100, slag roof; cost, \$25,000; owner, Anton Scholl, 338 Pulaski st, Brooklyn; architect, L. Almendinger, 926 Broadway, Brooklyn. Plan No. 1561.

STABLES AND GARAGES.

CORONA.—National av, 46, 1-sty frame garage, 12x14, shingle roof; cost, \$100; owner, J. Miles, premises. Plan No. 1501.

CORONA.—Park av, s s, 60 e Cleveland av, 1-sty frame garage, 18x16, shingle roof; cost, \$150; owner, J. A. King, premises. Plan No. 1502.

JAMAICA.—Yale av, 97, 1-sty frame garage, 10x16, paper roof; cost, \$50; owner, Walter McIntosh, premises. Plan No. 1515.

L. I. CITY.—12th av, e s, 300 n Grand st, 1-sty frame garage, 21x25, shingle roof; cost, \$160; owner, G. J. Fischer, 406 12th av, L. I. City. Plan No. 1516.

MIDDLE VILLAGE.—Metropolitan av, n s, 43 e Ward st, 1-sty frame stable, 24x21, tar and gravel roof; cost, \$200; owner, Bertha H. Young, 2164 Metropolitan av, Middle Village; architect, Wm. Von Felde, 2190 Metropolitan av, Middle Village. Plan No. 1511.

RICHMOND HILL.—Abington rd, s s, 238 w Lefferts av, 1-sty frame garage, 16x18, shingle roof; cost, \$500; owner, R. E. Smith, premises. Plan No. 1514.

WINFIELD.—Fisk av, w s, 400 n Woodside av, 1-sty frame garage, 10x16, shingle roof; cost, \$125; owner, Katherine Homick, 63 Woodbine st, Brooklyn. Plan No. 1523.

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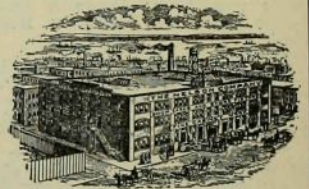
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11TH ST, 61 E., water tank (roof) to 11-sty brick factory; cost, \$513; owners, Frederick Fox & Co., 793 Broadway; architect, William A. Hynd, 28 East 23d st. Plan No. 1891.

14TH ST, 150 E., new store front to 4-sty brick lofts and stores; cost, \$75; owner, Stuyvesant Estate, 52 Wall st; architect, Nathan Makstein, 7 East 14th st. Plan No. 1838.

17TH ST, 363 W, n e c 9th av, masonry, steel and new store fronts to 5-sty brick store and tenement; cost, \$5,000; owner, Daniel Meehan, 35 West 88th st! architect, Joseph C. Cocker, 2017 5th av. Plan No. 1819.

18TH ST, 431 W., new windows and plumbing to 4-sty brick tenement; cost, \$1,000; owner, John T. Stanley, 642 West 30th st., architect, John H. Knubel, 305 West 43d st. Plan No. 1840.

19TH ST, 11-19 W, new fireproof partitions to 11-sty brick lofts and offices; cost, \$200; owner, Louis Stern, 41 West 42d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1834.

22D ST, 4 W., new tank to 12-sty brick store and loft; Cost, \$200; owner, James McCutcheon, 5th av and 34th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1,863.

26TH ST, 132 E., new store front, cabinet partitions and mason work to 4-sty brick furnished rooms, club room and saloon; cost, \$1,000; owner, Michael D. Ryan, care of H. C. Cook, 38 Park Row; architects, Berger & Son, 121 Bible House. Plan No. 1897.

27TH ST, 547-553 W, terra cotta block partition to 6-sty brick factory; cost, \$750; owner, Augustus Meyers, 547-553 W. 27th st; architect, William Higginson, 21 Park row. Plan No. 1903.

32D ST, 38-42 E., new windows to 12-sty brick lofts and offices; cost, \$100; owner, William Seach, Larchmont, N. Y.; architect, Josiah S. Lindsay, 235 East 35th st. Plan No. 1,889.

33D ST, 119 W., alteration to 4-sty brick tenement; cost, \$300; owner, B. Arthur Ayerbig, 119 West 33d st; architect, Harry Zlot, 63 Grand st. Plan No. 1,885.

33D ST, 243 East, new partitions to 4-sty brick dwelling; cost, \$100; owner, Augusta Cronzet, 243 East 3d st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1811.

33D ST, 21 E., removal of encroachments to 5-sty brick private dwelling; cost, \$3,500; owner, Lloyd Phoenix, Esq., 21 East 33d st.; architects, Warren & Wetmore, 16 East 47th st. Plan No. 1,845.

34TH ST, 29 W., alterations to 12-sty brick stores and offices; cost, \$700; owner, Daniel A. Loring, 29 West 34th st; architect, William G. Keelan, 110 East 23d st. Plan No. 1894.

35TH ST, 30-32 W., alterations to 11-sty brick mfg. and offices; cost \$700; owner, Revillon Freres, 19 West 34th st; architects, Seymour & Schoenwald, Vanderbilt av and 43d st. Plan No. 1,867.

39TH ST, 246 E., steel work to 4-sty brick tenement; cost, \$1,500; owners, Mary C. and Jane C. Finely, San Francisco, Cal.; architect, Otto Reissmann, 30 1st st. Plan No. 1,886.

42D ST, 101-103 W, new stairs, store fronts and steel partition, and mason work to 4-sty brick stores and offices; Cost, \$300; owner, Walter J. Salmon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 1832.

42D ST, 57 E., alteration to 9-sty brick stores and offices; cost, \$5,000; owner, Joseph Millbank, Greenwich, Conn.; architects, G. B. Post & Sons, 101 Park av. Plan No. 1,866.

43D ST, 321 E., shifting of windows and mason work to 4-sty brick tenement; cost, \$1,000; owner, Margaret Creter, 321 East 43d st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1,861.

44TH ST, 221-233 W., new fire escape to 5 and 2-sty brick theatres and studios; cost, \$200; owners, Central Theatres Leasing & Construction Co., 11 Pine st; architect, H. B. Herts, 35 West 31st st. Plan No. 1,864.

46TH ST, 163 E., new cornice, marquee and iron doors to 4-sty brick tenement; cost, \$500; owner, Thomas Regan, 163 East 46th st; architect, George Hof, Jr., 371 East 158th st. Plan No. 1,893.

47TH ST, 469 West, n e cor 10th av, masonry to 5-sty brick tenement; cost, \$75; owner, Wm. W. Astor, 21 West 26th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1810.

48TH ST, 310-318 E., mason work to 4-sty brick studio offices; cost, \$175; owners, Clausen, Flannigan Brewing Co., 441 West 25th st.; architect, Conrad Ritterbusch, 156 5th av. Plan No. 1,859.

50TH ST, 301 West, n w cor 8th av, new partitions, store front and flooring to 4-sty brick hotel and dwelling; cost, \$450; owner, The Bancroft Realty Co., 34 Nassau st; architect, Louis E. Dell, 1133 Broadway. Plan No. 1792.

51ST ST, 215 W., skylight to 5-sty brick tenements and stores; cost, \$300; owner, Girard Trust Co., Philadelphia, Pa.; architect, Eli Benedict, 1947 Broadway. Plan No. 1901.

51ST ST, 128-30 E., adding two stys, new dumb waiter shafts, windows, plumbing and heating to 4-sty brick tenement; cost, \$0,000; owner, Isse Koch, Hotel Theresa, 125th st and 7th av; architects, Hertz & Siegel, 117 West 83d st. Plan No. 1,842.

54TH ST, 153-55 W., steel work, floor beams, stairway and elevator to 5-sty brick garage (alteration from storage house); cost, \$18,000; owner, Rose Relly, s w cor 7th av and 57th st; architect, John Brandt, 271 West 125th st. Plan No. 1902.

63D ST, 318-320 E., new horse runway and stairs to 3-sty brick stable; cost, \$200; owner, Estate of Catherine A. De Peyster, 45 William st; architect, Charles H. Richter, 350 Greenwich st. Plan No. 1,849.

64TH ST, 169 E., mason work to 3-sty brick residence; cost, \$4,000; owner, Clarence C. Pell, 169 East 64th st; architect, Robt. W. Gardner, 84 William st. Plan No. 1,870.

66TH ST, 435 East, n w cor Av A, new plumbing to 6-sty brick stores and tenement; cost, \$200; owner, Ullmann Realty Co., 160 Broadway; architect, Abraham Saffan, 1395 2d av. Plan No. 1803.

72D ST, 219-231 W., new boilers and masonry to 8-sty hotel and stores; cost, \$5,000; owner, Morris Schinasi, 32-34 West 100th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 1,848.

74TH ST, 347-351 East, 5-sty addition to 4-sty brick church and rectory; cost, \$43,000; owner, The Church Extension Committee of the Presbytery of New York, Wilton Merle-Smith, D.D., Pres., 29 West 54th st; architects, Ludlow & Peabody, 101 Park av. Plan No. 1812.

76TH ST, 518 W, new 2-sty extension and basement to 3-sty brick dwelling; cost, \$3,000; owner, Thomas Thatcher, 62 Cedar st; architect, Chas. Brendon, 500 5th av. Plan No. 1835.

77TH ST, 139 W., alteration to 3-sty brick dwelling; cost, \$1,500; owner, Emily H. Walsh, 650 1st av; architects, John B. Snooks' Sons, 261 Broadway. Plan No. 1,879.

79TH ST, 422-24 E., new store fronts to 4-sty brick tenement and stores; cost, \$2,500; owners, Tina Hohenstein, Annie Rosenthal, 422 East 79th st; architect, Jacob Fisher, 25 Av A. Plans No. 1,883.

82D ST, 310 E., extension of elevator shaft to 3-sty brick storage warehouse; cost, \$300; owner, William Seitz, 200 East 33d st; architect, William, H. Ludwig, 801 Eastern Parkway Brooklyn. Plan No. 1,888.

85TH ST, 3 E., alteration to 9-sty brick tenement; cost, \$125; owner, Susanan S. Minturn, care of H. Hall, 100 William st; architect, R. H. F. Elliot, 340 Madison av. Plan No. 1,880.

86TH ST, 142 E., iron gratings to 5-sty brick tenement; cost \$300; owners, Ande Realty Co., 2 Rector st; architects, Gross & Kleinberger, Bible House, Astor Place. Plan No. 1,871.

89TH ST, 179 W., new store fronts, iron girder and iron columns to 5-sty brick store and tenement; cost, \$5,000; owner, Bernard McGreevy, 159 West 83d st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 1,844.

90TH ST, 55 E., additional storey, masonry and plumbing to 3-sty brick garage; cost, \$8,200; owner, Andrew Carnegie, Esq., 2 East 91st st; architect, Henry D. Whitfield, 160 5th av. Plan No. 1,852.

91ST ST, 53-55 E, 1-sty rear extension to 3-sty brick residence; cost, \$500; owner, Max Greene, 53-55 East 91st st; architect, Herbert M. Baer, 665 5th av. Plan No. 1822.

97TH ST, 323-25 E., masonry and steel to 2-sty brick stable and loft; cost, \$500; owners, Henry Frank, Jr., and Alice Friedberger, 374 Hudson st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1,868.

106TH ST, 49 E., resetting of fixtures and mason work to 5-sty brick tenement and stores; cost, \$900; owner, Mrs. Lizzie F. Brady, 17 East 129th st; Geo. J. Froelich, 49 East 106th st. Plan No. 1,873.

114TH ST, 17 E., new windows, partitions and plumbing to 5-sty brick stores and tenement; cost, \$2,000; owner, Dora Reitmann, 143 Orchard st; architect, Otto Reissmann, 30 1st st. Plan No. 1,850.

123D ST, 403 E., alteration to 1-sty frame blacksmith shop; cost, \$100; owner, Austin Estate, 2024 1st av; architect, Mathew J. Morrissey, 369 Jamaica av, L. I. City. Plan No. 1,890.

123D ST, 132-136 East, s w cor Lexington av, new partitions to 6-sty brick stores and tenement; cost, \$200; owner, Rubin Sadowsky, 203 Broadway; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1793.

125TH ST, 8-14 W, new stairs, partitions and store front to 4-sty brick stores and offices; cost, \$500; owner, James M. Horton, 205 East 24th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 1900.

130TH ST, 105 W., alteration to 3-sty brick assembly room and dwelling; cost, \$250; owner, Richard M. Bolden, 105 West 130th st; architect, Stephen Wilcox, 788 Riverside Drive. Plan No. 1,878.

145TH ST, 352-56 W., alterations to 8-sty brick tenement; cost, \$250; owner, John Hegeman, 680 St. Nicholas av; architect, Harry N. Paradis, 231 West 18th st. Plan No. 1,865.

153D ST, 546, converting 1 and 3-sty brick parsonage into parsonage, church and parish house; cost, \$40,000; owner, Washington Heights Evangelical Lutheran Church, pastor, Rev. E. A. Tappert, 546 West 153d st; architects, Upjohn & Conable, 456 4th av. Plan No. 1904.

155TH ST, 457 W, alterations to 5-sty brick tenement; cost, \$200; owner, Herman Klocke, 457 West 155th st; architect, Alfred A. Tearle, 569 West 184th st. Plan No. 1815.

168TH ST, 554-556 West, rear extension to 2-sty brick garage; cost, \$1,000; owner, Joseph A. Adler, 554-556 West 168th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1794.

187TH ST, 537 West, n e cor Audubon av, 1-sty addition in height to 2-sty brick stores and dwelling; cost, \$2,000; owner, Southside Const. Co., 445 Audubon av; architects, Neville & Bagge, 217 West 125th st. Plan No. 1809.

BOWERY, 106, new store front to 4-sty brick stores and shop; cost, \$250; owner, Peter P. Cappel, 44 Bowery; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1795.

BROADWAY, 35-37 E., alteration to 6-sty brick stores and lofts; cost \$1,750; owner, Joseph H. Cohen, 35-37 East Broadway; architects, The Rustling Co, 39 Cortlandt st. Plan No. 1,881.

BROADWAY, 317, steel work to 4-sty brick store and offices; cost, \$800; owner, New York Hospital Co., 8 West 16th st; architect, Harry N. Paradis, 231 West 18th st. Plan No. 1,882.

BROADWAY, 362, s e cor Franklin st, new fire-escapes to 5-sty brick stores and factory; cost, \$400; owner, Estate of David W. Bishop, 21 Liberty st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 1801.

BROADWAY, 2929, new door to 5-sty brick store and offices; cost, \$50; owner, Broadway Pres. Church, Broadway and 114th st; architects, Hopkins & McEntee, 37 East 28th st. Plan No. 829.

BROADWAY, 1564-66, new doors to 11-sty brick offices; cost, \$2,000; owners, Palace Theatre & Realty Co., 1564-6 Broadway; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 1,839.

BROADWAY, 1441-49, display platform to store in 6-sty stores and offices; cost, \$100; owners, Broadway & 41st St Co., 299 Madison av; architect, Benj. Bialek, 53 West 125th st. Plan No. 1,860.

BROADWAY, 902-910, mezzanine to 20-sty brick store and loft building; cost, \$1,500; owners, Charter Construction Co., 119 West 40th st; architect, Robt. T. Lyons, 119 West 40th st. Plan No. 1,877.

BROADWAY, 110 E, new store front to 5-sty brick stores and tenement house; cost, \$500; owner, Faybush Libman, 160 E 64th st; architect, Otto H. Taub, 130 W 46th st. Plan No. 1905.

BROADWAY, 520, W., plumbing to 7-sty brick stores and lofts; cost, \$400; owner, Estate of Wm. Brennan, 135 Broadway; architect, W. P. Seaver, 322 5th av. Plan No. 1899.

COLUMBUS AV, 732, new store fronts to 5-sty brick store and dwelling; cost, \$200; owner, Jacob Haberman, 732 Columbus av; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 1798.

LENOX AV, 513, glass and iron canopy to 3-sty brick store and dwelling; cost, \$100; owner, George Schneider, 633 Greenwood av, Richmond Hill, L. I.; architect, George Hof, Jr., 371 East 158th st. Plan No. 1,892.

LENOX AV, 339, n w c 127th st, new partitions and windows to 4-sty brick stores and club rooms; cost, \$100; owner, Max Weil, 2370 Broadway; architect, Henry J. Von der Lieth, 104 West 124th st. Plan No. 1828.

LEXINGTON AV, 223, masonry and new partitions to 4-sty brick stores and bachelor apartments; cost, \$300; owner, Henrietta Bagg, 26 West 46th st; architect, Henry C. Pelton, 8 West 38th st. Plan No. 1805.

LEXINGTON AV, 374, new store front to 4-sty brick store and tenement; cost, \$500; owner, Estate of Sophie Dunkak, 606 West 113th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1,862.

MADISON AV, 2173, alteration to 2-sty brick stable, lofts and offices; cost, \$2,000; owner, J. Sargeant Cram, 47 Cedar st; architect, Wm. P. Katz, 12 North Broadway, Yonkers. Plan No. 1,837.

MADISON AV, 347-351, s e c 45th st, new sidewalk vault to 7-sty brick show rooms; cost, \$5,300; owners, Tiffany Studios, F. B. Conover, vice-president, 347-51 Madison av; architect, Christian E. Harle, 96 Warren st. Plan No. 1826.

PARK ROW, 129, reset stairs and new plumbing to 3-sty brick store and offices; cost, \$300; owner, Abraham Liebeskind, 129 Park Row; architect, Henry S. Lion, 38 West 32d st. Plan No. 1817.

PARK ROW, 189-191, new stairs and metal work to 6-sty brick store and lodging; cost, \$500; owner, Frederick H. Cowperthwait, 41 Wall st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1,875.

ST. MARK'S PLACE, 30, new store fronts to 6-sty brick stores and tenement; cost, \$500; owners, Gens & Frankel, 230 Grand st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1854.

WEST END AV, 645, new janitor's apartment to 12-sty brick tenement; cost, \$300; owners, A. C. & H. M. Hall Realty Co., 2789 Broadway; architect, Gaetan Ajello, 1 West 34th st. Plan No. 1,843.

1ST AV, 2242, alterations to 4-sty brick stores and tenement; cost, \$2,500; owner, Pedro Alvino, 319 East 17th st; architect, Chas M. Straub, 147 4th av. Plan No. 1,836.

2D AV, 517, new plumbing to 4-sty brick store and tenement; cost, \$1,000; owner, Mayer Katzenberg, 206 East 60th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1,857.

2D AV, 182, new store fronts to 4-sty brick store and tenement; cost, \$1,000; owner Hyman German, 182 2d av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1,855.

3D AV, 1659, masonry and new partition to 5-sty brick store and tenement; cost, \$200; owner, Geo. Ehret, 235 East 92d st; architect, Louis F. Dell, 1133 Broadway. Plan No. 1,851.

3D AV, 2105-2107, n e c 115th st, new store fronts to 4-sty brick stores and apartments; cost, \$300; owner, Evelyn S. Jackson, 556 Madison av; architect, Wm. Somerville, 317 East 122d st. Plan No. 1823.

3D AV, 1442, new store fronts to 3-sty brick store, office and dwelling; cost, \$600; owner, Louis Heller, 1444 3d av; architect, H. P. Von Wiedenfeld, 1499 3d av. Plan No. 1814.

3D AV, 130-132, three marquees to 3-sty brick restaurant and dwelling; cost, \$150; owners, Geo. E. Gouvard & Geo. Ehret, 132 3d av; architect, Walter H. T. Quest, 504 West 151st st. Plan No. 1807.

4TH AV, 287-293, n e c 22d st, 4-sty brick extension to 9-sty brick offices and store; cost, \$52,000; owner, United Charities, R. Fulton Cutting, Pres, 105 East 22d st; architect, Jas. B. Baker, 156 5th av. Plan No. 1799.

58TH AV, 417-19-21, extension to 11-sty brick store and offices; cost, \$450,000; owner, Mrs. Elizabeth M. Anderson, 80 West 40th st; architects, Howell & Stokes, 100 William st. Plan No. 1,858.

8TH AV, 691, new stairs, doors, plumbing, store fronts, columns and girders to 5-sty brick tenement; cost, \$500; owner, Wm. Shoemaker, 261 West 44th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1,841.

New Jersey Building News (Continued).

ing, 40x80 ft, at Essex av and Henry st, for the Orange Memorial Hospital, on premises. Bids will be taken by architects about June 15.

NEWARK, N. J.—F. F. Ward, 203 Broadway, Manhattan, is preparing plans for a 4-story brick addition to the hospital in 10th st, adjoining the present building of the Women's and Children's Hospital, Central av, Miss Shaw, superintendent. Cost, about \$30,000.

HOBOKEN, N. J.—James Brite, 1170 Broadway, Manhattan, has completed plans for a 3-story brick addition to the hospital corner of Willow av and 4th st for St. Mary's Hospital of Hoboken. James Wheelihan, 767 Montgomery st, contractor for foundations. Bids will be taken about May 26 for superstructure. Cost, about \$200,000.

NEWARK, N. J.—H. V. & J. J. King, Union Building, have nearly completed plans for alterations and additions to the hospital ward building and morgue on Fairmount av for the Common Council of the City of Newark, Patrick O'Brien, president, City Hall. Cost, about \$70,000. Bids will probably be taken about June 1.

SCHOOLS AND COLLEGES.

PLAINFIELD, N. J.—Wilder & White, 50 Church st, Manhattan, are preparing plans and will take bids about July 1, for a brick school on Evergreen av, for the Board of Education of Plainfield, H. R. Conger, clerk. Cost, about \$125,000.

MOUNTAIN LAKE, N. J.—W. B. Pierson, 72 Trinity pl, Manhattan, is preparing plans for a 1-story fieldstone public school here in Hanover Township for the Board of Education of Hanover Township, J. C. Layer, president. Cost, about \$22,000.

PASSAIC, N. J.—John Kelly & Co., P. O. Building, Passaic, are preparing plans for a 3-story brick and stone Industrial Public School on the Watson site, near Madison st, for the Board of Education of Passaic, E. Flower, president. Runyon & Carey, 845 Broad st, Newark, are steam and electrical engineers.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—David M. Ach, 1 Madison av, Manhattan, has completed plans for a 2 or 3-story brick and terra cotta taxpayer, 64x150 ft, at the northeast corner of Park pl and East Park st, for J. P. Meyer, 224 Washington st, Hoboken. Cost, about \$25,000.

Other Cities.

CHURCHES.

BREWSTER, N. Y.—Robert Reilly, 481 5th av, Manhattan, is preparing plans for a 1½-story brick and stone church, 50x100 ft, in Prospect st, for St. Lawrence R. C. Church, Rev. Father F. P. Phelan, pastor, Prospect st. Cost, about \$30,000.

POUGHKEEPSIE, N. Y.—W. J. Beardsley, 49 Market st, has been commissioned to prepare plans for a church at Upper Cannon st, near Cherry st, for St. John's Lutheran Evangelical Church, Rev. J. Fred Berman, 309 Fairview av, pastor. Cost, about \$20,000.

PUBLIC BUILDINGS.

NEWBURGH, N. Y.—The U. S. Government, Hon. A. S. Bursleson, Postmaster General, Capitol, Washington, D. C., contemplates the erection of a new post office building here, to cost about \$200,000. Oscar Wenderoth, Washington, D. C., architect.

SCHOOLS AND COLLEGES.

GREENWICH, CONN.—W. B. Tubby, 81 Fulton st, Manhattan, has been commissioned to prepare plans for a 2-story brick and terra cotta school, 64x76 ft, near Hamilton av, for the town of Greenwich, Conn., J. P. Crosby, secretary. Cost, about \$40,000.

PERSONAL AND TRADE NOTES.

STANDARD PAINT CO., N. Y. C., has moved its Boston office from 70 Kilby street to 6 Beacon street.

THE CINCH EXPANSION BOLT CO. has recently been absorbed by the National Lead Co., 111 Broadway.

GIBSON-STEINGART Construction Co., general contracting, has moved its offices from 118 East 28th st to 35 Nassau st.

ALBEAT GREY, plumbing contractor, has moved his office and shop from 250 West 17th street to 415 West 40th street.

NIEMANN & LUTH, general contractors, have moved their offices from 25 West 42d st, to the Aeolian Building, 33 West 42d st.

WIGHTMAN & RICHARDS, consulting engineers in technical advertising, have moved their offices from 29 Broadway, to 50 Union square.

RUPP BROS., architects and general contractors, have moved their offices from 186 Remsen street to 189 Montague street, Brooklyn.

PETER E. NOSTRAND, consulting engineer, Shelter Island Heights, L. I., has been appointed superintendent of highways for Suffolk County, N. Y.

C. MERRITT CURTIS, architect, has moved his offices from the O. C. S. Building to the new Vinner Building, East Fayette st., Syracuse, N. Y.

SYRACUSE ENGINEERING CO., engineers and contractors for structural steel, has opened offices in the new Rosenbloom Building, Syracuse, N. Y.

ROSENBERG & ARONSON, masons and general contractors, have moved their offices from the Public Bank Building to the Marcus Building, 121-23 Canal st.

P. G. PAIST, formerly of the firm of Hewitt, Granger & Paist, architects, has opened an office for the independent practice of his profession at 1613 Chestnut st, Philadelphia.

WILLIAM GREEN, formerly connected with Geo. Mulligan, general contractor, has opened an office at 59 West 37th street, where he will conduct a general contracting business.

SYRACUSE BRIDGE CO., structural steel engineers and contractors, has moved its offices from the Gurney Building to the Griffith Building, West Onondaga st., Syracuse, N. Y.

CLARENCE TRUE & SON, architects, have moved their offices from 109 West 88th street to the Long Beach Estates Building, northeast corner of 42d street and Lexington avenue.

J. DUNCAN FORSYTH, architect, has opened offices at 375 South Broadway, Yonkers, N. Y., and desires samples and catalogues from manufacturers interested in the building trades.

COLBY & CRISTIE, inspectors of steel and re-inforced concrete, Philadelphia, Pa., have moved their New York office from 1 Madison avenue to 51 East 42d street. The firm is represented in New York by C. S. Bilyen.

J. LELAND WELLS, heating and ventilating engineer; Frederick H. Wells, electrical engineer, and Arthur S. Wells, sanitary engineer, have opened offices at 245 West 34th street, where they will practice as consulting engineers.

EDMUND D. FISHER, Deputy Comptroller, sailed last Saturday on the Imperator, to represent Comptroller Prendergast at the formal opening of the city's exhibit at the International Urban Exposition, at Lyons, France. Later Mr. Fisher will visit London, Paris and Berlin to interest leading bankers there in New York City bonds. He will also make a special study of central banks in these cities.

FIRE PREVENTION EXHIBITION.—An interesting department of the convention of the National Association of Manufacturers at the Waldorf this week was the Fire-Prevention Exhibition. The space occupied was not large, but it was well filled with interesting appliances. A number of engineering companies working in the fire-prevention field had exhibits. Various automatic signal systems were shown, together with fire-doors and windows, sprinkler heads, fire extinguishers, valves for hose lines, standpipes, hose racks, etc., besides a great many photographs to illustrate the use of preventive appliances. Fire Commissioner Adamson delivered an address before the convention. Manufacturers are taking a great interest in the subject of the prevention of fire and accidents since the enactment of the compensation laws.

OBITUARY

WILLIAM H. PARKS, retired general contractor, died at his home, 780 Prospect avenue, Bronx, Saturday, May 16, aged 84.

CHARLES L. PEDEN, architect for the Buick Motor Co., and supervisor of construction for the General Motor Co., died of a complication of diseases at his home, 603 Hancock st, Brooklyn, Wednesday, May 20. He was forty-eight years of age and is survived by his widow and one son.

DAVID B. McILLWAIN, inventor of light-weight steel tubing, now used in the manufacture of all bicycles, died Tuesday, May 19, after being in poor health for about one year. He was seventy-four years old and lived with his daughter, Mrs. Paul Manship at 82 West 12th st. Mr. McIlwaine was one of the founders of the Hardware Club in N. Y. C. and a member of many social and fraternal orders.

JAMES J. FERRIS, who resigned May 4 from the City Commission, the body which governs Jersey City, died suddenly from acute gastritis, at his home, 596 Jersey avenue, Jersey City, Friday, May 15. Mr. Ferris was a member of the firm of Stillman, Delehanty & Ferris, general contractors, who recently took the contract for the construction of buildings in the Stockyards on the Pennsylvania R. R. Co.'s property. Mr. Ferris was born in Ireland, fifty-five years ago. He is survived by his widow, five sons and three daughters.

TRADE AND TECHNICAL SOCIETY EVENTS.

SIXTH NATIONAL CONFERENCE ON CITY PLANNING will be held in Toronto., Ont., May 25-27. Secretary, Flavel Shurtleff, 19 Congress street, Boston, Mass.

AMERICAN SOCIETY OF CIVIL ENGINEERS will hold its annual convention at Baltimore, Md., June 2-5. Secretary, Chas. W. Hunt, 220 West 57th street, N. Y. C.

NATIONAL DISTRICT HEATING ASSOCIATION will hold its sixth annual convention at Rochester, N. Y., May 26-29. Headquarters will be at the Seneca Hotel.

MASTER PLUMBERS' ASSOCIATION OF BROOKLYN has moved to new quarters at 283 Livingston street.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its midsummer meeting at Cleveland, Ohio, July 9-11. Headquarters at the Hotel Statler.

MECHANICS & TRADERS' EXCHANGE, of Brooklyn, celebrated its removal to new and larger quarters in the Arbuckle Building, 367 Fulton st., Thursday, May 21. Many members and friends of the association were present. A buffet luncheon was served from one to three o'clock.

NEW YORK CITY ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS at their recent annual meeting elected the following officers for the ensuing year: President, John E. Jeffrey, vice-president, Joseph G. Geoghegan; treasurer, William H. Curtin. Directors, John E. Jeffrey, Joseph G. Geoghegan, William H. Curtin, M. J. Callahan and J. E. Rutzel; secretary, Henry B. Combers.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS has abandoned the plan of holding a convention at Brighton Beach, July

3-4. No alternative arrangements have been made as yet, and it is likely that no convention will be held this year.

NATIONAL ASSOCIATION of Sheet Metal Contractors will hold its annual convention at Cincinnati, Ohio, June 16-19. Headquarters at the Hotel Gibson.

J. J. BLACKMORE, secretary of the United States Radiator Co., has been appointed secretary of the American Society of Heating and Ventilating Engineers, succeeding Edwin A. Scott, who recently resigned.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 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 89th 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.

BROOKLYN LEAGUE, executive offices and Meeting Rooms are now in the new Terminal Building, 50 Court street, Brooklyn, on the sixth floor, rooms 610-11.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION will hold its annual convention at the Cadillac Hotel, Detroit, Mich., June 15-18.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Atlantic City, N. J., June 16-18. Headquarters at Hotel Rudolf.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention at the Hotel Rudolf, Atlantic City, N. J., June 15.

MASTER STEAM AND HOT WATER FITTERS' ASSOCIATION will hold its annual convention at Atlantic City, N. J., June 10-13. Headquarters at the St. Charles Hotel.

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.

NATIONAL HARDWARE ASSOCIATION meets at Hotel Statler, Buffalo, Thursday, June 18. The New York Central will run a special train from Chicago on the evening of June 17, which will carry large delegations from the South and pick up large contingents en route. There will be the usual representative attendance from the hardwood producing sections of the Southwest and Nashville lumbermen, who are on a "boost" trip, will include the Buffalo convention in their itinerary.

BROOKLYN CHAPTER, American Institute of Architects, William P. Bannister, president, has sent a communication to Borough President Pounds of Brooklyn, in which it asked that the architect for the proposed new County Court House be chosen by competition. The Chapter as a body feels that in a work of such importance the design and plan should be selected by a jury of experts in architecture and not by one individual.

AMERICAN SOCIETY of Engineers, Architects and Constructors at their first regular meeting, held at the United Engineering Bldg., May 12, elected the following officers to serve during the current years: President, Major Samuel S. Hatfield, assistant engineer U. S. A.; 1st vice-president, Oliver Randolph Parry, architect; 2d vice-president, Chas. N. Green, M. A. S. C. E.; 3d vice-president, Louis F. Hackadorn, constructor; treasurer, Chas. F. Dingman; secretary, T. Hugh Boorman, C. E.; foreign cor. secretary, Col. J. W. Howard, U. S. A.; chaplain, Edmund Banks Smith, U. S. A.

BROOKLYN ENGINEERS' CLUB held its regular informal library talk Thursday evening at the club house. The speaker of the evening was Paul H. Graef, who addressed the members on the subject of "Workmen's Compensation Insurance in New York."

RECENT INCORPORATIONS.

BREAKWATER PATENTS CORPORATION is a \$150,000 company, chartered to do general engineering, contracting and construction business with offices in Manhattan. The directors are Chas. G. Painter, 150 West 47th st, Manhattan, Gifford B. McKay, 99 Fairview av, Jersey City, N. J., and Edwin C. Randall, 16 Monticello av, Jersey City, N. J. J. G. Roe, 128 Broadway, attorney.

COMET CONSTRUCTION CO. has been incorporated with \$25,000 capital stock to do a general contracting and construction business with offices in Manhattan. The directors are Jacob Auerbach, 949 Hoe av, Bronx, Chas. Auerbach, 728 East 156th st, and William B. Stites, 77 River st, Hoboken, N. J., who is also the attorney for the company.

HERDSTONE REALTY CORPORATION has filed incorporation papers with a capitalization of \$10,000 with offices in Manhattan to do a realty and construction business. Leo Steln, 220 West 98th st, Herbert L. Stein, Woodmere, L. I., and Leo G. Rosenblatt, 150 West 79th st, directors. M. S. & I. S. Isaacs, 52 William st, attorneys.

WALTER T. MURPHY has filed papers to do construction and realty, etc., with \$20,000 capital stock with offices in Manhattan. The incorporators are Walter T. Murphy, 605 West 151st st, John H. Murphy and Jas. King, both of 1093 6th av. Warren Leslie, 165 Broadway, attorney.

THE NORWALK VAULT CO. OF NEW YORK has filed papers with a capitalization of \$25,000 to operate quarries, brickyards, etc., manufacture and deal in cement, lime, artificial stone, plaster, etc., with offices in Manhattan. The directors are W. Fred Wilcox, 10 Grove pl, East Orange, N. J.; Ben. P. Sweeney, 626 3d st, Brooklyn; Raymond C. Brown, Sound Beach, Conn., and two others. T. A. Clement, 115 Broadway, attorney.

CHARLES J. ADAMS & SONS have filed incorporation papers with offices in Manhattan with \$10,000 capital stock to do general contracting for alterations and reconstruction of buildings, etc. The incorporators are Chas. J. Adams, Chas. Adams and Robert L. Adams, all of 211 East 39th st. Chas. J. Adams, 211 East 59th st, attorney.

JACOB A. ZIMMERMANN & SON have been incorporated with \$110,000 capital stock to do general contracting, construction and dealing in building materials, realty and brokerage business with offices in Manhattan. The directors are G. Albert Zimmermann, 505 5th av, Alfred L. Rose and William H. Jeffers, 128 Broadway. Rose & Paskus, 128 Broadway, attorneys.

E. W. FOLEY CONTRACTING CORPORATION is a \$100,000 company chartered to do a general contracting and construction business with offices in Manhattan. The directors are W. S. Menden, Hotel St. George, Brooklyn; E. W. Foley, Sourdale, Mass.; and W. V. Dorney, 29 Jerome st, Brooklyn. M. V. Dorney, 115 Broadway, Manhattan, attorney.

HEMPSTEAD INVESTORS' DEVELOPMENT CORPORATION is a \$25,000 company, chartered to do a realty, contracting and construction business with offices in Manhattan. The directors are Ralph H. Blum, 596 Riverside dr, Julius Kuschner, 1608 Madison av, and Max Monahan, 219 East 46th st. The attorneys are Lind & Pfeiffer, 46 Cedar st.

LAITIN REALTY & IMPROVEMENT CO. has been incorporated with \$20,000 capital stock to do a realty and construction business with offices in Manhattan. Abraham Levy, Jule L. Janover and Chester E. Frankel, all of 30 Church st, are the directors. Janover, Frankel & Janover, 30 Church st, attorneys.

ACADIA BUILDING CO. has filed incorporation papers with a capitalization of \$10,000 to do a realty business and dealing in building materials, with Vorus F. Chute, 1159 51st st, Arthur C. Ainsworth, 145 East 8th st, and M. C. Smith, 129 31st st, all of Brooklyn, as directors. N. H. Raymond, 235 Broadway, attorney.

PUBLIC IMPROVEMENTS.

Chester.

The local board has adopted the following resolutions:

For constructing sewers and appurtenances in East 177th street, between Metcalf avenue and the easterly line of the existing sewer within the property of the N. Y., N. H. & H. R. R. Co. and Devoe avenue, and in the easement between Devoe avenue and the Bronx River; and in Bronx Park avenue, between East 177th street and the property of the N. Y., W. & B. R. R. Co. at East 180th street; and within the property of the N. Y., W. & B. R. R. Co., between East 180th street and Morris Park avenue, except the sewer already built within the property of the N. Y., W. & B. R. R. Co.; and in Morris Park avenue, between the property of the railroad company and Cruger avenue, and in Cruger avenue, between Morris Park avenue and Rhinelander avenue, together with all work incidental thereto.

For constructing sewers and appurtenances in Sacket avenue, between Colden avenue and Williamsbridge road; and in Colden, Paulding, Hone, Lurting, Haight and Munroe avenues, between Sacket and Van Nest avenues; and in Pierce avenue, between Colden and Munroe; and in Bogart avenue, between Sacket and Van Nest; and in Pierce avenue, between Bear Swamp road (Bronxdale avenue) and Radcliff avenue; and in Fowler avenue, between Pierce and Van Nest; and in Bear Swamp, between Sacket and Van Nest avenue; and all work incidental thereto. The total estimated cost is about \$110,000, and the assessed value of real estate, with improvements, within the probable area of assessment is about \$580,000.

For regulating, grading, etc., in Fillmore street, between Morris Park avenue and Van Nest avenue, together with all work incidental thereto.

For acquiring title to the land necessary for Munroe avenue, between Sacket avenue and Pierce avenue. No buildings on land to be acquired.

PLATE GLASS SITUATION.

Outlook More Promising for Avoidance of Rate War—Several Meetings Held.

The New York Underwriting Association held a meeting last Tuesday, and the situation in the general liability and plate glass insurance was discussed. Five outside companies were elected on a tentative basis. For several weeks there has been a crisis in the plate glass insurance situation, and even at the present time all danger of a rate war has not been eliminated, though the outlook is more cheerful than for some time past.

It was proposed that each company have three agents in Manhattan, without territorial restrictions, whose commission be 30 per cent., as against 20 per cent. for brokers. This resolution was voted down, only two companies of the twenty-three present supporting the change. At the present time agents receive 35 per cent., and brokers 25 per cent., and the outcome of the discussion was that in future agents will receive 30 per cent., and brokers 25 per cent., only one company dissenting. The reason that agents get a larger percentage is on account of the volume of business transacted, though all business goes through the home office.

The annual meeting of the Plate Glass Service and Information Bureau, which is the National Board, covering a number of states, held a meeting on May 14 and elected the following officers: Nelson D. Sterling, of the Fidelity & Casualty Company, chairman; H. D. Clarke, of the Great Eastern Casualty Company, vice-chairman; A. B. Thistle, of the Globe Indemnity Company, treasurer, and E. M. Gridley, secretary and bureau manager.

The Southwestern Surety Company has discontinued writing plate glass insurance in Greater New York until the rate situation has cleared. There is only one company, with its home office in Newark, N. J., which has not accepted the proposed rates.

Action of Seawater on Concrete.

Tests made by the Aberthaw Construction Company of Boston, beginning in 1909, to study chemical action and frost action on reinforced concrete in sea water seem to indicate that with a proper mix and proper care, piers and other structures can be made to withstand such disintegrating influences. Twenty-four piers, 16 feet long by 16 inches square, built by the Aberthaw Construction Co. in the Charlestown Navy Yard, have been subjected to tidal rise and fall in that yard for five years. They were placed with 18 inches out of water at high tide and 4½ feet under water at low tide, the mean tide being ten feet.

In general, the richer the specimen in cement, the better does it stand the test. The one pier of the whole twenty-four which was eaten all the way through was one of the leanest specimens tested, consisting of one part cement, three of sand and six of stone, cast quite dry. This specimen was eaten entirely through at about 3½ feet above low-water. About one foot in the length of the specimen was entirely gone, but the reinforcing bars held the pieces together. The back side was eaten away on a slant, for a distance of nearly 10 feet, but the specimen was only very slightly affected below the low-water line. At the eaten section the material was dead and particles could be picked off the surface with the finger nail.

As a contrast, a pier mixed from one part cement, one sand and two of stone, and cast very wet, shows a splendid condition, even after five years of treatment. This specimen when cast was soft enough so that the concrete would run out of an overturned wheelbarrow, but it would not flow like syrup.

When examined in March, 1910, this pier was apparently in as good condition as when placed. At the recent examination the face and back were slightly pitted, but the edges and sides were perfectly good and the back showed very slight action.

TRADE LITERATURE

Link-Belt Data Book.

For the first time in history, so asserts its publishers, an engineering data book has been published by a manufacturing concern which will enable users of power to select the correct silent chain drives for their work and determine the exact cost from list prices shown in the book. Besides giving complete engineering information on silent chain driving in simple and compact form, "Data Book No. 125" describes many uses of silent chain for the efficient transmission of power, and gives specific reasons and illustrations showing application in a large variety of uses.

Link-Belt silent chain is a series of links connected by joints which consist of segmental case-hardened bushings and case-hardened steel pins. The chain is as flexible as a leather belt—as positive as a gear. Its rated efficiency is 98.2 per cent on actual test. It will transmit any amount of power quietly. Over 200,000 installations, it is stated, were drawn upon for the information contained in this data book. The book consists of 112 pages, bound in flexible red cover. Copies can be obtained free of charge by addressing the manufacturers, Link-Belt Company, 29th street and Stewart avenue, Chicago.

W. G. Cornell Company Expands.

In a richly engraved illustrated folder the W. G. Cornell Co. announces the establishment of a department for the installation of approved sprinkler appliances as manufactured by the Associated Automatic Sprinkler Company. The company has made mechanical installations in the following buildings: Woolworth, Cass Gilbert, architect; Municipal, McKim, Mead & White, architects; Lord & Taylor store, Starrett & Van Vleck, architects; Bankers Trust, Trowbridge & Livingston, architects; Stern Brothers store, J. B. Snook's Sons, architects; Gimbel store, D. H. Burnham & Co., architects; Architects' building, Ewing & Chappell and LaFarge & Morris, associated; 80 Maiden lane, D. H. Burnham & Co., architects; the United Cigar Stores building, Warren & Wetmore, architects, and many others.

"Lowest in Ultimate Cost."

Bulletin No. 13, issued by the Turner Construction Company, 11 Broadway, bears the foregoing title and deals with the perfection concrete construction. The bulletin gives interesting detailed drawings with photographs of some of the big operations that the Turner Construction Company has executed. In the contents the following claims are made for reinforced concrete construction for industrial buildings:

"In the hands of an experienced and well organized contractor, a concrete building can be erected at less cost than the best fireproofed structural steel construction. It is proof against all deteriorating influences. It gives the lowest fire risk. These facts explain why a reinforced concrete building is lowest in ultimate cost. The heat-resisting qualities of concrete construction are superior to those of all other forms of fireproof construction. A concrete building is free from vibration. It is the most cleanly and sanitary, because it has no cracks, crevices or joints to breed vermin and collect dirt. A concrete building can be designed, built and delivered to the owner in as short a time as any other type of construction—and frequently in less time. This means that earning power begins at the earliest possible moment. The architectural possibilities of concrete are unlimited. Structural concrete framework and floors may be combined with brick or terra cotta facings to give most artistic effects at minimum cost.

—In 1900 one family in every eight in New York owned the home in which it lived; in 1910 only one family in every nine owned its home.

BUILDING MATERIALS AND SUPPLIES

**IMPROVED BUYING IN PIG IRON AND PAINT MATERIALS
LOOKED UPON AS ENCOURAGING SIGNS—BRICK FIRMER**

Big Forest Products Exposition Expected
to Help Sale of Building Lumber Here

BUILDING material interests were inclined to accept the strengthening of iron buying this week as a sign of ultimate change for the better in steel. The fact that certain Eastern Pennsylvania steel interests had taken an extra large amount of iron seemed to be the basis for the better feeling in the metal department of the building material market. The steel companies, however, apparently were encouraged to gather their requirements for the current year, because basic iron prices had been dropped to a point that appealed to them; but it was said that if the steel companies did not have some fairly well-founded idea that conditions were about to improve, they would not have loaded up on this commodity so heavily.

Throughout New England there has been an apparent change in sentiment, which is reflected to a certain extent in the outlying parts of New York, especially for basic building commodities.

Next to the trend of the building metals market the behavior of oils and lubricants holds a center of interest. Following the sharp reduction in crude petroleum prices, lists have been generally steady. Flaxseed at Duluth has moved up slightly, but linseed oil quotations in the local wholesale market still prevails at the 45 and 50 cent level. There has been a slight change for the better in the demand for linseed oil, but it was more noticeable because of the general slackness of demand than for volume.

Brick manufacturers along the Hudson and Raritan rivers are rapidly getting into shape to manufacture brick for the coming season. About 40 per cent of them already have started their kilns, and by the first of June practically all those who will operate this year will be under way. In the meantime the New York distributors are feeling a greatly improved demand, which is reflected to some extent in the current prices, indicating an upward trend, but the dealers continue to bear the market because of the impression that manufacturers will be desirous of letting last year's brick go at low prices when the new brick becomes available for use. The fact is that manufacturers are planning for a

short season, and are therefore clamoring for higher quotations than are now ruling, instead of acceding to a sacrifice in order to clear their sheds. The generally high quality of brick made last season enables them to take a somewhat firmer stand, especially since they are figuring on making their output conform to the actual requirements of the New York market.

The big country-wide effort to counteract the influences that have been working against the use of wood in building construction took shape this week in a practical demonstration of the utility of this commodity in general construction. Practically all the lumber interests throughout the Eastern district are concentrating their efforts to show the application of wood. Out of this demonstration the distributors in the Eastern territory expect to bring about a marked change for the better in lumber sales, especially in the trim and flooring departments. The introduction of composition and other materials for flooring and trim has been cutting heavily into the market for lumber for these purposes, and the demonstration was designed to check this movement.

The bright spot in the building material and supply department is found in paint and paint materials. More seasonable weather has helped demand perceptibly, but painting operations are hardly up to normal yet. An increase of \$2 a ton in the selling price of pig lead has made no difference in the market quotations for lead pigments, and as a matter of fact the latter is holding a larger differential than shown over the value of the metal, as pig lead prices are considerably lower than they were at this time last year, while pigments are selling at exactly the same level as a year ago.

Plan filings for new buildings in the five boroughs this week compared with last week as follows:

	Week Ending.			
	No.	May 14	No.	May 21
Manhattan	14	\$821,100	10	\$1,346,200
Bronx	15	141,075	12	228,125
Brooklyn	144	1,338,650	139	978,450
Queens	62	328,235	85	274,790
Richmond	54	69,980	32	80,350
Totals	289	\$2,609,040	278	\$2,907,915

IRON AND STEEL.

Better Buying in the Former—Structural Material Weaker.

BASIC iron buying was the bright spot in the metals department of the building material market this week. The fact that this kind of iron showed the greatest animation gave evidence that steel manufacturers were anticipating heavier structural requirements before long, although slack in price of this iron to encourage steelmakers to come into the market on their second-half needs doubtless had a stimulating effect.

The American Steel & Wire Company reports having received orders in heavier volume since the first of the month than in any recent month this was considered another indication that there was an improvement in this department, but it is marked by decided fluctuations in daily volumes booked.

According to authorities in the trade, the steel contracts from this work, aggregating close to 175,000 tons for subway construction, have been placed since the original subway contracts were closed. Of the total, about 150,000 tons were placed with the American Bridge Company and 25,000 tons with the independent fabricators. It is also estimated that before the present construction is finished about 200,000 tons additional will have been placed. With elevated track extensions and improvements the total structural steel purchases will have amounted to 500,000 tons.

According to the statistical department of the American Iron and Steel Institute the total production of beams, beam girders, zee bars, ties, channels, angles and other forms of heavy and light iron and structural steel shapes in 1913 amounted to 3,004,889 gross tons, an increase of 158,402 tons over 1912. Of last year's total 2,553,806 tons were heavy structural shapes and 451,083 light structural shapes.

The total production of iron and steel wire rods in 1913 amounted to 2,464,807 gross tons, against 2,653,553 tons in 1912, a decrease of 188,746 tons. The steel wire rods rolled amounted to 2,463,975 tons and the iron rods to 832 tons.

TURPENTINE.

This Paint Ingredient May Show Gradual Advance.

PAINT ingredients as a general rule have held fairly firm despite unsettling conditions in the crude market and in one instance, that of turpentine, there has been a steady recovery from the slump which featured the market in this department at the close of April. Present prices rule at 48 cents plus for single barrels with larger lots fractionally cheaper in wholesale quantities. The presence of various substitutes on the market is the greatest hindrance to consistent advances in the values of this commodity and these substitutes are increasing in number. A better demand at primary points and an increase in export buying, said a leading paint authority, has placed the material in a firmer position. Further advances are probable, according to some authorities, although no sharp rises are expected.

EMERGENCY SUPPLY ORDERS.

Jobbers Handed 16,000,000 Lb. Requisition Following the Blizzard.

AN echo of the storm of the first of March was heard at the convention of the supply men, recently held, when the sudden strain sustained by the electrical supply interests of this city immediately after the last big snowstorm was recounted for the Record and Guide by a representative of the Western Electric Company.

The extent of that storm may be measured

by the fact that 150 carloads of poles were ordered weighing 13,000,000 pounds; 16,000 miles of wire weighing 2,300,000 pounds; 14,000 cross arms weighing 750,000 pounds; fifty miles of cable weighing 270,000 pounds; fifty miles of strand weighing 60,000 pounds; 1,000,000 pounds of hardware, such as tools, tape, connections, braces and other equipment were ordered; 200,000 insulators, all totaling approximately 16,000,000 pounds.

So great has been the drain for this material upon the market that along the lines of the Central Railroad of New Jersey and the Reading emergency cables strung along fences, temporary pole stumps and even on the ground, still serve to facilitate the operation of trains and telegraphic business for the simple reason that the wire and equipment companies have not completed deliveries.

COMMON BRICK.

Highest Recorded Unloading Movement of Last Eight Months.

SIGNIFICANCE was attached to the fact that Hudson common brick sales in this market this week favorably compared with the totals reported in the corresponding week a year ago. In that week 56 barge loads came in, as against 58 in the current week, and 59 barges were sold, as against 56 in the six days just closed. Prices, however, are not as high as those that ruled last May.

The current rate of consumption as gauged by the 60 per cent. reports filed by the Greater New York Brick Company show a better movement of this commodity into building construction over last week and, indeed, it is in excess of any unloading movement by almost 2,000,000 brick of any week since last October and shows a gain of half a million brick over that unloaded last week. Of this amount it was estimated at about 70 per cent. of it will enter into immediate consumption as the state of the manufacturing centers up the river is such as not to encourage extensive stacking.

Official transactions for Hudson common brick covering the week ending Thursday, May 21, 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, May 15—23.	Arrived.
Friday, May 15	16	15
Saturday, May 16	9	5
Monday, May 18	16	14
Tuesday, May 19	1	6
Wednesday, May 20	9	10
Thursday, May 21	7	6
Total	58	56

Reported enroute, Friday A. M., May 3,

Condition of market, dull. Prices: Hudson, basic, — to \$5.75, special grades higher; 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 22, 25.

HUDSON BRICK UNLOADED.
(Current and last week compared.)

May 8	1,116,000	May 15	1,868,500
May 9	891,700	May 16	928,650
May 11	1,630,900	May 17	1,322,500
May 12	1,568,500	May 18	1,339,000
May 13	1,574,000	May 19	1,686,500
May 14	1,680,000	May 20	1,837,000
Total	8,461,100	Total	8,982,150

1913.

	Left over, Friday A. M., May 16—18.	
	Arrived.	Sold.
Friday, May 16	11	14
Saturday, May 17	10	4
Monday, May 18	14	13
Tuesday, May 20	2	5
Wednesday, May 21	6	12
Thursday, May 22	13	11
Total	56	59

Condition of market easier. Prices: Hudsons, \$6.87½ to \$7.25; Raritans, \$6.75 to \$7.12½; Newark, yard, \$8.25. Left over Friday A. M., May 23, 15.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 21, 1914	468
Total No. bargeloads sold Jan. 1 to May 21, 1914	422
Total No. bargeloads left over May 22, 1914	25
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to May 22, 1913	647
Total No. bargeloads sold Jan. 1 to May 22, 1913	626
Total No. bargeloads left over May 23, 1913	15

A CONFUSION OF NAMES.

Atlas Portland Cement Co. Not Interested in Freight Line Fight.

THE Portland cement trade heard with interest a report this week that the Atlas Cement Company had on May 20 put into service on the Mississippi a fleet of barges to compete with the east bank railroad lines for the freight carrying trade between New Orleans and St. Louis. When the secretary of President Morrison of the Atlas Portland Cement Company of this city, was asked whether there was any connection between the two companies, he said there was none.

Salesmen covering this territory say that while there is still a dearth of business there is unquestionably a better tone to inquiry. Dealers are still carrying light stocks and are holding prices fairly steady considering the competitive that is ruling all over the district. Manufacturers, however, are turning out a normal quantity.

Consumers coming into the market now will find dealers competing stiffly, but the dealers are complaining about deliveries. The quotation of \$1.58 per barrel in 500 barrel lots alongside dock, New York, continues to be only nominal list price for this commodity.