

REAL ESTATE **RECORD** AND **BUILDERS GUIDE.**

NEW YORK, APRIL 5, 1913

THE RAILROAD GRAB OF HEIGHTS FRONTAGE

An Enormous Freight Yard to Fringe Riverside Drive—Realty Interests Protesting, Fearing the Destruction of Values—An Alternative Plan Proposed.

UNDER the terms of the convention that has been arranged between a committee of the Board of Estimate and the New York Central & Hudson River Railroad Company an enormous freight yard will be built to extend from 137th street northward to 153d, and from the present right-of-way westward to the river. Already there is a storage yard in the locality, but it has only a fraction of the dimensions of the terminal which the committee agrees the railroad company may build there.

Nearly a mile in length and with a width sufficient for forty tracks, all uncovered and filled with shrieking locomotives and rumbling, creaking and bumping cars, emitting smoke, gases and smells, this freight yard will not only interpose itself between the residents of Riverside Drive and their view of the river, but it will attract to the place teamsters and freight handlers in large numbers. In the opinion of real estate owners of Washington Heights there is no uncertainty about what the consequence will be to adjacent property interests.

Taxpayers Wronged.

One million two hundred thousand dollars the property owners of Washington Heights paid for the extension of Riverside Drive northward from Claremont. The assessment ran into thousands of dollars in individual cases, but the people willingly paid the price because of the pledge the city was giving, to forever hold and protect the grand parkway for public use. Large investments of capital have been made for real estate improvements of a high character under the belief that both the scenic outlook and the refinements of the neighborhood would be sacredly guarded. Mass meetings of realty interests have been held during the present week at which protests were voiced and committees appointed to see what can be done.

As an instance of an attempted betrayal of the people in the negotiations with the railroad company the West End Association refers to the bill now pending in the Legislature to destroy the trusteeship for the lands under water acquired in 1894 for the extension of Riverside Drive, in order that those lands may be commercialized and given in part to the New York Central Railroad Company.

The subject of the West Side terminal improvements proposed by the committee of the Board of Estimate in the final report just made is a very large one and, except for a brief explanation of the general purport of the report, the present narrative will be confined to one particular phase of the improvements which the committee will ask the people to approve on next Tuesday at the public hearing at the City Hall which

the Board of Estimate will then give. For three years the city has been considering plans for the abolition of "Death avenue" and the necessary reorganization of the harbor facilities intertwined with that proposition. This is the problem: If you take the railroad tracks off the surface of the West Side avenues, where will you place them?

Tomkins' Plan Rejected.

Four plans were proposed, one by the Dock Commissioner, Hon. Calvin Tomkins, one by the New York Central, a third by the Engineering Advisory Committee of the Board of Estimate, and the fourth by the Consulting Engineer of the Borough of the Bronx. The plan of the Dock Commissioner is rejected by the committee for the stated reason that it is predicated upon the assumption that all the Jersey roads will consent to bring all their freight by car-float to the 30th street float-bridges and then lead it down by rail over the tracks of a marginal railway to the southern part of Manhattan Island. This the committee believes to be uneconomical, impracticable and impossible of realization. The Jersey roads, one and all, unequivocally decline to join in the operation of an elevated terminal railway.

Other Plans Laid Aside.

The reasons urged against the plan of the Dock Commissioner apply with equal force against the plan first submitted by the New York Central. The plan for unit water terminals submitted by the Engineering Advisory Committee is laid aside because the committee does not consider that the city should take a definite position at the present time in regard to the matter of unit water terminals, as proposed in this plan.

While the committee considers the plan of the Consulting Engineer of the Borough of the Bronx as the most promising of the three plans for a marginal railroad on or above the surface, two serious objections have been urged against it. Every pound of freight carried to and from the waterfront would have to be lifted over the elevated road, so to speak, and moreover the cost of the improvement would be prohibitive.

President Miller's Plan Approved.

The committee has found, however, that it can approve a plan submitted by the President of the Borough of the Bronx for a portion of the region north of 30th street and it makes acknowledgment of the value of the suggestion for this district.

Since the submission of the plans indicated above the Legislature passed a law (Chapter 777 of the Laws of 1911) providing that the New York Central might prepare and file with the city

plans for the development of its system from the city line southward, to include the elimination of surface operation south of 59th street, and that the city might prepare counter plans; and the act further provides that the Board of Estimate and the railroad company may come to an agreement upon the basis of either set of plans or a compromise.

Pursuant to the statute, the New York Central prepared elaborate plans for the expansion of its system to a six-track trunk line from the city line southward to 72d street, and for the elimination of surface operation south of 59th street. The Board of Estimate, on its part, appointed a committee, which has been negotiating with the railroad company with the following objects in view:

(1) The discontinuance of the occupation of public streets by the railroad tracks at grade.

(2) Such municipal improvements as can be effected as part of or incident to the proposed change of location or grade for the railroad tracks.

(3) Enlarged and improved railroad facilities for the shippers of the city.

Points in the Agreement.

Having all these objects in view the committee found it necessary and desirable to suggest various changes in the railroad company's plans, and certain agreements have been reached, which are the subject of the final report upon which a hearing will be held next Tuesday. The railroad company is now making new plans in accordance with the agreement.

The starting point for the improvements is necessarily at Spuyten Duyvil, where the railroad crosses the ship canal by a bridge only six feet above high water. The first thing the committee suggested was to raise this bridge up to 24 feet above high-water mark, and this introduced a long chain of other improvements.

It has been decided to deflect the tracks at Inwood Hill, to the east, inland under the brow of the hill, cover them over and tunnel to some extent without changing the contour of the hill except at one point. A big freight yard will be established immediately south of Dyckman street. Part of the land needed will be leased from the city for a ten-year term. Dyckman street will be carried over the tracks on a higher grade, and the higher grade will extend practically nearly all the way back to Broadway.

Through Fort Washington Park, the plans of the railroad company show a four-track main line, instead of the present two tracks, and these are to be carried in a tunnel, as originally suggested by Reginald Pelham Bolton, C. E., on behalf of the citizens, and later by an advisory subcommittee consisting of Ar-

nold W. Brunner, Frederick Law Olmsted and Charles D. Lay. It has been agreed to exchange with the city the fee of the existing right-of-way through Fort Washington Park for a perpetual subsurface easement for railroad purposes. The estimate of the cost of constructing the tunnels on the new alignment is \$1,800,000, while an open cut would cost about \$300,000. South of 161st street the railroad company will extend the ends of existing piers and there will be a readjustment of pierhead lines so as to leave a clear marginal way one hundred feet wide.

A Freight Yard Along Riverside Drive.

This brings us down to 153d street, from which latitude the New York Central will build a great railroad terminal yard extending down to 137th street, in front of a section of Riverside Drive completed but two or three years ago and which has been largely fringed with high class apartment houses. As a part of the new adjustment the company is willing to sell to the city about two blocks of land under water now owned by it, between 151st and 163d streets. The amended plan will give the city a continuous waterfront strip between 145th and 153d streets. The committee further recommends that the land in this yard owned by the city be granted to the company for railroad purposes only, that the height of buildings erected therein shall not exceed sixteen feet, and that the railroad yard shall not be used at any time for cattle.

Property Owners Protest.

These prohibitions do not overcome the objections to this proposed terminal, which is believed to be unnecessary and will be destructive of real estate values, and do great harm to Riverside Park and Drive. The Washington Heights Taxpayers' Association has, from the first, opposed the establishment of a freight terminal and an exposed and elevated freight railway along Riverside Drive between 135th and 153d streets.

The association has taken the point that all the needs of the locality and of the railroad can be met by the establishment of a covered terminal enclosing the space east of the easterly side of Twelfth avenue, which avenue should be extended from 135th street, where it now terminates, to 155th street, where another small section of the same avenue is in existence.

The Bolton Alternative Plan.

The association prepared and presented a plan for the re-alignment of the railroad which would overcome all the difficulties and objections arising from the freight yard and the elevated freight

railroad. This plan provides for the diversion of the railroad at 150th street to a new line to the east of the present right of way, but tunneling under Riverside Park and Drive, bringing the railroad, upon a one per cent. grade, up to a position immediately under the present Riverside Viaduct which now crosses the Manhattanville Valley over Twelfth avenue. There is room under this viaduct for four to five tracks upon an elevated structure which can be constructed and carried upon the present piers. This line would then be extended by tunnel under Claremont and would reach the grade of the present tracks at about 119th street.

The arrangement is shown upon the accompanying plan which was prepared for the association by R. P. Bolton, head of the R. P. Bolton Company, consulting engineers, of 55 Liberty street. The scheme would afford, for terminal purposes, a space extending from West 150th street to West 138th street, of irregular shape, but of an extreme width of 200 feet at West 147th street, narrowing down to its extreme southerly point, but providing a total length for trackage of two thousand feet. It is considered that this area, which would be open on its westerly side to Twelfth avenue, would be a far better and more accessible form of terminal than the proposed freight yard as shown upon the railroad company's plan. The scheme affords access both from the north and south to the terminal, and Twelfth avenue as extended can be reached at 138th street, 145th street and 158th street.

So far as the disposition of land exterior to the line of Twelfth avenue is concerned, some part is now owned by the railroad, but most of this is land under water, and the title to it is really owned by the City of New York. This space would be available for park purposes from a point north of 135th street to the present commercial development at 155th street.

Through Park Lands.

Between Claremont avenue and 72d street the tracks of the railroad will be covered. At 72d street the throat of the railroad yard at that point will be 379 feet wide to permit of twenty-six tracks. At 79th street the yard will be 149 feet wide, and the height of the shed over the tracks will be 22 feet. This will mean a broad, flat surface of park area between 72d and 79th streets, instead of the present beautiful wooded slopes. Between 59th and 44th streets it is proposed that the railroad company construct a roof over its entire right of way, which will constitute the surface of the new Twelfth avenue. Between these points the road will be deflected through pri-

vate property. It is proposed that the railroad company shall entirely at its own expense, both as to construction and cost of grade damages, change the grade of each street between 59th and 44th streets. South of 30th street the company consents to construct, at its own exclusive expense, a two-track subway, beginning at 30th street, under the bed of Tenth avenue to 15th street, thence under the surface of the present Gansevoort Market site to the head of Washington street, thence under the bed of Washington street to Canal, to Varick, to the new and extended St. John's Park yard.

The Board of Estimate Committee is composed of John Purroy Mitchel, William A. Prendergast, George McAneny, Nelson P. Lewis.

Brooklyn's Big Baseball Building.

On Saturday last, by invitation of C. R. Van Buskirk, whose firm, Van Buskirk & Leslie, are the architects of the buildings now nearing completion at the baseball grounds, Franklin avenue and Sullivan street, Brooklyn, members of the New York Society of Architects paid a visit to the works.

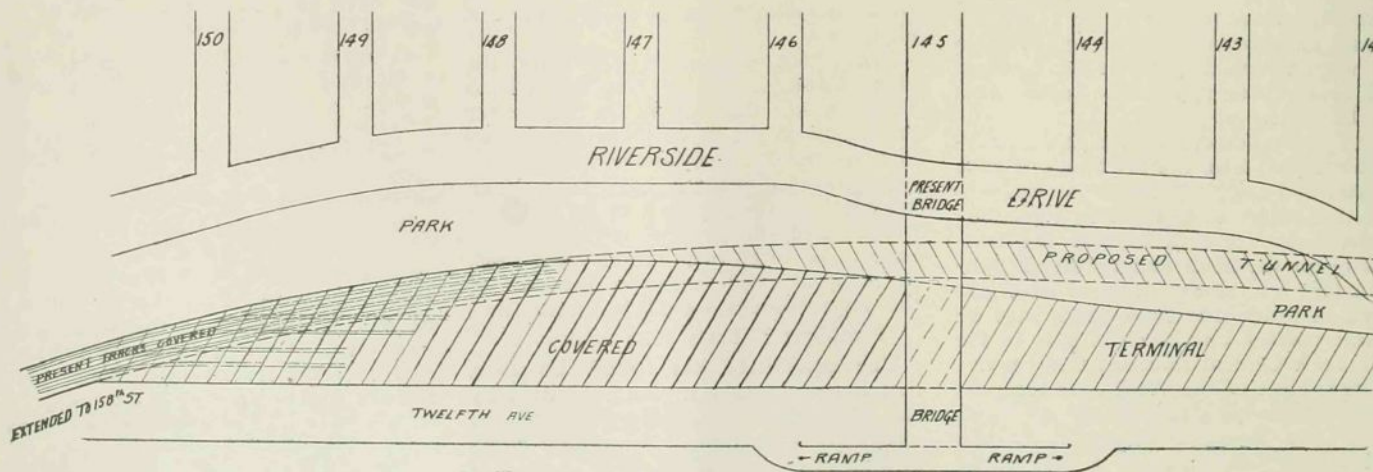
After partaking of luncheon, Mr. Van Buskirk conducted his fellow members over the various parts of the gigantic structure, which is the largest of its kind in the world, having a seating capacity for 30,000 spectators, with standing room for 40,000 more. The main construction is steel and concrete, with exterior facing of variegated brick and terra cotta.

The upper tiers are reached by gradients of one in six. A principal feature of the building is the immense rotunda, forming the entrance to the three galleries, access to which is so arranged that the different grades of spectators are kept entirely separate after leaving the pay windows. This rotunda has a clear span of 80 feet, and is finished in Italian marble.

The administration offices, waiting rooms, toilets, etc., are very complete and admirably arranged for the purpose they are intended to fulfil. The total cost of the buildings is \$375,000.

Among the architects in the party were Messrs. B. Driesler, A. E. Fischer, A. Goldberg, H. Holder, Mr. McIntyre, C. W. Mullin, L. Samenfeld, S. Sass, C. Schubert, E. Wherlin, C. B. White, and W. Volckening.

—No legislation has yet been introduced at Albany at this session requiring two means of egress for each and every suite in fireproof apartment houses, as was anticipated last summer. But the session is not ended.



LANDS UNDER WATER FILLED FOR PARK EXTENSION AND A

(BULKHEAD LINE)

The Bolton Plan for the Elimination of Surface Tracks and

AN INCREMENT TAX WOULD STOP SPECULATION

If Real Estate Should Fail Them, Where Thrifty Folk Invest Their Savings?—A Long Chain of Evils Would Attend a Surtax.

THE palpable injustice of imposing any additional tax burdens upon real estate in any form causes one to hesitate in even seriously considering the proposed tax upon unearned values, and yet when such a suggestion came from the Commission on New Sources of City Revenue the matter was forced upon our attention. It does not require a statistician to show that the investor in real estate who holds it over a long period of years, even in a community of rising values, does not secure so great a return as legitimate investors in other kinds of property. This does not mean that fortunes have not been accumulated in real estate, but even where this has occurred the instances have been exceptional and due to other causes than the rate of return to the investor.

The thrifty are inclined to look upon land ownership with favor. Some of the reasons for the low rate of return are obvious and the chief reason arises from excessive taxation. The practical difficulties of administering tax laws directed against other classes of property tend inevitably to place a greater burden upon a kind of property easily reached. The real-estate owner usually derives his profit from speculation, pure and simple, but speculation involves risk, and to deprive one of the possible profit due to temporary fluctuations in value would be to remove the last incentive to land ownership and development.

Incomes from Property Decreasing.

This is a period of national prosperity and yet income dependent upon the use of real estate has been steadily diminishing during the past decade, and it is clear that diminishing returns from land ownership are due to some causes other than the fair distribution of wealth in an admittedly prosperous community. If these causes do not appear upon the surface on analysis, they may be traced to taxation.

Material prosperity appears in our great national resources, the immense production from farm, mine and factory, which are showing a steady increase

from year to year. In the distribution of the vast wealth thus accumulated labor has been receiving its full share and this is clearly shown in improved living conditions among the wage earning classes. In all progressive nations the value of day laborers' work increases as well as the capacity of their employers to pay them, but at the same time, as a rule, and at least relatively speaking, the supply of labor diminishes on account of the increase in cost of production of workmen and the growth of a leisure class.

High Rents Not Due to Landlords.

The high cost of living to-day is pointed to by the labor unions as making high wages imperative. However true this may be, our workmen are not subjected to the necessity of accepting distress prices for work, which happens in nations in their decline and in overpopulated nations. Whatever the cause and significance of the high prices for food, any increase in the cost of living has in no way operated in favor of the landlord, but greatly to his disadvantage. The present scale of high prices is in a measure traceable to bad banking methods and the general inefficiency of labor, and not to increasing rents, for it is unquestionably true that in a distribution of accumulated wealth land owners are receiving less than their share, and that the smaller purchasing power of a dollar is here felt more than by any other class in the community.

Now, if land already overburdened is to be subjected to a new tax based upon the unearned increment, and owners are to be deprived of any increase in value due to community conditions beyond the control of an individual, some provision must in justice be made for their compensation when values are necessarily reduced, as so often happens. The evidences of such losses in our city are abundant.

Depreciation of Values.

The downtown business section, from Canal to 23rd street, has suffered serious losses in assessed valuations nearly

enough, many think, to offset the unusual increases in the Fourth avenue and Fifth avenue sections. In many parts of the city speculation has led to overbuilding, and this too is a condition which the individual land-owner cannot control. Unless, therefore, the last incentive to real estate ownership is to be removed, no argument can be found to justify the new so-called increment tax.

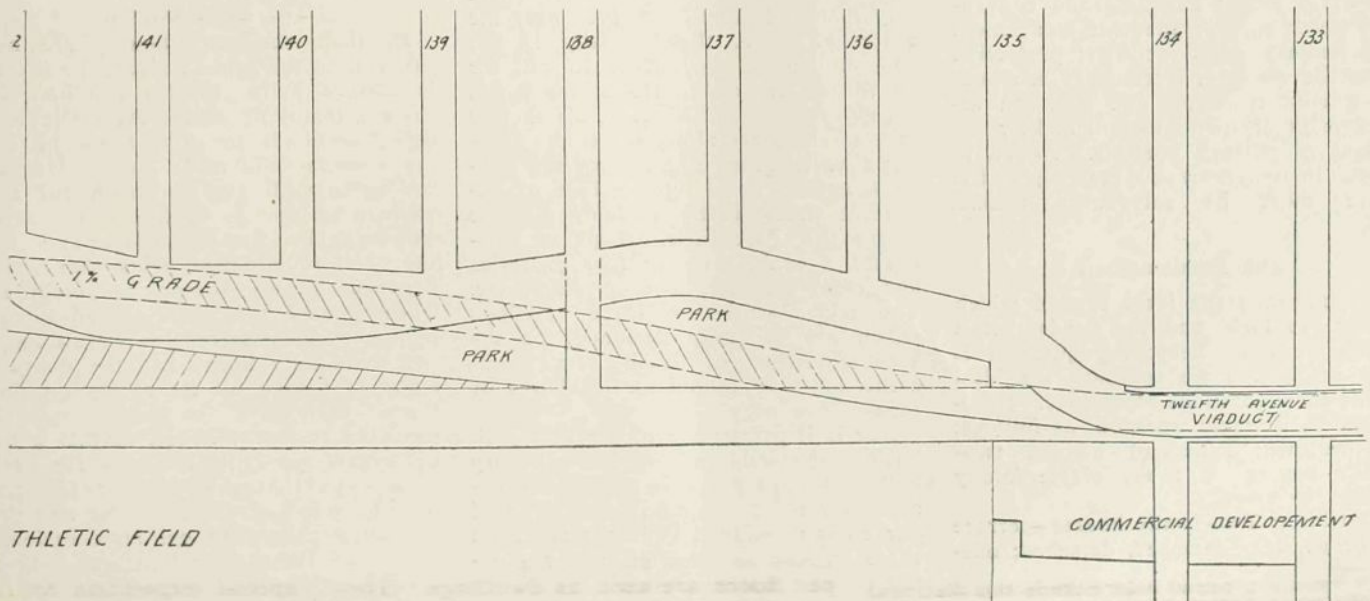
Community ownership may be justified, but to deprive individual ownership of every possible advantage and profit offends one's sense of justice. It means confiscation and the driving out of capital, and cannot fail to retard growth in a progressive city.

For these reasons, therefore, the so-called increment tax would be unjust and arbitrary. Here, as elsewhere, injustice will breed dissatisfaction, and the result cannot fail to retard a healthy development.

ROBERT W. THOMPSON, JR.
52 Wall Street.

City and Country Costs.

For newcomers, where to live in New York and its suburbs, is a problem which takes years to solve to their satisfaction. This is as true of wealthy families as of those who are limited to a moderate expenditure, and as true of bachelor men and women as of families. Apartment house life seems pinched and incomplete to those who have had spacious homes and grounds in the country, yet, where shall a home be found in the suburbs that will respond to every requirement? While rents are apparently higher in town, they yet include the cost of heat; and, if one lives in the suburbs, there is the cost of daily transportation to be added to the sum of the coal bill, the water tax, and the rent. Holiday trips of observation to one quarter or another, in and out of town, fail to find the ideal conditions. The real secret of getting along will be found in making a compromise, on the old principle that one can't get all he wants in one spot.



Open Freight Yard at Riverside Drive, Manhattanville.

BEST TYPES OF WAGE-EARNERS' HOUSES

Advantages of the Tenement, the Two-Family House and the Single Family Dwelling Compared—Getting More Than Three Rooms on a Floor*

By JOHN IHLDER, Field Secretary National Housing Association.

IN order to bring a discussion on the best types of wage-earners' houses within practical limits, it is necessary to eliminate at the beginning some of the things which have a powerful influence in determining types, but which themselves are so big and complicated that they require special treatment. Among these are cost of building, public regulations, the width and arrangement of streets, accessibility, land values and lot units, each of which must be treated at some length, if at all. So in this paper they will be simply mentioned in passing.

Further, in order that there may be no confusion of mind, it is well to state at the beginning that this paper deals only with new houses, not at all with the remodeling of old houses, with houses designed for more or less permanent occupancy by families; not for transients or individuals, that it is written with the unskilled laborer as with the skilled artisan in mind, that it seeks to set practical standards, not to picture a modern Utopia.

Divisions of the Subject.

With these limitations I would divide the subject in two ways, first, as to location—whether in an already closely built section of a city, or on its more sparsely settled outskirts, or in a village; second, as to character—whether tenement (three or more families), two or one family houses. The second and third of these classes are sub-divided into rows, semi-detached and detached.

The third sub-division, the detached, single family house, is, of course, the ideal that is to be kept constantly in mind. The others are compromises which for one reason or another it is necessary to make. In all these types of houses there are certain fundamental requirements in regard to which there should be no compromise. These requirements are:

Direct air and light from out-of-doors for every room; adequate and convenient water supply; adequate, convenient and sanitary toilet facilities; protection from the weather; freedom from dampness; enough rooms and such an arrangement of rooms as will make some degree of privacy possible. Added to these, in tenement houses, especially, there must be safeguards against fire.

The Fundamentals.

Having then the ideal toward which we are to look, and the fundamentals which we must keep, the question is how nearly can we approach the ideal in the three locations mentioned. Briefly stated, it would work out as follows:

Downtown: Tenement houses, two-family houses in rows, single family houses in rows.

Outskirts: Two-family houses—terrace or group, semi-detached, detached; one-

family houses—terrace or group, semi-detached, detached.

Village: One-family houses, detached.

Beginning with the downtown or already closely built section of the city, the question is which style of house should be erected; or, rather which style of house should not be erected. In such districts it is out of the question to consider detached or even semi-detached houses for any except the wealthy. They must be one or other of the three classes built in solid rows.

When Tenements Are Necessary.

The first point then is whether tenement houses should be erected. An answer in the affirmative would be based upon one of two facts. First, that the

to be tenement houses, and so must be recognized.

If for either of the reasons given above—usage already established or the needs of business—it is practically necessary to build tenement houses, then these houses should be built in such a way as to safeguard the health and the lives of their inhabitants. They must be strictly limited as to the proportion of the lot they may occupy, and they must have yards and courts large enough to permit of properly lighting and ventilating every room. Moreover, they must be so constructed as to lessen the fire hazard. When three or more stories high they should be of fireproof construction.

If it would not pay to erect tenement houses with these restrictions, then there is no justification for erecting tenement houses at all. For the tenement house is in itself unwholesome. It is not and cannot be a home suited to the life of a family; its multiplication brings physical and social problems that are a tremendous burden to the community. A few tenement (or apartment) houses fill special needs, such as providing refuges for broken families. And while they are few in number, their evil effects are minimized. The way to keep their number adequate only for such special needs is to insist

that each one be as wholesome and as safe as it is possible to make it.

There are, of course, arguments in favor of the tenement house. The one most often used—its apparent lowering of rents in that it shelters many families in one lot, and under one roof, still remains to be proved. It is not proved by comparing a tenement house with a single family house on an adjoining lot, for either the tenement house is taking advantage of single family house land values, or the single family house is struggling to pay its way on tenement house land values.

The Final Choice.

If, then, tenement houses are not justified on the ground given, the choice in closely built sections lies between the two-family house and the single family house built in solid rows. There are economies in these houses even as compared with the tenement, for the walls need not be as heavy, the safeguards against fire need not be as strict, the chief requirement being that walls between houses should be fireproof. These houses, too, share the advantage of the tenement as regards warmth, and the two-family house has the convenience of having all its rooms on one floor. Both have the great advantage over the tenement house, in that a bit of private yard is available for each family, so that the younger children may have a safe place to play and the mother a chance to get an occasional breath of fresh air without making a special expedition for the purpose. In a home-owning community the two-



BACK YARDS OF MODEL HOUSES.

section is already in large degree a tenement house district. For if it is, land values have undoubtedly already risen to a point where only the income to be derived from multiple dwellings will yield a fair return on the investment. And any successful scheme for housing betterment must be based upon its yielding a fair return, five or six per cent net.

Justification for Tenements.

Second, that the lot is located on a business street or upon a traffic artery, which is fast becoming a business street. In cities up to one hundred and fifty thousand population, even near the center of town, there usually is not enough demand for offices to call for all the stories above the stores which occupy the ground floor. This is true in greater degree along the traffic highways which reach out toward the suburbs, and at those intersections of important streets in the outlying districts where there are little groups of businesses, a bank, three or four groceries and meat markets, a drug store, etc. The upper stories of these buildings which are primarily designed for the accommodation of small retail concerns, must be rented for dwellings or they will stand vacant.

Nor is it practicable to say that such businesses should be housed in one-story buildings until there is a business demand for more floors. In nearly all of our cities now, such buildings are from three to four stories high, and the upper floors are used as dwellings. They are tenement houses; they will continue

*From a paper read before the National Housing Association.

family house has an advantage in that the owner may from the rent received from the living-rooms, much more than carrying charges of the house. The two-family house has, however, some disadvantages as compared with the single house. The family, after all, enjoys only a semi-privacy, and the house is likely to be noisy. The importance of such factors is shown by the eagerness with which a family will move to a single house when opportunity offers, for though the extra stair climbing is a burden, the sense of family unity which a single house gives, the greater privacy when bedrooms are on a different floor from the living-rooms, much more than balances the account. Moreover, the necessity for putting more than three rooms on one floor of a two-family house and giving each one adequate light and air presents a difficult problem. Even in some of the "model" two-family houses of Washington and Montreal this need is not always fully met.

Arranging Houses in Groups.

In the outskirts of the city where more open building is possible, there is another series of choices. There the houses may be arranged in terraces or groups which often give a better architectural effect than a multiplication of little single houses, or they may be built in pairs or singly. In every case, however, there should be a greater proportion of open space than is possible downtown. Where there is space between houses it should be at least fifteen feet to let in sun and light for the side windows, to reduce the danger of fire leaping from one house to its neighbor, and again, to secure privacy. If it is not possible to leave at least fifteen feet between houses, it is better that they be built in groups.

Village houses, should, of course, be one-family and detached, for there is no valid excuse in a location where there is ample room to spread and where land values are low, to pile people up in tenements or even in two-family houses. Low land values should be taken advantage of to give each house its lawn or garden; for these have almost as much to do with making the house a home as have interior arrangements.

If the village is being developed by one man or company, or if a plan for the placing of houses has been prepared beforehand, it is possible by skillful grouping to get the advantages secured by a fifteen-foot minimum between buildings and at the same time effect very considerable economies. Moreover, such grouping or placing of houses should add very considerably to the attractiveness of the street or of the whole community. In that case it is well worth the extra trouble on other than financial grounds; for a home is more than a sanitary shelter, and whatever adds to its appeal is of physical, economic and social value.

—Nassau street, as varied in its component parts as it is unique in other respects, has lately had a decided increase in the number of eating places. Dolan's is the latest to settle there.

—West End avenue has seen the walls of two new twelve-story apartment houses topped out during the winter, and the framework of two others rising. Harry Schiff is operating on the former Nathan Straus home site at 105th street, Michael Paterno at 104th street, and Julius Tishman & Sons at 101st street.

DRASTIC TAX POWERS.

State Tax Board Would Establish Listing Systems and Suspend Laws.

Some revolutionary proposals are contained in a bill prepared by the State Board of Tax Commissioners and introduced at their request in both houses of the Legislature. This bill repeals the present section (171) of the tax law which prescribes the powers and duties of the State Board of Tax Commissioners, and inserts in place thereof a number of new provisions.

One of these new provisions is to give the State Board of Tax Commissioners authority to prescribe a listing system. It attempts to give the Board power—

"Fifth—to require individuals and corporations to furnish information as to

books and blanks used in the assessment and collection of taxes, and to change such forms when prescribed by law in case any such change shall be necessary.

This means that the Board can alter any act of the Legislature which prescribes the form to be followed in making assessments. They are to be the judges who decide the necessity. Rules of the Board, changeable at will, are to take the place of statutes.

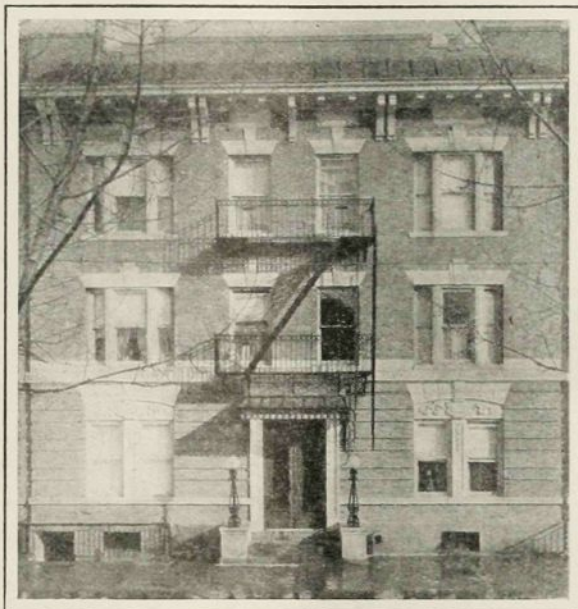
The New York Tax Reform Association has come out in denunciation of the measure as arbitrary and unjustifiable.

Arbitrary Power.

"It will be seen," said Secretary A. C. Pleydell, "that the State Board of Assessors is asking, first, for power to prescribe the forms used in the assessment and collection of taxes; second, for power to require individuals and corporations to furnish information in accordance with such forms, and, third, for power to prosecute persons who may disobey its orders.

"Could anything be more arbitrary? How could anyone know whether the assessment against his property has been made in legal form by the assessors? Reading the tax law would give him no clue, as its provisions might have been suspended by an order of the Board, of which he could not possibly have notice."

Representatives of the Tax Reform Association were among the many who opposed the bill at a hearing before the Senate Committee on Taxation and Retrenchment on Wednesday of this week. Hon. James D. McClelland is chairman of the committee. The bill in question is designated as Senate 1405, Assembly, No. 1939.



A BROOKLYN APARTMENT HOUSE.

Arranged for four small apartments on a floor. The rooms are of good size and square and well lighted; with parquetry floors. Vestibule and hall wainscoted in marble. Rentals are \$18 to \$28 per month.

capital stock, assets and liabilities, and all taxable and other property, as required by law."

You Must Tell All.

A listing system for property has always been abhorrent to the people of the State because of its inquisitorial nature. Bills have repeatedly been introduced in the Legislature, intended to compel everyone to give detailed information about his property and business, but these invariably raised such a storm of opposition that they have always been defeated. This provision seems to be an attempt of the State Board to go over the heads of the local assessors and to conduct an inquisition into the business affairs of everyone in the State. The qualifying phrase, "as required by law," is misleading, for the Board seeks power in this same bill to alter the law.

Another amazing provision of this bill is one which empowers the State Board of Tax Commissioners—

"Sixth—To direct proceedings and prosecutions against public officials and officers or agents of corporations and others for neglect or failure to comply with the tax laws or orders of the commission."

It is a novel proposition that a private citizen should be prosecuted for failure to obey orders issued by the Tax Commission.

Can Change the Statutes.

But this is not all the power desired by this modest body. They are asking the Legislature to authorize them to change the statutes of the State whenever the Board thinks the law as enacted by the Legislature is wrong:

"Fourth—To prescribe all forms of

Building Limits in Other Cities.

Here is a list of places where under municipal or State laws a limit is put to the height to which buildings may be erected. The number of these cities is steadily growing, and the question of the legality of the restrictions seems to be settled so far as they are concerned:

Baltimore—Fireproof buildings limited to 175 feet, and non-fireproof buildings to 85 feet.

Scranton—Limit of 125 feet.

Boston—Two and a half times the width of the street; maximum, 125 feet.

Buffalo—No height greater than four times the average of least horizontal dimension of the building.

Chicago—Absolute limit of 200 feet.

New Orleans—The height at the street line shall not exceed two and a half times the width of the widest street which the building faces, setbacks to be counted as added to width of street.

Cleveland—Two and a half times the width of street, with maximum of 200 feet. Recesses or setbacks to be counted as added to width of street.

Jersey City—No building or structure, except a church spire, shall exceed in height two and one-half times the width of the widest street upon which it stands.

Los Angeles—Limit of 150 feet.

Paterson—Warehouses and stores must not exceed 100 feet in height.

Denver—Not to exceed 12 stories. Those more than 125 feet to be fireproof.

Portland, Ore.—All buildings, except churches, limited to 150 feet.

Newark—Not to exceed 200 feet, but warehouses and stores shall not exceed 150 feet.

St. Louis—On streets less than 60 feet, two and a half times the width.

THREE-FAMILY HOUSES.

Objections of the Tenement House Department.

The objections which the Tenement House Department has to leaving three-family houses out of the tenement classification were set forth by Deputy Commissioner Frank Mann in a letter which he wrote to the Brooklyn Board of Real Estate Brokers, and which was read at the brokers' meeting on Monday afternoon held in the interest of the legislative bill. Mr. Mann said there are 51,000 tenement houses in Brooklyn and Queens, of which number 16,000 are three-family houses.

Since 1902 and down to the present time 6,374 three-story two-family houses have been built in Brooklyn and Queens. Two-thirds of them have stores on the first floor, and more than one-half of the latter have been illegally converted into tenements by having the third family in the rear of the store, which is evidence, to Mr. Mann's mind, that they were built for the purpose of evading the law.

"It would mean," the Deputy Commissioner says, "the bringing back of old conditions of interior rooms without windows to the outer air; it would continue and bring back the increased fire hazard; it would bring back the old opportunities for the spread of disease because of the number of unsanitary conditions heretofore referred to, and as a result would increase the number of fires, and would increase the danger to life and limb in case of fire, because of improper fire-escapes.

What Would Happen.

"My experience and the records of this Department would prove that if this bill became a law not less than 20,000 additional houses, not now legally tenements, would be converted into three-family houses within the next five years, thus enhancing the dangers heretofore referred to to that extent, since none of these houses would be required to have the proper lighting, ventilating, sanitary and fire-safety conditions as now required by the Tenement House law. Perhaps you are not aware that another effect of the enactment of this law would be to take four and five, or even higher story houses out of the tenement house class and enable them to be legally occupied by three families.

"Who will be benefited by this legislation? The present owner of a three-family tenement? No, since most of the owners of all three-family houses have complied with the law, and it would be unfair and inequitable to penalize them for being law abiding, and would put a premium upon delinquency and disregard of the law.

"Will it benefit the builder of the thousands of new-law three family tenements? I say no, since it would be equally unfair to these people who have complied with the law, to permit the owners of any other old or new buildings to compete with them. Here again it would put a premium upon evasion of the law and would result in contempt thereof.

Present Law Saves Lives.

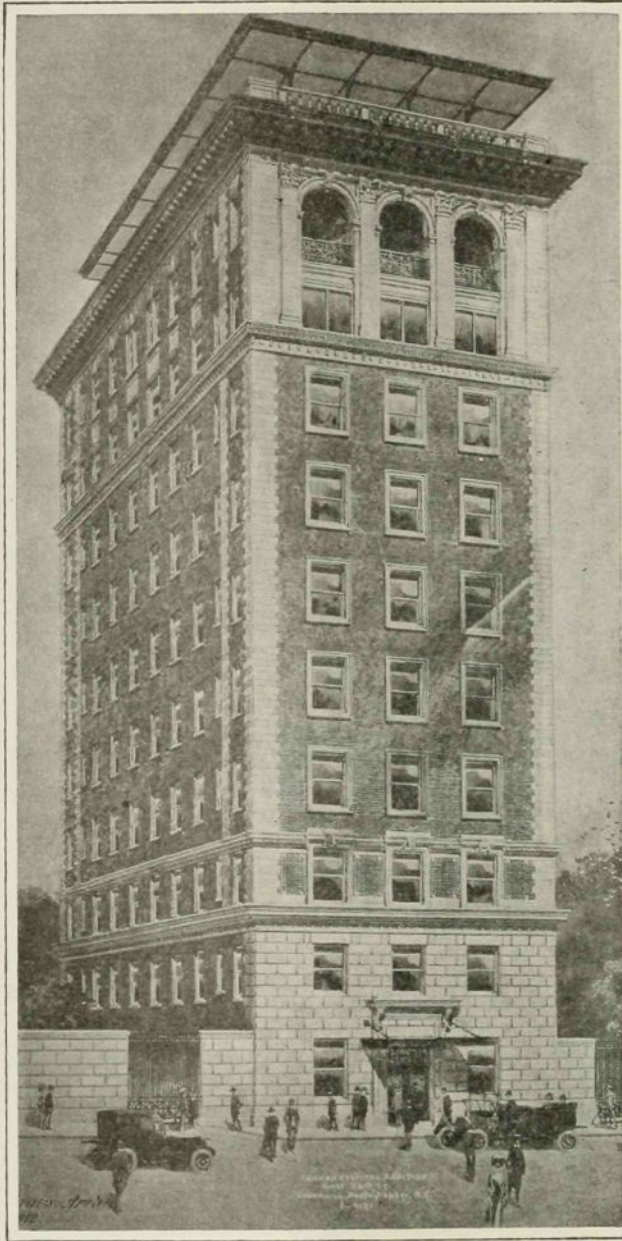
"The reasonable enforcement of this law in all tenement houses, including the three-family house, has saved the city

(Continued on page 720.)

New German Hospital Addition.

The German Hospital and Dispensary, which is erecting an addition in the north side of 76th street, 96 feet east of Park avenue, for the exclusive use of private patients from plans by I. E. Ditmars, 111 Fifth avenue, will provide in a remarkable way for the comforts and convenience of its inmates. The installation of partitions and interior equipment is going on, and it is expected that the structure will be ready for Sept. 1.

The features include vastly improved fumigating and disinfecting apparatus, vacuum cleaners, and every modern appliance for the sanitary upkeep of the property. The basement will be lined with white enameled brick, all floors with tile and wardrobes, bath fixtures,



GERMAN HOSPITAL ADDITION.

East 76th Street.

I. E. Ditmars, Architect.

trim and doors will be of metal, no wood being used in the building. The facades are of "Harvard" brick with blue Indiana limestone trimmings. The height is ten stories, fronting 46 feet in 76th street, with a depth of 107 feet. Connection with the present hospital will be by means of an underground tunnel, so that the new building will have permanent light on all sides. The cost is placed at \$250,000.

Officers include Adolph Kuttroff, 17 East 69th street, president; Julius A. Stursberg, 18 East 67th street, first vice-president; Heinrich Sandhagen, 55 East 58th street, second vice-president; Edwin Henes, treasurer, and Carl Hege, secretary. Members of the building committee include Julius A. Strusberg, chairman, Rudolph J. Schaefer, and Col. Jacob Ruppert. The Cauldwell-Wingate Co. is the general contractor.

WATER RATES REVISED.

A New Scale for Skyscrapers, to Legalize Present Practice—Most Other Scales Continued.

Never has there been any lawful schedule of water rates for skyscrapers. Since 1849 there has been in force, without change, a scale of frontage rate charges for buildings having a frontage up to 50 feet and not exceeding five stories in height. It is twenty years or more since buildings of greater dimensions than the schedule anticipated were constructed, and since that time the Water Department has arbitrarily fixed rates where a building is over five stories in height and exceeds 50 feet in frontage.

An amendment to the existing ordinance that has been prepared for Commissioner Thompson by the Corporation Counsel's office permits of a rate for any size building, regardless of the number of stories or its frontage. Of course, the frontage rate affects the business building the same as the premises used for domestic purposes, until such time as a meter is installed.

Rates for Rear Buildings.

From 1849 until 1910 the frontage rate for rear buildings was based upon a \$5 annual charge for each 25 feet frontage. This rate was probably established by one of the former Commissioners who had discovered that in the schedule of charges there was no provision for rear buildings. In 1910 a question arose regarding the rates for rear buildings, and the Corporation Counsel stated that, owing to the fact that the ordinance fixed a rate for buildings without making any distinction between front and rear, the Department would have to apply a charge for all rear buildings on the same basis as front buildings were classed.

Commissioner Thompson, however, is of the opinion that under section 473 of the Charter it was the intent to establish a different rate for rear buildings, and he has accordingly incorporated in the proposed ordinance a rate for rear buildings, which will be on the same basis as existed in the former City of New York for sixty years.

This draft of ordinance has been prepared by the Corporation Counsel and has been discussed with the different Borough Deputy Commissioners, and it is agreed that it covers every possible use of water.

All of the other extra and miscellaneous rates in the new schedule are continued, with but few exceptions, the same as for many years. The only material change affects the charge for water supplied to shipping and for water furnished to boilers used for hoisting, excavating, etc. The present rate for water supplied to boats is considered to be unreasonably small.

Practically all of the miscellaneous and extra rates included in the new schedule have never heretofore been covered by an ordinance, and it has been claimed that the Department has always been without any lawful authority to impose these rates and collect charges.

—Reports from Flushing, Murray Hill and Bayside state that builders have been doing little this winter, as the market has been singularly slow. Ridgewood is the busiest place in Queens Borough.

BUILDING CODE REVISION.

A New Way of Proceeding—General Policy Outlined.

Revision of the building code this year will be by a different process than was ever before followed. The Building Committee of the Board of Aldermen, of which Alderman Herbst is chairman, will be the actual editors and compilers, with the assistance of a specially engaged editorial and clerical staff under daily employment at the headquarters of the committee, 51 Chambers street. This staff has been for some time engaged in dissecting the several revisions of the code that have been written, printed and rejected during the last five years.

All that each of these codes has to say upon any given subject is being collated and mailed to the expert who has been selected to prepare the section or sections in the new code bearing on that matter. Some of the experts have contributed their services without price, and others will be paid promptly by the committee. The new code will not, therefore, be written by any one man. The draught prepared by the joint committee last year and also the previous revisions, so far as they are generally approved and are in accord with present policy, will form a considerable basis for the new work.

Arguments by Brief.

The committee will proceed according to the modern plan of compiling such volumes of laws, by the interchange of notes and briefs, rather than by oral discussion. Public hearings will be held as they may seem to be required, but public opinion has been very thoroughly sounded on most of the matters about which there is any question, and the committee has already made up its mind on certain things. The Superintendents of Buildings are to be left with little if any discretion, Chairman Herbst has said. Their powers and duties will be sufficiently defined. Architects and master builders will be required to register and prove their competency in order to obtain a license, if the Corporation Counsel expresses the opinion that the Board of Aldermen has the power to restrict occupations. Counselor Watson has already been officially asked to submit an opinion on this question.

In general the policy of the Building Committee will be, as stated by Chairman Herbst this week, to liberalize the code and yet to demand good and safe construction. The committee believes that fireproof construction can be had at a less cost than is compulsory under the present code. For example, Mr. Herbst referred to the item of wainscoting. When the material used is wood, there must be, under the present law, a heavy fireproof backing, which is expensive. A provision requiring fireproof wainscoting would not only simplify the case, but also give in most cases a finer trim for less money.

More Experts Selected.

The Committee on Buildings of the Board of Aldermen announce that in addition to the experts named heretofore, it has appointed the following:

Hon. William M. Calder, Congressman and builder, 551 First street, Brooklyn, N. Y.

John Gill, representing the Bricklayers' and Masons' Union, 1520 Roselle street, Boro. of the Bronx, New York.

John T. Taggart, representing the United Board of Business Agents, 154 East 54th street, New York, N. Y.

Charles B. Meyers, architect, No. 1 Union square, New York.

William G. I. Roeder, engineer, 1123 Broadway, New York.

William H. Gompert, architect, 2102 Broadway, New York.

Charles F. Massey, representing the United Housesmiths and Bridgemen's Union, 154 East 54th street, New York.

The committee will hold a series of hearings during the month of April on four propositions in the Building Code on the following dates:

April 7, Reinforced Stone Concrete.

April 14, Cinder Concrete (fireproof floor arches).

April 21, Brick.

April 28, Terra Cotta.

To Eliminate Generalities.

The purpose of these additional hearings is to give an opportunity to the engineers and manufacturers who are directly interested in the four subjects to appear before the Committee on Buildings and its experts, in order that they may submit to examination as to the details of their briefs, and a discussion of the merits of their arguments, so that the committee can determine on its final action.

These hearings, while open to the public, will not be held for the purpose of discussing generalities, but will be confined to a strict discussion of the facts on each subject, and those who are to appear (representing the various manufacturers, contractors, and others directly interested) must arrange for their appearance in advance by communicating with the chairman of the committee, Alderman Abram W. Herbst, so that the discussion will be limited in the manner above described.

The advance notice is given so that preparation can be made by those who desire to appear, and no further hearings will be held on any of these subjects until the committee submits its report, unless the amount of time required for the discussion on any set date is not sufficient and an adjournment is necessary.

The hearings will take place at the office of the Committee on Buildings of the Board of Aldermen, room 928, No. 51 Chambers street, New York, N. Y., and will start promptly at 2.30 P. M., on the dates mentioned.

Hearings on other subjects in the Code will be held from time to time during the month of April and the dates for same will be arranged in accordance with the requests that may be made for such hearings.

Architectural Competition.

Twenty-two sets of plans for the new Civil Courts were received at the office of the Court House Board on Tuesday, April 1. Next Monday the jury will begin the examination of them, holding meetings on at least four consecutive days, to select the design which appears most meritorious, and reporting to the Board on Friday next. Unless there is cause to depart from the selection made by the jury, the Court House Board will appoint as the architect for the new building the one selected by the jury. Possibly more than one set of plans may be reported, in which case the Board will exercise its own judgment. Within five days after the selection each competitor will be notified of the result.

The drawings that have been submitted consist of (a) a block plan of the building, (b) a plan of the basement, (c) a plan of the first story, (d) a plan of one story containing court rooms, (f) plans of all other stories and of mezzanines, if any be desired, (g) an elevation of the south front, (h) an elevation of the west front, (i) a section taken as desired, (k) a perspective of the exterior.

Each architect is to receive one thousand dollars for his work, and the winner six per cent. of the cost of the building.

FIGHTING FACTORY BILLS.

Real Estate Expects to Get Exemption For Six-Story Buildings.

For once the real estate men of New York have made a real fight against oppressive legislation. All the organized bodies have entered a protest at Albany against the Wagner factory bills and the latest reports are to the effect that the Fireproofing bill will be so modified as to exempt six-story mercantile or factory buildings from the provisions of the bill.

At the regular monthly meeting of the Board of Governors of the Real Estate Board of Brokers of the City of New York, held Tuesday, April 1, the following resolution was passed unanimously:

Resolved, That in the judgment of the Real Estate Board of Brokers the present State Factory Legislation bills relating to fireproofing of old buildings should be amended by the addition of the following clause: "Except in cities of the first class buildings not over 80 ft in height and where more than 15 persons are employed to 1,000 feet of floor surface."

The board feels that as probably over sixty per cent. of the business buildings in New York are of the low store and loft type, wherein the occupants are much safer from fire danger than in tall buildings, it is considered a grave injustice to treat these low buildings from the same standpoint as the ten and twelve-story buildings, particularly so as the expense of unnecessary fireproofing would amount in many instances to a prohibition of occupancy.

A committee consisting of Charles F. Noyes, representing the Charles F. Noyes Company and the Real Estate Board of Brokers; C. T. Coley, representing the Douglas Robinson, Charles S. Brown Company; Seth Sprague Terry, representing William A. White & Sons and Carlisle Norwood, representing the Realty League were in Albany on Tuesday working in favor of an amendment to the proposed State Factory laws, so that there will be excepted from this proposed legislation buildings less than 80 feet in height. Alfred R. Kirkus, representing an ownership of over \$7,000,000 worth of real estate, headed another committee of property owners which went to Albany on Wednesday to favor a similar amendment and to oppose pending legislation.

ONE GRAB BILL DEAD.

The Pollock Bill Abolishing the Trusteeship for Riverside Park.

Word was received from Albany yesterday by Charles L. Craig, secretary and counsel to the West End Association, that the Pollock bill, the purpose of which was to terminate the trusteeship of the lands acquired at a great expense for park purposes in the year 1894 and turn them over to the Board of Estimate for commercial and general purposes, will not be reported out of the committee.

This bill had a singularly mysterious origin. Nobody has been found willing to acknowledge its parentage. The President of the Board of Aldermen, Mr. Mitchel, who is the chairman of the Terminal Committee of the Board of Estimate, stoutly maintains that it is not his; Commissioner Tomkins, before leaving office, declared it did not originate with him, and the Corporation Counsel and Assemblyman Pollock know not whence it sprang. The bill has been traced, however, and a good guess could be made as to the place, where it was drafted. At any rate it is dead.

BUILDING MANAGEMENT

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

PROGRESS IN LIGHTING.

As Reported by a Committee of the Illuminating Engineers' Society.

BUILDING managers in large cities like New York constantly are up against new illuminating problems. What may suffice for a suite of offices one day may be entirely inadequate the next, by reason of building operations in the neighborhood. With the idea of compiling in one document all the progress in artificial lighting that was made in the year 1911-1912, the Illuminating Engineering Society appointed a committee, consisting of Louis Bell, George S. Barrows and Percy W. Cobb, to make a survey of the various forms of illumination. This report has just been made public.

It shows that the year 1911-1912 was one of gradual progress in the science and art of illumination. While no radical novelties in apparatus forced their way to the front, nor did any startling innovation in methods come forward, more attention than ever before was paid to the proper installation of lamps, as a result of an awakened public realization of the necessity of adopting scientific methods in illumination.

Under the subject of gas lighting, the committee found that the introduction of the artificial silk mantle has become extensive. The committee reports that this material has shown itself capable of longer life and more uniform efficiency than anything yet tried as a material for mantles. A few inverted mantles of this type have been in use for some little time. In 1911-12, at last, they were pushed into extensive use; and the upright mantles of artificial silk, previously not available in this country, were placed upon the market. The inverted mantle has been of late rapidly replacing the older upright mantle on account of its better distribution for most purposes and its better qualities in other respects. Recently, however, the increase of interest in indirect illumination has again brought the upright mantle to the front, because of its having a more favorable distribution for indirect lighting than the inverted mantle.

The use of high pressure gas has increased conspicuously abroad, but as yet few and small permanent installations have been made in this country. Interest in the subject has been awakened, however, and the number of experimental installations has been considerably increased. Appliances of high pressure lighting have been materially improved, so that there is good reason for paying more attention to this particular phase of gas lighting.

The general efficiency of the mantle burners in commercial use has been the subject of improvement, and, what is of greater interest to the public, the manufacturers have met the demand for a wider range of burner sizes; so that there are now on the market burners, of both the inverted and the upright types, of many different powers, consuming from as little as 1 cubic foot of gas per hour up to 7 cubic feet.

It should be noted that improvement

in gas fixtures during 1911-12 was somewhat noticeable. Particularly to be commended is the adoption of a standard specification calling for gas fixtures of better and more uniform quality. Such a specification is now in the course of preparation by representatives of gas companies and fixture manufacturers. It is expected that it will be generally adopted and produce a salutary effect on the quality of these installations.

Progress in Electric Lighting.

Under the subject of incandescent lamps, the most important change noted was the widespread adoption of the drawn wire tungsten filament. Tungsten wire can now be drawn to a much smaller diameter than has previously been possible; so that commercial tungsten lamps of as low as 10 watts have been produced, which can operate successfully on a 110-volt circuit. The 15 or 16-watt size, however, is the smallest tungsten lamp in any considerable use as yet. The smaller tungsten units are already in growing use abroad and bid fair to become an important factor in certain classes of lighting. The larger tungsten lamps up to 500 watts have within the last year awakened a considerably increased demand in competition with both gas and electric arcs. On the Continent tungsten lamps up to even 1,000 watts are coming into commercial use, but the largest of these sizes are still unusual.

The tungsten lamp as now used in this country remains at the same nominal efficiency as heretofore, but it must be noted that in Europe 8/10 watt per candle is a specific consumption now very frequently quoted. This is based on the Hefner unit, and is therefore nearly 9/10 watt per candle when based on the international candle. At this figure an economical life of 500 hours or more has been repeatedly claimed. It would naturally be expected, therefore, that the lamps of manufacturers in this country may presently be rated at a higher efficiency than now, since there is no reason to suppose that the American product is in any way inferior to foreign lamps; but whether the necessary sacrifice of life would be desirable and advantageous may be open to grave doubt.

The committee reports that there is some chance of a reduction in the size of the bulbs of tungsten lamps, possibly at slightly increased trouble from blackening, but in view of possible better performance of the filament still leaving a residual advantage to the user.

The metallized filament carbon lamp has found its place for usefulness in the rapid replacement of ordinary carbon lamps for nearly all purposes. It is now available in all the shapes and sizes once familiar in the latter with equally good life and materially higher efficiency.

Imitating Daylight.

The production of an artificial light capable of fully replacing daylight for color matching purposes has made great strides. One type of intensified arc with a carefully adjusted glass screen of a highly ingenious character has appeared.

Two similar forms, based on tungsten lamps with colored screens, have also appeared. All three seem to produce pretty satisfactory results at, of course, a very much reduced efficiency. The use of the Moore carbon dioxide tube for the same purpose has increased.

In this category the committee reports that there might also be placed the mercury-vapor lamp with the rhodamine reflector. No device for obtaining daylight values of illumination sufficient to meet all the requirements of color discrimination has been entirely satisfactory, all of those so far devised being open to criticism on theoretical considerations, though all are undoubtedly capable of great usefulness in meeting the trying conditions of this problem. It is fair to say that they do not vary among themselves more than the different conceptions of "white light" vary.

Continuing its observations, the committee says it would be exceedingly interesting to see what could be done with mantle gas burners properly screened in meeting this requirement. A daylight unit of this character is now being developed with promising results.

The most interesting of new illuminants from a theoretical standpoint that the committee discovered is undoubtedly the neon-vacuum tube lamp, developed in France. The rare gas neon, which forms a minor constituent of the atmosphere, cannot be obtained in commercial quantities as a by-product of the preparation of liquid oxygen from air. The power factor is about 0.8 and its specific consumption is 0.72 watt per mean spherical candle-power at the terminals, or about 0.9 watt including transformer and inductive losses. The color of the light is extraordinary, being a beautiful orange, entirely lacking blue rays, just as the ordinary mercury-vapor arc lacks red rays. No progress has yet been made toward the introduction of this interesting light into this country.

Finally, the quartz mercury arc lamps have made much progress. These lamps are not lacking in red rays as is the ordinary form of mercury-vapor arc, but are still subnormal in the red. It would be extremely interesting to know the result of operating them with the rhodamine reflector for a white light.

Speaking of the results of technical research in the subject of lighting during the last year, the committee says there has been a most ingenious attempt at producing a primary standard of light from incandescent platinum at the hands of two English investigators. A strip of platinum is electrically heated and held at a determinate temperature by the effect of the physical radiation filtered out through a water cell and a black fluorspar screen on a thermopile which indicates the radiant energy. The device was found to be good for a constancy within plus or minus 1/2 per cent., but whether it will prove any more workable in practice than various forms of the Violle standard, remains to be seen.

The committee closes its report with reference to new auxiliaries and sources of business and considers in detail the subject of reflectors of various sorts.

HELPFUL MANAGERIAL HINTS.

What Our Readers Have Found To Be Problem Solvers.

Engineers and others whose hands become grimy by coming in contact with greasy steel grindings, insulating material, tar and similar products, will find that by mixing four ounces of grain alcohol with three ounces of glycerine and three ounces of water and rubbing this into the hands in the morning and allowing it to dry in, grit will not find a permanent place in the skin no matter how dirty or greasy the subsequent day's work may be. There is nothing injurious about this mixture and does not make the hands liable to chaf.

Truing Commutators Inexpensively.

Managers frequently find among their engine room requisitions an item for truing up commutators. A little attention and care on the part of the electrician will save this rather expensive operation and will not deprive the building of the use of the machine. All that is needed is a little piece of fine emery cloth on a trued, curved block applied once or twice a day. Two pieces of sandstone each chiseled out to fit half way around the commutator are better than the emery cloth. If the commutator is very large clamp between two boards several stones and apply when the dynamo is running at reduced speed. The idea is to keep the high spots level with the rest of the commutator by daily corrective measures.

Hotel Equipment.

Some idea of the cost of equipping a modern metropolitan hotel is given in a recent issue of the New York Hotel Register and Review, wherein is reported part of an order to furnish the new Biltmore Hotel at the Grand Central Terminal, New York. This is said to be the biggest order for kitchen furnishing ever given by any hotel in the country. The order in part comprises the following: Thirty-six automatic egg boilers, five dishwashing machines, each capable of washing 7,000 to 10,000 dishes per hour; three bread and pastry ovens, six electric silver and knife cleaning machines, six puree and vegetable paring machines, thirty steam cooking kettles, twenty-six vegetable steamers and boilers, 200 feet of coal and gas ranges of their own manufacture, 250 feet of cooks' tables, made entirely of steel; forty feet of broilers, 300 feet dish heaters, 140 feet steam serving tables, twenty-five coffee urns. Dozens of minor equipment complete the "biggest" order. One point of interest is that in the carrying out of the contract woodwork has been eliminated as far as is in any way possible, and steel or other metal takes its place.

Elevator Discipline.

The man in the elevator car can be a very important factor in the success or the failure of your building. He is in a car alone, unwatched, with your tenants, their customers and callers. A "fresh" elevator operator, or one who gives short, discourteous answers, who displays his temper by vigorous slamming of elevator doors or making short stops and quick starts of the car, should not be countenanced.

A New Kind of Mop.

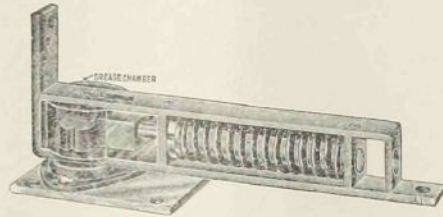
A new mop, known as the Wundermop, and used in conjunction with the Wundermop handle, the invention of a blind man, and is made by blind men in shops maintained by the Massachusetts Commission for the Blind, has been placed on the market.

NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

Surface Floor Hinge.

A ball-bearing surface floor hinge containing a grease cup, having a lock at 90 degrees, is a novelty being introduced by the Lawson Manufacturing Company, of Chicago, Ill. The patented features include a socket alignment mak-



ing the device easy to manipulate, and guaranteed to hold the door in line. The grease cup is dirt proof and encloses the vital working parts of the hinge, thus insuring absolute noiselessness of operation. It is known as Katz No. 1.

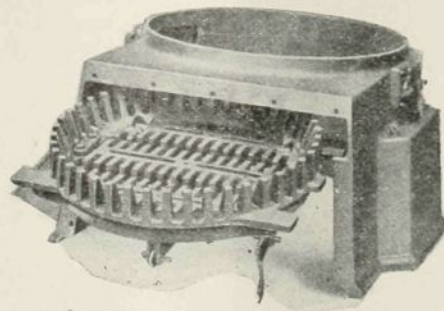
Concrete Edge Protector.

Recognizing the demand for a really efficient concrete edge protector that could be supplied at a reasonable price, the Trussed Concrete Steel Co. of Detroit, Michigan, has placed upon the market the Trus-Con Curb Bar. These bars, made of open-hearth steel and galvanized after forming, are designed to protect concrete curbs, shipping platforms, step nosings, entrance and interior columns.

The Kahn System of Reinforcing and Finishing Concrete has also produced the Trus-Con Armor Plate, which has proved of value in preventing rutting and chipping of the joint in concrete roads or pavements. Both products are fully described in booklets which can be obtained from the Trussed Concrete Steel Co. of Detroit, Michigan.

A New Type of Boiler Grate.

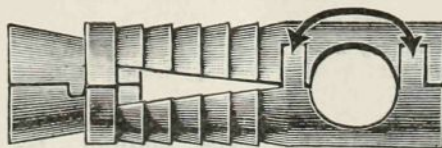
The Borton & Lidgerwood Co., 96 Liberty street, is introducing something new in the way of boiler grate, which is



susceptible of being supplied with new grate bars or an entire new grate at almost a moment's notice and by a novice. The illustration shows the operation of this device.

Shield for Expansion Bolts.

The increasing use of masonry has created a big market for positive fasten-

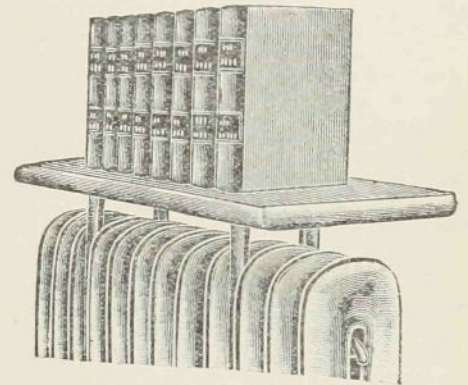


ers of one kind or another, and something new in this line is being introduced

by the Brohard Company of 3d street and Lehigh avenue, Philadelphia, Pa., in the form of an expansion bolt shield for machine and lag screw bolts used in stone or concrete work. They embrace several new features. The Brohard Climax Shield is unique among lag shields in the fact that it does not expand before the head of the bolt comes in contact with the material, thereby assuring a positively tight and secure fastening, and does not take an abnormally large hole. It does not depend entirely upon the thread of the bolt for its holding power, as the nut is the wedge which causes the expansion. Both the inside of the shield and nut are tapered, so that they are in contact at all points when expanded.

Utilizing Radiator Space.

The space above a radiator in living apartments where area is restricted represents a distinct loss to the rentpayer, because he gets no return for the space occupied for heat appliance. The Radiator Shelf Bracket Co., of 41 Union



Square, has a device on the market which is strong enough to hold a good sized bookcase. It is in the form of an asbestos-lined shelf. By a simple change of arrangement it can be used as a plate warmer in the dining-room. They are adjustable at different heights and can be made to fit any radiator.

QUESTIONS and ANSWERS

Basic Building Figuring.

I am desirous of ascertaining a few basic rules for figuring quantities of materials required for building construction.

Answer.—Quantities in average practice may be reduced to the following bases for the purpose of estimating. One thousand shingles, laid four inches to the weather, will cover one hundred square feet of surface, and five pounds of shingle nails will fasten them on. One-fifth more siding and flooring is needed than the number of square feet of surface to be covered because of the lap in siding and flooring. One thousand laths will cover seventy yards of surface and eleven pounds of lath nails will nail them on. Eight bushels of sand and one bushel of hair will make enough good mortar to plaster one hundred square yards. 128 cu. ft. of stone, three bushels of lime and a cubic yard of sand will lay one hundred cubic feet of wall. Cement, one bushel, and sand, two bushels, will cover 3½ square yards, one inch thick; 4¼ square yards ¾ inch thick, and 6¾ square yards ½ inch thick. One bushel of cement and one bushel of sand will cover 2¼ square yards one inch thick; 3 square yards ¾ inch thick, and 4½ square yards ½ inch thick.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

11-15 East 24th Street, New York

(Telephone, Madison Square, 8900.)

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

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TABLE OF CONTENTS

(Section One.)

The Railroad Grab of Heights Frontage.....	709
An Increment Tax Would Stop Speculation; Robert W. Thompson, Jr	711
Best Type of Wage Earners' Houses	712
Progress in Lighting	716
Three-Family Houses	714
Building Code Revision	715
Advertised Legal Sales	730
Advertisers, Classified List	3d cover
Attachments	753
Auction Sales of the Week	728
Building Loan Contracts	753
Building Management	716
Building Material Market	721, 749
Business News	750
Chattel Mortgages	753
Current Building Operations	736
Departmental Rulings	735
Directory of Real Estate Brokers	731
Foreclosure Suits	751
Judgments	754
Judgments in Foreclosure Suits	751
Leases	726
Lis Pendens	751
Mechanics' Liens	752
Municipal Improvements	733
Official Credit Records	751
Orders	753
Personal and Trade Notes	749
Real Estate Sales of the Week	722
Real Estate Notes	728
Satisfied Mechanics' Liens	753
Satisfied Judgments	757
Statistical Table of the Week	720

The Bronx Society of Arts and Sciences, which maintains the old Lorillard mansion in Bronx Park as a museum, has started a campaign to enlarge its membership, primarily with a view to increasing the small, but historically valuable collection housed in that institution. The purposes of the society embrace museum extension, lectures and other activities, and should command the generous support of residents of the borough. Albert E. Davis, George E. Stonebridge, or Mrs. W. W. Niles, of 4143 Park avenue, the corresponding secretary of the society, will answer inquiries concerning application for membership.

Many considerations enter into the value of real estate. In giving each of these considerations its proper weight, the appraiser must exercise his own judgment. It is seldom, even when there is no occasion for bias, that appraisers agree as to the value of a given piece of property. Some bias, however, is natural and unavoidable when an appraiser testifies in behalf of a client. Any honest observer who knows how inchoate and primitive the "science" of appraising is must exclude from his mind all suspicion of crookedness when he finds the President of the Board of Brokers testifying that a certain property is worth \$813,267, while a Vice-Chairman of the Board's Committee on Appraisals swears to a valuation of only \$592,700. Such an occurrence, however, should lead the Board of Brokers to undertake a careful study of the relative importance of the different factors of value, with a view to officially adopting and promulgating a uniform system of appraising.

The Terminal Committee's Plans.

The agreement proposed by the Committee on Terminal Improvements of the Board of Estimate will probably have to be adopted for the most part. It does not by any means constitute an adequate plan for the development of the machinery for handling freight in Manhattan, but it has been evident for some time that the adoption of an adequate plan has become practically impossible. The equipment of the waterfront of Manhattan with facilities for handling freight equal to those possessed by the most efficient modern European and American ports would demand an arrangement similar in scope and in its cost to that recently concluded as a solution of New York's transit problem. It would demand the close co-operation between the city and all the transportation companies that ship large quantities of freight to or from Manhattan, and the expenditure, both by the city and the transportation companies, of a very large sum of money. None of these requirements can be met. The city is not in a position to appropriate any very considerable amount of money for this purpose. It is barely able to issue the bonds which are absolutely necessary to build piers in Manhattan long enough to accommodate the large ocean steamships, and anybody familiar with the real estate situation knows its borrowing capacity will not be increased to any considerable extent until after the new subway system gets into operation. If a large sum of money is to be spent upon improved terminals in Manhattan, it will have to be supplied by private corporations, and the really practical question is: What private corporation stands ready to undertake the work?

There is no indication that any of the corporations which enter Manhattan under or over the North River are willing to invest much money in doing away with the inefficiency of the present methods. Presumably, they know their own business and can be trusted to decide whether such an investment on their part would pay. They have consistently refused to take any interest in a freight tunnel, a bridge or any other method of reaching Manhattan on rails and without transshipment. Proposals looking in that direction have frequently been put up to them, but they have never wavered in this attitude. The most powerful of these corporations, the Pennsylvania Railroad Company, is already spending a large amount of money for the purpose of improving the transportation machinery of Long Island. Its ownership of the Long Island Railroad makes it much more interested in Brooklyn and Queens than in Manhattan. It is evident that little or no help can be expected from that particular quarter.

There remains the New York Central Railroad Company. That powerful corporation is the only one with which the city has any chance of doing business, and the great merit of the plan of the Terminal Committee consists in its frank recognition of this fact. The New York Central is interested above all in Manhattan. It has always carried the larger part of the freight which enters and leaves the borough. It already owns tracks through the city's streets and a well-situated terminal in the heart of the West Side freight district. Any rearrangement of the existing transportation machinery must have for its most important part a new contract with the New York Central which would do away with the inefficient and anomalous methods now used, and would substitute for them a modern and efficient mechanism of handling freight. It is such a contract which the Terminal Committee

proposes to make. If it is executed, the whole group of annoying controversies with the management of the company, which have been persistently and fruitlessly carried on for so many years, will be cleaned up.

The method whereby the freight tracks of the railroad company obtain access to Manhattan will be freed for the most part from all those features which have in the past injured the local interests of various parts of Manhattan. Riverside Park between 122d and 72d streets will be practically freed from the nuisance of the railroad; its area will be somewhat increased, and it will become a far more useful place of recreation to the dense population which lives in its neighborhood. The absurdity and the wickedness of running trains on grade along an avenue of a great city will be done away with. An enormous improvement will be made in the machinery for handling perishable freight, destined for the better arranged West Side markets, and all these advantages will be obtained without the expenditure by the city of anything but an insignificant sum of money.

Of course, the proposed plan falls far short of being perfect. If it is adopted, the Manhattan waterfront will be modernized in part, and Manhattan merchants will in certain cases suffer in competition with those of other ports and those of other parts of New York City itself. But property owners of Manhattan in general must reconcile themselves to such disadvantageous conditions. In the future the borough will retain such a decided advantage for the transaction of so many kinds of business that they can afford to put up with something less than proper treatment in other respects. In any event, an increasing proportion of the total business of the port must be transacted in other parts of the waterfront, and in spite of this loss Manhattan real estate will not be lacking tenants, who will have a sufficient amount of profitable business, which cannot be carried on anywhere else.

Loft Construction Shrinking.

As the real estate market for the year 1913 develops, it is becoming increasingly evident that in one important respect it will differ from the markets of the five preceding years. Comparatively few new sites are being purchased for improvement with loft buildings in the new mercantile district, and the amount of new construction of this class will be decidedly less than that to which the city has become accustomed. Improvement of this kind will not entirely cease, but it will shrink to comparatively small proportions, and the shrinkage will be pretty evenly distributed throughout the different parts of the district. This cessation of building will be advantageous both to the old and to the new mercantile sections. It will give the new district at least a year in which to fill up its many empty spaces, and, as this year promises to be one of good general business, renting conditions should at the end of that time be very much improved.

They can be improved, moreover, without any continuation of that drain upon the business occupation of the older districts which has been such a conspicuous characteristic of the past few years. The normal increase in the demand for additional space ought to be sufficient in a year of good general business to do away with most of the ill effects of the existing over-supply of lofts. Whether the business of constructing mercantile buildings will ever again reach the huge totals of the past few years remains to be seen. It frequently happens in New York that a certain type of structure is built with the utmost freedom for

a few years, owing to some temporary over-stimulation, and that after the condition which produces this stimulation passes by the former activity of construction is never resumed. Such was the case with private dwellings on the West Side during the middle years of the eighties, with apartment hotels after 1901 and 1902, with the East Side tenement house district a few years later, and so on.

It may well be that a similar fate awaits the speculative construction of mercantile buildings in the district between 23d and 34th streets. Of course, the mercantile business of New York is bound to increase, but it may seek its location in other parts of the city, and it is likely to be more conservative about moving than it has been in the immediate past. In all probability, however, the revival, when it comes, will for some years at least result in as much building as that which took place last year. The mercantile expansion of New York is just at present the dominant fact in the economic life of the city, and its momentum is so great that it will continue to have a great effect upon the real estate condition of central Manhattan.

THE WEEK IN REAL ESTATE.

The real estate market was strong this week. Selling was on a large scale. Apartment houses, good-sized vacant plots for improvement, tenement houses, dwellings and whatnot in real estate embodied the dealing. Large leases also continue to be an important phase of market activity. A glance backward shows the sale of a large Washington Heights corner, marking the last of the Loyal L. Smith estate holdings in that part of the city; a plot of three lots on Eleventh avenue, near 44th street, covered with old tenement houses; several plots in Harlem, on Washington Heights and in the Bronx, to be improved with apartment houses; a lot on Fifth avenue, opposite the park; two adjoining dwellings on Park avenue; a plot in East 30th street, for reimprovement with a commercial building; a good plot in West 25th street, near Sixth avenue, for re-improvement with a business building; some dwellings in the Upper East and West Sides; a plot on West Broadway, running through to Thompson street; a business dwelling in East 34th street; a Third avenue corner; tenement houses in upper Mercer street; a dwelling for a clubhouse in West 56th street; a plot in 30th street, adjoining a Fourth avenue corner; the sale of a 12-story apartment house, in the Upper West Side, on the plans; and, a Columbia College leasehold. These are some of the important transactions of what has certainly proven to have been a good week in real estate.

Some persons assert that there is a paucity of apartment house rentals and that therefore there will be a cessation of apartment house construction; but, judging by the way large plots on Washington Heights, in Harlem, the Bronx and Brooklyn are being sold for improvement with apartment houses there seems to be but little ground for the apprehension about a surplus of these buildings. We recall that during the boom on Washington Heights, a few years ago, predictions were freely made that apartment house construction there was being overdone, and we were inclined to share in the belief; but, with the subway trains in operation it was not long before all of the apartment houses that were built were occupied and a demand for more followed. As new subway routes, for which contracts have been signed, progress toward completion, there may be a plethora of apartment houses erected; but, it is hardly likely

that any one neighborhood will so suffer because henceforth apartment house construction in this great city will be more widespread consequent on the building of subway routes throughout the municipal area instead of in one or two boroughs. It is very probable that Brooklyn will share with Manhattan and the Bronx in attracting tenants to fine apartments. Already, Brooklyn has some of the best apartments, and they have been built by men who did not foresee subways throughout the borough. If Brooklyn can attract many apartment house tenants while having only surface transportation facilities, what will it attract when subways radiate through its territory?

More sales are transpiring in Brooklyn just now than have taken place there in a long while. Undoubtedly the signing of the contracts for the construction of subways has much to do with it; and, investors have gotten their courage up, at last, to the purchasing point. The knowledge that the money for subway building is available is another tonic to conditions. The whole suburban area of the City of New York is also in the throes of renewed demand, as the news columns of *The Record and Guide* show. The growth of the city is so constant and the opportunities for real estate investment henceforth will be so varied that all parts of the city and its environs will be susceptible to a movement of their real estate. There is also a good demand for acreage for country estates.

Legislation at Albany.

The adjournment of the Legislature, which have been scheduled for the week ending April 19, is now expected to be delayed considerably beyond that date in consequence of the decision of the Senate to investigate the charge of extortion brought against Senator Stephen J. Stilwell by George H. Kendall, president of the New York Bank Note Company. The charge that Gov. Sulzer before election promised the Brotherhood of Railroad Trainmen to sign the full crew bill and the fact that several nominations for Supreme Court vacancies and other important posts have yet to be made and confirmed cited as additional reasons standing in the way of an early adjournment.

During a week so devoted to political manoeuvring as the present one has been, the work of legislation has naturally remained pretty much at a standstill.

Fire Commissioner Johnson's bills relating to fire insurance policies brought out a marked division of sentiment at a hearing in the Assembly Chamber, being favored by many prominent business men, but being opposed by William F. McConnell of the New York Board of Trade and Transportation, Frederick B. DeBerard of the Merchants' Association of New York, John A. Murphy of the Buffalo Chamber of Commerce, the Manufacturers' Association of New York, and other interests. The opposition was based principally on the fact that the bills will increase the expenses of both insurer and insured, but Commissioner Johnson declared his willingness to compromise, so as to meet every reasonable objection.

The Kerrigan bill, introduced at the instance of the Tax Department of the City of New York, amending section 889 of the charter, relating to tax sales in this city, was amended by striking out a clause giving the city a clear title to all property acquired at tax sales, quieting all easements and restrictions. The bill now merely provides for deputy tax commissioners, before whom citizens can make statement in the matter of swearing off personal taxes instead of journeying to the central office.

Assemblyman Burr's bill, taking from the Board of Justices of the Supreme Court the power to select the Kings County Courthouse site and giving it to the Board of Estimate was advanced by being voted out of committee. The supporters of the bill, notably the Brooklyn League and the Brooklyn Heights Association, are opposed to the site, bounded by Court, Livingston, Clinton and State streets, recommended by the justices, and urge that the courthouse be placed on the proposed Brooklyn Bridge Plaza between Washington, High and Fulton streets.

A Street Car Hold-up.

After having maintained for twenty-seven years, a street car service from 135th street and Madison avenue, Manhattan, to 138th street and Park avenue, The Bronx, the N. Y. & Harlem Railroad Co. has discontinued the operation of cars over the Madison avenue Bridge and the business men and residents of the South Bronx are making an earnest effort to have the service resumed.

The original permit under which the line was operated was granted by the Park Department, but the present City authorities questioned the validity of the company's permit. The case was carried to the courts which decided that the company was not possessed of a franchise authorizing it to continue to operate its line across the Harlem River.

On December 7, 1911, the Board of Estimate adopted a resolution directing the company to apply for a franchise; but instead of doing so, the company quit running its cars altogether on Dec. 31, 1912, and they have not run since, to the great inconvenience of the public.

Under date of March 22, 1913, the N. Y. Railways Co. addressed a letter to the Board of Estimate "stating that in its opinion the service is not needed and that the money required to continue the service might be better spent to relieve congestion and give improved service where it is a public necessity, and concluding, 'Under these circumstances we are not prepared at this time to request our lessor, the New York and Harlem Company, to apply for a franchise.'"

The residents and business men of the vicinity, however, do not appear to agree with the Railways Company, and a petition signed by over 300 representative firms and individuals is now in the hands of the North Side Board of Trade to be used as a basis of future action in trying to induce the Railways Company to apply for a franchise. The Harlem Board of Commerce at its monthly meeting on Tuesday, March 4, unanimously passed resolution asking President Shonts to apply for a franchise and to resume the operation of the shuttle service.

Albert E. Davis, architect, whose office has been at 138th street and 3d avenue for over 25 years, said:

"Assuming the correctness of the company's statement that the operation of this connecting link between Manhattan and The Bronx was not profitable, it nevertheless was a public convenience and could be made profitable, I should think if a service sufficiently accommodating to the public were operated; and especially if it were extended to 138th street and 3d avenue, where all the Union Railway lines of The Bronx converge. These lines would thus become feeders to the Madison avenue line. The Pelham Bay Park branch of the Lexington avenue subway now under construction, will have an express station at 138th street and Third avenue and will bring to this focal point the great easterly section of The Bronx and form another feeder for the Madison avenue line. So it

would seem that the traffic opportunities present and prospective, are sufficient to make it worth while for the company to apply for a franchise and not only to resume the service, but to extend and improve it. It might even be worth the company's while to run continuous service alternately via the Madison avenue line to The Bronx without the change of cars at 135th street that was required by the service recently discontinued."

Cauldwell-Wingate Co. Expands.

The Cauldwell-Wingate Co., builders, has opened an office in the Candler Building, Atlanta, Ga., under the management of Mr. W. B. Paye. The significance of this announcement lies in the fact that the company during the last thirty months has completed contracts in New York and vicinity amounting to \$8,000,000, and has now under contract buildings amounting to more than \$3,000,000. Among the latter is the recent award of the New York Biscuit Company to erect a \$2,000,000 factory at Tenth avenue and 15th street, on which there is a time limit for completion within ten months. The satisfaction of the individuals and corporations for whom the Cauldwell-Wingate Company has completed buildings shows that its organization has grown in proportion to the amount of business done.

To Honor Efficient Public Men.

The committee on arrangements announce Monday evening, April 21, as the date of the banquet to be given at the Waldorf-Astoria by the citizens of Greater New York City to the members of the Board of Estimate and Apportionment of the City of New York, the members of the Public Service Commission for the first district, Hon. William R. Willcox and Hon. Seth Low to commemorate the successful conclusion of the negotiations with the transit companies and the execution of the operating contracts.

The price per cover has been fixed at \$10, including wine, and the price of boxes seating 6 to 8 persons is \$10. Tickets may be had by sending checks to the order of Robert E. Dowling, treasurer, and addressed to John D. Crimmins, chairman, 135 Broadway, New York City.

This will be a notable event and those fortunate enough will hear some truths about the future of our wonderful Greater New York City.

THREE FAMILY HOUSES.

(Continued from page 715.)

millions of dollars by the decrease in the number of fires, for which the law's enforcement is responsible; and what is more, it has saved thousands of human lives and enhanced the health of the community to an extent which cannot be estimated in dollars and cents, and in verification of this statement I respectfully refer to the respective reports of the Commissioner of the Health Department and the Commissioner of the Fire Department.

"Finally, no benefit would accrue to the rentpayer, or even to the owner of a three-family house, because of a ten or fifteen per cent. reduction in the cost of construction of such a three-family house, for the reason that my experience has proven that the rents demanded and paid on the alleged two-family, three-story houses for each apartment is as much as paid and demanded on the legal three-family tenement. Furthermore, the owner who eventually purchases the house pays approximately as much as the purchaser of a legal three-family house, and the ten or fifteen per cent.

REAL ESTATE STATISTICS OF THE WEEK

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 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913	1912
	Mar. 28 to April 3	Mar. 29 to April 4
Total No.	207	269
Assessed value	\$11,497,000	\$16,120,800
No. with consideration	38	18
Consideration	\$1,157,466	\$661,925
Assessed value	\$1,650,000	\$653,000
	Jan. 1 to April 3	Jan. 1 to April 4
Total No.	2,153	2,423
Assessed value	\$136,097,512	\$207,389,145
No. with consideration	298	232
Consideration	\$13,612,003	\$11,741,487
Assessed value	\$13,090,962	\$10,798,800

Mortgages.

	Mar. 28 to April 3	Mar. 29 to April 4
Total No.	133	170
Amount	\$4,665,096	\$7,787,962
To Banks & Ins. Cos.	28	46
Amount	\$1,581,500	\$3,958,500
No. at 6%	43	51
Amount	\$1,021,646	\$1,561,483
No. at 5½%	2	2
Amount	\$22,000	\$1,010,000
No. at 5%	39	51
Amount	\$2,357,050	\$2,181,900
No. at 4½%	13	14
Amount	\$551,500	\$498,300
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	1
Amount	.....	\$30,000
Interest not given	36	51
Amount	\$712,900	\$2,506,279
	Jan. 1 to April 3	Jan. 1 to April 4
Total No.	1,445	1,656
Amount	\$60,537,364	\$110,565,194
To Banks & Ins. Cos.	347	374
Amount	\$34,101,350	\$81,419,615

Mortgage Extensions.

	Mar. 28 to April 3	Mar. 29 to April 4
Total No.	54	57
Amount	\$1,580,500	\$1,341,900
To Banks & Ins. Cos.	11	15
Amount	\$572,500	\$314,500
	Jan. 1 to April 3	Jan. 1 to April 4
Total No.	535	735
Amount	\$24,113,585	\$19,525,577
To Banks & Ins. Cos.	187	237
Amount	\$15,165,050	\$15,507,500

Building Permits.

	Mar. 29 to April 4	Mar. 30 to April 5
New buildings	14	17
Cost	\$1,176,000	\$1,187,800
Alterations	\$201,926	\$199,440
	Jan. 1 to April 4	Jan. 1 to April 5
New buildings	159	208
Cost	\$17,523,615	\$29,517,500
Alterations	\$2,557,334	\$2,945,600

BROOKLYN.

Conveyances.

	1913	1912
	Mar. 27 to April 2	Mar. 28 to April 3
Total No.	577	506
No. with consideration	55	43
Consideration	\$219,936	\$281,550
	Jan. 1 to April 2	Jan. 1 to April 3
Total No.	6,251	6,255
No. with consideration	429	372
Consideration	\$3,391,186	\$3,424,731

Mortgages.

	Mar. 27 to April 3	Mar. 28 to April 3
Total No.	429	455
Amount	\$1,512,916	\$2,634,050
To Banks & Ins. Cos.	90	94
Amount	\$504,450	\$1,359,850
No. at 6%	228	274
Amount	\$607,559	\$1,660,884
No. at 5½%	54	67
Amount	\$244,200	\$378,900
No. at 5%	125	88
Amount	\$592,607	\$473,300
Unusual rates	4	2
Amount	\$23,275	\$15,544
Interest not given	18	24
Amount	\$45,275	\$105,422
	Jan. 1 to April 2	Jan. 1 to April 3
Total No.	4,418	4,645
Amount	\$16,415,235	\$19,314,114
To Banks & Ins. Cos.	1,072	1,101
Amount	\$6,701,581	\$7,932,623

Building Permits.

	Mar. 28 to April 2	Mar. 28 to April 3
New buildings	68	226
Cost	\$1,170,000	\$1,986,070
Alterations	\$114,073	\$96,099
	Jan. 1 to April 2	Jan. 1 to April 3
New buildings	1,008	1,311
Cost	\$8,370,037	\$11,268,523
Alterations	\$910,619	\$922,676

QUEENS.

Building Permits.

	Mar. 28 to April 2	Mar. 29 to April 4
New buildings	196	38
Cost	\$260,840	\$94,585
Alterations	\$15,215	\$21,138
	Jan. 1 to April 2	Jan. 1 to April 4
New buildings	1,212	1,012
Cost	\$3,619,910	\$3,775,850
Alterations	\$291,431	\$247,610

RICHMOND.

Building Permits.

	Mar. 28 to April 3	Mar. 29 to April 4
New buildings	18	20
Cost	\$24,690	\$40,200
Alterations	\$5,030	\$9,912
	Jan. 1 to April 3	Jan. 1 to April 4
New buildings	165	201
Cost	\$282,527	\$972,130
Alterations	\$49,472	\$106,147

difference in cost in ninety cases out of a hundred is additional profit to the speculator who builds it, the purchaser being the innocent victim, and ignorant of the fact that the rooms in the rear of the store may not be occupied by an additional family, and only discovers it after he has become the owner. The speculative builder who sells him the house studiously omits to inform him of the fact that the house cannot be occupied by more than two families, thus in many cases practising a fraud upon the innocent victim."

—Two more big apartment houses under construction in West 72d street rather strengthen the idea that it is to continue as a residential instead of being transformed into a business street entirely. Being the southern approach to Riverside Drive, it is natural that 72d street should take on in time some of the latter's characteristics.

BUILDING MATERIALS AND SUPPLIES

Last of Pre-flood Shipments Will Arrive by First of the Week, When Real Shortage Will Be Felt Here.

Government Report Shows That Another Advance in Price of Coal Is Due to Come in About Six Months—Dealers Encouraging Early Buying—Common Brick Firm.

THE whole building material market rested this week on the behavior of steel as a result of the Pennsylvania and Ohio floods. Shipments proved to be about normal, and, in consequence, other materials held firm, both on price and demand.

As far as other building materials are concerned, a brief curtailment in steel receipts will help manufacturers. Before the floods came the demand for every commodity, except North River common brick, was exceptionally brisk.

The situation in the lumber department is not rosy. The floods are rushing on toward the big southern lumber producing centers, and, while they all have been warned, the delay incidental to the repair of machinery and other property following the receding of the waters at a time when the consuming market here in the east is heavy and the supply light, may cause sharp price advances.

The common brick market showed a little more activity this week. In fact, the call for brick, lime, plaster and plaster-boards in the suburbs was noticeably brisk and gave many dealers a foretaste of what the spring demand is likely to be.

Building managers were considerably stirred up over the Government's report on the coal situation, in which it is stated that there is no reason why, under existing conditions, there should not at almost any time be a renewal of the slight shortage, amounting to about one-half the normal production of the mines for one month, and for another advance in prices coinciding with the alleged shortage.

BRICK MARKET FIRMER. Prices Unchanged, Although Demand Improves Somewhat.

THE common brick market showed a tendency to firm, but prices remained steady during the last week. All danger from the flood has passed in the up-river brick yards, and here and there are to be found evidences of preparations for starting up the new season.

Official transactions for North River common brick during the last week with records covering the corresponding week last year follow:

Table showing brick market data for 1913, comparing left over and arrived quantities for Monday through Saturday.

Condition of market, firm. Prices, Hudson River (basic), \$7 to \$7.25. Raritants, \$7. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), \$8.25. Left over (open cargoes)—50. Total covered—0.

Table showing brick market data for 1912, comparing left over and arrived quantities for Monday through Saturday.

Condition of market, strengthening. Prices, Hudson, \$6.50 to \$7. Raritants, \$6.25 to \$6.75. Left over, March 25—18.

MANY STEEL MILLS RESUME. Tie-up in Transportation May Continue for Another Week.

ADVICES from the steel mills in the flood districts showed that the work of recuperation was well under way and that by the end of the week many mills would be under partial operation.

Local builders have not been seriously inconvenienced regarding the floods for the reason that most of the steel they were erecting this week was already on the road when the deluge came.

HOW LUMBER HAS ADVANCED. Scope of Price Increase in All Departments Tabulated Since October.

BUILDERS have complained of the increased cost of construction during the last six months and have attributed this rise largely to the heavy upward fluctuations in lumber.

Table showing lumber price increases for Ash, White, 5/4 in. 6/4 in. 1st & 2nds, 8/4 1st and 2nds, etc.

Table showing lumber price increases for Basswood, 4/4 in. 1st and 2nds, 4/4 in. No. 1 common, etc.

Table showing lumber price increases for Birch, 4/4 in. 1st and 2nds, 4/4 in. 1st and 2nds, saps, etc.

Table showing prices for Tank Plank, 2, 2 1/2 and 3 in. 22 and 24 ft. long, 5 in. and up wide.

Table showing prices for Cherry, 4 1/4 in. 1st and 2nds, 5 1/4, 6/4 and 8/4 in. 1st and 2nds, etc.

Table showing prices for Chestnut, 4/4 1st and 2nds, 5/4, 6/4 and 8/4 1st and 2nds, etc.

Table showing prices for Cypress Shingles, 6x18 No. 1 heart cypress shingles, 6x18 No. 1 primes or A's, etc.

Table showing prices for Cypress, F. O. B. New York Market, Lumber Rough or Dressed, Firsts and seconds, etc.

Table showing prices for Douglas Fir, 8/4 to 16/4 No. 2, clear and better, 12/28, 12x12x20/40.

Table showing prices for Rail Delivery, 1x3 Rift flooring, No. 1, 1x3 Rift flooring, No. 2, etc.

Table showing prices for Flooring, 13-16 Oak, 2, 2 1/4 and 2 1/2, Clear, quartered, white oak flooring, etc.

Table showing prices for Maple Flooring, F. O. B. New York City, 13/16x 13/16x 13/16x, etc.

Table showing prices for Long Leaf Yellow Pine Flooring, A, heart rift, 13/16x2 1/2 face, counted 1x3, etc.

Table showing prices for Gum (Red), F. O. B. N. Y., Lighterage Free, 1 in. No. 1 common, etc.

Table showing prices for Sap Gum, F. O. B. New York, 1 in. 1st and 2nds, 1 in. No. 1 common, etc.

Table showing prices for Hemlock, F. O. B. New York, Pennsylvania hemlock, base price, etc.

Table showing prices for Lath, Eastern Spruce, F. O. B. N. Y., 1 1/2 in. slab lath, etc.

Table showing prices for Mahogany and Cedar Logs, Mexican Mahogany, Cazones, Tecolutia, etc.

Table showing prices for Maple Hard and Soft, 4/4 in 1st and 2nds, 5/4 and 6/4 in. 1st and 2nds, etc.

Table showing prices for Counters, I in clear strips, 2 1/2 in. to 5 1/2 in. wide, 5 feet and over long, etc.

Table showing prices for Oak, Quartered White, Indiana 1st and 2nds, 6 inches up wide, etc.

(Continued on page 749.)

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases
and Public Auctions

Large Sales, Well Diversified, Embodied
the Dealing—Brooklyn Market Active.

Real estate on Manhattan Island, this week, was in good demand. In the upper part of the borough considerable property changed hands for improvement with apartment houses. The Bronx contributed a few good sales. Brooklyn real estate is growing in favor steadily; and, the circumstance is caused by renewed faith in property there on account of the signing of contracts for subway construction through the borough.

The total number of sales in Manhattan this week was 38.

The number of sales south of 59th street was 16, against 15 last week and 36 a year ago.

The sales north of 59th street aggregated 23, compared with 24 last week and 26 a year ago.

From The Bronx 18 sales at private contract were reported, against 17 last week and 22 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$2,148,106, compared with \$1,029,320 last week, making a total since January 1 of \$16,247,061. The figure for the corresponding week last year was \$8,962,371, making the total since January 1, 1912, \$12,378,769.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

LEROY ST.—Galland Realty Co. sold through Saverio Migrionico 48 Leroy st, a 5-sty tenement house, on a lot 25x90.

MERCER ST.—The Lucas Realty Co. sold through Samuel Ginsberg and Jacobs & Schifter to the Improvers Land Co. 113 and 115 Mercer st, two 5-sty tenement houses, each on a lot 25x100, between Spring and Prince sts. The buyer gave in exchange a large tract of land on Richmond av, Port Richmond, Staten Island.

13TH ST.—J. Berliant & Co. sold 313 and 315 East 13th st, two 6-sty tenement houses, on a plot 50x100.

25TH ST.—The estate of John H. Drew sold through Wilbur C. Goodale 108 and 110 West 25th st, old buildings, on a plot 40x83, adjoining the southwest corner of 6th av. The buyer, who is a builder, will reimprove the site with a 12-sty mercantile building.

30TH ST.—Mrs. Franklin S. Henry sold to Mrs. Maria S. Simpson 40 to 44 East 30th st, three old dwellings, on a plot 50.3x98.9, adjoining the southwest corner of 4th av. The site will be reimproved with a modern business building. Horace S. Ely & Co. were the brokers.

34TH ST.—The estate of Geo. Brown sold through Goodale, Perry & Dwight to the Progress Realty Co., 213 East 34th st, a 3-sty and basement dwelling remodeled for business purposes, on a lot 18.9x98.9. The building is under lease until 1925 to the McQuade Printing Co.

45TH ST.—Ashforth & Co. sold for Isabel Leonard to J. Bernard Wohlfarth 524 West 45th st, a 5-sty tenement house with stores, on a lot 25x100.5, near 10th av.

47TH ST.—Fred'k H. Kastens sold 455 West 47th st, a 3-sty and basement brick dwelling, on a lot 20x100.5, between 9th and 10th avs.

49TH ST.—Richard and Stanley Mortimer sold through Davis & Robinson to a buyer, for occupancy, 17 West 49th st, a 4-sty and basement dwelling, on a lot 25x100.5, a Columbia College leasehold.

56TH ST.—The estate of Edith S. Logan sold to the St. Anthony Association 17 West 56th st, a 5-sty American basement dwelling, on a lot 23.4x100.5. The association will remodel the building into a club-house. The buyer gave in part payment its old club-house at 29 East 28th st, on a lot 25x98.9. E. De Forest Simmons was the broker.

58TH ST.—Jas. M. Lehmaier and Eugene S. Benjamin sold 331 West 58th st, a 4-sty dwelling, on a lot 21x100.5. Adjoining this property on the east are some of the real estate holdings of Wm. R. Hearst, which extend from 315 to 329. No. 331 West 58th st abuts 316 to 324 West 59th st.

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BE MIGHTY HARD SLEDDING.

59TH ST.—Eugene S. Benjamin and Jas. M. Lehmaier sold 316 to 324 West 59th st, three 3-sty frame dwellings, on a plot 100x100.5, between Columbus Circle and 9th av.

WEST BROADWAY—Amelia K. Smith and Emma L. King sold 414 West Broadway, running through to 90 and 92 Thompson st, old buildings, on a plot fronting 25 ft on West Broadway and 50 ft in Thompson st, with a south line of 163.5 ft and irregular on the north line. The property is 100 ft north of Spring st.

1ST AV.—Amelia Neumayer sold to Henry Fischer 107 1st av, a 5-sty tenement house, on a lot 22.3x100, between 6th and 7th sts. Chas. Froehlich was the broker. The buyer owns 105, adjoining.

3D AV.—The Cooper estate sold through Jas. Kyle & Sons 527 to 531 3d av, three 4-sty flats with stores, on a plot 55.8x62.2, adjoining the northeast corner of 35th st.

11TH AV.—Le Marks Realty Co. sold through Jacob J. Talbott 591 and 593 11th av, old 3 and 4-sty tenement houses, on a plot 75.4x100, 25.1 ft north of 44th st.

Manhattan—North of 59th Street.

MANHATTAN ST.—Edgar Construction Co. sold 111 Manhattan st, a 6-sty apartment house, on a plot 72x100. S. Albert, Louis Hein and M. L. Platt were the brokers.

79TH ST.—The Brixton Construction Co., E. S. Brixton, president, bought from Elizabeth J. Heuel, 144 West 79th st, a 3-sty dwelling, on a lot 20x102.2. The buyer owns the three adjoining dwellings, 138 to 142. The site will be re-improved, probably with a 12-sty apartment house.

84TH ST.—Julius Tischmann & Sons sold through Fred'k Zittel & Sons to Eugene C. Harding, on the plans, the 12-sty apartment house they are planning to build at 324 and 326 West 84th st on a site they bought from Abner B. and Willis B. Inglee recently. The leases to the private dwellings, at present on the site, do not expire until next fall. The plot is 33x102.2, between Riverside drive and West End av. The buyer has a long lease on the 12-sty apartment house at 308 West 83d st.

89TH ST.—Earle & Calhoun sold for Jas. Doyle to Klein & Jackson 258 West 89th st, a 4-sty dwelling, on a lot 16x100.8.

101ST ST.—Yetta Greenberg sold 314 West 101st st, a 5-sty American basement dwelling, on a lot 17x100.11, near West End av.

121ST ST.—Leonard Weill resold through Goodwin & Goodwin to Jos. R. McGuire, 115 West 121st st, a 3-sty dwelling, on a lot 20x 100.11.

125TH ST.—Margaret T. Johnston sold to the Basonio Construction Co. 251 East 125th st, a 5-sty tenement house with stores, on a lot 28x 99.11. Peter A. H. Jackson's Sons were the brokers.

125TH ST.—H. R. Fisher sold through S. M. Brown to Wm. A. Martin 54 to 62 West 125th st, a 5-sty apartment house with stores, on a plot 125x100.11.

136TH ST.—Robt. Levers sold for Sidney Henshaw 128 West 136th st, a 3-sty and base-ment dwelling, on a lot 15x99.11.

141ST ST.—Newmark & Davis sold through the Loton H. Slawson Co. to the B. V. Con-struction Co. the vacant plot, 100x100, in the north side of West 141st st, 250 ft. west of Broadway. The plot will be improved with a 9-sty apartment house.

143D ST.—Florence Fuld bought from Morris Berney 107 and 109 West 143d st, a 6-sty apart-ment house, on a plot 41.8x99.11.

167TH ST.—The estate of Samuel J. Huggins sold to a builder, for improvement with an apartment house, the vacant block front in the south side of 167th st, between Audubon and St. Nicholas avs. The plot fronts 179.2 ft. in 167th st, 80 ft. on Audubon av and 83.10 ft. on St. Nicholas av.

175TH ST.—David Stewart sold to David Zip-kin for the City Real Estate Co. the block front in the north side of 175th st, between St. Nicho-las and Audubon avs, containing 16 city lots. The property has a frontage of 133 ft. on St. Nicholas av, 104 ft. on Audubon av and 350 ft. in 175th st. The transaction is of unusual in-terest in that it is the first large investment purchase of vacant property on the heights re-ported in several months. West 175th st is a 100-foot thoroughfare, with 30-foot sidewalks laid out in grass plots and trees. Opposite is the large site purchased by the Church of the Incarnation, which plans to erect a church ed-ifice. A parochial school has already been erected on part of the site.

180TH ST.—C. J. Elgar resold for Jos. F. A. O'Donnell the vacant plot, 100x100, in the south side of 180th st, 150 ft. west of Amsterdam av, to a builder, for improvement with two 5-sty apartment houses.

190TH ST.—Nathan Wilson sold for the Henry Morgenthau Co. to Harry F. Weber, Jr., and Harry Turak the plot, 80x100, in the north side of West 190th st, 120 ft. west of St. Nicholas av. The buyer will erect apartment houses on the plot. The new tunnel from Broadway to the 191st st subway station has an easement under this plot.

BROADWAY.—The Douglas Robinson, Charles S. Brown Co. and William A. White & Sons sold for Klein & Jackson to the Oceanic Investing Co. (A. E. Thorne, G. L. Nichols and A. G. Milbank) the southwest corner of Broadway and 89th st, a 2-sty taxpayer and 3 and 4-sty dwellings fronting 100.8 ft. on Broadway by 132 ft. in the street. Klein & Jackson have taken back a lease of the property from the Oceanic Investing Co. for 21 years with the privilege of renewal. They will either remodel the present buildings or put up a more modern commercial structure.

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Private Realty Sales (Continued).

MANHATTAN AV.—Reuben E. Fiechthorn sold through Goodwin & Goodwin 389 Manhattan av, a 3-sty and basement dwelling, on a lot 18x50.

NORTHERN AV.—The Pullman Holding Co. sold to Robt. B. Dula the vacant plot, 100x240, on the east side of Northern av, 349 ft. north of 181st st.

PARK AV.—Amos R. E. Pinchot sold 1022 and 1024 Park av, two dwellings, on a plot 40x70, 22 ft. north of 85th st.

WADSWORTH AV.—Henry Morgenthau Co. sold to the 121st Street Construction Co., of which John Katzman is president, the block front on the east side of Wadsworth av, bet 191st and 192d sts. Three apartment houses will be built on the plot.

FORT WASHINGTON AV.—J. Romaine Brown Co. sold for the estate of Loyal L. Smith the southwest corner of Fort Washington av and 161st st, a plot 147x100. The buyers are H. and M. Mandelbaum. This is the last of the Smith estate holdings on the heights.

2D AV.—Lowenfeld & Prager sold to Mary E. Dolan 1855 2d av, a 5-sty tenement house, with stores, on a lot 25x100, near 95th st.

5TH AV.—Mrs. Cora Dillon Wyckoff sold through the firm of Leonard J. Carpenter the lot, 25x120, on 5th av, 77.2 ft. north of 76th st.

Bronx.

TIFFANY ST.—The B. V. Construction Co. sold 948 Tiffany st, a 5-sty apartment house, on a plot 47x106.

162D ST.—Benj. Benenson sold 421 East 162d st, a 5-sty flat, on a lot 25x100.

BRYANT AV.—Jas. A. Kearney sold to Annie Chazen 1344 Bryant av, a 2-family house, on a lot 20x100.

DECATUR AV.—Mrs. Rachel Butt sold through Ernst & Cahn 2768 Decatur av, a 2½-sty frame dwelling, on a plot 37.6x100.

FINDLAY AV.—Henry C. Kraft bought from the Polak Realty Co. and David Kraus the vacant plot, 112x100, on the west side of Findlay av, between 169th and 170th sts.

HUNTS POINT AV.—Henry Morgenthau Co. sold to the Burnett-Weil Construction Co. the northeast corner of Hunts Point av and Gilbert pl, a vacant plot of 5 lots. The buyer will improve it with two 5-sty apartment houses with stores.

INWOOD AV.—Sumner Deane sold to a builder the 1-sty brick stable, on a plot 50x130, on the east side of Inwood av, 350 ft. south of Belmont st. John Pfluger was the broker.

MORRIS AV.—Wahlig & Sonsin Co. sold to Lowenfeld & Prager 914, 918 and 922 Morris av, three 6-sty apartment houses, on a plot 123x86. The buyers gave in part payment the plot, 56.3x99.11xirregular, in the south side of 141st st, 225 ft. east of Lenox av.

PARK AV.—The Benenson Realty Co. sold the northeast corner of Park av and 182d st, a 5-sty flat, on a plot 50x90.

PROSPECT AV.—Dwyer & Cary Construction Co. resold through A. J. Madden the northeast corner of Prospect av and 150th st, a vacant lot, 25x100.

PROSPECT AV.—Kurz & Uren sold for Catharine Darling 2350 Prospect av, a 2-sty brick and stone 2-family house, on a lot 18.9x94.

RIVER AV.—Hall J. How & Co. sold for Richard H. Jaeger the northwest corner of River av and 167th st, a 3-sty flat, on a lot 24x90.

SHERMAN AV.—Smith & Phelps sold for a client, for cash, the southeast corner of Sherman av and 163d st, a plot 50x100, which the buyer will improve with a 5-sty apartment house.

SOUTHERN BOULEVARD.—Henry Morgenthau Co. sold to Adelstein & Avrutine the northwest corner of Southern Boulevard and Barretto st, a plot 105x200. On the plot the buyers will erect 5-sty apartment houses. E. A. Weinstein was the broker.

STEBBINS AV.—David Young sold through Kurz & Uren the vacant lot, 25x81.9, on the west side of Stebbins av, 129.13 ft. south of Chisholm st. The buyer will improve the lot.

UNION AV.—The Benenson Realty Co. sold to an investor 774 and 776 Union av, a 5-sty flat, on a plot 50x117xirregular, between 156th st and Westchester av.

WEBSTER AV.—Clement H. Smith Co. sold for Albert L. Lowenstein the southwest corner of Webster av and 173d st, a plot of about 9 lots.

WESTCHESTER AV.—A. H. Levy sold for the Sherman Co. to the State Bank the building at the junction of Westchester and Union avs and 158th st. The bank will occupy 2 floors of the building as a Bronx branch.

Brooklyn.

BEAVER ST.—Jos. Metzger sold for Siris & Maltzman 80 to 86 Beaver st, two 6-sty double tenement houses, on a plot 80x100.

BERGEN ST.—M. Bennett & Sons sold for the estate of Chas. McCloskey 513 Bergen st, a 2-sty frame dwelling, on a lot 20x100.

BRIDGE ST.—Chas. W. Seitz sold for Max Lang to the Hyams Realty Improvement & Construction Co. 389 Bridge st, between Fulton and Willoughby sts, a 3-sty and basement brick dwelling, on a lot 20x100.3. The same buyer previously bought through the same broker 387 and 391 and the purchasing company now owns a combined plot 60x100.3.

BUTLER ST.—The Halstead estate sold through M. Bennett & Sons the vacant plot, 80x100, in the north side of Butler st, 200 ft. west of Nevins st.

CLIFTON PL.—The Realty Associates sold through Meyer Levenson 349 Clifton pl, a 1-sty frame building, on a lot 25x100.

DECATUR ST.—Everett Kuhn sold for Alex. R. Brown to a buyer, for occupancy, 251 Decatur st, a 3-sty and basement brownstone front dwelling, on a lot 20x100.

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fore, is in the market for
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DOUGLAS ST.—Meyer Levenson sold to the Realty Associates 1900 to 1904 Douglas st, two 3-story brick dwellings, each on a lot 25x100.

McDONOUGH ST.—The McMartin estate sold through Everett Kuhn 260 McDonough st, a 2-story and basement brownstone front dwelling, on a lot 20x100.

MONROE ST.—Jos. Cook sold through Everett Kuhn to a buyer, for occupancy, 490 Monroe st, a 2½-story and basement brownstone front dwelling, on a lot 19x100.

PARK PL.—Meruk & May, builders, sold 497 to 513 Park pl, nine 4-story brick and stone apartment houses, each on a lot 20x131.

POWERS ST.—Meruk & May, owners, sold 206 and 208 Powers st, two old frame dwellings, on a plot 26x100x45.

PROSPECT PL.—Meruk & May sold 466 and 468 Prospect pl and 486 Prospect pl, three 4-story brick and stone single apartment houses, each on a lot 20x131. The sellers are the builders.

PUTNAM AV.—Augustus H. Merritt sold to A. Mitchell 462 Putnam av, a 3-story brownstone front dwelling, on a lot 19.6x100.

RODNEY ST.—Frank Jewell sold for Mrs. M. C. Sherwood to Jas. M. Chatterton, 84 Rodney st, Williamsburg, a 3-story and basement brownstone front dwelling, on a lot 17.6x100.

WINTHROP ST.—The Westwood Realty Co. sold for W. A. Brown 20 Winthrop st, Flatbush, a 3-story stone front dwelling, on a lot 17x 130.

1ST ST.—E. T. Newman sold for Thos. R. Crean to Robt. Russell, for occupancy, 545 1st st, a 3-story and basement brownstone front dwelling, on a lot 21x100.

3D ST.—Mary Huchting sold through the L. L. Waldorf Co. 530 3d st, on the Park Slope, a new 3-story American basement dwelling, on a lot 18.2 x95.

EAST 12TH ST.—Progress Holding Co. sold through L. J. Greenberger 872 East 12th st, Flatbush, a 2-family house, on a lot 20x100.

28TH ST.—Samuel Goldberg sold to the American Estates Land & Mortgage Corporation, who resold to Mrs. Pauline Steinrich, 1220 38th st, a 3-story apartment house on a lot 25x95.2.

EAST 57TH ST.—Chas. W. Seitz sold for Geo. Grisch the vacant plot, 40x100, in the west side of East 57th st, 180 ft north of Av A.

65TH ST.—The Alco Building Co. sold, in 65th st, the following brick dwellings: 1952, to Arthur B. Fuller; 1926, to John A. Lewis; 1936, to Thos. J. Hamilton; 1920, to Geo. S. Kilby; 1924, to Geo. K. Cross; 1944, to Jos. H. Levinus; 1906, to Eugene P. Summerfield; 1908, to Walter J. Calhoun, and 1912, to John W. Reidell.

BROADWAY.—Meruk & May, owners, sold 760 to 766 Broadway, running through to 255 and 257 Hopkins st, between Flushing and Sumner avs, 6 old buildings, on a plot of about 10,000 sq. ft. The plot fronts 83 ft. on Broadway and 50 ft. in Hopkins st. and it is 140 ft. in depth on one side and 160 ft. in depth on the other. The property is opposite the stores of Henry Batterman Co. and F. W. Woolworth Co.

BROADWAY.—Leo C. Teller, manager of the Broadway Theatre, Brooklyn, is about to close a purchase of the old O'Berry property on the north side of Broadway and running through to Bushwick av, between Grove and Linden sts. The O'Berry homestead and barn, old frame buildings, are on the Broadway side. The plot fronts 71.11¼ ft. on Broadway and extends back to Bushwick av a distance of 1,250 ft., with the same width the entire depth. There is an L to the property, 74 ft. in width, running through to Grove st on which there is an old dwelling. It is understood that Mr. Teller also has an option on some other property in Grove st. He contemplates erecting a large theatre on the Broadway front together with the Grove st plot; while with the balance of the plot, running through to Bushwick av, his purpose is understood to be to erect a large arcade building running through to and connecting with the Broadway front. The O'Berry homestead is the last private residence on Broadway and it is one of the oldest landmarks of the Bushwick section.

GRAND AV.—Jos. Frankel sold for the Kingman estate to L. A. Pincus the old frame mansion on a plot 150x150, at the northeast corner of Grand and Putnam avs, close to the intersection of Putnam av and Fulton st. This property is one of the landmarks of Brooklyn, the Kingman family having resided there for half a century or more. The buyers will raze the old house and reimprove the plot with a theatre with a seating capacity of 1,500 persons.

LENOX RD.—Westwood Realty Co. sold for M. L. Mott to J. R. McShane 130 Lenox rd, a 2½-story detached frame dwelling, on a plot 45x 170. The buyer gave in part payment 290 Linden av, Flatbush, a brick, 2-family house.

MYRTLE AV.—M. Bennett & Sons, in conjunction with S. Blume & Co., sold for Raymond Rorke to A. Lewis 186 Myrtle av, a 3-story brick building, on a lot 18x100.

RUGBY RD.—Milnor Wiley & Son sold for Harry Wilson to Mrs. Boyd Keller, for occupancy, 561 Rugby rd, a new detached 2-family house.

RUGBY.—Wood, Harmon & Co. sold 2 lots in East 55th st, near Tulip st, to Ransler Miller; and to G. I. Ludke a lot in East 52d st, near Church av.

ST. MARK'S AV.—Chas. E. Rickerson sold for Harry N. Rogers 128 St. Marks av, between Flatbush and Carlton avs, a 3-story and basement brownstone front dwelling, on a lot 19x131.

SHORE RD.—The Robinson estate sold the tract running from the Shore rd to Marine av and from 93d to 94th st, Bay Ridge. There is a large frame mansion, barn and other out-buildings on the plot. There is a total of about 90 lots, each 20x100, and it is understood that the new owner will subdivide the property into building sites. A plot opposite, in the north side of 94th st, was also sold by the same estate.

WASHINGTON AV.—J. Joughlson sold through A. Peace & Son, 764 Washington av, a 3-story brick and stone flat with store, on a lot 16.6x65.4, near Sterling pl.

10TH AV.—Frank A. Seaver sold for Fannie J. Quinn to a buyer, for occupancy, the southeast corner of 10th av and 73d st, a detached dwelling on a plot 60x100.

20TH AV.—Mainard Building Co. sold to Fredk Benzinger 6614 to 6620 20th av, four 2-story dwellings, each on a lot 16.9x100, between 66th and 67th sts, in the Mapleton section. Mr. Benzinger is the New York correspondent of the Chicago Record-Herald. He bought the plot unimproved in June, 1909, from the president of the Mainard Building Co., which now sells him the same back improved.

HYDE PARK SECTION.—Wood, Harmon & Co. sold a lot in East 52d st, near Av D, to R. Y. Pichtag; a lot on Utica av, near Av D, to J. W. Springer; a lot in East 49th st, near Av D, to L. G. Cross; a lot on Utica av, near Av D, to Thomas Kennedy; a lot in East 53d st, near Clarendon rd, to T. M. Lee; a lot on Utica av, near Clarendon rd, to A. F. Wright; two lots at the northwest corner of East 49th st and Av D, to A. E. Wright; three lots on Utica av, near Av D, to Stephen Saphos; a lot on Av D, near East 49th st, to Arthur Smith; two lots on East 49th st, near Clarendon rd, to Harrison A. Moore; four lots on Utica av, near Foster av, to J. H. Fredericks; two lots on East 49th st, near Av D, to E. F. Guillot, and a lot on East 49th st, near Av D, to Charles O. Lord.

KINGSBORO SECTION.—Wood, Harmon & Co. sold 2 lots on Ocean av, near Av S, to Mary S. Griffin; 2 lots on Ocean av, near Av R, to Garnet S. Brown; 2 lots on Ocean av, near Av S, to M. G. Anderson; and 2 lots on Ocean av, near Av S, to M. J. Simms.

KENSINGTON PARK.—Wood, Harmon & Co. sold a lot on Av F, near Gravesend av to Leon Lamarre; and a lot on Av F, near Gravesend av to Ed. Gauthier.

EAST MIDWOOD.—Wood, Harmon & Co., sold 2 lots on Bedford av, near Av I, to F. M. Webster; 2 lots on Bedford av, near Av J, to Harriett A. Milne, and 2 lots on Bedford av, near Av I, to S. J. Webb.

Queens.

EDGEWATER.—Herman Frankfort sold for Bachmann & Emmerich to the S. & L. Construction Co. a large plot of ground running from the Boulevard to the railroad or Seaview av, Edgewater.

LONG ISLAND CITY.—The Rickert-Finlay Co. sold to Geo. Scheidler for improvement the vacant plot on the east side of 7th av 280 ft. north of Broadway, Norwood, Long Island City.

ROCKAWAY PARK.—H. Richter & Co. sold, at Rockaway Park, for U. Leonhauser to L. Sherman his detached dwelling, on the east side of 7th av, 380 ft. north of Washington av; also for the Irven Realty & Construction Co. the vacant plot, 60x100, on the west side of 1st av, 100 ft. north of Triton av, Rockaway Park.

Richmond.

NEW BRIGHTON.—Cornelius G. Kolff sold for Mrs. John Pendleton to Clarence J. Primm a plot, 50x217, on Pendleton av, between Prospect and Franklin avs, New Brighton, Staten Island. The buyer will improve the plot with a dwelling for his own occupancy.

ST. GEORGE.—Cornelius G. Kolff sold for Hugo Mock to the Christian Science Church of New Brighton the vacant plot, 75x100, on the south side of Richmond Terrace, just west of Nicholas st, St. George, Staten Island, overlooking New York bay. The church will improve the plot with a new church edifice.

Rural and Suburban.

BILLINGS, N. Y.—De Vito & Nicholson sold for Mrs. Jennie B. Jones her farm of 125 acres located at Billings, N. Y., to Mrs. Agnes Jardine Shedd, who will develop it into a large apple farm. This farm was once reported to have been bought by suffragettes.

BRONXVILLE, N. Y.—M. Hammen sold through F. Schuyler Dunne 492 and 493 Rossmore av, Bronxville, Westchester county.

BROOKVILLE, L. I.—Wm. H. Mitchell sold through W. Burling Cocks and Samuel Willets a tract of 124 acres of land at Brookville; also the same brokers sold for J. V. C. Hegeman a tract of 115 acres in the same place.

CRUGERS, N. Y.—Frank B. Goodliffe sold for Mrs. Anna F. Finch the Finch estate of 53 acres on the Albany Post rd at Crugers, Westchester county, to Charles S. Cosgrove of Manhattan.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. sold to Mrs. Lillian Barton Wilson a plot in Kensington, Great Neck, on Arleigh rd, 286 ft west of the Shore rd. It has a frontage of 136 ft and a depth of 309 ft, and overlooks the new waterfront gardens on Manhasset Bay. Mrs. Wilson is having plans prepared for a residence.

GREAT NECK, L. I.—The McKnight Realty Co. sold on the Estates of Great Neck to W. E. Hoyer 7 lots facing Clover Drive, on which a residence to cost \$12,000 will be built; to J. C. Andrews a house on Elm st; to C. C. Simpson 8 lots having a frontage of 150 ft on Sreamore Drive, on which a \$15,000 house will be erected; to A. J. Bassett a plot having a frontage of 80 ft on Willow pl.

HALESITE, L. I.—Willett Bronson sold through Morris & Gerard a bungalow on a plot on Bay View av, overlooking Huntington bay, at Halesite.

HARTSDALE, N. Y.—P. B. Jennings sold for the Hartsdale Heights Co. 28 acres on the west side of Central Park av, Hartsdale, overlooking the Scarsdale golf links. The new owners will improve the property for residences.

LAKE MOHEGAN, N. Y.—A. F. Clifford sold for Miss Nellie Weirichs to P. J. Reynolds the 24-acre tract known as the Weirich farm, with dwelling, at Lake Mohegan.

LITCHFIELD, CONN.—Wm. M. Benjamin Co., in conjunction with C. R. Duffie, sold for Louis A. Ripley an estate of more than 200 acres, at Litchfield, with residence and out-buildings and a fine orchard. The buyer is a prominent resident of Manhattan who will occupy the place.

NORTH ELIZABETH, N. J.—Wm. Kudlata sold through W. Woodruff Chisum to a buyer, for occupancy, the dwelling at 1126 North av, North Elizabeth.

EAST NORWICH, L. I.—W. Burling Cocks and Samuel Willets sold for Townsend Vernon to Daniel E. Pomeroy his country estate of 96½ acres at East Norwich.

SCARSDALE, N. Y.—Gerard Fountain sold through Fish & Marvin the property known as the Overhill tract, comprising a stucco dwelling and an acre of land near Scarsdale station, to a buyer for investment.

SCARSDALE, N. Y.—Thomas R. Brown purchased a residence in the Overhill estate at Scarsdale through the Scarsdale Co. The property was owned by Thomas R. Glendinning, Clarence E. Williams of the Union News Co. sold his property on the same road to John J. Lauben.

YORKTOWN, N. Y.—Nichols & Hobbie sold for a client to W. T. Starr, of the firm of Raymond Starr & Co., the 30-acre farm known as the Ackery farm, on the Ossining-Kitchwan rd, at Yorktown, Westchester county; and the same buyer bought through the same brokers from Ellsworth Grant an adjoining tract. Mr. Starr will erect a country house on the property.

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SUPERINTENDENT and Estimator for construction building, having 18 years' experience, would like to connect with responsible builder or architect. Can furnish best of reference. Box 104, Record and Guide.

ESTIMATOR on sheet metal and roofing work wants position; is thoroughly familiar with plans and specifications and well acquainted with builders. Box 102, Record and Guide.

CITY SURVEYOR, seven years' experience in building construction, desires position with builder. Box 89, Record and Guide.

WE would like to purchase a map case, mahogany finish, for our Long Island City office. **WILLIAM D. BLOODGOOD & CO.,** Bridge Plaza North, Long Island City.

LEASES.

Manhattan.

LEON S. ALTMAYER leased for a term of years for the Alliance Realty Co. the 4-sty residence at 140 West 87th st, to Dr. Carl Goldmark.

THE DUROSS CO. leased the 6-sty building at 49 and 51 West 14th st to John H. Little & Co., carpet and furniture house, now located at 227 6th av; also leased the stores in the new buildings at 425 and 427 West 14th st to the William J. Farrell Co., wholesale poultry dealers.

J. B. ENGLISH leased for a term of years for Edward Margolies to George P. Doherty and Edward Hoff the entire 4-sty business building at 109 West 48th st. After alterations are completed the tenants will use the building for their own business.

EWING, BACON & HENRY leased the 10th floor in the Architects' Building, at 101 4th av, for a term of years to the architectural firm of George B. Post & Sons, of 341 5th av; also a large suite of offices in the same building to F. H. Hutaff, decorator, of 10 East 33d st, and to the Master Builders Co., now at 103 Park av; also leased the entire westerly half of the 22d floor in the World's Tower Building for a term of years to C. B. Comstock, of 23 East 26th st, and for the McVickar, Gaillard Realty Co. offices in the Anderson Galleries, at 40th st and Madison av to Henry J. Davison, of 111 Broadway.

MORTON H. C. FOSTER & BROTHER leased for Mary A. Grogan to John Roddy 1945 3d av for 21 years. The lessee will erect a moving picture theatre on the property.

HEIL & STERN leased the 6th loft in 114 to 120 East 23d st to Louis Greenberg & Bro., of 127 West 17th st, for a term of years.

M. & L. HESS leased the 4th floor in 60 and 62 East 11th st to Samuel Halpern, the 7th loft in 121 and 123 East 24th st to Carlos Fernandez & Co. and the 5-sty building at 165

West 18th st to the Star Box Co., of 43 Crosby st.

JAMES KYLE & SONS rented the 3-sty stable at 149 East 57th st for Jennie R. Morse.

THE CHARLES F. NOYES CO. leased the building at 76 Wooster st to Nicholas Dodd for a term of years; also in connection with William H. Whiting & Co. to Wheelock, Lovejoy & Co., of 23 Cliff st, the store and basement in 224 and 226 Pearl st, and for Edward Mallinckrodt the store and basement in 118 Maiden Lane to the Standard Express & Trucking Co., of 135 Greenwich st.

PEASE & ELLIMAN leased two lofts in 15 and 17 East 32d st to the Hills Costume Co. for a term of years.

GEO. R. READ & CO. leased the 6-sty building at 10 Beach st to Carhart & Bro., Inc., of 49 Park pl.

THE ROSE & PEIXOTTO CORPORATION leased the 3d and 4th lofts in 82 and 84 Church st to the De Boise Bresnan Co. for a term of years.

LOUIS SCHRAG leased for Joseph W. Cushman & Co. the dwelling at 334 West 20th st to Sadie Fisher, for a term of years; also in connection with Benjamin Bernstein, the dwelling at 222 West 25th st to Emma Wilson and 224 West 25th st to John Schillatani.

VAN VLIET & PLACE rented the dwelling 18 Charles st for a term of years to Emma Williams; 5,000 ft. of the store and six floors of 641 Hudson st to Charles S. Whitney, of 652 Hudson st.

WILLIAM A. WHITE & SONS and the Douglas Robinson, Charles S. Brown Co. leased to Dr. William West for a term of years the 4-sty dwelling at 75 Park av.

THE F. R. WOOD, W. H. DOLSON CO. leased for Mrs. Caroline A. McCreery, the dwelling at 104 West 80th st to John J. Cox, for 5 years.

LEASES have been made for space in the Johnson-Brady-Billings syndicate building, Madison av and 42d st, to Justin Herold, of 11 East 48th st; the Empire Door and Trim Co., of 5 East 42d st; R. E. L. Mordcaai, of Madison av

and 42d st; Whiskeman & Hasselman, of 39 West 88th st; Alexander C. Barry, of 925 Broadway; Turrell & Kirkby, of 337 5th av; Frank Vernon, of 103 Park av; George H. Chichester, of 103 Park av; Noakes & Noakes; The Federal Leather Co., of 47 West 42d st; George Wyeth, of Madison av and 42d st; Henry G. Wynn; M. B. Olsen, of 311 Madison av; Hayes & Robertson, of 18 East 42d st; the Purity Distilling Co. of 1 Madison av; Thomas M. Hodgson, of 55 Liberty st; D. E. Prudden, of 7 East 42d st; Maginnis & Walsh; S. H. Pomeroy, of 1123 Broadway; E. L. Elliott, of 489 5th av; the Macolithic Concrete Co., of 1133 Broadway; the Writers' Press Association, of 5 Beekman st; Frank Seery, of 1453 Broadway; Robert Field; H. C. Foss; the Brown McNeice Co., Inc.; the Lippincott Engineering Co., of 8 East 42d st; W. C. Rothkrans; N. W. Wheeler; Collins Toan & Co.; N. Anspacher, of 693 Madison av; Harry Parker, of 158 East 126th st; William A. Davis; William Paul Gerhard; E. W. Rennie; Ceely, Inc.; M. F. Hill; J. B. Thill, of 507 5th av; L. P. Brown; the Robbins-Shoreys Co.; and C. F. A. Locke.

THE WILLIAM S. ANDERSON CO. leased for Harry B. Cutner to R. H. Morrison, of 1231 3d av, the store and 1st floor in 1200 3d av.

THE THOMAS ADDIS EMMET REALTY CO. leased in the Emmet Building through A. von Ostermann offices to Alberta Prampolini and the Advertising & Selling Magazine, Inc.

CAMMANN, VOORHEES & FLOYD leased the building 250 Water st to A. Vaccaro & Co., of 55 Park Row; store, basement and 1st loft in 7 Cedar st to Cobas, Mendez & Co.; store and basement in 80 Front st to William Somerville Sons, of 292 Pearl st; store in 31 De Peyster st to John R. Anderson & Co., of 11 Cliff st; with Horace S. Ely & Co. the building at 142 and 144 Front st to George A. Haws, of 73 Pine st, and the building at 26 South William st to the Laplante & Dunklin Printing Co., of 28 South William st.

ARTHUR H. COHEN leased the 5th and 6th lofts in 9 and 11 East 37th st to the Elite Styles Co., of 27 West 23d st; also the 3-sty garage at 235 and 237 West 50th st for the Longacre Garage, Inc.

THE JULIUS FRIEND-EDWARD M. LEWIS CO. leased for the Methodist Book Concern and the Board of Foreign Missions of the Methodist Episcopal Church, the store in 150 5th av for a term of 15 years, to the W. & G. Lunch Room, who, after extensive alterations, will occupy same as a new link to their chain of stores.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased for the New York Railways Co. the entire 3d floor, containing 38,000 sq. ft., in the Lexington Building, 141 to 155 East 25th st, for a long term of years at an aggregate rental of about \$150,000, to Walcutt Bros. Co., embossers and printers, for many years located at 409 Pearl st.

KRONENGLD & BAUMAN sub-leased for John G. Hynds the 4-sty dwelling 64 West 46th st, on a lot 16.8x100, for 21 years, at an aggregate rental of about \$60,000. Warren Leslie is the owner of record of the property. It is announced by the brokers that the building will be altered, stores being installed in the basement and parlor floor and the upper part converted into apartments. Adolf Kronengold is reported to be the lessee.

THE CHARLES F. NOYES CO. leased a large portion of the 2d floor in the Smith-Gray Building at 261 Broadway to the Columbia Graphophone Co.; also offices in 72-74 Beaver st to the Blue Peter Cigarette Co.; a large suite of offices in the Fulton-Chambers to Gitnick & Stamer, and offices in 71 West 23d st to F. Barry.

VAN VLIET & PLACE rented for a term of years the dwelling at 37 West 11th st to Miss Margaret G. Yates.

G. W. BARNEY leased to the Hoyt Chocolate Co. the 1st loft in 95 Chambers st, extending through to 97 Reade st; also to the Wallie Dorr Co., of 16 Reade st, the 2d, 3d and 4th lofts in 35 Murray st, with an "L" to 130 Church st; also to Crown Neckwear Co., of 124 Allen st, the 3d loft in 484 Broadway, and to James Roddy the basement store in 19 East 9th st.

BUTTERLY & HYNDS leased, in conjunction with W. R. Moore, the entire building at 57 West 51st st, for a term of years to Mme. Camille, dressmaker, of 49 West 38th st.

CARSTEIN & LINNEKIN leased for a term of years for Robert Goelet and the Duchess of Roxburghe the 12-sty building at 450 to 454 4th av. The lessee is Shepherd Knapp De Forest of Lakewood, N. J., who owns the adjoining property at the corner of 31st st. This is the property that was recently foreclosed by the Goelet.

THE DUROSS CO. leased to Amella Dausend the 3-sty dwelling at 223 West 12th st for three years; to Charles Mellor the 3-sty dwelling at 221 West 13th st, and for William A. Ballentine the 3-sty dwelling at 40 Perry st to Margaret Westervelt.

EWING, BACON & HENRY leased the barber shop in the Architects' Building to Charles Hahn, formerly of the Hotel Victoria barber shop; a suite of offices in the new Anderson Galleries, 40th st and Madison av, to G. A. Welss; an apartment in the Chatsworth, Riverside drive and 72d st, to T. W. Dinkins.

SAMUEL H. MARTIN leased the 3-sty dwelling at 21 West 60th st for Annie T. McDonnell to Julia Douste for three years; also, offices in the building at the southeast corner of Broadway and 57th st to J. W. Hanson and the stores in 29 and 33 Columbus av to W. Anagosti, of 29 Columbus av.

PEASE & ELLIMAN leased for a client 109 West 51st st, a 2-sty stable, to John G. Moore, of 126 West 55th st, which was recently sold for an apartment hotel.

SLAWSON & HOBBS rented for the estate of John H. Dresler the dwelling at 334 West 88th st to E. F. Held, and for Mrs. Pauline Starr the dwelling at 309 West 75th st to George H. Thornell.

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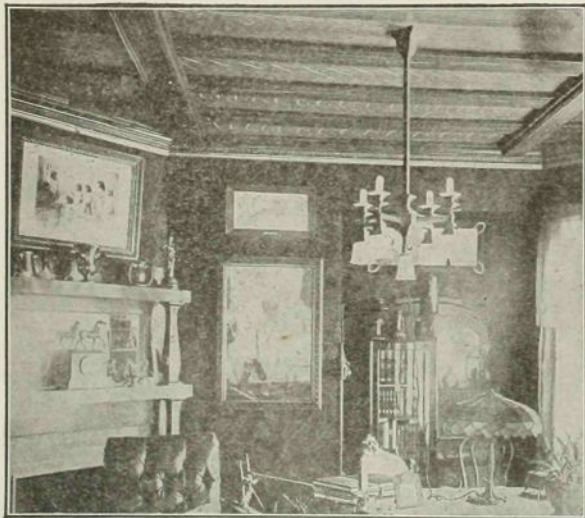
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NEW YORK

TUCKER, SPEYER & CO. leased in the Springs Building, at 29 to 33 West 38th st, the 15th floor to Kraus, McKeever & Adams, of 170 5th av, for a long term of years, and offices to William Bruetscher, of 868 Broadway.

DANIEL BIRDSALL & CO leased the building at 20 and 22 Worth st to Austin, Nichols & Co; the 1st floor and basement in 81 Warren st to the Traver's Twine & Cordage Co. of 73 Warren st, and the 1st floor and basement in 62 Reade st to the Union Twist Drill Co, of 54 Warren st.

DANIEL BIRDSALL & CO. leased in 31 Greene st 1st loft to Perfection Leather Works, of 110 Chrystie st; in 113 Chambers st, 2d loft to Joseph B. Kopf, of 49 Warren st; in 297 Church st, 3d loft to J Cohen in 148-152 Duane st; 4th loft to Gem Adding Machine Co, and in 10-14 Bleecker st, 6th loft to Joseph Langer.

GUSTAVE BRITT leased for B. F. Elgar the dwelling at 66 Horatio st, to Adam Weitsell; for Mrs. J. J. Randolph the 3-sty dwelling at 816 Greenwich st, to Louis Bartel; for Mrs. H. C. Schmidt the 3-sty dwelling at 257 West 11th st, to Richard McGuire.

THE CROSS & BROWN CO., as agent, leased for Cluzelle Bros. the entire building at 62 West 22d st for a term of years.

THE CROSS & BROWN CO. leased the 6th floor and one half of the 7th floor of the Heidelberg Building at the southwest corner of Broadway and 42d st, to the Motion Picture Theatre Centre. The space is to be used for the display and sale of articles of every description entering into the construction and equipment of moving picture theatres.

DOUGLAS L. ELLIMAN & CO., INC., leased an apartment in 246 West End av to Oscar M. von Bernuth; also in 405 Park av for Moore & Wyckoff, agents, to Miss Georgine Iselin; also in 375 Park av to William H. Gelshehen, and a store in 1,204 3d av to Feibel & Haas.

EWING, BACON & HENRY leased a store in the Architects' Building to the British-American Cigar Stores Co of Lexington av & 40th st; also offices to the American Asphaltum & Rubber Co., now at 30 Church st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the estate of Walden Pell to Israel Sagowitz, of 30 6th av, the store and basement in 40 6th av, for a long term; also for Katharine A. Kingsland, the store and basement in 614 3d av, to John G Kerkman, of 614 3d av, and in 897 8th av, the northerly store to Leonard Lehman, of 614 3d av, and the southerly store to Thomas Dragna; also for Walter F Kingsland the store and basement in 195 East 76th st to Emanuel Kromer, of 195 East 76th st, and the store and basement in 197 East 76th st to Philip Lumer.

M. & L. HESS, INC., leased for the 25th Construction Co. the 11th loft in 141 and 143 West 28th st to Frank & Frank. This completes the renting of the entire building; space in 49 to 53 East 21st st to Bear & Jaffe, of 53 West 24th st, and Rabinowitz & Berkman.

EDGAR A. MANNING leased space in 588 5th av to Agnes J. Brennan and in 2 to 6 West 47th st for Daniel Birdsall & Co. to Faucher & Golden, of 7 West 38th st; also offices in the Candler Building to O. D. & H. V. Dike to the Fortuna Sales Co., of 7 West 38th st.

PEASE & ELLIMAN rented for William K. Vanderbilt a large apartment consisting of 24 rooms and 6 baths in 49 East 52d st. These apartments, which are on two floors, have been held at \$20,000, and the present lease completes the renting of the building, which was erected by Mr. Vanderbilt as a home for some of his children. Mrs. A. J. Cordier, of Brooklyn, is the lessee. Mrs. Cordier's late husband was president of the Lalance & Grosjean Co.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the 3-sty dwelling at 38 West 11th st to Lorenzo M. Gillette, of 69 Wall st; also leased to W. B. Kendall the dwelling at 41 West 11th st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented apartments in 995 Madison av to Dr. H. S. Vaughn and Mrs. Harriet Le Roy Cox.

THE LOTON H. SLAWSON CO. leased in the Cuyler Building at 116 to 120 West 32d st space to Samuel D. Cohen; the Alkahan Silk Label Co. of 33 Union square, Dr. Henry Smith Williams, George H. Powell and Toby Gruen; and in the Pullman Building at 17 Madison av offices to Herbert M. Linen, of 17 Madison av, Alice J. Cavanaugh, the Lincoln, Steele & Fleming Co., of 17 Madison av, the Calcott Construction Co., of 17 Madison av, the American Compound Door Co., of 17 Madison av, the Universal Safety Tread Co., of 200 5th av, and M. C. Migel, of 255 4th av.

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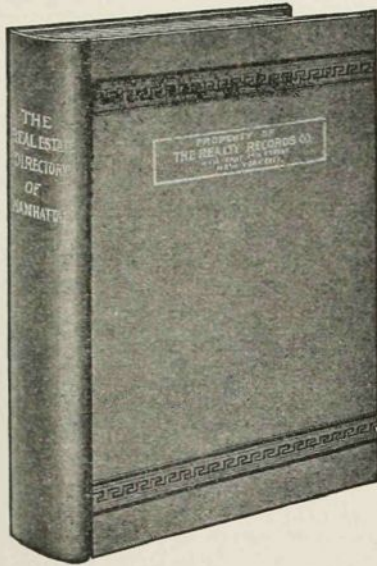
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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than \$2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Chester.

AT BOROUGH HALL, BRONX, ON APR. 8, AT 8.15 P. M.

ST. RAYMOND AV.—Constructing sewers and appurtenances in ST. RAYMOND AV, bet Zerega and St. Peter's avs, and all incidental work.

ADAMS ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in ADAMS ST, from Morris Park av to the New York, New Haven & Hartford Railroad, together with all incidental work.

EAST 214TH ST.—Acquiring title to the lands necessary for EAST 214TH ST, from Barnes av to Bronxwood av.

DYRE AV, ETC.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in DYRE AV, from Boston rd to the City Line, together with all incidental work.

WILLIAMSBRIDGE RD.—Constructing sewers and appurtenances in WILLIAMSBRIDGE RD (both sides), bet Walker av and Silver st and all incidental work.

EASTCHESTER RD, ETC.—Constructing sewers and appurtenances in EASTCHESTER RD, bet Blondell av and Williamsbridge rd; and in WILLIAMSBRIDGE RD, bet Eastchester rd (Silver st) and the property of the New York, New Haven & Hartford Railroad, and all incidental work.

Local Board of Crotona.

AT BOROUGH HALL, BRONX, ON APR. 8, AT 9 P. M.

MONTEREY AV.—Constructing sewer and appurtenances in MONTEREY AV, bet East 178th st and East 179th st, and all incidental work.

MARMION AV.—Constructing sewer and appurtenances in MARMION AV, bet East 176th st and East 175th st, and all incidental work.

Local Board of Morrisania.

AT BOROUGH HALL, BRONX, ON APR. 8, AT 8.30 P. M.

GARRISON AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of GARRISON AV, from Tiffany st to Hunts Point av, adjusting curb where necessary and all incidental work.

Local Board of Van Cortlandt.

AT BOROUGH HALL, BRONX, ON APR. 8, AT 8 P. M.

EAST 182D ST AND WEBSTER AV.—Placing a guard rail where necessary at the northwest corner, and all incidental work.

WALTON AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of WALTON AV, from 175th st to 176th st, adjusting curb where necessary and all incidental work.

INWOOD AV, ETC.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadways of INWOOD AV, from Cromwell av to Macombs rd; and EAST 170TH ST, from Boscobel av to Jerome av, adjusting curb where necessary and all incidental work.

BROADWAY AND 236TH ST.—Erecting about 15 ft of guard rail on Broadway at 236th st, together with all incidental work.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON APR. 8, AT 10.30 A. M.

ST. JOHN AV.—Constructing a sanitary sewer

in ST. JOHN AV, from Grove st to Tompkins av, 4th Ward.

WARD AV.—To curb, gutter and sidewalk WARD AV, bet Cebra av and Occident av, 2d Ward.

BRITTON AV.—Curb, gutter and pave BRITTON AV, from De Kalb st to Clove av, 4th Ward.

BRITTON AV.—To construct a sanitary sewer in BRITTON AV, from DeKalb st to Clove av, 4th Ward.

A PUBLIC PARK.—To open as A PUBLIC PARK a plot bounded by Manor rd, Forest av and Raymond pl, WEST NEW BRIGHTON.

BARD AV.—To widen BARD AV, bet Castleton and Forrest avs, so it will conform in width with said avenue north of Castleton av, or bet Castleton av and Richmond Terrace, 1st Ward.

PUBLIC HEARINGS.

Completed Assessments.

The following proposed assessments have been completed and they are lodged with the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to these assessments, or either of them, must present their objections, in writing, with the Secretary of the Board on or before Apr. 29, 1913, at 11 a. m., when testimony will be taken:

MANHATTAN.

PARK TERRACE EAST, ETC.—Regulating, grading, curbing and flagging PARK TERRACE EAST, from 218th st to a point 100 ft south of 215th st, except that certain piece of land beginning on the west line of PARK TERRACE EAST, distant 43.36 ft from the intersection of the west line of PARK TERRACE EAST with the south line of 218th st, running thence south along the west line of PARK TERRACE EAST, 69.28 ft to a point on a line parallel to West 218th st and 100 ft therefrom; thence east along said line, 15.84 ft; thence north and at right angles to said 218th st 58.18 ft to the point or place of beginning, and in connection therewith to construct the necessary retaining wall and guard rail and lay necessary bridge stones. List 3072.

WEST 120TH ST.—Paving, curbing and re-curbings WEST 120TH ST, from Broadway to Riverside drive. List 3114.

NOTE.—The area of assessment in each of the above proceedings extends to within one-half the block at the intersecting and terminating streets —Isham Park in List No. 3072.

BROOKLYN.

EAST 15TH ST.—Regulating, grading, curbing and flagging East 15th st, bet Avs I and J. List 2904.

AV P.—Regulating, grading, curbing and flagging Av P, bet Ocean Parkway and Gravesend av. List 2971.

AMES ST.—Regulating, grading, curbing and flagging AMES st, bet Sutler and Dumont avs. List 3024.

AV I.—Regulating, grading, curbing and flagging AV I, from Coney Island av to East 15th st. List 3025.

AV L.—Regulating, grading, curbing and flagging AV L, from East 35th st to Flatbush av. List 3026.

AV M.—Regulating, grading, curbing and flagging AV M, from Coney Island av to Ocean Parkway. List 3027.

AV V.—Regulating and grading AV V, from Ocean av to Coney Island av. List 3028.

JEWELL ST.—Paving JEWELL ST, from Meserole av to Calyer st. List 3039.

LAWRENCE AV.—Paving LAWRENCE AV, from 3d st to Gravesend av. List 3040.

NORTH HENRY ST.—Paving NORTH HENRY ST, bet Norman and Greenpoint avs. List 3041.

19TH AV.—Paving 19TH AV, bet 86th st and Bath av. List 3042.

RALEIGH PL.—Paving and curbing RALEIGH PL, bet Martense st and Church av. List 3044.

66TH ST.—Regulating, grading, curbing and flagging 66TH ST, bet 13th and New Utrecht avs. List 3046.

NOTE.—The area of assessment in each of the above BROOKLYN proceedings extends to within one-half the block at the intersecting and terminating streets.

WINDSOR AND FULLER PLS.—Grading the southeast corner. Area of assessment: Lot 38, Block 1114. List 2987.

41ST ST.—Grading lot in the north side of 41ST ST, bet 5th and 6th avs. Area of assessment: Lot 51, Block 917. List 2993.

CHURCH AV.—Sewer in CHURCH AV, bet East 3d and East 4th and East 4th and East 5th sts. Area of assessment: Blocks 5336 and 5337. List 3082.

EAST 14TH ST.—Sewer in EAST 14TH ST, bet Ditmas and Newkirk avs. Area of assessment: Blocks 5199 and 5200. List 3084.

81ST ST.—Sewer in 81ST ST, from Fort Hamilton av south to the summit towards 7th av. Area of assessment: Blocks 5991 and 6000. List 3087.

BROOKLYN AV.—Sewer in BROOKLYN AV, bet Farragut and Glenwood rds. Area of assessment: Blocks 5010 and 5011. List 3081.

38TH ST.—Sewer in 38TH ST, bet 10th and Fort Hamilton avs. Area of assessment: Blocks 5288 and 5289. List 3086.

47TH ST.—Sewer in 47TH ST, bet West st and Gravesend av. Area of assessment: Block 5452. List 3089.

LINCOLN AV AND UNION PL.—Sewer basin, at the northeast corner. Area of assessment: Block 4121. List 3092.

QUEENS.

14TH AV AND BOULEVARD.—Receiving basin at the southeast corner. Area of assessment: Block 139, 1st Ward. List 3104.

By the Supreme Court.

EXAMINATIONS OF COMMISSIONERS.

WOODBINE ST, BROOKLYN.—Acquiring title to WOODBINE ST, from Knickerbocker av to Irving av, 28th Ward. John F. Canavan, John N. Harman and David Hirschfeld, commissioners in the above matter, will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on April 9, to be examined as to their qualifications by anyone interested.

At a Special Term of the Supreme Court for the hearing of motions, to be held in the Queens County Court House, LONG ISLAND CITY, on April 14, at 10 a. m., the commissioners named in each of the following proceedings will be examined as to their qualifications by anyone interested:

SUNSWICK ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending SUNSWICK ST, from Harris av to Graham av, 1st Ward. Henry Vollmer, commissioner of estimate in place of Thos. F. Dowling, deceased.

ALSTYNE (WASHINGTON) AV, QUEENS.—Opening and extending, from Card pl to Radcliff (Moore) st, 2d Ward. Wm. J. Hamilton, commissioner of estimate in place of T. C. McKenne, resigned.

WINTHROP AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending WINTHROP AV, from the east line of Chauncey st to the east line of the 1st Ward (Old Bowery Bay rd), 1st Ward. Geo. Pople, Theo. P. Wilsnack and Frank E. Losee, commissioners of estimate and Geo. Pople commissioner of assessment.

FINAL REPORTS.

GARRISON AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending GARRISON AV, from Grand st to Flushing av, 2d Ward. The final report in the above matter will be presented, for confirmation, to the Supreme Court, in the Queens County Court House, Long Island City, on April 7, at 10 a. m.

BILLS OF COST.

EAST 207TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 207TH ST, from White Plains rd to Oakley st, formerly Ash av, 24th Ward. The bill of costs in the above proceeding will be presented, for taxation, to Special Term, Part 1, Supreme Court, Manhattan, on April 9, at 10 a. m.

TERRACE PL, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending TERRACE PL, from 17th st to Coney Island av, 22d and 29th Wards. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court, Brooklyn, on April 10, at 10.30 a. m.

BRITTON ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending BRITTON ST, from Bronx Park East to White Plains rd, 24th Ward. The bill of costs in the foregoing proceeding will be presented, for taxation, to Special Term, Part 1, Supreme Court, Manhattan, on April 11, at 10.30 a. m.

HOPKINS AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending HOPKINS AV (unofficial name), bet Broadway and Freeman av, 1st Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, BROOKLYN, on April 14, at 10 a. m.

Notices to Present Claims.

All persons having any claim on account of the regulating and grading of the following streets must present their claims, in writing, to the Secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before April 8, at 11 a. m., when testimony will be taken:

MANHATTAN.

WEST 129TH ST.—Bet Amsterdam and Convent avs. List 3135.

BROOKLYN.

WHITE PLAINS AV.—Bet Morris Park av and Walker av. List 3119.

PALISADE PL.—Bet Popham av and a point about 100 ft. east of Sedgwick av. List 3145.

FORDHAM RD, ETC.—Acquiring title to the lands, etc., required for widening FORDHAM RD, from Harlem River terrace to Webster av; and the PUBLIC PARK included within the lines of said street, opposite its junction with Kingsbridge rd, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Michael J. Egan, John J. Mackin and Chas. C. Marrin, commissioners, 90 West Broadway, Manhattan, on or before April 10; and they will hear all such parties, in person, on April 15, at 2 p. m.

BROOKLYN.

CONEY ISLAND AV.—From Av G to the south line of Av W. List 3052.
 17TH AV.—Bet West and 53d sts. List 3063.
 NEWPORT AV.—Bet East 98th st and Junius st. List 3096.
 68TH ST.—Bet 11th and 12th avs. List 3099.
 68TH ST.—Bet 4th and Fort Hamilton avs. List 3100.
 78TH ST.—Bet 12th and 15th avs. List 3101.
 TROUTMAN ST.—Bet Irving av and a point 150 ft. east of St. Nicholas av. List 3102.
 UNION ST.—Bet East New York av and East 98th st. List 3103.
 75TH ST.—Bet 12th and 14th avs. List 3132.
 38TH ST.—Bet 10th and Fort Hamilton avs and bet 13th av and West st. List 3133.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement, interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.

AN UNNAMED ST.—Opening (Fort George Terrace) from Fort George av to Dyckman st, 12th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 280 Broadway. May 23.
 WEST 141ST ST.—Regulating, grading, curbing and flagging WEST 141ST ST, from Broadway to Riverside drive, 12th Ward. Area of assessment: Both sides of WEST 141ST ST, from Broadway to Riverside drive. May 24.
 RIVERSIDE DRIVE.—Opening RIVERSIDE DRIVE on its east side, bet 155th and 156th st, 12th Ward. Area of assessment: Bounded on the north by a line midway bet West 155th st and West 156th st; on the east by a line distant 100 ft. east from and parallel with the east line of Broadway, the said distance being measured at right angles to Broadway; on the south by a line midway bet West 153d st and West 155th st and on the west by the east line of Riverside drive. May 26.
 VESEY ST.—Restoring asphalt pavement in front of 54 Vesey st, 3d Ward. Area of assessment: Lot 28, Block 86. May 26.
 32D ST AND 4TH AV.—Restoring asphalt pavement at the southwest corner, 21st Ward. Area of assessment: Lot 44, Block 861. May 27.

BRONX.

EAST 172D ST.—Opening EAST 172D ST, from Jerome av to Morris av, 24th Ward. Area of assessment: All that part of former 4th av (Belmont st) within the block bounded by Grand Boulevard and Concourse, Sheridan (Main av) av, Belmont st, and the boundary line of the Village of Mount Eden.
 All that part of Walnut st, bounded by Hawkstone st, Walton av, Belmont st and Grand Boulevard and Concourse.
 All that part of Walnut st, bounded by Rockwood st, Walton av and Hawkstone st and Grand Boulevard and Concourse.
 All that part of Walnut st and 8th av bounded by Jerome av, Townsend av, East 172d st and Belmont st.
 All that part of 8th av, bounded by Jerome av, Townsend av, East 171st st and East 172d st.
 All that part of 8th av, bounded by Townsend av, Walton av, East 172d st and the boundary line of the Village of Mount Eden. May 26.
 RICHARD ST.—Opening RICHARD ST, from Bronx and Pelham Parkway to Morris st, 24th Ward. Area of assessment: All that part of old Thwaite's pl lying in the block south of Thwaite's pl and bet Bronx Boulevard (Bronx Park East) and Barker av. All that part of old Thwaite's pl lying in the block north of Thwaite's pl and bet Richard st and Barker av, and all that part of old Thwaite's pl lying in the block south of Thwaite's pl and bet Richard st and White Plains rd.
 All that part of Elliott av lying in the block bounded by Wilgus st (Bridge st), Barker av, Ade av (King st) and White Plains rd. May 26.
 LONGFELLOW AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences in LONGFELLOW AV, from the bridge over the New York, New Haven & Hartford Railroad to Aldus st, 23d Ward. Area of assessment: Lots 1, 29, 70 and 88, in Block 2755. May 19.
 RECEIVING BASINS.—At the northeast corner of HUNTS POINT AND LONGFELLOW AVS; at the northeast corner of HUNTS POINT AV AND FAILE ST; and at the northeast and northwest corners of SPOFFORD AV AND MANIDA ST, 23d Ward. Area of assessment: Blocks 2763 and 2766. May 19.
 AQUEDUCT AV.—Paving and setting curb in AQUEDUCT AV, from West 181st st to Fordham rd, 24th Ward. Area of assessment: Both sides of AQUEDUCT AV, from 181st st to Fordham rd and to the extent of half the block at the intersecting streets. May 19.
 LELAND AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting sidewalks in LELAND AV, bet Westchester and Gleason avs, 24th Ward, annexed territory. Area of assessment: Both sides of LELAND AV, from Westchester av to Gleason av and to the extent of half the block at the intersecting avenues. May 19.

BROOKLYN.

MORGAN AV.—Opening, from Staggs st to Meeker av, 18th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 215 Montague st, Brooklyn. May 26.
 39TH ST.—Opening 39TH ST, from 13th av to West st; and opening 40TH ST, from 14th av to West st, 29th Ward. Area of assessment: Beginning at a point on the east line of West st,

where it is intersected by the prolongation of a line midway bet 38th st and 39th st, and running thence east at right angles to West st, a distance of 100 ft.; thence south and parallel with West st to the intersection with a line at right angles to West st and passing through a point on its west side midway bet 40th st and 41st st; thence west along the said line at right angles to West st to its west side thence northwest along a line midway bet 40th st and 41st st to a point distant 100 ft. northwest from the northwest line of 14th av; thence northeast and parallel with 14th av to the intersection with a line midway bet 39th st and 40th st; thence northwest along the said line midway bet 39th st and 40th st to a point distant 100 ft. northwest from the northwest line of 13th av; thence northeast and parallel with 13th av to the intersection with a line midway bet 38th st and 39th st; thence southeast along the said line midway bet 38th st and 39th st, and along the prolongation of the said line to the point or place of beginning. May 26.

WEST 36TH ST.—Regulating, grading, curbing and flagging 36TH ST, bet Surf and Neptune avs, 32d Wards. Area of assessment: Both sides of WEST 36TH ST, from Surf to Neptune av, and to the extent of half the block at the intersecting avenues. March 25.

NEWELL ST.—Regulating, grading, curbing and flagging NEWELL ST, from Meserole av to Greenpoint av; and paving NEWELL ST, bet Calyer st and Greenpoint av, 17th Ward. Area of assessment: Both sides of NEWELL ST, from Meserole av to Greenpoint av and to the extent of half the block at the intersecting streets. May 24.

LINCOLN AV.—Regulating, grading, curbing and flagging LINCOLN AV, bet Jamaica and Ridgewood avs, 26th Ward. Area of assessment: Both sides of LINCOLN AV, from Jamaica av to Ridgewood av and to the extent of half the block at the intersecting streets. May 24.

DINSMORE PL.—Sewer in DINSMORE PL, bet Richmond and Logan sts; and basin in the south side of DINSMORE PL, opposite Richmond st, 26th Ward. Area of assessment: Blocks 4139 and 4142. May 24.

SULLIVAN ST.—Regulating, grading, curbing and flagging SULLIVAN ST, from Washington av to Nostrand av, 29th Ward. Area of assessment: Both sides of SULLIVAN ST, from Washington av to Nostrand av and to the extent of half the block at the intersecting streets. May 24.

CHURCH AND ROGERS AVS.—Basin, at the northwest corner, 29th Ward. Area of assessment: East end of Block 5090. May 24.

37TH ST AND OLD NEW UTRECHT RD.—Basin, at the northwest corner, 29th Ward. Area of assessment: Block 5301. May 24.

NEWKIRK AV.—Sewer, bet Coney Island av and 1st st, 29th Ward. Area of assessment: Block 5425. May 24.

12TH AV, ETC.—Sewers in 12TH AV, bet 68th and 69th sts in BAY RIDGE AV, bet 12th and 13th avs; and in BAY RIDGE AV, bet 10th and 12th avs, 30th Ward. Area of assessment: Lot 1, Block 5772; Lots 4 and 7, Block 5880; Lots 1 and 24, Block 5774; and Block 6154, 6155 and 5773. May 24.

11TH AV.—Sewer in 11TH AV, from 65th to 66th sts; and in 65TH ST, south side, from 11th to 10th av, 30th Ward. Area of assessment: Blocks 5751 and 5752. May 24.

GELSTON PL.—Regulating, grading, curbing, guttering and laying cement sidewalks in GELSTON PL, bet 86th and 94th sts, 30th Ward. Area of assessment: Both sides of GELSTON PL, from 86th to 94th sts and to the extent of half the block at the intersecting streets. May 24.

BATTERY AV.—Regulating and grading BATTERY AV, bet 86th and 92d sts; laying sidewalks and curbing BATTERY AV, bet 86th and 90th sts, 30th Ward. Area of assessment: Both sides of BATTERY AV, from 86th to 92d sts; and to the extent of half the block at the intersecting streets. May 24.

83D ST AND 10TH AV.—Sewer basin, at the north corner, 30th Ward. Area of assessment: Block 6011. May 24.

72D ST AND NEW UTRECHT AV.—Sewer basin, at the north corner, 30th Ward. Area of assessment: Block 6180. May 24.

75TH ST.—Sewers in the north side of 75TH ST, bet 14th av and the end of existing sewer about 341 ft. east of 15th av; south side, bet 14th and 16th avs, 30th Ward. Area of assessment: Blocks 6212, 6213, 6223 and 6224. May 24.

RICHARD ST, ETC.—Flagging RICHARD ST, bet Verona st and Rapelye st; east side of BARBEY ST, bet Sunnyside av and Highland Boulevard; west side of CLASSON AV, bet St. Marks av and Prospect pl; both sides of SACKMAN ST, bet East New York and Atlantic avs; west side of STONE AV, bet East New York av and Bergen st; west side of KENT AV, bet Park and Myrtle avs, 7th, 9th, 12th and 26th Wards. Area of assessment: Lot 1, Block 523; Lots 1 to 5, inclusive, in Block 519; Lots 8, 20, 21, 22 and 23, in Block 512; Lots 24, 26, 27, 28 and 29, Block 511; Lots 30 and 31, Block 511; Lots 23 to 28, inclusive, in Block 518; Lots 24 to 31, inclusive, in Block 522; Lot 1, Block 504; Lots 3 and 23, Block 508; Lots 1, 5 to 10, inclusive, and 37, in Block 3888; Lot 1, Block 3887; Lot 52 in Block 1155; Lots 1 and 9, Block 1444; Lots 1 and 64, Block 1437; Lot 28, Block 1436; Lot 20, Block 1443; Lot 31, Block 1450; and Lot 46, in Block 1455; Lot 55, in Block 1897. May 18.

9TH AV.—Regulating and grading 9TH AV, bet 47th and 49th sts, 8th and 30th Wards. Area of assessment: Both sides of 9TH AV, from 47th to 49th sts and to the extent of half the block at the intersecting streets. May 18.

UNION ST.—Regulating, grading, curbing and flagging UNION ST, from Classon to Bedford av, 9th and 24th Wards. Area of assessment: Both sides of UNION ST, from Classon to Bedford av and to the extent of half the block at the intersecting streets. May 18.

BANKER ST.—Regulating, grading, curbing and flagging BANKER ST, from Meserole to Nassau av. Area of assessment: Both sides of BANKER ST, from Meserole av to Nassau av

and to the extent of half the block at the intersecting avenues. May 18.

SHARON ST.—Sewer in SHARON ST, from Olive st to Morgan av, 18th Ward. Area of assessment: Blocks 2908 and 2913. May 18.

STERLING PL.—Sewer in STERLING PL, bet Rochester and Utica avs, 24th Ward. Area of assessment: Blocks 1373 and 1379. May 18.

MONTGOMERY ST.—Regulating, grading, curbing and flagging MONTGOMERY ST, bet Franklin and Bedford avs, 24th and 29th Wards. Area of assessment: Both sides of MONTGOMERY ST, from Franklin to Bedford avs and to the extent of half the block at the intersecting avenues. May 18.

HUNTERFLY RD.—Regulating, grading, curbing, flagging and paving HUNTERFLY RD, from Herkimer st to Atlantic av, 25th Ward. Area of assessment: Both sides of HUNTERFLY RD, from Herkimer st to Atlantic av and to the extent of half the block at the intersecting streets. May 18.

STERLING PL.—Sewer, from the end of the existing sewer, 140 ft. west of East New York av, to the Eastern Parkway extension, 26th Ward. Area of assessment: Blocks 1468 and 1472. May 18.

BUSHWICK AV.—Sewer in BUSHWICK AV, west side, bet Hart and Lawton sts, 27th Ward. Area of assessment: Lots 18, 19, 21, 22, 23 and 24, Block 3225. May 18.

EAST 35TH ST.—Paving EAST 35TH ST, bet Glenwood and Farragut rds, 29th Ward. Area of assessment: Both sides of EAST 35TH ST, bet Glenwood and Farragut rds, 29th Ward. Area of assessment: Both sides of EAST 35TH ST, bet Glenwood and Farragut rds and to the extent of half the block at the intersecting roads. May 18.

LINDEN AV.—Sewer in LINDEN AV, bet East 35th st and Brooklyn av, 29th Ward. Area of assessment: Blocks 4840, 4841, 4856, 4857 and 4872. May 18.

FLATBUSH AV.—Sewer basin in FLATBUSH AV, at the northeast corner of Maple st; northeast corner of Rutland rd; northeast corner of Robinson st; southeast corner of Snyder av; northeast corner of Duryea pl; southeast corner of Vanderveer pl and southeast corner of Av D, 29th Ward. Area of assessment affects Lots 1, 12 to 18, inclusive, in Block 5034; Lot 1, Block 5028; Lots 1 and 7, in Block 5048 Block 5109; Blocks 5132, 5188 and 5210. May 18.

OAKLAND PL.—Sewer in OAKLAND PL, from Tilden av to Butler st, 29th Ward. Area of assessment: Block 5127. May 18.

EAST 28TH ST.—Regulating, grading, curbing and flagging EAST 28TH ST, from Clarendon rd to Canarsie la, 29th Ward. Area of assessment: Both sides of EAST 28TH ST, from Clarendon rd to Canarsie la. May 18.

37TH ST.—Regulating, grading, curbing and flagging 37TH ST, bet Fort Hamilton Parkway and 14th av, 29th Ward. Area of assessment: Both sides of 37TH ST, from Fort Hamilton Parkway to 14th av and to the extent of half the block at the intersecting avenues. May 18.

58TH ST.—Regulating, grading, curbing and flagging 58TH ST, bet 10th and New Utrecht avs, 30th Ward. Area of assessment: Both sides of 58TH ST, from 10th av to New Utrecht av and to the extent of half the block at the intersecting avenues. May 18.

56TH ST.—Regulating, grading, curbing and flagging 56TH ST, bet 12th and 13th avs, 30th Ward. Area of assessment: Both sides of 56TH ST, from 12th to 13th av and to the extent of half the block at the intersecting avenues. May 18.

68TH ST.—Sewer in 68TH ST, bet 13th and 14th avs, 30th Ward. Area of assessment: Blocks 5768 and 5775, fronting in 68TH ST. May 18.

67TH ST.—Sewer in 67TH ST, bet 1st and 2d avs; and in 2D AV, bet 67th and Senator sts, 30th Ward. Area of assessment: Blocks 5838, 5839, 5840, 5848, being property adjacent to 67TH ST; and Lots 3 and 7 in Block 5849. May 18.

76TH ST.—Regulating, grading, curbing and flagging 76TH ST, bet 5th and 6th avs, 30th Ward. Area of assessment: Both sides of 76TH ST, from 5th av to 6th av and to the extent of half the block at the intersecting avenues. May 18.

81ST ST.—Sewer in 81ST ST, bet Narrows av and Colonial rd, 30th Ward. Area of assessment: Both sides of 81ST ST, bet Narrows av and Colonial rd. May 18.

81ST ST.—Regulating, grading, curbing 81ST ST, from Narrows av to Colonial rd, 30th Ward. Area of assessment: Both sides of 81ST ST, from Narrows av to Colonial rd and to the extent of half the block at the intersecting streets. May 18.

72D ST.—Regulating, grading, curbing and flagging 72D ST, bet 17th and 18th avs, 30th Ward. Area of assessment: Both sides of 72D ST, from 17th to 18th av and to the extent of half the block at the intersecting avenues. May 18.

12TH AV.—Regulating, grading, curbing and flagging 12TH AV, from Bay Ridge av to 75th st, 30th Ward. Area of assessment: Both sides of 12TH AV, from Bay Ridge av to 75th st and to the extent of half the block at the intersecting streets. May 18.

75TH ST.—Sewer in 75TH ST, bet 11th and 12th avs, 30th Ward. Area of assessment: Blocks 6209 and 6220. May 18.

EAST 2D ST.—Regulating, grading, curbing and flagging EAST 2D ST, from Av N to Ryder av, 31st Ward. Area of assessment: Both sides of EAST 2D ST, from Av N to Ryder av and to the extent of half the block at the intersecting avenues. May 18.

EAST 14TH ST.—Regulating, grading, curbing and flagging EAST 14TH ST, bet Avs I and J, 31st Ward. Area of assessment: Both sides of EAST 14TH ST, from Avs I to J and to the extent of half the block at the intersecting streets. May 18.

AV O.—Regulating, grading, curbing and flagging AV O, from East 15th st to Ocean av, 31st Ward. Area of assessment: Both sides of AV O, from East 15th st to Ocean av and to the extent of half the block at the intersecting streets. May 18.

HOMECREST AV.—Regulating, grading, curbing and flagging HOMECREST AV, from Av S to Neck rd, 31st Ward. Area of assessment: Both sides of HOMECREST AV, from Av S to Neck rd and to the extent of half the block at the intersecting avenues and streets. May 18.

EAST 35TH ST.—Sewer in EAST 35TH ST, bet Av J and Kings Highway, 31st Ward. Area of assessment: Both sides of EAST 35TH ST, from Av J to Kings Highway. May 18.

QUEENS.

NURGE ST.—Sewer, from Emma st to Martin st, 2d Ward. Area of assessment: Both sides of NURGE ST, from Emma st to Martin st. May 24.

PLEASURE AV.—Sewer, from 2d av to Lawrence st, 2d Ward. Area of assessment: Both sides of PLEASURE AV, from 2d av to Lawrence st. May 24.

RICHMOND.

UNNAMED STREET, ETC.—Constructing a combined sewer in AN UNNAMED STREET (extension of Stuyvesant pl); and STUYVESANT PL, from Arrietta st to a point about 685 ft. north of Weiner pl, 1st Ward. Area of assessment: Plot 1, Blocks 2, 3 and 4, District 1. May 18.

RECEIVING BASINS.—At the intersections of Jay st and Hamilton av; Jay st, Stuyvesant pl and South st and DeKalb sts; Jay and Wall sts; Jay st and Stuyvesant pl, 1st Ward. Area of assessment: Plot 5, Block 1; Plot 2, Blocks, 4, 5, 6 and 13; Plot 1, Blocks 1, 3 and 4, adjacent to above improvements. May 18.

DEPARTMENTAL RULINGS.

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

- A--Signifies, Auxiliary Fire Appliance (Sprinklers, etc.)
B-- " " Fire 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.

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.

- Allen st, 60—Aaron Kommel.....C
Attorney st, 62—E Sperling.....C-H
Attorney st, 126—M Greenstein & Son.....A-H
Broome st, 45—J Ginsburg.....I
Broome st, 413—A W Hanington & Co.....H
Broome st, 413—Cairns & Bro.....H
Broome st, 413—B Spilky & Son.....H
Broome st, 413—Max Kubersky.....H
Broome st, 419-21—J Kinkleman Form Co.....H
Eroome st, 419-21—Benze Bros.....H
Cannon st, 31—Louis Teich.....L
Delancey st, 336—M Sumergade.....L
Division st, 9-9 1/2—Rebecca G Carpenter.....C-D
East Houston st, 129—Goldstein & Co.....E
Eldridge st, 94—Est of Wm Cooper.....C
Fulton st, 144—Thos Newbold.....A-C-E-F-G
Gold st, 88—L H Biglow Co.....H
Gold st, 88—J F Newman.....H
Gold st, 88-90—Herman Feinberg.....H
Gold st, 88-90—N Y Maritime Reg.....H
Greene st, 130—Manhattan Cloak Co.....H
Greene st, 130—Krasnow & Boriskin.....H
Greene st, 130—Hyman Solowitz.....H
Greene st, 130—Chiet, Marcus & Co.....H
Greene st, 136—Walter S Schwab.....H
Greene st, 136—Kogut & Ulius Bros.....H
Greene st, 137—Max Goldstein.....H
Greene st, 137—Hindin Bros.....H
Greene st, 137—Jos Korostoff.....H
Greene st, 189-95—Benj Levinger & Co.....H
Greene st, 189-95—Ullman Bros.....H
Greene st, 189-95—Metropolitan J C Co.....H
Greene st, 203-5—Equitable Trust Co. A-B-C-E
Greene st, 203-5—Louis D Suger.....F-H
Greene st, 203-5—Sol Ducker.....E
Greene st, 203-5—Sam'l Gladstone & Son.....C-D
Greene st, 203-5—Sigmond Morrell.....C-H
Greene st, 203-5—Jacob Hookman.....A-E-G
Greene st, 203-5—Harry Lang.....G
Greene st, 203-5—Geo E Lawson.....F
Greene st, 203-5—Rochester Cap Co.....C-E-G
Greene st, 203-5—Crown Hat Frame Co.....A-C-F-H
Greene st, 261—David I Scifiee.....C-O
Greenwich st, 58-60—Joseph Naylor Est.A-C-G
Hester st, 4—E Levy.....A-G
Hester, Essex & Norfolk sts (School)—Thos

- W Churchill.....A-C-L
Jones st, 8—Lewis & Sonn.....H
Jones st, 8—J C Hoffman.....H
Lawrence st, 94—Columbia Col Tr.....D
Lewis st, 179-83—Sam'l Moskowitz.....G
Ludlow st, 54 1/2—Nathan Schanupp.....C-O
New Bowery, 50—Wm Craft Est.....C-D
North William st, 20—Thos Russell.....D
North William st, 20—Chas Furthmann.....D
Rivington st, 85—Morris Schachter.....L
Rivington cor Forsythe sts (School)—Thos W Churchill.....A-C-L
Rose st, 35-7—Geo Weiderman.....D
Rose st, 53—Lillian B Leavitt.....B-C
Rose st, 53—Boise Donadio & Son.....A-E-G-H
Rutgers sl, 82-6—Harris Pinchuck & Sons.....A-C-E-F-G-H
South st, 183—Jos Diaz.....F
South st, 183—Mary Healy.....B-C-G
Spring st, 114-16—Ginsburg & Silverstein.....H
Stanton st, 332—Annie McDermott.....C-G
Suffolk st, 19—Mrs M Siegel.....G
Suffolk st, 65-7—Graysel & Co.....G
Suffolk st, 178—Theo Thorner.....G
University pl, 40-56—Hy Iden Est.....B-C
University pl, 40-56—Wm Hennings.....A-C-E-F-G-H
University pl, 40-56—Jos Lawler.....A-C-F-H
University pl, 40-56—Chas R Gibson.....A-C-E-F-G-H
University pl, 40-56—Hy Blackwell.....A-E-F-G-H
University pl, 40-56—Benj Zuern.....A-F-H
Walker st, 8—Browning, King & Co.....C
Warren st, 20—E C Bodman.....C-D
William st, 220-4—Aug Zinsser.....C-D
Worth st, 115-17—Mercantile R E Co.....D

Numbered Streets.

- 3d st, 50-2 W—Sperling Bros.....H
4th st, 232 E—M Schulman.....G
4th st, 48 W—Morris Asnof & Son.....H
9th st, 224 E—9th st Garage.....A-D-G-H
9th st, 224 E—Max Horowitz.....C
10th st, 239 W—Aaligerance Realty Co.....C
10th st, 291 W—Beadleston & Woerz.....D-K
12th st, 6 E—Morris F Pfatzer & Co.....A-H
12th st, 6 E—Birnbaum & Schulemowitz.....A-C-F-G-H
12th st, 6 E—Rubin & Kramer.....A-C-E-F-G-H
13th st, 222 W—Sol Metzendorf.....C
15th st, 345 E—Thos W Churchill.....A-C-G-L
18th st, 17 W—Alonzo P Weeks.....C
20th st, 29 E—Edw A Bogue.....C
20th st, 39 E—Hapogian Photo Eng Co.....A-G-L-O
21st st, 136-40—Unique Cloak & Suit Co.....A-D-G
22d st, 129-31 W—Ellis P Earle.....A-C-D
22d st, 129-31 W—Bass, Silverman & Co.....C-D
22d st, 129-31 W—K & P Cloak & Suit Co.....C-D-G
22d st, 129-31 W—Steinmetz & Co.....C-D-G
22d st, 129-31 W—Chas Schrank.....C-D-G
22d st, 129-31 W—Hy Rubenstein.....C-D-G
22d st, 129-31 W—Seader Bros.....D-G
22d st, 129-31 W—Klein Embroidery Co.....D-G
22d st, 129-31 W—R & W Skirt Co.....C-D-G
22d st, 129-31 W—Anasco Co.....D
23d st, 212 E—Otto Strack.....G
24th st, 25 W—Andw Kerwin.....C-D-F
25th st, 36-8 W—Kramer & Meshekow.....C
26th st, 141-3 W—Geo B Leonard.....E
26th st, 151-63 W—Jacob Sternstein.....C-G
26th st, 151-63 W—Abr Bernstein.....G
26th st, 151-63 W—A A Franklin.....C-G
26th st, 151-63 W—M R Silverman.....G
29th st, 227-9 W—Clifford & Stevens.....A-G
30th st, 1 W—Gillman, Callomone & Co.....A
30th st, 1 W—Jno J Gibbons.....A-B-G
30th st, 1 W—Frank H Browne.....G
31st st, 154 W—Lincoln Taxi Co.....A-K-L
33d st, 43-7 W—Isaac Kahn, Kahn & Baer.....C-F-G-H
33d st, 43-7 W—E Dupont & Co.....C
33d st, 43-7 W—Leon C Riggs.....E-G
33d st, 43-7 W—Long & Boecherer.....C
34th st, 300 E—Francis D Dunn.....C
36th st, 306 W—Paul Westphal.....G
44th st, 307 W—Martin L Wright.....K-L
47th st, 228 W—Max Yalowitz.....J
48th st, 215 W—C T Silver Motor Co.....D-K-L
50th st, 124 W—Abeido Auto Co.....G-K-L
50th st, 233 W—Robt C Morris.....K
50th st, 501 W—10th Av Amusement Co.....C-I
55th st, 252-4 W—P Trainor.....G
56th st, 20 W—J V Dahlgren.....G
56th st, 527-9 W—A Z Co.....G-O
59th st, 30 E—59th St & Mad Av Co.....C
63d st, 318 E—N Friedman.....A-C-D-K
77th st, 79 E—Howard Willets.....A-G-K
114th st, 215 W—Thos W Churchill.....A-L
116th st, 31 W—Thos W Churchill.....A-C-L
131st st, 641 W—Weber-McLoughlin Co.....A-H-K-L
134th st, 263 W—Carrie Lasher.....C-O
136th st, 114 W—Sigmund Bendit.....C
145th st, 268-70 W—Gottfried & Freyne.....F-G
163d st, 438 W—Sophie Goldstein.....C-O

QUEENS ORDERS SERVED.

- Borden & Review avs—Peabody & Downing.....C-K-L
Broadway, 112 (Flushing)—Nicholas Gilroy.....A-G
Broadway & Thrall av—A E Louvett.....A-C-G-H-K-L
Hollywood av, 6-28—Rockaway Baking Co.....K
Jackson av, c Honeywell st—Ford Motor Co.....A-L
Jamaica av, 77—Phillip Rauch.....K
Lockwood av, 9 (Far Rockaway)—Far Rockaway Motor Car Co.....A-G-H-K-L
Morris av, ft of—Geo A Wade.....C-H-K
N Pleasant av (Rockaway Beach)—Wm Sierks.....L
Remsen av & Lake Grove pl (Far Rockaway)—John Josephs.....A-F
Washington av (L I City)—Julius Messener.....C
Washington and 4th avs (Rockaway Beach)—Benj Kohn.....A-G
West av, 63—E P Reed.....A-C-D-K-L
West av, 153—Nat'l Varnish Co.....A-H
West av, 200—B Steigert.....C-G-H-K

Collecting Paving Bills from Railroads.

By the provisions of Section 98 of the present general railroad law, every street railroad company is bound to keep in permanent repair that part of the street between its tracks, the rails of its tracks, and two feet in width outside of its tracks, whenever required to do so by the proper local authorities. Upon taking office on January 1, 1910, Borough President Miller found that it had been considered bad

form to require the railroad companies to pay their share of the paving of streets on which their tracks were, with the result that the companies did not volunteer to do it.

President Miller had a search of the records made and found that bills amounting to \$107,000 for work done prior to January 1, 1910, were uncollectible, owing in some cases to lack of proper notices and in other cases to the fact that six years had passed and the claim was barred by the Statute of Limitations. Other bills amounting to \$137,402.26 for work done prior to January 1, 1910, were collected. Since then the bills have been collected promptly, amounting in all to \$252,135.17. It is due to the railroad companies to state that they are treating this matter in a businesslike way and send their checks promptly when bills are presented.

A SUBWAY TO JERSEY.

Private Capital Willing to Do What the City Can't to Solve Freight Problem.

For the West Side waterfront south of 30th street the City of New York has long sought for a plan that would not alone end surface operation by the New York Central Railroad Company upon the city streets, but would at the same time result in the reorganization of the terminal facilities of all the Jersey roads by bringing them to use a marginal terminal freight railway.

The Committee on Terminal Improvements of the Board of Estimate, when they took up the problem two years ago, were advised by all the engineers and railroad representatives with whom it conferred that no marginal freight railway could be economically and advantageously operated by the transcontinental trunk line railroads whose rail termini are in New Jersey, unless directly connected with New Jersey by tunnels or bridge.

It is impossible, the committee has just said, that the city should contemplate the construction of tunnels or bridge with municipal money for two reasons. In the first place, such an enterprise would lie without the jurisdiction of the City of New York. In the second place, it would involve an expenditure far beyond the city's present means.

At this juncture D. C. Willoughby, representing private capitalists, offers a plan to provide two or four tubes under the river, in connection with a six-track subway to extend along the marginal way of West street, from Cortlandt street to 23d street and thence north under Eleventh avenue to 30th street. On the New Jersey side they will lead into railroad yards, where the freight for Manhattan will be collected and classified.

Directly over the main subway on the marginal way of West street, at frequent intervals, nine-story warehouses will be erected. The street floor and the floor above will be used as "freight yards." The other seven stories will be devoted to warehouse purposes, refrigerating plants and manufacturing. In all, there will be seventeen of these nine-story structures.

If the Board of Estimate approves the scheme and suitable arrangements can be made the banking houses of Ladenburg, Thalman & Co. and Kissel, Kinnicut & Co. will undertake to form a syndicate to provide the necessary money.

A CALL FOR ENGINEERS.

Four Hundred More for the Subways—Pushing Plans Ahead.

The E. E. Smith Contracting Company, of Manhattan, which has the contract for building the Corona rapid transit elevated line, is erecting a temporary construction plant on the Boulevard near the Packard building, Long Island City. It is expected that the concrete work will be started within six weeks.

The working plans for the Corona and Astoria routes have not yet been completed, but it is expected that they will be ready for the contractors as soon as they are prepared to begin work. Chairman McCall has made requisition upon the Municipal Civil Service Commission for 400 more engineers. Besides providing a separate squad of engineers to have charge of the plans for the local "L" lines, four other squads have been organized to work on lines in different parts of the city. One squad is working on the connection to be made for the B. R. T. at Canal street and Broadway, Manhattan.

It is important to Brooklyn to have these plans prepared right away, as the value of the Broadway line is dependent upon a physical connection at Canal street, so that trains crossing the Manhattan Bridge can get up Broadway as far as Ninth street.

A third group of engineers is at work upon the 38th street cut in South Brooklyn, where the New Utrecht and Gravesend lines of the B. R. T. are to be joined to the Fourth avenue line.

A fourth group is working out the details of the two big tunnels to the financial centre of Brooklyn, the Montague-Whitehall tunnel and the Clark-William street tunnel. In addition, a fifth group of engineers are at work upon some purely Manhattan matters.

Testing An Electric-Bell Circuit.

It sometimes happens in electric bell work that the wireman wants to know whether a bell rings or not when he can get no nearer it than the push-button switch in the circuit. The procedure followed in such a case is to shunt a telephone receiver with a coil consisting of 10 feet of No. 18 wire, and, having connected one terminal of the receiver permanently to one terminal of the push button, hold the receiver to the ear and shunt the switch by touching the wire from the other terminal of the receiver to the free terminal of the bell circuit. If the bell rings, a buzzing noise will be heard corresponding to the vibrations of the bell armature.

CURRENT BUILDING OPERATIONS

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

Hoppin & Koen Win Albany Court House Competition.

Announcement was made during the week of the awards in the competition for the new County Court House to be erected on the property bounded by Eagle, Lodge, Steuben and Columbia streets, Albany. Hoppin & Koen, of 244 Fifth avenue, Manhattan, were selected architects for the building and will receive for their services a sum equal to six per cent. upon the cost of the work in the following installments: Upon completion of the preliminary studies a sum sufficient to increase the architect's payment to one-fifth of the total estimate fee; upon completion of contract drawings and specifications two-fifths additional of such fee; for other drawings, for supervision and for administration, the remainder of the fee from time to time in proportion to the progress of work.

The next three architects in the contest who were successful in winning prizes were Griffin & Wynkoop, 30 Church street, who stood second, receiving \$500; Hewitt & Bottomley, 527 Fifth avenue, third, \$300, and Albro & Lindeberg, 2 West 47th street, fourth, \$200.

Including plumbing, heating, ventilating, wiring, permanent furniture and fixtures, but exclusive of movable furniture, mural decorations, architectural and engineering fees, and the acquisition and clearing of the site, the building will cost about \$672,000. Franklin B. Ware, 1170 Broadway, is architectural adviser, and Frank Miles Day and Walter Cook were appointed by the Committee to act with the advisor on the jury of awards.

Office Building on Fifth Avenue.

The George A. Plimpton Company, 70 Fifth avenue, is having plans prepared by Charles A. Rich, 320 Fifth avenue, for a thirteen-story office building, to be erected at the southwest corner of Fifth avenue and 13th street, on a plot 26x125 feet.

Architect for 58th Street Hotel.

Robert T. Lyons, 505 Fifth avenue, has been commissioned to prepare plans for a twelve-story apartment hotel, 74x100 feet, to be erected at 46 to 50 East 58th street, for Bing & Bing, owners.

Architects in Mount Vernon Competition.

Architects who are submitting competitive sketches for the Civic Centre (City Hall and police station) which is to be erected by the City of Mount Vernon in the north side of Fifth street, Stevens and Valentine avenues, include: B. H. Simonson, 315 Fifth avenue, Delano & Aldrich, 4 East 39th street, James Gamble Rogers, 11 East 24th street, Milton See & Son, 6 West 22d street, George Bartlett, 103 Park avenue, Werner & Windolph, 27 West 33d street, John P. Walther, 147 East 125th street, all of New York City, and R. A. Greenfield, 37 Prospect avenue, Charles Miller, 137 Vista Place, William Kraus, 121

South 9th avenue, Walter Stickles, Post Office Building, and William B. Middletown, 45 East Sidney avenue, all of Mount Vernon. John R. Rockhart, Mt. Vernon is supervising architect.

Building Statistics.

Record of Plans Filed During the First Quarter of 1913.

According to the revised figures of the building superintendents of the five boroughs, the first quarter of 1913 closed with a decrease compared with the preceding quarter, 1912, by 238 buildings a total cost of \$9,723,639. In Queens the figures show an increase of 214 buildings amounting in cost \$486,162.

The following tables show the number and estimated cost of new buildings for which plans were filed according to the revised figures of the Building Bureau, after allowing for the plans withdrawn, rejected and revised.

	Manhattan		Brooklyn		Queens		Richmond	
	No.	Cost.	No.	Cost.	No.	Cost.	No.	Cost.
Dwellings, over \$50,000..	5	\$515,000	2	\$575,000				
Betw'n \$20,000 and \$50,000...	1	40,000	4	145,000				
Under \$20,000..	1	10,000	2	25,000				
Tenements.....	46	4,820,000	31	3,730,200				
Hotels.....	3	4,910,000	2	220,000				
Stores, Over \$30,000..	32	9,672,000	16	7,558,000				
Betw'n \$15,000. and \$30,000...	3	60,000	4	100,000				
Under \$15,000..	6	47,500	2	18,000				
Office buildings	8	2,946,000	6	2,215,000				
Factories and Workshops	16	1,578,100	9	2,797,000				
Schoolhouses...	2	55,000	3	540,000				
Churches.....	1	46,000	1	150,000				
Public Build'gs Municipal....	4	335,000	6	245,000				
Places of Amusement, etc.....	22	2,868,800	24	1,683,500				
Stables and Garages.....	13	371,250	13	489,500				
Other Structures.....	30	55,550	38	110,915				
Hospitals.....	.....	.....	3	280,000				
Totals.....	193	\$28,330,200	166	\$20,855,115				
	166	20,855,115						
Decrease 1913..	27	\$7,475,085						

Bronx

NEW BUILDINGS.

	1912		1913	
	No.	Cost.	No.	Cost.
Dwell'gs, brick Bet \$50,000 and \$20,000..	1	\$22,000	1	\$20,000
Under \$20,000	43	257,900	35	233,300
Tenem'ts, brick over \$15,000.	144	5,743,000	127	5,786,351
Under \$15,000.	3	40,000	2	12,500
Tenements frame.....	.....	.....	1	7,000
Hotels.....	.....	.....	.....	.....
Stores, between \$30,000 and \$15,000.....	2	40,000	.....	.....
Under \$15,000	8	43,000	8	34,200
Office Build'gs.	4	50,000	2	41,000
Factories and workshops...	19	652,300	15	343,490
Schoolhouses..	1	30,000	8	261,700
Churches.....	1	25,000	2	11,500
Public Build'gs -Municipal..	1	1,000,000	2	97,000
Places of Amuse'n, etc.	6	241,400	8	149,000
Stables and Garages.....	16	96,550	11	38,250
Dwell'gs, frame	46	210,450	25	106,700
Other Structures.....	11	1,500	9	2,775
Totals.....	306	\$8,453,100	256	\$7,144,766
	256	7,144,766		
Decrease 1913	50	\$1,308,334		

	1912		1913	
	No.	Cost.	No.	Cost.
Dwellings, under \$20,000	331	\$1,367,400	106	\$528,000
1 family.....	.....	.....	122	485,800
2 family.....	.....	.....	.....	.....
Tenements, Bet. \$20,000 and \$50,000..	72	2,010,000	78	2,671,500
Under \$20,000..	74	713,500	55	568,500
Stores, over \$30,000.....	.....	.....	.....	.....
Bet. \$15,000 and \$30,000..	1	20,000	.....	.....
Under \$15,000	9	42,600	10	47,900
Stores and two families.....	65	386,300	31	187,500
Office buildings	1	20,000	2	575,000
Factories and Workshops, brick.....	18	764,675	22	540,100
Manufactories and Work-shops, frame	2	5,275	6	9,650
Schoolhouses..	1	250,000	1	200,000
Churches.....	2	90,000	1	100,000
Public build'gs, Municipal..	15	882,000	1	50,000
Places of Amusement, etc.....	5	59,500	8	270,000
Stables.....	24	82,800	38	169,075
Warehouses...	.....	.....	2	113,000
Brick sundries.	23	98,550	38	150,580
Dwell'gs, frame	289	1,003,470	254	606,250
Tenem'ts, " "	.....	.....	40	280,000
Stores, frame, two family .	.....	.....	8	23,500
Other frame structures...	84	62,790	68	39,915
Totals.....	1,016	\$7,858,860	891	\$7,686,270
	891	7,686,270		
Decrease, 1913..	125	\$172,590		

	1912		1913	
	No.	Cost.	No.	Cost.
	1,069	\$4,036,679	1,283	\$4,522,841
			1,069	4,036,679
Increase, 1913.....			214	\$486,162

	1912		1913	
	No.	Cost.	No.	Cost.
	192	\$1,125,730	156	\$358,100
	156	358,100		
Decrease, 1913..	36	\$767,630		

NO ARCHITECTS SELECTED.

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

GLENS FALLS, N. Y.—Ford & Doran, Knickerbocker Block, Glens Falls, contemplate the erection of a theatre. No site has been selected and no architect retained. It is probable that the project will not go ahead for some time.

MOUNT VERNON, N. Y.—The city of Mt. Vernon, Edward W. Fiske, mayor, and G. E. B. Williams, chairman of building committee, are receiving competitive sketches for a brick and steel civic centre (city hall and police station) to be erected in North 5th st, Stevens and Valentine avs. John R. Rockhart, 424 Nuber av, is supervising architect. Cost about \$260,000.

SOUTHAMPTON, L. I.—Eben M. Byers, 235 Water st, Pittsburgh, Pa., contemplates the erection of a residence on the north side of Meadow la, for which no architect has been announced.

BROOKLYN, N. Y.—George B. Marx (wagon works), 198 Newell st, contemplates the erection of a factory. Exact location has not been determined. No architect or engineer has been retained, and it is undecided when project will go ahead.

NIAGARA FALLS, N. Y.—The Niagara University, Very Rev. E. F. Likly, C. M., president, contemplates rebuilding the 3-sty brick and stone Alumni Building in Main st, for which no architect has been retained. Project will go ahead as soon as insurance is adjusted. Estimated cost, \$100,000.

LOCKPORT, N. Y.—Architects are invited to submit designs for the embellishment of the locks and bridge over the Barge Canal, for the city of Lockport, Schuyler Beattie, clerk, C. E. Dickinson, in charge, 34 Ashley Building. The work will be of granite.

NIAGARA FALLS, N. Y.—Walker's Steam Laundry, A. J. Walker, 356 Main st, contemplates rebuilding the 3-sty brick laundry at 356 Main st, 60x130 ft., for which no architect has

Contemplated Construction (Continued).

Westchester.

PUBLIC BUILDINGS.

YONKERS, N. Y.—A new Yonkers armory is contemplated here. Assemblyman Madden's bill provides that the county shall supply the site and the State to sustain the cost of the building. Cost about \$100,000.

SCHOOLS AND COLLEGES.

WHITE PLAINS, N. Y.—At the meeting of the Board of Education all plans for the new south side school were rejected, owing to the fact that none of the proposed buildings could be constructed for the appropriation voted. It is possible that an extra appropriation will be asked for at the annual school meeting May 6. \$55,000 is the amount available.

STABLES AND GARAGES.

WHITE PLAINS, N. Y.—The Gedney Farms, Robert E. Farley, president, 4 Martine av, White Plains, contemplates the erection of a garage, clubhouse and bathing pavilion near White Plains from plans by Kenneth Murchison, 298 5th av, N. Y. C., architect.

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

APARTMENTS, FLATS AND TENEMENTS.

MONTCLAIR, N. J.—Gibson & Collins, 61 North Willow st, have received the general contract to erect the 3-sty flat, store and two apartments, 22x65 ft., at 551 Bloomfield av, for John Kelleher, 413 Bloomfield av, owner. Hughes & Backoff, 22 Clinton st, Newark, are architects. Cost about \$13,000.

DWELLINGS.

OPHIR, N. Y.—White & McDonald, Railroad av, Rye, N. Y., have received the general contract for alterations and additions to the 2½-sty frame residence of Ogdon Reid. Donn Barber, 25 East 26th st, N. Y. C., is architect. Cost about \$12,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Herman C. Schneider Building & Construction Co., 514 South 14th st, Newark, has received the general contract to rebuild and make new additions to the 5-sty brick warehouse at 87-89 Bank st and 86-88 Academy st, for Edwin A. Kirsh & Co., 77 Market st, owner. Wm. E. Lehman, 738 Broad st, is architect. Cost, \$28,000.

MANHATTAN.—The A. J. Robinson Co., 123 E. 23d st, N. Y. C., has received the general contract for alterations to the 10-sty factory, 50x100 ft., at 59 John st, Brooklyn, for the Ar buckle Estate, foot of Jay st, Brooklyn, owner. Chas. Williams Stores, Inc., 56 Pine st, N. Y. C., G. H. Elswald, president, B. J. Beardsley, vice-president, and general manager, are lessees. William Higginson, 21 Park Row, N. Y. C., is architect. Cost, \$50,000.

POUGHKEEPSIE, N. Y.—The Torrington Building Co., of Torrington, Conn., has received the contract to erect an additional story to the building of the F. I. A. T. Co. on High Park rd. Cost about \$75,000.

ALBANY, N. Y.—M. L. Wyder Building Co., 356 State st, has secured the contract to erect the 4-sty printing plant for C. Van Benthuysen & Son, 407 Broadway, to cost about \$50,000.

NEWARK, N. J.—Frank Wright, of this city, has received the contract to erect a concrete building, 110x108 ft., 1½-stys, for Hick & Lake. Work will begin at once.

DETROIT, MICH.—The Raymond Concrete Pile Co., New York and Chicago, has received the contract for 958 Standard Raymond Concrete Piles for the foundation of the warehouse for Dodge Brothers, Detroit, Mich. Smith, Hinchman & Grylls, Architects.

BRONX.—The Raymond Concrete Pile Co., New York and Chicago, has received the contract for placing Standard Raymond Concrete Piles for the foundation of the new building for the Sheffield Farms-Slawson Decker Co., at 165th st and Webster av. Frank W. Rooke, architect.

STABLES AND GARAGES.

HARRISON, N. Y.—D. H. Beary, Purchase st, Rye, N. Y., has received the general contract to erect a 2-sty brick and limestone stable, 23x60 ft., at St. Vincent's Retreat, for Sisters of Charity, Mt. St. Vincent-on-the-Hudson, Mother M. Josepha, Superior, I. E. Dittmars, 111 5th av, N. Y. C., is architect. J. H. Thomas, Boston Post rd, Rye, N. Y., has the mason work.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

81ST ST, 156-60 W, 9-sty brick and stone apartment, 56x85; cost, \$175,000; owners, Wesley Realty Co., 135 Broadway; John W. Kight, president; architects, Neville & Bagge, 217 West 125th st. Plan No. 156.

84TH ST, 517-19 W, 5-sty brick tenement, 50 x84; cost, \$40,000; owner, Douglas Robinson, Warren Township, Herkimer Co., N. Y.; architect, Jos. L. Hernon, 200 West 86th st. Plan No. 153.

129TH ST, s s, 110 w St. Nicholas terrace, 5-sty brick and stone tenement, 64x88; cost, \$180,000; owner, Manchester Construction Co., 223 Wooster st; architect, Chas. B. Meyers, 1 Union Sy W. Plan No. 159.

CHURCHES.

124TH ST, 407-23 W, 1-sty frame gospel tent, 90x72; cost, \$500; owner, Mrs. Scott Cameron, 31 East 38th st; architect, Frank E. Dow, 123 East 23d st. Plan No. 154.

STABLES AND GARAGES.

39TH ST, 515-17 West, 1-sty brick garage, 50x98; cost, \$6,000; owner, David Stevenson Brewing Co., James McClenahan, Pres., 523 10th av; architect, John Ph. Voelker, 979 3d av. Plan No. 150.

129TH ST, 67-71 East, 1-sty brick wagon shed, 50x99; cost, \$1,000; owner, N. Y. C. & H. R. R. Co., Grand Central Station; architect, Augustus L. Schultz, 533 East 83d st. Plan No. 149.

STORES, OFFICES AND LOFTS.

4TH ST, 20 East, 4-sty brick stores and lofts, 79x120; cost, \$75,000; owner, Chas. Lane, 38 Fulton st; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 147.

42D ST, 8 East, 6-sty brick loft, 22x88; cost, \$40,000; owners, Isadore F. & Max F. Korn, 31 Nassau st; architect, Harry L. Walker, 103 Park av. Plan No. 148.

29TH ST, 130-2 West, 12-sty brick store and lofts, 40x88; cost, \$150,000; owner, 130 West 29th St Co., 160 Broadway, Everett Jacobs, president, 316 West 87th st; architects, Browne & Almiroty, 220 5th av. Plan No. 151.

181ST ST, 550 West, 2 & 1-sty brick and stone stores and theatre, 42x100x56x90; cost, \$40,000; owner, Theodore W. Myers, 20 New st; architect, Theodore A. Myers, 114 East 28th st. Plan No. 152.

ROSE ST, 53, 7-sty brick store and lofts, 23 x89; cost, \$18,000; owner, Louis Leavitt, 454 Driggs av, Brooklyn; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 158.

4TH AV, 329-31, 12-sty brick and stone offices and lofts, 38x73; cost, \$200,000; owner, Polo Constn Co., 1133 Broadway, Henry Villaume, president; architects, Neville & Bagge, 217 West 125th st. Plan No. 155.

THEATRES.

FT. WASHINGTON AV, 25, 1-sty open air theatre, 56x140; cost, \$500; owner, Thos. Ward, 218 West 83d st; architect, Otto W. Kritiz, 773 Forest av. Plan No. 146.

37TH ST, 107-19 W, 12 & 3-sty theatre and lofts, irregular; cost, \$350,000; owner, Times Sq. Improvement Co., Harry Fischel, president, World Bldg., Park Row; architect, Geo. Keister, 12 West 31st st. Plan No. 157.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

151ST ST, s s, 100 e Courtlandt av, 5-sty brick tenement, plastic slate roof, 50x106.4; cost, \$55,000; owner, Benj. Benenson, 407 East 153d st; architect, C. Schaefer, Jr., Co., 401 Tremont av. Plan No. 185.

DALY AV, e s, 113.3 s 181st st, 5-sty brick tenement, plastic slate roof, 43.3x98; cost, \$75,000; owner, Jas. Forbes, 2098 Vyse av; architect, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 188.

167TH ST, n e cor Simpson st, 5-sty brick tenement, slag roof, 25x90; cost, \$30,000; owners, Kaplan Bldg Co., Harry Kaplan, 837 Washington av, president; architect, E. J. Byrne, 3029 3d av. Plan No. 193.

176TH ST, n s, 145.5 w So Boulevard, 5-sty brick tenement, slag roof, 50x92; cost, \$50,000; owners, C. J. Carey Bldg. Co., C. J. Carey, 176th st and Trafalgar pl, president; architect, Kreyrnberg Architectural Co., So. Boulevard and 163d st. Plan No. 189.

181ST ST, n s, 84.20 w So Boulevard, 5-sty brick tenement, slag roof, 66x35; cost, \$30,000; owner, Wm. B. Jones, 404 East 141st st; architect, Kreyrnberg Architectural Co., So. Boulevard and 163d st. Plan No. 191.

BEEKMAN AV, s w cor Oak Terrace, 5-sty brick tenement, slag roof, 25x90; cost, \$35,000; owners, K. & J. Construction Co., Harry Jackson, 1419 Wilkins av, president; architect, Kreyrnberg Architectural Co., So. Boulevard and 163d st. Plan No. 190.

MAPES AV, e s, 195 n 179th st, 5-sty brick tenement, slag roof, 66x95; cost, \$60,000; owner, Schill Construction Co., Edw. A. Schill, 860 Van Nest av, president; architect, Fred Hammond, 391 East 149th st. Plan No. 194.

MARMION AV, n e cor 175th st, two 5-sty brick tenements slag roof, 52x57.25 and 69.97 x82.66; cost, \$95,000; owner, John W. Cornish Construction Co., John W. Cornish, 466 East 138th st, president; architect, Frank J. Schefcik, 1468 Park av. Plan No. 201.

AQUEDUCT AV, s s, 553.3 w Brandt pl, 5-sty brick tenement; plastic slate roof, 75.9x98.8; cost, \$60,000; owner, Chas. Spillner, 1624 Aqueduct av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 204.

DWELLINGS.

SYLVAN av, w s, 340 s 256th st, 2-sty brick dwelling, tin roof, 21x46; cost, \$5,500; owner, J. Kurtzman, 1967 3d av; architect, Anton Harnfeldt, 2639 Jerome av. Plan No. 186.

COSTER ST, w s, 325 s Spoffard av, two brick buildings, tin roof, dwellings 3-sty, 42x29, stores 1-sty 51.93x24.93; cost, \$7,500; owner, Arnold Selzer, 661 Beck st; architect, Anton Pirner, 2069 Westchester av. Plan No. 195.

BOLTON AV, e s, 100 s Lacombe av, two 1½-sty frame bungalows, 18x28; cost, \$1,400; owner, Elizabeth Dietrich, Claston Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 197.

PELHAM RD, e s, 175 s Emily st, 2-sty frame dwelling, tin roof, 21x40; cost, \$3,000; owner, Luca Crisenza, 210 East 107th st; architect, Otto C. Kraus, 2318 Newbold av. Plan No. 200.

BLACKROCK AV, s s, 180 e Castle Hill av, 2-sty frame dwelling, 21x52, tin roof; cost, \$4,500; owner, John Gormlay, 2450 Westchester av; architect, B. Ebeling, Westchester av and Ferris pl. Plan No. 203.

GILLISPIC AV, e s, 40 s Dudley av, 2½-sty frame dwelling, 19x40, slate roof; cost, \$3,500; owner, Chas. G. Schlitte, 1333 Chisholm st; architect, Wm. Greenbus, 429 East 238th st. Plan No. 202.

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FACTORIES AND WAREHOUSES.

MORRIS AV, w s, 118 n 150th st, 1-sty frame storage, 7.6x40; cost, \$100; owner, Gitano De-foglio, on premises; architect, T. J. Cunningham, 648 Jackson av. Plan No. 199.

UNDERHILL AV, e s, 400 n Lacombe av, 2-sty brick storage, tin roof, 21.6x18; cost, \$1,800; owner, A. F. Piccinti, 603 East 140th st; architect, Robt. Glenn, 1793 Guion pl. Plan No. 192.

RIGHT OF WAY N Y, N H & H R R, 370 s 174th st & 40 e Bronx River, 1-sty brick storage, 19.4x13.4; cost, \$1,000; owners, N. Y., N. H. & H. R. R. Co., 132d st and Willis av; architect, F. A. Kern, 132d st and Willis av. Plan No. 205.

BULLARD AV, es, 394 s 234th st, 1-sty frame storage, 20x54; cost, \$500; owner, John Schrader, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 206.

STORES AND TENEMENTS.

STEBBINS AV, e s, 200 n 170th st, two 5-sty brick stores and tenements, slag roof, 62.6x70.36, 62.6x75.93; cost, \$150,000; owner, Thos S Quinn, 2391 Grand Boulevard; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 187.

STORES, OFFICES AND LOFTS.

180TH ST, s s, 95.15 e Mohegan av, 1-sty frame stores, 25x75; cost, \$3,500; owner, Maria Vitale, 872 East 180th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 198.

THEATRES.

PROSPECT AV, n w cor 150th st, open air theatre, 25x100; cost, \$1,500; owners, James and Fannie Rothschild, on premises; architect, Harry T. Howell, 3d av and 149th st. Plan No. 196.

MISCELLANEOUS.

237TH ST, n s, 200 w Katonah av, 1-sty frame privy, 12x14; cost, \$250; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 207.

BRONX PARK ZOO, 300 n Vyse av & 182d st, 1-sty brick animal shelter, gravel roof, 72x59; cost, \$10,000; owner, City of New York; architect, Geo. M. Burbower, 185th st & So. Boulevard. Plan No. 208.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

CHESTER ST, w s, 280.6 s Pitkin av, two 4-sty brick tenements, 50x89, gravel roof, 20 families each; total cost, \$50,000; owner, Serota Bros. Co., 1432 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 1500.

HOPKINSON AV, e s, 51.7 n St Marks av, 4-sty brick tenement, 52x87.4, tin roof; cost, \$24,000; owner, Saml. Sassulsky, 372 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 1530.

The amount of fuel consumed and the

Satisfaction of the Tenant

are the important questions to be considered by the landlord in the purchase of heating equipment.

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IRVING AV, s e cor Hancock st, 3-sty brick tenement, 20x60, tin roof, 3 families; cost, \$7,500; owner, Geo. Gough, 1346 Jefferson av; architect, Louis Allmendinger, 926 Broadway. Plan No. 1521.

PARK PL, s s, 300 e Howard av, 4-sty brick tenement, 50x89, gravel roof, 16 families; cost, \$25,000; owner, Parklin, 509 Sutter av; architects, Cohn Bros., 361 Stone av. Plan No. 1533.

EAST 19TH ST, w s, 100 n Av B, 4-sty brick tenement, 50x89, slag roof, 16 families; cost, \$45,000; owner, Walter Scott, 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1581.

SACKMAN ST, w s, 100 n Liberty av, 4-sty brick tenement, 29.9x89, gravel roof, 12 families; cost, \$12,000; owner, Sam'l Malafsky, 333 Sheffield av; architects, Cohn Bros., 361 Stone av. Plan No. 1638.

NEWKIRK AV, n e cor East 16th st, 4-sty brick tenement, 70.8x131.6, slag roof, 20 families; cost, \$50,000; owner, August Beyer, 1323 Greene av; architect, Benj. Dressler, 153 Remsen st. Plan No. 1611.

SARATOGA AV, e s, 50 n Pacific st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, \$24,000; owner, Gasum Realty Co., 545 Blake av; architects, Cohn Bros., 361 Stone av. Plan No. 1642.

Plans Filed, New Buildings, Bklyn. (Cont.).

DWELLINGS.

PRESIDENT ST, s s, 215 w Brooklyn av, 3-sty brick dwelling, 32x68, tile roof, 1 family; cost, \$16,000; owner, Cath. G. Fallert, 408 Hancock st; architect, A. Delbi, 108 Fulton st, N. Y. Plan No. 1517.

VAN SICLEN ST, e s, 44.11 n Av S, two 2-sty frame dwellings, 18x35, tin roof, 1 family each; total cost, \$8,000; owner, Wm. Mahey, 208 Van Siclen st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1524.

RAILROAD AV, n e cor McKinley av, 3-sty brick dwelling, 20x50, gravel roof, 2 families; cost, \$5,000; owner, H. Druss, as Pres., 2875 Atlantic av; architect, Hy Rockmore, 1738 President st. Plan No. 1501.

WILLIAMS AV, w s, 310 n Hegeman av, two 2-sty frame dwellings, 20x44, gravel roof, —; cost, \$6,000; owner, Nathan Galuiko, 734 Williams av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1523.

EAST 9TH ST, w s, 620 n Av J, 2-sty frame dwelling, 22x32, shingle roof, 1 family; cost, \$4,000; owner, Fred'k Fink, 315 Lenox rd; architect, J. A. Brock, 865A Gates av. Plan No. 1592.

EAST 19TH ST, w s, 187 n Av J, 2-sty frame dwelling, 28x32, shingle roof, 1 family; cost, \$6,500; owner, Ascutey Realty Co., 1721 Av J; architect, Seth Cutting. Plan No. 1551.

EAST 19TH ST, w s, 140 n Av I, 2-sty frame dwelling, 30x34, — roof, 1 family; cost, \$7,500; owner, Ascutey Realty Co., 1721 Av J; architect, Seth Cutting, 1721 Av J. Plan No. 1564.

EAST 19TH ST, w s, 229 n Av J, 2-sty frame dwelling, 30x34, — roof, 1 family; cost, \$7,500; owner, Ascutey Realty Co., 1721 Av J; architect, Seth Cutting, 1721 Av J. Plan No. 1554.

EAST 22D ST, w s, 200 s Av R, 2-sty frame dwelling, 23x35, shingle roof, 1 family; cost, \$4,500; owner, Bertha Winchester, 1569 East 13th st; architect, B. F. Hudson, 319 9th st. Plan No. 1597.

EAST 92D ST, e s, 480 s Ditmas av, three 2-sty brick dwellings, 17.2x40, tin roof, 1 family each; total cost, \$12,000; owner, Harry Durick, 1800 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 1531.

BROADWAY, n w cor Marion st, 3-sty store and dwelling, 45.1x51.9, gravel roof, 2 families; cost, \$5,000; owner, Albert Beir as president, 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 1573.

LIBERTY AV, s s, 75.6 w Lincoln av, 3-sty store and dwelling, 20x55, slag roof, 2 families; cost, \$5,000; owner, Louis Muhlmann, 1108 Liberty av; architect, L. J. Frank, 206 Crescent st. Plan No. 1569.

MERMAID AV, n s, 20 e West 32d st, 1-sty frame dwelling, 14x40, shingle roof, 2 families; cost, \$450; owner, Ferd L Furey, 340 46th st; architect, Chas. Braun, 459 41st st. Plan No. 1549.

NEW LOTS RD, n e cor Van Siclen av, 3-sty store and dwelling, 25.4x60, slag roof, 2 families; cost, \$7,500; owner, Noha Rubin, 587 Linwood st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1535.

NEW LOTS RD, n s, 25.4 e Van Siclen av, two 2-sty brick dwellings, 20x52, slag roof, 2 families; cost, \$12,000; owner, Noha Rubin, 587 Linwood st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1536.

NEWKIRK AV, n s, 80 e East 17th st, 2-sty frame dwelling, 26x30, shingle roof, 1 family; cost, \$5,750; owner, Virginia Gile, 1917 Newkirk av; architect, Geo. W. Duryea, 366 East 28th st. Plan No. 1586.

RAILROAD AV, s e cor Etna st, two 2-sty frame dwellings, 26x28, shingle roof, 1 family each; total cost, \$6,000; owner, Wm. P. Gatehouse, 57 Chestnut st; architects, Chas. Infanger & Son, 2634 Atlantic av.

VAN SICLEN AV, e s, 122.11 n New Lots rd, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$12,000; owner, Noha Rubin, 587 Linwood st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1534.

VAN SICLEN AV, e s, 76 n New Lots rd, two 2-sty brick dwellings, 35x25, slag roof, 2 families; cost, \$12,000; owner, Noha Rubin, 587 Linwood st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1537.

49TH ST, n s, 140 e 13th av, 2-sty frame dwelling, 22.2x54.2, shingle roof, 2 families; cost, \$6,500; owner, Rich'd Meehan, 1354 52d st; architect, M. Rosenquist, 1269 53d st. Plan No. 1624.

EAST 48TH ST, e s, 130 s Av O, 1-sty brick dwelling, 24x28, shingle roof, 1 family; cost, \$1,800; owner, Jos. D. Dixon, 1234 Myrtle av; architect, Louis Allmendinger, 926 Broadway. Plan No. 1660.

FACTORIES AND WAREHOUSES.

PROVOST ST, w s, from Greene to Freeman st, 4-sty brick storage and shop, 161x125, gravel roof; cost, \$60,000; owner, John C. Wiarda, on premises; architect, Alb't Ullrich, 371 Fulton st. Plan No. 1602.

GRAND AV, w s, 47 s St Marks av, 1-sty frame storage, 10x9, tin roof; cost, \$100; owner, Pasquale Penna, 622 Grand av; architect, Jas. F. Bly, 422 St Marks av. Plan No. 1607.

PITKIN AV, n s, 75 e Snedeker av, 4-sty brick factory, 40x90, slag roof; cost, \$22,500; owner, Sarah Cohen, 1156 Eastern Parkway; architects, Jas. Millman & Son, 1780 Pitkin av. Plan No. 1609.

MORGAN AV, w s, 220 s Norman av, 3-sty brick warehouse, 60x90, gravel roof; cost, \$20,000; owner, Sylfred Construction Co., 26 Court st; architect, S. Baker, 26 Court st. Plan No. 1618.

3D AV, e s, 50.2 s 37th st, 3-sty brick storage, 25x52, asbestos roof; cost, \$13,000; owner, Thos. De Simon, 314 39th st; architects, Louis Berger & Co., Myrtle and Cypress avs. Plan No. 1617.

BRIDGE ST, n w cor Plymouth st, two 2-sty brick factory, 50x137, gravel roof; cost, \$25,000; owner and architect, Wm. H. Miller, on premises. Plan No. 1655.

MORGAN AV, e s, from Anthony to Lombardy st, 5-sty brick factory, 192.10x85.5, gravel roof; cost, \$125,000; owner, Champlain Silk Mills, 500 Driggs av; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 1671.

VESTA AV, e s, 80 n Belmont av, 4-sty brick factory, 95.4x60.9, slag roof; cost, \$15,000; owner, Joseph Levin, as Pres., Belmont, cor Snediker av; architects, Adelson & Farber, 1028 Gates av. Plan No. 1650.

SCHOOLS AND COLLEGES.

85TH ST, s w cor 23d av, 3-sty brick school, 60x90, slag roof; cost, \$65,000; owner, Rev. H. F. Murray, 2305 85th st; architect, John W. Ingle, 527 5th av. Plan No. 1587.

STABLES AND GARAGES.

EAST 19TH ST, w s, 170 n Av H, 1-sty frame garage, 14x20, shingle roof; cost, \$400; owner, Edw. H. Leideman, 810 East 19th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1520.

KIMBALL ST, n e cor Av H, 1-sty frame garage, 26x28, shingle roof; cost, \$400; owner, Paul E. Jehe, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1576.

EAST 24TH ST, e s, 347.10 s Foster av, 1-sty frame garage, 12x12, shingle roof; cost, \$500; owner, Stanford Painter, 505 East 24th st; architect, A. R. Strong, 600 East 18th st. Plan No. 1596.

79TH ST, n s, 140 w 3d av, 1-sty frame wagon shed, 45.9x26, slag roof; cost, \$150; owner, Theo & J. Schneider, 261 79th st; architect, John H. O'Rourke Co., 264 39th st. Plan No. 1565.

EASTERN PARKWAY, n s, 400 e Utica av, 1-sty brick garage, 18x20, tin roof; cost, \$500; owner, Abraham Belanowsky, 1227 Eastern Parkway; architect, Hy Rockford. Plan No. 1561.

SCHENECTADY AV, —, 108.7 e Eastern Parkway, 1-sty brick garage, 12x23, gravel roof; cost, \$900; owner, Pauline Lisser, 207 Henry st, N. Y.; architect, Alb't Ullrich, 371 Fulton st. Plan No. 1539.

BERGEN ST, s s, 220 e Bedford av, 2-sty brick stable, 27x26, slag roof; cost, \$1,300; owner, N. W. Curtis, 3290 Atlantic av; architect, L. F. Schlessinger, 167 Van Siclen av. Plan No. 1643.

12TH AV, s e cor 47th st, 1-sty frame garage, 13.6x20, shingle roof; cost, \$650; owner, Rich'd Meehan, 1354 52d st; architect, M. Rosenquist, 1269 53d st. Plan No. 1625.

EAST 5TH ST, e s, 320 n Av E, 1-sty frame garage, 12x20, shingle roof; cost, \$200; owner, John O'Leary, 1732 19th st; architect, John Burke, 3d av and 52d st. Plan No. 1657.

WEST ST, e s, 140 n Ditmas av, 1-sty frame garage, 11.6x15, shingle roof; cost, \$100; owner and architect, Arnold Brauer, 477 West st. Plan No. 1668.

STORES AND TENEMENTS.

HOPKINSON AV, n e cor St. Marks av, 4-sty brick store and tenement, 51.7x90, tin roof, 22 families; cost, \$23,000; owner, Saml. Sassulsky, 372 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 1529.

STORES, OFFICES AND LOFTS.

65TH ST, n s, 160 e 13th av, 1-sty brick store, 20x40, slag roof; cost, \$2,000; owner, Nicola Burgessio, 1334 64th st; architect, C. B. White, 189 Montague st. Plan No. 1504.

COURT ST, s w cor Joralemon st, 12-sty brick office building, 135x124, tile roof; cost, \$400,000; owner, Weinboro Realty Co., "Marlborough Building," N. Y.; architect, Wm. E. Lehman, Broad st, Newark, N. J. Plan No. 1600.

FRANKLIN AV, s e cor Sullivan st, 1-sty brick store, 15x20, slag roof; cost, \$1,000; owner, Ellery Pollard, 187 Schermerhorn st; architect, H. J. Dangler, 215 Montague st. Plan No. 1622.

THEATRES.

CHURCH AV, n s, 200 w Nostrand av, 1-sty brick moving picture theatre, 40x96.6, slag roof; cost, \$5,000; owner, Jacob Krowker, 55 West 14th st, N. Y.; architect, Christopher B. Braun, 1 Madison av. Plan No. 1542.

MISCELLANEOUS.

UNION ST, n s, 100 e Buffalo av, 1-sty frame toilet, 9.9x6.2, — roof; cost, \$350; owner, H. Keppelsin, 1142 Eastern Parkway; architect, Abm. Farber, 1028 Gates av. Plan No. 1591.

73D ST, n s, 328.8 w 7th av, 1-sty brick dry kiln, 20x66, concrete roof; cost, \$1,000; owner, A. Enteman, 669 73d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 1595.

MONTGOMERY ST, n s, 204 w Bedford av, 1-sty frame grand stand; cost, \$250; owners, McCormack Bros., Montgomery and Cedar sts; architect, T. J. Burke, 46 Crown st. Plan No. 1640.

FT. HAMILTON AV, n w cor 38th st, 1-sty frame airdome, 61x—, tin roof; cost, \$1,000; owner, Chas. Hemp, 1109 37th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1628.

NEW LOTS RD, n e cor Sackman st, 1-sty frame shed, 24x18, gravel roof; cost, \$250; owner, Thos. J. Lillis, 93 New Lots rd; architect, L. J. Frank, 206 Crescent st. Plan No. 1636.

SURF AV, n s, 620 w West 5th st, two 1-sty frame shops, 10x10, — roof; cost, \$250; owner, Morris Goldberg, on premises; architect, A. D. Hinsdale, 552 56th st. Plan No. 1639.

8TH AV, w s, from 14th st to 15th st, 1-sty frame booths, toilets and storage, 50x78, iron roof; cost, \$1,200; owner, City N Y; architect, Jas. Boyle, 367 Fulton st. Plan No. 1677.



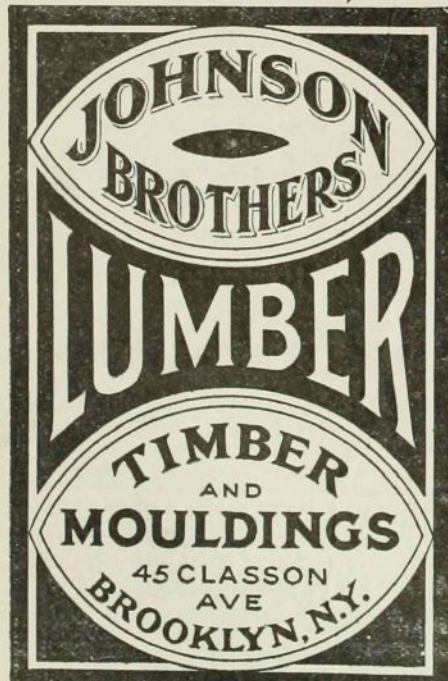
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APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—5th av, w s, 150 n Jamaica av, four 3-sty brick tenements, 25x73, slag roof, 6 families; cost, \$24,000; owner, Wm. Z. Partello, 412 State st, Brooklyn; architect, Edward Hahn, Queens Plaza Bldg., L. I. City. Plan No. 949.

LONG ISLAND CITY.—Lawrence st, w s, 375 s Potter av, 4-sty brick tenement, 25x68, tin roof, 9 families; cost, \$11,000; owner, Chas. Dovorsky, 949 2d av, Long Island City; architect, Emil Motl, 806 2d av, Long Island City. Plan No. 1034.

DWELLINGS.

COLLEGE POINT.—15th st, e s, 75 s 6th av, 2-sty frame dwelling, 20x42, tin roof, 2 families; cost, \$3,200; owner, M. Nillan, 15th st, College Point; architect, C. Gebele, Cook av, Elmhurst. Plan No. 965.

DOUGLSTON.—Westmoreland av, n s, 100 e Shore road, 2½-sty frame dwelling, 42x48, shingle roof, 1 family; cost, \$8,000; owner, Wm. H. Shields, 306 West 100th st, N. Y. C.; architect, Beverly S. King, 103 Park av, N. Y. C. Plan No. 952.

GLENDALE.—Main av, w s, 100 s Pulaski st, 2½-sty frame dwelling, 18x32, shingle roof, 2 families; cost, \$2,500; owner, Jacob Oich, 1 Main av, Glendale; architect, Lars Olsen, 9 Twombly pl, Jamaica. Plan No. 955.

GLENDALE.—Thompson av, w s, 1685 n Myrtle av, 2-sty brick dwelling, 20x53, tin roof, 2 families; cost, \$4,500; owner, L. Horska, Thompson av, Glendale; architect, Henry E. Haugaard, Jamaica av, Richmond Hill. Plan No. 969.

HOWARD ESTATES.—Hawtree av, w s, 120 s Freeman av, 1-sty frame dwelling, 26x32, shingle roof, 1 family; cost, \$1,500; owner, Howard Estates, Singer Bldg., N. Y. C.; architect, Wm. Rapp, Jr., Singer Bldg., N. Y. C. Plan No. 946.

HOWARD ESTATES.—Thadford av, w s, 200 n Horstman av, 1-sty frame dwelling, 26x32, shingle roof, 1 family; cost, \$1,500; owner, Howard Estates, Singer Bldg., N. Y. C.; architect, Wm. Rapp, Jr., Singer Bldg., N. Y. C. Plan No. 947.

HOLLIS.—Chicopee av, n s, 75 w Carpenter av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family; cost, \$4,000; owner and architect, Jos. Hrostoski, Hollis av, Hollis. Plan No. 951.

JAMAICA.—Forman av, n s, 180 e Fischer st, 1-sty brick dwelling, 25x30, asbestos shingle roof, 1 family; cost, \$2,000; owner, Guiseppe Orteleva, 693 East 180th st, N. Y. C.; architect, L. Pescotta, 391 East 149th st, N. Y. C. Plan No. 967.

JAMAICA.—Ashland st, s s, 210 w Willard av, six 2-sty frame dwellings, 18x40, shingle roof, 1 family; cost, \$15,000; owner, Model Homes Bldg. Co., 378 Stone st, Brooklyn; architect, Chas. Meie, 1871 Sterling pl, Brooklyn. Plan Nos. 957-58-59.

KEW GARDENS.—Pembroke av, n s, 225 e Austin st, 2-sty frame dwelling, 30x45, 1 family; cost, \$4,500; owner, John F. Kendall, 350 Ocean parkway, Brooklyn; architects, Slee & Bryson, 152 Montague st, Brooklyn. Plan No. 971.

MASPETH.—Lenox av, n s, 80 w Dyson st, 2-sty frame dwelling, 17x28, tin roof, 1 family; cost, \$2,400; owner, B. Martin, 105 Crown st, Corona; architect, J. Bute, 179 40th st, Corona. Plan No. 974.

MIDDLE VILLAGE.—Pulaski st, n s, 125 e Main av, 2-sty frame dwelling, 20x52, tin roof, 2 families; cost, \$2,500; owner, Isidore Ganzort, 9 Lafayette st, Middle Village; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 976.

MIDDLE VILLAGE.—Main av, w s, 150 s Pulaski st, 2-sty frame dwelling, 20x52, tin roof, 2 families; cost, \$3,500; owner, Mortimer L. Sherman, 20 Cooper st, Glendale; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 977.

MIDDLE VILLAGE.—Pulaski st, s s, 25 e Main av, 2-sty frame dwelling, 20x52, tin roof, 2 families; cost, \$3,500; owner, Alex Molinsky, 12 Lafayette st, Middle Village; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 978.

OZONE PARK.—Jerome av, n s, 50 w Freedom st, three 2-sty frame dwellings, 16x50, tin roof, 1 family; cost, \$6,000; owner, Mrs. Williams, Ozone Park; architect, Wm. A. Blecher, 442 Belmont av, Richmond Hill. Plan No. 980.

ROCKAWAY PARK.—West End av, n e cor Washington av, 2½-sty brick dwelling, 27x39, asbestos shingle roof, 1 family; cost, \$7,500; owners, Albert & Alex Lyons, 62 William st, N. Y. C.; architect, Wm. Rothschild, 55 Washington av, Rockaway Beach. Plan No. 982.

ROCKAWAY BEACH.—Center st, e s, 50 n Washington av, 2-sty frame dwelling, 16x24, shingle roof, 1 family; cost, \$1,000; owner, B. Anderson, Center st, Rockaway Beach; architect, W. Rothschild, 55 Washington av, Rockaway Beach. Plan No. 981.

WHITESTONE.—10th st, s s, 216 e 9th av, 3-sty brick dwelling, 22x48, tar and gravel roof, 2 families; cost, \$4,000; owner, Fred Wrigley, 100 Elm st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 948.

WHITESTONE.—14th av, n e cor 27th st, 2½-sty frame dwelling, 29x59, shingle roof, 2 families; cost, \$4,500; owner and architect, James Dick, 14th av, near 27th st, Whitestone. Plan No. 956.

WHITESTONE.—14th st, n s, 50 w Av B, 2-sty frame dwelling, 20x40, shingle roof, 2 families; cost, \$3,800; owner, Ellen Halleran, Flushing; architect, J. P. Hansen, 70 West 16th st, Whitestone. Plan No. 975.

WINFIELD.—Boroughs av, s w cor Clinton st, 2-sty frame dwelling, 28x42, tar and slag roof, 1 family; cost, \$3,000; owner, Chas. O'Neil, 244 Lorrillard pl, N. Y. C.; architect, Frank E. Waltham, 2660 Ocean av, Brooklyn. Plan No. 968.

WOODHAVEN.—Vandevor pl, w s, 162 s Fulton st, two 2-sty dwellings, 18x36, tar and gravel roof, 1 family; cost, \$6,000; owner, Innovation

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Homes Co., 1227 Av G, Brooklyn; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan No. 972.

WOODHAVEN.—Shoe and Leather st, n s, 350 w 3d st, 2-sty frame dwelling, 18x36, tin roof, 2 families; cost, \$2,000; owner, R. Merogliano, Spruce st, Woodhaven; architect, A. Cehlo, Broadway, Woodhaven. Plan No. 953.

BELLE HARBOR.—Suffolk av, w s, 200 n Newport av, 2-sty frame dwelling, 32x36, shingle roof, 1 family; cost, \$5,500; owner, J. Rapelje, Far Rockaway; architect, Morrell Smith, Far Rockaway. Plan No. 997.

DUNTON.—Morris av, e s, 425 s Broadway, two 2-sty frame dwellings, 18x27, shingle roof, 1 family; cost, \$5,000; owner, P. F. Luce, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1014-15.

EDGEEMERE.—Frank av, w s, 260 n Hantz pl, 1½-sty frame dwelling, 28x27, metal roof; cost, \$1,400; owner, J. E. Magee, 375 Lenox av, N. Y. C.; architect, owner. Plan No. 1021.

ELMHURST.—Victor pl, n s, 300 e Broadway, 2-sty frame dwelling, 20x34, shingle roof, 1 family; cost, \$3,500; owner, J. L. Gundry, 9th st, Elmhurst; architect, E. H. Lochart, care of owner. Plan No. 1029.

FAR ROCKAWAY.—McNeil av, w s, 330 s Broadway, 2-sty brick dwelling, 45x34, shingle roof, 1 family; cost, \$9,000; owner, John F. Reid, 120 West 39th st, N. Y. C.; architect, T. O'Kane, Jr., Far Rockaway. Plan No. 1001.

FOREST HILLS.—Jewel st, n s, 200 e Colonial av, 2½-sty brick dwelling, 55x27, tile roof, 1 family; cost, \$4,000; owner, Cord Meyer Co., Forest Hills, L. I.; architect, W. S. Worrall, Jr., 9 Twombly pl, Jamaica. Plan No. 987.

JAMAICA.—Grafton av, s s, 25 w Napier av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family; cost, \$2,500; owner, Albert Lips, Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 996.

JAMAICA.—Grafton av, s w cor Napier av, three 2½-sty frame dwellings, 18x32, shingle roof, 1 family; cost, \$7,500; owner, Albert Lips, Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 988-9-90.

JAMAICA.—Pacific st, n s, 40 e Globe av, two 2-sty frame dwellings, 14x36, shingle roof, 1 family; cost, \$3,000; owner, W. F. Beball, 324 Fulton st, Jamaica; architect, John F. D. Beball, 324 Fulton st, Jamaica. Plan Nos. 999-1000.

MORRIS PARK.—Morris av, e s, 127 s Garden st, two 2½-sty frame dwellings, 18x32, shingle roof, 1 family; cost, \$3,600; owners, Miller & Ruben, 1480 Nebraska av, Dunton; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 1012-13.

RICHMOND HILL.—Ferris st, n s, 423 e Freedom st, 2-sty frame dwelling, 17x44, tin roof, 1 family; cost, \$2,200; owner, Wm. Simm, 165 2d st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1017.

RICHMOND HILL.—Ferris st, n s, 379 e Freedom st, two 2-sty frame dwellings, 19x53, tin roof, 2 families; cost, \$7,000; owner, Wm. Simm, 165 2d st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1018.

GLENDALE.—Clara pl, n s, 309 s Cooper av, 2-sty frame dwelling, 14x36, shingle roof, 1 family; cost, \$2,000; owner, George Handley, 53 Dry Harbor rd, Glendale; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1016.

FOREST HILLS.—Roskrose pl, s s, 87 s w Markwood rd, 2½-sty brick dwelling, 23x34, tile roof, 1 family; cost, \$6,000; owner and architect, Sage Foundation Homes Co., West 34th st, N. Y. C. Plan No. 1048.

JAMAICA.—Gilbert st, e s, 100 n Sayres st, 2-sty frame dwelling, 16x37, shingle roof, 1 family; cost, \$2,000 & Sayres st, s s, 190 w George st, 2-sty frame dwelling, 16x37, shingle roof, 1 family; cost, \$2,000; owner, Henry R. Boch, 221 Johnson av, Richmond Hill; architect, G. B. Casper, 1535 McCormack av, Woodhaven. Plan Nos. 1036-37.

MASPETH.—Johnson av, n s, 196 e Maiden lane, 1-sty frame dwelling, 20x34, tin roof, 2 families; cost, \$1,000; owner, Jos. Hoffmann, 51 Grattan av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1040.

MIDDLE VILLAGE.—Sutter av, w s, 225 n Metropolitan av, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, \$3,000; owner, Fred Marquardt, 1814 Metropolitan av, Middle Village; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1039.

MIDDLE VILLAGE.—Fulton av, e s, 350 n Market st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$2,500; owner, Jos. Kurlander, 320 Bristol st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1042.

NEPONSET.—Mohawk st, n s, 100 s e Newport av, 1½-sty frame dwelling, 23x55, tile roof, 1 family; cost, \$5,500; owner, A. G. Petrie, 3101 Ocean av, Brooklyn; architect, Edw. B. Chestersmith, 181 Woodruff av, Brooklyn. Plan No. 1046.

QUEENS.—Franklin av, w s, 450 s Hempstead rd, 2-sty frame dwelling, 16x20, shingle roof, 1 family; cost, \$800; owner, A. Bergen, Jamaica. Plan No. 1049.

RIDGEWOOD.—Decatur st, e s, 185 n Forest av, 2½-sty frame dwelling, 30x50, tin roof, 2 families; cost, \$4,000; owner, Emil Gunther, 135 Smith st, Evergreen; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1044.

RICHMOND HILL.—Chestnut st, w s, 350 s Lexington st, 2½-sty frame dwelling, 28x45, shingle roof, 1 family; cost, \$2,400; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, Frederick Wormberger, 3222 Jamaica av, Richmond Hill. Plan No. 1035.

WOODHAVEN.—Snediker av, w s, 185 s Chestnut st, two 2-sty frame dwellings, 20x52, tin roof, 2 families; cost, \$5,000; owner, Val-

entine Hoffmann, 45 Evergreen av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1041.

FACTORIES AND WAREHOUSES.

GLENDALE.—Doscher av, w s, 100 s Hughes st, two 2-sty brick stores and dwellings, 20x60, tin roof, 2 families; cost, \$8,000; owner, Andrew Weissenberger, care of architect; architect, Fred J. Dassau, 1373 Broadway, Brooklyn. Plan No. 1038.

STABLES AND GARAGES.

GLENDALE.—Main av, w s, 100 s Pulaski st, 1-sty frame stable, 24x18, shingle roof; cost, \$250; owner, Jacob Olch, 1 Main av, Glendale; architect, Lars Olsen, 9 Twombly pl, Jamaica. Plan No. 954.

GLEN MORRIS.—Ridge av, n w cor Hammells av, 1-sty frame stable, 16x24, shingle roof; cost, \$350; owner, H. Drury, on premises. Plan No. 950.

JAMAICA.—Croyden road, n s, 215 e Edger-ton boulevard, 1-sty brick garage, 22x21, slate roof; cost, \$800; owner, Burt D. Whelden, on premises; architects, Upjohn & Conable, 456 5th av, N. Y. C. Plan No. 973.

MIDDLE VILLAGE.—Main av, e s, 250 s Market st, 2-sty brick stable, 25x30, slag roof; cost, \$1,500; owner, Jos. Lambert, Middle Village; architect, J. H. Vanderveg, 47 Butler st, Evergreen. Plan No. 970.

ARVERNE.—Columbus av, e s, 280 s Newport av, 1-sty frame garage, 18x16, galvanized iron roof; cost, \$150; owner, Paul Von Boeckman, 28 North Columbus av, Arverne; architect, Edw. Berrian, 17 Thompson av, Rockaway Beach. Plan No. 1020.

BELLE HARBOR.—Dover av, w s, 612 s Washington av, 1-sty frame garage, 12x16, shingle roof; cost, \$300; owner, Herman Schaff, 29 Broadway, N. Y. C.; architect, Edw. Berrian, 17 Thompson av, Rockaway Beach. Plan No. 1019.

JAMAICA.—Alsop av, w s, 95 s Hillside av, 1-sty brick garage, 12x20, shingle roof; cost, \$1,600; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, Frederick Wormberger, 3222 Jamaica av, Richmond Hill. Plan No. 986.

JAMAICA.—Compton Terrace, s s, 320 w Homer Lee av, 1-sty brick garage, 14x20, asbestos shingle roof; cost, \$500; owner, E. F. W. Mammmer, 630 75th st, Brooklyn; architect, L. Geo. Stahl, 1524 Welcome pl, Ozone Park. Plan No. 1002.

ROCKAWAY PARK.—Lincoln av, w s, 160 s Washington av, 1-sty frame garage, 12x18, shingle roof; cost, \$150; owner, John Boerum, premises. Plan No. 1028.

BAYSIDE.—Highland st, e s, 135 s Lemartine av, 1-sty frame garage, 14x16, shingle roof; cost, \$100; owner, W. S. Hill, Bayside. Plan No. 1045.

FLUSHING.—Jamaica av, w s, 150 n Franklin pl, 1-sty frame garage, 12x18, tin roof; cost, \$250; owner, Wm. Morris, premises. Plan No. 1031.

JAMAICA.—Roosevelt av, n w cor O'Donnell av, 1½-sty frame garage, 16x20, shingle roof; cost, \$250; owner, Anthony Luk, Liberty av, Jamaica. Plan No. 1047.

RICHMOND HILL.—Chestnut st, n s, 325 w Jamaica av, 1-sty frame garage, 17x20, shingle roof; cost, \$220; owner, Chas. Gunther, premises. Plan No. 1030.

UNION COURSE.—Montana av, e s, 150 s 8th st, 1-sty frame stable, 25x14, shingle roof; cost, \$300; owner, B. R. Campbell, premises. Plan No. 1032.

STORES AND DWELLINGS.

CORONA.—Jackson av, s s, 80 w Grant st, four 2-sty brick stores and dwellings, 80x50, tar and gravel roof, 2 families; cost, \$18,000; owner, A. Dioguardi, 89 Cleveland st, Corona; architect, J. Dioguardi, same address. Plan No. 1024.

JAMAICA.—Hempstead and Jamaica Turnpike, n e cor Lynn av, three 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, \$18,000; owner, J. Zimmerman and N. Rhode Bros., 27 Logan st, Brooklyn; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1023.

RIDGEWOOD.—Woodbine st, s w cor Onderdonk av, seven 3-sty brick stores and dwellings, 25x75, tin roof, 4 and 6 families; cost, \$54,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1003.

STORES AND TENEMENTS.

LONG ISLAND CITY.—Grand av, n w cor 12th av, fifteen 3-sty brick stores and tenements, 27x67, tin roof, 4 and 6 families; cost, \$141,000; owner, Mathews Building Co., 560 Grand av, L. I. City; architect, R. Geo. Smart, 702 Forest av, Ridgewood. Plan Nos. 993-4.

RIDGEWOOD.—Woodbine st, n w cor Onderdonk av, seven 3-sty brick stores and tenements, 27x68, tin roof, 4 and 6 families; cost, \$54,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1008.

RIDGEWOOD.—Putnam av, n w cor Onderdonk av, seven 3-sty brick stores and tenements, 27x68, tin roof, 4 and 6 families; cost, \$54,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1004.

RIDGEWOOD.—Madison st, s w cor Onderdonk av, seven 3-sty brick stores and tenements, 27x68, tin roof, 4 and 6 families; cost, \$54,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1007.

RIDGEWOOD.—Woodbine st, s e cor Onderdonk av, eight 3-sty brick stores and tenements, 27x68, tin roof, 4 and 6 families; cost, \$54,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1006.

RIDGEWOOD.—Madison st, n w cor Onderdonk av, seven 3-sty brick stores and tenements, 27x68, tin roof, 4 and 6 families; cost,

\$54,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1005.

RIDGEWOOD.—Onderdonk av, e s, 17 n Catalpa av, five 3-sty brick tenements, 26x62, tin roof, 6 families; cost, \$37,500; owner, Charles Fritz, 16 Silver st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1009.

RIDGEWOOD.—Onderdonk av, n e cor Catalpa av, 3-sty brick store and tenements, 17x 67, tin roof, 4 families; cost, \$12,000; owner, Charles Fritz, 16 Silver st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1010.

RIDGEWOOD.—Putnam av, s w cor Onderdonk av, seven 3-sty brick stores and tenements, 27x68, tin roof, 4 and 6 families; cost, \$54,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1011.

RIDGEWOOD.—Madison st, n e cor Onderdonk av, thirteen 3-sty brick stores and tenements, 27x67, tin roof, 4 and 6 families; cost, \$117,000; owner, G. X. Mathews Co., 2040 Palmetto st, Ridgewood; architect, R. Geo. Smart, 702 Forest av, Ridgewood. Plan Nos. 991-2.

STORES, OFFICES AND LOFTS.

CORONA.—Jackson av, n s, 40 w National av, 1-sty frame store, 39x80, tin roof, 2 families; cost, \$4,000; owner, T. M. Antisell, Grant st, Corona; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 966.

MASPETH.—Grand av, n s, 150 w Fisk av, 1-sty brick bake shop, 18x42, tin roof; cost, \$1,200; owner, P. Schlenblein, Grand st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 979.

JAMAICA.—Flushing av, e s, 61 s Grove st, 1-sty frame store, 14x24, slag roof; cost, \$400; owner, L. Harriet, DeLand, Florida; architect, F. B. Anderson, 32 Union av, Jamaica. Plan No. 1022.

MISCELLANEOUS.

JAMAICA.—Merrick road, n w cor Dewey st, erect frame billboard, 75x10; cost, \$75; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 960.

JAMAICA.—Fulton st, s s, bet Vanderbilt and Foley avs, erect frame billboard, 75x10; cost, \$75; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 961.

JAMAICA.—Hillside av, s s, 100 s Henry st, erect frame billboard, 75x10; cost, \$75; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 962.

JAMAICA.—Merrick road, s w cor Oxford av, erect frame billboard, 75x10; cost, \$75; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 963.

QUEENS.—Fulton st, s s, 282 w 1st av, 1-sty frame barn, 46x21, tin roof; cost, \$1,500; owner, Chas. Nermaier, Queens; architect, Joseph Gunther, 118 Smith st, Jamaica. Plan No. 964.

EAST WILLIAMSBURG.—Butler st, s s, 150 e Grandview av, 1-sty frame shop, 25x20, tin roof; cost, \$200; owner, John Maritz, 20 Morton av, Middle Village. Plan No. 995.

FAR ROCKAWAY.—Cleveland av, n e s, 200 s Central av, 1-sty frame shed, 18x18, shingle roof; cost, \$200; owner, Adam Geib, Far Rockaway. Plan No. 998.

LONG ISLAND CITY.—Queens boulevard, 60 e Moore st, 1-sty temporary shop and tool house, 120x30, paper roof; cost, \$1,200; Queens boulevard, 60 w Moore st, 1-sty frame cement shed, 138x36, paper roof; cost, \$3,000; owner, F. E. Smith Contracting Co., 71 Broadway, N. Y. C. Plan Nos. 984-5.

LONG ISLAND CITY.—Queens st, s s, 175 e Jackson av, 2-sty frame shop, 25x60, tar and gravel roof; cost, \$1,400, and 2-sty frame stable, 25x16, tar and gravel roof; cost, \$600; owners, Tunnison & Clark, 18 Davis st, L. I. City; architect, John Boese, Queens Plaza Court Bldg., L. I. City. Plans Nos. 1026-7.

LONG ISLAND CITY.—Crescent st, e s, 67 n Henry st, 1-sty brick brass foundry, 22x100, tar and slag roof; cost, \$5,000; owner, Country & City Corporation, 18 West 39th st, N. Y. C.; architect, C. W. Ross, 47 West 34th st, N. Y. C. Plan No. 1025.

LONG ISLAND CITY.—Queens boulevard, s e cor Skillman av, erect frame sign board, 122x 10; cost, \$100; owner, C. L. Schloemer, 1-3 West Broadway, N. Y. C. Plan No. 1033.

RIDGEWOOD.—Yale av, 23, 1-sty shed, 10x 30, tin roof; cost, \$100; owner, John Rohdeck, premises. Plan No. 1043.

Richmond.

STABLES AND GARAGES.

RICHMOND TURNPIKE, n e c, & Austin pl, Tompkinsville, 1-sty frame garage, 14x30; cost, \$500; owners, L. Deponge & Co.; architects and builders, Ph. Wolff & Son, Stapleton. Plan No. 144.

WESTERVELT AV, 24, new Brighton, 1-sty concrete garage, 15x16; cost, \$1,151; owner and builder, Jos. Laroy, New Brighton. Plan No. 119.

DWELLINGS.

ROMA RD & SURF AV, n w c, New Dorp, 2-sty brick store and dwelling, 30x58; cost, \$6,000; owner, Ignazio Ambolo, New Dorp; architect, Jos. De Rose, New Dorp. Plan No. 150.

RICHMOND TURNPIKE, s s, 275 w Nicholas st, Richmond Terrace, 1-sty frame dwelling, 22 x46; cost, \$5,000; owners, Gustave & Anna Goriece, Linoleumville; architect, P. R. Osborn, Mariner's Harbor; builders, M. W. Osborn & Son, Mariner's Harbor. Plan No. 155.

BOND ST, n e cor & Herberton st, Port Richmond, 2-sty frame dwelling, 31x28; cost, \$4,000; owner, architect and builder, Edgar K. Whitford, Port Richmond. Plan No. 154.



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ident, 5121 Pine st, Philadelphia, Pa.; architect, August O. Hoddick, 126 Liberty st. Plan No. 789.

29TH ST, 230 West, masonry and iron balcony to 3-sty brick tenement; cost, \$50; owner, Mrs. Annie Dufort, 228 West 29th st; architect, Julius Jepen, 229 West 28th st; builder, Wm. H. Jackson, 229-39 West 28th st. Plan No. 746.

29TH ST, 115-123 West, new partitions to 12-sty brick stores and lofts; cost, \$600; owner, 20th St. Realty Co., John La Spina, 110 West 34th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 745.

35TH ST, 201 West, new sign to 5-sty brick tenement; cost, \$100; owner, Anna L. Daly, 462 7th av; architect, Erik Weschins, 724 East 158th st. Plan No. 761.

39TH ST, 41 East, fireproof elevator shaft, doors and skylight to 4-sty brick and stone residence; cost, \$1,800; owner, Frederick B. Jennings, 86 Park av; architect, Harry N. Paradise, 231 West 18th st; builder, J. Odell White-nack, 231 West 18th st. Plan No. 773.

39TH ST, 3 West, new partitions to 3-sty brick and stone dwelling; cost, \$200; owner, John H. Burton, 384 Broadway; architects, Starrett & Van Vleck, 45 East 17th st; builders, E. Broukes & Co., 3 West 39th st. Plan No. 776.

40TH ST, 13 East, masonry for door-opening to 6-sty brick and stone studios; cost, \$100; owner, Emily J. Adams, 110 East 38th st; architects, La Farge & Morris, 25 Madison Sq north; builder, John Downey, 410 West 34th st. Plan No. 720.

42D ST, 454 West, rear extension to 4-sty brick and stone tenement and assembly room; cost, \$3,500; owners, Est. of Lydia S. Cutting, 60 Broadway; architect, J. Van Wie Bergmann, 134 East 25th st. Plan No. 735.

42D ST, 2 East, 3 signs to 6-sty brick office; cost, \$150; owners, N. Y. Realty Security Co., 42 Broadway; lessee, West Disinfecting Co., 2 East 42d st; builder, Morris Levi, 147 East 55th st. Plan No. 737.

49TH ST, 128 West, remodel building and install new plumbing to 4-sty brick and stone restaurant; cost, \$1,500; owner, Mary A. Donaghy, 126 West 49th st; architect, Clement B. Brun, 1 Madison av. Plan No. 700.

51ST ST, 32 West, cabinet work, new partitions and plumbing to 4-sty stone residence; cost, \$780; owner, Florence A. Gilles et al, 32 West 51st st; architect, Alexander M. Welch, 11 East 42d st. Plan No. 781.

59TH ST, 110-12 East, extensive alterations to 3-sty brick and stone store; cost, \$12,000; owners, Carrie & Nathan Kaumann, care of Edward Jacobs, attorney, 25 Broad st; architect, Emery Roth, 507 5th av. Plan No. 713.

67TH ST, 350-2 East, new partitions to 6-sty brick tenement; cost, \$150; owner, Geo. Mundorf, 142 1st av; architect, Henry Klein, 505 East 15th st. Plan No. 736.

68TH ST, 12 East, front and rear extensions to 4-sty brick and stone dwelling; cost, \$20,000; owner, Richard M. Hurd, 115 East 60th st; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 788.

72D ST, 169-75 West, steel connecting bridge to 12-sty brick apartments and stores; cost, \$283; owners, Morewood Realty Co., 71 Broadway; builders, Central Iron Works, 420-2 East 48th st. Plan No. 741.

88TH ST, 72 West, tin for shafts to 5-sty brick tenement; cost, \$300; owner, Miss Nellie Brookman, 9 East 62d st; architect, Wm. Huen-erberg, 782 East 165th st. Plan No. 783.

89TH ST, 77 East, masonry to 7-sty brick and stone store and tenement; cost, \$175; owner, Edgar A. Levy, 150 West 79th st; architect, John W. McDermott, 181 West 93d st. Plan No. 722.

95TH ST, 209-15 West, iron roof bulletin to 3-sty brick garage; cost, \$250; owner, Henry J. Butler, 170 Broadway; builders, Strauss & Co., 442 West 42d st. Plan No. 716.

99TH ST, 237 West, electric sign to 1-sty brick store; cost, \$75; owner, Malcolm M. Hay-wood, 2640 Broadway; architects, Nu Ad. Il-luminated Sign Co., 163 West 96th st. Plan No. 787.

106TH ST, 201 West, new store front, parti-tions and plumbing to 5-sty brick store and tenement; cost, \$1,000; owner, Chas. P. Doelger, 407 East 55th st; architect, Geo. Haf, Jr., 371 East 158th st. Plan No. 759.

111TH ST, 321 East, masonry and new plumbing to 4-sty brick store and tenement; cost, \$300; owner, Mrs. Dora Nunter, 522 West 157th st; architects, Shampan & Shampan, 772 Broad-way. Plan No. 711.

116TH ST, 155 East, masonry and partitions to 3-sty brick and stone dwelling; cost, \$300; owner, James Nelson, 607 3d av; architect, A. T. Johnson, 87 West 128th st. Plan No. 747.

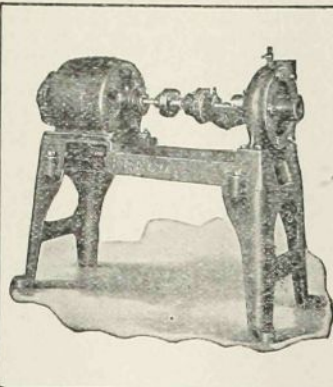
122D ST, 424-6 East, alterations to 3-sty brick and stone dwelling; cost, \$2,000; owner, South Jersey Land Co., 220 Broadway; archi-tect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 754.

125TH ST, 119 West, masonry, steel, new stairs to 3-sty brick stores and offices; cost, \$1,000; owner, Geo. Wanier, 120 West 126th st; architect, Nathan Langer, 81 East 125th st; builder, H. Tenenbaum, 101 West 143d st. Plan No. 780.

125TH ST, 62 West, rebuild store front to 4-sty brick tenement and stores; cost, \$175; owner, Mrs. Hortense Fischer, Hotel Leonori; architect, Wm. J. Russell, 1476 Broadway. Plan No. 744.

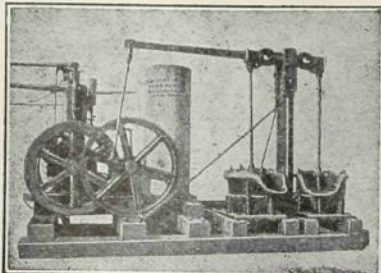
126TH ST, 219 East, masonry to 3-sty brick and stone shop and dwelling; cost, \$200; owner, Henry Hurlleman, 23 King av, Weehawken, N. J.; architect, Wm. Dinnibeck, 200 5th av. Plan No. 774.

137TH ST, 328 West, masonry, partitions and plumbing to 3-sty brick and stone dwelling; cost, \$700; owner, Henrietta Bruner, 328 West 137th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 739.



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SULLIVAN ST, n e cor Cedar pl, electric sign on grand stand; cost, \$500; owner, C. H. Ebbetts, 193 Ocean av; architect, Geo. H. Rice Co., 481 Sterling pl. Plan No. 1509.

THATFORD ST, w s, 125 s Pitkin av, interior alterations to 3-sty tenement; cost, \$130; owner, Nathan Salowitz, 100 Thatford av; architects, Cohn Bros., 361 Stone av. Plan No. 1506.

WATKINS ST, e s, 125 n Belmont av, extension to 4-sty tenement; cost, \$750; owner, Jos. Harris, 147 Watkins st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1532.

WATKINS ST, w s, 40 n Livonia av, exterior alterations to 3-sty dwelling; cost, \$600; owner, Molly Goldsmith, 386 Watkins st; architects, S. Millman & Son, 780 Pitkin av. Plan No. 1547.

SOUTH 2D ST, s s, 240 e Kent av, interior alterations to 6-sty factory; cost, \$10,000; owner, Aaron Gottlieb, 54 South 2d st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1590.

SOUTH 3D ST, s e cor Kent av, exterior alterations to filter house; cost, \$30,000; owner and architect, American Sugar Ref. Co., foot South 4th st. Plan No. 1623.

WEST 8TH ST, w s, 20 s 86th st, extension to 3-sty dwelling; cost, \$2,000; owner, Louis Facher, on premises; architect, Richd. Marzari, 2818 West 6th st. Plan No. 1648.

NORTH 9TH ST, s w cor Havemeyer st, plumbing to 4-sty tenement; cost, \$800; owner, S. J. Brooks, 236 Ainslie st; architect, E. A. Schoettel, 359 Van Buren st. Plan No. 1610.

9TH ST, n s, 100 w 7th av, interior alterations to 3-sty dwelling; cost, \$6,000; owner, Mr. Morris, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1489.

WEST 20TH ST, e s, 110 n Surf av, extension to 3-sty dwelling; cost, \$500; owner, Maria Egner, 67 Central av; architect, A. D. Hinsdale, 552 56th st. Plan No. 1635.

WEST 30TH ST, s e cor Surf av, exterior and interior alterations to baths; cost, \$500; owner, Hugh P. Skelly, 660 1st av, N. Y.; architect, John B. Snook's Sons, 261 Broadway, N. Y. Plan No. 1616.

WEST 30TH ST, s e cor Surf av, exterior and interior alterations to baths; cost, \$500; owner, Hugh P. Skelly, 660 1st av, N. Y.; architect, John B. Snook's Sons, 261 Broadway, N. Y. Plan No. 1616.

34TH ST, n s, 230 w 5th av, extension to 3-sty tenement; cost, \$450; owner, Michael Faunaci, 221 34th st; architect, C. Braun, 459 41st st. Plan No. 1554.

39TH ST, s s, 407 w 3d av, extension to 3-sty store and dwelling; cost, \$1,200; owner, Mary G. Neilson, 232 39th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1574.

EAST 39TH ST, n w cor Hubbard pl, enlarge porch to 3-sty dwelling; cost, \$150; owner, Jas. Lewless, on premises; architect, same. Plan No. 1516.

63D ST, s s, 310 e 16th av, new extension to engine house; cost, \$3,000; owner, Wm. Schmidt, 1462 62d st; architect, A. Lupin, 67 Lincoln pl. Plan No. 1563.

ATLANTIC AV, s s, 200 w Classon av, extension to 3-sty shop; cost, \$10,000; owner, Jos. Steinberger, 1008 Atlantic av; architect, Alb't Ullrich, 371 Fulton st. Plan No. 1543.

ATLANTIC AV, s w cor Hicks st, extension to 3-sty store and dwelling; cost, \$800; owner, D. J. Enright, 68 Atlantic av; architect, Alb't Ullrich, 371 Fulton st. Plan No. 1601.

DRIGGS AV, w s, 50 n North 4th st, new machine booth to theatre; cost, \$125; owner, F. P. Jackson, 260 Broadway; architect, W. Springer, 335 East 21st st, N. Y. Plan No. 1641.

FRANKLIN AV, w s, 23 s St Johns pl, extension to 4-sty tenement; cost, \$500; owner, Anastasia C. Gleason, 131 5th av; architect, H. H. Albertson, 273 Lefferts av. Plan No. 1577.

GATES AV, n s, 37.6 w Ralph av, interior alterations to 2-sty office and dwelling; cost, \$200; owner, Jos. Soubles, 1027 Gates av; architect, W. R. Taylor, 137 Union Hall, Jamaica, L. I. Plan No. 1606.

GATES AV, s s, 48 w Broadway, interior alterations to stores; cost, \$450; owner, Jas. H. Hart, 1 South Elliott pl; architect, P. W. Tunison, 1118 Bushwick av. Plan No. 1631.

GRAHAM AV, e s, 20 s Maujer st, exterior alterations to 3-sty dwelling; cost, \$1,000; owner, Rachel Sieden, 252 Graham av; architect, Hyman Paris, 258 Rivington st, N. Y. Plan No. 1629.

GREENPOINT AV, n s, 225 e Oakland st, extend shed on storage; cost, \$300; owner, Wm. Sheehan, 200 Greenpoint av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1598.

HARWAY AV, n s, 40 e Hubbard st, exterior alterations to 3-sty dwelling; cost, \$1,000; owner, Mary Glendening, Harway av and 26th st; architect, C. Schubert, 13th av and 86th st. Plan No. 1560.

HOMECREST AV, e s, 80 n Neck rd, extension to 3-sty dwelling; cost, \$400; owner, Mary Shell, on premises; architect, Richd. Marzari, 2818 West 6th st. Plan No. 1649.

KENT AV, e s, 25 n South 10th st, extension to 4-sty factory; cost, \$200; owner, Improved Appliances, 455 Kent av; architect, W. B. Willis, 1181 Myrtle av. Plan No. 1568.

KNICKERBOCKER AV, n e cor Stanhope st, exterior alterations to 3-sty tenement; cost, \$500; owner, Jos. Hartman, 225 Decatur st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1637.

MANHATTAN AV, 1080, extension to 3-sty store and tenement; cost, \$425; owner, Emma Krohn, 1080 Manhattan av; architect, Jos. McKillop, 154 India st. Plan No. 1558.

MARCY AV, e s, 75 n Park av, exterior alterations to 4-sty store and tenement; cost, \$240; owner, Angeline Bulwinkle, 80 South 9th st; architect, H. M. Entlich, 29 Montrose av. Plan No. 1614.

MASPETH AV, s s, 350 w Olive st, plumbing, &c, to 1-sty stable; cost, \$200; owner, John G. Paul, 31 Bushwick av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1562.

MYRTLE AV, s s, 88.7 w Stanhope st, exterior alterations to 3-sty store and dwelling; cost, \$200; owner, Gustave Wochter, 1318 Myrtle av; architect, Louis Berger, Myrtle and Cypress avs. Plan No. 1538.

NOSTRAND AV, w s, 100 s Fulton st, exterior alterations to 3-sty stores; cost, \$1,000; owner, estate of Wm. H. Lyon, 1239 Fulton st; architects, Shampam & Shampam, 772 Broadway. Plan No. 1645.

PITKIN AV, n s, 70 e Bristol st, exterior alterations to 4-sty tenement; cost, \$300; owner, Solomon Leibowitz, 1241 Eastern Parkway; architects, Cohn Bros., 361 Stone av. Plan No. 1526.

RIDGEWOOD AV, n w cor Hemlock st, exterior alterations to 1-sty garage; cost, \$150; owner, Isidor Walter, 865 Belmont av; architect, S. Passiullo, 865 Belmont av. Plan No. 1513.

SARATOGA AV, w s, 77 s Chauncey st, extension to 3-sty dwelling; cost, \$250; owner, John F. Hanckley, 73 Saratoga av; architects, Jas. Millman & Son, 1780 Pitkin av. Plan No. 1608.

SARATOGA AV, e s, 86 n Prospect pl, new porch to 3-sty dwelling; cost, \$150; owner, Jacob Phillipowitz, 375 Saratoga av; architect, Arthur Weiss, 271 West 125th st, N. Y. Plan No. 1630.

SARATOGA AV, e s, 100 s Dumont av, extension to 3-sty dwelling; cost, \$120; owner, Louis Lewis, 731 Saratoga av; architects, Cohn Bros., 361 Stone av. Plan No. 1525.

SHEPHERD AV, w s, 100 n Sutter av, new toilets; cost, \$300; owners, Tafelstein & Wansanes, 627 Sutter av; architect, Abr. Farber, 1028 Gates av. Plan No. 1556.

SURF AV, n s, 173 w West 8th st, alter amusement ride; cost, \$150; owner, L. A. Thompson, 291 Broadway, N. Y.; architect, S. H. O'Connor, 2472 Gravesend av. Plan No. 1632.

TOMPKINS AV, w s, 25 n Hopkins st, exterior alterations to 5-sty store and tenement; cost, \$200; owner, Nathan Wanshel, 14 Tompkins av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1580.

THROOP AV, e s, 25 s Bartlett st, plumbing to 4-sty tenement; cost, \$350; owner, Sam'l Leff, 91 Throop av; architect, W. J. Conway, 400 Union st. Plan No. 1588.

VAN SICLEN AV, n e cor Glenmore av, plumbing to 3-sty dwelling; cost, \$150; owner, Max Eytinzer, 533 Glenmore av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 1584.

VIENNA AV, n s, 20 w Hinsdale st, plumbing to 3-sty dwelling; cost, \$125; owner, Massie Levine, 355 Vienna av; architect, Morris Rothstein, 627 Sutter av. Plan No. 1515.

WYCKOFF AV, n w cor Grand av, exterior alterations to 4-sty store and tenement; cost, \$750; owners, Ort & Co., 217 Wyckoff av; architect, Theo Engelhardt, 905 Broadway. Plan No. 1557.

1ST AV, s w cor 54th st, extension to 2-sty purifier house; cost, \$25,000; owner, Kings Co. Lighting Co., 4802 New Utrecht av; architects, Bartlett Hayward Co., 100 Broadway, N. Y. Plan No. 1559.

5TH AV, s w cor 53d st, new elevator; cost, \$1,500; owners, Glass & Lieberman, on premises; architect, Gust Seaberg, 487 Douglass st. Plan No. 1514.

8TH AV, n e cor Carroll st, exterior alterations to 4-sty dwelling; cost, \$2,000; owner, Alvin E. Iveir, 918 St Marks av; architects, Phil Tillion & Son, 381 Fulton st. Plan No. 1604.

16TH AV, e s, 95 s 86th st, extension to 2-sty dwelling; cost, \$1,000; owner, Jacob Kaiser, 8610 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1546.

16TH AV, e s, 112 s 86th st, extension to 2-sty dwelling; cost, \$1,000; owner, Jacob Kaiser, 8610 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1545.

Queens.

BAYSIDE.—Bell av, e s, 200 n Willets Point rd, install new plumbing in dwelling; cost, \$150; owner, G. H. Leavitt, Bayside. Plan No. 469.

CORONA.—Tulip st, cor Corona av, install new gas fitting in dwelling; cost, \$10; owner, James F. Baker, 40 Corona av, Corona. Plan No. 468.

FAR ROCKAWAY.—Central av, s w cor McNeil av, 2-sty frame extension, 22x13, side 2 1/2-sty frame dwelling, interior alterations; cost, \$2,000; owner, Mrs. Winnie Mandelbaum, 166 West 72d st, N. Y. C.; architect, Morrell Smith, Far Rockaway. Plan No. 484.

FAR ROCKAWAY.—Clark av, w s, 90 n Broadway, 1-sty frame extension, 14x14, on front and side 2 1/2-sty frame dwelling, shingle roof; cost, \$400; owner, F. Hochstadter, Far Rockaway. Plan No. 473.

FAR ROCKAWAY.—Central av, n s, 100 e Station Plaza, erect new front on hotel, and interior alterations; cost, \$1,000; owner, Peter Horn, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 472.

FLUSHING.—Cypress av, s w cor Burling av, install new plumbing in dwelling; cost, \$25; owner, Wallace Appleton Co., Flushing. Plan No. 458.

FOREST HILLS.—Austin st, n s, 30 w Winsor pl, cut new doorway in dwelling; cost, \$150; owner, E. H. Schwerbet, premises. Plan No. 457.

GLENDALE.—Hooker st, 4, interior alterations to dwelling; cost, \$800; owner, Wm. Burkle, premises. Plan No. 459.

JAMAICA.—Allen st, w s, 100 n Humboldt boulevard, install new plumbing in dwelling; cost, \$75; owner, Sarah Bunholtz, premises. Plan No. 486.

JAMAICA.—Johnson av, n w cor Fulton st, install new plumbing in dwelling; cost, \$35; owner, Mrs. L. Griffen, premises. Plan No. 421.

JAMAICA.—Fulton st, n s, 25 e Bergen av, new store front; cost, \$100; owner, Koppel Kohen, 457 Fulton st, Jamaica. Plan No. 465.

JAMAICA.—Liberty av, s w cor Ackroyd av, 1-sty concrete extension, 20x20, on front 1-sty frame garage, tin roof; cost, \$350; owner, Chas. Hoffmann, 21 Ackroyd av, Jamaica. Plan No. 448.

JAMAICA.—Jerome av, n w cor Whittier av, install new plumbing in dwelling; cost, \$100; owner, Louis Meyer, 813 9th av, N. Y. C. Plan No. 451.

JAMAICA.—Jamaica av, 3119, erect new store front; cost, \$200; owner, H. Yovabam, 368 Knickerbocker av, Brooklyn. Plan No. 467.

JAMAICA.—Brown av, w s, 25 n Atlantic st, addition on rear to be raised 1-sty, tin roof; cost, \$250; owner, Domenico Mazziem, Brown av, Jamaica. Plan No. 470.

LONG ISLAND CITY.—Hamilton st, w s, 200 n Payntar av, install new plumbing in factory; cost, \$20; owner, Franklin Inc. Co., premises. Plan No. 488.

LONG ISLAND CITY.—Woolsey av, 385, alter dwelling to provide for store; cost, \$400; owner, Vincz. Mirabella, premises; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 474.

LONG ISLAND CITY.—Broadway, n s, 143 w Van Alst av, remove store front and erect new windows; cost, \$100; owner, John Callo, 159 Broadway, L. I. City. Plan No. 489.

LONG ISLAND CITY.—Jackson av, s w cor Honeywell st, install new freight elevator in factory; no cost given; owner, Ford Motor Co., premises. Plan No. 485.

LONG ISLAND CITY.—Payntar av, 623, install new plumbing in dwelling; cost, \$250; owners, Eruno & Ferdaise, premises. Plan No. 461.

LONG ISLAND CITY.—Jackson av, 426, erect new electric sign; cost, \$20; owner, Josephine Burns, 167 Beebe av, L. I. City. Plan No. 476.

LONG ISLAND CITY.—13th av, 349, 1-sty added to top 1-sty dwelling, tin roof; cost, \$1,500; interior alterations; owner, Geo. Berger, 349 13th av, Long Island City. Plan No. 463.

LONG ISLAND CITY.—William st, 160, install new gas fittings in 1-family dwelling; cost, \$10; owner, J. Schneider, premises. Plan No. 466.

LONG ISLAND CITY.—7th av, w s, 91 n Flushing av, 2-sty frame extension, 12x20, on rear 2-sty frame dwelling, tin roof; cost, \$1,200; owner, John Hofactor, 663 7th av, L. I. City; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 475.

LONG ISLAND CITY.—14th av, No. 251, install new gas fittings in dwelling; cost, \$20; owner, Mrs. Otton, premises. Plan No. 449.

LONG ISLAND CITY.—Sherman st, No. 72, install new water closet compartments and new plumbing; cost, \$200; owner, Frank Mawzlik, premises; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 455.

LONG ISLAND CITY.—Sherman st, 70, erect new water closet compartments in dwelling, new plumbing; cost, \$300; owner, G. Devano, premises; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 454.

LONG ISLAND CITY.—Pleasure pl, 118, install new plumbing in dwelling; cost, \$100; owner, A. Vopelak, premises. Plan No. 450.

LONG ISLAND CITY.—Borden av, 79, install gas fittings; cost, \$10; owner, Chas. Anderson, premises. Plan No. 481.

LONG ISLAND CITY.—Jamaica av, n w cor Steinway av, install new plumbing in dwelling; cost, \$135; owner, Mrs. P. Neu, premises. Plan No. 490.

LONG ISLAND CITY.—7th av, S1, erect new foundation under dwelling; cost, \$200; owner, Wm. Holub, 107 Kelly av, Woodside. Plan No. 464.

MASPETH.—Grand av, n s, 150 w Fisk av, 1-sty frame extension, 24x10, on rear 2-sty dwelling, tin roof; cost, \$1,000; owner, F. Schlenblein, Grand st, Maspeth; architects, Edw. Rose & Son, Frand st, Elmhurst. Plan No. 462.

METROPOLITAN.—Starr st, n s, 200 w Woodward av, erect new foundation under dwelling; cost, \$950; owner, Andrew Knuttle, 715 Starr st, Metropolitan. Plan No. 471.

QUEENS.—Fulton st, s s, 282 w 1st av, 1-sty frame extension, 12x38, rear 1-sty store, tin roof, new plumbing; cost, \$875; owner, Chas. Nurmeier, Queens. Plan No. 483.

RICHMOND HILL.—Hillside av, n w cor Vine st, 1-sty brick extension, 25x100, on side garage, tin roof; cost, \$3,000; owner, Anna F. Ryan, Hillside av, Jamaica. Plan No. 453.

RIDGEWOOD.—Fresh Pond rd, e s, 50 n Silver st, install new plumbing in dwelling; cost, \$200; owner, John Doshier, premises. Plan No. 487.

ROCKAWAY BEACH.—Holland pier, 200 n L. I. R. R., 1-sty frame extension, 14x18, in rear of dwelling, tin roof; cost, \$100; owner, Herman Goetz, 492 2d av, N. Y. C. Plan No. 482.

SOUTH OZONE PARK.—Brinkmeyer av, w s, 90 n Helen av, install gas fittings in dwelling; cost, \$10; owner, M. Thompson, 59 Brinkmeyer av, South Ozone Park. Plan No. 456.

WOODHAVEN.—3d st, w s, 125 n Chichester, 2-sty frame extension, 20x11, on rear of 2-sty dwelling, tin roof; cost, \$1,000; owner, Anton Orlbergen, premises; architect, H. A. Frank, 1084 Jamaica av, Union Course. Plan No. 480.

WOODHAVEN.—South st, s e cor Ocean av, erect steel tower to hold water tank; cost, \$1,900; owner, Louis Lowenstein, Woodhaven Junction. Plan No. 460.

STABLES AND GARAGES.

GENEVA, N. Y.—A 1-sty auto garage will be erected on the property of G. F. Madia in Exchange st to be occupied by D. M. Dorman, and will front 40 ft. in Exchange st with a depth of 120 ft., the rear being 90 ft. wide.

STORES, OFFICES & LOFTS.

BUFFALO, N. Y.—G. Morton Wolfe, 638 Ellicott sq, has nearly completed plans for a 1 and 2-sty brick and steel laundry, 40x162 ft. to be erected at 174 West Utica st, for the Central Star Laundry Co., C. Frank Sherwin, Northland and Master sts, owner. Cost, \$25,000.

THEATRES.

DUNKIRK, N. Y.—Manager Chas. Brooks, of the Empire Theatre, will erect a fireproof vaudeville theatre with a seating capacity of 1,000 people. The building will be 3-sty.

MISCELLANEOUS.

SYRACUSE, N. Y.—I. H. Dodd, 202 West Corning av, has received the general contract for remodeling the 6-sty brick industrial building, 190x86 ft, in North Franklin st, for Warren C. Brayton, 417 West Onondaga st, owner. Gordon A. Wright, 213 Dillaye Building, is architect. Cost, \$15,000.

MANCHESTER, N. Y.—The proposition to raise \$5,000 by tax, to buy a site and erect a village building here was defeated by six votes at the recent charter election.

Government Work.

RICHMOND, VA.—Sealed proposals will be received until April 30 for interior painting of the United States Post Office, Court House and Custom House at Richmond, Va. The work contemplated is painting of walls and ceilings generally throughout the first, second, third and fourth stories, and certain portions in the basement. Drawings may be obtained from the Custodian of the Building at Richmond, Va., or at the office of the supervising architect, O. Wenderoth, Wash., D. C.

BENNINGTON, VT.—Sealed proposals will be received until May 15 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures and approaches) of the United States post office at Bennington, Vt. The building is to be of 1-sty, basement and mezzanine, and have a ground area of approximately 5,000 sq. ft.; fireproof construction throughout, except roof; stone or marble facing and tin roof. O. Wenderoth, supervising architect, Wash., D. C.

PERSONAL AND TRADE NOTES.

A. W. B. WOOD, formerly at 1 Madison av, has opened architectural offices at 103 Park av. —THE GUARANTY TRUST COMPANY will open its new building on Broadway for business on April 7.

NOT ONE MECHANIC LIEN was filed on Monday of this week at the county clerk's office, which was very unusual.

THE ANNUAL MEETING of the National Board of Fire Underwriters will be held in the Waldorf-Astoria on Thursday, May 22.

H. VAN BUREN MAGONIGLE, architect, formerly of 7 West 38th st, announces the removal of his offices to the Architects Building, 101 Park av. Telephone number, Murray Hill 3273.

C. V. SNEDEKER, JR., architect, has opened an office in the Savannah Bank & Trust Co. Building, Savannah, Ga., for the practice of architecture. Samples and advertising matter will be gladly received.

WILLIAM H. FLETCHER, vice-president of the W. & A. Fletcher Company steamboat and steam yacht builders, and president of the Consolidated Iron Works of Hoboken, died Wednesday at his home, No. 777 West End avenue, after a short illness.

—THE NEW YORK METAL EXCHANGE has elected the following: President, A. B. Hall; vice-president, Edwin Groves; treasurer, Robert L. Croke; managers, B. Hochschild, H. W. Hendricks, E. Boerwald, W. Parsons Todd, Erich Benjamin, J. H. Lang, Charles J. Marsh and Humphrey D. Bond.

THEODORE STARRETT announces that his brother Ralph has taken an interest in the Theodore Starrett Company of 103 Park avenue. The officers now are: Theodore Starrett, chairman; Ralph Starrett, president; Edward A. Carpenter, vice-president; J. Edward McGahan, treasurer; Ernest Bailey, secretary.

NICHOLAS MEHRHOF, president of the Hackensack River Brick Manufacturers' Association, and the oldest brick manufacturer in New Jersey, died in his home, 111 Essex street, Hackensack, Monday, in his 84th year. Born in Germany in 1830, he came to this country in 1844 and obtained employment in the brick yards of William A. Underhill, in Croton Point. He rapidly advanced to superintendent, and finally became proprietor of the yard. Mr. Mehrhof came to Hackensack in 1877, continuing the same business in Little Ferry, a suburb, up to the time of his death.

ROBERT H. ROBINSON, whose death was erroneously reported from San Francisco, has been the architect of a number of important buildings in New York City. Among the older ones are the American Tract Society's Building, in Nassau street, one of the first of the skyscrapers, erected in 1894; the Park Row Building (1896); the Verkes and Inman Mansions on Fifth avenue and among churches St. Paul's, on West End avenue; St. Luke's, on Convent avenue; the Rutgers Riverside Church, St. James's at Madison avenue and 71st street, and the Madison Avenue Methodist Church, The Y. M. C. A. Building of 1883, and the Mendelssohn Glee Club House of 1892 was built from his plans also. Mr. Robertson still maintains an office in New York with his son, T. Markoe Robertson, architect, at 331 Madison av, but is no longer in active practice.

BUILDING MATERIALS.

Lumber Price Advances.

(Continued from page 721.)

SPRUCE.

Table listing lumber prices for Spruce, including Adirondack-12 and 13 Foot-Canada, F. O. B. New York, Rail Rate Delivery. Items include 1x4 in., 1x5 in., 1x6 in., 1x7 in., 1x8 in., 1x9 in., 1x10 in., 5/4x2 1/2 in., 5/4x3 in., 5/4x4 in., 5/4x5 in., 5/4x6 in., 5/4x7 in., 5/4x8 in., 5/4x9 in., 5/4x10 in., 2x2 1/2 in., 2x3 in., 2x4 in., 2 1/2 x4 in., 2x5 in., 2x6 in., 2x7 in., 2x8 in., 2x9 in., 2x10 in., 3x4, 3x6, 4x4 in., 1x1 1/2 in., 1x2 in.

No. 1 and Clear.

Table listing lumber prices for No. 1 and Clear, including 1x4 in. and up., 5/4x4 in. and up., 2x4 in. and up.

No. 3.

Table listing lumber prices for No. 3, including 1x4 in. and up., 5/4x4 in. and up., 2x4 in. and up., Dressing, 6 in. and up., Dressing, 5 in. and under.

SPRUCE (EASTERN).

Random Cargoes Delivered New York.

Table listing lumber prices for Spruce (Eastern) random cargoes, including 2 in cargoes, 6 to 9 in cargoes, 10 and 12 in cargoes.

SPRUCE (West Virginia).

F. O. B. New York Within Lighterage Limits.

Table listing lumber prices for Spruce (West Virginia), including 2x4, 10 feet, 2x4, 18 and 20 feet, 2x6, 10 and 14 feet, 2x8, 12 and 14 feet, 2x10, 10 to 16 feet, 8x8 and under, 18 and 20 feet, 9 and 10 in., 18 and 20 feet, 12 in., 18 and 20 feet, 1x2 shingling lath, rough or dressed one side, 4/4 box boards, rough, 4/4x6 in. merchantable quality, 4/4x10 in. merchantable, 4/4x12 in. merchantable quality.

YELLOW PINE—MERCHANTABLE 1905.

F. O. B. New York.

Table listing lumber prices for Yellow Pine—Merchantable 1905, including 8 in. and under, 10 in., 12 in., 14 in., 16 in., Ship stock—easy schedules, Ship stock—40 ft. average, Kiln dried sap siding, 4/4 in., Kiln dried sap siding, 5/4 in.

NORTH CAROLINA PINE.

F. O. B. Car or Vessel at Norfolk, Va.

Table listing lumber prices for North Carolina Pine, including 4/4 edge, under 12 inches, 4/4 wide edge, over 12 inches, 4/4x4 and 5 inches, 4/4x6 inches, 4/4x8 inches, 4/4x10 inches, 4/4x12 inches, 5/4 edge, under 12 inches, 5/4 wide edge, over 12 inches, 5/4x6 inches, 5/4x8 inches, 5/4x10 inches, 5/4x12 inches, 6/4 edge, 6/4x10 inches, 6/4x12 inches, 8/4 edge, 8/4x10 inches, 8/4x12 inches.

DRESSED NORTH CAROLINA PINE.

F. O. B. Cars or Vessel at Norfolk, Va.

Table listing lumber prices for Dressed North Carolina Pine, including Flooring, 13/16x2 1/4 in. and 3 in. flooring, 13/16x3 1/4 in. flooring, 13/16x4 in. and 4 1/4 in. flooring, 13/16x3 to 4 in., jointed, 13/16x3 1/2 in., rift, 1 1/16x all widths, 1 1/16x2 1/2 to 3 1/2 in., rift.

CEILING AND PARTITION.

Table listing lumber prices for Ceiling and Partition, including 13/16x all widths but 3 1/2 & 5 1/2, 13/16x3 1/4 in., 13/16x5 1/2 in.

CEILING.

Table listing lumber prices for Ceiling, including 5/8 (for 5/4 in. add \$2), 1 1/2 (for 5/4 in. add \$2), 7/16 (for 5/4 face add \$1.50), 3/8 (for 5/4 face add \$1.50), German siding, 13/16x5 1/2 in., Bevel siding, 1 1/2 x4 to 6 in., Moulding casing, 1x4 to 10 in., 4/4x4 and 5 in., S4S, 4/4x6 inch, 4/4x7, 8 and 9 inches, 2x3 and 2x4 rails, S4S.

SURFACED BOARDS.

Table listing surfaced board prices, including 4/4 edge, under 12 inches, 4/4 wide edge, over 12 inches, 4/4x8 inches, stocks, 4/4x10 inches, stocks, 4/4x12, stocks, 5/4 edge, under 12 inches, 5/4 wide edge, over 12 inches, 5/4x10 inches, 4/4x12 inches, 6/4 edge, 6/4x10 inch stocks, 6/4x12 inch, stocks, 8/4 edge, 8/4x10 inch stocks, 8/4x12 inch stocks.

ROOFERS.

Table listing roofer prices, including 13/16x4 to 9 in. face, 13/16x5 1/2 in. face, 13/16 in any special width under 7 1/2, 13/16x7 1/2 in. face, 13/16 in any width bet 7 1/2 and 9 1/2, 13/16x9 1/2 in. face, 13/16 in any width bet 9 1/2 and 11 1/2, 13/16x11 1/2 in. faces, Box ark strips, surfaced 1st and 2nds.

FACTORY FLOORING.

Table listing factory flooring prices, including 1 1/2, 2, 2 1/2 and 3x5 to 9 in., To finish 1/2 in. scant in thickness and 1/2 in. Iscant in width for spline, 3/4 in. for T. and G., Splines \$3 per 1,000 ft. lin.

MOULDINGS.

Table listing moulding prices, including No. 1 per in., 100 ft. lin., Nat'l Moulding Book Standard.

HONDURAS AND MEXICAN MAHOGANY

LUMBER.

Table listing Honduras and Mexican Mahogany lumber prices, including 1/2 in., 5/8 in., 3/4 in., 4/4 in., 5/4, 6/4 & 8/4 in., 10/4 and 12/4 in., 14/4 and 16/4 in., First and Second Shorts, 2 in. to 5 in. Long, 5/8 in., per M. feet., 4/4 in., per M. feet., 5/4, 6/4 and 8/4 in., per M. feet.

OAK (PLAIN).

Table listing oak prices, including Mixed Rock, Mountain or W. Va. Stock, 4/4 in 1st and 2nds, 5/4, 6/4 and 8/4 in. 1st and 2nds, 4/4 in. No. 1, common, 5/4, 6/4 and 8/4 in. No. 1, common, 4 1/4 in. No. 2, common, 5/4, 6/4 and 8/4 in. No. 2, common, 1nd. & So. strictly white 4/4 in. 1st and 2nds.

POPLAR, YELLOW (ROUGH).

F. O. B. New York.

Table listing poplar prices, including 1 in. 1st and 2nds, 7 to 17 in. and up., 7 in. No. 2, common or culls, 1 1/4, 1 1/2 and 2 in. No. 2, common or culls.

RAILROAD TIES—YELLOW PINE.

F. O. B. New York.

Table listing railroad tie prices, including 7x9x8-6, 7x8x8-6, 7x9x8, 6x9x8, 6x8x8.

RED CEDAR.

F. O. E. New York and Points Common.

Table listing red cedar prices, including SHINGLES, Perfections, Eureka, Star A Stars, Extra clears.

Hudson River Brick Production in 1912.

The biggest brick producing region in the United States, or the world. Here are innumerable yards stretched along both sides of the Hudson river all the way from Nvack, about twenty miles above New York, to Kingston, a good day's sail from the city.

Production? It is variable. In 1912 it aggregated about 700,000,000. In 1911 it was 1,200,000,000. Why the reduction? Various reasons. Labor troubles, for one thing. Men couldn't make brick without operatives, and operatives were very hard to find, so hard, in fact, that some makers were forced to reduce their capacity all summer.

Then, too, that new selling organization had something to do with it. If too many were made, prices would decline, and a reduced output at increased prices looked better to them than the reverse. There might have been other reasons, but these were the most important and influential and they kept down production and kept up prices. Makers will hardly complain at such a combination of what may be termed fortuitous circumstances.

Seven hundred millions! That doesn't seem so many. But make a few comparisons. The old subways in New York used 200,000,000. The new ones will use 125,000,000. The Hotel McAlbin, the biggest hotel in the world, required 5,000,000. These suggestions make 700,000,000 look considerably larger.—"The Clayworker."

Employers' Liability Defined.

In a decision rendered by the Court of Appeals, in the case of Malruscillo vs. Milliken Brothers, it is held that the protection afforded to employees in actions against their employers to recover for personal injuries, by that notion of the Employers' Liability act which makes the question whether the employe has assumed the obvious risks of his employment, one for the jury to pass upon, is not extended to actions brought under the common law.

BUSINESS NEWS

A Weekly Summary of New Catalogues and Bulletins and of Articles Appearing in Current Periodicals of Interest to Architects, Building Managers, Contractors and Realty Interests.

New General Electric Bulletin.

The General Electric Company, of 50 Church street, announces the following bulletins ready for distribution. These bulletins are prepared for the express use of specifiers on building construction and engineering work and are valuable for reference purposes.

Bulletin No. A4065, just issued, is an attractive publication of 36 pages, in colors, and illustrates fixed and oscillating desk and bracket fans for alternating and direct current, and also ceiling fans and ventilating fans. The publication contains also illustrations of various wiring devices for use in connection with fans as well as a list of supply parts for all fans.

Bulletin No. A4069, just issued, is devoted to the subject of portable and stationary air compressor sets, which supersedes the company's previous bulletin on this subject.

Bulletin No. A4066 illustrates that company's electric hardening furnace. This publication supersedes a previous publication on this subject.

Bulletin No. A4063 describes various types of polyphase induction motors. This publication supersedes the company's previous bulletin on this subject.

Bulletin No. 4994 describes and illustrates subway transformers, and supersedes a previous bulletin on this subject.

In the report of the Boston Manufacturers' Mutual Fire Insurance Company, for 1912, convincing comment is made on the effect of automatic sprinkler protection on the loss ratio of the company.

From 1876 to 1895, a period when manufacturers were only partially equipped with automatic sprinklers, the average annual loss ratio was 19.10 cents per \$100 of insurance; and from 1896 to 1912, when plants were fully equipped, the ratio dropped to 3.55 cents. During the early part of the latter period many mill storehouses were not equipped during recent years, they have been and the annual average loss ratio per \$100 of insurance has been reduced to 2 cents. When one stops to think that cotton mills, about the most combustible to staple industries, constitute the bulk of the new business, the regard for sprinklers is enhanced.

Western Larch.

The United States Department of Agriculture, in Forest Bulletin No. 122, is publishing a report on western larch by O. P. M. Goss, engineer in forest products. The bulletin presents the results of a series of tests to determine the mechanical and physical properties of this little known wood and describes the various structural uses of it.

Larch is at present little used, but it seems to have remarkable properties for use in building operations and in decorative work where weathered effects are desired.

The annual layers of growth, or rings, show distinctly in a cross section. Each year's growth consists of a dark and a light colored band. The number of rings per radial inch in the material tested varied from 11 to 60. The dark portion of an annual ring, called the summerwood, is much harder and stronger than the wood in transverse, radial, and tangential sections. The wood consists chiefly of fibres or cells running lengthwise with the trunk. At right angles to these fibres are the pith rays, running in radial planes.

Resin ducts also occur, confined generally to the summerwood. The heartwood is reddish brown in color, and the sapwood yellowish white. The latter runs from $\frac{1}{2}$ to $1\frac{1}{2}$ inches in thickness for trees up to 3 feet in diameter. The grain of the wood is usually straight. Knots are generally sound and not over $1\frac{1}{2}$ inches in diameter; they are common, and frequently occur in groups or clusters.

In some parts of northern Idaho, western Montana and eastern Washington Western larch and Western yellow pine are practically the only woods used for building purposes. Outside of its region of growth, Western larch is rarely found on the market.

The grain in Western larch is very close and the wood is firm and hard. When cut with the grain vertical it makes an excellent flooring material which wears evenly and keeps a smooth surface.

As a rule it is somewhat difficult to cut edge-grain flooring on account of the fact that many larch logs are small. When especially ordered, however, the edge-grain flooring is furnished, but the general practice is to mix the edge and flat grain stock and sell them together. When larch is used as an inside finishing material in localities where it grows, it finishes smoothly and takes a high polish. It also takes stains well and, because of its hardness, does not mar.

It would seem that this wood might offer new opportunities to architects desirous of obtaining novel effects in interior finish and decoration.

Cost Keeping for Contractors.

A recent issue of the Journal of the American Society of Engineering Contractors contains an article entitled "Cost Keeping and Its Value in Relation to Estimating on New Work," which is significant in its substance as well as its title in that it indicates that the contractor of today is looking upon his business as not merely that of a good "boss," getting a maximum amount of work out of each laborer at the minimum wage, but he is advancing it to be a profession, the laws of which should be studied and mastered if success is to be attained.

Even more significant of this—than the paper itself—was the discussion, in which several

contractors stated their belief in this idea of contracting. One contractor whose work is largely reinforced concrete stated: "I keep a clerk on all of my work, and he has nothing to do but one thing, keep the time and keep track of the materials and their disposition. He checks up the materials, and that relieves the foreman of that duty. * * * It is a small job that does not pay for the clerk to keep time and check materials. I think that is as necessary as any other part of the work. If there is a bag of cement that goes over to a certain footing it is charged to that footing, and so on for other sections of the work. And all it costs to know that is the salary of the man who is taking notes of them."

Another speaker summed up the advantages to contractors of cost keeping as follows: "The old-fashioned contractor who did not keep cost records never knew whether he had made or lost money on his job until it was completed; and if he had made money he did not know on what items he had made it. He had made money on the whole job, and that is all he knew. And he used those same figures on the next job, if it was similar to the previous one; whereas, if he had kept a cost system he would have been able to bid more intelligently on work by reducing the price on some of the items where he had made more money than was necessary, and increasing the price for those items on which he had figured too low before."

The author of the article, Berton M. Laughead, described in brief what is included in such cost keeping as follows: "In order to successfully make estimates that will enable a contractor to make safe bids, it is absolutely necessary that he keep daily records, in detail, of every branch of his work, so that on completion, he will be able from such records to compile a final cost sheet that will show him the total cost and the cost per yard of his work."

Finds Hidden Pipe.

On page 36 on American Industries of March 13th (30 Church st. price 10 cents) is contained an interesting article on a device, which, it is asserted, will readily show the position of any concealed or underground gas, water, steam or other pipe whether covered with concrete, earth, boards, snow or ice. The "locator" consists of a special form of vibrator and induction coil, mounted in an oak box, provided with space for the necessary battery. This part of the apparatus is designed to produce the necessary current on the lost pipe.

An especially constructed detector coil with receiver is provided for tracing the circuit. The operation of the instrument is very simple; and the average workman can use it.

It is well known that a conductor carrying an electric current is surrounded by an electric field. If a coil of proper construction is brought within this field, a current will be induced in the coil; and if this is connected to a telephone receiver, the effect will be manifest by a tone produced therein. The nearer the coil is brought to the conductor, the louder will be the tone. The "locator" has been designed to produce a current of such strength that, if connected to a pipe as the conductor, the operator may trace the pipe by means of the detector coil and receiver.

New Government Publications.

The Department of the Interior, Bureau of Mines, announces the following new publication as of list No. 17, for March, 1913.

Bulletin 52. Ignition of mine gases by the filaments of incandescent electric lamps, by H. H. Clark and L. C. Hsley, describing tests showing the liability of the filaments to ignite fire damp.

Bulletin 63. Sampling coal deliveries and types of Government specifications for the purchase of coal, by G. S. Pope, describing in detail methods of sampling and reasons therefor; cities new specifications for purchase of coal by the Government; also Technical Paper 31, describing apparatus for the exact analysis of flue gas, by G. A. Burrell and F. M. Seibert; Technical Paper 36, on the preparation of specifications for petroleum products, by I. C. Allen; and Technical Paper 40, metal mine accidents in the United States during the calendar year 1911, by A. H. Fay.

In writing for publications, order them by number and title, only one copy to a person. Applications should be addressed to the Director of the Bureau of Mines, Washington, D. C.

German Cement Industry.

The Imperial Ministry of the Interior has published data relative to the state of the German cement industry during the years 1910 and 1911. The statistics relate to the operation of 135 plants and are based on definite information furnished by 132 of them and on estimates for the remaining three. Of the 135 plants, 117 were engaged in the production of Portland cement, 6 in the production of iron Portland cement, 6 in the production of slag cement, 2 iron Portland and slag, 1 Portland and iron Portland, and 3 in the production of all three varieties. This distribution was the same in both 1910 and 1911.

The output of Roman cement was not included in the statistics of production. The total production of all other kinds of cement in the 135 plants under consideration was 34,512,283 barrels (of 375 pounds net each) in 1910 and 39,128,216 barrels in 1911. The value of the 1910 output was \$29,016,246 and that of 1911 \$33,382,594. Of the total output 2,226,045 barrels, worth \$1,903,286, in 1910, and 2,710,901 barrels, worth \$2,416,414, in 1911, were iron Portland cement, slag cement, etc.

The estimated value of the raw materials used in the production of this cement was \$2,815,064 and \$3,213,714 in 1910 and 1911, respectively.

A Concrete-Mixing Machine.

Builders and engineers having to do with mixing of concrete will find of particular interest a catalog and quotations of the Lake-wood Line, otherwise known as the Ohio Ceramic Engineering Company, of New York and Cleveland. The new method of handling con-

crete by the Tower system, in which gravity and automatic handling appliances materially reduce the cost of building construction, should be of more than ordinary interest to those having this work in hand. Copies will be sent upon application to the office at 50 Church street, or in Cleveland.

Metal Electric Moulding.

The National Metal Moulding Company, of Pittsburgh, Pa., has issued a new catalogue devoted to National metal moulding. This modern electric construction material is now available complete with couplings and fittings of every description so that every requirement of construction may be expeditiously handled. The material is ready, together with fittings, in large quantities and stocks are available for quick shipment to every part of the country. The catalog describes and illustrates the methods of construction with National metal mouldings, and indicates the relation of one part to the other. This catalog may be secured upon request.

Wind Bracing Without Diagonals.

A discussion of three methods of wind bracing in current use with advantages and disadvantages of each appears in the March 16th number of Engineering News, 320 Broadway, on page 492, under the heading "Wind Bracing Without Diagonals for Steel Frame Office Buildings," by R. Fleming. In the same number appears an article on the "Action of Acids, Oils and Fats on Concrete," being extracts from a paper read before the Concrete Institute in England, by W. L. Gadd.

Edison Co. Making Artificial Stone.

The Edison Portland Cement Company, according to its general sales manager, Mr. E. Meyer, has received informal notification from the Manhattan Bureau of Buildings that its architectural concrete has passed the requirements of the city building department and has been approved.

The product being turned out by the Edison Company is, in reality, imitation stone produced to duplicate the surface of any building stone in use in building construction or in ornamental work. This product is the result of exhaustive experiments conducted by Thomas A. Edison in his laboratories at West Orange, N. J., but since he has demonstrated that it is commercially feasible to cast decorative plaques, capitals and other structural stones in concrete, the manufacture of Edison Architectural Concrete has been transferred to the Edison plant at New Village, N. J., where the original capacity for turning out this product has recently been increased more than 100 per cent.

The Small Uses for Cement.

Spectacular works give the greatest publicity to concrete construction. Big dams, tall skyscrapers and huge factories are fit subjects for magazine articles and the speaker's platform, but the measure of the volume of concrete construction is dependent on the preponderant volume of small work, says the Universal Portland Cement Company. The greatest good to the greatest number lies in the development of the small uses.

The estimate of 1912 cement production and consumption, $3\frac{1}{2}$ million barrels more than in 1911, went largely into normal, healthy increase of small work, especially into small town and rural construction. In the latter field the surface has only been touched. It is, perhaps, less interesting as a subject of discussion, but is more productive of bread and butter to a great number of designers and contractors and more significant of rising standards of building among owners.

Artificial Marble.

The following are directions for making artificial marble: 1. Burnt gypsum is saturated with a solution of lime in alum water, burnt again, ground finely, or rather pulverized, adding one-twelfth by weight of the gypsum of alum; and cast in the mold. These harden very slowly, but attain the hardness and transparency of marble. Different pigments may be added to obtain different colored marbles. 2. Pieces of burnt gypsum, the size of a fist, are put for 3 hours in a 12 per cent. solution of alum in water of a temperature of 85 to 104 degrees Fahr., burnt again, pulverized, adding one-sixteenth powdered alum, and lastly worked into molds with water containing one-sixteenth sal ammoniac for each part of gypsum. Castings made of this combination possess great hardness and brilliancy, and it may, therefore, be used for fine statues.—Neueste Erfindungen und Erfahrungen.

Iron Exports Averaging a Million Dollars Daily.

No class of articles exported from the United States has shown in recent years such a phenomenal gain as that of iron and steel manufactures. The exports of iron and steel and articles chiefly composed of those materials showed, 20 years ago in the fiscal year 1893, a total of 35 million dollars; 10 years ago, in 1903, 120 million dollars; and in the fiscal year 1913 will be fully 365 million, or an average of a million dollars a day for the full year. North and South America are the largest markets for our iron and steel manufactures exported.

Structural Steel for Balboa Shops.

The United States Steel Products Company, which has the contract for the fabrication of all of the structural steel framework for the permanent shop buildings at Balboa, has advised the Canal Commission that delivery of the order will be expedited, and that it has made special arrangements for the water transportation.

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments. D signifies judgment for deficiency. * signifies not summoned. † signifies that the first name is fictitious, real name being unknown. Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

MAR. 29.

Table listing judgments for Manhattan and Bronx on March 29, 1913. Includes names like Appell, Carl-W Rosenthal, Amory, Wm N & Lawrence McGuire-C Gott-helf, Ackley, Griffin S-Natl Brake Co, Inc., Accurso, Antonio-Chas F Matilage & Sons, Bohm, Julius-H Goodstein et al., Bochner, Isidor-M Goldmuntz et al., Braunstein, Julius-F Eckenroth & Son Inc., Buss, Louis C-A Pines, Christofedes, Geo & Costa Kritzas-C Samios, Campbell, Irving-H Boschen, Davidson, Saml-H Friedberger, Dent, Thos A-Brody Adler & Koch Co, Emden, Victor-Oliver Typewriter Co, Feuerstein, Sam-N Y Hollow Ware Co, Franco, Ignazio-A J Deer Co, Inc., Gordon, Jno J-Kamerman & Co, Greenbaum, Abr-E B Katz et al., Garguilo, Genaro-Gansevoort Beef & Pro- vision Co, Inc., Goldin, Harry-F Kosciow, Gold, Michl-Fifth Natl Bank, Greifner, Morris-L Tarlow, Gibson, Jasper M-Jno Wanamaker, N Y, Hertz, Emanuel-H Friedberger et al., Horn, Geo, Jr-A Ullmann et al., Hirsch, Patk-E E Hirsch, Johnston, Fannie K-Manhattan Leasing Co, Kaplan, Isaac-Isaac Lewis & Sons, Lawlor, Wm J-W F Behrens, Lithauer, Leo-H C Williamson, Larkin, Frances-T Bondeisz, Ladd, Earnest W-United Royalties Corp, Lubitz, David-Bond Flower & Feather Co, Ladd, Earnest W-L Brodwell, Leberman, Louis-M L Irish, Moran, Edw F exr-A M Frick, Maurice, Jos-Nonan & Price Co, Metz, Eugene A-C E Abbott, Marks, Albt R-J Adler, Mendelson, Louis & Louis Tannenbaum-A H Andrews Co, McCrory, Jas-C W Golder, Nierenberg, Jos-T M McCarthy et al., Neff, Paula T-Sherman Natl Bank of N Y, Norris, Richd V-T M McCarthy et al., O'Toole, Byran-Pure Oil Co, Purser, Geo F-C Kurth, Rashkis, Isaac-Bondy Markheim & Co, Rebele, Jos-C Herrlich, Rosenberg, Jos-E Berman et al., Rappaport, Saml-Jarcho Bros, Inc, Solomon, Jos-N M Brainsom, Schimpf, Max Geo-G D R McGinty, Schmitzer, Marcus-State Bank, Siegel, Abr-S Jacobs et al., Sydmetz, Louise-M Mittmann, Squiaci, Salvatore-M H Steinhart, Strumwasser, Herman-W Jacobs, Sutphin, Wm L-Jno Wanamaker, N Y, Sedgwick, Theo-H B Spackman, Tauber, Bebel-C Pancer, Tackney, Matthew-Chas L Seale, Inc, Walsh, Jno F & Lawrence A-Jno Kock Plumb- ing Co, Weisman, Saml-D Cohen, Winder, Jno H-J A Brennan Distilling Co.

CORPORATIONS.

Table listing corporations for Manhattan and Bronx. Includes A L Fogel Hardware Co-Sargent & Co, Brooklyn Heights R R Co-A McCarthy, Coates Commercial Car Co-R S Materson, Chateau Realty Co-Jac Abrams & Bro, Gildale, Motor Corp-Lighting Co, Hotel Holding Co-Wetherbee & Wood, Melrose Iron Co-C Dages, Nester Holding Co, Louis Manheim & Jacob Manheim-I I Wolf, Troy Pacific, Inc-M H Steinhart, Tri State Ry & Electric Co-Turba Blower Co, U S Gypsum Co-J Mautsewich.

MAR. 31.

Table listing judgments for Manhattan and Bronx on March 31, 1913. Includes Adams, Rose-People of the State of N Y, Anderson, Edw-W Ryerson, Adler, Sarah-H Mindlin, Aginsky, Saml-J Marcus Wood Working Co, Barbieri, Pietro & Maria-A De Franchi et al, Bellmer, Rutherford-Fritz Handrick & Sons, Buss, Louis C & Wm Wanner-S Heller, Butler, Sheldon L-W E Taylor, Blumenstock, Saml-W J Sragow, Baker, Annette G-Warren M Lincoln Co, Borok, Philip-German Exch Bank, Berko, Margt-R Baldel et al, Bagen, Lena, gdn-A H Joline et al, Cohen, Ida-Lord & Taylor, Conkling, Jno P-C F J Weber, Cushman, Avery E-P Dutton & Co, Callahan, Thos-Dimock & Fink Co, Christenson, Louis-Hanover Novelty Co.

Table listing judgments for Manhattan and Bronx from March 31 to April 4, 1913. Includes Coughlin, Frank J-Thos C Edmonds & Co, Clarke, Robt E-N Y Press Co, Ltd, Cathrall, Wm M-Lord & Nagie Co, Calanara, B & Francesco Oceio-F Lavore, Chamberlin, Fremont C-Metropolitan Life Ins Co, Cushman, Herb F-A H Joline et al, Cappon, Thos W-American Lithia & Chemi- cal Co, Conn, Cora A-K S Conn, Duncan, Henry S-A Mayer, Drucker, Rutn-Oakland Motor Co, Dougnerty, Jno-Rosenblatt & Son, Dana, Jos-S Caplan et al, Evans, Harry-L Rosenthal, Eichner, Emanuel-C H Lahman, Findlay, Minnie H-S D Agostino, Ferrara, Tony-H Haas, Fink, Meyer-American Hebrew Pub Co, Feinsilver, Benj-L Feinstein, Freedman, Louis & Saml-L Rosenberg et al, Goldstein, Max-S May, Gardner, Mary E-Lord & Taylor, Goldfarb, Philip-S D Matthews, Greenberg, Jos-Smith Gray & Co, Garofsky, Louis-L Goldstein, Goodstein, Morris-N Roth, Gaffney, Michl P-Kerin & Dunn, Griffin, Geo T-D L Jones et al, Grannis, Chas-A Lewine, Ginsburg, Maurice-M Heller et al, Goldberg, Jos-P C Brown, Griffin, Geo T & Henry C Pruden-New Eng- land Envelope Co, Gurra, Anthony-Wm H Henry & Co, Herman, Gertrude-B Goldstein, Herman, Gussie-E Hannel, Howe, Alfred J W-Whitcomb Metallic Bed- stead Co, Horn, Paul S-G Venuti, Hofman, Geo M-Ball & Jewell, Hasbrouck, Chas D & Anna C-F Young, Hull, J Harry, trste-F J Palmer et al, Hills, Wm & Wm Jr-Poel & Arnold, Homatoz, Jas M-Whitehall Realty Co, Heller, Robt-Saks & Co, Hebron, Jas*, Jas Hebron Jr & Saml Bergof- fen-D A Doran, Hoffman, Henry C-Van Houten & Ten Broeck Co, Hering, David-R Batchelor, Hinerfeld, Saml, gdn-A H Joline et al, Hart, Eliz M-Greenhut Siegel Cooper Co, Ingrassia, Antonio-F Lavore, Johnston, Jas R & Wm McShane-West Side Bank, Johnson, Carl-A H Joline et al, Kraemer, Abr F-H Tannenbaum et al, Kraemer, Edmund C-H M Chester, Kucera, Filomena admr-G W Linch, Kahn, Mary J-Saks & Co, Kennedy, Jas S-S Stein & Co, Levy, Edna & Annie Cohen-M Fishberg, Lippmann, Wm J-Elway Co, Levy, Morris-S K Johnson et al, Leonard, Geo E-Stearns Lime Co, Leichtenstein, Sol K-C S Hirsch, Levick, Douglas G-I Stemberg, Lehman, Adrian-J Rosenberger, Levinson, Benj-W Harrower, Luszarinck, Alec-A H Joline et al, Licker, Sam-L Cohn, McDonald, Edith-J P McDonald, Matthews, Robt E-F L Scripture, Miller, Herman-A H Joline et al, Marezsky, Israel-same, Mule, Domenico-F Lavore, Monaco, Angela M-A J Romagna, Murphy, Wm L-L Gura et al, Mindlin, Isidor-H M Field, Moffa, Thos, Frank Panelli & Salvatore Mas- troiani-Ackerman & Weiss, Marshall, Albt A-E F Wohlvert, Myers, Franklyn-C H May, Murphy, Frank J-Tyson & Co, Morton, Geo V-Climax Stationery Co, Nitke, Abr-H J Block, Nolke, Emma-E N Elmoro, O'Connor, Jos J-R A Nolan, O'Rourke, Patk, O'Rourke Eros Co & Mass Bonding & Ins Co-R Sellite, O'Dwyer, Jno-A H Joline et al, Ocello, Francesco-F Lavore, Porter, Evelyn, gdn-P L Schell, Pizza, Alden-I Kestel et al, Pirk, Amelia & Fredk-A S Wright, Perfetto, Angelo, Tomasso Adamo Jr & Geo Ciacio-People, & C, Penfield, Wm W-American Radiator Co, Pigueron, Geo H & Philip Reilly-H P Read Lead Works, Reich, Abr-Zodikow & Wieder, Rosenfeld, Moses-Henry Cohen & Co, Rowan, Edmund-International Milk Products Co, Rothschild, David-A L Blum, Reddy, Patk-P McGinn, Rashid, Wm-L Goldenberg, Simon, Louis-Hildrith Varnish Co, Schuck, Ludwig-Jno Wanamaker, N Y, Schiller, Max-Spear & Co, Schneider, Simon-N Marks, Schultz, David A & Rose-A H Meyer, Spock, Leslie E-H J Haecker, Solomon, Ellis-Brooks Bros, Sessions, Leigh J-H E Roys, Schlosberg, Max-A M Engel, Sturm, Maurice-H S Beidelman, Stange, Rudolph-B K Bloch, Sweetzer, Wm A-S Hoffman, Shafran, Abr-A H Joline et al, Townsend, Robt & Geo Mann-H Rush, Tipaldo, Nicola-V Arrezzo et al, Vogel, Anna-L Helmanowitch, Walker, Saml-Traymore Tailoring Co, Wagner, Mary E & Ada Vosburg-Geo L Storm & Co, Wohlgemuth, Adolph-E Peterson, Whitlock, Thos W-R Bauer, Wachsmann, Sam-J M Chanut & Co, Wray, Albt A-Shaw Walker Co, Wood, Gertrude A-J A Lahn.

Table listing judgments for Manhattan and Bronx from March 31 to April 4, 1913. Includes Wolff, Jules & Edmund J-I M Smith, Woods, Jules & Edmund J-I M Smith, Woods, Jeanne-A Smith, Walsh, Matthew J Jr-T Flynn, Wray, Chas M-H F Paschal, Wolters, Florence L-J F Wolters.

CORPORATIONS.

Table listing corporations for Manhattan and Bronx from March 31 to April 4, 1913. Includes Towanda Constn Co-Olin J Stephens, Inc, Avon Hotel Co-S May, Ducker Co-J Lamberta, Victor Holding Co & Flushing Iron Works, Grossman Bros & Rosenbaum, E Zimmerman & Co-A Benedict, Herman Raub, Inc-Franco American Baking Co, Holzwasser, Inc-S A Rosner et al, Bellewood Constn Co & Harry M Pearlman, S Resnik, Standard Sand & Gravel Co-A L Blum, Progressive Trading Co-House Furnishing Review Co, Advance Electric Co-Blake & Johnson Co, Acken-Nightingale Constn Co-R I W Damp Resisting Paint Co, New Paltz, Highland & Poughkeepsie Trac- tion Co-Traction Materials Co, Raymond Bassit Co-D L Jones et al, Renault Freres Selling Branch, Inc-A Brudie, Universal Truck Co of N Y-W E Pruden Hardware Co, Manchester Garage Co-W E Pruden Hard- ware Co, Connecticut Raincoat Co-J Balkin, Lindhurst Lumber & Supply Co-Z Hayhaw, Holsopple Supply Co & Saml Walker-Tray- more Tailoring Co, S Murphy Trucking & Rigging Co-J J Hayes.

APRIL 1.

Table listing judgments for Manhattan and Bronx from April 1 to April 4, 1913. Includes Abramowitz, Sol & Dora-J Willner, Avallone, Leopold & Gennaro Gargilo-M Vanazio, Albert, Saml-Bond, Mtg & Securities Co, Abramowitz, Isidor-C Bergenfeld et al, Abbott, Alton M-A A Holden, Balassaa, Cornelius C-P A Basler, Berkowitz, Ignatz-L Frank, Behre, Edw P-McMann & Taylor Co, Budner, Anna-N Y Tel Co, Bleiman, Regina-M W Realty Co, Beveridge, J Wallace-Berry Hotel & Com- mercial Co, Biefeld, Louis & Saml Hyman-A J Schwartz, Brigante, Michl-Crescent Star Realty Co, Cushman, Avery F-J B Lyon Co, Chinnick, Edgar E Jr-N Y Tel Co, Chandor, Jack F-H A Chandor, Caldara, Elena-Coney Island & Bklyn R Co, Dorfman, Jos A & Louis Dorfman-H U Rob- inson, Dolan, Thos F-J Lawlor, Ernst, Ehler J & Henry J Roberts-National Nassau Bank of N Y, Fordon, Jos & Irving-C Weinblatt, Frank, Alex-E Rosenstein, Friedman, Fannie or Temmie-P Morenities, Fishman, Abr & Jacob Levine-I Zeitsoff et al, Fidler, Henry-A H Lea et al, Frymier, Albt P-P & F Corbin of N Y, Foye, Andw E-Park & Tilford, Fuller, Henry H-J D Gerken, Gordon, Morris-Sulzberger & Sons Co, Glauser, Fredk-same, Gordon, Wm-same, Gold, Hyman-M E Fox et al, Garth, Chas-Press Pub Co, Gardner, Geo B-E E Kleiner et al, Gillespie, Henry L-J Schanz, Gogolin, Adolph-J W Place, Glass, Hyman & Jos Wartalsky-L Straub et al, Grebe, Theo-Ferdinand Gutman & Co, Heller, Fredk, Paul Heller, Louis H Hanstein & Ruth O Heller-C H Herche, Henry, Arthur-Park & Tilford, Heins, Nich-F E Boehmcke et al, Heyman, Wm-N Rosenberg, Joseph, Sol J-A Joseph, Jacoby, Maurice-A B Leavitt, Kochman, Philip-L De Jonge et al, Karasinsky, Abr-Hebrew Free Loan Society, Inc, Kerby, Jno E-E G Soltmann, Katz, Leon-S Cohen, Lieberman, Saml-M Braus et al, Lederer, Geo-Manchester Garage Co, Learned, Geo E-Stearns Lime Co, 71.52, Luciana, Victor-American Pressing Iron Co, Morea, Nicola & Michl-R Siciliano, McCann, Walter E-N Y Tel Co, Molinari, Michl F-F O Pierce Co, Maurer, Jno C-R Bruce, Milne, Henry-Board of Education City of N Y, Marks, Jacob-S Langsdorf et al, Muir, Jos-Vacuum Specialty Co, Mintz, Kenny-A L Kass, Meyer, Rosie-M Herman, Mohrman, Clarence R-J J Dowling, Nolan, Wm A & Chas G Taylor-Deverall Perfection Mfg Co, Neithard, Arthur-W F Goldstein, Paxton, Jno C-W J Kress, Pope, Robt A & Jas Edw Dorsey-F W Paul- ing, Polekoff, Sol-A Gutman et al, Pavlov, Leo-Geo L Storm & Co, Quellan, Michl-S Cohen, Queen, Emmet-F M Aiken, Reinhardt, Chas J-M Mavelow et al, Rieser, Solon J-Saks & Co, Rummelsberg, Morris-B Mark et al, Rizzotta, Antonio-David Stevenson Bwg Co, Ronner, Henry H A-P D Windecker et al, Rifkin, Bernard & Jacob-J J Rofrano.

Table listing individuals and their associated costs or values. Includes names like Schneider, Stevens, Shea, Schor, Sheppard, Marshall, Shipman, Stephens, Seidewitz, Sutherland, Schenker, Sharpe, Seitz, Swan, Straight, Sack, Solomon, Slowig, Schmidt, Sinsheimer, Solomon, Singer, Stocker, etc.

Table listing individuals and their associated costs or values. Includes names like Heitman, Hoppe, Hencken, Hoffman, Jenkins, Jenks, Johnston, Kaminsky, Kuhr, Knabelschul, Kruhl, Keirns, Lugt, Loewinger, Keller, Leclair, Levy, Latino, Levy, Ludlam, Lewis, Lindenauer, Lederer, Levinson, Levy, Lester, Lindig, Moran, Muhlolland, Menzel, Michaelson, Miller, O'Reilly, Ogilby, Post, Poupard, Quinn, Riley, Rogalner, Rosenbaum, Root, Ramagli, Rich, Stieger, Strautt, Singer, Steinberg, Silverson, Schor, Schultz, Sullivan, Simon, Schmidt, Silverman, Struthers, Spencer, Trombetta, Tanenbaum, Theophilakos, Tettelbaum, Von Kada, Wilkes, Weaver, Wilks, Weissman, Wolff, Ward, Weyrauch, Wise, Zatulove, etc.

Table listing individuals and their associated costs or values. Includes names like Davidson, Dochter, Di Corcia, Doctor, Ewing, Dixon, Ernst, Fisher, Flert, Fishbone, Foye, Gordon, Grayboys, George, Greenstein, Goodfried, Holzer, Henrickson, Hyad, Hanlon, Hillery, Hasey, Herman, Hausman, Johannsen, Jennings, Kropf, Kelly, Kistler, Kuter, Luthar, Lamb, Lyons, Lechnyr, Lubarsky, Lichtstein, Lonsheim, Lowenstein, Lewis, Levy, Landes, Moeller, McIntosh, Maas, McGowan, McEwan, McEwan, Marsell, Mooney, Madden, Mitschler, McHenry, Morrison, McDade, Marcus, Mallory, Nicoll, Newton, Parker, Podolsky, Prochaska, Phillips, Pendergast, Rosenfeld, Russell, Ryder, Rutis, Ruston, Richter, Radwaner, Rightmire, Ritchie, Rotschild, Rubenstein, Reynolds, Robinson, Raphael, Raphael, Sells, Suchy, Solomon, Smyth, Sussman, Stevens, Segall, Schwab, Sloane, Thompson, Travis, Trumbas, Troтта, Thompson, Ullman, Van Loan, Wachsmann, Watson, Wolf, Ry Co, Zatulove, Zimbardi, Buongiovanni, etc.

CORPORATIONS.

Table listing corporations and their associated costs or values. Includes names like Kramer Contracting Co, St Regis Co, Alpha Constn Co, Granite Spring Water Co, Hennebique Constn Co, Fifty-Second Street Hotel Co, Benvenue Granite Co, Dry Dock, Companhia Exportadora de Cafe de Santos, Equitable Realty Co, Lipzin Co, Hunterdon Realty, North Pole Wafer Co, Annex Homes of N Y City, Latin-American Export Co, Standard Raincoat Co, St Regis Cigar Co, New York, N H & H R R Co, Harrison Constn Co, 51-55 Lexington Ave Co, Perlitch's Pharmacy, etc.

Table listing corporations and their associated costs or values. Includes names like Pioneer Walst & Dress Co, Leonard Keil, B Crystal & Con, Andk E Foye, Gordon & Stein Contracting Co, Exchange of N Y, Insee Co, Manhattan Electrical Supply Co, Square Press Inc, Andw E Foye Co, Fulton Bell Co, Friedman-Gottlieb Co, McKinley Storage & Van Co, Natl Surety Co, Herba Laboratory, Leslie Bros Engineering Co, Rhineland Real Estate Co, City of N Y, Carman, Sylvia Cigarette Co, Defender Constn Co, Broadway and Twenty-First St Co, Metropolitan Life Ins Co, etc.

Table listing corporations and their associated costs or values. Includes names like Realty & Brokerage Co, Acken Nightingale Constn Co, Realty Co, Anthony Auto Body Co, American West Indies Trading Co, Bluestein Co, Georgia Bldg Co, Jno Gass Sons, Imperial Auto Co, J L Kessner Co, Queens Land & Title Co, Warren M Lincoln Co, Hasbrouck Piano Co, Brown Realty Co, etc.

APRIL 2.

Table listing individuals and their associated costs or values for April 2. Includes names like Anderson, Albert, Booker, Bonta, Bradt, Briggs, Budlong, Bowtell, Brady, Brant, Butler, Bunims, Cohen, Campbell, Corn, Cusack, Coughlin, Downey, England, Ehrgot, Elfin, Englander, Pub Assn, Farrington, Fessel, Frowein, Fitzgerald, Frozen, Farrell, Furmansky, Glatner, Goldstein, Guttenberg, Gunn, Goetz, Geissenheimer, Gilmore, Gminder, Gnsberg, Goldberg, etc.

Table listing individuals and their associated costs or values for April 2. Includes names like Anderson, Altman, Aronowitz, Anderson, Bernstein, Boeniger, Bernstein, Bendheim, Browne, Bagley, Braid, Bradley, Bruce, Bedell, Coope, Crotty, Caldwell, Cohen, Corn, Cook, Collins, Devlin, etc.

Table listing individuals and their associated costs or values for April 2. Includes names like Anderson, Altman, Aronowitz, Anderson, Bernstein, Boeniger, Bernstein, Bendheim, Browne, Bagley, Braid, Bradley, Bruce, Bedell, Coope, Crotty, Caldwell, Cohen, Corn, Cook, Collins, Devlin, etc.

APRIL 3.

Table listing individuals and their associated costs or values for April 3. Includes names like Anderson, Altman, Aronowitz, Anderson, Bernstein, Boeniger, Bernstein, Bendheim, Browne, Bagley, Braid, Bradley, Bruce, Bedell, Coope, Crotty, Caldwell, Cohen, Corn, Cook, Collins, Devlin, etc.

Table listing individuals and their associated costs or values for April 3. Includes names like Anderson, Altman, Aronowitz, Anderson, Bernstein, Boeniger, Bernstein, Bendheim, Browne, Bagley, Braid, Bradley, Bruce, Bedell, Coope, Crotty, Caldwell, Cohen, Corn, Cook, Collins, Devlin, etc.

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CORPORATIONS.

Table listing corporations and their associated costs or values. Includes names like Realty & Brokerage Co, Acken Nightingale Constn Co, Realty Co, Anthony Auto Body Co, American West Indies Trading Co, Bluestein Co, Georgia Bldg Co, Jno Gass Sons, Imperial Auto Co, J L Kessner Co, Queens Land & Title Co, Warren M Lincoln Co, Hasbrouck Piano Co, Brown Realty Co, etc.

Judgments—Manhattan and Bronx (Continued).

Table listing judgments in Manhattan and Bronx, including entries like 'Co-operative Purchasers League—N Y Tel Co' and 'Commercial Bureau Co—same'.

APRIL 4.

Table listing judgments for April 4, including entries like 'Anhut, Jno N—Wright Kay & Co' and 'Alexander, Henri P—Grolier Soc of London'.

CORPORATIONS.

Table listing corporations, including 'Arcy Express Co—A Hirsch', 'Concrete Interlocking Steel Corp—McGraw Pub Co', and 'Empire Cornice Works—Amsterdam Bldg Co'.

Borough of Brooklyn.

MAR. 27.

Table listing corporations in Brooklyn for March 27, including 'Abramowitz, Louis—Rowan Co Freestone Co' and 'Fahr, Jno—H H Herts as receiver'.

CORPORATIONS.

Table listing corporations, including 'Abramowitz Cut Stone Co—Rowan Co Free-stone Co' and 'Antopol-Pruzin Realty Co—C McLoughlin'.

MAR. 28.

Table listing corporations for March 28, including 'Askenase, Nathan—S Saltzman' and 'Aronson, Saml—Hershey Chocolate Co'.

Table listing corporations, including 'Monaco, Simon—same', 'Miercier, Robt—same', and 'McCluskey, Mary E—B H R R Co'.

CORPORATIONS.

Table listing corporations, including 'Berman & Cohen—O'Dea Laboratories' and 'B H R R Co—Cora Stewart'.

MAR. 29.

Table listing corporations for March 29, including 'Bartocci, Elvira—J Mittnacht & ano' and 'Birnbach, Adam—E Smerk as rec'r'.

CORPORATIONS.

Table listing corporations, including 'Benvenue Granite Co—Lafayette Trust Co' and 'Grand Trunk Railway Co of Canada—I Silver-burg'.

MAR. 31.

Table listing corporations for March 31, including 'Adamo, Tomasso Jr & Geo Ciaccio—State N Y' and 'Albanese, Jos—City N Y'.

Table listing names and amounts, including Mussman, Wm, Louis Cohen doing bus as, Nies, Mildred A (infant) by Bertha-Bklyn, etc.

CORPORATIONS.

Table listing corporations and amounts, including Flushing Iron Works-Grossman Bros & Rosenbaum, L I Heating Co-Ronalds & Johnson Co., etc.

APRIL 1.

Table listing names and amounts for April 1, including Blatt, Jno-E J Atwood, Fisher, Jno C-J M Tyndall, Gapon, Abr-Bessie Eisenhatt., etc.

CORPORATIONS.

Table listing corporations and amounts, including A Collora Co-C W Gatos Co., A I Fogel Hardware Co-Sargent & Co., etc.

APRIL 2.

Table listing names and amounts for April 2, including Albert, Nathan-L G Gardilla, Ash, Saml-B F Bayer Co., etc.

Table listing names and amounts, including Hutchinson, Thos W-N Y Railways Co., Jones, Jno F-Union Bank, etc.

CORPORATIONS.

Table listing corporations and amounts, including Ajax Iron & Wire Co-W D McNaughton, Herman Raub (Inc)-Franco-American, etc.

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

MAR. 29.

Table listing names and amounts for March 29, including Bradley, Alex O; 1903-I Stein et al., Brown, Garrett; 1905-W B Logan, etc.

CORPORATIONS.

Table listing corporations and amounts, including Manchester Garage Co; 1913-Hess, Bright & Co.

MAR. 31.

Table listing names and amounts for March 31, including Abramowitz, Louis; 1912-S Katzenstein, Augenblick, Saml; 1911-S Grossman, etc.

CORPORATIONS.

Table listing corporations and amounts, including Atlantic Express Co; 1913-Peter Barrett Mfg Co, H Drew & Bro, Inc; 1913-M Keppel, etc.

APRIL 1.

Table listing names and amounts for April 1, including Berry, Jas; 1913-H R M Cook et al., Chesebrough, Eliz; 1912-A Casini, etc.

Table listing names and amounts, including Obegi, Negib; 1913-A Saba, Rozzoaglia, Peter; 1911-City of N Y, etc.

CORPORATIONS.

Table listing corporations and amounts, including Arthur Ackerman Lighterage Co; 1913-Bush Terminal Co, Edgar Constn Co; 1912-A Larsen et al., etc.

APRIL 2.

Table listing names and amounts for April 2, including Armstrong, Jno A; 1912-J De Pasquale, Benedetto, Michele & Francesco De Marco, etc.

CORPORATIONS.

Table listing corporations and amounts, including Aronson Mercantile Co; 1913-J Schultz, Hyman Wood Working Co & Chas Hyman, etc.

APRIL 3.

Table listing names and amounts for April 3, including Britt, Helen T; 1913-E F O'Neill, Cohen, Wolf; 1912-D Rosenson, etc.

CORPORATIONS.

Table listing corporations and amounts, including Adaminte Abrasive Co; 1913-B E French, Union Trust Co of New Jersey; 1913-L G McGrum.

APR. 4.

Table listing names and amounts for April 4, including Boltan, Jacob; 1907-S Santora, same; 1907-F Perisi, etc.

Satisfied Judgments, Manhattan & Bronx (Continued).

Kimball, Saml E; 1913—Jno Roebing Sons Co of N Y 688.72
Korn, Henry H; 1912—S Friedenbergl 453.19
Loew, Leopold; 1913—C P Blaney 1,196.53

CORPORATIONS.

Genealogical Pub Co; 1913—J W Lilly 137.37
Indian Refining Co; 1913—B J Randolph Jr 4,793.75
Illinois Surety Co; 1910—C Russo 308.43

Borough of Brooklyn.

MAR. 27.

Calandra, Biogo; 1911—M Levenberg 74.40
Duffy, Frank J; 1908—Fredk Loeser & Co. 96.95
same; 1908—Ruth H Moore & ano 32.24

MAR. 28.

Augenblick, Saml & Louis Lentz; 1908—H Cohn 448.59
Friedrich, Mary & Henry Koenig as exr & Henry Bunnecke (dec); 1912—Calogero Serra 119.40

MAR. 29.

Grogan, Evan; 1912—Hudson Fulton Realty Co 97.15
King, Mary A as extrix & J C Volney King; 1911—Harry J B Young 1,877.42

MAR. 31.

Bloomingle, Wm J; 1913—W Cedarhohn 103.20
Bowden, Appolonia; 1913—A Wolf 7.40
Cawley, Saml J; 1913—C Carlton (infant) 1,633.66

APRIL 1.

Bourne, Jno H; 1912—Jesse Moore 29.02
Brill, Isaac; 1912—I Melnick 106.34
Chalmers, Jas A; 1910—N Y Tel Co 38.70

APRIL 2.

Bauman, Henry; 1912—Frank P Hays Co. 125.80
Durkin, Patk; 1910—W H Reynolds 107.70

Kennedy, Della A as admtrix, &c, Jno Kennedy; 1912—Nassau Elec R R Co 108.22
Kooner, Louis; 1909—Tenement House Dept 263.00
same; 1909—same 263.00

1 Vacated by order of Court. 2 Satisfied of appeal. 3 Released. 4 Reversed. 5 Satisfied by execution. 6 Annulled and void.

THE DEVELOPMENT OF WALL PAPER.

Where It Was First Used, and How It Came into General Popularity.

The ancient Egyptians, Assyrians, Trojans, Greeks and other early races had sufficient decorative instinct to color or paint their palace or temple walls; but they didn't "hang" their coloring up, they laid it on.

With the Middle Ages, however, we find both skins (colored leather) and textile fabrics used as wall coverings, and as these were hung from rods, etc., they gained title of "hangings."

When paperhanging—or wall paper—was introduced, and by whom is not certain. Its name, "hangings," at any rate, indicates that it was the legitimate successor of textile fabrics or tapestry—which did actually "hang."

Zuber, a friend of Revellon, established a factory wherein the extravagant idealization of Brazilian forests, Swiss scenery, and imaginative occurrences in fabulous countries were produced.

In 1835 printing rolls, worked on a continuous strip of paper, were introduced, and the modern printing machine was invented. These two ideas completely revolutionized the wallpaper trade.

Deltcourt, Mader and Desfosse belong to the period from 1820 to 1860. These were followed by Duplant, a manufacturer rich in ideas, who introduced the facsimile period, wherein wall paper became a great imitative agent.

Sand Foundations for Tall Buildings.

It is a well-known fact that sand can sustain very heavy loads with comparatively little or no compression and when it directly overlays rock or other thick, hard stratum that is securely confined or otherwise protected against the possibility of lateral displacement it forms a very satisfactory foundation.

It is the general practice to support the columns of a building singly or in small groups on isolated separate footings proportioned to reduce the loads to substantially the same unit pressure on all.

When the 15-story Spreckles Building was erected in the city of San Francisco some fifteen years ago it was built with all of its columns seated on a double grillage of continuous I-beams reaching entirely across the site in both directions and embedded in a mass of concrete more than 4 1/2 feet thick resting on wet sand 25 feet below the surface of the street.

The foundations of the 32-story building in the city of Cincinnati consists of steel grillages enclosed in concrete and imposing a load of 11,000 pounds per square foot on dry sand about 50 feet below the street.

The foundations of the 32-story building in the city of Cincinnati consists of steel grillages enclosed in concrete and imposing a load of 11,000 pounds per square foot on dry sand about 50 feet below the street. In this case the foundations carry an estimated total load of about 104,000,000 pounds and occupy about 70 per cent. of the entire area of the building.

A Highly-Prized Wood Is Circassian Walnut.

The United States is probably the largest consumer of Circassian walnut, one of the world's best known as most expensive cabinet woods.

The high cost of Circassian walnut is due to the scarcity of the beautifully figured variety demanded for furniture and interior finish, for the tree itself is more widely distributed than almost any other of commercial importance. The demand for the best wood, however, has always outrun the supply.

The tree is native to the eastern slopes of the Caucasus and ranges eastward to the foothills of the Himalaya Mountains, from which it extends southward to northern India and the mountains of upper Burma.

According to a circular just issued by the Forest Service the demand for Circassian walnut has resulted in the substitution of other woods. Our own red gum is often sold as Circassian walnut, and butternut is also floured in general appearance to the less highly figured grades.

Best Way to Finish Oak with a Polish.

The cleaner you wipe off the filler the cleaner the finished job will be. If you desire your oak stained it is best to have the paste filler colored, and you can obtain it from the manufacturer in the natural, in antique, golden or weathered effect, so that you need not stain the wood first.

If you want to do high-grade work it is well to examine the filler surface with a magnifying glass to see if the pores are well filled and no pinholes visible, save the Painters' Magazine. If there are such defects it is best to go over the surface with the filler a second time, but have it of thinner consistency than at first, and repeat the operation of rubbing, wiping off and sandpapering.

If you want merely a good eggshell gloss rub the last coat with raw oil and flour of pumice and wipe dry with soft cloth. For a good polish rub with flour of pumice and water first, then wipe dry and polish with rotten stone and sweet oil.

For high luster apply a coat of cabinet finishing varnish on the rubbed varnish surface and omit rubbing this.

—According to information given out by Luther M. Boomer of Merry & Boomer, proprietors of Hotel McAlbin, New York's newest and largest hotel, will have a roof garden, which will be higher up above the sidewalk than any other roof garden in the world. The structural steel for the frame work has been ordered, and the work will begin immediately upon its arrival.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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

Vol. XCI

No. 2351

New York, April 5, 1913

(40)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Allen st, 115.	12th st, 413 & 645 E.	71st st, 18 E.	120th st, 153 W.	Madison av, 17, 954, 1064,
Baxter st, 4, 18-20.	13th st, 330-6 E.	71st st, 20 W.	121st st, 69 E.	1416-22, 1644-6.
Bedford st, 88.	16th st, 10 W.	72d st, 102 E.	121st st, 238 W.	Manhattan av, 393, 403
Broome st, 126, 211.	18th st, 208 E.	74th st, 203 E.	122d st, 329 E.	Nagle av (es), 2218-41 &
Catharine st, 82.	18th st, 251 W.	74th st, 33 W.	122d st, 273 W.	46.
Cherry st, 419½.	19th st, 147-9 E.	75th st, 19 E.	124th st, 218-20, 226-8 E.	Northern av (e s), 2179-
Chrystie st, 183.	22d st, 228 E.	75th st, 45 W.	125th st, 251, 344 E.	125.
Columbia st, 28, 75½.	22d st, 20-6, 359 W.	78th st, 3 E.	126th st, 318 E.	Park av, 1107, 1481-3.
Cornelia st, 25-7.	24th st, 21-3 E.	78th st, 320 W.	127th st, 66 E.	Park Row, 164-6.
Eldridge st, 172.	24th st, 107 W.	79th st, 135 W.	127th st, 138 W.	Riverside dr (es), 2136-
Essex st, 171.	25th st, 329 W.	80th st, 516 E.	129th st, 113 E.	20 & 28.
Forsyth st, 18.	26th st, 314 E.	81st st, 300 W.	129th st, 163 W.	West End av, 570-6.
Goerck st, 152-8.	27th st, 39-43 E.	83d st, 68 E.	131st st, 53 E.	1st av, 846, 2130, 2248,
Greenwich st, 406.	49th st, 317 W.	84th st, 127 E.	131st st, 109, 112, 603-5	2355.
Houston st, 342, 438,	30th st, 40-4 E.	91st st, 6 W.	W.	2d av, 411-5, 542, 1632,
496-8 E.	33d st, 503-5 W.	93d st, 252 W.	133d st, 60-2 E.	1855.
Hudson st, 243-5.	34th st, 212 E.	95th st E (s s), 1506-65-	133d st, 61 W.	3d av, 1439, 2140.
Leroy st, 48.	34th st, 469 W.	68.	134th st, 121, 236 W.	5th av, 1087.
Liberty st, 133.	35th st, 43-9 W.	96th st, 58-62 E.	136th st, 494 W.	6th av, 92.
Ludlow st, 23.	37th st, 52 W.	96th st E (n s), 1602-1t	137th st, 323 W.	7th av, 825, 2150.
Madison st, 340.	38th st, 123 E.	9 & pt lt 10.	141st st, 239-41, 457 W.	11th av, 677.
Mangin st, 101.	40th st, 6-10 W.	98th st, 51-3 E.	149th st, 452-6 W.	
Manhattan st, 111.	41st st, 9, 315 E.	100th st, 405-7 E.	157th st, 551 W.	
Pike st, 28.	43d st, 124 W.	100th st, 215 W.	180th st, 703-5 W.	
Platt st, 5.	44th st, 556 W.	103d st, 157 W.	181st st (n s), 2155-28.	
Prince st, 195.	47th st, 107 W.	106th st, 59 E.	184th st, 515 W.	
St Nicholas pl, 83.	48th st, 235-323 E.	107th st, 52 E.	Amsterdam av, 1430-2.	
Stanton st, 180, 186, 319.	51st st, 139, 609-19 W.	111th st, 108-10, 249-51	Broadway, 2389-95, 2489,	
Suffolk st, 72.	53d st, 437 W.	W.	3924.	
Washington pl, 77.	55th st, 29 E.	112th st, 19-21 W.	Broadway (es), 2164-20-	
Waverly pl, 30 & pt 28.	57th st, 12, 134 E.	115th st, 330-2 E.	23.	
Wooster st, 142-4.	60th st, 163-5, 323 E.	115th st, 50, 112 W.	Columbus av, 49.	
2d st, 191 E.	64th st, 319 E.	116th st, 230 W.	Convent av (7:1970-48-	
4th st, 74, 254 E.	66th st, 69 E.	118th st, 405 W.	58.	
8th st, 367 E.	68th st, 12 E.	119th st, 506 E.	Lenox av, 438.	
10th st, 28, 422 E.	69th st, 45, 105 W.	119th st, 137 W.	Lexington av, 54-8, 864.	

WILLS.

East Broadway, 240, 288
Front st, 354-6.
Morton st, 21.
William st, 170-2.
34th st, 510-4 W.
41st st, 356 W.
49th st, 319 E.
50th st, 336 E
64th st, 118 E.
83d st, 28 W.
88th st, 110 W.
126th st, 23 W.

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a. G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or con-

veyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
adm—administrator.
admtrix—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omittd—consideration omitted.
corp—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.

dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extr—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T & c—taxes, etc.
tnnts—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.

- Jerome av** (11:2853), ses, 229.3 ne 177th, 25x102.4x59.7x100.11; pr mtg \$5,000; Apr2 '13; due Sept19'14; 5%; Jno Schreiber to Geo Ehret, 1197 Park av. 10,000
- Lincoln av, nwc 136th**, see 3 av, es, old line at ns 136.
- Maclay av (*)**, ws, 25 s Montgomery pl, 25x100; PM; pr mtg \$—; Apr1; Apr2'13; 3y6%; Wm H Caspary to Wilgus Realty Co, 120 Westchester sq. 900
- Mapes av** (11:3108), es, 195 n 179th, 66.1x145.2; bldg loan; Apr2; Apr3'13, 1y6%; Schill Constn Co, Inc, a corpn, to Rockland Realty Co, 509 Willis av. 50,000
- Mapes av** (11:3108); same prop; certf as to above mtg; Apr2; Apr3'13; same to same.
- Maple av (*)**, ws, 100 s 215th (1st) 25x100; pr mtg \$3,500; Apr1'13, 3y4%; Caterina Salzano, 3643 Holland av, to Rutilio Marinaccio, 722 E 212. 400
- Monticello av (*)**, ws, 300 n Jefferson av, 50x100; PM; Apr1'13, 1y6%; Jos Ringler, 858 E 169, to Michl Jackle, 1991 Crotona av. 500
- Morris av** (11:3180), swc 181st, runs w 114.7 to es Walton av (Fleetwood av) xs 42.4x again s —xe— to Morris av xn142.5 to beg; Mar20; Apr2'13; due &c as per bond; J Augustus Smith & J Augustus Smith, Jr, & Mary M Paulsen to Title Guar & Trust Co, a corp, 176 Bway. 3,500
- Mott av, 428-30** (9:2343), es, 150 n 144th, 50x131.6x49.11x129.7; pr mtg \$42,000; Apr1; Apr2'13; 2y6%; Mott av Realty Co to Jos Kandell, 1570 Bway. 6,000
- Mott av, 428-30**; certf as to above mtg; Apr1; Apr2'13; same to same.
- Mt Hope av, see Tremont av**, see Tremont av, 200.
- Perry av** (12:3347-29), sec 209th, transfer of tax lien for years 1903-8 assessed to Chas Tyson; June19'11; Apr1'13; 3y 5% City of NY to Tax Lien Co of N Y, 68 Wm. 1,402.11
- Perry av** (12:3348), es, bet 209th & Gun Hill rd, being lot 20 blk 3348 tax map; transfer of tax lien for yrs 1905-1908 assessed to I Neuberger; June19'11; Apr2'13; 3y7% City of New York to Saml Goldsticker, 171 E 64. 2,038.23
- Prospect av** (10:2674), nwc 150th, 25x100; PM; pr mtg \$5,000; Apr1; Apr2'13; 2y6%; Jas Rothschild to Dwyer & Carey Constn Co, 906 E 179. 2,000
- Prospect av** (11:3109), ses, 496 sw 180th, 33x110.3, except pt for 179th; pr mtg \$28,000; Apr2'13, 3y6%; O'Rourke Bros Co to Diedrich Hillmann, 295 1 av. 5,000
- Prospect av** (11:3109); same prop; certf as to above mtg; Apr2'13; same to same.
- Prospect av** (11:3109); same prop; ext of \$28,000 mtg to Dec1'17 at 5%; Feb6; Apr13'13; O'Rourke Bros Co with Wm G Wood, 62 Maple av, New Rochelle, NY, & ano trstes Margt Wood. nom
- Quimby av, swc Zerega av**, see Zerega av, swc Quimby av.
- Randall av (*)**, ss, 50 w Wilder av, 50x100; Mar29; Mar31'13; demand, 6%; Eli & Jennie Larsen to A Hupfel's Sons, 842 St Anns av. 290
- Riverdale av** (13:3423), nec 260th, 25x93; PM; Mar29; Apr2'13; due &c as per bond; Thos J Totten, 27 Tyndall av, to Edwin H Nordlinger, 45 W 80, et al, exrs Herrman Bacharach. 1,500
- Riverdale av** (13:3423), es, 25 n 260th, 215x abt 96x193.2x93; PM; Mar29; Apr2'13; due &c as per bond; Thos W Martin, 3072 Bailey av, to Edwin H Nordlinger, 45 E 80, et al, exrs &c Herrman Bacharach. 7,000
- Road leading from Westchester to Eastchester (*)**, ws, adj land now or formerly Dennis Heddy, contains abt 9 acres, except a small triangle of land at sec; ¼ pt; Mar18; Apr3'13, 1y6%; Wm Abbatt to Vail-Bulln Co, at Binghamton, NY. 1,700
- Seneca av** (10:2761), ss, 123.6 e Hunts Point av, 50x100; pr mtg \$—; Geo G Graham Constn Co to Manhattan Mtg Co, 200 Bway. 40,000
- Seneca av** (10:2761), same prop; certf as to above mtg; Apr2'13; same to same.
- Southern Blvd, 351** (9:2296), ns, 211.6 e Alex av, 20x100; pr mtg \$6,000; Mar26; Mar28'13; due Sept26'13, 6%; Rachel Frank to Wm Goldstone, 2 W 89. 250
- Southern Blvd** (11:2982), nec 172d, 100 x100; ext of \$14,000 mtg to Marl5'16 at 5%; Apr2'13; Matthew J Murphy with Edw C Sheehy, 1374 Lex av. nom
- Southern Blvd** (11:2982), nec 172d, same prop; mtgees estoppel certf; Apr2'13; Edw C Sheehy, 1374 Lex av to Matthew J Murphy. nom
- Story av, nwc Zerega av**, see Zerega av, swc Quimby av.
- Story av, nec Zerega av**, see Zerega av, swc Quimby av.
- Tremont av** (11:2956), ss, 225 w Marmion av, 25x100; PM; pr mtg \$—; Mar31; Apr1'13; 2y5%; Timothy F Sullivan to Blanche Wesselman, 875 West End av & ano. 7,000
- Tremont av, 200** (11:2804), sec Mt Hope av (Monroe), 24.6x60.1x24.6x60.3; PM; Mar31; Apr2'13; 3y5%; Clement H Smith Co to Jno A Prigge, 234 W 130. 6,000
- Tremont av** (11:2804), es, 268 e Mt Hope av (Monroe), 41.11x83.6x42.10x83.9; pr mtg \$23,000; Apr1; Apr2'13; 3y6%; Aug Jacob Constn Co, 2000 Morris av to Alice G Schwegler, 2983 Marion av. 4,000
- Tremont av** (11:2804), same prop; certf as to above mtg; Apr1; Apr2'13; same to same.
- Tremont av** (11:2804), ss, 226 e Mt Hope av (Monroe), 42x83.9x42x83.11; pr mtg \$23,000; Apr1; Apr3'13; 3y6%; Aug Jacob Constn Co, 2000 Morris av to Robt A Ganzenmuller, 2983 Marion av. 4,000
- Tremont av** (11:2804), same prop; certf as to above mtg; Apr1; Apr2'13; same to same.
- Walton av, 1764** (11:2826), es, 180.9 n 175th, 28.9x85.9x50.7x61.9; pr mtg \$5,500; Apr3'13, 2y6%; Jno Drakard, 1764 Walton av, to Leopold Loewus, 106 Mt Hope pl. 1,500
- Walton av, see 181**, see Morris av, swc 181.
- Walton av** (11:2835), nec 172d, runs e73 xe100xn50xw154 to avxs8.7 to beg; also 7TH AV (11:2837), sec Walnut av, 100x50; Oct24; Apr2'13; due &c as per bond; Harold Swain to Margt Morton, East Orange, NJ. 3,000
- Walton av, nec Belmont**, see Belmont, nec Walton av.
- Walnut av, see 7 av**, see Walton av, nec 172.
- Washington av** (11:3058), sec 189th, 34.11x103.11x32.11x103.11; bldg loan; Mar27; Mar28'13, demand, 6%; Glengariff Constn Co, Inc, a corpn, to City Mtg Co, 15 Wall. 33,000
- Washington av** (11:3058); same prop; certf as to above mtg; Mar27; Mar28'13; same to same.
- Washington av** (11:3058), es, 114.11 s 189th, runs e 103.11xs5.9xe6.10xs5xe12.2xs 30.3xw123 to av xn41 to beg; bldg loan; Mar27; Mar28'13, demand, 6%; Glengariff Constn Co, Inc, a corpn, to City Mtg Co, 15 Wall. 33,000
- Washington av** (11:3058); same prop; certf as to above mtg; Mar27; Mar28'13; same to same.
- Washington av** (11:3058), es, 34.11 s 189th, 2 lots, ea 40x103.11, 2 bldg loan mtgs, ea \$30,000; Mar27; Mar28'13, demand, 6%; Glengariff Constn Co, Inc, a corpn, to City Mtg Co, 15 Wall. 60,000
- Washington av** (11:3058); same prop; 2 certfs as to above mtgs; Mar27; Mar28'13; same to same.
- Washington av** (11:3058), sec 189th, runs s155.11xe123xn30.3xw12.2xn5xw6.10xn 118.7 to st xw103.11; agmt that all advances made under 4 bldg loan mtgs shall be secured by said mtgs in same manner as if they were secured by a blanket mtg; Mar27; Mar28'13; Glengariff Constn Co, Inc, a corpn, with City Mtg Co, 15 Wall. nom
- Watson av (*)**, ss, 105 e Olmstead av, 2 lots ea 25x108; 2 mtgs ea \$5,000, except pt for Watson av; bldg loan; Apr2'13; 3y 5% Chas E Devermann to Madeline London, 268 W 131. 10,000
- Webster av** (11:3143), swc Ford, 34x100; Apr3'13, 5y5½%; August Nelson to Edw F De Beixodon, 61 8 av. 28,000
- Webster av, 3134-6** (12:3357), ss, 350 e Woodlawn rd, 50x152.7 to land N Y C & H R R R Co, x50.6x159.10; pr mtg \$10,000; Nov29'12; Apr1'13, due, &c, as per bond; Walter C McGee Co, a corpn, 3134-6 Webster av, to Germania Life Ins Co, 50 Union sq. 10,000
- Webster av**; same prop; certf as to above mtg; Nov29'12; Apr1'13; same to same.
- Westchester av, 2450 (*)**, nwc Herschell, 25.3x101.3, except part for av; Mar27; Mar28'13; due &c as per bond; Jno J Gormlay to Title Guar & Trust Co. 4,000
- West Farms rd, 1061-9** (10:2744), nws, 71.6 s Hoe av, 61x59.6x22.5x70.11; Mar31; Apr1'13, 3y6%; Eliz McPhillips, 1200 Franklin av, to Jas C McCarthy, 1071 West Farms rd. 1,500
- West Farms rd (*)**, ws, 244 nw Madison av, 81.9x97.3x80x84.8; Apr2; Apr3'13; due Dec1'13, 5%; Jos Polchinski to Dollar Savgs Bank, 2808 3 av. 3,000
- Willow Lane rd (*)**, ns, at ws lot of land now late Wm Maher, runs n 168.9xw 54.8xse172.3 to rd xe54.8 to beg; Apr2; Apr3'13; due &c as per bond; Mary A Ellis & Rebecca Cavanagh to Caroline Haffen, 654 Courtlandt av, & ano, trstes for Caronne Haffen, will Jno Haffen. 3,400
- Zerega av, nec Story av**, see Zerega av, swc Quimby av.
- Zerega av, nwc Story av**, see Zerega av, swc Quimby av.
- Zerega av (Av A) (*)**, swc Quimby av (4th), 216 to Story av (3d) x305, Unionport, except part for sts & av; also ZERE GA AV (Av A) (*), nec Story av, 216 to Quimby av, except part for sts & av; also WESTCHESTER CREEK (*), ws, extends from Story av to Quimby av, 216x214x216 x250; Mar26; Mar28'13; due, &c, as per agmt; Abt G Dimmerling of B of Q, NY, to Dayton Hedges, Patchogue, LI. 15,000
- 3D av** (9:2318), es, old line at ns 136th as on map filed 1866, 26.5x121.8 to present ws Lincoln av x25x130.5, except pt for 3 av; Apr1; Apr2'13; due &c as per bond; Basonio Constn Co to Stephen H Jackson, 134 W 31. 3,500
- 3D av** (9:2318), nec 136th, runs to ws Lincoln av; certf as to mtg for \$3,500; Apr1; Apr2'13. Basonio Constn Co to Stephen H Jackson.
- 3D av, 3603-5** (11:2910), nws, abt 100 n 169th, 48x98.11x48x97.2; pr mtg \$11,000; Mar28; Apr2'13; 1y6% Mary A wife of & Michl Nolan to Edw Knapp, 1167 Wash av. 1,000
- 3D av** (9:2364), swc Brook av, 13.10 to land N Y & Harlem R R x29.5x3.1x36.6; Mar31; Apr3'13; due Oct1'14 or sooner, 6%; Wm H Harden to Chas D Tenenbaum, 1020 Prospect av. 1,000
- 7TH av, see Walnut av**, see Walton av, nec 172.
- Plot (*)** begins 990 e White Plains rd at point 900 n along same from Morris Park av, runs e100xn125xw100xs125 to beg, with right of way over strip to Morris Park av; PM; Apr1'13, 3y 6%; Jos Famiglio, 300 E 107, to Isabella Beatty, 1899 Crotona av. 800

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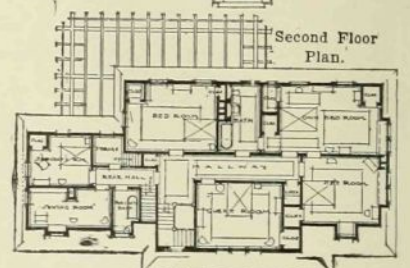
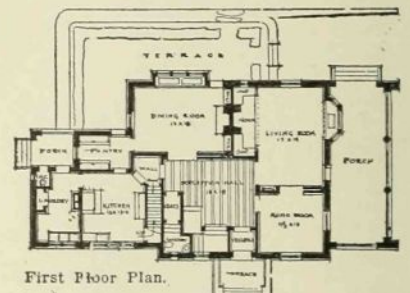
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