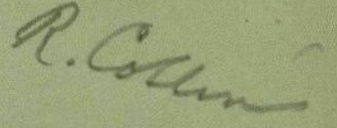


REAL ESTATE BUILDERS RECORD AND GUIDE

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NEW YORK, JANUARY 3, 1914

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REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JANUARY 3, 1914

REAL ESTATE REVIEW AND PROSPECT

Economic Causes For the Lessened Amount of Business in Most Departments During 1913—Trading Discouraged by Difficulty in Borrowing Money.

THE story of the real estate market for 1913 is soon told. It was a year of uninterrupted and almost unprecedented stagnation in the buying, trading, loaning and building departments of the real estate business. The preceding year had not been a particularly encouraging one for the owners and operators in real property, but it had been characterized by a continuation of the building movement of the previous years. No such consolation can be found in the recorded transactions of 1913. So far as Manhattan is concerned one would have to go back more than fifteen years in order to find a year in which so little business was transacted.

Take the case, for instance, of the Manhattan conveyances. During 1913 approximately 7,700 deeds, transferring Manhattan property, were recorded. The corresponding figure for the previous year had been about a thousand more. Even this figure was over a thousand less than the number of conveyances recorded during 1908; and the number recorded during 1908 was approximately the same as the corresponding number in 1900, which was considered to be a very bad year.

In the meantime, the total figure for the Manhattan conveyances had reached almost 22,000 in 1905. Of course, this figure was excessively large and was due to the wholly exceptional conditions resulting from the speculation in old tenements. But, on the other hand, the corresponding figures for the past year are excessively small and are due to equally abnormal conditions. The figures for Brooklyn and the Bronx tell not the same but a similar story. In the case of these boroughs, real estate has been extremely sluggish, and the total number of transactions recorded are only half as numerous as they were during the wave of activity during 1905 or 1906. But the totals of the two boroughs are larger than they were ten years ago, which is inevitable, considering the enormous increase in population during the intervening years.

Significant Figures.

The figures for Manhattan mortgages tell a kindred but still more significant story. During 1913 the number of mortgages on Manhattan property recorded was approximately 4,800, against over 6,000 for the preceding year, 8,678 for 1908, 20,300 for 1905 and 10,700 for 1900. Thus the number of mortgages placed on Manhattan real estate was about 4,000 fewer than in 1908 and only about half as many as during the very dull year of 1900.

The amount of money loaned suffered an analogous shrinkage. Only about \$170,000,000 has been loaned on Manhattan real estate during 1913, against \$285,000,000 during 1912, \$271,000,000 during

1908, \$380,000,000 during 1906 and \$234,000,000 during 1900.

It would be necessary to go back to the lean years succeeding the panic of 1893 in order to find any corresponding stagnation in the business of lending money on Manhattan real estate. Neither were conditions very much more propitious in Brooklyn and the Bronx. This department of real estate activity was duller in those boroughs than it has been any year during the past decade.

Decreased Construction.

In some respects the building figures are even more surprising than those which indicate the amount of real estate activity. In other departments of the real estate business the year 1912 was characterized by stagnant conditions; but, in spite of an indisposition to lend money on New York real estate and to trade in it, building continued to be comparatively active. The plans for projected buildings to be erected in Manhattan during 1912 called for an expenditure of about \$116,000,000, against a previous high record of \$123,000,000 in 1905, and against \$122,000,000 in 1909. The corresponding figure for 1913 was only about \$70,000,000, which means that in one year the amount invested in new buildings was cut in half. The other boroughs did not suffer in this respect as severely as Manhattan; but they none the less made a comparatively poor showing.

Economic Reasons.

In all probability the declines which have been noted above are not, so far as Manhattan is concerned, wholly due to temporarily depressing conditions. There is not the same opportunity in Manhattan as there used to be either for real estate or building activity. During the past twelve years a large number of lots, which were in the past owned by different individuals, have been grouped together into one property; and these larger real estate units are much less frequently transferred than were their more numerous predecessors.

Another cause which contributes to the smaller Manhattan figures is, of course, the necessarily smaller amount of residential building in that borough. Population is being diverted more and more to the outlying districts because of high prices and lack of space in Manhattan; and the comparative lack of real estate trading and building expenditure must be traced in part to the smaller number of people for whom new homes have to be provided in the central borough.

After making every allowance, however, for any comparatively permanent reasons of a gradual decline in real estate and building activity in Manhattan, the figures for the past year still leave very much to be desired. They represent, on

the whole, an acute period of temporary depression rather than the action of permanent causes; and it has taken a combination of adverse conditions in order to bring about so large and sudden a shrinkage. These adverse conditions can be grouped under three heads.

The Money Supply.

In the first place, real estate trading has been discouraged by the unusual difficulty of borrowing money on bond and mortgage. Loanable capital was scarce, partly because of foreign wars and the apprehensions prevailing in foreign markets, partly because of a deliberate and concerted decision of money-lending institutions to prevent the further expansion of credit, and partly because of the desire of local trust, title and insurance companies temporarily to shut down building.

The large amount of construction during 1912 had resulted in overbuilding and in many vacancies both in the residential, mercantile and financial districts. The condition was particularly bad in the mercantile district, because the newer parts of this section had been growing at the expense of the old, and as soon as an excess of construction appeared north of 23d street its effects were rendered more disturbing by the large number of vacancies south of 23d street. A diminution in the amount of money invested in loft buildings and in expensive apartments was necessary for an improvement in renting conditions, and consequently in the conditions which determined the amount of capital seeking investment in real estate. Finally, real estate in New York is suffering from an unprecedented increase in taxation which has diminished its investment value.

The burden of this increase has, under existing conditions, fallen almost entirely on the owner. It has been sufficient in the speculative districts to absorb any current increases in value, while in those districts where prices are stationary it has tended to deprive real estate of its former desirability as an investment.

Prospects for 1914.

It would be unwise to anticipate any considerable revival of activity during the coming year. The conditions will not justify it. Comparatively little new building will be undertaken during 1914 because there are still many vacancies in all the districts in which speculative building prevails. Neither will the general volume of business and the prevailing amount of confidence be sufficient to encourage the resumption of real estate speculation and investment. But the year 1914 will be a year of recuperation, if not of expansion. The diminished amount of building will enable the demand for additional space to overtake

REAL ESTATE DEEDS AND MORTGAGES FILED, 1900-1914.

Table with columns for Year, No., Amount, and Borough (Manhattan, Bronx, Brooklyn, Richmond, Queens). It is divided into sections for MANHATTAN CONVEYANCES, MANHATTAN MORTGAGES, BRONX CONVEYANCES, BRONX MORTGAGES, KINGS CONVEYANCES, and KINGS MORTGAGES.

SEVEN YEARS OF CONSTRUCTION IN MANHATTAN AND THE BRONX.

Table comparing construction statistics for Manhattan and Bronx from 1907 to 1913. Columns include No. of Bldgs., Total Estimated cost, and sub-categories like Total No. of Bldgs. Proj., Lofts, Offices, and Apart. Houses.

the supply. The filling up of the vacant spaces will make improved property more desirable as an investment. The restoration of more normal credit conditions will increase the amount of money available for investment in real estate, both on bond and mortgage and as a matter of ownership.

Finally, it is improbable that any further increase in taxation will take place in the near future. Thus the probability is that during 1914 all the causes which have contributed to the unprecedented stagnation of 1914 will be somewhat alleviated and that a steady process of recovery will take place.

begin to operate will be brought very much nearer, and during 1915 the approaching completion of that great work will begin to have its leavening effect on the whole real estate situation.

BUILDING RECORDS OF ALL THE BOROUGHES.

Table showing building records by borough (Manhattan, Bronx, Brooklyn) for years 1900 through 1905. Columns include No. and Cost.

IRON WORKS ON THE HUDSON.

The report that the U. S. Steel Corporation thinks of building steel mills somewhere on the shores of New York Bay and the positive announcement by the Merchants' Association that at least three different projects are on foot for building blast furnaces here also, serve to recall the fact that many years ago the Hudson River was a great iron-manufacturing center.

The economic conditions existing before the Civil War made the Hudson River valley an advantageous location for iron works of all kinds. There were blast furnaces at Cold Spring, Poughkeepsie, Greenwood, Rondout, Hudson, Albany and Troy, iron mines in the mountains, and large foundries at Peekskill, Newburgh, Fishkill and other cities.

Only a few of these old works have survived. Nearly all the furnaces are in ruins, but the Washington Iron Works and the West Point Foundry are still engaged. The Forest of Dean Mines and the Sterling Mines have been worked since long before the Revolution.

Only recently Frank S. Witherbee, who was president of the defunct Troy Steel and Iron Works, testified at Washington in the Government suit to dissolve the U. S. Steel Corporation, that pig iron could be produced cheaper at Troy than at Pittsburgh.

Indications are strong that the port of New York and the Hudson River Valley will see an industrial revival in the next decade based in a large degree on the export trade that is coming from South America and the Pacific coast of our own land through the Panama Canal, and on the new domestic trade that will come through the New York State Barge Canal.

CYCLES IN REAL ESTATE AND BUILDING

Relation Between the Banking Resources of the United States and the Prices of Building Materials—Periodic Ups and Downs—Easier Money Soon.

A CREDIT cycle may be defined as an interval during which there is a period of business expansion followed by a period of contraction, or an "up-and-down." All lines of business are subjected to alternate "ups and downs," or periods of prosperity and depression. The question is: Do these periods of prosperity transpire merely by chance, or is there some guide or barometer whereby we can fortell what the future has in store? The answer is that within reasonable limits these periodic oscillations in business can be foreseen and prepared for if we have an accurate index of banking conditions.

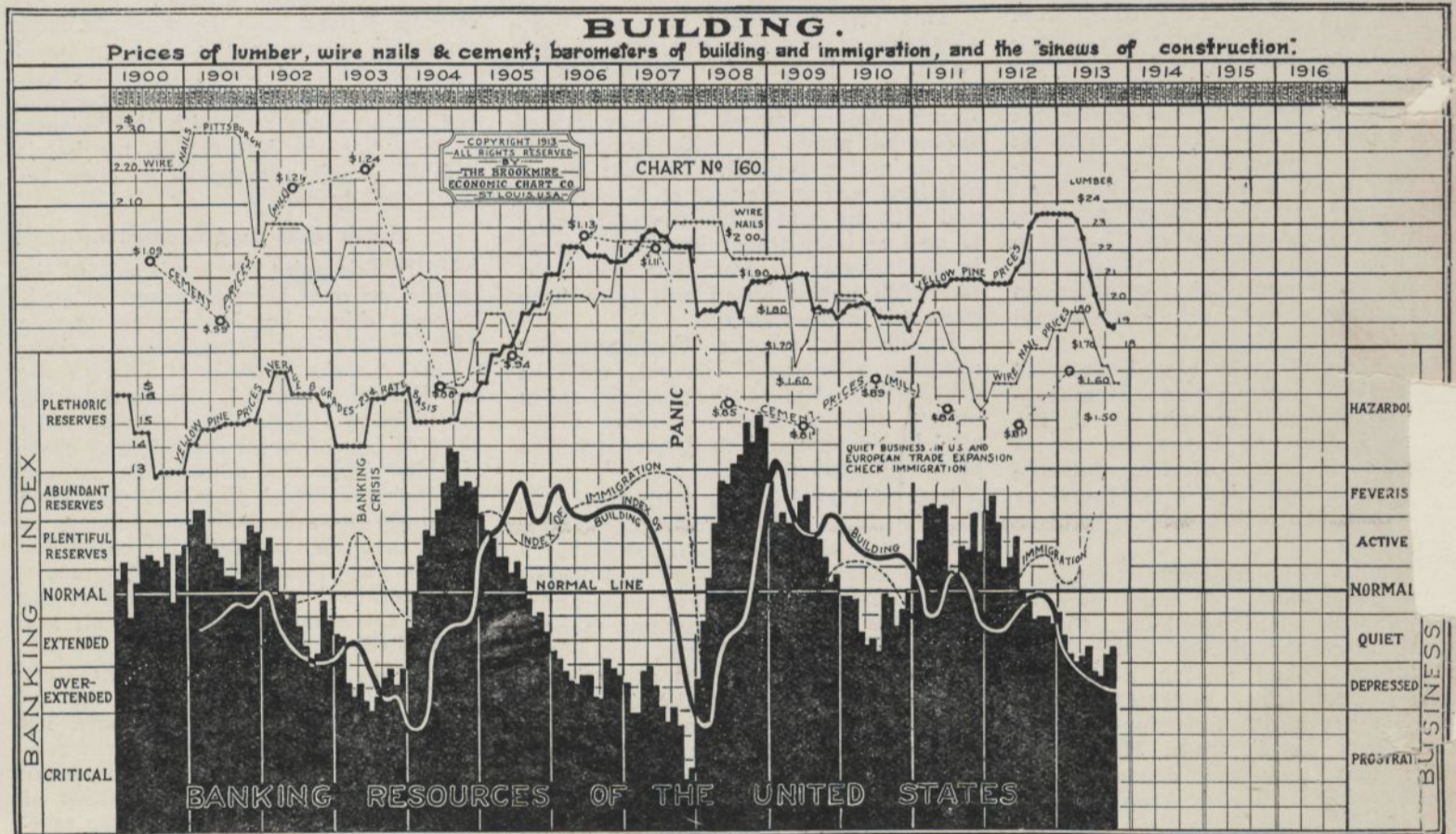
In showing the effects of credit cycles upon realty and commodity values, therefore, we present a chart showing the relation of the prices of building materials to the banking resources of

prices of building materials are good barometers in themselves, because their fluctuations do not depend upon weather conditions, as do the prices of grain and raw cotton; and we find that nearly all products of the mines and the forests move up and down together during a credit cycle. For instance, from 1904 to 1907 there was a general upward move in the prices of steel, cement and lumber. During this period of business expansion banking resources were reduced to the overextended area. After the panic of 1907 followed a period of business liquidation, and banking reserves piled high in 1908.

The chart shows that in addition to the periodic "ups and downs" in prices there seems to be a general downward drift to the prices of cement and wire nails, owing most probably to a cheap-

steel, too, is indicated by the fact that iron production now amounts to more than 25,000,000 tons a year, as against only 10,000,000 tons a year two decades ago. In studying the chart, however, we are not interested in these long range considerations, except incidentally, our first attention being directed to the periodic "ups and downs" in the building trade which occur every few years.

A very good barometer of these cycles is found in "building permits," or the expenditures permitted throughout the United States for new building enterprises. The chart shows that even during a period of depression, as in 1904 and 1908, building permits increase rapidly and much in advance of the prices of building materials; and that months before the building trade begins to think of lower prices, and just when



INTERPRETATION OF BUILDING CHART.—When the New York bankers have plenty of money they advise the directors of railroads and industrial corporations to go ahead with improvements and new construction. Immediately there is a big increase in steel orders and building permits as in 1902, 1905, 1909, and 1912. Then follows a general upward movement in steel, cement and lumber prices. When money gets tight, however, the bankers are compelled to curtail loans, and liquidation has got to come, as in 1903, 1907, and 1913.

the United States. In real estate, of course, there is no standard grade of property which may be charted as a representative index of the trend of real estate values; so that about the most a real estate dealer can do in anticipating the future is to watch the index of banking conditions and know that there is no danger of forced selling of real estate in years of abundant money, such as 1901, 1905, 1909 and 1911; but that there is always grave danger of forced liquidation in such years as 1907 and 1913, when banking resources became overextended, for the general real estate market becomes stagnant and reactionary whenever tight money causes a similar condition in the commodity and security markets.

In the building trade, however, we are favored with very accurate building "barometers." In the first place, the

ening in the processes of production although lumber prices show a general upward trend, probably due to the fact that the supply is relatively more limited than in the other lines. The growing importance of cement and steel in competition with lumber is indicated by the fact that the production of Portland cement in the United States was only about 8,000,000 barrels in 1900, as against the huge total of 85,000,000 barrels in 1913—an increase of over 1,000 per cent. in a little over a decade.

Low Prices for Cement.

This marked increase in production is largely explained by the low prices, for now the range of Portland cement prices is below \$1.00 per barrel at mill, except on the Pacific Coast, while twenty years ago the price seldom fell below \$2.00 per barrel. The growing use of

prosperity is at its greatest height, building permits decline precipitously. In "building permits," therefore, we have a fairly good warning of what is going to happen in the building trade.

Permits as Trade Indicators.

A rise or fall in "building permits" is a reasonably good signal of expansion or contraction; but the question naturally arises: What causes these conspicuous advances in building prices and permits, and what causes them to decline so suddenly? The chart answers this question, we believe, most satisfactorily. It shows that when the banking resources of the country (represented by the heavy black mass at the bottom of the chart) are abundant, a period of expansion is in prospect.

Of course, in considering the outlook for prosperity at any time it is necessary to give due consideration to crops and

It is a fundamental proposition of the Brookmire Economic Service, financial statisticians, that the business is determined mainly by three fundamental factors—money and politics. The chart shows, however, that, regardless of the fluctuations of crops or politics, whenever the money resources become overextended in 1903, 1907 and 1913, liquidation of the building trade is bound to come.

Present Outlook.

The depletion of banking reserves in this country during 1913 was not due to overexpansion of business in the United States, but rather to the fact that, owing to the overexpansion of business in

Europe and the hoarding of money during the Balkan War, the money markets abroad became well-nigh exhausted, and hence foreign banks borrowed heavily from New York whenever possible. At present, however, business in Europe is liquidating, gradually but surely, and money will be much easier by the middle of 1914; and this will facilitate preparations for an expansion in building operations.

No immediate boom is in prospect, for the crop shortage of 1913 warrants business conservatism and places the railroads in an unfavorable position; but mercantile conditions in the United States are sound, and if we have good crops next year it would seem reasonable to expect an increase in building

permits, after which in due time would follow improvement in the markets for building materials. Moreover, the chart shows that immigration has been increasing rapidly during recent months, and this means cheaper unskilled construction labor this year. During the industrial recovery of 1914, therefore, the building trade will be favored with the combination of those factors which are conducive to expansion, namely, easy money, cheap materials, and an increased labor supply.

No improvement will be possible, however, until the index of banking resources rises well above the normal line. The recent passage of the currency bill should speed this consummation.

BOSTON'S FIGHT FOR WORLD COMMERCE

Port Improvements on a Large Scale — New Steamship Lines Attracted—New England Waking Up to Oversea Opportunities.

NEW ENGLAND is waking up to new opportunities and Boston is already seizing them. They come from overseas. Within a year the port directors of Boston have succeeded in inducing no less than six European steamship companies to begin a Boston service, the Clyde Line has doubled its coastwise service, the United Fruit Company began this week a service to the West Indies, and Central and South America, the Norwegian-American line begins a service some time this month, and the Panama, Pacific and Hawaiian American lines are only awaiting the Panama canal opening.

More than this, the old established lines such as the Cunard, Hamburg-American, North German Lloyd, the Italian and Fabre, are all joining their Boston service, while the old American Line is building four ships of ten thousand tons with the same

Boston has 14 miles of waterfront, with communication to every pier or wharf, and the port is two hundred miles nearer Europe than is any other Atlantic gateway. And Boston, with New England behind her understands that she must henceforth fight for a larger share of the world's trade. Her people realize that they are dependent on transportation facilities to keep the mills and factories going, by getting raw materials in and finished products out. New England is getting ready for all this by making every endeavor to attract the cheapest and most efficient form of transportation known—the large freight and passenger boats—to the service of her home port, and to this end the State of Massachusetts is spending millions to develop the port of Boston.

Various boards and commissions studied the problem, and in December, 1911, a board called the Directors of the Port of Boston was constituted.

South Side Improvements.

The first act of the Port Directors was to effect an arrangement with the Mellen lines whereby the latter surrendered the Commonwealth pier, now known as Commonwealth Pier 5. As soon as authority was granted, bids were called for, Pier 5 was equipped with three-story sheds of steel and concrete, and railroad connection was established by means of six tracks, each capable of holding twenty-five freight cars; street communication for passenger business with the center of the city was also ar-

ranged by overhead construction, and every requirement of commerce was met.

This pier has forty feet of water alongside at low tide and fifty at high water. Adjacent are seven million square feet of land, the property of the Commonwealth, on which can be located industrial plants all with frontage on the main ship channel. The last sale of this land was at the rate of \$2 per foot, and with the improvements under way it is now estimated that it will be worth in three years at least \$10, when the \$6,500,000 now allotted will have been expended in the vicinity.

In the rear of the Commonwealth property a reserved channel will be deepened to 30 feet, the material taken out to reclaim thirty-five acres to be used in connection with the construction of a \$3,000,000 drydock.

East of Pier 5 is Pier 6, the fish pier. This is 1,200 feet long and 300 feet wide constructed by the Port Directors at a cost of one million dollars and leased to the Boston Fish Market corporation, which has on its own account spent a million more for buildings, etc. This lease runs sixty years and at an initial rental of \$35,000 dollars, the same to be adjusted every fifteen years. Boston is the second largest fishing port in the world (Grimsley, England, being first) and is by far the largest in North America. Beyond the Fish Pier are several more piers leased to local concerns.

A Great Drydock Building.

At the end of the Commonwealth domain is to be located the largest drydock on the Atlantic coast. This drydock will have a length of 1,200 feet and a width of 150 feet—ample for the Imperator with 300 feet to spare, should that mammoth ship at any time be in need of repair. Realizing the necessity of such a dock and assured as to its stability, the Cunard, Hamburg-American and International Mercantile Marine companies readily entered into contracts with the Port Directors whereby they are to pay the latter \$50,000 annually for twenty years to insure the completion; these payments to be made by the steamship companies whether they use the drydock or not. The cost of this dock will be \$3,000,000 and its completion is expected in three years. Contracts for more than \$600,000 worth of preliminary work have been awarded and the great enterprise is already well under way.

It is to be remembered that all this

expenditure of the public money is not to cost the taxpayer a dollar. From the revenue derived from the railroads, from steamship passengers and from local business, the Port Directors will be able to meet the entire expense of operation and maintenance and with the balance, to help pay the interest on the bonds and the bonds themselves as they become serially due.

North Side Improvements.

Up to this point the south side of the harbor has only been discussed. Equally great things are in progress on the north side. The Port Directors have taken by right of eminent domain the old Eastern Railroad pier, located on the main ship channel and having from 35 to 45 feet of water according to state of tide. This pier adjoins the Boston & Albany Railroad piers. A pier 1,000 feet long is to be built immediately at a cost, probably of \$2,000,000, to be finished a year hence. This will create a union terminal on the north side of the harbor corresponding with that already established on the south side.

Regarding other property of the State at East Boston, the story is that in 1898 the Commonwealth purchased 100 acres of flats off Jeffries' point, not connected with the mainland and under water. This tract represents 43,560 of the 30,000,000 square feet extending eastward to Apple Island, also owned by the Commonwealth. Between these flats and the mainland lie 2,500,000 square feet of waterfront land and flats which have just been taken under executive approval.

One hundred and seventy acres, or about 7,500,000 square feet, will be bulkheaded and filled by removing Bird Island flats, which now lie between the proposed forty-foot channel, for which surveys are now being made by the United States engineers, and the upper harbor, and which are at the present time a menace to navigation. When filled, the land will provide sites for further pier construction. It is contemplated that when this is done a railroad yard will be located in the center of the property and connection will be made by spur tracks with the piers themselves. The land between the railroad yard and the waterfront itself will be utilized as sites for manufacturing establishments and will be leased for this purpose. The funds thus accruing are expected to much more than pay for all the port development projects.

LOWER SECOND AVENUE DEVELOPMENTS

Notable Improvements at Southerly End—A New Theatrical and Business Center—East Side Court House to be Erected There.

LOWER Second avenue is being re-named the great white way of the East Side, because of the improvements of late at its southerly end. Theatres are deserting the shabby Bowery for the more attractive and cleaner Second avenue. Originally a high-class residential section, Second avenue has survived numerous shifts of population until it has become the center of a curious combination of business and amusement districts. Old dwellings remodeled for business dot the avenue and remain as evidence of its early residential character.

To-day the cafes and eating houses of Second avenue are the mecca of the elite of the East Side—musicians, artists, chess experts and philosophers. The Cafe Boulevard has retained for many years a certain standing as a banquet hall. Marcus Loew tried in vain for a long time to get the site of the Cafe Boulevard for theatre purposes. He

Street Theatre, Arlington Hall, Manhattan Lyceum and numerous trade schools and business colleges attract each night great numbers of patrons, and naturally they promenade on the broadest, best lighted and most convenient thoroughfare.

Within the radius of two blocks are four up-to-date places of amusement. The National Theatre, on the site of the old Mace property at the southwest corner of Houston and Chrystie streets, seating 3,000, is under lease for ten years at a high rental. Confidence in its success may be judged from the fact that Jacob H. Schiff (representing the Warburgs of Germany) recently made a loan to the owners of \$250,000. The Kessler Theatre, built two years ago on George F. Johnson's property on Second avenue and 2d street, seats 2,200. Two modern motion picture theatres are also found close together in the neighborhood, the Majestic, at 11 Second ave-

The building is to take the place of the old Essex Market court and jail, the old municipal court in Madison street and the Ludlow street jail. The city has appropriated \$350,000 for the building on a site measuring 100 by 100 feet. The big Florence Building at the corner of 1st street is filled with law offices. On numerous side streets the legal fraternity is established. With the erection of the new court house there will be a further clustering of law firms in its immediate vicinity. Two old buildings at 31 and 33 Second avenue, on plot 59.6 by 90 feet, south of 2d street, were sold last week to a builder, who proposes to improve the site with a twelve-story office and loft building.

Subway Extension to Clason Point Possible.

At the request of a delegation from Clason Point, headed by James V. Ganley, County Clerk-elect of Bronx



SECOND AVENUE, NORTH FROM HOUSTON STREET. Shows three theatres recently completed.

SECOND AVENUE, SOUTH FROM 2ND STREET. New National Theatre at the foot of the avenue.

finally erected his theatre at the corner of Avenue B and 5th street.

The Cafe Boulevard figured in a lease last week which includes the sale of all chattels, wines, cigars, etc., and is for a term of ten years at an aggregate rental of \$200,000. The name of the restaurant will be changed, and extensive alterations, including an open-air roof garden, will be completed for the early spring. The seating capacity will be enlarged to accommodate more than 2,500 persons. Novel decorative features are now under contract with European architects.

The northwest corner of Second avenue and Houston, at present occupied by four five-story buildings, on plot 118 by 91 feet, was sold last June to Charles A. Doelger, of Joseph Doelger's Sons. Upon expiration of present leases the new owner will make extensive alterations for a high-class cafe and restaurant.

Evening Traffic.

Traffic is unusually heavy on the well-lighted avenue in the evening. All the side streets then pour their crowds into Second avenue. Such places as the Stuyvesant Casino, Beethoven Hall, the Third

avenue, and the New Law, on Second avenue between 1st and 2d streets.

A New Amusement Center.

Second avenue has become the principal amusement center of the lower East Side and also a center of the high-class tailoring trade. Many big firms are located in the Fisher Building in Houston street, off Second avenue. Milgrim & Bros., one of the largest houses in its line, has been permanently established farther north. Few vacant stores are to be found in a canvass. It is noticeable that the higher class of trade places predominate. Weser Brothers, with a big piano trade, and Kiss Brothers, bankers, are types of business firms located and prospering on Second avenue.

The last of the old dwellings to go was the Keteltas mansion at the northwest corner of Second avenue and 8th street. It was recently remodeled for business. To this curious intermingling of amusement resorts and commercial centers was recently added another phase of development. Alfred Hopkins was selected a few weeks ago to draw plans for a court house and prison to be built at Second avenue and 2d street.

County, the Public Service Commission for the First District has directed its chief engineer to prepare the map of a rapid transit route connecting the Westchester avenue branch of the Lexington avenue subway with Clason Point. The distance is a little more than two miles, and the only means of transportation now in use is a trolley line of the Union Railway Company which last year carried two and a half million passengers. When the map is prepared, the commission will consider the route for adoption as an extension of the Dual System of rapid transit.

—J. Clarence Davies says he looks forward to 1914 as the beginning of prosperous years in the future: "Not so much for the first few months as I do for the latter part of the year. After a fair full view of the situation I cannot help but say that investments in well-located districts of the Bronx, particularly in the business locations, will prove to be extremely profitable during the coming four or five years." Mr. Davies' opinion on real estate matters is rated very high, not only because he knows his subject but also because he is careful about what he says.

NEW ADMINISTRATION AT CITY HALL

Mayor John Purroy Mitchel Inaugurated—He Reappoints a Number of Department Heads—Three Superintendents of Buildings Continue.

JOHN PURROY MITCHEL was inaugurated Mayor at City Hall on New Year's Day and has entered upon what the real estate interests and tax-payment public hope will be an efficient and prosperous administration. Mayor Mitchel has made a number of appointments but has not yet completed his cabinet. He has appointed as his Chamberlain Prof. Henry Bruere, of the Bureau of Research, a civic scientist, known to the readers of the Record and Guide as the author of a recent series of notable articles on municipal affairs. President Lawson Purdy of the Department of Taxes and Assessments has been reappointed, together with Charles T. White of Brooklyn; and ex-Mayor Kline has been newly appointed a Tax Commissioner. Commissioner John J. Murphy has been reappointed to the headship of the Tenement House Department, and R. A. C. Smith, Dock Commissioner. Robert Adamson, secretary to the late Mayor Gaynor, will be Fire Commissioner; and Henry S. Thompson continues for a time as Commissioner of the Department of Water Supply, Gas and Electricity.

Messrs. Rudolph P. Miller, P. J. Carlin and John W. Moore have been appointed Superintendents of Buildings in Manhattan, Brooklyn and Queens, respectively, by the Borough President of each borough. George W. Tillson remains Consulting Engineer in Brooklyn.



RUDOLPH P. MILLER.

Lewis Nixon is Acting Commissioner of Public Works in Richmond.

E. A. Polak, Bronx County Register, has filled the positions under him as follows: Deputy Register, Thos. A. Maher, \$4,000; assistant deputy register, Henry Geiger, \$3,000; chief clerk, Fred Hahn, \$2,500; cashier, Joseph Lyons, \$2,500; secretary, T. A. Driscoll, \$2,000; satisfaction clerk, John Corcoran, \$2,000; cashier, mortgage and tax department, Alfred Conlon, \$2,500.

Borough President Marcus M. Marks, of Manhattan, confirmed public expectations by reappointing Rudolph P. Miller as Superintendent of Buildings. Mr. Miller was first appointed four years ago by Borough President McAneny, and the nature of his administration may be inferred from the fact that the architects, engineers and builders of the city, acting through their several constituted so-



P. J. CARLIN.

cieties, passed resolutions praying for the continuance of Mr. Miller at the head of this important department and based on reasons of public welfare.

President Marks also reappointed E. V. Frothingham as Commissioner of Public Works and E. P. Goodrich as Consulting Engineer.

Borough President Pounds, of Brooklyn, has reappointed Patrick J. Carlin, Esq., as his Superintendent of Buildings. Mr. Carlin filled out the unexpired term of the late John Thatcher, who was killed in the discharge of duty, and has given such good value as a public officer that his reappointment was demanded.

Borough President Mathewson, of the Bronx, appointed as Superintendent of Buildings in that borough Robert J. Moorehead, Esq., and as Secretary of the Bureau of Buildings, Charles L. Halberstadt. Thomas W. Whittle is to be Commissioner of Public Works, and J. Stewart Wilson, Superintendent of Highways.

Mr. Moorehead is a vigorous man in the early prime of life. He was born and educated in the city of New York, passing two years as a student at the College of the City of New York and then two years more were spent by him in technical study adapted to his proposed business of building construction.

Originally an apprentice in the stone-setting business, he became a journeyman at that trade, and at the age of 23 started in business as an employing stone-setter.

In the course of that business he did work on such buildings as the addition to St. Patrick's Cathedral, St. Ignatius College, St. Andrew's College, the Vanderbilt residence at 50th street and Fifth avenue, the renovation of the J. Pierpont Morgan home at 36th street and Madison avenue, the Thorn and Sterling residences at 72d street and Fifth avenue, the Home Life Insurance Company Building in Cedar street, the Belleaire Hotel and the Sterling mansion at Riverside Drive and 72d street.

About the year 1894 Mr. Moorehead

began improving his holdings of vacant real estate in the Bronx and since that time has built and owned upward of one hundred apartment houses in that borough. In 1906 he retired from his stone-setting contracting business and since then has devoted his entire time to his own real estate and building interests. He has been a resident of the Bronx about twenty years. He is a member of the North Side Board of Trade and of the Builders' Protective Association of the Bronx, and resides at 415 East 140th street. He never before held public office.

Mr. Halberstadt, the secretary of the bureau, is a graduate of City College and was a factory inspector in the State Department of Labor for ten years. He was first appointed secretary of the Building Bureau February 1, 1910. He has prepared all the reports of the bureau.

William B. Selden, lately Second Deputy, County Clerk, New York, has been promoted to be First Deputy by County Clerk William F. Schneider, who was re-elected. Charles E. Gehring, First Deputy, declined reappointment. Herman W. Beyer, superintendent of indexing and recording, gets the place made vacant by Mr. Selden's promotion. Ex-Assemblyman Solomon Strauss suc-



JOHN W. MOORE.

ceeds Mr. Beyer. No further changes, it is stated, will be made for the present.

—Partial confirmation of some of the rumors affecting Sixth avenue department stores came this week with the appointment of receivers for the corporations conducting the Fourteenth Street Store and the Simpson-Crawford store in this city and the Henry Siegle store in Boston. It is stated, however, that neither the Simpson-Crawford Company nor the Fourteenth Street Store will be closed, and confidence is expressed that they will be reorganized and continued indefinitely. At any rate, there is no immediate cause of worry over untoward changes in the real estate.

BUILDING MANAGEMENT

THE INVESTMENT RETURN FROM OFFICE BUILDINGS. INSIDE INFORMATION AND COUNSEL FOR INVESTORS.

By CLARKE G. DAILEY, Vice-President Alliance Realty Co.

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

MORTGAGES on real property vary in rate and proportion to such a degree that in this article I shall treat all property as free and clear. Let us consider, first, what an office building should bring in to make it a desirable form of investment. This can only be arrived at by comparison with returns on other forms of investment, such as stocks, bonds and first mortgages. First-class bonds, averaged over a number of years, bring in a shade over 4 per cent. per annum. First mortgages during a similar period have averaged about 4¾ per cent., while the leading railroad stocks, representing equities subject to large prior liens, averaged from 5½ to 6 per cent. on their market value.

What an Office Building Should Pay.

Careful comparison with these other forms of investment leads me to believe that an office building should pay 5½ per cent. free and clear after setting aside a proper reserve for depreciation. When paying at this rate it will compare favorably with other investments, as the possibly greater security of bonds and mortgages is offset by the lesser income, while the lack of liquidity of real estate is met by the probability of enhancement in value, as evidenced by the past history of New York City real estate.

Always Under the Owner's Control.

Careful consideration should of course be given to the location and value of the site, and to the planning and construction of the building. Where wisdom has been shown in these essentials an office building is a safe and desirable investment. It is always there for the owner to inspect and is under his control. What chance had an ordinary stockholder in the Boston & Maine or the New York, New Haven & Hartford in any degree to control, or even to get accurate knowledge concerning his investment? Office buildings, unlike securities, cannot be made with a printing press, nor can their value be dissipated by unsound finance, unless the owner is himself guilty of it.

True it is that many office buildings do not pay 5½ per cent.—no doubt a majority—but invariably their failure to do so is for reasons obvious to anyone with a knowledge of the subject. Many buildings have been erected which were either improperly planned, poorly located, or so inefficiently constructed that they never had a chance from the beginning. Many have been built on sites poorly adapted to the purpose, and often has too much been paid for the land. Too often has an architect drawn a beautiful elevation and fitted the interior to it. Too seldom has expert advice been called in at the start. The planning and construction of office buildings is becoming more of a science, with less of haphazard methods which so long prevailed. A good return can always be secured when real ability and expert knowledge have been utilized in the projection and handling of the enterprise.

These Pay Six Per Cent. or More.

I have carefully studied the income and expenses of nine office buildings of which I have had exact knowledge: The Everett, Whitehall, Battery Park, Chesebrough, Maritime, Broad-Ex-



CLARKE G. DAILEY.

Born in Kentucky, Mr. Dailey's boyhood after his third year was spent in Topeka, Kansas, where he worked his way through Washburn College by acting as secretary to its president. He came to New York City at the age of 22 to study music, expecting to become a concert singer, and meanwhile secured a position as stenographer to W. H. Chesebrough, who was at that time organizing the Century Realty Company. Mr. Dailey eventually decided on a business rather than a professional career, and was soon promoted to the position of assistant treasurer of the company. When the Century Realty Company was taken over by the U. S. Realty & Improvement Company in 1907, he was made assistant secretary of that company. About three years ago he was elected to his present position of vice-president of the Alliance Realty Company.

change, Century, Harriman Bank and Park Avenue Terminal Buildings; and in not a single case has the interest return upon the entire cost thereof fallen below 6 per cent., after deducting a proper depreciation charge. Some of these pay much more.

Take the original Whitehall Building on Battery Park, for example. Instead of 6 per cent., it paid 9½ per cent. on the entire value of the property. Investors in the equity received 18 per cent. annually on their money for a number of years, finally getting their investment back when the building was sold with 100 per cent. profit, in addition to the interest return mentioned. Yet there is a current impression that no office building pays well.

Result of Scientific Handling.

The buildings mentioned and other similarly successful buildings are distributed through the city. They represent no particular location or trade—simply the results of knowledge and scientific handling. What has been done with them can be done again with others, but never by paying a high price for land and erecting thereon an extravagantly built and poorly planned building.

Ability and a knowledge of the subject are requisite to success in this vocation, as in any other. If an office building is built in an assured or improving location, with good transit facilities, on land

for which a moderate price has been paid, if the financing has been conservative and the building planned with exact knowledge of the needs of the tenants, and above all so arranged that practically every office has permanently protected light and air, then there is no difficulty in securing a net return of 5½ per cent. or more upon the total investment.

I want to say here that tall office buildings on interior plots are a mistake. They should not be built except on corner plots and then only when arrangements have been made to permanently protect the bulk of their light. Most of the space vacant to-day is that which is poorly lighted.

Importance of Good Light.

There are good and poor office buildings from an investment standpoint, just as there are good and poor stocks and bonds. As a class, office buildings are suffering in public estimation because of the lack of judgment and foresight so commonly displayed in their projection. If, as is to be hoped, the proposed action to limit the heights of buildings materializes, there will be less danger in the future of the depreciation in the value of buildings whose owners have not been sufficiently farsighted to protect their light.

At the present time there is a surplus of rentable space in some sections. Yet, the certain and steady progress of the newer buildings, as, for instance, the Woolworth, leads me to believe that with the coming revival of industrial activity throughout the country, coupled with the normal growth of business in this city, this surplus will be quickly absorbed.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

ULTRA-VIOLET RAYS.

A New Way to Filter Drinking Water—An Economical Sterilizer.

SCIENCE has given to the building manager a new and cheaper way to sterilize water for drinking and other purposes by harnessing the wonderful powers of the ultra-violet ray to a device that can serve a box-like office or an entire city. In order to understand the operation of the new sterilizer it is first necessary to give the reader a description of what the ultra-violet ray is.

Light From a Miniature Sun.

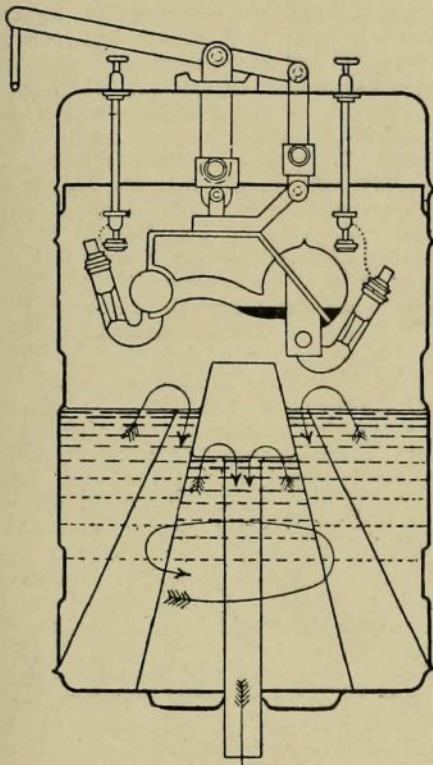
Briefly, it is a ray given off by the sun that in its unalloyed power will kill every known germ. It has been known for years that the sun is the greatest destroyer of germs known to man. This power, science has discovered, is due to the ultra violet ray given off by this illuminant. It was this power that purified, in time, polluted streams, and the lack of this power that caused affluent contained in conduits shut off from the sun to become even more poisonous.

To imitate nature it was found necessary to create a miniature sun which

would give off a maximum of ultra-violet light. Science applied itself to various light-producing agencies in the hope of obtaining a suitable light source that could be applied to a simple, economical and reliable sterilizer that would take up no more space than the ordinary spring-water bottle and stand generally found in offices.

After much experimentation they took as the prime factor of their apparatus the mercury vapor arc enclosed in a fused rock crystal lamp built by the Westinghouse-Cooper-Hewitt Company on the principle of the Cooper-Hewitt lamp. This rock crystal or quartz glass allows the ultra violet light to radiate freely, whereas common glass is opaque to the ultra violet rays.

A glance at the cut will show how this



little lamp is applied to the sterilizing outfit now being put upon the market by the R. U. V. Company, of 50 Broad street. The light emanating from the rock crystal mercury contained tube is directly above the intake flow of water. This water is permitted to rise until it comes in contact with the rim of the outflow pipe and as the water passes over the crest of the pipe the rays, being directed full upon the thin strip of water, positively kills every latent germ that the water contains, sending it out to the consumer chemically pure, that is, positively sterile.

No Care In Operation.

Any one can turn on the current and tilt the lamp. That is all that is required for successful operation. The operating principle of all types of apparatus is the same. By means of baffles the water is made to pass, not once, as described in the preceding paragraph, but several times in the same way near the source and under the influence of the ultra violet rays. Various degrees of temperature have no effect upon the action of this almost weird system of water purification, neither does the process change the temperature of the water. Even when ice-water is introduced the germs are as effectually killed as if boiling water were put through the filter. There is no change in taste. The only effect the rays have upon the water is the absolute annihilation of germs or bacteria in any form.

For Large Buildings and Cities.

This system of sterilization has been made elastic enough to meet the requirements of the smallest user up to the 200,000 gallons an hour that a community

might consume. Where a series of units are employed the water supply of whole cities can be made as pure or purer than that rendered free from bacilli in the small office equipment.

In the large office building or apartment equipments if allowed to operate day and night needs no attention. Unlike the usual filter of sand or porcelain it requires no cleansing. At the most all the attention required is to light the lamps or turn on or off the water if necessary. Otherwise it needs no consideration in its operation.

Shadow-Box Show Windows.

IN this window bent glass is used instead of flat plates. They are so set with relation to a light-absorbing (black) surface known as a "shadow box," that the rays of light that ordinarily reflect back into the eyes of the observer are deflected into the "shadow box" in such a manner that the goods on exhibition appear to the observer absolutely as they would appear if there were no glass. That is, there are no reflections of the sky, neighboring buildings, traffic or pedestrians as illustrated in the cut.

The glass absolutely disappears, so far as appearances are concerned, so that the display in the window looks as though it could be touched from the outside. One of these show-windows has been installed as a demonstration in the store of R. H. Macy & Co, on the Broadway side, where architects and builders can study the normal effects. Architects and managers of store buildings know that a great deal of expense is charged up by storekeepers to the maintenance of show-windows, which indicates their great value as a selling force. There has been, however, a great deal of difficulty experienced in combating the reflecting power of a flat pane which often nullifies the effect of the display arranged within.

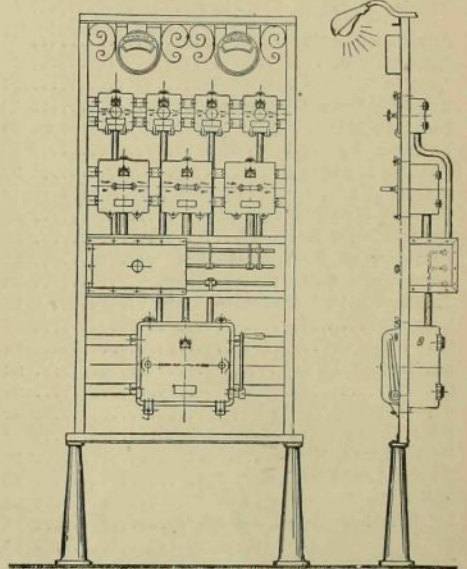
In the shadow-box show window the darkest or most delicate colors will show at their true values, and the finest texture or pattern may be seen exactly as it would appear without glass. In furniture, piano or automobile display rooms where it is important to show the whole floor, the new window gives the same

illumination than is possible behind the flat glass window.

The photograph shows the Macy window in which form the low "vision section" only has been cleared by the installation of "shadow-box show window." This window is about 8 feet deep with a mahogany background, yet the texture and color of the display show perfectly. The reflections in the upper half would, in a flat glass window, extend downward over the display, although the reflections at the very bottom of the window are rarely so brilliant as the sky and tops of buildings. It is being demonstrated here by the Store Improvement Company, Inc., Longacre Building, Broadway and 42d street.

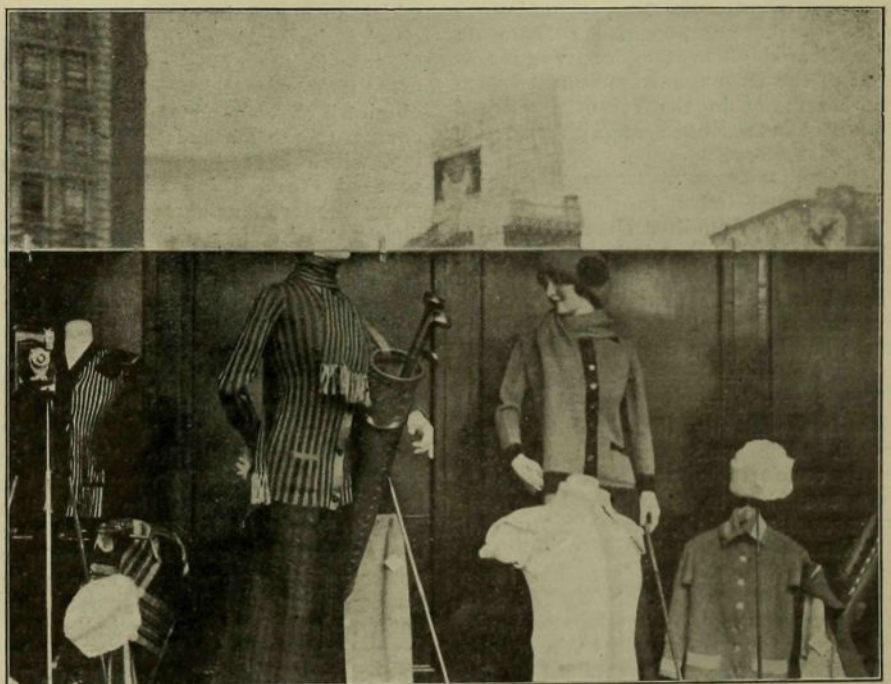
A Non-Hazardous Switchboard.

MANY accidents are caused by an electric switch half turned on when the workman has presumed he has opened the circuit entirely. With an eye to preventing, as much as possible, accidents of this kind, the Detroit Fuse and



Manufacturing Company, of 114 Liberty street, is introducing a system of positive open or shut units for electrical control. The illustration shows a switchboard thus equipped, in both front and side views.

The units are entirely enclosed in iron.



effect on looking into the window as that produced on looking out through the ordinary window. In addition, as the illustration from the outside is better and the confusion removed, the display shows perfectly several hours longer in the day without the aid of artificial

illumination. Inside the contacts operate either tight shut or all open. There can be no half way, no hidden arcs to set fire to the building and no mistake about the life or harmlessness of a wire. The switch will not operate unless the box is fully open or positively closed.

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in the Metropolitan District

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The municipal ferry to Stapleton, Staten Island, was discontinued on the first of the year by Dock Commissioner Smith and the ferry house was permanently closed. Another argument for constructing the proposed Staten Island tunnel.

A new county—the sixty-second—was added to the number in the State on New Year's, when the county government of the Bronx was inaugurated with due ceremony in the recently finished County Court House at Third avenue and 161st street.

The annual index to the rulings of the Board of Building Examiners, prepared by M. M. D. Clark, secretary of the board, will be published in the Record and Guide next week. The index covers the rulings for all the boroughs handed down during the last year.

The year-end payments were financed with less difficulty than had been expected. The money market was distinctly comfortable, and plenty of funds were available to commercial borrowers, according to the monthly letter of the Fourth National Bank, which also calls attention to the fact that large investments are already being made in commercial paper. Under the new banking system such paper will be in greatly increased demand for investment by national banks, a circumstance which must tend to stimulate an early revival of general business throughout the country. Furthermore, the distribution of between \$200,000,000 and \$250,000,000 in dividend and interest payments during the current month can not fail to react favorably on the market for securities, including mortgages.

The Mitchel Administration.

The new administration which assumed office on January first starts on its career under most encouraging conditions. With one or two exceptions all the members of the new Board of Estimate are gentlemen who will bring to their jobs the experience and the training acquired by many years of official service. These years of service have, moreover, covered a most significant period. During their passage a sincere and intelligent attempt has been made to reorganize the administrative and financial system of the city in the light of modern scientific methods and the highest standards of business efficiency. The attempt was not very successful, because the Board of Estimate was not united and because of the opposition of the Board of Aldermen. A sufficient preliminary study of the problem was, however, made to be of great assistance in any future effort to realize the same ideal under more favorable conditions; and these favorable conditions have now been brought into existence. The new administration is united. Its work cannot be hampered by an unfriendly Board of Aldermen. It has been elected on a platform which explicitly pledges it to more vigorous standards of economy and efficiency than any which have yet prevailed. It will be considered a success or a failure according to its ability to secure to the taxpayers of New York a larger return for the amount of money expended than they now receive.

So far as the Record and Guide knows, the Mitchel administration is the first one which has been elected in New York or any other city explicitly pledged to the introduction of modern scientific standards of administration. Of course many newly elected officials have been pledged to the economical conduct of the affairs of the city; but vague pledges of economy are a very different thing from the specific pledges which have been made by Mr. Mitchel and his colleagues. Their promises have included the application of a group of specific and more administrative ideas and methods. Of late years certain essential phases of administrative work have been reduced to a scientific basis. A system can be introduced into any public office, which to a certain extent automatically checks the work of each of the employees in the office, and indicates the percentage of efficiency which is being obtained. Such a system corresponds, of course, to the methods of cost accounting, which have become a recognized part of the auditing machinery of so many modern businesses. The method does not, of course, work with complete automatic certainty. It necessarily leaves a large measure of discretion and hence of possible evasion to the higher officials who are responsible for its operation. But it offers a much better chance of testing the efficiency of any particular governmental agency than have the methods used in the past. The effort to introduce it into official departments of the city will meet with stubborn opposition from the subordinate employees and is not likely to be an entire success; but even if the results are not commensurate with the expectations, the experiment will be most illuminating. It will give some indication of the extent to which modern standards of efficiency can be applied to public offices, and as a result of this experience the tentative methods which are now being used may well be very much improved.

Any program of this kind implies a much more efficient control by the Mayor and the Board of Estimate over the business of the city than that which they are now enabled to exercise. Nominally, of course, the power of the

Mayor over the departmental chiefs is complete. He can dismiss them when he pleases and his power of appointment is not subject to any supervision. But actually, of course, the intelligent exercise of any such authority depends upon his ability to keep fully informed as to the actual management of the department. A proper auditing system will, of course, help him to learn how well the work of any department is being done; but no such automatic check can serve as anything more than an indication. The Mayor needs in addition a staff of inspectors, who will, merely as a matter of regular routine, scrutinize the work of the departments and keep him informed as to their several standards of efficiency and inefficiency and the causes thereof. In the past the Mayor could always order an investigation by the Commissioner of Accounts, but such an investigation was exceptional and implied that the department which was submitted to the discipline was under suspicion. Regular inspection would not imply any such specific doubts. It would mean merely that the Mayor as the responsible head of the administration must be fully informed as to the quality of the department work and the possibility of its improvement.

It is no less essential, of course, that the Board of Estimate should possess analogous means of information. The Board determines the financial and business policy of the city. It should possess consequently a group of subordinate officials, responsible to it, upon whom it could depend for any facts which it may need. It cannot, for instance, intelligently decide upon the amount of money needed by any one department unless it knows how well such a department is now performing its work. It should have access, consequently, to the reports made by the Mayor's inspectors and should have the power to order a special investigation—in case its members had any reason to believe that such an investigation was necessary. It should, furthermore, possess an adequate technical staff, which could place in its hands all the facts needed by the Board in order to pass intelligently upon any questions of public policy.

As a result of the attempt which will be made to reorganize the administrative system of the city, certain changes in the charter will most assuredly be found necessary, but it is very much to be hoped that no application will be made by the administration to the existing Legislature for legislation of this character. The nature of any proposed revision of the Charter which has the support of the administration should be a matter for very careful consideration and their drafting should be delayed until a vivacious effort has been made to see what could be accomplished under existing laws. The new charter should be result of the actual needs which the attempt to carry out the program of the administration will develop.

Single-Taxers and the Tenement House Law.

Editor of the RECORD AND GUIDE:

Tax Commissioner Wall made a slip in saying (as quoted in your current issue) that the Tenement House Law is burdensome to land-owners. The provisions of the Tenement House Law which prevent overcrowding make it necessary to use more space for buildings in order to house a given number of people and, to that extent, require the use of more land. The law checks the over-development of an ordinary sized lot and may therefore keep down the value of some lots most suitable for such over-developed building. But, on the other hand, the area covered by

buildings will be that much greater and, to this extent, land values will be increased over a larger area than without the law. And, in so far as such legislation does make living conditions more sanitary and attractive, thereby increasing both the productive power of the population and the desirability of this city as a place of residence, the aggregate land value is increased.

No one will deny that some tenement house law is necessary, or that the present one has some good points. We must remember then the familiar principle of economics, that "every improvement in the condition of the earth, whether agricultural, mechanical, educational, political, ethical, or even religious, must go eventually and mainly to the profit of the owners of the earth."

Mr. Wall's memory is at fault when he attributes the Tenement House Law to the efforts of single-taxers or thinks that they are supporting it as a round-about method of getting back to the community some of the land values which are due to community effort. Henry George vigorously attacked tenement house legislation in a notable speech in Cooper Union wherein he pointed out that such laws were mere palliatives and that they make people tolerant of unjust conditions. Neither are single-taxers active in charitable work. They are trying to establish conditions that will make most charity unnecessary.

Single-taxers are also opposed to paternal and socialistic legislation, and, far from attacking those who have saved, they are among the most earnest defenders of legitimate property rights—even against our present unjust and confiscatory tax system, which take from those who produce for the benefit of non-producers. To quote Henry George, "This alone I contend for, that he who makes should have, that he who saves should enjoy. I ask on behalf of the poor nothing whatever that properly belongs to the rich."

BOLTON HALL.

New York, Dec. 29.

Heights of Buildings Restrictions.

Editor of the RECORD AND GUIDE:

The Committee of the Board of Estimate and Apportionment on Heights of Buildings consists of President McAney of the Borough of Manhattan, President Pounds of the Borough of Brooklyn and President Miller of the Borough of the Bronx. This committee has had the benefit of the public spirited services and advice of an Advisory Commission, of which Edward M. Bassett, Esq., former Public Service Commissioner, is chairman. It is composed of twenty well-known citizens whose experience and ability make their advice valuable.

This commission, after extended conferences, has made certain recommendations to the committee, which in turn will report to the Board of Estimate and Apportionment on December 31, 1913. It urges two amendments to the Charter, giving the Board of Estimate and Apportionment power to regulate the heights of buildings in districts to be fixed by it, and to regulate the kinds of business to be allowed in the several districts. If such amendments to the Charter become law, public hearings will be held to inform the Board of Estimate and Apportionment as to the fixing of the different districts and the heights of buildings and character of business to be allowed in them.

The limitations which interest some dwelling districts in the Bronx are as follows:

E Districts: One and one-half times the street width, and not over 90 feet. Set-back one foot horizontally for each one and one-half feet vertically.

F Districts: Once the street width and not over 80 feet. Set-back one foot horizontally for each one foot vertically.

G Districts: Not over 50 feet. Set-back same as F.

H Districts: Not over 36 feet. Set-back same as F.

It is to be seen that taller buildings are suggested for wider streets, thus allowing the lots on those streets to attain a higher value than the lots on narrow streets.

Lots in the Bronx cost from \$1500 to \$2500 to develop. To limit the buildings on such lots to two and three-family houses, which cannot be made to pay on such lots, is equivalent to confiscating the lots. To quote from a recently published discussion of building regulations in German cities:

"Land values are stubborn facts and must be respected in Germany as well as here. * * *

"Prussian administration, too, is at times not only vexatious and arbitrary, but unjust. Recently the ordinances for a part of Charlottenburg were changed so that instead of allowing five stories and the use of 75 per cent. of the lot as in Berlin proper, only two stories and a 30 per cent. use, as in the most remote suburbs, was permitted. It was undeveloped land, it is true, but the owners, some of them, went into bankruptcy."

I have advocated a minimum width of 60 feet for streets in the Bronx while I have been in office because I have foreseen not only that the present building laws do not permit the erection of buildings on narrow streets which will give an adequate return on the value to the lots as soon as the Bronx builds up and values begin to approximate somewhat those in Manhattan, and because I foresaw that any probable restriction of the height of buildings on narrow streets would prevent such buildings from paying a proper income on the cost of the lots.

If the proposed legislation giving the Board of Estimate and Apportionment power to regulate the heights of buildings is passed, the people of the Bronx must be prepared to present arguments which will result in the adoption of reasonable regulations which will not injure the value of the lots. I think there is no cause for alarm, as the subject is likely to receive full consideration before anything positive is done.

CYRUS C. MILLER,

President of the Borough of
the Bronx.

December 30, 1913.

The Income From Modern Apartments.

To explain why such returns as twelve and twenty per cent. are possible upon an investment in a high-class apartment house, Douglas L. Elliman, president of the real estate firm of Douglas L. Elliman & Co., points out that it is largely due to the profit on borrowed money:

"Take, for example, a property unencumbered by a mortgage, as is rarely the case, returning 8 per cent. net. Assuming that it were valued at \$1,000,000, and after all deductions for expenses, depreciation and the like except interest were deducted \$80,000 net income remained, or 8 per cent. on the total investment. By placing a mortgage of \$600,000 at 5 per cent. on the property you would have to pay out \$30,000 in interest, but there would be still \$50,000 income on the equity of \$400,000, or 12½ per cent. The reason for this is that the borrowed money for which you pay 5 per cent. is really earning 8 per cent., and this 3 per cent. profit added to the normal interest on your equity makes the high return."

This is a phase of real estate investing not often enough emphasized in

order that public interest in real estate shall not flag. The example given by Mr. Elliman is a conservative one. The thing of most importance to an investor is not how much the property is earning on the total valuation, but how much it is earning him on his equity, or on the actual amount of money invested by him. And perhaps the time has come when this brighter side of the shield can be and should be turned toward the public again. Having a promise that the rights of property will receive more consideration from lawmakers and budget makers hereafter, the real estate profession should encourage investors generally to turn again to real estate, as after all the most satisfactory of all sources of permanent income—as it has been in every generation.

London's Big Real Estate Deal.

The latest advices from London concerning the purchase by Mr. Mallaby-Deeley of the greater part of the Duke of Bedford's London estates shed no light on the question whether the transaction indicates anything beyond the fact that the Duke prefers money to land and Mr. Mallaby-Deeley prefers land to money. The Duke is reported to have been induced to carry out the transaction through his uncertainty as to the probable trend of legislation affecting land; but, if this indicates want of confidence in the future, there is a set-off in the confidence shown by the purchaser, so the situation resembles a drawn game. To the Duke's former tenants the transfer may or may not make a difference. It may be said "to Amurath Amurath succeeds," and naturally the purchaser will be bound by the covenants and leases in force, and no one can know whether the tenants will in future be better or worse off than they were under the benevolent sway of the Duke, who has always had the reputation of being among the best of the great landowners of England. It really only means a difference in the color of the map and the substitution of a new name for the ancestral one of one of the greatest of English families.

In a conversation with Mr. Mallaby-Deeley at his residence a representative of the Times (London) was informed that the purchase of the Covent Garden estate is entirely a private transaction between Mr. Mallaby-Deeley and the Duke of Bedford.

Mr. Mallaby-Deeley made it perfectly plain that he has not been backed by a syndicate, nor has he acted as the agent of others. Moreover, he has no intention of forming a syndicate hereafter. "There is," he said, "very little to say about the future. I have no intentions. I have bought the estate purely as a private investment, and the estate will be carried on just as it has been hitherto. It will certainly not be turned into a company; and there is no part of it that will be turned into a company. The Duke of Bedford has surrendered the whole of his interest in the estates."

What Has Happened to 23d Street.

On the south side of 23d street, between Fifth and Sixth avenues, many buildings are vacant or are about to be vacated by present tenants. The only occupant on that block whose stay is assured is Le Bolt, the jeweler. Buildings at Nos. 14, 16 and 18 are vacant. At No. 20 the Pierce-Rupard Company is going out of business, and at No. 22 the Guzy Freres is conducting a bankrupt sale; these two buildings will shortly be vacant. The Rheinhart Building at No. 24 is unoccupied. At No. 26 the Hudson Bay Company is holding a removal sale preliminary to going to their

Fifth avenue establishment. Nos. 28 to 46, the old Stern Brothers' store, is vacant; No. 48 to 52 is vacant. No. 60 is vacant, and the rest of the block running to Sixth avenue, the old McCreery store, is vacant. On the north side of the street, the big building at 43 West 23d, occupied by George C. Flint (furniture) will shortly be vacant. The adjoining premises of Shepard-Knapp & Co. will soon be empty, and on the same side, at Nos. 35 and 37, all the upper floors are vacant.

More Land for the Court House Site.

An authority close to the Court House Board having intimated that the city will be asked to buy additional land for the new court house site, the inference is being drawn in architectural circles that the board has now in mind an entirely new set of plans for the building, and that it will be a building with a larger area and of course a different contour from the one first designed. It is surmised that this is the basis on which the Court House Board and the Supreme Court Justices are "approaching the solution of the difficulty," but it implies that the city will be willing to expend a larger sum than was at first intended, which has not yet been made evident. In the event of the Board of Estimate's consent being obtained to the acquisition of more land for the building, further condemnation proceedings will be necessary.

New Subway Contracts.

The Public Service Commission awarded the contract this week for the construction of the section of the Interborough Seventh avenue subway south of 34th street station to a little north of the 42d street station to the Rapid Transit Subway Construction Company. This is a subsidiary of the Interborough. Its bid was about \$2,292,000. Other contracts were awarded for different sections of new subways amounting to \$11,106,038, as follows: Greater part of New Utrecht avenue elevated line to Post & McCord, Inc., \$1,672,190; Southern Boulevard and Westchester avenue, from 147th street to Whitlock avenue, to Rodgers & Hagerty, \$2,253,159.25; Jerome avenue elevated, from 157th to 182d street, to the Oscar Daniels Company, \$1,077,978; Seventh avenue subway, Beach to Commerce street, to the Degnon Contracting Co., \$2,185,063.50; Seventh avenue subway, 16th to 30th street, to the Canavan Brothers Co., \$2,401,306.75; White Plains road extension, from Burke avenue to 241st street, to Alfred P. Roth, \$958,484; Steinway tunnel extension from terminus of the tunnel in Queens to the Queensboro plaza, to the Degnon Contracting Company, \$557,856.50.

An Active Section.

Ridgewood continues to be one of the most active sections in the city for building operations. A very large area has been covered with tenements within the past three years, as they have been erected in blocks of twenty or thirty or more at a time. The Ring-Gibson Company has made arrangements to build ninety four-story houses of good design and quality on Woodbine avenue, Madison street and Doubleday street east of Fresh Pond road, and has filed plans with the Building Bureau and commenced work on the first installment of thirty-eight, of which a number are already enclosed. The apartments will each comprise five or six rooms, and altogether there will be accommodations for 720 families. The buildings on Woodbine avenue will have stores on the first floor.

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.

Table with columns for 1913 (Dec. 26 to 31) and 1912-1913 (Dec. 27 to Jan. 2). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

Mortgages.

Table with columns for 1913 (Dec. 26 to 31) and 1912-1913 (Dec. 27 to Jan. 2). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1913 (Dec. 26 to 31) and 1912-1913 (Dec. 27 to Jan. 2). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1913 (Dec. 27 to 31) and 1912 (Dec. 28 to Jan. 3). Rows include New buildings, Cost, Alterations, and Total No. for year of.

BRONX. Conveyances.

Table with columns for 1913 (Dec. 26 to 31) and 1912-1913 (Dec. 27 to Jan. 2). Rows include Total No., No. with consideration, Consideration, and Total No. for year of.

Mortgages.

Table with columns for 1913 (Dec. 26 to 31) and 1912-1913 (Dec. 27 to Jan. 2). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1913 (Dec. 26 to 31) and 1912-1913 (Dec. 27 to Jan. 2). Rows include Total No., Amount, To Banks & Ins. Cos., and Total No. for year of.

Building Permits.

Table with columns for 1913 (Dec. 26 to 31) and 1912 (Dec. 28 to Jan. 3). Rows include New buildings, Cost, Alterations, and Total No. for year of.

BROOKLYN. Conveyances.

Table with columns for 1913 (Dec. 24 to 30) and 1912 (Dec. 26 to 31). Rows include Total No., No. with consideration, Consideration, and Total No. for year of.

Mortgages.

Table with columns for 1913 (Dec. 24 to 30) and 1912-1913 (Dec. 26 to 31). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Table with columns for 1913 (Jan. 1 to Dec. 30) and 1912 (Jan. 1 to Dec. 31). Rows include Total No., Amount, To Banks & Ins. Cos., and Total No. for year of.

Building Permits.

Table with columns for 1913 (Dec. 26 to 31) and 1912 (Dec. 27 to Jan. 2). Rows include New buildings, Cost, Alterations, and Total No. for year of.

QUEENS. Building Permits.

Table with columns for 1913 (Dec. 26 to 31) and 1912 (Dec. 27 to Jan. 2). Rows include New buildings, Cost, Alterations, and Total No. for year of.

RICHMOND. Building Permits.

Table with columns for 1913 (Dec. 26 to 31) and 1912 (Dec. 27 to Jan. 2). Rows include New buildings, Cost, Alterations, and Total No. for year of.

BUILDING MATERIALS AND SUPPLIES

WHY THE 1914 CONSTRUCTION YEAR IN THE METROPOLITAN DISTRICT LOOKS GOOD TO MANUFACTURERS AND DISTRIBUTORS

Milliken Bros. Start Anew with a Million in Hand—Equitable Front Brick Contract

IN an analysis of the building material market for the Metropolitan district for 1913 the relative fluctuation of temperament in the three preceding years should also be taken into account, so that a proper perspective of the rise and fall of supply, demand and prices may be obtained. To that end a chart has been prepared (and is presented herewith) which covers the wholesale building material market for New York and vicinity, designed to show not only the price movement but other conditions governing the consumption of building commodities, all of which have had a direct bearing upon the volume of building that has gone ahead in this vicinity this year.

When 1909 opened the biggest building movement in the history of the East

tively even tenor of the market was disturbed, and while some commodities went lower, others remained steady and some, like steel, made a determined effort to get into something like a firm position.

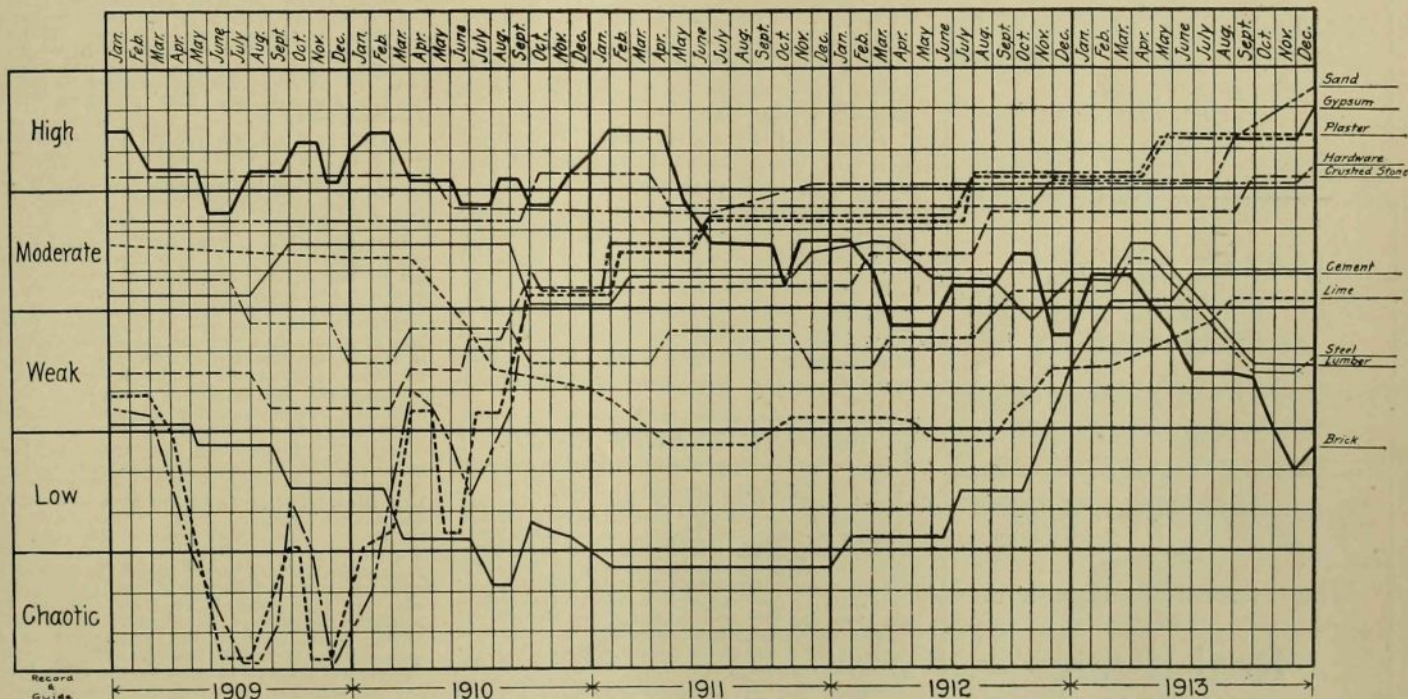
This was partially successful so long as winter lasted. It was a mild winter and a moderate amount of building construction went on, which kept supply and demand in a healthy condition and, in consequence, prices held firm. But when the 1913 season opened the first intimation of a falling off in construction for the year was obtained, and some manufacturers who were carrying large stock, or were dependent upon railroads which had asked for a higher freight rate, either dropped their prices or began to curtail production. De-

commodity except when the metal market rises or falls.

The chart heretofore referred to is strictly a temperament report, based upon building construction for the last four years not only for New York city, but for the metropolitan district including East New Jersey and Westchester counties. It shows better than mere comparative price quotations could the increased demand for certain commodities that in previous years have not figured as prominently as fireproof building commodities as certain other lines have, and at the same time it shows the position of these long established fireproofing materials with respect to demand and price as the year closes.

Lumber reflects the legislative restrictions placed upon it to some extent, but the comparatively gentle fluctuations for the last four years in that department are accounted for by the increasing use for certain kinds of lumber for concrete mold and subway shoring work, and also for the tremendous gain in demand for hardwoods, which bring up the index figure to a point which almost neutralizes the recent retraction in general building demand.

One of the best signs of better conditions in building construction is the fact that there is not a single department in the New York market to-day



A COMPOSITE TEMPERAMENT CHART OF THE BUILDING MATERIAL MARKET FOR THE LAST FOUR YEARS.

Curves Are Plotted on the Basis of an Index Figure Covering Each Commodity in Wholesale Quantities F. O. B. Along Side Dock, or on Siding, in the Metropolitan Dis-

trict, lighterage being Included for Manhattan Dock Deliveries. Note the Greater Stability of Commodities at the Close of 1913 as Compared with Former Years, Evi-

denced by the Ascendency from Chaotic and Low Prices to Comparatively Moderate and Easy High. Nearly all Departments Show Signs of Increasing Strength Today.

was under way. In a sense it reflected the almost unexpected boom that, thanks to artificial stimulation, swept over the country. When it arrived it found building materials as a unit in this market in sharp contrast with the requirements of builders. Some commodities were high, others were easy, while others were low. Some were in a chaotic state, with competition eating the heart out of profits. It was a year marked by numerous interests seeking a foothold in this market regardless of cost.

In the following year there was a tendency to get together, but there remained a great deal of commercial distrust underlying almost all quotations. Another twelve months brought a narrower range of temperaments, and when 1912 arrived with its shimmery glimpses of a repetition of 1909's good building movement, better harmony prevailed in the leading departments, with a tendency to make the market hold to its good opening. In the fall, however, when business began to expect the unexpected as a result of the election, the compara-

mand about that time fell away, too, and despite the get-together movement that had been inaugurated several years before quotations began to show a wider range. This reflected the tendency to get business even if profits had to be sacrificed.

An Improved Sentiment.

But in the last month or two, especially within the last week, the improvement in sentiment in financial and real estate circles has had its reflection in building commodities. Sand and gravel are both stiffer. Plaster is expected to move up if higher freight rates are accorded the railroads, Hudson common brick is expected to move up at any time, crushed stone stiffened in October and structural steel closed the year with a little stiffening in tone. Lime has held a stiff position for the last four months and hardware has a much firmer iniquity than it had at this time last year, although actual orders are perhaps not as heavy, which is significant in view of the usually steady position of this

wherein chaos obtains, and neither is there any commodity that will enter 1914 in a high and stiff position. In other words, building materials are in a receptive mood. Prospective builders will not find prices abnormally high as the year opens, at least, and there is little reason to expect that prices will move up sharply for the first half of the year.

The state of supply is healthy, not too low, nor yet too high, which is a far better state, so far as the prospective builder is concerned, than the widely divergent condition of the various building commodities early in 1909. There is an improved tone to the money market, real estate is expected to move a little easier now that the holidays are over, and preparations get under way for the spring. Last year this time there was an estimated total of \$56,000,000 involved in new building projects. This year the total value of projected buildings valued at \$100,000 each or over reaches \$61,300,000.

(Continued on page 29.)

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THE WEEK'S REAL ESTATE NEWS

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

General Trading was Light

The most important transaction of the week was reported on the last day of the year. It concerned a large plot on Park avenue which is to be improved with a high-class apartment house. Another big deal involved the resale of a 59th street office building which figured in last week's trading. The rest of the business was confined to unimportant and inconspicuous holdings.

Prominent among the leases reported was the one which affected the corner of Broadway and 89th street, leased for a long term at a large rental. Nothing occurred in the other boroughs which would indicate a revival of activity or an awakening of any particular interest.

The total number of sales in Manhattan this week was 15, against 18 for last week and 24 a year ago.

The number of sales south of 59th street was 6, compared with 4 last week and 6 a year ago.

The sales north of 59th street aggregated 9, compared with 14 last week and 18 a year ago.

From the Bronx 14 sales at private contract were reported, against 10 last week and 16 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$2,097,751, compared with \$366,150 last week. The figure for the corresponding week last year was \$718,177. The total for 1913 was \$49,405,882 as compared to \$48,283,423 for 1912. The total from Jan. 1 to date is \$1,824,126.

PRIVATE REALTY SALES.

Monroe Building Sold.

Daniel Birdsall & Co., Inc., have sold for the Owners' Building Co. (Samuel A. Herzog, President) the Monroe Building, a 5-sty and basement structure, on plot 75x100, at 9-13 East 59th st, the transaction involving over \$400,000. As this sale is the result of a recent transaction whereby the Owners' Building Co. disposed of a fine new apartment house, 271 Central Park West, at the northwest corner 87th st, and acquired the property 9-13 East 59th st, from Mr. Henry Sidenberg, the combined transactions represent a total of \$1,400,000. In the latest sale of 9-13 East 59th st, by the Owners' Building Company, this property was sold to William A. Parke who gave in part payment two fine parcels in the most exclusive residential section of Greenwich, Conn. One of the Greenwich properties is a highly cultivated parcel of 3/4 acres with improvements, consisting of large residence, garage and outhouse, green houses, etc.; the other is a vacant parcel of about the same size, immediately opposite.

Big Deal Ends the 1913 Realty Year.

Leon S. Altmayer has sold for Simon M. and Samuel Rosenblatt the three 3-sty buildings known as 987-989-991 Park av to Messrs. Bing & Bing. This property has not changed hands for over 42 years. By this deal Mr. Altmayer has united under one ownership the six buildings known as 987-989-991-993-995-997 Park av, and a combined plot is assembled of 102.2 ft on Park av by 56 ft in 84th st. Mr. Altmayer reports that this property will be immediately improved by Messrs. Bing & Bing with a 12 or 17-sty elevator apartment house of the highest type and tone of construction with one family on a floor, similar to the 17-sty apartment house just completed by Messrs. Bing & Bing on the northeast corner of 79th st and Park av, which land was also sold through the same broker to Messrs. Bing & Bing a short time ago. Plans for this new operation are being drawn by Mr. Robert T. Lyons and the apartments will consist of 14 rooms and 3 baths. There will be 3 elevators in the building, and it will be one of the finest of its kind ever erected on Park av. The land and the improvements involve a total cost of about \$600,000.

Manhattan—South of 59th Street.

BLEECKER ST., 305-307, 2 and 3-sty building with stores, on plot 27x75, sold for the Trabert Estate to Ciro Maresca, by Pepe & Bro. The property is on the new 7th av extension and will have a 35-ft. frontage on that av.

LEWIS ST., 117, 8-sty loft building, on lot 25x 100, between Stanton and Houston sts, sold for Spivack & Greenfeld to a client, by O'Reilly & Dahn. The buyer gave in part payment a country residence at Cranford, N. Y.

RIDGE ST., 80-2, 6-sty tenement, on plot 40.6 x100, between Delancey and Rivington sts, sold by the Alva Realty Co. (D. & H. Lippmann) to Morris Spodk.

27TH ST., 154-G West, 7-sty store and loft building, on plot 44.4x98.9, sold for R. E. Fichthorn to David Steiner by Arnold, Byrne & Baumann.

45TH ST., 434 West, 4-sty tenement, on lot 25x 100, between 3th and 10th avs, sold for Henry Meyer to an investing client, by Martin & Schmonsees.

52D ST., 65 West, 4-sty and basement private dwelling, on lot 20x100.5, sold for Dr. George E. Brewer to Mary Margaret, by A. N. Gitterman. The purchaser states that she has bought this property with a view to holding it for investment. This house immediately adjoins the home of Judge Eugene Philbin on the west. It is reported that the owner has held this property at \$56,000 and it is assessed for tax purposes at \$49,000. Maurice Wertheim represented Dr. Brewer.

Manhattan—North of 59th Street.

68TH ST., 47 West, 4-sty residence, on lot 25x 100, sold for the estate of Joseph J. Little to Mrs. Mabel G. Decker by Pease & Elliman and Thomas L. Reynolds. The house was built to order several years ago and occupied by the late Patrick Farrelly, one time president of the American News Co.

70TH ST., 322-324 East, two 4-sty tenements, with stores, each on lot 25x100, sold for Joseph F. A. O'Donnell to a client, by Axel A. Olsen. These houses are the last of a row purchased by Mr. O'Donnell from the Danziger estate about 6 months ago.

81ST ST., 3 West, 4-sty dwelling, on lot 22.6x 102.2, sold for Alice B. Wuffenbach to a client by Horner & Co. and Samuel Colcord. The property has been held at \$75,000 and was purchased for investment.

83D ST., 166 West, 5-sty flat, on lot 25x100, east of Amsterdam av, sold for Sarah C. Taylor to the Ensign Realty Co. (Ennis & Sinnott) by the Douglas Robinson, Charles S. Brown Co.

113TH ST., 525 West, 5-sty dwelling, on lot 20x100.11, resold by Julius Tishman & Sons to an investor, who will occupy.

182D ST., 620-622 West, 5-sty apartment house, on plot 50x70, adjoining the southeast corner of Wadsworth av, sold by the Nehring Co. and Max Blau. The property has been held at \$60,000.

Bronx.

ELSMERE PL., s w c Southern Boulevard and Crotona Parkway, plot of 4 lots, 109x89x133.58, sold for the Tremont Av. Land Co. to John McNulty by Richard H. Scobie. The buyer, a builder, will improve the property with two high-class apartment houses. This completes the sale of the entire block by the same broker.

FOX ST., 200 ft. north of Westchester av, plot 50x100, sold by G. Graziado to a builder, who will improve with flat houses.

SIMPSON ST., 1011, 5-sty flat, on plot 41x105, sold for the Simpson Construction Co. to an investor for cash, by L. M. Mosauer & Co. This is one of five houses, at the Simpson st subway station, recently completed and fully rented.

161ST ST EAST, s s, block front between Park and Courtland avs, covered by a 3-sty business building, sold for John E. Griffiths to a client by John Kelly. The buyer gave in part payment a plot, 72x90, on the east side of Webster av, 124 ft. south of 183d st.

187TH ST., 751 East, 5-sty, new-law tenement, on plot 50x100, fronting on Prospect av, sold for Pierce Construction Co. to a client, by G. Tuoti & Co.

206TH ST., 180-84 East, three 3-family houses, sold by Max Cohen to an investor.

CROTONA AV., 2360, 3-sty, 3-family brick dwelling, on lot 20x100, near 187th st, sold for John Kasser to an investor, by McLernon Bros.

FOREST AV., w s, 480 ft. south of 165th st, 3-sty dwelling, on plot 25x100, sold for Michael Saracina, by G. Tuoti & Co.

MORRIS AV., 1064, 3-sty and basement, two-family house, on lot 20x95, between 165th and 166th sts, sold for the Westbury Park Co. to a client, by Daniel H. Renton & Co. The buyer gave in part payment lots in New Jersey and in Long Island.

PROSPECT AV., n e cor 164th st, 6-sty elevator apartment on plot 75x75 sold for the Realty & Commercial Co. to a client by Heller & Sussman. The buyer gave in part payment, a plot of 9 lots in the Hunts Point section.

WEBSTER AV., 2036, 5-sty new law apartment, on plot 50x127, sold for a client to M. Unger, by Heller & Sussman. The buyer gave in part payment the 5-sty single flat on East 118th st, adjoining the southeast corner of Madison av.

WEBSTER AV., e s, 220 ft. south of 183d st, plot 48x90, resold for Jennie Teichman to a client by John Kelly. The buyer gave in part payment 3327 Decatur av, a two-family dwelling, on plot 30x100.

3D AV, w s, 95 ft. south of 180th st, plot 80x100, sold for the J. F. M. Co. to Peter J. McCoy, by Arnold, Byrne & Baumann. The buyer owns the adjoining taxpayer at the southwest corner of 180th st and 3d av, plot 88x95.

Brooklyn.

DEAN ST, 1078, 3-sty and basement private dwelling, near Eedford av, sold for the Gerken Estate to a client for occupancy, by the Bulkley & Horton Co.

RUTLEDGE ST, ETC.—G. Lebett has sold 130 Rutledge st, a 3-sty and basement brick dwelling, on lot 25x100, for Charles Haggerty to a client for investment; a plot 120x100 on Alton pl for G. Girard to a client for improvement; the 4-sty brick flat at 843 Gates av for J. Rich to Thomas Jacobs, and the 3-sty flat at 1148 St. James pl for Thomas Mahon to J. Walsh.

EAST 35TH ST, 348, 350 and 354, three 2-family houses, on plot 60x100, near Tilden av, sold for Joseph B. Peck to Agnes W. Connolly, by Paul A. McGoldrick.

39TH ST, 721, 2-sty and cellar 4-family frame flat, on lot 20x100, sold for S. Henchel to an investor, by John F. Burke.

73D ST, 374, 2-sty, 2-family brick house, on plot 20x100, sold for the Shlikerman Realty & Impt. Co. to Charles B. Weston, the song-writer, by Samuel Galitzka.

81ST ST, s s, 80 ft west of 5th av, plot 160x100, sold for the John E. Sullivan Co. to Edie Edwards, by Samuel Galitzka Co. The buyer will improve with 8 one-family houses.

BUFFALO AV, ETC.—N. Rubenstein reports the following sales: 213-15 Buffalo av, two 3-sty brick houses, 25x100 each, for the Williamsburgh Savings Bank to Daniel Sand. He immediately resold one of the houses to John Meffert, of 137 Rutledge st. He also reports the sale of the southwest corner of Newkirk av and East 21st st for Annie Lurie to a builder for immediate improvement with a high-grade apartment house.

PUTNAM AV, 399, 4-sty brick flat, sold by Leonard Vaughan and Charles Bartram & Co. to a client of Benjamin Schwartz.

UNDERHILL AV, 162, 2-sty and basement, limestone, two-family dwelling, sold for Mrs. Christina Cobb to a client, by Charles E. Rickerson.

3D AV, w s, 90 ft north of Bay Ridge av, lot 20x100, sold for R. P. Parker to a client, by Frank A. Seaver & Co., Inc. The buyer will erect a store building for his own use.

HYDE PARK.—Wood, Harmon & Co. report sales of lots here to John W. Wayland, Wm. H. Griffin, Mrs. A. Neal, J. B. Kendrick, R. B. Jarvis, W. K. Volmer, C. J. Mencke, B. A. Graddy, N. Shell, and Wm. F. Miller. The same company sold at Marlboro, lots to R. A. Knowlton, A. O. Dell, B. H. Coe, Frank N. Purdy, A. G. Pound, S. H. Wood, H. R. Wood, R. A. Luton, H. H. Mallinson, H. O. Claywell, E. Thompson, A. W. Wessely, John L. Dupree, F. C. McKnight, F. B. Hatch, Mary C. Alderson, H. L. and G. Minsker; and at Kensington Park, lots to S. P. K. Brown, E. F. Brown, C. P. Peyton, James E. Bird, W. R. Gough, P. B. Pascal, J. J. Smith, C. B. Stilwell, Chas. E. Genger, R. H. Frank, S. S. Ellis, R. W. Ellis, M. J. Logan and Thos. F. Cook.

Queens.

LONG ISLAND CITY.—Judson A. Harrington has sold a plot, 150x100, on the west side of 5th av, 100 ft. north of Jamaica av, to Mr. Partellow, who will erect 4-sty flats; also in conjunction with A. J. Gretschel a plot, 75x87, on the east side of the boulevard 200 ft. north of Payntar av, and a similar sized plot on the west side of Sherman st, 525 ft. south of Freeman av, for Mrs. Anna M. Stewart.

LONG ISLAND CITY.—Charles A. Willey, of C. A. Willey & Co., paint manufacturer at Nott and Vernon avs, purchased 4½ lots adjoining the company's present plant. The price paid was about \$25,000. The property was sold by S. Feldberg through T. J. Burnett. Plans are being prepared for a large addition to the plant.

RIDGEWOOD.—Meruk & May bought from Philipp Vollmoeller a 3-sty frame dwelling fronting 100 ft. on Forest av and 125 ft. on Madison st, and will build apartment houses. In part payment Mr. Vollmoeller takes the 4-sty flat southwest corner of Knickerbocker av and Eldert st, 25x100. The transaction involved about \$35,000. Schriber & Westhall were the brokers.

CORONA.—Judson A. Harrington has sold to a Mrs. Guidera and to M. Rennie the southeast corner of Fillmore av and 41st st, two lots, 40x100. Also for the Dietjen estate to a builder two lots, 40x100 on the south side of Fillmore av, 40 ft. west of 41st st. These properties are located near the terminus of the Corona elevated line now being built along Roosevelt av.

Nearby Cities.

JERSEY CITY, N. J.—The Factory Sites Corporation has bought from the estate of Mary E. Sisson a tract of 19 acres in Jersey City on the east side of Garfield av and extending from the Morris Canal north to the Lehigh Valley Railroad and easterly to Princeton av. The frontage on Garfield av is 800 ft. and the average depth about 700 ft. It is the intention of the company to subdivide the tract into factory sites. The purchasing corporation is controlled by George B. Gifford of the Standard Oil Co.; Pierre P. Garven, formerly prosecutor; Charles W. A. Hahn, George B. Hennessy and Arthur S. Creighton, of Bayonne.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Mrs. John Poinier to Joseph Heller and Joseph Bell 3 lots, 75x100, located at 428 to 432 Avon av, upon which the new owners are erecting three 3-family houses. The same firm also sold for the estate of Nicholas Romaine the northeast corner of Washington and Delevan avs, 80x100. The new owner, J. H. Mayzel Company, will erect a 24-family brick and limestone elevator apartment, to cost about \$60,000.

NEWARK, N. J.—Louis Schlesinger has sold for Edwin E. Cassell the Beaux Arts apartments

at 362 Clinton av to George N. Thurber, who gave in part payment 559 Jackson av, corner Clinton av, Jersey City, known as Arcanum Hall, and also the 2 2-family dwellings at 117 and 121 Carteret av, Jersey City. The Beaux Arts is a modern structure containing accommodations for eight families. The deal involved about \$100,000.

Rural and Suburban.

BREWSTER, N. Y.—Slawson & Hobbs have sold for the Brookdale Land Co., Rockdale Farm, to Daniel E. Freedman. The property comprises about 400 acres, with a fine dwelling and about 20 buildings and is situated on the road between Peach Lake and Big Branch reservoir. It was formerly owned by Edward Hatch, Jr.

BRONXVILLE, N. Y.—Burke Stone sold for the Residence Co. of Lawrence Park the stone and stucco residence known as Sunnyside located on Tanglewyde av, in Lawrence Park.

DOBBS FERRY, N. Y.—The property belonging to the Mackenzie School for Boys at Dobbs Ferry has been sold and the school has bought a large tract of land and 6 buildings at Monroe, near the Harriman estate. The Dobbs Ferry property was bought by the Sisters of the Sacred Heart, who conduct the Columbus Hospital in East 20th st. The price paid for the property at Monroe was \$100,000.

FAIRHAVEN, N. J.—Derschuch & Co. have sold the country estate of the late Conrad Stein, on the North Shrewsbury River. The property consists of 12 acres, with 300 ft. of waterfront and riparian rights, a 20-room residence, gardener's house, garage, dock, boathouse and other buildings. It was held at \$37,500. The purchaser is said to be a New York business man.

FLORAL PARK, L. I.—The Windsor Land and Improvement Co. sold to M. and A. Drummond a plot 40x103 on Floral Parkway; to C. A. Reinke a plot 120x100 on Tulip av. The same company sold at Hempstead to H. Jelinek a plot 40x100 on Homan Boulevard; to S. Kechane a plot 40x89 in Miller st; to Geo. A. Hay a plot 40x100 in Emery st; to J. L. Tackley a plot 62x110 on Oak av and Tomkins av; at Oceanside to H. F. Elohm a plot 100x101 on Anchor av; and at East Rockaway to A. Green a plot 60x100 on Hewlett Bay Boulevard West.

NEWTON, CONN.—The Batson Farm Agency has recently sold the following Connecticut farms to New Yorkers: At Newton, 27 acres to E. S. Halsey; at Westport, 18 acres to C. E. Ashland, and at Winsted, 55 acres to A. Wingebach, of Brooklyn.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman have sold for George A. Stevens his residence on Prospect st to Oliver B. Surpluss.

RYE, N. Y.—The F. R. Wood, W. H. Dolson Co. has sold for Samuel Samuel his country home on Taylor lane. This was formerly the home of the late Alexander Taylor, Jr., and consists of about 6 acres with water frontage, a large house, which commands a fine view of the Sound; garage, conservatory and other outbuildings. The purchaser, Mrs. Olivia Hoe Slade, will occupy the property as an all year round home. The property was held at \$70,000.

LEASES.

Manhattan.

DANIEL BIRDSALL & CO., INC., leased the 3d loft in 60 East 11th st to Neumann & Hadley, of 22 West 4th st; the 2d loft in 108 West 25th st to P. Paley, the third loft in 58 West 15th st to Gutman Novelty Co., of 181 Mercer st, half of the 7th loft in 27 East 21st st to the Perfection Belt Manufacturing Co., of 181 Mercer st, space in 2 West 47th st to Allied Shops, of 353 5th av, the 8th loft in 126 West 22d st to Rosenzweig & Shliveck, of 136 West 22d st, and the 2d loft in 21 East 17th st to the Progress Petticoat Co.

THE CROSS & BROWN CO., in conjunction with Nelson & Lee, leased for the Silk Realty Co. to George F. Slosson, of 1261 Broadway, the well-known billiardist, the 2d and 3d floors, containing approximately 12,000 sq. ft., in the building at the southwest corner of Broadway and 48th st. The lease is for a long term of years at an aggregate rental of about \$150,000. The premises will be used by Mr. Slosson as an up-to-date billiard academy after extensive alterations are made to the building.

THE CROSS & BROWN CO. leased space in the new building at 18 and 20 East 41st st to Van Vlack Bros; L. G. Meyer, Inc.; W. E. Dodge, and in conjunction with Ewing, Bacon & Henry, space in the same building to R. B. Gentle, of 108 East 35th st.

THE DUROSS CO. leased the 4th loft in 106 and 108 6th av to the Abbott Coin Counter Co., of 107 William st; also the 6th loft in 4 West 16th st to Samuel Richman, of 4 West 16th st; also the 5-sty building at 450 Greenwich st for Arthur Bullowa to the Mutual Rice Co., Inc., of 448 Greenwich st.

M. FORMAN & CO. have leased for L. Mandel & Co. in 22-26 West 26th st to Shapiro, Strauss & Deren the 9th floor, containing about 5,000 sq. ft.; for A. Epstein & Brothers at 129-133 West 27th st to Joseph Wien, about 7,500 sq. ft.; for James McCutcheon the 5th floor to Jacob Rostenberg at 4 West 22d st, about 2,500 sq. ft.; for the Rosendorf Co. the top floor at 43-47 West 24th st to E. Deiches, about 5,000 sq. ft., and for Arthur F. Du Crest & Co. the 7th floor at 146 to 150 West 25th st to Jacob Chapman, about 5,500 sq. ft.

FREDERICK FOX & CO. leased for O'Connor & Ellison, representing the Fifth Avenue and 12th Street Co., the 2d loft, containing about 18,000 sq. ft. of space, in the building at the northeast corner of 5th av and 12th st, for a term of years, to Reuben Isaacs & Co., large manufacturers of clothing.

GAINES & DRENNAN CO. leased for Geo. A. Plimpton in 70 5th av the 10th floor to the People's Institute, of 50 Madison av; also for David Spero in 16 to 20 West 19th st, the 7th floor to the Crescent Leather Goods Co., of 165 Spring st; also for Eugene Higgins in 137 5th av the 7th floor to Golinko & Marks.

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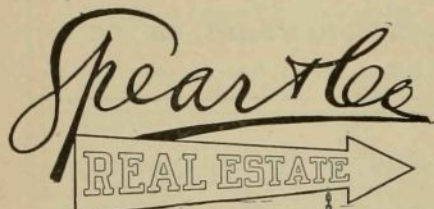
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WE ARE entirely out of New York Edition of Record and Guide of March 9, May 11, December 4, December 21, 1912, March 22, and April 19, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of December 21, 1912, February 22, March 1, July 5, and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on January 6, 1914. Record and Guide Company, 119 West 40th St.

(Manhattan Leases—Continued)

GOODWIN & GOODWIN leased to a client from the Estate of Max Danziger, "The Kingdale," a 6-sty apartment house at 515 to 521 West 187th st. On behalf of this client Goodwin & Goodwin will assume full management.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Aberdeen Realty Co., the 6th loft in the Aberdeen Building at 150 to 156 Lafayette st for a long term of years to George I. Wilson & Sons, printers and lithographers, now at 82 Beekman st.

N. BRIGHAM HALL and Wm. D. Bloodgood, Inc., have leased for the Alwell Realty Co. the 4-sty dwelling at 160 East 37th st. to Dr. John J. Van Horn, for a term of years.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Klein and Jackson, for twenty years, at an aggregate net rental of \$250,000, 2411 to 2415 Broadway, a 2-sty building on plot 40x90, to Casper C. Trepel, florist, who will extensively alter the premises and occupy the same for his own business. This entire corner, size 100x132, was sold last year by Klein and Jackson to the Oceanic Investing Co., the sellers taking back a long term net lease of the entire property. On the rear portion, with an entrance at 2409 Broadway, they are now building a large moving picture theatre, which has been leased for a long term to the Trio Amusement Co.

HEIL & STERN leased for the Morewood Realty Holding Co. the 3d loft in 826 and 828 Broadway to Zimmern & Levl, manufacturers of neckwear, of 756 Broadway.

M. & L. HESS leased the store and basement in 225 Greene st to H. Bernstein and Son; the 7th loft in 34 East 10th st to J. Resner & Co., and Room 505 in 49 East 21st st to Fisher-Rashkis, Inc.

M. & L. HESS leased to the Zenith Mills, of Philadelphia, Room 1708-C and to E. Hanhart, Room 1710 on the 17th floor of the Hess Building, 4th av and 26th st, and to M. W. Randall, of 432 4th av, Room 1109 on the 11th floor of 432 4th av.

A. W. JACKSON leased for the Walwood Co. the store and basement in 549 8th av to the Electric Photo Co., of 1476 Broadway; also store at 234 West 48th st for M. Donegan to L. I. Moore.

MISS LEWIS, an apartment leasing specialist, rented apartments in the Wyoming to Edward F. Albee, of Larchmont, N. Y.; at 7th av and 55th st to Mrs. Nelson Read Johnson, of Washington, D. C., and at 150 East 35th st to Mrs. William Reed, of Ridgefield, Conn.

THE HENRY MORGENTHAU CO. leased to the Odeon Theatre Co. a new theatre to be erected in the south side of 145th st, between 7th and 8th avs, adjoining the theatre now operated by the Odeon Co.; also leased to Julius Katz a store in 250 West 145th st.

NELSON & LEE leased for the Mitchel Marks Realty Co. and Pease & Elliman a Broadway store in the new building now being erected on the site of the old Brewster factory and warehouse. The lessee is Maurice Mendel, millinery and gowns, now at 1395 Broadway. The store is leased for a period of 10 years and at a price of about \$13 per sq. ft. This is the first lease made in this new building and marks the continued northerly extension of the Great White Way.

THE CHARLES F. NOYES CO. leased a store in 289 Pearl st to Muir-Davidson Steel Co., of 44 Cliff st; space in 124 Front st to Fuller & del Valle; the 4th floor of 147 to 153 Waverly pl to the National Button Works, of 8 Howard st; the 3d loft of 113 and 115 Spring st to Laxer & Sandberg, and premises in 21 and 23 Ann st to Lippman & Alpert; also leased offices in the "Smith Gray Building," at 261 Broadway, to White & Associates, Inc.; a portion of the 6th floor to Schacht & Gottesman, and a large portion of the 8th floor of the "Hilliard Building" to the Zurich General Liability Insurance Co., of 55 John st; also leased the 2d floor of 69 West 23d st to Goldman & Feinberg; space on the 7th floor of 71 West 23d st to F. Barry; offices at 61 Beekman st to Herbert E. Rider; in 92 William st to Harry S. Wilson, and in 130 and 132 Pearl st to the Export Sanitary Mfg. Co., of the Woolworth Building.

OSGOOD PELL & CLARK T. CHAMBERS leased for ten years the building at 12 West Broadway, through to Greenwich st, to the F. O' Pierce Paint Co., of 12 West Broadway.

PEASE & ELLIMAN leased for a long term to George Crocker, Jr., for Mrs. John A. McArthur the 2-sty dwelling, 18 ft wide, at 169 East 78th st. The new tenant will make extensive alterations to the house, adding another story, and making many internal improvements; also leased for a term of years, for E. Louis Jacobs, to a client, the entire 2d floor in 184 Fulton st. The premises will be opened about February 1st, as a high-class lunch-room and restaurant for ladies.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Mrs. Clarence H.

Mackay the 3-sty dwelling at 129 East 70th st, furnished, to Robert C. Hill.

THE M. ROSENTHAL CO. leased the 11th floor in 31 and 33 East 28th st to the Pentacle Silk Garment Co., of 80 5th av.

THE M. ROSENTHAL CO. leased for the Times Square Improvement Co. a store in the new building being erected at the northeast corner of Broadway and 37th st, known as 1378 Broadway, to Aaron I. Binsky for a term of years at an aggregate rental of \$85,000.

THE SECURITY BANK, R. Ross Appleton, president, leased quarters in the Cambridge Building, southwest corner of 5th av and 33d st, where a new branch is to be established. The lease, which is for a period of years and was negotiated by Frederick Southack & Alwyn Ball, Jr., involves the store and basement in West 33d st.

MORRIS E. STERNE leased to the Fishfield Furniture Co., located for many years at 45 West 14th st, from James J. Coogan, the building formerly occupied by John H. Little & Co. at 225 and 227 6th av for their new quarters. The lease has been taken for nine years.

TUCKER, SPEYERS & CO. leased for William H. Wheeler, the 2d floor in 26 West 38th st to the Georgette Hat Co., of 7 East 20th st, who will use this space as their uptown showroom.

WILLIAM A. WHITE & SONS have leased for St. Mark's Protestant Episcopal Church to M. Schlesinger the 3-sty and basement fireproof garage to be erected on the vacant plot, 100x87, at 56 to 62 North Moore st, between Hudson and Greenwich sts. The lease is for 21 years, with two renewals. For some time many of the large wholesale houses in the grocery district have felt the need of downtown storage facilities for their commercial trucks, which are now being stored uptown. Plans on the new building are being prepared by Architects Renwick, Aspinwall & Tucker, who report that the building will be ready for occupancy about June 1.

HENRY D. WINANS & MAY leased the 4-sty dwelling at 3 West 56th st to Mrs. Theresa Rainer, dealer in antique furniture; also leased for Joseph B. Bourne the 4-sty dwelling at 76 East 80th st, furnished, to Julian A. Ripley.

BERNARD WURTENBERG leased for Webster B. Mabie & Co. space in 112 and 114 East 19th st to Henry Tannebaum Co., Inc.; for Albert B. Ashforth store and basement in 106 East 19th st to Goldman Bros.; for F. and G. Pfomm a loft in 34 West 22d st to the Columbia Button Works, of 150 West 22d st; for Max Held a loft in 126 6th av to Nacerio & Frank; for the Realty Holding Co., M. and L. Hess, agents, a loft in 432 4th av to L. Hecht & Co. from Berlin; for Ewing, Bacon & Henry space in the Architects Building, at 101 Park av to Arthur Todhunter from London; for L. H. & N. W. Co. a loft in 130 and 132 West 25th st to Henry Rosenberg.

THE CROSS & BROWN CO. leased for James H. Cruikshank the store, basement and 3 lofts in the new 8-sty fireproof loft building at 345 to 349 West 40th st to the Ridley Candy Co., of 40 Renwick st, who have taken a 5-year lease at an aggregate rental of \$32,500.

ALBERT B. ASHFORTH, INC., leased apartments in 33 West 67th st to William J. Reid and Harlan Victor Gause and an apartment in 39 West 67th st to Mrs. Elizabeth B. Halpin; also leased space on the 9th floor in 105 West 40th st to Eugene Geary.

DOUGLAS L. ELLIMAN & CO., in conjunction with Seton Henry and Douglas Gibbons, leased for Howard Greenley 167 East 74th st, a 5-sty English basement house, on a lot 20x100, to Geo. C. Clark, Jr., of Clark, Dodge & Co., the bankers.

THE CROSS & BROWN CO. leased the store in 1876 Broadway to the Heinze Electric Co.; the garage in the St. Nicholas Rink Building at 66th st and Columbus av to Rauch & Lang, of 1800 Broadway, and space in 243 West 68th st to E. A. Gold.

JOHN N. BREKID leased for Henry Amerman and Mary A. Nicoll 9 East 49th st, 23x100, for 10 years from May 1 next to Charles Brown, who will make extensive alterations to the property for business purposes; also the 3-sty stable at 121 West 52d st to the J. Kent Warden Co. for 5 years; also space on the 4th floor of 44 and 46 Cedar st to Charles S. M. First, of 100 Broadway; also in the Fire Companies Building, 80 Maiden lane, space to Ernst & Ernst, of 5 Nassau st, the Monopole Champagne and Importation Co., P. C. Ralli & Co., of 123 William st, and Charles Recht, of 80 Maiden lane.

EDGAR A. MANNING and Pease & Elliman leased to the Life Extension Institute for its main offices for a term of years large space on the 10th floor of the Central Building at 25 West 45th st. The Institute was recently incorporated with ex-President Taft as chairman of its Board of Directors and Col. Gorgas as consultant in Sanitation and Hygiene. Among the directors are Harold A. Ley, Prof. Irving Fisher, Robert W. deForest, Frank A. Vanderlip and Thomas H. Sabin. The president of the Institute will be E. E. Rittenhouse, of the Equitable Life Assurance Society.

NELSON & LEE leased for the Fulton-Church Corporation, controlled by Samuel K. Jacobs, the loft at the southeast corner of Fulton and Church sts. The lessee will conduct a Venetian Garden and Tea Room in the premises. This completes the renting of the building, as last June the store and basement were leased by the same brokers to A. Schulte for a term of 21 years and at a rental of \$23,000 per annum. The alterations have been completed and there is now an attractive 2-sty building on this corner in lieu of the 4-sty building which was demolished by order of the city.

PEASE & ELLIMAN leased for a client to Abraham Springer for a term of years the entire 8th floor in 434 to 438 Broadway; also for Albert Lorsch to a client a large space in the Lorsch Building at 35 Maiden lane; also leased to a client for Edward D. Harris, as receiver, the large corner store and basement in the Stewart Building at the northeast corner of Broadway and Chambers st; also leased apartments in 145 East 35th st to Mrs. Annie M. Ives and to Arthur Johns.

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PEASE & ELLIMAN leased offices in Aeolian Hall to Arthur F. Wiener, Ellen J. Elkin, George H. Wilson and George L. Derr, of 366 5th av; also leased a large apartment in the "Luxonia," at 305 West 72d st, to Mrs. M. A. Douglas for the A. Campagna Construction Co.; one in 128 West 72d st for Douglas B. Green to Nelson F. Griffin; and one in 130 West 57th st to Mrs. L. J. Inglis; also leased for the Century Holding Co. one-half of a loft in 25 West 45th st to the Century Furniture Co., of Grand Rapids; and in conjunction with Cross & Brown part of a loft in the same building to the Howard Hardy Co., of 42 White st; also leased an apartment in 104 East 40th st for Miss Irene Fenwick to M. T. Beekman; in 150 West 74th st to George R. Crumby; and in conjunction with D. L. Elliman & Co. one in 40 East 62d st to W. E. Hall; also leased for Gilbert E. Jones, Jr., the 25-ft. 4-story private residence at 222 Madison av to Harold Godwin, of Roslyn, L. I.; this house faces the residence of the late J. P. Morgan; and also leased for Paulding Fosdick 52 East 67th st, a modern 5-story American basement dwelling to Mrs. Herbert McBride, of Cleveland, Ohio, for a term of years. This house is at present occupied by Sherwood Aldrich, who rented it this winter, furnished, through the same brokers.

Brooklyn.

CHARLES E. RICKERSON reports the rental of a loft in 245 4th av for W. J. Durfey to Frederick Steinbuhler; also a loft in 251 4th av to Harvey Webb.

Out of Town.

THE JOHN J. FLEMING CO., in conjunction with S. L. Nusbaum, of Norfolk, Va., leased to the Lorraine Corporation, C. E. Young and Fred J. Fuller, the Hotel Lorraine, Norfolk, Va., for a term of years. Mr. Young is the proprietor of the Hotel Earlington, Richfield Springs, N. Y. Mr. Fuller has been connected with hotels in the east and south. Both are well known in New York.

REAL ESTATE NOTES.

W. E. JACOBS has removed his office from 135 Broadway to the River View Theatre, Broadway and 100th st.

SAMUEL H. MARTIN has been appointed agent of the Shropshire apartments at 136-138 West 65th st.

VASA K. BRACHER has been appointed agent of the building at 238 West 60th st, owned by Mrs. Ellen Hickey.

OGDEN & CLARKSON have moved their offices from 17 West 30th st to 659 5th av, corner 52d st.

HEILNER & WOLF (Inc.) have removed their offices to 30 East 42d st. The Federal Estates Corporation and the Atlantic Estates Corporation will also share the new quarters.

WALTER H. BARRY, formerly with Geo. R. Read & Co., is now associated with the Fifth Avenue Bond & Mortgage Co. as manager of the real estate department.

DUFF & CONGER have been appointed agents for the 5 houses at 1242 Madison av and 17-23 East 89th st, recently purchased by the Century Holding Co. (Lee & Fleischmann).

C. C. EDWARDS, for many years connected with the Title Guarantee & Trust Co., will be associated with the Lawyers Mortgage Co. after Jan. 1.

MARY R. AND ROBERT GOELET, as executors, etc., borrowed \$550,000 from the Title Guarantee & Trust Co. for the improvement of the plot, 100.5x100, at the southwest corner of Park av and 55th st.

JOHN N. GOLDING was the broker in the sale for Frank P. Schimpf of 549 West 156th st, a 3-story dwelling, on lot 20x100, between Broadway and Amsterdam av. The buyer, William M. Grinnell, owns the dwellings on either side.

SUPREME COURT JUSTICE FORD has signed an order permitting the Abyssinian Baptist Church to mortgage its church property at 240 to 244 West 40th st for \$65,000. The New York Title Insurance Co. will make the loan.

WILLIAM B. MAY and Charles F. Burrill have formed a co-partnership for the transaction of a real estate business at 749 5th av, under the firm name of William B. May & Co. The corporation of Henry D. Winans & May will be dissolved by stockholders' consent.

THE UNITED REAL ESTATE OWNERS' Association has appointed a committee to take measures to prevent the increase in the rates of liability insurance. Charles W. Eidt is chairman of the committee.

JAMES C. CRAWFORD has acquired title to the plot 100x98.9 at 626 to 632 West 30th st, reported sold recently by Ames & Co., for Gertrude R. and Violet L. Hamilton. The sellers allowed \$50,000 to remain on mortgage for 5 years at 5 per cent.

MOORE & WYCOFF state that the lease of 52 West 39th st, recently made through their office, is for 10 years, the rental for the first two years being \$6,000 gross per year, for the next three years \$6,500 gross per year, and for the last five years \$7,000 gross per year, making an average of \$6,650 a year gross, the owner paying taxes, etc.

THE M. MORGENTHAU, JR., CO. announces that John M. Thompson has been elected a director and vice-president of the company, Joseph Halberstadt, who has been associated with the company for many years as manager of the insurance department and assistant treasurer, has been elected a director and treasurer of the company.

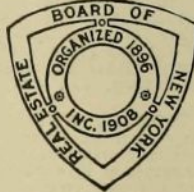
SUPREME COURT JUSTICE GAVEGAN signed an order Monday directing James A. Donegan, referee in foreclosure proceedings brought by the City Real Estate Co., to sell the property at 433 East 81st st, owned by John Shrank, who tried to assassinate President Roosevelt in Milwaukee, and who is now in an

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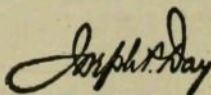
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Real Estate Notes—Continued.

insane asylum at Winnebago, Wis. Frederick L. Kane was appointed by the Court to appear in the proceedings for Shrank.

THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION has taken title from Cleveland H. Dodge to the former Keller school building, at 35 and 37 East 62d st, a plot 40x100.5, between Madison and Park ays. It was purchased at auction in June, 1911, by Lorillard Spencer for \$147,000, and later he transferred it to Mr. Dodge. The building is now occupied by the Studio Club.

LIVINGSTON WETMORE and Elbert C. Atwood have formed a partnership under the name of Wetmore & Atwood, at 34 Pine st, where they will specialize in mortgage loans. Mr. Wetmore has been located at the same address for the last ten years, and Mr. Atwood has been in charge of the mortgage department of the M. Morgenthau, Jr., Co. for the last seven years.

DISTRICT ATTORNEY WHITMAN, who has been a frequent visitor at Newport, R. I., has purchased a choice residential property there. It comprises the estate of Edward Walter Histed, located at Price's Neck, and contains over 3 acres of land. There is a castle-like structure of stone on the premises, copied after the old English houses. The property was sold by DeBlois & Eldridge to Arthur Curtiss James, who, it is said, will turn it over to Mr. Whitman.

SUIT has been brought in the Supreme Court by the Equitable Life Assurance Society of the United States against Catherine H. B. Smith, Judson B. Wilds, trustee and executor of William Wheeler and others, to foreclose a mortgage for \$300,000 on the property at the southwest corner of Wall and Pearl sts, 70.4x22.5xirregular, with the 7-sty Eagle Building on it. The mortgage was made on March 8, 1905, by William Wheeler Smith and Catherine H. B. Smith. Alexander & Green are the attorneys for the plaintiff.

WILLIAM H. SMITH will sell at auction on January 7 the Barker property at the southwest corner of Fulton st and Elm pl, Brooklyn. This is a 4-sty structure occupied on the ground floor by the Loft candy concern. The old Barker homestead stood at the corner of Livingston st and Deveboise pl, now Elm pl, for many years. The property extended to Fulton st. The building on Fulton st, which is to be sold at auction, was for a number of years occupied by Bridges, the jeweler. No. 462 Fulton st, also in the Barker sale, is occupied by Bedell.

AN ESTIMATE of the damage caused by the proposed change of grade on East 149th st, between Melrose av and the Harlem River, was prepared by Cyrus C. Miller, just before he retired from the Borough Presidency of the Bronx. The estimates are limited to the cost of changes necessary to enable the buildings along the street to meet the new grade. It is not beyond the bounds of belief that the property owners will consider these figures conservative. This change of grade also produces a damage in Morris av and Cortlandt av, between East 148th and East 151st sts; in Walton av and River av, between East 146th and East 150th sts; and in East 150th st, between Melrose av and Park av. These damages are estimated as follows:

East 149th st.....	\$138,000
Cortlandt av.....	59,500
Morris av.....	60,800
Walton av.....	7,000
River av.....	3,000
East 150th st.....	14,300

Total \$282,600

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraiser, in transfer tax proceedings:

ESTATE OF PATRICK FLYNN—premises 318 West 37th st, 4-sty brick tenement, on lot 25x98.9, valued at \$20,000.

THERESE SCHOPPERT—503 East 88th st, 3-sty dwelling, 25x141.5, \$14,000; 1676 Av A, 4-sty tenement, 20x75, \$11,000; 1678 Av A, 4-sty tenement, 20x75, \$11,000; 518 East 89th st, 2-sty dwelling, 18.9x100.8, \$7,500; 522 East 89th st, 2-sty dwelling, 18.9x88.9x irreg, \$7,000; and 524 East 89th st, 2-sty dwelling, 18.9x76.4x irreg, \$6,500.

NELLIE C. PLANT—25 West 54th st, 4 1/2-sty dwelling, on plot 25x100.5, \$135,000.

OBITUARY

RICHARD S. BARNES, managing director of the Barnes Real Estate Association, died suddenly at his home, 316 West 75th st, Thursday, Dec. 25, aged 59 years. He was treasurer of the Automatic Fire Alarm Company, and a member of the Metropolitan Club and the Down Town Association.

ROBERT DE LA HOYDE, SR., a prominent Brooklyn real estate dealer, died of apoplexy at his home, 352 Macon st, Brooklyn, Monday, Dec. 29, aged 72 years.

MRS. ELIZABETH COLES, 82 years old, a wealthy real estate owner of Hempstead, L. I., died at her home in Fulton av on Thursday. Death was due to pneumonia. Mrs. Coles was born in Baltimore, Md., and had lived in Hempstead for the last forty years.

The Auction Market.

There were 22 offerings at the Exchange Salesrooms this week. Out of this number, 4 were bought by outsiders, 2 were withdrawn or adjourned, and 16 went to parties in interest. The most important offering of the week, the Hotel Claridge (formerly Hotel Rector), went to the Title Guarantee & Trust Co., representing bondholders, for \$1,705,506. It is subject to a mortgage of \$1,600,000. The outside bidders who were successful were Lawrence Rogers, who bought the dwelling at 507 East 176th st, for \$3,075; the Jay Kay Co., which obtained the 6-

sty tenement at 117-119 East 113th st for \$54,500, and E. M. Muller who secured the tenement at 2012 1st av for \$19,110, and a similar building at 2014 1st av, for \$19,135.

For the coming week, one of the largest recent auctions of vacant lots in the East Bronx is scheduled for January 8, when Herbert A. Sherman will offer in foreclosure 55 separate plots, the holdings of Agnes K. Murphy-Mulligan, in the Baychester section. The lots are located on Baychester, Edson, De Reimer, Stillwell, Palmer, Waring and Mace ays, at the new Baychester station, and are fully developed. The property is part of the large tract owned by Mrs. Mulligan, which was partly disposed of at auction in 1908. The Franklin Society for Home Building and Savings is the plaintiff and John P. Weninger appears as the defendant in the suit. Much interest is attached to the legal proceedings, in that it has taken more than four years to foreclose the mortgage. Another important proceeding involves the Bijou Theatre, on Broadway, near 30th st, which was built in 1876, when it was called the Brighton, which gave way to Ward's Theatre before it became known as the Bijou Opera House. Felix H. Warburg has sued to recover \$437,675 on the old landmark of the "Rialto," and it will be offered by Joseph P. Day for the high bid on the same day in the Vesey Street salesroom.

Conspicuous among the number of miscellaneous properties offered during the first full week of the year, will be the number of tenements, 19 being scheduled for sale at auction.

Real Estate Papers Filed in 1913.

If the number of instruments recorded in the Register's office be any criterion of real estate activity, then the study of the figures for the year 1913 as compared with the preceding year, would indicate a noticeable declension. Altogether 48,074 deeds were placed on record last year, 3,920 less than the year 1912. The decrease affected every kind of instrument. There were 429 conveyances, leases, etc., less than for 1912; 3,547 less mortgages, assignments, etc., and 44 less powers of attorney, etc.

Altogether there were 21,962 conveyances, leases and miscellaneous conveyances recorded in 1913, as compared to 22,391 for 1912; 25,154 mortgages, extensions and assignments for 1913, as compared to 28,601 for 1912; and 958 powers of attorney, etc., as compared to 1,002 for 1912. The total number for 1913 was 48,074, as against 51,994 for the preceding year.

The Dyckman Section.

Lying north of Fort George in Manhattan is the Dyckman tract. This section to-day presents an opportunity for profit for real estate interests. It has lain dormant now for some time, but is showing activities which are promising. Nowhere on Manhattan can be found vacant lots at equally modest prices, commensurate with the advantages of location and rapid transit. The subway with four stations runs through the middle of this tract. The University Heights bridge crossing the Harlem River at 207th street and the new bridge across the Ship Canal connecting Broadway with Marble Hill furnish additional advantages, giving access to the stations of the New York and Hudson River Railroad and Putnam Division. The new trolley line running through Emerson street, 207th street and across the University Heights bridge reaches the stations of the New York, New Haven and Hartford and New York and Harlem railroads in a few minutes.

Broadway, 100 feet wide, runs through the tract. Sherman avenue, also 100 feet wide, and Vermilyea and Post avenues, each 80 feet wide, show evidence of better methods of road construction and are being improved with excellent modern designed apartment houses of the three, four and five-room type.

Nagle and Tenth avenues, along which runs the overhead structure of the subway, will be the Dyckman tract's principal business section. In the immediate neighborhood of the 207th street station a number of five-story flats with stores have been built and are occupied.

Of the crosstown streets, Dyckman street and Emerson street with its continuation through 207th street to the University Heights bridge, and 215th street are the most important and will be improved earlier than the others, as they lead to the subway stations.

The Dyckman tract to-day offers opportunity for the building of five and six-story apartment houses and tenements. All streets are ready for building, paved throughout with asphalt blocks. Sewers have been constructed and water, gas mains and electric light facilities are ready.

The development of this territory should prove profitable as there seems little doubt that well built houses erected near the subway stations of Dyckman and 207th streets will rent well. There is an increasing demand for well planned apartments at moderate rentals with plenty of light and air.—Real Estate Board's Bulletin.

Annual Dinner, Real Estate Board.

The Annual Dinner of the Real Estate Board of New York will take place on Saturday evening, February 7, 1914, at the Waldorf-Astoria, at 7 p. m. sharp. The demand for tables and seatings at this dinner is eclipsing all previous records. Tables seating eight persons cost \$40; single seats, \$5 each. Checks should be enclosed with applications, and assignments will be made accordingly. Prominent speakers have been arranged for and several innovations are promised at this dinner—the first of the Real Estate Board of New York, but nevertheless our Eighteenth Annual Dinner which will unquestionably be its largest and most successful.—Elisha Sniffin, Secretary.

New Board Certificates.

Every active, non-resident and associate member of the Real Estate Board of New York will receive before January 15th the new certificates designed by the Special Committee.

These certificates have been handsomely framed in mahogany, and it is the expectation of the committee that they will be hung in a prominent place in the business office of all the members receiving them. No acknowledgment of receipt is necessary.

AUCTION SALES OF WEEK.

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

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 2, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Grand st, 260, ns, 100 w Forsyth, 49.8x75, 6-sty bk loft & str bldg; due, \$23,473.50; T&c, \$730.50; sub to pr mtg of \$60,000; Morris Weinstein et al, def. 84,000

Ritter pl, 822 (), ss, 135 w Prospect av, 25x99.11, 2-sty fr dwg; due, \$6,002.26; T&c, \$136.85; Alex E Black. 2,000

Rivington st, 237 (), ss, 65 e Willett, 20 x70, 6-sty bk loft & str bldg; due, \$30,-355.07; T&c, \$1,700; Mary J Quinn. 25,000

54TH st, 263 W (), ns, 43.9 e 8 av, 18.9x 62.11, 4-sty & b strn dwg; due, \$3,793.16; mtg \$20,000; Amy A C Montague. 23,875

*113TH st, 117-19 E, ns, 121.4 e Park av, 42.8x100.11, 6-sty bk tnt & str; due, \$13,-912.57; T&c, \$1,010.68; mtg \$40,000; Jay Kay Co. 54,500

120TH st, 23 W (), ns, 100 e Lenox av, 20x100.11, 3-sty & b bk dwg; due, \$18,-050.06; T&c, \$253.90; Jno Moller et al, trstes. 17,500

121ST st, 24 W (), ss, 80 e Lenox av, 20x100.11, 4-sty & b bk dwg; due, \$17,-615.04; T&c, \$597.60; Williamsburgh City Fire Ins Co. 18,500

127TH st, 72 E (), ss, 140 w Park av, 25x99.11, 3-sty fr dwg & 1-sty fr rear garage; due, \$10,713.97; T&c, \$109; N Y Trust Co. 9,500

176TH st, 503, on map 501 W (), ns, 100 w Ams av, 42.6x99.11, 5-sty bk tnt; due, \$3,136.65; T&c, \$400; Fred G Kneer et al. 34,500

Nelson av, 1411 (), ws, 183.4 n Boscobel av, 16.8x95.6x18.6x87.7, 2-sty fr dwg; due, \$632.71; T&c, \$54.30; Wm J Broderick. 3,550

Weeks av, 1685 (), ws, 6 n 173d, 30x95, 2-sty frame dwg & str; due, \$5,979.20; T&c, \$296.67; North Side Savgs Bank. 5,500

3D av, 397-99 (), ws, 201.9 n 173d, 50.11 x131.7x50x131.3, 6-sty bk tnt & str; due, \$5,238.34; T&c, \$1,013.60; sub to pr mtg of \$50,000; David F Butcher. 53,000

HENRY BRADY.

*176TH st, 507 E, on map 509 E, ns, 97.6 w 3 av, 20x72, 2-sty fr dwg; due, \$1,812.21; T&c, \$421.11; Lawrence Rogers. 3,075

183D st, 458 E (), ss, 163.8 w Washington av, 16.3x100, 2-sty fr dwg; due, \$3,-995.67; T&c, \$187; Mary E S Burdick, extrx. 4,000

JAMES L. WELLS.

Stebbins av, 1267 (), nws, 154.2 sw Chisholm, 24.9x46.1x20.2x66.11, 3-sty fr tnt & str; due, \$6,443.43; T&c, \$488.31; Jno Bussing Jr et al. 5,000

SAMUEL MARX.

Fulton av, 1397 (), ws, 48.1 s 170th, 36.7 x96.5x37.1x96.2, 3-sty bk & fr dwg; due, \$7,569.62; T&c, \$140.95; North Side Savings Bank. 5,000

GEORGE PRICE.

Fulton av, 1717 (), ws, 54.11 s 174th, 18 x85.5x18.1x86.2, 2-sty bk dwg; due, \$2,-197.50; T&c, \$126.22; sub to mtg of \$4,500; Anna J Weiss. 5,500

JACOB H. MAYERS.

*1ST av, 2012, es, 75.11 s 104th, 25x69, 4-sty bk tnt & str; due, \$1,557.95; T&c, \$343.55; sub to mtg of \$14,000; E M Muller. 19,110

*1ST av, 2014, es, 50.11 s 104th, 25x69, 4-sty bk tnt & str; due, \$1,557.95; T&c, \$342.55; sub to pr mtg of \$14,000; E M Muller. 19,135

BRYAN L. KENNELLY.

*44TH st, 160-6 W, see Bway, 1508-12.

Broadway, 1508-12 (), sec 44th, runs s 102.3xe97.8x97.2xe18.3xn100.5 to 44th (Nos 160-6) xw130.6 to beg, 15-sty bk Hotel Rector; due, \$552,392.10; T&c, \$77,947.90; sub to mtg \$1,600,000; Title Guar & Trust Co. 1,705,506

Total	\$2,097,751
Corresponding week 1913.....	718,177
Jan. 1, 1914 to date.....	1,824,126
Corresponding period 1913.....	592,295
Total for year 1913.....	49,405,882
Total for year 1912.....	48,283,423

Borough of Brooklyn.

The following are the sales that have taken place during the week ending Dec. 30, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WILLIAM H. SMITH.

FULTON ST, swc Smith, 48.9x125.10; also CAMBRIDGE PL, es, 240 s Greene av, 20x100; adj Jan 14.

PACIFIC ST (*), ns, 100 e Brooklyn av, 70x 116; Benj Steinman et al. 44,000

E 3D ST (*), es, 31.6 n Neptune av, 92.9x40; Geo H Whittaker. 11,000

W 35TH ST, ws, bet Canal & Neptune avs, lot 28; Lafayette Trust Co. 780

71ST ST (*), nes, 440.1 sw 18 av, 18.6x100; Harry Vogel et al. 1,500
79TH ST (*), ns, 17 w 20 av, 16.10x100; Max Borek. 3,350
GATES AV, ss, 21.10 e Franklin av, 17.6x76; Lawyers Mtg Co. 5,200
OCEAN PKWAY, ws, bet Avs N & O, lot 36; Louis Schwartz. 3,500
ROGERS AV (*), sw, 260 n Clarendon rd, 20x100; Williamsburgh Savgs Bank. 3,000
ST. MARKS AV (*), sec Rogers av, 16.6x95; Charlotte E Findlay et al. 6,500
WYCKOFF AV (*), sws, 20 se Ralph av, 40 x104.2; Anna W Wlecke. 8,000

WM. P. RAE.

HARMAN ST (*), ns, 250 w St Nicholas av, 20x100; Chas Thoe. 3,100
PARK PL (*), swc Kingston av, 24x125; Kings & Westchester Land Co. 19,000
RUTLEDGE ST (*), nws, 60.8 sw Marcy av, 20x60; Wilhelmine Clauss. 3,900
E 23D ST, es, 424 n Voorhies av, 63.7x182.9; withdrawn.

MARCY AV (*), es, 160 s Monroe, 20x100; Edw Taunay. 6,500
NEW UTRECHT AV (*), ws, 40 s 49th, 20x 99.7; Lena Zevin. 8,850
TROY AV (*), nec Prospect pl, 27.6x117.4x irreg; Sarah M Seaton. 2,000
LOT 40, blk 6123, sec 18; Lionel Sutro. 900
LOT 45, blk 6123, sec 18; Lionel Sutro. 1,000
LOT 47, blk 6123, sec 18; Wm F Keegan. 1,025

JAS. L. BRUMLEY.

HERKIMER ST (*), nwc Troy av, 20x100; Louis Goodman. 8,800
75TH ST, ss, 116.6 e 6 av, 20x100; withdrawn.

CHAS. SHONGOOD.

CHESTNUT ST, es, 474 s Jamaica av, 21x 150; adj Jan 13.
HENRY ST, ns, 250 w Poplar, 50x125; S H Roberts. 7,000
HOPKINSON AV, ws, 100.2 s Livonia av, 300 x100; A H Simon. 500
THROOP AV (*), swc Kosciusko, 31x90; Merchants Co-operative Mortgage Co. 17,000

Total\$166,465
Corresponding week, 1913.....\$190,500

ADVERTISED LEGAL SALES.

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

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

JAN. 3.

No Legal Sales advertised for this day.

JAN. 5.

MADISON ST, 350, ss, 216.5 e Scammell, 23.6x 95.1, 5-sty bk tnt & str; Alex W Cahn—David Kotler et al; Rosenthal & Steckler (A), 155 Bway; Irving J Joseph (R); due, \$6,417.23; T&c, \$647.46; sub to 1st mtg of \$17,500; Saml Goldsticker.

Borrowers

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

Lawyers Title Insurance & Trust Co.

160 Broadway, Manhattan
1425 St. Nicholas Avenue, Manhattan
381-383 East 149th Street

188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton St., Jamaica

**STATE OF NEW YORK
4 1/2 Per Cent Gold Bonds**

EXEMPT FROM TAXATION

INCLUDING THE FEDERAL INCOME TAX

AMOUNTING TO

\$51,000,000.00

Issued in Coupon or Registered Form

Will be sold Wednesday, January 21, 1914, at 12 o'clock noon
At the State Comptroller's Office, Albany, N. Y.

Bidders will be required to state clearly in the proposal the amount and price for each \$100 bid.

\$30,000,000.00 for the Improvement of the Erie, Champlain and Oswego canals, dated January 1, 1914, due January 1, 1964.

\$21,000,000.00 for Improvement of Highways, dated September 1, 1913, due September 1, 1963.

As the bonds enumerated above are all 50-year bonds bearing 4 1/2 per cent. interest, the Comptroller will reserve the right to allot to the successful bidder, bonds for either of the above improvements, notwithstanding the specific issue may be stated in the bid.

These bonds are Legal Investments for Trust Funds

No bids will be accepted for less than the par value of the bonds nor unless accompanied by a deposit of money or by a certified check or bank draft upon a solvent bank or trust company of the cities of Albany or New York, payable to the order of the Comptroller of the State of New York, for at least two per cent. of the par value of the bonds bid for.

All proposals, together with the security deposits, must be sealed and endorsed "Loan for Improvement" and inclosed in a sealed envelope directed to the "Comptroller of the State of New York, Albany."

All bids will include accrued inte est.

The Comptroller reserves the right to reject any or all bids which are not in his opinion advantageous to the interests of the State.

Circular descriptive of these bonds and of outstanding State bonds, sinking funds, etc., will be mailed upon application to

WM. SOHMER, State Comptroller, Albany, N. Y.

Albany, December 27, 1913.

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Advertised Legal Sales, Manhattan and Bronx
(Continued.)

HALSEY PL, s/wc Washington av, see Washington av, 1331.

1ST ST, 56 E, ns, 250 w 1 av, 20.8x100.4x25.3
x100, 6-sty bk tnt & str; State Bank—Hyman
Berkowitz et al; Jerome A Kohn (A), 1400 5
av; Ernest E L Hammer (R); due, \$10,195.70;
T&c, \$1,700; mtg recorded May13'07; Joseph P
Day.

134TH ST, 728-30 E, ss, 303 w Willow av, 26x
106.11, two 3-sty fr tnnts & strs; Theo F Holtorf
—Henry Brinckmann et al; Henry B Ketcham
(A), 2 Rector; Walter A Hirsch (R); due, \$2,-
225.20; T&c, \$327.94; Joseph P Day.

147TH ST, 729-831 E, ns, 80 e Jackson av, 37.6
x79, 4-sty bk tnt; Minnie Meyer—Twyford Realty
Co et al; Rabe & Keller (A), 258 Bway; Jno
J Hynes (R); due, \$19,078.50; T&c, \$300.11;
mtg recorded Aug15'11; Joseph P Day.

WASHINGTON AV, 1331, s/wc Halsey pl, 25.4
x104.5x25x108.5, Westchester; E Colgate Jones—
Frank A Bartnett et al; Jas F Donnelly (A),
41 Park Row; Jerome H Buck (R); due, \$2,-
178.91; T&c, \$500; Henry Brady.

JAN. 6.

B ST, s/wc Dyckman, see B, whole front bet
New and Dyckman.

B ST, ws, whole front bet New & Dyckman,
166.4x100.4x174.7x100, four 2-sty fr dwgs & vac-
ant; Farmers Loan & Trust Co—Loretta W
Tannert et al; Geller, Rolston & Horan (A),
22 Exchange pl; Jas C Madigan (R); due, \$13,-
381.80; T&c, \$1,575.66; Henry Brady.

BEEKMAN PL, 4, ws, 132.10 s 50th, 19x108,
4-sty & b stn dwg; Rosa Wirth—Chas J Wirth
et al; Action 1; Jno D Lyons (A), Monticello,
N Y; Jacob C Brand (R); due, \$2,250.24; T&c,
\$153; sub to 1st mtg of \$8,000; Jacob C Brand,
on premises, at 2 p. m.

CLINTON ST, 93, see Pitt, 25.

DYCKMAN ST, s/wc B, see B, ws, whole front
bet New & Dyckman.

MACOMBS PL, 21-33, see 8 av, 2830-40.

NEW ST, n/wc B, see B, ws, whole front bet
New & Dyckman.

PITT ST, 25, ws, 100 n Broome, 25x100, 5-sty
bk tnt & strs; also CLINTON ST, 93, ws, 175 s
Rivington, 25x100, 5-sty bk tnt & strs; Sheriff's
sale of all right, title, &c, which Anna I Koran
had on Nov11'13, or since; Julius Harburger,
Sheriff; Henry Brady.

121ST ST, 159 W, ns, 92 e 7 av, 18x100.11, 3-
sty & b stn dwg; City Real Estate Co—Thos F
Scully et al; Harold Swain (A), 176 Bway;
Jas M Donohue (R); due, \$12,927.69; T&c,
\$456.15; Bryan L Kennelly.

151ST ST W, sec 8 av, see 8 av, 2830-40.

151ST ST W, s/wc Macombs pl, see 8 av, 2830-
40.

156TH ST, 537 W, ns, 378.6 w Ams av, 39.3x
99.11, 5-sty bk tnt; Paula Menn et al—Freda
Realty Co et al; Action 1; Johnston & Johnston
(A), 256 Bway; Phoenix Ingraham (R); due,
\$13,818.65; T&c, \$805.46; D Phoenix Ingraham.

156TH ST, 539 W, ns, 417.9 w Ams av, 39.3x
99.11, 5-sty bk tnt; same—same; Action 2;
same (A); same (R); due, \$13,203.65; T&c,
\$805.46; D Phoenix Ingraham.

175TH ST, 488 E, ss, 95.6 e Washington av,
19.6x104.6, 2-sty fr dwg; Guaranteed Mortgage
Co of N Y—Mary Randrup et al; Carrington &
Pierce (A), 200 Bway; Lyttleton Fox (R); due,
\$4,993.34; T&c, \$96; mtg recorded July30'10;
Joseph P Day.

BELMONT AV, es, abt 299.3 s 179th, see
Hughes av, 1978.

HUGHES AV, 1978, es, 299.3 s 179th, 26x95, to
Belmont av, x26x95, 2-sty fr dwg; Beatrice
O'Connor—Anthony H Werneke et al; Eugene
L Brisach (A), 391 E 149th; Geo B Hayes (R);
due, \$3,158.05; T&c, \$23.83; Bryan L Kennelly.

TINTON AV, 731, see Westchester av, 756.

WESTCHESTER AV, 756, es, 44.5 s 156th,
25.2x72.6 to Tinton av (No 731), x29.11x100.3,
4-sty bk tnt & strs; Fannie M Gross—Chas
Hauck et al; Morris S Hart (A), 27 Cedar; H
C S Stimpson (R); due, \$16,713.24; T&c,
\$389.15; Samuel Marx.

1ST AV, 129, ws, 27.6 s St Marks pl, 24.6x50,
5-sty bk tnt & strs; Rosa Wirth—Chas J Wirth;
Action 2; Jno D Lyons (A); Jacob C Brand
(R); due, \$3,428.83; T&c, \$480; sub to 3 pr
mtgs aggregating \$22,000; Jacob C Brand on
premises at 1 p. m.

3D AV, 1713-15, es, 51.2 n 96th, 48.10x100, 6-
sty bk tnt & strs Eliz I Howe—Mary McG Mur-
ray et al; Philip S Dean (A), 160 Bway; Louis
F Doyle (R); due, \$54,901.94; T&c, \$1,652.72;
Joseph P Day.

8TH AV, 2830-40, sec 151st, 179.1 to McCombs
pl (Nos 21-33) x203.5 to 151st x96.7, three 6-sty
bk tnnts & strs on av; N Y County National
Bank—Chas H Peckworth et al; Kellogg & Rose
(A), 115 Bway; Jno F Couch (R); due, \$32,-
040.95; T&c, \$3,274.70; sub to 5 mtgs aggregat-
ing \$139,000; Joseph P. Day.

JAN. 7.

TIFFANY ST, 871, see So Boulevard, s/wc
Tiffany.

16TH ST, 41 W, ns, 220 e 6 av, 21x92, 4-sty &
b stn dwg; Julia U Van Hise—Richd A Under-
hill et al; Wm P Maloney (A), 41 Wall; Wm
Klein (R); partition; Joseph P Day.

89TH ST, 216 E, ss, 160 e 3 av, 25x100.8, 5-sty
stn tnt; Fannie De Keyser et al—Jennie L
Schmidt et al; Louis Wertheimer (A), 302
Bway; Henry M Stevenson (R); due, \$16,-
877.68; T&c, \$701.20; Joseph P Day.

116TH ST, 370 W, ss, 200 w Manhattan av,
runs w50xs25.2xe25xs75.8xe25xn100.11, 5-sty bk
tnt; Josephine E Carpenter—Jos N Campbell et
al; W B & G F Chamberlin (A), 31 Nassau;
Herman Joseph (R); due, \$37,923.73; T&c, \$2,-
000; Samuel Goldsticker.

128TH ST, 49 W, ns, 485 w 5 av, 25x99.11,
3-sty & b stn dwg; East River Savgs Institu-
tion—Waters Bros, Inc et al; Omri F Hibbard
(A), 74 Bway; Henry M Stevenson (R); due,
\$8,729.69; T&c, \$300; mtg recorded May23'92;
Joseph P Day.

230TH ST E, ss, 105.6 w Paulding av, 100.6x 114.6; Sound Realty Co—Saml Rosenberger et al; Lewis S Marx (A), 128 Bway; Jno H Rogan (R); due, \$2,814.12; T&c, \$90.05; Joseph P Day.

RICHARDSON AV, es, 425 n Baychester av, 50x95; Mt Vernon Trust Co—Chas J Reinhardt et al; Edwin L Ford (A); Jos Gallagher (R); due, \$3,729.33; T&c, \$1,200; Joseph P Day.

SO BOULEVARD, swc Tiffany (No 871), 35x 100, 5-sty bk tnt & str; Eberhardt & Podgur—Bronx & Yonkers Realty Co et al; Strauss & Singer (A), 27 Cedar; Wilbur Larremore (R); due, \$10,792.06; T&c, \$977.84; sub to pr mtg of \$38,000; D Phoenix Ingraham.

JAN. 8.

CHRISTIE ST, 132, es, 125.7 n Broome, 25x 100, 5-sty bk tnt & str & 4-sty bk rear tnt; Jefferson County Savgs Bank—Carrie Lutz et al; Cary & Carroll (A), 59 Wall; Cambridge Livingston (R); due, \$27,535.22; T&c, \$1,250.80; Henry Brady.

55TH ST, 327 W, ns, 306.3 w 8 av, 18.9x100.5, 3-sty & b stn dwg; Wm H Davis Free Industrial School for Crippled Children—Arthur J Gormley et al; Cary & Carroll (A), 59 Wall; Jos M Schenck (R); due, \$15,092.99; T&c, \$646.05; Henry Brady.

133D ST, 127 W, ns, 300 w Lenox av, 33.3x 99.11, 5-sty stn tnt; Mary J Kingsland—Simon Hecht et al; W B & G F Chamberlin (A), 31 Nassau; Jno H Judge (R); due, \$26,460.64; T&c, \$524.90; Joseph P Day.

165TH ST, 328 E, see Teller av, 1037.

BAYCHESTER AV, see Stillwell av, see Stillwell av, es, whole front bet Edson & Baychester av.

BAYCHESTER AV, nec Mace av, see Stillwell av, es, whole front bet Edson & Baychester av.

BAYCHESTER AV, sec Mace av, see Stillwell av, es, whole front bet Edson & Baychester av.

BROADWAY, 1237-9, ws, 64.8 n 30th, 40x 294.5 to 6 av (Nos 502-4) x42.2x248.5, 5-sty bk theatre & two 4-sty bk tnts & str; Felix M Warburg et al—Bijou Real Estate Co et al; Stroock & Stroock (A), 30 Broad; Oswald N Jacoby (R); due, \$437,673.48; T&c, \$43,321.39; Joseph P Day.

DE REIMER AV, ss, 25 e Stillwell av, see Stillwell av, es, whole front bet Edson & Baychester av.

DE REIMER AV, nec Waring av, see Stillwell av, es, whole front bet Edson & Baychester av.

DE REIMER AV, ns, 225 w Stillwell av, see Stillwell av, es, whole front bet Edson & Baychester av.

DE REIMER AV, nwc Waring av, see Stillwell av, es, whole front bet Edson & Baychester av.

EDSON AV, nec Stillwell av, see Stillwell av, es, whole front bet Edson & Baychester av.

MACE AV, nec Baychester av, see Stillwell av, es, whole front bet Edson & Baychester av.

MACE AV, sec Baychester av, see Stillwell av, es, whole front bet Edson & Baychester av.

PALMER AV, ss, 100 w Waring av, see Stillwell av, es, whole front bet Edson & Baychester av.

PROSPECT AV, 601, ws, 255 n 150th, 20x100, 4-sty bk tnt; Emma O Frank—Rose Russell et al; Chas A MacHenry (A), 115 Bway; Jas M Donohue (R); due, \$11,126.85; T&c, \$510.25; Bryan L Kennelly.

STILLWELL AV, es, whole front bet Edson & Baychester av, 25x189; also BAYCHESTER AV, nec Mace av, —x80; also DE REIMER AV, ss, 25 e Stillwell av, 150x100; also EAYCHESTER AV, sec Mace av, 200x80; also STILLWELL AV, es, whole front bet Palmer & De Reimer av, 200x225; also DE REIMER AV, nec Waring av, 225x100; also DE REIMER AV, ns, 225 w Stillwell av, 25x100; also DE REIMER AV, nwc Waring av, 75x100; also PALMER AV, ss, 100 w Waring av, 50x100; Franklin Society for Home Building & Savings—Jno P Wenninger et al; Ferriss & Storck (A), 165 Bway; Hyman Pouker (R); due, \$19,635.31; T&c, \$4,969.40; Herbert A Sherman.

STILLWELL AV, es, whole front bet Palmer & DeReimer av, see Stillwell av, es, whole front bet Edson & Baychester av.

TELLER AV, 1037, swc 165th (No 328), 108.11 x18.1x104.4x43.2, 5-sty bk tnt & str; Jacob Wicks, Jr—Hadden Realty Co et al; Jas B Mitchell (A), 38 Park Row; Henry M Stevenson (R); due, \$33,959.62; T&c, \$965; Joseph P Day.

6TH AV, 502-4, see Bway, 1237-9.

JAN. 9.

BANK ST, 40, ss, 145.2 e 4th, 20x90x19.5x90, 3-sty & b bk dwg; N Y County Natl Bank—Henry W Guernsey et al; Frank B Colton (A), 52 Wall; Chas A O'Neil (R); due, \$4,388.88; T&c, \$223.15; sub to pr mtg of \$10,000; Joseph P Day.

VESEY ST, 53, ss, 275 w Church, 25x82, 5-sty bk loft & str bldg; Isabella Wilson—Harry L Tissot et al; Kantrowitz & Esberg (A), 320 Bway; Jno Z Lowe, Jr (R); due, \$6,842.92; T&c, \$506.80; sub to 1st mtg of \$30,000; Joseph P Day.

4TH ST, 377-83 E, ns, 172.7 e Av D, 67.10x 96, two 4-sty bk tnts & str & two 4-sty bk rear tnts; Eliza Fleischhauer et al exrs—Max Verschleiser; Francis E Chedsey (A), 320 Bway; Chas L Hoffman (R); due, \$52,574.37; T&c, \$1,113.30; mtg recorded Feb 23 '13; Henry Brady.

127TH ST, 160-2 E, ss, 204.7 w 3 av, 45.3x 99.11, 3-sty & b fr dwg; Isaac N Hubbard—Wm E Barnes et al; Benj F Gerding (A), 1901 Bathgate av; Norbert Heinsheimer (R); due, \$932.23; T&c, \$—; Joseph P Day.

238TH ST E, nwc Katonah av, see Katonah av, 4331.

KATONAH AV, 4331, nwc 238th, 20x100, 2-sty fr dwg; Arvilla P Keeler—Jennie R Irving et al; Action 1; Saml Keeler (A), 132 Nassau; Robt F Wagner (R); due, \$2,696.77; T&c, \$275.88; Henry Brady.

KATONAH AV, 4333, ws, 20 n 238th, 20x100, 2-sty fr dwg; same—same; Action 2; same (A); same (R); due, \$2,699.77; T&c, \$220.66; Henry Brady.

KATONAH AV, 4335, ws, 40 n 238th, 20x100, 2-sty frame dwelling; same—same; action 3; same (A); same (R); due, \$2,693.07; T&c, \$220.66; Henry Erady.

KATONAH AV, 4337, ws, 60 n 238th, 20x100, 2-sty fr dwg; Same—same; action 4; same (A); same (R); due, \$2,699.77; T&c, \$54.30; Henry Brady.

KATONAH AV, 4339, ws, 80 n 238th, 20x100, 2-sty fr dwg; same—same; action 5; same (A); same (R); due, \$2,727.17; T&c, \$54.30; Henry Brady.

ST NICHOLAS AV, 767, ws, 81.9 s 149th, 20.4x118.5x19.11x114.1, 3 & 4-sty & b bk dwg; Germania Life Ins Co—Mary E Reissig et al; Dulon & Roe (A), 41 Park Row; Jno Reilly (R); due, \$14,989.96; T&c, \$197; mtg recorded July 13 '1894; Joseph P Day.

JAN. 10.

No Legal Sales advertised for this day.

JAN. 12.

BROOME ST, 497, ss, 20.10 e West Bway, 20.10x64.3x20.10x64.5, 4-sty bk loft & str bldg; Jas M Anderson et al trstes—Susan K Griffin et al; Hamilton Odell (A), 60 Wall; Martin J Keogh Jr (R); due, \$19,781.40; T&c, \$461.80; mtg recorded Nov 27 '05; Bryan L Kennelly.

97TH ST, 235 E, see 2 av, 1881.
2D AV, 1881, nwc 97th (No 235), 24.11x100, 5-sty bk tnt & str; Edw W C Arnold—Max Gluckman et al; Curtis, Mallet, Prevost & Colt (A), 30 Broad; Henry M Goldfogle (R); due, \$28,947.13; T&c, \$1,331.17; Saml Goldsticker.

Brooklyn.

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

JAN. 3.

No Legal Sales advertised for this day.

JAN. 5.

HERKIMER ST, ns, 82 e Buffalo av, 18x75; Chas F W Deutsch et al—Anna McMillan et al; Robt M Johnston (A), 375 Fulton; Leon R Jacobs (R); partition; Wm H Smith.

BLAKE AV, ss, 40 w Railroad av, 40x90; Lint, Butscher & Ross, Inc—Saml Siff et al; Jno L Bernstein (A), 5 Beekman, Manhattan; Milton M Brooke (R); Wm P Rae.

1ST AV, es, 75.2 n 57th, 25x100; Julia H Sherry—Fred P Huff et al; Walter Thorn (A), 371 Fulton; Duncan Campbell (R); Jas L Brumley.

JAN. 6.

BERKELEY PL, ss, 189 e 7 av, 20x95; Brooklyn Trust Co—Laura B Jackson et al; Harry L Thompson (A), 175 Remsen; Michl H Rose (R); Charles Shongood.

DECATUR ST, ss, 460 e Ralph av, 19x100; Grace McLaughlin—Chas S Reynolds et al; Henry H McKean (A); 189 Montague; James Grey (R); Wm P Rae.

HERKIMER ST, ns, 82 e Buffalo av, 18x75; Chas F W Deutsch et al—Anna McMillan et al; Robt M Johnston (A), 375 Fulton; Leon R Jacobs (R); Wm P Rae.

STERLING ST, ns, 360 w Bedford av, 20x 100; Morris Reizenstein—Aronson Realty Co et al; action 2; Feldblum, Reizenstein & Levison (A), 44 Court; Jos E Clark (R); Wm H Smith.

W. 10TH ST, w s, 154 n Av R, 180x100; Lawyers Title Ins & Trust Co—Otto Singer Development Co et al; Dean, Tracy & McBaron (A), 160 Broadway, Manhattan; Frank X McCaffry (R); Wm H Smith.

W. 32D ST, ws, 160 e Neptune av, 60x237.7 to W 33d, x40x118.10x20x118.10; Robt F. Mullins—John C Franz et al; John C Stemmermann (A), 44 Court; Wm A. Moore (R); Wm H Smith.

59TH ST, ns, 140 e 8 av, 220x100.2; Peoples Trust Co—David P Leahy Realty Co et al; Wingle & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.

ALBANY AV, es, 75 n St Marks av, 47x100; Clarence B Smith—Harry D Thirkield et al; I N Sievwright (A), 204 Montague; Howard C Conrady (R); Wm H Smith.

BEDFORD AV, es, 257.9 n Myrtle av, 20x100; Frank J Morris—Catherine Summers et al; Saml C Herriman (A), 30 Broad; Robt H Wilson (R); Herbert A Sherman.

CLASSON AV, es, 217.7 s Old Wallabout Bridge rd, 25x98.8; Jessie C Whitney—Emma F Branack et al; Albert H T Banzhaf (A), 2 Rector; Fredk Cobb (R); Wm P Rae.

JEROME AV, ss, adj land of Stephen I Voorhies, runs e1,114.2xse—xsw1,368xnw1,013.9 to beg, 4-5 pt; also PARCEL of land at Hog Point adj land of party of the first part, runs sel.408.3 to Broad Creek by s, se&n—xw—xw—to beg, containing 53.10 acres, lot 18, map of land at Gravesend belonging to Jno I Voorhies; also PARCEL of land beg at intersec land of Stephen Van Derveer & Stephen I Voorhies, runs s1,775 to Hog Point Creek xw—to Hog Point Sprout xe—to beg; also PARCEL of land beg on ns Hog Point Creek in the line dividing lands of Danl D Stilwell & C S & R D Stryker xw—to Hog Point Sprout xn—xw—xs—xe—xnw—to beg; also LAND bounded by land of Richd Stilwell & lands of Jno I, Stephen, Jacobus, Wm & Barnardus Voorhies & Henry Van Dyke s by land of Richd Stilwell e land of Jacob Voorhies being 1 chain 17 1/2 links wide on es, 10 chains 40 links on ss, 1 chain 80 links on ns, 10 chains 39 1/2 links wide on ws; also LAND bounded n by land of Jacobus Voorhies e by land of Henry Van Dyke xs land of Barnardus Voorhies xw land of Wm Voorhies; also PARCEL of land beg at sec land of F Smith and a right of way runs sw70xse—xne70xsw—to beg; also LOTS 6, 7 & 8, map of land of Alanson Tredwell & Jno H Wray; also PARCEL of land known as Plum Island bounded s by Sheephead Bay & Coney Island Inlet & Atlantic Ocean, e by Dead Horse Creek, wx Hog Point Creek, except parts sold to U S Government, which comprises about 50 acres; except parts released; Mechanics Bank,

Bklyn et al—Brighton Beach Racing Assn et al; Owens, Gray & Tomlin (A), 189 Montague; Frank H Cothren (R); Jas L Brumley.

PITKIN AV, nec Barbey, 25x100; Minna Hoffmann—Mary J Bornemann et al; Pickett & Miller (A), 215 Montague; Chas W Phillipbar (R); Wm H Smith.

ST. MARKS AV, ns, 20 w Nostrand av, 20x 100; Industrial Savings & Loan Co—Susanna A LeRoy et al; Frank M Patterson (A), 66 Liberty; Chas Y Van Doren (R); Wm H Smith.

UNDERHILL AV, ws, 40.10 n Park av, 17.10x 99.11; Maria Kraemer—Isaac J Lehr et al; J Hunter Lack (A), 44 Court; Chas A Clayton (R); Wm P Rae.

JAN. 7.

CLEVELAND ST, sec Belmont av, 78x24.8; Lucy P LeBrun—Greystone Building Co et al; Harry L Thompson (A), 175 Remsen; Danl L Donovan (R); Wm P Rae.

FLOYD ST, ns, 281 w Lewis av, 20x100; Bernhard Blumberg—Pauline Wolff et al; L & M Blumberg (A), 98 Graham av; Max Rosenblum (R); Charles Shongood.

FULTON ST, swc Elm pl, 20x72.7; also FULTON ST, sws, 100 nw Elm pl, 25x73.11; Chas V Barker—Frances E Barker et al; Hirsh & Newman (A), 391 Fulton; J Arthur Hilton (R); Wm H Smith.

LINCOLN PL, ns, 320 w Franklin av, 47x131; Title Guarantee & Trust Co—Andrew D Baird et al; action 1; Harry I Thompson (A), 175 Remsen; Jos J Speth (R); Wm P Rae.

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Advertised Legal Sales, Brooklyn (Continued).

LINCOLN PL, ns, 367 w Franklin av, 66x131; same—same; action 2; same (A), same (R); Wm P Rae.

LINCOLN PL, ns, 433 w Franklin av, 47x131; same—same; action 3; same (A); same (R); Wm P Rae.

PARK PL, ns, 308.4 w Bedford av, 19.4x131; Ella R Bemis—John Fernbach et al; Seley & Levine (A), 215 Montague; Louis Karisk (R); Wm H Smith.

STERLING ST, ns, 280 w Bedford av, 20x 100; Benj Anshell et al—Aronson Realty Co et al; Feldblum, Riezenstein & Levison (A), 44 Court; Henry B Ketcham (R); James L Brumley.

BAY 19TH ST, nws, 143.1 sw Bay av, 130.1 x72.6; Frederick C Goppoldt—Haskell Realty & Constn Co et al; Clarence F Corner (A), Frederick A Drake (R); Wm H Smith.

AV N, ss, 80 e Utica av, 120x97.6; Susan J Spence—Kriener Realty Co et al; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

AV O, nec Utica av, 97.6x200; Adelaide R Eaves—Kriener Realty Co et al; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

FILMORE AV, nec Utica av, 200x100; Louis Spach et al—Kriener Realty Co et al; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

UTICA AV, es, 277.6 s Av N, 200x200; August F Warnecke et al—Kriener Realty Co et al; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

UTICA AV, es, 100 s Av O, 160x200; Sarah C Patterson—Kriener Realty Co et al; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

UTICA AV, es, 97.6 s Av N, 180x200; Wm S Fendelton—Kriener Realty Co et al; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

UTICA AV, sec Av O, 200x100; Home Title Ins Co of N Y—Kriener Realty Co et al; action 1; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

UTICA AV, es, 260 s Av O, 160x200; same—same; action 2; same (A); same (R); Wm H Smith.

UTICA AV, es, 420 s Av O, 180x200; same—same; action 3; same (A); same (R); Wm H Smith.

LOTS 344 to 353, 384 to 417, 428, 457 to 466 map of Estate of Simon Rapalie, 26th Ward; Margareth Schwarz et al Louis P Reeder et al; Kramer, Cohn & Meyer (A), 898 Park av; Wm F Connell (R); Wm H Smith.

JAN. 8.

GRAND ST, ss, 118.9 w Wythe av, 20x100; Welz & Zerweck—Wm H Bauer et al; Harry E Lewis (A), 215 Montague; Jas T Williamson (R); Wm P Rae.

SPENCER PL, es, 22 s Hancock, 20x80; John F Saddington—Rebecca M Lavender et al; Geo F Alexander (A), 315 Washington; Edw R W Karutz (R); Wm H Smith.

STERLING ST, ns, 340 w Bedford av, 20x 100; Morris Reizenstein—Aronson Realty Co et al; action 1; Feldblum, Reizenstein & Levison (A), 44 Court; Myron S Yochelson (R); Charles Shongood.

1ST ST, ns, 53.3 e Whitwell pl, 24.6x75; Wm F Schulz et al—Frank Pittelli et al; Reeves & Todd (A), 165 Broadway, Manhattan; John B Stephen (R); Charles Shongood.

1ST ST, ns, 53.3 e Whitwell pl, 24.6x75; Wm F Schulz—Frank Pittelli et al; Reeves & Todd (A), 165 Broadway, Manhattan; John B Stephens (R); Charles Shongood.

W, 10TH ST, ws, 154 n Av R, 182x100; Lawyers Title Ins & Trust Co—Otto Singer Development Co et al; Dean, Tracy & McBarron (A), 160 Broadway, Manhattan; Frank X McCaffry (R); Wm H Smith.

14TH ST, ns, 218 w 3 av, 24x100; Josephine Minor admtrix—Jno Minor et al; Jos F Conran (A), 16 Court; Meier Steinbrink (R); Wm H Smith.

85TH ST, swc 2 av, 140x125; Frank Leslie—Edith E Saitta et al; Henry J Davenport (A), 375 Pearl; Clarence F Corner (R); Wm H Smith.

GREENE AV, ns, 250 w Nostrand av, 20x100; Julia U Van Hise—Richd A Underhill et al; Wm P Maloney (A), 41 Wall, Manhattan; William Klein (R); Joseph P Day.

ST MARKS AV, ss, 229.11 e Utica av, 17x 127.9; Peekskill Savings Bank—Maria A Lauer et al; Harry L Thompson (A), 175 Remsen; Jos J Speth (R); Wm H Smith.

JAN. 9.

DIAMOND ST, ss, 208.4 e Main, 75x159.9xirreg; Riverhead Savings Bank—First Methodist Episcopal Church of Flatbush et al; Timothy M Griffing (A), Riverhead, N. Y.; Leone D Howell (R); James L Brumley.

15TH ST, ss, 202.10 e 10 av, 20x85; Mary J Phillips—Clara Alexander et al; Harold Swain (A), 176 Broadway, Manhattan; Jos F McGuire (R); Wm H Smith.

75TH ST, nes, 90 se 15 av, 18x100; Michl Shellens—John A Jones Building Co et al; Matthew W Wood (A), 233 Broadway, Manhattan; Jesse W Johnson (R); Wm P Rae.

HOPKINSON AV, ws, 92.11 s Pitkin av, 75x 100; South Amboy Terra Cotta Co—Sam Howe Amusement Co et al; Phillips & Avery (A), 41 Park row, Manhattan; Fredk P Bellamy (R); Wm H Smith.

RODGERS AV, swc Av D, 25x100; George Silkworth—Rose Constn Co et al; Van Mator Stilwell (A), 26 Court; Warren Bigelow (R); Wm P Rae.

JAN. 10.

No Legal Sales advertised for this day.

JAN. 12.

WILLIAMS AV, ws, 100 n Dumont av, 100x 100; Nathan Klugman—Victorious Land & Improvement Co et al; Jos J Schwartz (A) 361 Stone av; J Gardner Stevenson (R); Charles Shongood.

FORECLOSURE SUITS.

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

Manhattan and Bronx.

DEC. 27.

WOOSTER ST, 179-83; Brooklyn Savgs Bank—Solomon Brooks et al; Schenck & Punnett (A). 81ST ST, ss, 137.6 w Amsterdam av, 37.6x 102.2; Ellis Hyman—San Diego Realty Co, Inc; London & Davis (A).

96TH ST, ns, 240 w Central Park West, 20x 100.11; Frederic De P Foster et al—Abbie S Ward et al; F F De Rahm (A).

125TH ST, 543 W; Tessie D Herman et al—Sarah D Lipfeld et al; amended; S H Herman (A).

128TH ST, ss, 153 w 2 av, 26x99.11; Valentine E Macy et al—Morris Landsberg et al; amended; Davison & Underhill (A).

BROOK AV, 553-5; two actions; Jonas Weil—Chas Seidenberg et al; amended; M Sundheimer (A).

PROSPECT AV, ws, 115 s 181st, 20x66; Mary F Vandewater—Antonio Galiani et al; J A Lane (A).

2D AV, 534; Eliz J Smith—Emily Nuoffer et al; F B Begg (A).

DEC. 29.

29TH ST, svs, lot 400, 25x98.9; leasehold; Anna I Marsh—Helen J M Robinson et al; Alexander & Ash (A).

77TH ST, 337 E; Metropolitan Savgs Bank—Jos Loeb et al; A S & W Hutchins (A).

115TH ST, ss, 195 e 1 av, 25x100; Caroline A Lane—Mariano Bonagur et al; J A Lane (A).

116TH ST, 64 E; Ella L Murphy—Jas E Grape et al; E C McParlan (A).

118TH ST, ss, 120 w 8 av, 25x100.11; Anna A Gillies—T R Smith Realty & Constn Co Co et al; L & A U Zinke (A).

187TH ST, ns, 19.10 e Belmont av, 40.7x54.8x irreg; Rocina Cavaliere—Pietro Zapille et al; Fischer & Rosenbaum (A).

163D ST, ns, 200 e Washington av, 100x169.3; Jno C Dautel—Chas E McManus et al; R H Bergman (A).

OLD BROADWAY, es, 50.5 n 130th, 50x100; Wm T Smith et al—Jos H Beall et al; E P Lyon (A).

PROSPECT AV, es, 128 s 180th, 56.3x150.3; Bazena T D Merriman—Giosue Galiani et al; E F Moran (A).

STARLING AV, swc Glebe av, 112x100; except parts released; Jennie G Buckley et al; Colorado Realty Co et al; E Berry (A).

TRATMAN AV, ses, 99.7 e Zerega av, 167.10x 110; Jno J Paulsen—Sarah Browning et al; Friend & Friend (A).

2D AV, ws, 48 n 8th, 49x120; Jacob Rosenthal—Saml Augenblick Co et al; Marks & Marks (A).

3D AV, es, 100.3 s 53d, 20x80; Bowery Savgs Bank—Christine C Huppert et al; Strong & Cadwalader (A).

LOTS 4 to 9, 55, 56 and 65, map of Adea Park, 24th Ward, Bronx; Wm C Trull—Warwick Realty & Constn Co et al; L E French (A).

DEC. 30.

BROOME ST, 318; Albt E Valentine—Rose Sonneberg et al; Cary & Carroll (A).

HOFFMAN ST, ws, 104.7 s 188th, 50x96.11; Dollar Savgs Bank of the City of N Y—Auletta & Co et al; Lexow, Mackellar & Walls (A).

HOME ST, ns, 160.10 w Prospect av, 44.5x 110.6; Belle S Hahlo—Sol Fishbach et al; Kendall & Herzog (A).

WALL ST, swc Pearl, 70.4x22.5xirreg to Beaver x61.6xirreg; Equitable Life Assurance Society of the U S—Cath H B Smith et al; Alexander & Green (A).

26TH ST, ns, 287.6 e 6 av, 87x98.9; Isaac Josephson et al—Midwest Realty Co et al; L Lauterstein (A).

16TH ST, 207 E; Minna G Goddard—Beatrice S O'Connor et al; F De P Foster (A).

133D ST, ns, 325 e 7 av, 25x99.11; Jas L Barclay et al—Amalie Cohn et al; Dixon & Holmes (A).

235TH ST, ns, 380 w White Plains rd, 100x 114; four actions; Central Mtg Co—Jacob Streifer Co et al; Otis & Otis (A).

ARTHUR AV, ws, 27.7 n 179th, 100.3x190, to Lafontaine av xirreg; Frank F Russell, adm—Louise Thomas et al; Bassett, Thompson & Gilpatrick (A).

BELMONT AV, 2142-44; Stephen H Jackson—Crotona Park Realty Co; S H Jackson (A). BROOK AV, es, 50 s 150th, 25x100; Stephen D Pringle—Adelaide E McIntire et al; amended; C Wood (A).

DEC. 31.

GRAND BLVD, nwc 179th, 104.4x29.8xirreg; Jane M Dollinger—Ernest Wenigmann et al; J S Rosalsky (A).

CHERRY ST, 132; Rosa Rosenfeld—Gianavario Innella et al; B E Siegelstein (A).

10TH ST, swc 2 av, 105x75; Ebling Brewing Co—Albt Mielke et al; E Cohn (A).

93D ST, 19 W; Theodore Hansen, trste—Sarah F Williams et al; M S Borland (A).

123D ST, ns, 256.3 e 1 av, 18.3x100.11; Chas Corn et al—Chas Meyers et al; Elsmann, Levy, Corn & Lewine (A).

146TH ST, sec 3 av, 28.5x73.7; Sarah Grossman—Alvina Mand et al; Gettner, Simon & Asher (A).

216TH ST, ns, 80 e Paulding av, 20x95; Central Mtg Co—Frederico Silvestri et al; Otis & Otis (A).

226TH ST, —s, lot 241, map of Village of Wakefield, Bronx; Oliver E Davis et al—Antonio Berdalamenti et al; Frankenthaler & Kaufmann (A).

BAINBRIDGE AV, es, 92.3 s 193d, 30.9x123.6; Myrtis H Freeman et al—Minnie Sternlicht et al; Hamilton, Gregory & Freeman (A).

BROOK AV, ws, 184.11 s Westchester av, 27.1 x82.1xirreg; American Baptist Home Mission Society—Kath P Kitchen et al; Perkins & Butler (A).

CAULDWELL AV, 691; Mary Ambrose—Mollie Malnik et al; T Hooker (A).

NEW BOSTON RD, nec Old Post rd, 124.10x87.2; also NEW BOSTON RD, ws, 38 ne above, 21x—; Saml Keeler—Jno Bogart et al; S Keeler (A).

WHITLOCK AV, es, 349.4 s Hunts Point rd, 25x126.4; Geo F Johnson—Jno F Bezold et al; Ferris & Storck (A).

2D AV, ws, 79.1 n 34th, 19.8x76; Naomi A Solomon—Henrietta Gossett et al; Baylis & Sanborn (A).

JAN. 2.

136TH ST, ss, 318.9 e Willis av, 18.9x100; Lawyers Mtg Co—Emil Franklin et al; Cary & Carroll (A).

MADISON AV, swe 97th, 100.11x81.1; Peerless Holding Co, Inc—Morris Behm et al; Lind & Pfeiffer (A).

PROSPECT AV, nws, 225.10 ne Bolton rd, 100x297.10; Edw F Cole—Sadie Rechnitzer et al; W F Wund (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan and Bronx.

DEC. 26.

17TH ST, 50-4 W; Metropolitan Life Ins Co—Widern Realty Co; Woodford, Boyee & Butcher (A); Jos H Fargis (R); due, \$275,115.80.

DEC. 27.

No Judgments in Foreclosure Suits filed this day.

DEC. 29.

WATER ST, 153 and Maiden la, 135 & 137; Katherine L Meuser—Ahrend Schierenbeck; Thos J Farrell (A); Howard Hermiston (R); due, \$18,445.33.

98TH ST, 145 W; Geo Lowther et al—Gustav M L Sacks; Chas H Dilley (A); Jos M Edelson (R); due, \$23,413.92.

DEC. 30.

2D AV, 2005; Benj H Rosenstein—Mary Barnett et al; Jos C Levi (A); J Arthur Corbin (R); due, \$14,269.50.

2D AV, 2003; Miriam Isaacs et al—Mary Barnett et al; Jos C Levi (A); Lafayette B Gleason (R); due, \$13,500.

DEC. 31.

13TH ST, 626 & 628 E; Irving Smith—Thal Realty Co; Cary & Carroll (A), Albt P Masey (R); due, \$32,500.

LIS PENDENS.

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

Manhattan and Bronx.

DEC. 27.

MATILDA ST, nws, lot 211, map of Washingtonville, Bronx; Nicholas Volckman—Eliz Forst et al; action to remove cloud; J J Burke (A).

48TH ST, 220-8 W; Black & Boyd Mfg Co—Frazier Realty Co et al; foreclosure of mechanics lien; Feiner & Maass (A).

DEC. 29.

DELANCEY ST, 88; also LUDLOW ST, 87; Eva M Volk—Sarah Volk et al; partition; B Lewinson (A).

DEC. 30.

MATILDA ST, ses, lot 177, map of Washingtonville; Philip S Bolton—Wm H Farrington et al; action to declare deed void; C A Taussig (A).

SUFFOLK ST, 45-51; Saml Shanker—Sale Agid et al; action to foreclose mechanics lien; L & J Weinberger (A).

81ST ST, 202 W; M Edw Kelly et al—Anna K Daniel; action to recover property, &c; A K Daniel (A).

112TH ST, ss, 325 e 2 av, 75x100.10; Antonetta Fagelle—Frank Teti; action to compel conveyance; C S Warbasse (A).

164TH ST, 422-4 E; also 142D ST, 286 E; also 129TH ST, 152-6 E; also 149TH ST, 298 E; also 151ST ST, 251-3 E; Mary R Heather—Dominic Woodworth et al; action to establish rights as owner; Bloomberg & Bloomberg (A).

MORRIS AV, nec 158th, 51x101; Everett Harrison—Lillian B Rogers et al; action to cancel contract, &c; W E Butler (A).

WEBSTER AV, swe 207th, —x—; Rudolph Wallach Co—Herman M Biggs et al; foreclosure of transfer tax lien; A Weymann (A).

DEC. 31.

CHISHOLM ST, swe Intervale av, 184.10x50; also CHISHOLM ST, ss, 157.10 w Intervale av, 27x50; Jno Kulik—Carrie Kroutil; specific performance; C Becht (A).

JAN. 2.

102D ST, 109-11 W; Rosaria Pizzutiello—G P Sherwood & Co et al; action to compel conveyance; Locker & Locker (A).

AMSTERDAM AV, 1930; Chas Olsen—Mary C Mulvany; action to foreclose mechanics lien; S Nordlinger (A).

Brooklyn.

DEC. 24.

CARROLL ST, ns, 240 w Bedford av, 20x98.11x25.3x114.5; Cath O'Brien—Ann Gill et al; to set aside deed; Washburn, Ruston & K (A).

CHESTER ST, ss, 40 n Dumont av, 20x75; Benj Marowitz—Solomon Garelik & ano; to set aside deed; A Sachs (A).

SCHWEICKERTS WALK, cl, 133.6 s Surf av, runs s—xe113xn—xnw61.6xs1.4xnw— to beg; also CORTLAND ST, es, 499.10 s Coney Island Plank rd, 27.4x100x21.5x100.1; Flora Fields—Solomon Pariser et al; S E Klein (A).

7TH ST, ns, bet 2 & 3 avs, —x—; Saml Goldsticker—Alice H Morgan et al; foreclosure of tax lien; E Jacobs (A).

E 14TH ST, es, 130 s Av O, 40x100; Louise G Ledelley—Mattie Yorke et al; H L Thompson (A).

76TH ST, nes, 310 se 3 av, 20x107.2; Victor Koehl—Waldo Strayer et al; T F Redmond (A).

77TH ST, ns, 281.4 w 14 av, 22.6x100; Lillie F Weilbacher & ano—S Bklyn Homes Corp et al; Cary & Carroll (A).

FT HAMILTON AV, nec Bay Ridge pkway, runs e328.6xn100xw60xn100xw232.2xs203.3 to beg; Collective Holding Co—Josephine Cocheu et al; S A Telsey (A).

GRAVESEND AV, ws, 75 n Av U, 45x75; Ada F Welwood—Sarah V Tremper et al; H L Thompson (A).

LEWIS AV, swe Pulaski, 30x75; also CHURCH AV, 2423; Anna Pekowsky—Manton Marks et al; M Monfried (A).

MERMAID AV, ss, 59.5 e W 33d, 59x100; also MERMAID AV, ss, 99.5 e W 33d, 19x100; Ethel Brilliant—Solomon Pariser et al; S E Klein (A).

ROGERS AV, es, 126.8 n Hawthorne, 40x103.9; Jno Haas—Chas Joos et al; C Oechler (A).

RUTLAND RD, ss, 365 e Bedford av, 20x100; Louis Rosenberg Realty Co—Jeanette L Holmes et al; W L Durack (A).

DEC. 26.

FULTON ST, swe Richmond, 115.9x130x93.5x132.2; Chauncey G Cozine—Alma P Hoffman et al; W L Durack (A).

HOYT ST, es, 80 n Bergen, 20x80.6; Lizzie C Merrill—Helena I Greene & ano; H L Thompson (A).

1ST ST, nes, 178.3 se 6 av, 18x100; Louis A Brown & ano—Mary M Simonson et al; partition; M E Finnigan (A).

70TH ST, we 20 av, 60x100; Milton J Platt—Sylvester Shields et al; Reynolds & Geis (A).

77TH ST, ns, 372 w 14 av, 22.8x100; Gertrude Keller—South Bklyn Homes Corp et al; Cary & Carroll (A).

77TH ST, ns, 122.8 w 14 av, 22.8x100; Edw S Keller—South Bklyn Homes Corp et al; Cary & Carroll (A).

HOPKINSON AV, ws, 100.3 s Livonia av, 100 x300; Hyman Selverstone—Enfield Constn Co et al; A Wolodarsky (A).

NEW UTRECHT AV, nwe 58th, runs n68xw 95.6xs18xel16 to beg; Thos Walsh—Chas Jacques; to set aside deed; J R Jones (A).

WAVERLY AV, es, 100 s Myrtle av, 35x100; Edwin A Archer—Maria Delgado et al; C A Clayton (A).

20TH AV, nws, 60 sw 70th, 40x100; Wm Siebert—Sylvester Shields et al; Reynolds & Geis (A).

DEC. 27.

DENNETT PL, es, 109.1 s Luquer, 18.2x48.6; Riverhead Savgs Bank—Harris Nevin et al; T M Griffing (A).

DENNETT PL, es, 127.3 s Luquer, 18.2x48.6; same—same; same (A).

REMSEN ST, ss, 150 e Clinton, 25x100; Adirondack Trust Co—Apartment Holding Co; E T Brackett (A).

ST JOHNS PL, ns, 275 e Douglass, 120x125; Felber Eng Works—Monok Co; T F Keogh (A).

RAY 11TH ST, ss, 265.6 ne Cropsey av, runs n116.7xnw—xsw— to beg; Arthur W Richman et al—Jno H Richman & ano (to impeach will); G B Van Wart (A).

CONEY ISLAND AV, es, 340 n Av I, 40x100; Harold D Watson—Mae F Greenbaum et al; F M Livingston (A).

GATES AV, ss, 200 w Tompkins av, 20x100; Susan E Collins—Rita Galewski; W R Davies (A).

PITKIN AV, ss, 50 w Barrett, 40.11x100; Long Distance Holding Co—Wolf Bomzon et al; M Rose (A).

DEC. 29.

WALLABOUT ST, nec Heyward, runs ne45x se25xw52.4 to beg; Oeberneyer & Liebmann—Katharina Von Der Lieth et al; H C Gollmar (A).

58TH ST, ns, 100 e 13 av, 60x100.2; Louis Schwartz—Wm F Grady et al; Schwartzmann & Schwartzmann (A).

59TH ST, nes, 460 se 17 av, 40x100.2; Albt Habermann—Mary Wolta et al; C Oechler (A).

61ST ST, sws, 285 se 3 av, 25x81.11; Wm Savage—Public Constn Co et al; B C Ribman (A).

77TH ST, ns, 168 w 14 av, 22.8x100; Bklyn Soc for Prevention of Cruelty to Children—So Bklyn Homes Corp et al; Cary & Carroll (A).

BELMONT AV, sec Fountain av, —x—; also LOTS 1 to 8 on map of prop of Jane Gilfeather in 26th Ward; Mary Davies—Katharina F Mitchell; Smith, Doughty & W (A).

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Lts Pendens—Brooklyn—Continued.

ROGERS AV, ws, 101 n St Johns pl, 26.9x100; Florence I Moore—Lillie I Baker; partition; I Neustaedter (A).

PROPERTY begins 126.4 s from swc Hamilton av & Summit, runs w78.7xs21.3 on a line at right angles to Hamilton av x—74.5xn20.10 to beg; Mary A Harris—Cath Lutz et al; G J & S N Carr (A).

PROPERTY bet Wyckoff & Indian Creek and contains 3,649 acres, —x—; Jos J Swan—Minnie M Swan et al; partition; H Hetkin (A).

DEC. 30.

CANARSIE LA, ns, 60 e E 29th, 20x92.2; Adele Earad—Albt S Schiller et al; S Berg (A).

COLUMBIA HEIGHTS, 136; Josiah J White—Frederic H White; J J White (A).

GRAND ST, ss, 58 w Wythe av, 20x100; Helen Remmler et al—Kate Uihlein et al; H L Thompson (A).

LINWOOD ST, ws, 137.6 s Belmont av, 37.6x90; Mary E Kirk—Jos G Skidmore et al; partition; J M Wilson Jr (A).

E 7TH ST, es, 170 n Av P, 40x120.6; Sarah A L Berger—Ernest Keller Constn Co et al; H J Davenport (A).

W 19TH ST, ws, 270 n Mermaid av, 20x118.10; also W 19TH ST, ws, 290 n Mermaid av, 20x118.10; Cath Arnold—Filomena Le Donne et al; Reynolds & Geis (A).

54TH ST, nwc 6 av, 50x100; Dora de Waltoff—Harbor View Constn Co; M Lippman (A).

70TH ST, ss, 180 e 8 av, 20x100; Thos J Shea—Saml B Henderson et al; R E Ward, Jr (A).

77TH ST, ns, 326.8 w 14 av, 22.8x100; Kings Co Trust Co—So Bklyn Homes Corp et al; Cary & Carroll (A).

AV U, ns, 40 e E 4th, 20x100; Home Title Ins Co—Henrietta Snell et al; H J Davenport (A).

6TH AV, ws, 50 n 54th, 50.2x100; Dora de Waltoff—Harbor View Constn Co; M Lippman (A).

LOTS 767-8 on map of 1197 lots in Town of Flatbush & New Utrecht, belonging to Wm Ziegler; Annie M Hull—Max Helman et al; Reeves & Todd (A).

MECHANICS' LIENS.

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

Manhattan and Bronx.

DEC. 27.

56TH ST, 118-22 W; Concordia Contracting Co—Standard Transit Co, Jno S, Danl J, Edw & Harry S Colman (420). 884.57

72D ST, 105-9 W; Twinvoult Pump & Mfg Co—One Hundred & Five West Seventy-Second St Co & Electric Constn Co (418). 314.00

96TH ST, 200 W; Jos Shanske—Abr Goldberg & Jno H Scheier; renewal (419). 429.60

136TH ST, 42-4 W; Carlyle Enoch—Iron Masters Realty & Constn Co & S Helman (424). 35.00

BROADWAY, 1391; Pothemont Bros—Hanan & Co, Amman Mfg & Constn Co & P J Duff & Sons, Inc (422). 190.00

RIVERSIDE DR, 222; Rothberg & Rosenblatt—New York Real Estate & Security Co & McVickar-Gaillard Realty Co (425). 68.00

VALENTINE AV, swc 181st, 140x54; Thos C Edmonds & Co—Tobruk Constn Co & Tobruk Constn Corp (423). 403.00

7TH AV, 2420; J N Prudovsky, Inc—Marion S J Martin & Philip Ripatzsky (421). 150.00

DEC. 29.

MONROE ST, 171; City Cornice & Skylight Co—Miles Realty Co (435). 90.00

PEARL ST, 534; Wolf Peirez—Robt Jones, Carlo Bossotti & Jas De Fago (440). 727.00

8TH ST, 404-6 E; Barnet Siegel—Abr Nussbaum, rec'r, & Moses A G Horowitz (434). 76.00

10TH ST, 20 W; Katz & Poshinsky—R Foster Walton, Twenty West Tenth St Corp & Richd S Elliott & S Fox (438). 863.75

13TH ST, 36-8 W; Grand Iron Works, Inc—Estate of Tim J Kieley & Bernard Johnson (430). 193.50

75TH ST, 314 W; Edwin H Oswald—R H D Siedenburg & Jas Higham (433). 234.00

81ST ST, 203-11 W; Gurney Elevator Co—S B Constn Co; renewal (427). 1,300.00

81ST ST, 203-11 W; Welsberg Baer Co—S B Constn Co; renewal (432). 5,123.50

101ST ST, 141 W; Harry Oblas—Emma Jacobs & Chas Mess (426). 38.25

166TH ST, 496 E; Harry Zudrok—Jacob Warschaw & Elias H Lang (431). 693.00

AUDUBON AV, sec 171st, 25x100; Jno Brown & Sons—Gustav Boehm & Chas Klepper Cut Stone Co, Inc (439). 80.80

CENTRAL PARK WEST, 447-8; Saml Tessler—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (429). 150.00

PARK AV, 929; White Enamel Refrigerator Co—Nine Twenty-Nine Park Av Co (442). 1,200.00

VALENTINE AV, swc 181st, 140x101; Thos C Edmonds & Co—Tobruk Constn Corp & Tobruk Constn Co (436). 423.00

SAME PROP; J A McCarthy & Bros, Inc—Tobruk Constn Co & Tobruk Constn Corp (437). 799.25

3D AV, 3754-6; Browning & Lorz, Inc—Nora Constn Co (441). 750.00

DEC. 30.

PARK ST, 103; Colwell Lead Co—Bertoloo Gauzza, Louis Mazzo & Louis Macousey; renewal (447). 226.29

1ST ST, 7; Saml Tauber—Maurice Black & Mary Simon (451). 28.00

37TH ST, 44-6 W; Salster & Weinsler—44-46 West 37th St, Inc, Philip Grossman & Grossman & Gavrin, Inc (444). 580.00

64TH ST, 205-7 E; Jno J Bowes—Black Garage Co & Blight & Overfield Co (450). 150.00

128TH ST, ns, whole front bet St Nicholas & Convent avs; G B Raymond & Co—Louis Golde, Chas W O'Shea & Walter McClennan; renewal (445). 105.70

182D ST, 546-50 E; Isidor Cerebrinsky et al—Corgil Realty Co, Inc & Fredk Robinson (443). 144.00

HUGHES AV, ws, 15.11 n Crescent av, 75x—; G B Raymond Co—European Constn Co & Angelo Di Benedetto; renewal (446). 118.00

INTERVALE AV, ws, 185 s Jennings, 85x100; De Maria & Co—Jacob Streifer Co (448). 470.00

WEBSTER AV, swc 173d, 50x100; Empire Roofing Co—Aug Nelson (452). 85.00

8TH AV, 613-5; Jno J Bowes—Isidore Jackson & Abr Stern, Jacob Valensi, Drury Lane Theatre, Inc, & Blight & Overfield Co, Inc (449). 358.45

DEC. 31.

BEEKMAN ST, nwc Water, 76.7x56.9xirreg; Jas F Egan—Volunteer Hospital (460). 10,882.00

37TH ST, 44-6 W; Hyman Schwartz—44-46 West 37th St, Inc, or Mary A Henshaw, Jno H Henshaw, Francis T Perry & Nicholas Chiodo (458). 250.00

60TH ST, 128 E; Sandhop Contracting Co—One Hundred & Twenty-Eight East Sixtieth St Co (459). 173.25

82D ST, 26 E; Geo M Buttle—H S Realty Co (468). 591.00

105TH ST, 136-8 W; Elevator Repair & Supply Co—Mary A Loeffler, Louis Burghardt, Eagle Bldg & Constn Co (470). 370.00

113TH ST, 169 E; Geo Langer—Progress Holding Co & H D Jackson (455). 24.80

125TH ST, 245-59 W; also 126TH ST, 240-58 W; A C Horn Co—Arrowhead Realty Corp, Chas J Stumpf, Henry J Langhoff et al & Zibelli & Son (461). 215.00

125TH ST, 149 W; also 126TH ST, 160 W; Jno Borkel & Co—Fredk Hollender (456). 2,600.00

142D ST, 605 W; David Hamburger—N Y Real Estate Security Co, Jas N Rosenberg, rec'r, & McVickar-Gaillard Realty Co (463). 1,411.25

141ST ST, 600 W; same—same (464). 716.75

140TH ST, 601 W; same—same (465). 1,171.75

235TH ST, 651-7 E; Wm Tongstrom—Jacob Streifer Co (460). 31.50

BERGEN AV, 643; also 3D AV, 2952; Metropolitan Heating & Engineering Co—Henry Maul, Chas Wilhelm & Starrett Constn Co (453). 374.75

BROADWAY, 1391; Tuttle & Baoley Mfg Co—Wendell Estates; P F Duff & Son, Inc (467). 70.74

VALENTINE AV, swc 181st, 139.9x54.2xirreg; W A Ross & Bro, Inc—Tobruk Constn Co (457). 58.76

WADSWORTH AV, ws, 60.2 n 185th, 154.5x115; La Sala & Castro & Comfort Realty Co (454). 3,000.00

WADSWORTH AV, 150; Theo C Wood—Comfort Realty Co & La Sala & Castro (466). 590.90

3D AV, swc 182d, 80x103.1; A C Horn Co—Corgil Realty Co, Inc (462). 75.00

JAN. 2.

NEW CHAMBERS ST, 2; also DUANE ST, 14; Arthur Johnstone—Saml Glantz, Cath Divver, extrx &c & Berg Cafe & Hotel Co (7). 910.01

5TH ST, 621 E; Ernest H Rambow—Jos & Herman Bauman & Tile Contracting Co & Jno Croci (5). 983.63

37TH ST, 44-6 W; Frank Hassin et al—Jno H Henshaw et al, trstes &c, Aaron Harris, Saml Strausberg & Frank Krefetz, Inc (6). 161.00

39TH ST, 14 E; Hyman Cohen—Lilla Thompson, Emil Fraad & The Fraad Contracting Co (1). 250.00

63D ST, 22-6 W; Morewood Standard Safety Exit Door Co, Inc—Peoples Pulpit Assn & United Metal Covered Sash & Door Co (3). 137.00

78TH ST, 158 E; Louis Levin, Inc—David Weinberg Estate & Wm E Levy Co, Inc (8). 355.00

SAME PROP; same—Daw Weinberg Estate & Abr Kommel (9). 133.00

141ST ST, 611 W; David Meyer—Minnie Van Raitz & Louis Frankfurter (4). 86.68

BROADWAY, 1871-3; Hyman Cohen—Firestone Tire & Rubber Co, Emil Fraad & The Fraad Contracting Co (2). 150.00

BROADWAY, nec 94th, 33.6x142.6; Lockwood Co—West 82d St Realty Co & Harry Schiff (10). 1,100.00

Brooklyn.

DEC. 24.

BARTLETT ST, 78; H P Read Lead Works—W E Williams Son Co & Julia M Rhodes. 89.08

CLARKSON ST, ss, 64.7 w Bedford av, 75x200; S Riskin & ano—Powell Garage Co & Hygeia Constn Co. 190.00

GOLD ST, nwc Marshall, 335.2x160xirreg; Ajax Lead Coating Co—Edison Elec Illuminating Co & Horace E Frick Co. 1,614.72

E 38TH ST, 996-1010; C McCormack—Annie S William Wingerath, 84.00

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74TH ST, sws, 210 nw 17 av, 90x100; I Margolies—Jno A Jones Bldg Co. 85.00
 BROOKLYN AV, es, 107.5 n Linden av, 80x 100; H Perelman—Sunshine Constn Co. 120.00
 NEWKIRK AV, 2604-10; Wood & Shepard Varnish Co—Marcus Bldg Co & Suskin Bros. 169.10

DEC. 26.

PARK PL, ns, 130 e Howard av, 270x127.9; M Epstein—Howard Park, Inc & Royal Painting & Decorating Co. 314.66
 WARWICK ST, ws, 100 s Belmont av, 200x 100; Cohn Cut Stone Co—Maur Constn Co. 1,150.00
 KENT AV, ws, 556.5 s Willoughby av, 24.4x 100; Chamberlin Metal Weather Strip Co—Julius Kayser & Co & Oswin W Shelly. 1,000.00
 KENT AV, nwc Dekalb av, —x—; Anchor Port Iron Wks—Jos Kayser & Co & Oswin W Shelly. 180.00
 NASSAU AV, ns, 64 e Kingsland av, 19x100; S Henken—Annie Baron & Moses Baron. 209.00
 SNYDER AV, 3103-5; F Utzig—Edw O'Hare. 12.50

DEC. 27.

CLARKSON ST, ss, 64.7 w Bedford av, 75x 200; Bklyn Builders' Supply Co—Powell Garage Co & Hygeia Constn Co. 720.01
 PULASKI ST, 113A; H C Ibbatson—Pauline Goldberg. 140.00
 REMSEN ST, 59-65; Sanitary Mechanics Specialty Co—Est of Louis Bossert & Wm Vail Inc. 1,050.00
 BAY 50TH ST, ws, 49.2 e Harway av, —x—; A Cicconi—Carmine & Rosa Carrano. 1,650.00
 HUDSON AV, 347; Sackman Constn Co—Ike Rosenbaum. 7,000.00
 LOTS 49 & 50, blk 4688 on map of West Waverly; Cross, Austin & Ireland Lumber Co—Jessie & Jas O'Connor. 163.17

DEC. 29.

ARLINGTON PL, sec Macon, 20x65; Robt Griffin Co—Wm H Scott & Geo E Hardenburgh. 64.69
 GREENE ST, nwc Provost, 200x175; A Ullrich—Jno C Wiarda & Co. 767.00
 HICKS ST, nec Remsen, 200x78; American Plumbing Mfg Co—Louis Bossert, Philippine Bossert & Wm Vail, Inc. 173.77
 E 12TH ST, es, 160 n Av X, 20x65; R Mega—Pasquale Liberto. 30.00
 DE KALB AV, 915; H Zucker—Josephine, Jas A. Lillian, Florence, Morgan E & Wm Martin, David Freidman & Leon W Buck. 25.00
 MANHATTAN AV, 1062-4; Richardson & Boynton Co—Louis Honig & Emilie J Mettetal. 125.00
 NOSTRAND AV, 718-20; H Levin—Geo Miller, Geo La Pasta & Harry Silverman. 110.20
 ST MARKS AV, ns, 325 e Rockaway av, 25x127.9; Hyman Mendelowitz—Minnie Levine & Louis Goldsmith. 2,215.02

DEC. 30.

RICHMOND ST, swc Fulton, 50x115; M Marceca—Concord Photo Play Co & Ferdiando Penna. 165.00
 BROOKLYN AV, ws, 107.5 n Linden av, 80x 95; J Lieb—Sunshine Constn Co. 51.38
 BROOKLYN AV, ws, 107.5 n Linden av, 80x 100; H Perelman—Sunshine Constn Co. 200.00
 LIVONIA AV, ss, 60 e Hopkinson av, 20x75; P Fassman—Sam Solomon & Ida Pollack. 99.00
 ST MARKS AV, ns, 274.2 e Eastern pkway extension; S Kalter—Louis Goldsmith & Minnie, Levine & Hyman Mendelowitz. 150.00
 VAN SINDEREN AV, 273-79; Automatic Sprinkler Co—Fannie & Jos Levine, Bertha Kronenberg & Levin Kronenberg & Co. 2,586.00

SATISFIED MECHANICS' LIENS.

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

Manhattan and Bronx.

DEC. 27.

ORCHARD ST, 86; C W Klapperts Sons, Inc —Rudolph Wallach Co et al; Oct16'12. 120.00
 ORCHARD ST, 86; Wm Rosenbaum & Bro—Wm Lustgarten et al; Aug30'12. 305.00
 7TH ST, 76 E; Hyman Zobatinsky—H Weisberg et al; Dec9'13. 100.00
 45TH ST, 129 W; Kahn Bros Inc—Evelyn C Manley et al; Oct8'13. 750.00
 EDGEcombe AV, ws, opp centre line of 153d; Hudson Wrecking & Lumber Co—Great Centres Realty Co et al; Nov7'13. 150.61
 RIVERSIDE DR, es, 172.3 s 181st; Henry F Markthaler—Ft Washington & Buena Vista Syndicates et al; May3'12. 826.33

DEC. 29.

MONROE ST, 171; Gowanus Wrecking Co—Miles Realty Co et al; Sept18'13. 613.41
 SAME PROP; Jno H Symmers Co—Sol Hauben et al; July8'13. 143.00
 SAME PROP; Naccarato Architectural Blue Stone & Granite Works—Miles Realty Co et al; July7'13. 130.00
 SAME PROP; Globe Sash & Door Co—same; Dec15'13. 365.00
 SAME PROP; Gelband Contracting Co—same; July2'13. 285.00
 SAME PROP; Empire Fire Proof Door Co—same; Nov6'13. 235.00
 SAME PROP; Hydraulic Press Brick Co—same; July3'13. 147.82

DEC. 30.

32D ST, 22 W; National Fireproofing Co—Midwest Realty Co et al; July1'13. 1,895.95
 111TH ST, 165 E; Saml Luckes—Theresa A McGuire et al; Sept23'13. 242.00

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Satisfied Mechanics' Liens—Manhattan & Bronx
—Continued.

DEC. 31.

111TH ST, 229 E; Jacob Plotkin et al—
Guiseppe Denno et al; July20'10. 305.00
111TH ST, 229 E; Jacob Plotkin et al—
Guiseppe Denno et al; Aug19'10. 150.85
3D AV, 2952; Hyman Heller—Chas Wilhelm
et al; Nov15'13. 225.00

JAN. 2.

32D ST, 22-6 W; Mungo Constn Co—Mid-
west Realty Co et al; Oct4'13. 953.25
3D AV, 650-2; Vincenzo Zimbardi—Wm Volk
et al; Dec29'13. 814.87
5TH AV, nec 106th; Standard Plumbing
Supply Co—Geo H Earle et al; May8'13. 374.62
SAME PROP; United Plumbers Supply Co—
same; May8'13. 117.42
SAME PROP; Sam S Glauber Inc—same;
May8'13. 91.81
SAME PROP; Dora Isseks—same; May8'13.
240.00
SAME PROP; Jiffy Fire Hose Rack Co—
same; May3'13. 174.55

Brooklyn.

DEC. 24.

DEAN ST, ss, 233.4 w 3 av, 50x100; Jacob
Hecht—Hartman Constn Co; Dec15'13. 200.33
E 19TH ST, ws, about 60x100 on Ditmas av;
Fred Portmann—Frank C Baker; Apr17'13. 34.75
E 29TH ST, ws, 100 s Av C, 25x100; Jos Le-
vine—Jos Mandelbaum; Sept23'13. 17.00

DEC. 26.

PENN ST, 252; Siegel Constn Co—Esther &
Jacob Goldfarb; Sept5'13. 550.50
38TH ST, nec 8 av, —; J P Olsen—Estate
of Jno McSweeney; May29'13. 12.34
ALABAMA AV, ws, 100 n Hegeman av, 495.2x
100; Burroughs Bldg Material Co—Georgia Bldg
Co; Mar24'13. 3,813.00
GEORGIA AV, ws, 84.6 s New Lots av, 200x
62; also WATKINS ST es, 150 s New Lots av,
—; also NEW LOTS AV, ns, 211.10 from
Hinsdale st to Williams av —; H L Her-
berg—Georgia Bldg Co; Mar24'13. 1,232.00
OCEAN AV, 1021; D Sachse—Warnock Constn
Co; Dec10'13. 21,256.24

DEC. 27.

COWENHOVEN PL, 55; M Lipshitz—Annie
R Towne; Sept29'13. 55.00
OVERBAUGH PL, ss, 184.11 w from dividing
line of sec 5 & 6 on Baldwin map, —; J
Efron—Home Mtg Investment Co & Annie A
Towne; Sept9'13. 201.50
SAME PROP; J V Volpe—same; Dec6'13.
96.00
OVERBAUGH PL, ses, 112 e E 41st, —;—;
H Wilberg—Annie A Towne & G E Millspaugh;
Sept25'13. 38.50
WATKINS ST, es, New Lots av ns & Stone
av ws, —;—; M Gordon—Watkins Stone Bldg
Co & Geo Gerzog; Mar24'13. 3,109.00
ALABAMA AV, nec Hegeman av, 441x100;
G Rader Co—Georgia Bldg Co, Geo & Bernhard
Gerzog, Paul Paulson & Leon Lemberg; Mar24
'13. 668.30
NEW LOTS AV, swe Wyona, 200x100; S Gas-
ner & Sons Co—Georgia Bldg Co & Midwood
Plumbing Co; Mar24'13. 364.00
NEW LOTS AV, ns, from Williams av to
Hinsdale; G Rader Co—Georgia Bldg Co, Geo &
Bernhard Gerzog, Paul Paulson & Leon Lem-
berg; Mar24'13. 483.83
NEW LOTS AV, from Hinsdale to Williams
av, —;—; G Singer—Georgia Bldg Co & Wat-
kins Stone Bldg Co; Mar24'13. 573.08
NEW LOTS AV, ns, from Watkins to Stone
av; G Rader Co—Watkins Stone Bldg Co, Geo
& Bernhard Gerzog, Paul Paulson & Leon Lem-
berg; Mar24'13. 1,480.00

DEC. 29.

W 9TH ST, 112; W Fishkind—Vincenzo Metta
& Vernon Mason Bldg Co; Nov19'13. 166.25
79TH ST, ns, 193.6 e 7 av, —;—; L Miller—
Harriet Carpenter & Peter Duryea; May3'13.
90.41
DUMONT AV, nec Hinsdale, 100x100; Pirozzi
& Son, Inc—Almont Holding Co & Title G & T
Co; Dec22'13. 250.00
LIBERTY AV, 252; S Sohn—Louis Chaimo-
witz & Wolf Nathony; Sept16'13. 26.00
NEW LOTS AV, ss, from Wyona to Vermont,
200x100; G Rader Co—Georgia Bldg Co, Geo &
Bernard Gerzog, Paul Paulson & Leon Lem-
berg; Mar24'13. 82.00
NEW LOTS AV, ss, from Snediker to Van
Sinderen av, —;—; same—same; Mar24'13.
568.00

DEC. 30.

FULTON ST, 721; F Szemko—Wm Farrell;
Edw Burwell, L Kern & Geo Schurman; Dec18
'13. 131.00
ALABAMA AV, ws, 100 n Hegeman av, —;—;
General Iron Wks—Gorgia Bldg Co; Mar24'13.
11,845.00
ALABAMA AV, ws, 200 s New Lots rd, 450x
200; Hudson Wrecking & Lumber Co—same;
Mar24'13. 588.05

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

ATTACHMENTS.

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

Manhattan and Bronx.

DEC. 26.

Florida Citrus Exchange; F J MacRae; \$689.94;
H W Simpson,

DEC. 27.
No Attachments filed this day.
DEC. 29.
No Attachments filed this day.
DEC. 30.
Calhoun, Robt; Nannye S Calhoun; \$2,100;
Murray, Prentice & Howland.
DEC. 31.
No Attachments filed this day.

CHATTEL MORTGAGES.
AFFECTING REAL ESTATE.

Manhattan and Bronx.

JAN. 26, 27, 29, 30 & 31.

Auger (Jno A) & Auger Baking Co. 632-42
Greenwich. Skinner Engine Co. Boilers,
&c. \$12,600
Cevasco, Cavagnaro & Ambretti. 180 Centre. .
Prentiss Tool & Supply Co. Machines. 2,515
Judelshan, Oscar J. 36 E 8th. Prentiss Tool
& Supply Co. Engine. 468.75
Leibowitz, Jos. 128 Lenox av. Jos S Thorn.
Fixtures. 1,000
McKean Realty Co. 430 W 33d. Otis Ele-
vator Co. Elevators. 820
"Ridleys." 345 W 40th. Natl Equipment Co.
Machinery. 7,903.50

Brooklyn.

DEC. 24, 26, 27, 29 and 30.

Duelfer, Robt. W 35th st nr Neptune av.
Fredk F Harris. Portable Cottages. \$2,000

BUILDING LOAN CONTRACTS.

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

Manhattan and Bronx.

DEC. 27.

No Building Loan Contracts filed this day.

DEC. 29.

PARK AV, swe 55th, 100.5x100; Title Guar
& Trust Co loans Mary R & Robt Golet, exrs,
&c, to erect 12-sty apartment; — payments.
550.00
88TH ST, ns, 190 w West End av, 80x100;
Albt Meyer & Louis Jarmulowsky & Max Mar-
kel loan Excelsior Holding Co to erect a 9-sty
apartment; 9 payments. 125.000

DEC. 30.

86TH ST, ns, 125 e Amsterdam av, 87.6x100.8;
Metropolitan Life Ins Co loans Almore Realty
Co to erect a 12-sty apartment; 11 payments.
375.000
86TH ST, ns, 212.6 e Amsterdam av, 75x
100.8; same loans same to erect a 12-sty apart-
ment; 11 payments. 325.000

DEC. 31.

CATHEDRAL PKWAY, nec Lenox av, 250x
100; Albt Meyer & Louis Jarmulowsky & Max
Markel loan Juno Realty Corpn to erect two 6-
sty apartments; 11 payments. 185.000
HILL AV, es, 475 s Randall av, 50x100; Geo
W & Fanny F Smith loan Frank Oharek &
Mary Oharek to erect a —sty bldg; — pay-
ments. 1,400
MATILDA AV, es, 150 n 240th, 50x100; Home
Building & Loan Ass'n loans Lars & Hilma A
Olson to erect a —sty bldg; — payments.
5,000

JAN. 2.

No Building Loan Contracts filed this day.

ORDERS.

Brooklyn.

DEC. 24.

NEW LOTS RD, swe Williams av, 100x120;
Vermont Bldg Co on N Y Title Ins Co to pay
Granite Associates. 100.00

DEC. 26, 27 & 30.

No Orders filed these days.

DEC. 29.

NEW LOTS RD, swe Williams av, 105x106;
Vermont Bldg Co on N Y Title Ins Co to pay
Simon Gasner & Sons Co. 120.00

Riverdale Avenue.

The Board of Estimate passed a resolution
this week which apportions the cost and expense
of acquiring title to Riverdale avenue, from
Spuyten Duyvil road to the northerly boundary
line of the city. Seventy-five per cent. of the
cost of the improvement will be assessed upon a
local area, and that of the remaining expense,
less such portion of the cost of buildings as
might be placed upon the city at large, two-
thirds be placed upon the Borough of The Bronx
and one-third upon the Borough of Manhattan.

It is understood that thns proceeding is in-
tended to supersede others which have been
under consideration relating to lesser lengths of
the street, one of which was laid over indefi-
nitely on June 19, 1913, and the other of which
was laid over for four weeks at the meeting
held on October 23. Riverdale avenue has been
given a width of 100 feet and under a proceed-
ing confirmed in 1866 title was acquired to a
width of 63 feet within the present street lines.
It is recommended that the new proceeding be
made to include all of the land within the pres-

ent street lines north of the junction of Riverdale
avenue with Spuyten Duyvil road, the proceed-
ing being so limited on the south for the reason
that an opening proceeding relating to the re-
maining length has been authorized and is now
in progress. The street is macadamized for a
portion of its width but the area traversed is
almost entirely undeveloped. It is believed that
there are buildings on the land needed for the
widening.

INCOME TAX REGULATIONS.

**Rule for the Use of Foreign Organiza-
tions and Partnerships.**

Some time ago the Treasury Department gave
instructions respecting the use of what was
designated as "Form 1,000" of a certificate to
be presented with coupons in interest orders
stating whether or not exemption was claimed
under Paragraph C, Section 2, of the income tax
law. Another form known as "Form 1,001" was
prescribed for the certificate to be furnished
by organizations not subject to tax on interest
at the source; also a form known as "Form
1,003" for the certificate to be filled out and
signed by members of partnerships; and also a
form known as "Form 1,004" for the certificate
to be presented with coupons or interest orders
detached from bonds or other obligations owned
by those who are both citizens, or subjects, and
residents of foreign countries.

The sixth of the new regulations issued is
supplemental in character, and adapts these
forms for use by fiduciary agents and for the
use of foreign organizations and partnerships.
Here is the new regulation:

"Supplemental instructions as to acceptance
of certificate Form 1,000 as originally prescribed
in regulation of October 25, 1913, and the origi-
nal and amended Form 1,000 as it has been
adapted to the use of fiduciary agents, and cer-
tificate Forms 1,001, 1003 and 1,004 as they have
been adapted to the use of foreign organizations
and partnerships.

"Certificate of ownership, Form 1,000, as
originally prescribed in regulations of October
25, 1913, shall be accepted by debtors or with-
holding agents when properly filled in and signed
by the owner of the bonds or his duly authorized
agent until December 10, 1913, and after that
date only the amended Form 1,000, as prescribed
by regulations, shall be accepted.

"Form 1,000, original and amended, as it
has been adapted to the use of guardians, trust-
ees, executors, administrators, agents, receivers,
conservators, and all persons, corporations, or
associations acting in a fiduciary capacity, when
properly filled in and signed and given the in-
formation required by the regulations, shall be
accepted by debtors or withholding agents until
regulations giving a prescribed form of certi-
ficates of ownership for fiduciary agents are
issued, and for thirty days thereafter.

"Forms 1,001, 1,003 and 1,004, as they have
been adapted to the use of foreign organiza-
tions and foreign partnerships, when properly
filled in and signed, and giving the information
required by regulations, shall be accepted by
debtors or withholding agents until regulations
giving a prescribed form of certificate of own-
ership for foreign organizations and foreign
partnerships are issued, and for thirty days
thereafter."

The City's Receipts.

The total receipts of New York City for the
first nine months of the present year, according
to a report made by Comptroller Prendergast,
were \$409,118,493. Of this sum, \$137,933,274
came from taxes, assessments, water rates and
miscellaneous revenues; \$165,489,835 from the
sale of revenue bonds, and \$102,510,554 from
the sale of bonds. During the same period corpo-
rate stock to the amount of \$96,610,014 was re-
deemed.

Hotel Bossert Improvements.

Several new dining-rooms are provided by the
annex to the Hotel Bossert on Brooklyn Heights
now being completed. A total absence of pillars
in these rooms is one of the features. The
buffet formerly located on the subway floor has
given way to a barber shop, and a new Flemish
room and bar has been opened on the main
floor. There is a street entrance and another
from the rotunda.

The walls of this room are finished in a sil-
vered oak effect that is quite attractive and in
strict keeping with old Flemish decorations. Red
tiles form the floor, and the ceiling is suffi-
ciently low to carry out the impression of a
genuine Dutch room. The bar is in the same
style, and Manager Pflug states that business is
very good.

Colonial Furniture.

In almost any American home of today
Colonial furniture looks appropriate and a great
many beautiful reproductions may be obtained
at a moderate cost. Generally speaking, what
we call Colonial furniture was made of ma-
hogany, oak and walnut, although rosewood
and some other woods were used. It is made
in Flemish, Dutch, Chippendale, Hepplewhite,
Sheraton and Empire designs, also in Spanish,
copied, of course, from the furniture used by
the Spaniards at St. Augustine and their other
settlements. It offers many beautiful pieces,
sideboards, buffets, dining room furniture, bed-
room sets, "Windsor" chairs, desks, tea tables,
chests of drawers, "highboys," "lowboys," sew-
ing tables, settles and almost any kind of fur-
niture which may be desired. It is for use in
both the country houses and the residence in
the city, and its quiet, refined beauty of out-
line and detail seems to make it at home
wherever placed.

BUILDING MATERIALS.

(Continued from page 15.)

Builders will find material men in a receptive mood for early contracts, but with stocks low and the prospective demand good there is not a great deal of ground for believing that prices will remain low very far into the year 1914.

MILLIKEN BROS. REESTABLISHED.
Fabricating Concern Starts With \$1,000,000 Working Capital.

MILLIKEN BROTHERS, the steel fabricating concern which has a plant at Milliken, Staten Island, and which has been under a severe financial strain for the last three months, has been reorganized and under a new company incorporated under the laws of Virginia for \$5,000,000, has begun business life anew with at least a million dollars working capital.

William Salomon of William Salomon & Co. will act as president until his successor can be chosen, with Francis Dykes, the vice president, in charge of operation. George E. Barrett is secretary and A. A. Cannon, treasurer. The directors are Jules S. Bache, William Salomon, Edward P. Saunders, William B. Parsons, Thomas Denny, C. McK. Lewis, Fred P. Corning, Cornelius B. Tyler, and Francis Dykes.

Fresh capital was raised partly by assessing bondholders and by selling to the Bethlehem Steel Corporation, for about \$300,000, a portion of the rolling mill property of the company on Staten Island.

EQUITABLE FRONT BRICK ORDER.
Fredenburg, Lounsbury & Houghtaling, Inc., Get Contract for 2,500,000 Enamels.

ONE of the biggest front-brick contracts ever let in the east has been signed between the Thompson-Starrett Company, general contractors, and Fredenburg, Lounsbury & Houghtaling (Inc.), sole New York representatives of the Hydraulic Press Brick Company, for 2,500,000 light speckled enamel brick for the Equitable building. Deliveries probably will begin in March or the first part of the second quarter and will continue well into the end of the summer, according to the speed with which the building progresses.

The brick will be of a special shade and will be placed in the building on the facades from the sixth floor to the roof and the courts. While the contract was practically closed on December first the news of the award was not given out until just now, or until after the contracts had been formally closed. It promises to go down into brick history as one of the conspicuous brick orders, not only because of the great size, but because it will go into the largest building in the world.

MORE BRICK UNDER COVER.
Moderate Snow Storm Followed by Cold Would Shut Off Supply.

IN the face of a possible shut-off of supply of Hudson brick should even a moderate snow storm accompanied by a cold snap occur, the biggest covering movement of the winter took place this week when twenty barges went out of the open market on the last day of the year. This brings the margin of safety even past that at the close of last year, when there were only 29 bargeloads covered, as against 36 this year. The demand was much better for covered brick last winter than this, however, and prices were stiffer at higher levels than they are at the present quotation — to \$6.75.

The character of the 1913 brick year is clearly shown in the official summary. The arrivals were 348 fewer than reported on December 31, 1912, and the sales were 294 bargeloads less. These figures do not really represent the gloom they appear to, however, because in the last year larger barges were put in service, listing the number of brick carried by each barge considerably above the average barge load of the year before. Prices were from two to three shillings a thousand below the average for 1912. The temperament of the brick market compared with recent years is shown in the chart, on page 15.

Official transactions for Hudson common brick covering this week ending Thursday, Jan. 1, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1913.			
Left over, Dec. 26-84.			
	Arrived.	Sold.	Covered.
Friday, Dec. 27.....	0	9	1
Saturday, Dec. 27.....	1	0	0
Monday, Dec. 29.....	22	10	1
Tuesday, Dec. 30.....	14	3	0
Wednesday, Dec. 31.....	5	1	20
Thursday, Jan. 1.....	6	0	0
Total.....	48	23	22

Reported enroute Friday A. M., Jan. 2-0.
Condition of market, dull. Prices: Hudsons, \$5.75 to \$6.25; covered, — to \$6.75; Raritans, — to \$6.50 (wholesale dock, N. Y.); for dealers' prices add profit and cartage; Newark, \$7.25 to \$7.75 (yard). Dull. Left over, Friday A. M., Jan. 2-87. Total No. covered barges, 36. Covered barges sold, 0.

HUDSON BRICK UNLOADED.			
(Current and last week compared.)			
Dec. 19.....	857,500	Dec. 26.....	740,500
Dec. 20.....	858,500	Dec. 27.....	482,000
Dec. 22.....	921,500	Dec. 29.....	802,000
Dec. 23.....	631,500	Dec. 30.....	653,500
Dec. 24.....	633,000	Dec. 31.....	721,000
Dec. 25.....	Holiday	Jan. 1.....	Holiday
Total.....	3,902,000	Total.....	3,399,000

1912.			
Left over, Friday A. M. Dec. 26-132.			
	Arrived.	Sold.	Covered.
Friday, Dec. 27.....	2	2	0
Saturday, Dec. 28.....	2	1	0
Monday, Dec. 30.....	7	4	2
Tuesday, Dec. 31.....	6	1	0
Wednesday, Jan. 1.....	7	1	0
Thursday, Jan. 2.....	1	4	0
Total.....	19	13	2

Condition of market, dull. Prices: Hudsons, \$6.50 to \$7.00; covered, \$7.25 to \$7.50; Raritans, \$6.75 to \$7.00. Left over, Friday A. M., Jan. 2, 138. Total No. covered barges, 29; one sunk.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Dec. 31, 1913.....	1,990
Total No. bargeloads sold Jan. 1 to Dec. 31, 1913.....	1,909
Total No. bargeloads left over Dec. 31, 1913.....	81
Total No. bargeloads left over Jan. 2, 1913.....	138
Total No. bargeloads arrived, including left overs, Jan. 1 to Dec. 31, 1912.....	2,338
Total No. bargeloads sold Jan. 1 to Dec. 31, 1912.....	2,203
Total No. bargeloads left over Dec. 31, 1912.....	*135

*Two sunk.

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.
- DR-- " Fire Drills.
- SS-- " Standpipes and Sprinklers.

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

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

- MANHATTAN.**
- Named Streets.*
- Baxter st, 13—Joseph Coco Bros.....G
 - Beaver st, 82-92—Estate of Chas F Hoffman C-F-A-SS
 - Bleeker st, 65-9—Chas T Willis.....SS
 - Broome st, 495—Daniel Griffiths.....C
 - Cherry st, 171—Emily Buttenheim.....C
 - Cherry st, 171—Empire Tin Ware Co.....A-C
 - Clinton st, 80-82—Blinderman & Cohen Co.....C
 - Duane st, 78—Henry O Heuer.....C
 - East Broadway, 123—Abraham Cohen..H-C-A-G
 - Eldridge st, 222—Louis Leavitt.....C
 - Fulton st, 191—Est of James Phyfe.....SS
 - Grand st, 281—Jacob H Schiff.....C
 - Hudson st, 105-9—Ida M Powell.....SS
 - Hudson st, 666—Chas L Walinder.....C
 - Hudson st, 666—Columbia Towel Supply & Steam Laundry Co.....SS
 - Lafayette st, 382—Mrs Chas F Ostrander...C
 - Lewis st, 179-83—B Strauss & J Schwartz...SS-C-B
 - Madison st, 29—Nicholas T Brown.....C
 - Mott st, 10—Morningstar Mission.....C
 - Ridge st, 89—Harry Spector.....C
 - Rose st, 39-41—Anton Shuppig.....G
 - Stanton st, 284—Dora Schoongert.....C
 - University pl, 45—George Sutherland et al....C
- Numbered Streets.*
- 3d st, 32 W—Geo H Schuman Estate.....SS
 - 9th st, 49-50 W—Furniss Estate.....SS
 - 12th st, 39-41 E—Frank A Seitz Realty Co..SS-C
 - 14th st, 241 E—Dorit Construction Co.....G
 - 18th st, 209 E—Otto P Amend.....SS
 - 19th st, 22-8 W—Wm C Walker.....SS
 - 19th st, 43-5 E—Pittsburgh Life & Trust Co..E-SS
 - 21st st, 136-40 W—Queensboro Waist Co....H-G
 - 22d st, 29-33 E—Selkirk Realty Co.....SS
 - 23d st, 30 E—The 30 East 23d St Co.....SS
 - 26th st, 515-19 W—Harris H Uris.....SS
 - 29th st, 115-23 W—Twentyeth St Realty Co.H-G
 - 30th st, 445-51 W—Castle Realty Co.....SS
 - 31st st, 25-9 W—Rutgers Realty Co.....SS
 - 35th st, 42-44 W—Estate of Henry J Braker.SS
 - 42d st, 117 W—Shanley Bros.....B-C-A-F
 - 42d st, 219-27 E—American Express Co.....SS
 - 45th st, 15 W—Guido Tomei.....G
 - 45th st, 15 W—McKenna & Lappanna.....G
 - 49th st, 335 W—Annie Widder.....C
 - 52d st, 542 W—Hardman, Peck & Co.....DR
 - 54th st, 203-7 W—Mrs B S Lindeman.....F-A
 - 54th st, 203-7 W—Andrew J Kerwin.....B-C-A-SS
 - 58th st, 361 W—John Derken.....C
 - 66th st & Central Park, Catskill Aqueduct Shaft 15—Grant, Smith & Co & Locher....D

- 70th st, 104 W—H B Kirk Estate...C-SS-G-A-F
- 91st st, 40 W—Catherine Mitchell.....C-F
- 100th st, 306-10 W—Princeton Const Co....SS
- 125th st, 319 W—Joseph Sonnenberg...C-F-A
- 163d st, 461 W—Ferdinand Kahn.....C
- 261st st & Riverdale av—Academy of Mt St Vincent.....D

- Named Avenues.*
- Av A, 97—Allwin Realty Co.....C-G
 - Av A, 99—Alwin Realty Co.....G
 - Av A, 1269-71—United Cigar Mfrs Co.....C-H
 - Broadway, 693-7—Phillip Braender.....SS
 - Broadway, 813—Wm G Weld.....SS
 - Lexington av, 46th to 47th sts—Merchants & Mfrs Exchange of N. Y.....G
 - Pleasant av, 373—Morris Weinstein.....C

- Numbered Avenues.*
- 3d av, 205-11—Otto P Amend.....SS
 - 3d av, 348—James K Hall.....E-I-C-A
 - 3d av, 482—Samuel Bergoffen.....C
 - 3d av, 2794—Wooten Estate.....G
 - 5th av, 217-31—Brunswick Site Co.....SS
 - 6th av, 448—Townsend Underhill.....C
 - 6th av, 511—Anna Price.....E
 - 8th av, 192—Frederick Buck.....D

BRONX ORDERS SERVED.

Named Streets.

- Hershell st, 1336—Ida Stillman.....G

Numbered Streets.

- 176th st, swc Clinton av—Sannelli Carucci...L

- Named Avenues.*
- Tremont av, 796—Bushman Amus Co.....C
 - White Plains av, 3427—Jacob Wolssner...I-C-A
 - Williamsbridge rd, 1423—Eugene Ulrich...I-C-A

BROOKLYN ORDERS SERVED.

- Butler st, 28—Edward McCabe.....C
- Clifton pl, 220—Chas Mosher.....C-K
- Floyd st, 241-3—Henry Ritting.....A-C-F
- Fulton st, 3186—George Levy.....A
- Madison st, 1287—Nostrand Knitting Mills...G-C-A-H

- Nevins st, 16—Herman Raub.....C-A-F
- Siegel st, 16-18—Jacob Fishel.....G
- Troutman st, 41—Michael Mayes.....C-G-A

Named Avenues.

- Av C, 511 w—Arthur S Miller.....A-D-G-K
- Broadway, 1216—K & D Amus Co.....A
- Coney Island av, 530—Wm B Baker.....A
- Driggs av, 782—M H Sheedy.....E
- Dumont av, 368—Aaron Bermann.....G
- Gates av, 324—Philip Mifsud.....G
- Gravesend av, 784—Chas J Weber.....D-A-H
- Gravesend av, 858—Leopold Biedermann...K-C-L-A-H
- Myrtle av, 1209—Henry Moehle.....G-C
- Park av, 589—Argentina Venturini.....C-M

Numbered Streets.

- 4th st, 116 N—John Mazais.....C-E-A-F

Numbered Avenues.

- 3d av, 4826—Lewis May.....C
- 3d av, 5406—Elias Bernstein.....A

QUEENS ORDERS SERVED.

Named Streets.

- Cottage st, 528 (Richmond Hill)—Catharine Martin.....C

Numbered Streets.

- 9th st, 72-76 (L I C)—Thibaut & Walker...C-D

Board of (Building) Examiners.

- (Decisions.)*
- APPEAL 158 of 1913.** Alterations 3156 of 1913, premises 2184 Third Avenue, Manhattan, Louis A. Sheinart, appellant.
Exits, one-story building, (Moving pictures.) APPROVED ON CONDITION that the entrance door, from the open court into the adjoining exit-building, be increased to seven (7' 0") feet in width; that the adjoining exit-building be used for exit purposes only, except for the two toilets shown on the floor plan; that the seven (7) seats at the point marked "A" on the floor plan be omitted; and that the clear passage at the rear of the central body of seats be at least four feet (4' 0") wide.
- APPEAL 159 of 1913.** New Building 110 of 1913, premises 106 and 108 East 52d Street. (Women's University Club), Francis A. Nelson and Hubert Van Wagenen, appellants.
Roof garden and pent house. APPROVED ON CONDITION (so far as the pergola and decorative work is concerned) that the structural part of the roof, over the section marked "A," be of fireproof construction.
- APPEAL 160 of 1913.** New Building 3407 of 1913, premises Jamaica Avenue and Elm Street, Richmond Hill, Queens, J. P. Powers Company, appellants.
Theatre and roof garden. APPROVED ON CONDITION that (1) an additional exit at least five feet four inches (5' 4") wide be provided at the point marked "A" on the orchestra floor plan, and that an aisle be formed by omitting two rows of seats; (2) that separate and distinct lines of exterior stairs of legal width be provided on both sides of building from gallery and roof garden; and (3) that the doorway to enclosed staircase on balcony floor plan, be omitted and the opening bricked up, at the point marked "A" on balcony floor plan, (so that said stairway shall be used for roof garden only).
- APPEAL 161 of 1913.** Alteration 4084 of 1913, premises 216-232 West 44th Street, Manhattan, (Weber & Fields), Henry B. Herts, appellant.
Laid over.
- APPEAL 162 of 1913.** Alteration 4022 of 1913, premises 30-42 Trinity Place and 69-79 Greenwich Street, Manhattan, Francis H. Kimball, appellant.
Additional story; lot area. APPROVED.
- APPEAL 163 of 1913.** Alteration 3907 of 1913, premises 25 West 8th Street, Manhattan, Messrs. George and Edward Blum, appellants.
Wall thickness.
APPROVED ON CONDITION that all columns and girders to be installed shall be fireproofed in accordance with law.
Complete to Dec, 30, 1913,

Milliken Brothers (Incorporated)

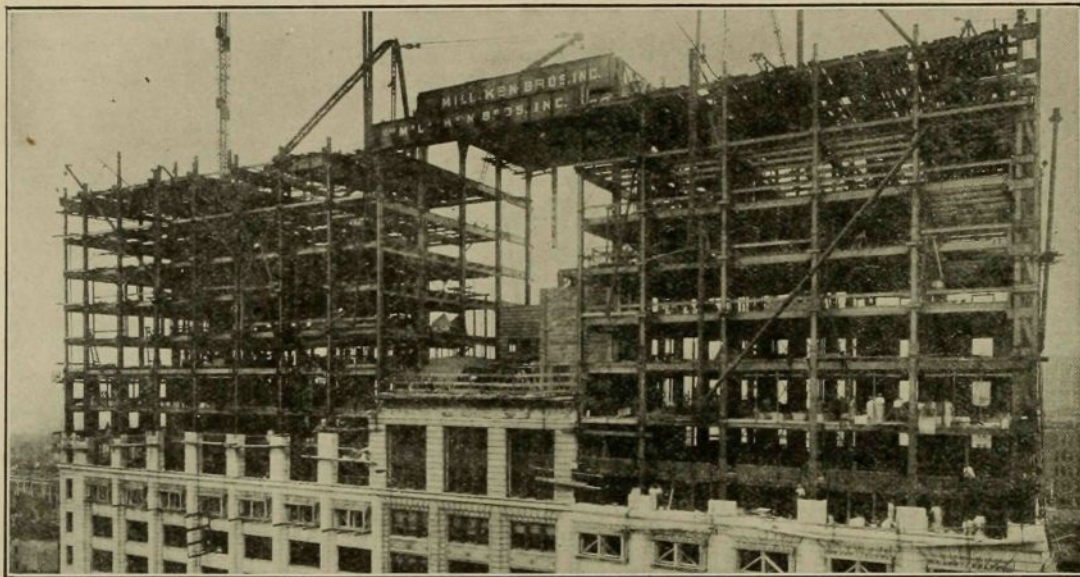
Structural Steel Business Established 1857

A new Corporation has been formed and is taking over the plants and business of the old Corporation of similar name.

Management—The Operating Management, which has been responsible for maintaining the Company's reputation for character of work and service, has been retained. This insures the continuance of the unexcelled quality of the Company's work, and prompt service to and courteous treatment of its customers.

Working Capital—The new Company will have approximately one million dollars of quick assets in addition to its real estate, buildings and fixtures. The Company's property is free of mortgage lien.

Increased Capacity—Provision has been made for such changes in plant and equipment as will greatly increase the capacity of the fabricating plant. The Company is developing both its domestic and export business.



Six Stories Suspended above the Twelve-Story Building of the Consolidated Gas Company, New York

The new company solicits invitations to bid for all kinds of structural steel work

Office Buildings
Factory Buildings
Churches and Theatres
Apartment Houses
Public Buildings
Armories

Loft Buildings
Bridges and Docks
Tanks and Gas Holders
Wireless Towers
Hydro Electric Transmission
Towers

Steel for Ship Building
Telephone and Telegraph
Poles
Ornamental Iron Work
Galvanizing and Sherardizing

OFFICERS

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Vice-Pres. FRANCIS DYKES

Secretary GEO. E. BARRETT
Treasurer A. A. CANNON

DIRECTORS

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J. S. Bache & Co., Bankers
FREDERICK G. CORNING
THOMAS DENNY
Thomas Denny & Co., Bankers

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Vice-President
C. McK. LEWIS
William Salomon & Co., Bankers
WILLIAM BARCLAY PARSONS
Barclay, Parsons & Klapp, Engineers

WILLIAM SALOMON
William Salomon & Co., Bankers
WILLIAM L. SAUNDERS
President Ingersoll-Rand Company
CORNELIUS B. TYLER
Tyler & Tyler, Lawyers

PLANT located on Tidewater at MILLIKEN, STATEN ISLAND, CITY OF NEW YORK, occupies one hundred sixty-five acres.

Milliken Brothers (Incorporated)

5 Nassau Street, New York

Humboldt Bank Building
San Francisco, Cal.

Edificio de la Mutua
Mexico City, Mexico

Bank Building, Kingsway
London, England

CURRENT BUILDING OPERATIONS

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

Settlement House For Barrow Street.
The Co-operative Social Society, 52 William street, Herbert Parsons, president, contemplate the erection of a Settlement House at 27 to 31 Barrow street, brick and stone construction, probably six stories in height. It is expected that an architect will soon be selected. Dr. E. R. L. Gould is chairman of the building committee. Other members include Miss Clara Spence, William Demarest and Miss V. G. Sinkovitch.

Pan-American Plans Not Ready Yet.
Francis H. Kimball, 71 Broadway, architect for the new Pan-American States Association Building, to be erected on the block bounded by Broadway, Eighth avenue, 57th and 58th streets, informed the Record and Guide on Wednesday that plans will not be ready for figures among general contractors for several weeks yet, the filing of plans being only of a preliminary nature. As designed there will be fifty-one stories. The frontage will be 216.2 feet on Broadway, 201.2 feet in 57th street, 200.10 feet in Eighth avenue and 121.2 feet in 58th street, and the height 894.6 feet above the street level. The estimated cost has been placed at \$12,500,000. There will be twelve elevators, six running to the seventeenth floor and the remaining six to the top story.

Plans For Rogers Peet Building.
Townsend, Steinle & Haskell, 47 West 34th street, have prepared tentative plans for the new store, loft and office building which the Rogers Peet Company, 258 Broadway, Frank R. Chambers president, Charles W. Halsey treasurer, is to erect at 481 to 485 Fifth avenue, 3 to 7 East 41st street, and 4 to 6 East 42d street, at a cost of at least \$500,000. The building will front 49 feet on Fifth avenue, 166 feet in 41st street, 44 feet in 42d street, and will contain about 12,000 square feet. The construction contract has not been awarded.

THE YEAR'S BUILDING.

Statistics of Plans Filed in the Five Boroughs During the Year 1913.
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 Bureaus, after allowing for the plans withdrawn, rejected and revised.
Due probably to several causes, the building conditions in Manhattan have never been so poor since the Manhattan Bureau of Buildings was organized as a borough department in 1902, as during the past year. The new building operations for the year are 20 per cent. below those for 1907 (the poorest year since 1901), when they were about \$75,000,000, as against \$61,000,000 for this year.
This same statement may be made as to the number of building operations as well as to the total cost, although it should be remembered that the tendency in Manhattan is to a smaller number of new buildings annually. The total number of buildings proposed in

Manhattan for 1913 was 577, the next lowest number during the period above noted being 607. Another tendency in building operations in Manhattan in recent years is the increase in the size of individual operations. For 1912, the average cost of the new building operations was \$154,000; for 1913, however, it is only \$107,000, not counting the estimated cost of the Pan-American Building, the lowest since the year 1907.

Manhattan
PLANS FILED FOR NEW BUILDINGS
January to December 31, Inclusive

	1912		1913	
	No.	Cost.	No.	Cost.
Dwellings, over \$50,000	13	\$1,265,000	15	\$2,275,000
Betw'n \$20,000 and \$50,000	5	173,000	12	425,000
Under \$20,000	10	94,000	5	61,000
Tenements	182	30,452,000	158	22,267,200
Hotels	12	7,185,000	10	1,385,000
Stores, lofts, etc.	114	29,214,500	46	13,228,000
Betw'n \$15,000 and \$30,000	21	496,000	17	342,000
Under \$15,000	21	153,700	10	88,000
Office buildings	48	30,501,000	20	19,790,000
Manufactories and Workshops	42	4,703,700	21	3,629,000
Schoolhouses	13	1,547,000	10	1,225,500
Churches	6	446,000	5	380,000
Public Buildings—Municipal	26	2,204,000	9	504,000
Places of Amusement, etc.	78	6,347,600	100	6,321,875
Stables and Garages	42	1,373,125	38	974,400
Other Structures	124	169,510	5	880,000
Railroad Stations	.....	.....	96	194,710
Totals	757	\$116,325,135	577	\$73,970,685
Decrease, year, 1913	180	\$42,354,450		

ALTERATIONS IN MANHATTAN
January to December 31, Inclusive

	1912		1913	
	No.	Cost.	No.	Cost.
Totals	3,687	\$11,144,357	4,746	\$11,432,569

Bronx
PLANS FILED FOR NEW BUILDINGS
January to December 31, Inclusive

	1912		1913	
	No.	Cost.	No.	Cost.
Dwell'gs, brick				
Bet \$50,000 and \$20,000	1	\$22,000	2	\$40,000
Under \$20,000	156	953,750	97	638,975
Tenem'ts, brick				
over \$15,000	598	25,098,000	324	14,907,351
Under \$15,000	8	86,500	5	36,500
Tenements—frame	1	8,000	1	7,000
Hotels	1	10,000	..	.....
Stores over \$30,000	5	205,000	..	.....
Stores, between \$30,000 and \$15,000	12	256,000	2	35,000
Under \$15,000	49	273,950	38	231,750
Office Build'gs.	17	740,875	11	88,225
Manufactories and workshops	65	1,357,050	51	812,240
Schoolhouses	7	919,000	15	1,057,700
Churches	3	53,000	11	272,500
Public Build'gs.—Municipal	9	445,500	8	314,323
Places of Amuse'm't, etc.	53	2,086,600	47	982,100
Stables and Garages	91	339,045	49	155,000
Dwell'gs, frame	187	779,200	129	478,800
Other Structures	47	10,970	56	15,025
Totals	1,310	\$34,644,400	846	\$20,072,489
Decrease, year, 1913	464	\$14,571,911		

ALTERATIONS IN THE BRONX
January to December 31, Inclusive

	1912		1913	
	No.	Cost.	No.	Cost.
Totals	2,529	\$1,405,470	2,529	\$1,628,964
Decrease year, 1913	.....	.....	.....	.....
Increase, year, 1913	.....	.....	745	[\$223,494

Brooklyn
NEW BUILDINGS
January to December 31, Inclusive

	1912		1913	
	No.	Cost.	No.	Cost.
Dwellings, 1 family, over \$50,000	1	50,000	..	.....
Dwellings, 1 family, betwn \$20,000 and \$50,000	7	205,000	..	.....
Dwellings, 1 family, under \$20,000	967	3,730,600	535	\$2,384,875
Dwellings, 2 family, under \$20,000	749	3,186,675	536	2,259,650
Tenements, B et. \$20,000 and \$50,000	346	10,670,500	296	10,183,500
Tenements under \$20,000	342	3,217,000	162	1,704,000
Stores, over \$30,000	1	40,000	....	.....
Stores, B et. \$15,000 and \$30,000	1	20,000	2	33,000
Stores, under \$15,000	31	105,100	35	144,050
Stores and two families	232	1,298,950	178	1,019,400
Office buildings	8	123,400	16	1,209,000
Factories and Workshops, brick	76	1,863,757	131	2,172,030
Manufactories and Workshops, frame	10	60,925	17	25,600
Schoolhouses	10	1,568,000	8	1,590,000
Churches	12	401,500	22	556,500
Public build'gs, Municipal	25	1,607,500	14	812,000
Places of Amusement, etc.	47	1,924,350	70	1,575,850
Stables	165	426,960	178	532,088
Warehouses	6	257,000	8	329,000
Brick sundries	253	736,435	146	920,800
Dwell'gs, frame 1 & 2 family	1,267	4,117,590	823	2,447,775
Tenem'ts	75	487,900	75	462,000
Stores, frame, two family	13	48,700	12	39,050
Other frame structures	461	333,535	352	290,933
Totals	5,105	\$36,472,377	3616	\$30,719,101
Decrease, year, 1913	1,389	\$5,753,276		

ALTERATIONS.

	1912		1913	
	No.	Cost.	No.	Cost.
Totals	6,303	\$4,065,407	7,346	\$4,043,405

Queens
NEW BUILDINGS.
January to December 31, inclusive.
(The classifications have not been completed at this writing.)

	1912		1913	
	No.	Cost.	No.	Cost.
Totals	4,821	\$19,642,222	4,653	\$17,504,955
Decrease year 1913	168	\$2,137,267		

Richmond
NEW BUILDINGS
January to December 31, Inclusive
(The classifications have not been completed at this writing.)

	1912		1913	
	No.	Cost.	No.	Cost.
Totals	1008	\$3,153,255	1013	\$3,377,109
Decrease year 1913	.....	.....	5	\$223,854

ALTERATIONS IN RICHMOND
January to December 31, Inclusive

	1912		1913	
	No.	Cost.	No.	Cost.
Totals	512	\$406,040	512	\$312,607
Decrease year 1913	000	\$93,433		

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PERSONAL AND TRADE NOTES.

HENNEBIQUE CONSTRUCTION CO., 1170 Broadway, is sending New Year cards of greeting to its friends.

THE BEAVER CONSTRUCTION COMPANY, general contracting, 22 William st, announce that Wharton Green has been elected president of the company, and given general management of its business affairs.

W. W. EWING, formerly on the engineering staff of Westinghouse, Church, Kerr & Co., has recently associated himself with the Thompson-Starrett Co., general contractors, 51 Wall street.

AT A MEETING of the executive committee of the Lawyers Mortgage Co. held recently, \$250,000 was added to the surplus, making the capital and surplus of this company at the present time \$8,750,000.

RAY C. LILLIBRIDGE, INC., consulting engineers, 111 Broadway, contemplate opening a branch office in San Francisco, Cal., to care for the interests of their clients in work in connection with the Panama-Pacific Exposition.

THE STEEL CITY ELECTRIC COMPANY, of Pittsburgh, Pa., announces that the George A. Schardt Co., of the Empire Building, Pittsburgh, Pa., has been appointed sales representative in the territory of Pennsylvania, west of Altoona and the State of West Virginia.

J. F. LANDOLT, for many years associated with Berry Bros., varnish manufacturers, has recently become connected with the Moller & Shumann Company, Brooklyn, N. Y. He will make his headquarters in St. Louis, Mo., and look after the company's interests in that city and in southern Illinois.

H. MUELLER MANUFACTURING COMPANY, plumbers' brass goods, has moved its offices and warerooms from 254 Canal street to 145 West 30th street, where there will be better trucking facilities. The headquarters of the company are at Decatur, Ill.

GILMORE & COOK, civil engineers, Press Building, Binghamton, N. Y., dissolved partnership January 1, 1914. They will take larger offices in the same building after that date and act in the capacity of associate consulting engineers.

INTERNATIONAL CONGRESS.—The fourth International Congress of Building and Public Works will convene at Berne, Switzerland, Aug. 23-27, 1914, under the patronage of the Swiss Government. Opinions on the four subjects for discussion—collective work contracts, technical instructions, strikes, and scaffolds—are being solicited by the General Direction, 20 Rue Neuve, Brussels.

BACH BROS., 419 West 42d st, have recently become engaged in the manufacture of hollow copper and bronze work. This work has the appearance of cast bronze and while it is as effective as the cast material, it has the advantage of being much cheaper. The firm has recently completed a contract for work on the new Rector's Restaurant. Their product is used mostly in banks, theatres, etc.

THE KNICKERBOCKER PORTLAND CEMENT COMPANY has moved their general sales office from 1 Madison av to 30 East 42d st. During the year 1913 the capacity of the company's plant at Hudson, N. Y., was enlarged and increased fifty per cent. They are now in a position to give prompt service both by rail and water on orders of any size.

THE AMERICAN ABRASIVE METALS CO., 50 Church st, N. Y. C., was awarded the gold medal and diploma for their "Peralun" safety treads at the First International Exposition of Safety and Sanitation recently held in the Grand Central Palace, New York City. These treads have extensive uses in providing anti-slip surfaces in places where there is a great amount of pedestrian traffic.

HARVEY WILEY CORBETT, architect, formerly the partner of F. Livingston Pell, under the firm name of Pell & Corbett, N. Y. C., is now associated with Frank J. Helmle, architect, 189 Montague street, Brooklyn. Mr. Corbett is a graduate of Columbia University, and of the Ecole Des Beaux Arts in Paris, and has drawn plans for many large buildings in New York, Baltimore, and other American cities. His most recent work was in connection with a group of municipal buildings for Springfield, Mass.

THE TRUSSED CONCRETE STEEL CO., of Detroit, Mich., is issuing its new edition of the Trus-Con Waterproofing Handbook which is the most comprehensive publication on waterproofing the company has ever issued. There is a great deal of new data in it that concerns recent achievement in engineering and science that cannot help but be of great service to architects and builders. It makes a sharp differentiation between dampproofing and waterproofing and goes into detail with ways and means of treating the several different kinds of materials that go into building construction.

CITY LIGHTING BIDS.—The task of awarding the contract for city lighting will fall upon the new Commissioner of the Department of Water, Gas and Electricity, as the present Commissioner, Henry S. Thompson, on opening the bids on Tuesday, said it would take two or three weeks to tabulate the bids. There were only two bidders—the Edison Electric Company and the Consolidated Gas Company. Whether the city can produce its own illumination cheaper than private corporations is being determined by the plant in the Hall of Records. "I am now awaiting the report of the engineers on the cost of production," said Commissioner Thompson. "If the city finds it can make light and heat cheaper than the price it pays to outsiders it is up to my successor to adopt that plan."

THE YEAR BOOK of the New York Society of Architects for 1914 is a book handsomely bound in black leather, flexible covers, with gilt edges, and contains 306 pages of matter. Among the interesting new matters is a complete list of architects, a checking list for specification writing; the Building Code reparagraphed, sub-divided and printed on pink

paper so as to be readily found; the Tenement-House law with digest on yellow paper for quick reference; an article on indirect illumination, the new law governing the construction of factory buildings; various tables to architects for quick reference purposes, and a list of co-efficients for the construction of trusses. These contents give the Year Book a value by no means limited to a profession.

ALBRO AND LINDBERGER, architects, 2 West 47th st, N. Y. C., dissolved partnership by mutual consent, January 1, 1914. During the eight years of this partnership, the firm designed and superintended the erection of many of the handsomest country residences in the East. Louis Colt Albro, January 1st, became associated with Paul Phipps, architect, late of London, England. Mr. Phipps was a student of Luytens, the foremost British architect, and is a member of the British Institute of Architects. He is a grandson of the late Butler Duncan, and brother-in-law of Charles Dana Gibson, the artist. The new firm, under the name of Albro & Phipps, will occupy offices at 2 West 47th st, as heretofore, and Harrie T. Lindeberg will continue his profession individually at the same address.

THE WEMLINGER COMPANY, INC., 11 Broadway, New York City, who are associated with the Wemlinger Steel Piling Company at the same address, have just been appointed New York and New Jersey sales agents for the Waterloo Cement Machinery Corporation, Waterloo, Iowa, manufacturers of the well-known line of Polygon and Little Wonder concrete mixers. The Wemlinger Company will carry a complete line of these machines in all sizes, as well as a complete line of repair parts. Parker U. Cole, formerly New York sales manager for the Waterloo Cement Machinery Corporation, will act in the same capacity for the Wemlinger Company, Inc., and will handle in addition to the above line, the account of the Glide Road Machine Co., Minneapolis, Minn., manufacturers of the "Glide" light-weight road graders; account of the Lourie Manufacturing Company, Springfield, Ill., manufacturers of the Staley power tamping machine, and the account of the Archer Iron Works, Chicago, manufacturers of concrete towers and hoists.

OBITUARY

EDWARD S. WALTON, president of the National Builders' Supply Association, died of heart disease at his home in Youngstown, Ohio, Wednesday, Dec. 24, aged fifty-two years.

FRANK D'AMATO, banker and general contractor, 24 Clifton place, Jersey City, N. J., died of blood poisoning at the Roosevelt Hospital, N. Y. C., Friday, Dec. 26. He was fifty years old.

WILLIAM AHEARN, mason and plastering contractor, died at his home 522 Glenmore avenue, Brooklyn, Sunday, Dec. 28. He was born in Brooklyn forty years ago and had been in the building business for a number of years.

LAUREN MOODY, of the Bradley Construction Company, died at his home, 270 Webster avenue, Brooklyn, Saturday, Dec. 27, aged sixty-three years.

JAMES O'CONNOR, a retired general contractor, died at his home, 725 President street, Brooklyn, Friday, Dec. 26. He was born in Ireland seventy years ago and had lived in Brooklyn for nearly fifty years. He was a member of a number of civil and religious societies.

ARTHUR BARNES TREAT, of the firm of Sperry & Treat Company, general contractors, died suddenly of acute indigestion and heart disease, Friday, Dec. 26, at his home in New Haven, Conn. Mr. Treat was born in Orange, Conn., sixty years ago and had been closely identified with the building interests in New Haven for a long while. During his career his firm erected many of the buildings for Yale University.

CHARLES FRANCIS OSBORNE, Professor of the History of Architecture at the University of Pennsylvania, died at his home in Philadelphia, Wednesday, Dec. 24. He was born in Burlington, N. J., fifty-nine years ago and had been a member of the faculty of the University for over thirteen years. Prior to his work at Pennsylvania he was for fifteen years connected with Cornell University, Ithaca, N. Y. In 1909-10 he was editor of "The American Architect."

TRADE AND TECHNICAL SOCIETY EVENTS.

THE ARCHITECTURAL LEAGUE of New York will hold its annual exhibition in the American Fine Arts Building, 215 West 57th st, February 8 to 28.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except in July and August.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20, 1914.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month. Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20, 1914.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

HEATING AND VENTILATING.—The annual meeting of the American Society of Heating and Ventilating Engineers will be held January 20, 21 and 22, 1914, at the Engineering Societies Building, 25 West 39th street.

METROPOLITAN HARDWARE ASSOCIATION will hold its annual dinner at the Hotel Astor Tuesday, Jan. 20, 1914. H. A. Cornell, 123 Court st, Brooklyn, is chairman of the dinner committee.

BUILDING TRADES EMPLOYERS.—The annual convention of the National Building Trades and Employers' Association will be held in Louisville, Ky., Jan. 21-23 next. Officers of the National Association are: President, Herbert J. West, West Construction Co., Baltimore, Md.; secretary, I. H. Scates, secretary of Baltimore Builders' Exchange.

QUEENS CHAMBER OF COMMERCE.—Arrangements are being made for the third annual dinner of the chamber to be held at the Waldorf-Astoria Hotel on the evening of Tuesday, Jan. 20, 1914. Prominent officials of the city will be present. The following committee has charge of the arrangements: Ellis Parker Butler, George C. Dickel, Jesse F. Ellsworth, W. W. Gillen, John N. Booth, John J. Kindred, chairman.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18 with headquarters at the Hotel La Salle, Chicago, Ill. The first afternoon of the convention will be left open for a general visit to the Cement Show, which will occur in the Coliseum at that time. If the plans of the Board of Directors meet with the success now expected small dealers will be an important factor in the coming convention. As the dues of the association have been reduced it is expected that this will be the means of bringing many dealers into the organization who heretofore have felt that they were not doing sufficient business to justify them in affiliating with the supply association.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—The sixty-first annual meeting of the American Society of Civil Engineers will be held Wednesday and Thursday, Jan. 21 and 22, 1914, at the society house in New York City. The business meeting will be called to order at 10 o'clock Wednesday morning. The annual reports will be read, officers for the coming year elected, reports of special committees presented for discussion and other business transacted. Three special meetings will be held on the two days following the annual meeting. The topic for discussion will be "Road Construction and Maintenance."

NO ARCHITECTS SELECTED.

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

RUTHERFORD, N. J.—The Board of Education of Rutherford, Frank Van Roden, president, is receiving competitive sketches for a 2-sty brick addition to the school here. No architect has been selected.

TARRYTOWN, N. Y.—The Village of Tarrytown, this place, contemplates the erection of a 2-sty brick fire house, 40x60 ft. for which no site or architect have been selected. Project will probably be voted on in the spring.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Samuel Opolinsky, 297 Washington st, N. Y. C., owner, is taking bids on subs for a 4-sty brick apartment house, 40x89 ft., to be erected in the south side of Hart st, 159 ft east of Marcy av, from plans by Shampam & Shampam, 772 Broadway, architects. Cost, about \$40,000.

DWELLINGS.

SEA CLIFF, L. I.—S. J. Stammers, this place, architect, is taking bids for a 2½-sty hollow tile and stucco residence, 28x44 ft., to be erected on Central av for Harry North, this place, owner. Cost, about \$9,000.

YONKERS, N. Y.—G. H. Chamberlin, 18 South Broadway, architect, is taking bids for a 2½-sty brick residence, 60x100 ft., to be erected at Alta and Undercliff avs, for Robert Boettger, 30 Helvedere dr, owner. J. R. Moore, 136 5th av, N. Y. C., is electrical engineer. Nygren, Tenney & Ohmes, 101 Park av, N. Y. C., are steam engineers. Cost, about \$60,000.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 47 West 34th st, N. Y. C., owner, is taking bids for a 2½-sty brick residence, 48x35 ft., to be erected at the northwest corner of Greenway Terrace corner of Middleway Circle, to cost about \$20,000.

HACKENSACK, N. J.—Foreman & Light, 63 William st, N. Y. C., architects, are taking bids for a terra cotta block and stucco residence for C. A. Brown, care of architects, owner.

PORT WASHINGTON, L. I.—Bids will close January 7 for the 2½-sty stucco residence for T. R. Emerson, 157 Duane st, N. Y. C., owner. Ralph M. Reutti, 55 Westminster rd, Brooklyn, is architect.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Lee & Hewitt, 1123 Broadway, N. Y. C., have completed revised plans for a 2-sty brick silk mill, 50x200 ft., to be erected on the N. Y. Central tracks for Ludwig Littauer, 109 Greene st, N. Y. C., owner. Cost, about \$50,000. Bids will be called for by the architects at once.

HOSPITALS AND ASYLUMS.

MT. HOPE AV.—McDermott & Hanigan, Inc., 103 Park av, are figuring the general contract for the new hospital to be erected at Mt. Hope av and 176th st, the Bronx, for the House of Calvary, 5 Perry st.

MUNICIPAL WORK.

BUILDING, PLUMBING, STEAM HEATING.—Bids will be received by the Department of Public Charities until Monday, January 5, for

labor and materials required for the erection and completion of the general contract and electric work. Completion of plumbing, gas fitting and steam heating work for additions and alterations to the storehouse at Blackwells Island.

ELECTRIC WIRING, GAS PIPING, FIXTURES.—Bids will be received by the Department of Public Charities until Monday, Jan. 5, for labor and materials required for electric wiring, gas piping and fixture work for training school for nurses, maternity ward, reception building and boiler house, City Hospital District Blackwell's Island.

TOILETS AND COAL BUNKERS.—Bids will be received by the President of the Borough of Manhattan, room 2034, 20th floor Municipal Building, until Friday, January 9, for labor and materials required for the construction of toilet and washrooms, boiler room and coal bunker in the municipal asphalt plant, 90th st and Av A, Manhattan.

HOT WATER SYSTEM.—Bids will be received by the President of the Borough of Manhattan, 20th floor, room 2034 Municipal Building, until Friday, January 9, for labor and materials required for the installation of a hot water system in the municipal asphalt plant, 90th st and Av A, Manhattan.

PIERS.—Bids will be received by the Commissioner of Docks, until Wednesday, January 21, for labor and materials required for constructing filled in portion of new pier at the foot of W. 46th st, North River, Manhattan, together with the concrete column foundations, pier and slip walls, cofferdam, rock excavation, etc.

LUMBER AND PILES.—Bids will be received by the Commissioner of Docks until Monday, January 12, for labor and materials required for furnishing and delivering lumber and piles.

INTERIOR FINISH.—Bids will be received by the President of the Borough of Manhattan until Wednesday, January 7, for labor and materials required for the construction and completion of interior finish in portions of the Children's Court Building located at 137 to 143 E. 22d st., Manhattan.

CLEANING GLASS.—Bids will be received by the President of the Borough of Manhattan, Municipal Building, until Wednesday, January 7, for labor and materials required for cleaning glass in all the windows, doors, domes and skylights in the various public buildings, courts and offices under the care of the president of the Borough of Manhattan, during the year 1914.

SEWER.—Bids will be received by the President of the Borough of Manhattan, Municipal Building, until Wednesday, January 7, for the sewer in 191st st, between Audubon and St. Nicholas avs.

RECEIVING BASIN.—Bids will be received by the President of the Borough of Manhattan, Municipal Building, until Wednesday, January 7, for receiving basins southeast corner of 43d

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Plans Figuring—Continued.

st and 3d av, southeast corner of 44th st and 3d av, northeast corner of 46th st and 3d av, northwest corner of 46th st and 3d av.

LUMBER, PAINTS, OIL.—Bids will be received by the Department of Public Charities until Thursday, January 8, for furnishing and delivering lumber, paints, oil, highway and building material.

PUBLIC BUILDINGS.

ALBANY, N. Y.—Bids will close January 15 at 12 M. for the 4 and 6-sty county courthouse, 112x225 ft. to be erected at Eagle, Columbus, Steuben and Lodge sts, for the Board of Supervisors of Albany. Hezikiah Winne is chairman of building committee. Hoppin & Koen, 244 5th av., N. Y. C., are architects. Cost, about \$700,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—William H. Meyer, 1861 Carter av, architect, is taking bids for a 1-sty brick store, 100x100 ft., to be erected at the northeast corner of Tremont and Prospect avs for Clement H. Smith, 460 Tremont av, owner. Cost, about \$20,000.

THEATRES.

149TH ST.—Henry E. Herts, 35 West 31st st, architect, is ready for bids for the 1-sty brick and terra cotta theatre, 100x175 ft. to be erected at 149th st and Cortlandt av, for Samuel E. Jacobs, 30 East 42d st, owner. Cost, about \$65,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

AMSTERDAM AV.—Alfred L. Kehoe & Co., 1 Beekman st, have completed plans for fire repairs to the store and flat building at 366 Amsterdam av, for Fred H. Hettling, 2114 Broadway, owner. Bids will be taken about January 12.

BAYARD ST.—Horenburger & Bardes, 122 Bowersy, have completed plans for alterations to the 5-sty tenement at 49 Bayard st, for Max Welinsky, 89 Canal st, owner. Cost, about \$5,500.

95TH ST.—Schwartz & Gross, 347 5th av, have completed plans for the 9-sty apartment house, 85x85.8 ft. to be erected in the south side of 95th st, 151 ft east of Amsterdam av, for Julius Tishman & Sons, Inc., 299 Broadway, owner. Cost, about \$150,000.

110TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment house, 125x87 ft, to be erected in the north side of 110th st, 125 ft east of Lenox av, for the Juno Realty Corp., northeast corner of 110th st and Lenox av, owner. Cost, about \$150,000.

160TH ST.—Samuel Katz, 1 Madison av, has completed plans for the 6-sty apartment house, 100x87 ft, to be erected in the south side of 160th st, 178.37 ft west of Ft. Washington av, for The Podwll Realty Co., 1029 East 163d st, owner. Cost, about \$150,000.

HOSPITALS AND ASYLUMS.

20TH ST.—The Reliable Engineering Co., 50 Church st, is revising plans and will not take bids before Jan. 15 for the 10-sty hospital which the Mission Sisters of Sacred Heart is to erect at 238 East 20th st at a cost of \$100,000.

PUBLIC BUILDINGS.

MANHATTAN ST.—Carrere & Hastings, 225 5th av, architects, will take bids on general contract about the middle of January for the 2-sty brick and limestone library to be erected in the south side of Manhattan st to 126th st, for the New York Public Library, 5th av and 42d st.

STORES, OFFICES AND LOFTS.

5TH AV.—Pattison Bros., 1182 Broadway, have been appointed electrical engineers for Rogers Peet Company's new 12-sty building to be erected at 5th av, 41st and 42d sts. Townsend, Steinle & Haskell, Broadway and 34th st, are architects.

BROADWAY.—Jardine, Hill & Murdock, architects, are revising plans for the 12-sty office building which the Manhattan Company is to erect at Broadway, Canal and Lispenard sts, at a cost of about \$250,000. Bids will probably be received late in January.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

EAGLE AV.—The Chas. Streeter Construction Co., 161st st and Elton av, contemplates the erection of two 5-sty apartment houses, 110x110 ft., to be erected on the east side of Eagle av, 100 ft. north of 161st st, from plans by the Tremont Architectural Co., 401 East Tremont av.

231ST ST.—J. I. Campbell, 163d st and Woodycrest av, is preparing plans for two 5-sty tenements, 100x75 ft., to be erected at the southeast corner of 231st st and Bailey av, for Joseph Zelli, 270 West 261st st, owner and builder.

UNION AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 5-sty store and tenement, 40x88 ft., to be erected on the west side of Union av, 64 ft. north of 147th st, for the Venice Construction Co., Peter Criscoula, president, 659 East 188th st, owner and builder. Cost, about \$25,000.

158TH ST.—The Kreymborg Architectural Co., Hunts Point rd and 163d st, has completed plans for a 5-sty tenement with stores, 50x113 ft., to be erected at the northwest corner of 158th st and Union av, for the 173d St. Improvement Co., Aaron Muller, president, 148 West 122d st, owner and builder.

DWELLINGS.

246TH ST.—Harrie T. Lindeberg, 2 West 47th st, is preparing sketches for a brick and stone residence to be erected in the north side of West 246th st, 190 ft. east of Fieldstone av, for Prof. George D. Strayer, 525 West 120th st, owner.

THEATRES.

MELROSE AV.—Gronenberg & Leuchtag, 303 5th av, have prepared plans for two stores and a moving picture theatre, 2-sty of brick construction, 80x121 ft. to be erected on the east side of Melrose av, south of 157th st, for the Benenson Realty Co., Benj. Benenson, president, owner and builder.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

CLIFTON ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty brick tenement, 25x89 ft., to be erected at 349 Clifton st, for Harris Loon, 957 Myrtle av, owner and builder. Cost, about \$15,000.

ALBANY AV.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty brick apartment houses, 50x98 ft., to be erected at the southeast corner of Albany av and President st, for Percy I. and Milton Ansonge, 414 Broadway, N. Y. C., owners and builders. Cost, about \$70,000.

CARROLL ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick tenement, 40x94 ft., to be erected in the south side of Carroll st, 100 ft. east of Nostrand av, for the Serota Bros. Realty & Construction Co., Chas. Serota, president. Cost, about \$20,000.

15TH AV.—M. A. Cantor, 39 West 38th st, N. Y. C., is preparing plans for five 4-sty brick tenements, 40x88 ft. each, to be erected on the east side of 15th av, from 38th to 39th sts, for the Sherman Holding Co., Oscar Sherman, president, 154 East 8th st, owner and builder. Total cost, about \$120,000.

HENDRIX ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 3-sty brick tenements, 20x76 ft., to be erected in the east side of Hendrix st, 100 ft. south of Dumont av, for the Adrian Realty Co., Hyman Schiller, president, 680 Hendrix st, owner and builder. Cost, about \$15,000.

SARATOGA AV.—Cohn Bros., 363 Stone av, are preparing plans for a 4-sty brick apartment house, 40x80 ft., to be erected at Saratoga av and Park pl, for David Isaacowitz, 316 Hopkinson av, owner and builder. Cost, about \$30,000.

BATH BEACH.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for a 4-sty brick and limestone apartment house, 100x96 ft. to be erected at Bath Beach, northwest corner of Broadway, Parkway and Benson avs, for Samuel Brill, 126 Bay 31st, owner and builder. Cost, about \$100,000.

POWELL ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for two 4-sty apartment houses, 50x89 ft. to be erected in the east side of Powell st, 150 ft. south of Livonia av, for the Powell River Co., Inc., S. Shersky, president, 437 Sackman st, owner and builder. Cost, about \$40,000.

BAY 13TH ST.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for five 2-sty tenement houses, 24x66 ft. to be erected in Bay 13th st, for the Framo Construction Co., 8617 Bay 12th st, Brooklyn, owner and builder. Cost, about \$10,000 each.

GRAFTON ST.—Chas. Infanger, 2634 Atlantic av, is preparing plans for two 4-sty brick tenements, 100x42 ft. to be erected in the west side of Grafton st, 250 ft. south of Pitkin av, for the Mornat Realty Co., 74 Broadway, Brooklyn, owner. Cost, about \$52,000.

BRISTOL ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick tenement, 50x88 ft. to be erected in the east side of Bristol st, 100 ft. north of Dumont av for The Lirock Inc., 1131 East New York av, owner. Cost, about \$20,000.

DWELLINGS.

VANDEVEER PL.—C. Infanger, 2634 Atlantic av, is preparing plans for eleven 2-sty brick residences, 18x56 ft., to be erected at the southwest corner of Vandever pl and 23d st, for the Chas. Goell Construction Co., 2586 Bedford av, owner and builder. Cost, about \$44,000.

THEATRES.

CONEY ISLAND AV.—James A. Boyle, 367 Fulton st, is preparing plans for a 1-sty brick moving picture theatre, 34x92 ft., to be erected on the west side of Coney Island av, 140 ft. north of Av U, for Thomas J. Cox, 2025 East 16th st, owner and builder. Cost, about \$10,000.

Queens.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Pattison Bros., 1182 Broadway, N. Y. C., have been appointed mechanical and electrical engineers for the American Ever Ready Co.'s 8-sty factory at Thompson and Nott avs, Long Island City. Maynicke & Franke, 25 East 26th st, N. Y. C., are architects.

HOTELS.

RIDGEWOOD, L. I.—Harry A. Koelble, 114 East 28th st, N. Y. C., are preparing plans for a 3-sty brick hotel, 25x63 ft. to be erected at the northeast corner of Fresh Pond rd and Hughes st, for the Excelsior Brewing Co., 254 Hart st, Brooklyn, owner, John Reisenweber, president. Cost, about \$15,000.

FAR ROCKAWAY, L. I.—Henry Nordheim, 1087 Tremont av, N. Y. C., has completed plans for a 3-sty brick hotel, 125x47 ft. to be erected at the northwest corner of Wavercrest av and Watjean Court, for B. M. Eisenberg, 460 West 147th st, N. Y. C., owner. Cost, about \$30,000.

Suffolk.

MUNICIPAL WORK.

BAYSHORE, L. I.—Chas. M. Hart, Main st, is preparing plans for a fire house to be erected here for the Board of Trustees of Bayshore.

Westchester.

HALLS AND CLUBS.

MAMARONECK, N. Y.—Chester A. Patterson, 222 Main st, New Rochelle, N. Y., is preparing plans for a 2-sty stucco yacht clubhouse and bathing pavilion to be erected at Shore Acres for Clifford B. Harmon & Co., 315 Madison av, N. Y. C., owner. Cost, about \$15,000.

THEATRES.

MT. VERNON, N. Y.—Niels Hausen, 181st st and Audubon av, N. Y. C., will erect a 1-sty brick theatre, 42x100 ft., on Mt. Vernon av, near Bond st, to cost about \$12,000. Moore & Landsiedel, 148th st and 3d av, N. Y. C., are architects.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

STAMFORD, CONN.—Nelson E. Emmons, 1 Bank st, has nearly completed plans for seven 4-sty brick stores and apartments, 136x81 ft., to be erected in Main st, for Abraham Spelke, care of architect, owner.

CHURCHES.

LOCKPORT, N. Y.—The English Lutheran Church, Walnut and Locust sts, Rev. H. Bickell, 278 Washburn st, contemplates the erection of a new church probably of stone construction, to cost about \$30,000, but if it is possible the old church will be remodelled. No architect has been selected.

STORES, OFFICES AND LOFTS.

MINNEAPOLIS, MINN.—Pattison Bros, 1182 Broadway, N. Y. C., have been appointed electrical engineers for the First National Soo Line Building. R. W. Gibson, architect.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

CHARLES ST.—The Dazie Construction Co., 103 Park av, has received the general contract to alter the 6-sty brick tenement at 28-32 Charles st, for Margaret M. Fritz, 419 West 44th st, owner. Chas. B. Meyers, 1 Union sq, is architect. Cost, about \$8,000.

DWELLINGS.

GREAT NECK, L. I.—Miller & Martini, 534 River av, Pelham, N. Y., have received the general contract to erect a 2½-sty frame and stucco residence, 68x41, at Greenwolde for Horace Delisser, 1796 Broadway, N. Y. C., owner. William H. Orchard, 122 West 42d st, N. Y. C., is architect. Cost, about \$40,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect the 9-sty warehouse, 120x100 ft., entirely of reinforced concrete, for the Great Atlantic & Pacific Tea Co. at Bay and Henderson sts, Jersey City. Howard Chapman, architect. Work will go ahead at once.

ROCHESTER, N. Y. (sub).—Contracts for the various kinds of work for the erection of the Rochester warehouse have been awarded as follows: Reinforced concrete work and iron and steel work, Gorsline & Swan Construction Co., 245 Powers Block; steam heating work and plumbing work, Howe & Bassett Co., 23-25 Stillson st; electrical work, Wheeler-Greene Electric Co., 29-33 St. Paul st; elevator work, Warsaw Elevator Co.; auxiliary fire apparatus, Wright & Alexander Co., 285 State st, all of Rochester, N. Y. Pattison Bros., 1182 Broadway, N. Y. C., are electrical engineers. Cost, about \$250,000.

HALLS AND CLUBS.

GRAMERCY PARK.—R. H. Howes Construction Co., 105 West 40th st, N. Y. C., has received the general contract to alter and make extensions to the clubhouse at 17 Gramercy Park for the Technology Club of N. Y., on premises, owner, Benjamin Hurd, president. Oscar C. Hering and Douglass Fitch, 132 Madison av, are architects. Cost, about \$20,000.

STORES, OFFICES AND LOFTS.

BOSTON, MASS.—The Knoburn Co., 365 14th st, Hoboken, N. J., has received the contract to install all kalamein work, including steel doors and trim in the new 26-sty interior tower building of the Boston Custom House. Norcross Bros., Worcester, Mass., general contractors; Peabody & Stearns, Boston, Mass., architects.

CANAL ST.—J. H. Taylor Construction Co., 30 East 42d st, has received the general contract to alter the residence at 133-135 Canal st for office purposes. Jacob J. Schinkler, 131 Canal st, is owner. George Fred Pelham, 30 East 42d st, is architect. Cost, about \$12,000.

181ST ST.—The Reid Palmer Construction Co., 30 East 42d st, has received the general contract to erect a 1-sty brick department store, 60x75 ft., at 617-625 West 191st st, for Chas. C. Marshall, 34 Pine st, owner. Buchman & Fox, 30 East 42d st, are architects. The Thos. Barwick Eng. Co., 21 Park row, electrical engineer. C. Matlock, 30 East 42d st, steam engineer.

THEATRES.

STAMFORD, CONN.—O. G. Fessenden and E. N. Post, at site, have received the general contract to erect a 1-sty brick and stucco theatre

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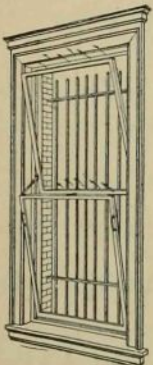
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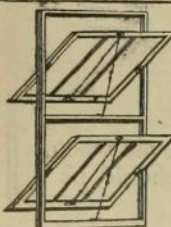
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WINE BOTTLE RACKS

Contracts Awarded (Continued.)

and office building at Atlantic and Willow sts., for the Hartley Operating Co., Mrs. E. Wake-man Hartley, Coscob, Conn. The Stamford Theatre Co., of this place, is lessee of theatre. James C. Green, 103 Park av, N. Y. C., is architect. C. E. Knox, 101 Park av, N. Y. C., is electrical engineer.

MISCELLANEOUS.

BROOKLYN (Sub.)—Among recent contracts awarded to the Raymond Concrete Pile Company of New York and Chicago, are the following: 1,500 concrete piles in foundation for the 16-sty reinforced concrete building for Robert Gair Company, Brooklyn, N. Y. Wm. Higginson, architect. Approximately 600 concrete piles for the foundation of new buildings for the F. W. Devoe & C. T. Reynolds Co., 9th and Smith sts, Brooklyn, N. Y. Ernest Greene, architect; also 2,400 concrete piles in foundation of new 19-sty building for the Hallenbeck-Hungerford Realty Corporation, Lafayette and White sts., N. Y. C., and Geo. A. Fuller Co., general contractors. Wm. E. Austin, architect, and concrete piling for the foundation of the new high school, Moline, Ill. Patton & Miller and Ecklund & Barmant, associated architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

NORTHERN AV. w s, 179th to 180th sts, four 5-sty brick tenements, 50x85; cost, \$310,000; owners, Haven Constn. Co., Chas Flaum, Pres., 880 West 180th st; architect, Geo. Fred. Pelham, 30 East 42d st. Plan No. 1—1914.

FACTORIES AND WAREHOUSES.

ELIZABETH AND BROOME STS. n e cor, 5-sty brick ice plant, 112x90; cost, \$120,000; owners, Ice Manufacturing Co., Thos Pettigrew, Pres., 1480 Broadway; architects, Mortensen & Co., 114-116 E. 28th st. Plan No. 508.

STABLES AND GARAGES.

38TH ST. 329 East, 3-sty brick garage, 25x98; cost, \$9,000; owner, Hugh P. Skelly, 660 1st av; architects, Jno. E. Snooks Sons, 261 Broadway. Plan No. 505.

STORES, OFFICES AND LOFTS.

BROADWAY. W. 57th, 8th av and W. 58th sts, the block, 51-sty brick offices, 198x166; cost, \$12,500,000; owners by contract, The Pan American States Assn, Hudson Maxim, Pres., 102 W. 32. st; architects, Kimball & Roosa, 71 Broadway. Plan No. 507.

Bronx.

DWELLINGS.

VALENTINE AV. e s, 175 s Baisley av, 1-sty frame dwelling, 20x28, shingle roof; cost, \$2,500; owner, Ph. Sheridan, 1765 Southern Boulevard; architect, John Schwalenberg, 2060 Westchester av. Plan No. 658.

FACTORIES AND WAREHOUSES.

138TH ST. s e cor Locust av, 1-sty brick factory, slag roof, 128.3x90; cost, \$12,000; owners, De La Vergne Machine Co., on premises; architects, Production Engineering Co., 1716 Spring Garden st, Philadelphia, Pa. Plan No. 659.

HOSPITALS AND ASYLUMS.

176TH ST. n e cor Mt Hope av, 3-sty brick hospital, 102.4x61, slag roof; cost, \$80,000; owners, House of Calvary, Cardinal John M. Farley, 452 Madison av, president; architect, Robt. J. Reiley, 481 5th av. Plan No. 660.

STORES AND TENEMENTS.

149TH ST. n s, 200 w Melrose av, 2-sty brick stores, 50x80, slag roof; cost, \$15,000; owners, Edgewater Realty Co., E. D. Coulter, 524 Willis av, president; architects, Taylor & Levi, 105 West 40th st. Plan No. 656.

140TH ST. n s, 78 w So Boulevard, 1-sty brick store, gravel roof, 25.20x66.08; cost, \$3,000; owner, Joseph Matala, 2000 Dean st, Brooklyn; architect, V. Bonagur, 789 Home st. Plan No. 661.

MELROSE AV. e s, 98.20 s 157th st, 1-sty brick stores and nicolette, slag roof, 72.11x121; cost, \$18,000; owners, Benenson Realty Co., Benjamin Benenson, 407 East 153d st, president; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 662.

MISCELLANEOUS.

220TH ST. s s, 305 w Barnes av, 1-sty frame shed, 13x20; cost, \$50; owners and architects, Florence & McHugh, on premises. Plan No. 657.

BERGEN AV. nec 149th st, 1-sty brick comfort station, plastic slate roof, 21x40.5; cost, \$20,000; owner, City N. Y.; architect, Andrew J. Thomas, Fordham rd & Webster av. Plan No. 655.

Brooklyn.

DWELLINGS.

VANDEVEER PL. s w cor East 23d st, 2-sty brick dwelling, 20x51, tin roof, 1 family; cost, \$4,000; owner, Chas. Goel, 2586 Bedford av; architect, C. Infanger, 2634 Atlantic av. Plan No. 6880.

VANDEVEER PL. s s, 20 w East 23d st, ten 2-sty brick dwellings, 18x52, tin roof, 1 family each; total cost, \$35,000; owner, Chas. Goel, 2886 Bedford av; architect, C. Infanger, 2634 Atlantic av. Plan No. 6879.

EAST 5TH ST. e s, 180 s Beverly rd, two 2-sty frame dwellings, 18x42, shingle roof, 1 family each; total cost, \$6,000; owner, August Wuest, 321 East 7th st; architect, B. F. Hudson, 319 9th st. Plan No. 6874.

WEST 21ST ST. n e cor Atlantic av, 2-sty frame dwelling and pavilion, 164x200, — roof, 1 family; cost, \$8,000; owners, Richman Holding Co., 161 Canal st, N. Y.; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 6870.

ATKINS AV. e s, 130 s Pitkin av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$5,000; owner, Max Strober, 1423 St Marks av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6882.

CYPRESS AV. ns, 180 w Sea Gate av, 2-sty frame dwelling, 22x34, shingle roof, 1 family; cost, \$3,500; owner, Dr. Robt. Buggs, 108 4th av; architect, B. F. Hudson, 319 9th st. Plan No. 6847.

5TH AV. ws, 21.5 n 76th st, four 3-sty brick dwellings, 21.5x53.4, gravel roof, 2 families each; total cost, \$20,000; owner, Esor Realty Co., 208 Pulaski st; architect, F. W. Stork, 7416 3d av. Plan No. 6848.

5TH AV. n w cor 76th st, 3-sty brick store and dwelling, 21.5x66, gravel roof, 2 families; cost, \$5,000; owner, Esor Realty Co., 208 Pulaski st; architect, F. W. Stork, 7416 3d av. Plan No. 6849.

APPOLO ST. w s, 339.11 n Meeker av, four 2-sty brick dwellings, 19x50, slag roof, 2 families each; total cost, \$18,000; owner, D. E. Morris, Inc., 16 Bedford av; architect, P. Tillion & Son, 381 Fulton st. Plan No. 6900.

S1ST ST. n s, 340 n 1st av, 2-sty frame dwelling, 30x32, shingle roof, 1 family; cost, \$8,000; owner, C. C. Valentine, 340 Broadway; architects, Slee & Bryson, 154 Montague st. Plan No. 6902.

MERMAID AV. n s, 75 w Stillwell av, 1-sty frame dwelling, 48x12, gravel roof, 1 family; cost, \$950; owner, Mr. Cayulier, 11 Mermaid av; architect, Geo. H. Suess, 2966 W. 29th st. Plan No. 6915.

SHEPHERD AV. w s, 105 s Hegeman av, 1-sty frame dwelling, 20x49, gravel roof, 1 family; cost, \$1,500; owner, Lina Lessner, 2628 Montgomery st; architect, M. Rothstein, 627 Sutter av. Plan No. 6907.

EAST 14TH ST. e s, 340 s Neck rd, two 2-sty frame dwelling, 17x30, shingle roof, 1 family each; total cost, \$5,000; owner, E. T. Mauder, 563 East 8th st; architect, M. M. Foley, 2247 Homecrest av. Plan No. 6933.

S1ST ST. n s, 226 w 1st av, 2-sty frame dwelling, 37x32.8, shingle roof, 1 family; cost, \$8,000; owner, W. H. Bonyngh, 170 Broadway, N. Y.; architects, Slee & Bryson, 154 Montague st. Plan No. 6935.

S1ST ST. n s, 280 w 1st av, 2-sty frame dwelling, 37x32, shingle roof, 1 family; cost, \$8,000; owner, W. H. Bonyngh, 170 Broadway, N. Y.; architects, Slee & Bryson, 154 Montague st. Plan No. 6936.

NEW LOTS RD. n s, 63.3 e Barbey st, 2-sty brick dwelling, 17x42, tin roof; cost, \$3,000; owner, F. Beihl, 552 Halsey st; architect, Chas. Infanger Son, 2634 Atlantic av. Plan No. 6938.

FACTORIES AND WAREHOUSES.

PACIFIC ST. s s, 149.6 w Sackman st, 1-sty brick storage, 10x20, tin roof; cost, \$400; owner, Antonio Salzano, 2370 Pacific st; architect, S. Feinberg, 423 Pennsylvania av. Plan No. 6908.

STABLES AND GARAGES.

73D ST. n s, 280 w 13th av, 1-sty brick garage, 15x15, shingle roof; cost, \$300; owner, Arthur Raitans, on premises; architect, C. A. Olsen, 124 66th st. Plan No. 6877.

E. 8TH ST. e s, 100 s Av I, 1-sty frame garage, 12x18, shingle roof; cost, \$250; owner, H. W. Buckley, 1445 E. 15th st; architect, B. F. Hudson, 319 9th st. Plan No. 6903.

ATLANTIC AV. s s, from Schenck av to Barbey st, 3-sty brick stable, 61x100, slag roof; cost, \$120,000; owner, Empire State Dairy Co., 502 Broadway; architect, Otto Straub, 214 E. 3d st, N. Y. Plan No. 6913.

MORGAN AV. s w cor Maujer st, 2-sty brick office and stable, 95x183; slag roof; cost, \$18,000; owner, S. B. Levy, Bushwick av and Scholes st; architect, W. Debus, 86 Cedar st. Plan No. 6896.

OCEAN PKWAY. e s, 100 s Ditmas av, 1-sty frame garage, 13x18, shingle roof; cost, \$200; owner, A. G. Calder, Jr., 315 Ocean Pkway; architect, B. F. Hudson, 319 9th st. Plan No. 6906.

WEST 15TH ST. e s, 500 n Neptune av, 2-sty brick stable, 16x40, gravel roof; cost, \$500; owner, Pasquale Balsano, 80 Neptune av; architect, Rocco Mega, 2857 West 5th st. Plan No. 6942.

EAST 95TH ST. w s, 100 s Conklin av, 1-sty brick garage, 18x22, shingle roof; cost, \$400; owner, H. Abrahams, 133 Conklin av; architect, L. F. Schillinger, 167 Van Sieten av. Plan No. 6944.

STORES AND TENEMENTS.

CARROLL ST. s s, 250 e Hoyt st, 1-sty brick store, 16x24, gravel roof; cost, \$1,000; owner, Maria Calli, 334 Carroll st; architect, W. J. Conway, 400 Union St. Plan No. 6856.

55TH ST. s s, 360 e 5th av, 4-sty brick tenement, 40x87.8, gravel roof, 16 families; cost, \$20,000; owner, W. R. S. Const. Co., 3822 9th av; architects, Cohn Bros., 361 Stone av. Plan No. 6850.

BRISTOL ST. e s, 100 n Dumont av, 4-sty brick tenement, 50x88, tin roof, 23 families; cost, \$20,000; owner, The Lirock, Inc., 1131 East New York av; architects, Cohn Bros., 361 Stone av. Plan No. 6868.

STORES, OFFICES AND LOFTS.

FULTON ST. s e cor Elderts la, 3-sty brick office and dairy, 51x66.8, slag roof; cost, \$25,000; owner, H. Rusch, 226 Stockholm st; architect, T. Engelhardt, 905 Broadway. Plan No. 6876.

THEATRES.

CONEY ISLAND AV. w s, 140.9 n Av N, 1-sty brick theatre, 34x92, — roof; cost, \$9,000; owner, Thos. J. Cox, 2025 East 16th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6858.

MISCELLANEOUS.

FLATBUSH AV, s e cor Eastern Parkway, 1-sty frame toolhouse, 21x16, shingle roof; cost, \$2,000; owner, City of N. Y.; architect, I. M. de Vannee, 21 Park Row. Plan No. 6883.

SURF AV, s e cor West 21st st, five 1-sty frame stores, pavilions, 190x140, gravel roof; total cost, \$8,000; owner, Richman Holding Co., 161 Canal st; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 6921.

Queens.

DWELLINGS.

ROCKAWAY BEACH.—Thetis av, e s, 205 s Boulevard, 13 1-sty frame bungalows, 13x27, shingle roof, 1 family; cost, \$4,550, and UNDINE AV, w s, 196 s Boulevard, 13 1-sty frame bungalows, 13x27, shingle roof, 1 family; cost, \$4,550; owners, T. A. O'Rourke Co., 138 Washington av, Rockaway Beach; architects, Colton Bros., Washington av, Rockaway Beach. Plan Nos. 3729 to 3752.

UNION COURSE.—Shaw av, w s, 25 n Syosset st, 2½-sty frame dwelling, 17x45, shingle roof, 1 family, steam heat; cost, \$2,300; owner, Wm. Molitor, 163 3d st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 3726.

BELLE HARBOR.—Henry av, w s, 140 n Bay-side drive, 2-sty frame dwelling, 24x27, shingle roof, 1 family; cost, \$3,250; owners, J. & Anna Fallesen, Richmond Hill; architects, Barnum & Farrell, Rockaway Park. Plan No. 3721.

WOODHAVEN.—Thrall av, w s, 280 n Fulton st, seven 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, \$14,000; owner, Chas. Sohl, 2d st, Woodhaven; architect, Chas. W. Ross, 47 West 39th st, N. Y. C. Plan Nos. 3713 to 3719.

HOTELS.

FAR ROCKAWAY.—Wavecrest av, n w cor Watjean st, 3-sty brick hotel, 125x47, tin roof; cost, \$30,000; owner, R. M. Eisenberg, 460 West 147th st, N. Y. C.; architect, Henry Nordheim, 1087 Tremont av, N. Y. C. Plan No. 3723.

STABLES AND GARAGES.

DOUGLSTON.—Willow st, n s, 183 e Main av, 1-sty concrete garage, 21x19, shingle roof; cost, \$782; owner, Ira L. Hill, 463 5th av, N. Y. C.; architect, C. C. Grant, 37 East 28th st, N. Y. C. Plan No. 3722.

STORES AND DWELLINGS.

BROOKLYN HILLS.—Jamaica av, n s, 158 e Union pl, 2-sty frame store and dwelling, 26x62, tin roof, 2 families; cost, \$3,500; owner and architect, John F. Reichard, 12 Oak st, Brooklyn Hills. Plan No. 3724.

L. I. CITY.—Potter av, n w cor Theodore st, 3-sty brick store and dwelling, tin roof, 2 families; cost, \$5,600; owner, Angelo Capone, 274 Theodore st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 3725.

STORES, OFFICES AND LOFTS.

LAUREL HILL.—Laurel Hill rd, n e cor Dryer av, 1-sty brick office and shop, 20x125, gravel roof; cost, \$9,500; owner, Dept. Water Supply, 21 Park Row, N. Y. C.; architect, owner. Plan No. 3712.

THEATRES.

COLLEGE POINT.—13th st, e s, 50 s 4th av, 1-sty brick picture theatre, 50x100, slag roof; cost, \$10,000; owner, Paul Bessio, 191 Sandford av, Flushing; architect, Peter M. Coco, Sandford av, Flushing. Plan No. 3728.

MISCELLANEOUS.

MIDDLE VILLAGE.—Metropolitan av, 1695, 1-sty frame greenhouse, 14x30, tin roof; cost, \$200; owner, A. Dlovghy, premises. Plan No. 3727.

ELMHURST.—Plank rd, near Caldwell av, 1-sty frame tool house, 12x25, paper roof; cost, \$150; owner, M. D. Naller, 5 Plain st, Elmhurst. Plan No. 3720.

Richmond.

DWELLINGS.

ALLEN PL, e s, 143 s Park pl, New Brighton, five 2-sty frame dwellings, 20x33; total cost, \$12,000; owner, Mary A. Phillips, New Brighton; architect and builder, J. J. McHenry, New Brighton. Plan No. 870.

HENRY ST, s s, 400 w Harrison av, Anadale, 2-sty frame dwelling, 24x26; cost, \$1,500; owner Paul Chalamonsky, Anadale; architect and builder, Abel Causse, Anadale. Plan No. 877.

4TH ST, s s, 400 w Spruce st, New Dorp, 1½-sty brick dwelling, 20x36; cost, \$1,200; owner and builder, Jas Dadswell, New Dorp; architect Jas E. Grunert, New Dorp. Plan No. 879.

AMBOY ROAD and Ridldge st, s w cor Tottenville, 1½-sty frame dwelling, 28x38; cost, \$2,500; owner, Mrs A. F. Flynn, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 881.

BURGER AV, e s, 375 s Southfield Boulevard, Dongan Hills, 1½-sty frame bungalow, 24x24; cost, \$500; owner, Henry Drown, Dongan Hills; architect, Jas. E. Grunert, New Dorp; builder, V. E. Petite, Jr., Dongan Hills. Plan No. 872.

LOCUST AV, e s, 126 n Railroad, Richmond, 2-sty frame dwelling, 21x25; cost, \$3,000; owners and builder, Sanjour Bros., Richmond; architects, Archibald & Bailey, Richmond. Plan No. 883.

LOCUST AV, e s, 175 s Richmond road, New Dorp, 1½-sty frame dwelling, 27x38; cost, \$2,900; owner, Roberta Grunert, New Dorp; architect, James E. Grunert, New Dorp; builder, Chas. Lange, Stapleton. Plan No. 871.

MOUNTAINVIEW AV, w s, 265 s Turnpike, Castleton Corners, 2-sty frame dwelling, 23x32; cost, \$3,650; owner, Kate Carson, West New Brighton; architect, W. H. Mersereau, West New Brighton; builder, D. T. Carson, West New Brighton. Plan No. 878.

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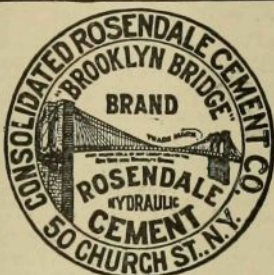
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Plans Filed Richmond—Continued.

OAK AV, w s, 63 w 1st st, Midland Beach, 1-sty frame bungalow, 14x30; cost, \$350; owner, Mrs. M. McGrath, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 875.

OAK AV, w s, 83 w 1st st, Midland Beach, 1-sty frame bungalow, 14x30; cost, \$350; owner, Mrs. M. McGrath, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 876.

SPRAGUE AV, 1863, n Beach st, Tottenville, two 1½-sty frame bungalows, 16x24; total cost, \$1,400; owner, Mattie Ritz, Tottenville; architect and builder, C. P. Peterson, Tottenville. Plan No. 852.

STABLES AND GARAGES.

ERASTINA PL, w s, 200 n Railroad, Mariners Harbor, 1-sty frame garage, 24x28; cost, \$800; owner, J. D. Snyder, Mariners Harbor; architect, Wm D Bailey, Mariners Harbor; builder, Drake & Bush, Mariners Harbor. Plan No. 874.

AMBOY ROAD, n s, 100 e Murray st, Tottenville, 1-sty frame garage, 15x20; cost, \$40; owner, architect and builder, Edw. S. Cave, Tottenville. Plan No. 880.

CEDAR AV, w s, 158 s Ward av, Stapleton, 1½-sty frame garage, 24x26; cost, \$360; owner, J. B. Widemeyer, Stapleton; architect, John Davids, Tompkinsville; builder, Karlsson Bros, Tompkinsville. Plan No. 885.

STORES AND DWELLINGS.

JERSEY CITY, e s, 63 s 1st av, New Brighton, two 3-sty brick store and dwellings, 44x46; total cost, \$15,000; owner, Block & Usian, New Brighton; architect, H. F. Comtois, New Brighton. Plan No. 884.

PUBLIC BUILDING.

JAY ST, DeKalb st and Stuyvesant pl, New Brighton, 3-sty stone courthouse; 197x180; cost, \$733,500; owner, City of N Y; architects, Carrere & Hastings, N. Y. C. Plan No. 873.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROAD ST, 109, roof tank to 8-sty brick office; cost, \$300; owner and architect, Ernest Flagg, 109 Broad st. Plan No. 4293.

CLINTON ST, 90-96, remove posts to 5-sty brick stores and meeting rooms; cost, \$15; owner, Johanna Kroder, 107 E. 17th st; architect, H. B. Reisler, 103 Clinton st. Plan No. 4270.

EAST BROADWAY, 153, sidewalk vault to 4-sty brick offices and dwelling; cost, \$1,000; owner, Warheit Publishing Co., 153 East Broadway; architect, Samuel Sass, 32 Union sq. Plan No. 4248.

ESSEX ST, 41, new partitions to 5-sty brick tenement; cost, \$150; owner, Chas. Rubinger, 1990 7th av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 4257.

FRANKLIN ST, 51-57, masonry and fireproofing to 8-sty brick Telephone Exchange; cost, \$20,000; owners, New York Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 4287.

HENRY ST, 174, new store front to 6-sty brick stores and tenement; cost, \$1,000; owners, Manhattan Holding Co., on premises; architect, M Joseph Harrison, 232 Grand st. Plan No. 4230.

IRVING PL, 61-63, fireproofing to 6-sty brick telephone exchange; cost, \$10,000; owner, New York Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 4284.

IRVING PL, 65-67, new stairs to 12-sty brick lofts; cost, \$150; owner, Chas. Hirschorn, 315 5th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 4250.

MANHATTAN ST, 13, new store fronts to 5-sty brick stores and tenement; cost, \$200; owners, Lewine & Kempner, 17 W. 42d st; architects, J. G. H. Harlach, 790 E 180th st. Plan No. 4274.

PINE ST, 66, elevator shaft to 4-sty brick office; cost, \$1,500; owner, Estate of David W. Bishop, 21 Liberty st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 4247.

SUFFOLK ST, 178, masonry to 6-sty brick stores and loft; cost, \$150; owner, Margaret Folsen, 13 Astor pl; architect, Louis A. Sheinart, 194 Bowery. Plan No. 4276.

WEST HOUSTON ST, 165-169, alterations to three 4-sty brick moving picture theatre, stores and offices; cost, \$15,000; owner, Italian Hospital, 83d st and East River; architect, Paul B. LaVelle, 507 5th av. Plan No. 4269.

11TH ST, 100 East, new window and partitions to 3-sty brick store and lofts; cost, \$150; owner, Robert R. Stuyvesant, 49 Wall st; architect, Chas. H. Richter, 68 Broad st. Plan No. 4244.

20TH ST, 120 W; new windows to 7-sty brick loft; cost, \$600; owner, Chas Conner, 135 E. 43d st; architect, Robert E. Kelly, 219 E 39th st. Plan No. 4277.

21ST ST, 538-546 West, rear extension to 2-sty brick offices and printing; cost, \$1,000; owners, Greenwich Lithographing Co., 538 West 28th st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 4266.

22D ST, 2 West, new partitions to 12-sty brick store and lofts; cost, \$1,000; owner, Chas. H. Welling Co., 2 Wall st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 4246.

23D ST, 16 West, new store front to 5-sty brick stores and lofts; cost, \$500; owner, Henry De Forest Weeks, 111 5th av; architect, Wm. G. Pigueron, 59 Pearl st. Plan No. 4258.

23D ST, 51-59 West, masonry to 3-sty brick amusement hall; cost, \$175; owners, Eden Musee American Co., 51 West 23d st; architect, Wm. M. Leonard, 162 West 20th st. Plan No. 4262.

28TH ST, 3-5 E; new stairs to 12-sty brick loft; cost, \$150; owner, Isaac M. Getskay, 86th st and Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 4272.

35TH ST, 464 W, new partitions to 5-sty brick store and tenement; cost, \$500; owner, Mary E. Joyce, 338 W. 88th st; architect, Julius G. Kern, 424 E 92d st. Plan No. 4282.

38TH ST, 151 East, masonry and new partitions to 3-sty brick garage; cost, \$7,000; owner, Henry R. C. Watson, 174 Fulton st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 4259.

39TH ST, 6 E, marquise to 12-sty brick store and office; cost, \$800; owner 6 E 39th St. Co., 6 E 39th st; architect, Paul B. LaVelle, 507 5th av. Plan No. 4288.

40TH ST, 113-119 West, alterations to 22-sty brick offices; cost, \$3,000; owner, Philip Lewinsohn, 115 West 40th st; architect, Paul B. LaVelle, 507 5th av. Plan No. 4236.

43D ST, 655 West, masonry to 4-sty brick lofts and storage; cost, \$150; owners, New York Manufacturers Real Estate Co., 601 West 43d st; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 4264.

50TH ST, 101-167 W, steel to 3-sty brick machine shop and electrical substation; cost, \$750; owners, New York Railways Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 4

57TH ST, 245 W, rear extension to 4-sty brick store and offices; cost, \$500; owners, Columbus Circle Arcade Co., 1777 Broadway; architect, Frank H. Chute, 225 E 19th st. Plan No. 4289.

64TH ST, 1 West, alterations to 12-sty brick tenement; cost, \$75; owners, Harperley Hall Co., 1 West 64th st; architect, Jos. N. Escobar, 1 West 64th st. Plan No. 4254.

64TH ST, 56 W, new plumbing, stores and stairs to 3-sty brick stores and lofts; cost, \$1,500; owners, Midwest Realty Co., 22 W. 32d st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 4291.

100TH ST, 13 West, alterations to 5-sty brick tenement; cost, \$200; owner, Dennis O'Neill, 13 West 100th st; architect, Harry Zlot, 230 Grand st. Plan No. 4255.

101ST ST, 100-102 West, new partition to 6-sty brick lofts; cost, \$50; owner, Herman Markowitz, 41-43 West 23d st; architect, Harold Young, 1204 Broadway. Plan No. 4242.

107TH ST, 207-209 West, masonry to 5-sty brick tenement; cost, \$100; owner, Adolph Volter, 1800 7th av; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 8.

119TH ST, 179-181 East, new windows and air duct to 3-sty brick storerooms; cost, \$250; owner, Charles Realty Co., 103 Gold st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 4245.

125TH ST, 101-105 E; masonry and steel to 12-sty brick stores and offices; cost, \$7,000; owners, Pittsburgh Life & Trust Co., 1133 Bway; architects, Jardine, Hill & Murdock, 3 W. 29th st. Plan No. 4278.

135TH ST, 70 West, new store front to 1-sty brick store; cost, \$200; owner, Alexander J. Bruens, 19 East 83d st; architect, Raffael J. Wolkenstein, 1876 Belmont av. Plan No. 4243.

158TH ST, 611 West, new windows to 9-sty brick tenement; cost, \$300; owners, Assets Liquidation Co., 1 East 14th st; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 4263.

AV A, 1088, masonry and steel to 4 and 5-sty brick storage; cost, \$1,000; owners, Burns Bros., 50 Church st; architect, Jas. W. Cole, 403 West 51st st. Plan No. 4260.

AV A, 235, new plumbing and balcony to 2-sty brick moving picture theatre; cost, \$1,500; owner, Sam L. Josephthal, 80 Maiden Lane; architect, Arthur Wesier, 271 West 125th st. Plan No. 4267.

BROADWAY, 335, new store front and marquise to 6-sty brick stores and offices; cost, \$1,500; owners, Myra & Cara Moffat, 335 Broadway; architect, Henry H. Holly, 39 W. 27th st. Plan No. 4292.

BROADWAY, 52-56, new stores to 12-sty brick offices; cost, \$2,500; owner, William Waldorf Astor, 21 W. 26th st; architect, J. Francis Burrows, 410 W. 34th st. Plan No. 4279.

BROADWAY, 160-164, new fire-escapes to 16-sty brick offices; cost, \$2,500; owner, Lawyers Title Ins. & Trust Co., 160 Broadway; architects, Clinton & Russell, 32 Nassau st. Plan No. 4253.

BROADWAY, 2871, reset stairs to 2-sty brick shop; cost, \$50; owners, Slawson & Hobbs, 162 West 72d st; architect, Jocelyn L. Morales, 130 Post av. Plan No. 4249.

BROADWAY, 3234-3236, masonry and plumbing to 4-sty brick tenement; cost, \$1,000; owners, Kohring Realty Co., 3230 Broadway; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 7.

BROADWAY, 1564-1566, alterations to 11-sty brick offices; cost, \$2,500; owner, Palace Theatre & Realty Co., 1493 Broadway; architect, Jos. J. Gavigan, 1123 Broadway. Plan No. 4294.

BROADWAY, 546-548, new elevator and enclosure to 5-sty brick stores and lofts; cost, \$6,000; owner, Vincent Astor, 23 West 26th st; architect, Louis C. Maurer, 6 Church st. Plan No. 1-1914.

BROADWAY, 594-596, sprinkler system to 12-sty brick store and lofts; cost, \$4,500; owner, The Adams Land & Bldg Co., 71 Broadway; architects, The Rusling Co., 39 Cortlandt st. Plan No. 4241.

BROADWAY, 395-399; standpipe tank to 15-sty brick offices and lofts; cost, \$500; owners, Equitable Life Assurance Society, 165 Broadway; architects, Maynicke & Franke, 25 Madison sq N. Plan No. 4275.

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BROADWAY, 444; alterations to 5-sty brick stores and lofts; cost, \$1,500; owner, Elizabeth Chesebrough, 33 Howard st; architect, J. W. Clark, 86 Roosevelt st. Plan No. 4268.

CATHEDRAL PKWAY, 5-6-7, alterations to 1-sty brick moving picture theatre; cost, \$100; owner, Texas Realty Co., 5 Cathedral pkway; architect, S. F. Oppenheim, 1133 Bway. Plan No. 3.

PARK AV, 1890-98, grand stand to 3-sty brick stores and gymnasium; cost, \$1,000; owner, Gustave A. Fried, 162 West 72d st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 4265.

PARK ROW, 3, masonry to 8-sty brick store and office; cost, \$50; owner, Park Row Realty Co., 43 Exchange pl; architect, T. M. Robertson, 331 Madison av. Plan No. 4285.

PARK AV, 1617, new partition and plumbing to 5-sty brick store and tenement; cost, \$500; owner, George Ehret, 235 E. 92d st; architect, Eli Benedict, 1947 Broadway. Plan No. 4286.

1ST AV, 2043, front extension to 2-sty brick offices and dwelling; cost, \$2,000; owner, Cornelia Hellenberg, 611 W. 114th st; architect, John Ph. Voelker, 979 3d av. Plan No. 4283.

1ST AV, 874, new stairs and partitions to 5-sty brick store, office and tenement; cost, \$500; owner, Nathan Adelsdorfer, 1887 7th av; architect, Otto L. Spannhaake, 233 East 78th st. Plan No. 4.

2D AV, 2329, new partition, windows and plumbing to 3-sty brick cafe and dwelling; cost, \$1,000; owner, Nathan Grabenheime, 409 E. 46th st; architect, Otto L. Spannhaake, 233 E. 78th st. Plan No. 4273.

5TH AV, 500, masonry to 8-sty brick stores and offices; cost, \$100; owner, Walter J. Salomon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 4252.

6TH AV, 225-227, reset store front to 5-sty brick store and lofts; cost, \$550; owners, James J. Coogan et al, 604 Broadway; architect, Albert C. Dutt, 827 Amsterdam av. Plan No. 4251.

6TH AV, 885, new store front to 5-sty brick store and tenement; cost, \$275; owner, Livingston Pell, 122 East 25th st; architect, A. Pearson, 114 West 61st st. Plan No. 2.

7TH AV, 2187, partition wall to 5-sty brick tenement; cost, \$60; owner, Annie Herman, 312 West 112th st; architect, Mr. Herman, 312 West 112th st. Plan No. 4261.

7TH AV, 201-3, new windows to 10-sty brick lofts; cost, \$200; owner, Jacob Werner, 25 Broad st; architect, Morris Schwartz, 194 Bowery. Plan No. 6.

8TH AV, 2074, new store fronts to 5-sty brick store and tenement; cost, \$500; owner, Natchem Seligman, 2074 8th av; architect, Geo. Hof, Jr., 371 E. 158th st. Plan No. 4281.

9TH AV, 252, new store front to 3-sty brick store and dwelling; cost, \$185; owner, Aymar Van Buren, Newburgh, N. Y.; architect, Chas. Gens, 158 7th av. Plan No. 5.

Bronx.

ORCHARD ST, s e cor City Island av, new toilets, new partitions to six 2-sty frame stores and dwellings; cost, \$500; owner, Henry Humicke, 1712 Crotona Park East; architect, Fred. Hammond, 391 E. 149th st. Plan No. 666.

POWELL AV, n s, 172 e Havemeyer av, 2-sty frame extension, 11x12, to 2-sty and attic frame dwelling; cost, \$1,000; owner, Fred W. Schneider, 2363 Lyon av; architect, E. Ebeling, 135 Westchester sq. Plan No. 665.

BATHGATE AV, 2325, 1-sty frame extension, 15x6, new girders to 2-sty frame store and dwelling; cost, \$500; owner, G. Graziano, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 664.

BEACH AV, 1252, new partitions to 2-sty frame dwelling; cost, \$250; owner, E. Dahlin, on premises; architect, Anton Perjur, 2069 Westchester av. Plan No. 668.

MOSHOLU AV, 5737, 1-sty frame extension, 21x9, new partitions, etc., to 2-sty frame store and dwelling; cost, \$1,000; owner, Annie Murphy, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 663.

PROSPECT AV, 1313, new show windows to 1-sty brick stores; cost, \$750; owner, Jacob Leitner, 836 Westchester av; architects, Koppe & Moore, 830 Westchester av. Plan No. 662.

WILLETT AV, n w cor Gunhill road, move 2-story frame store and dwelling; cost, \$1,000; owners, Earnest Lacoq Est, Portchester, N. Y.; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 667.

Brooklyn.

COLUMBIA ST, e s, 350 n Degraw st, interior alteration to tenement; cost, \$250; owner, Salvadore De Angelis, 157 Columbia st; architect, E. H. Scully, 527 Henry st. Plan No. 6947.

FULTON ST, n s, 245.11 e DeKalb av, new marquise to moving picture theatre; cost, \$200; owner, Mary O'Flynn, 62 West 71st st, N. Y.; architect, M. E. Rountree, 3 East 44th st, N. Y. Plan No. 6853.

GRAND ST s s, 150 w Havemeyer st, exterior and interior alteration to dwelling; cost, \$500; owner, J. H. Schneider, 296 Grand st; architect, J. J. Messenger, 394 Graham av. Plan No. 6901.

LEONARD ST, w s, 58 n Withers st, exterior and interior alteration to tenement; cost, \$200; owner, Jos Fisebro, 375 Leonard st; architect, F. Tillion, 381 Fulton st. Plan No. 6916.

MOORE ST, n w cor Morrell st, exterior alteration to tenement; cost, \$150; owner, Beni Cohen, on premises; architect, T. Goldstone, 9 Graham av. Plan No. 6945.

OSBORNE ST, e s, 150 n Belmont av, exterior alterations to dwelling; cost, \$300; owner, Rachel Bloch, 326 Stone av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6886.

SCOVILLES WALK, e s, 357 s Surf av, extension to bathhouse; cost, \$1,200; owner, G. S. Scoville, on premises; architect, Jas. F. Brewster, 2938 W. 8th st. Plan No. 6909.



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WOODHULL ST, n s, 284 w Henry st, plumbing to tenement; cost, \$300; owner, Dora Marks, 77 Woodhull st; architect, W. J. Conway, 400 Union st. Plan No. 6862.

10TH ST, n s, 105 e 2d av, exterior and interior alteration to four dwellings and tenements; cost, \$3,000; owner, Thos. Paulson, 97 2d av; architects, Koch & Wagner, 26 Court st. Plan No. 6926.

14TH ST, s s, 325 w 7th av, plumbing to 2-sty dwelling; cost, \$—; owner, Geo. Wagner, 358 14th st; architect, W. J. Royle, 1039 DeKalb av. Plan No. 6867.

37TH ST, n s, 100 w 3d av, interior alteration to factory; cost, \$7,500; owner, Bush Terminal, on premises; architect, W. Higginson, 21 Park row, N. Y. Plan No. 6912.

69TH ST, n w cor 14th av, exterior alteration to theatre; cost, \$2,000; owner, Chas. Gatten, 55 West 95th st, N. Y.; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6934.

ATLANTIC AV, s w cor Rochester av, interior alteration to boiler house; cost, \$4,100; owner, Atlantic Hygienic Co., on premises; architect, Carl Wegeman & Co., 90 West st. Plan No. 6932.

ATLANTIC AV, s s, from Schenck av, to Barbey st, exterior alterations to stable; cost, \$16,000; owner, Empire State Dairy Co, 502 Broadway; architect, Otto Straub, 214 E. 3d st, N. Y. Plan No. 6914.

BEDFORD AV, e s, 71 s South 4th st, extension to 3-sty store and dwelling; cost, \$3,500; owner, Jos. Berger, 359 Bedford av; architect, C. Bauer, Jr., 651 Leonard st. Plan No. 6860.

BEDFORD AV, s e cor Broadway, interior alterations to shop; cost, \$1,000; owners, Smith Gray Co., on premises; architect, W. Parker, 34 McDonough st. Plan No. 6872.

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BROOKLYN

BLAKE AV, n s, 48 w Linwood st, exterior and interior alterations to dwelling; cost, \$100; owner, M. Bilder, 603 Warwick st; architect, E. Dennis, 241 Schenck av. Plan No. 6911.

BROADWAY, n e cor Park st, exterior and interior alteration to theatre-dwelling; cost, \$700; owner, Whalen Bros., 225 Grand st; architect, E. O. Holmgren, 311 Fulton st. Plan No. 6939.

BUSHWICK AV, w s, 70 n Roebling st, extension to dwelling; cost, \$500; owner, H. Entinger, 1450 Bushwick av; architect, same, Plan No. 6923.

DEKALB AV, s w cor Lewis av, extension to storage; cost, \$12,000; owner, Borden Milk Co., on premises; architect, A. Ulrich, 371 Fulton st. Plan No. 6930.

EASTERN PARKWAY, s e cor Pitkin av, exterior and interior alteration to store and tenement; cost, \$500; owner, Israel Wezenitch, 110 Gafon st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6948.

GATES AV, s s, 73 e Reid av, exterior alterations to moving picture theatre; cost, \$1,000; owner, Campbell Amusement Co., on premises; architect, W. B. Wills, 1181 Myrtle av. Plan No. 6866.

GRAHAM AV, s w cor Bayard st, interior alterations to dwelling; cost, \$150; owner, Simon Steinfeld, 600 Broadway, N. Y.; architect, W. Richter, 4411 18th av. Plan No. 6875.

MARCY AV, w s, 75 s Ellery st, exterior alterations to store and tenement; cost, \$250; owner, S. Goldinger, 492 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6861.

MARCY AV, s w cor Metropolitan av, interior alteration to store and tenement; cost, \$200; owner, C. Pariso, 6 Marcy av; architects, Laspia & Salvati, 525 Grand st. Plan No. 6943.

MORGAN AV, e s, 20 s Grand st, extension to stable; cost, \$200; owners, Brooklyn Union Coal Co., 240 Morgan av; architect, E. Schoen, 25 West 42d-st. Plan No. 6884.

NOSTRAND AV, w s, 232 s Flushing av, exterior and interior alterations to storage; cost, \$30,000; owner, Arabol Mfg. Co., 44 Nostrand av; architect, E. H. James, 124 W. 45th st. Plan No. 6904.

SURF AV, n s, 116 e West 12th st, exterior alteration to store; cost, \$450; owner, Luna Amusement Co., on premises; architect, Jas. A. Nelson, on premises. Plan No. 6931.

THEROOP AV, w s, 75 s Floyd st, exterior and interior alteration to tenement; cost, \$400; owner, L. Riesenber, 712 Broadway; architect, W. B. Wills, 1181 Myrtle av. Plan No. 6899.

WASHINGTON AV, e s, 144 n Lafayette av, extension to dwelling; cost, \$2,500; owner, Emm H. Bitsch, 339 Washington av; architect, A. Korber, 56 Lafayette av. Plan No. 6878.

WATKINS ST, e s, 75 n Pitkin av, exterior and interior alterations to garage; cost, \$300; owner, G. Tonkowogy, 111 Watkins st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6851.

NASSAU AV, n s, 50 s Diamond st, plumbing to 3-sty store and dwelling; cost, \$200; owner, E. Anderson, 161 Nassau av; architect, W. E. Smith, 790 Manhattan av. Plan No. 6859.

NORTH PORTLAND AV, e s, 278.6 s Park av, extension to dwelling; cost, \$300; owner, Rafael Pensaviechia, 122 Navy st; architect, Chas. P. Cannella, 60 Graham av. Plan No. 6852.

3D AV, e s, 50 s 24th st, plumbing to storage; cost, \$300; owners, Donegan & Nelson, 743 3d av; architect, Geo. Rabe, 435 E. 17th st, N. Y. Plan No. 6910.

4TH AV, w s, 75 n 22d st, extension to 3-sty store and dwelling; cost, \$2,000; owner, John Romanella, 702 4th av; architect, W. J. Conway, 400 Union st. Plan No. 6854.

Queens.

ARVERNE.—Vernam av, s e cor Ocean av, erect new dormer window on dwelling; cost, \$300; owner, R. H. Straus, 1180 Broadway, N. Y. C. Plan No. 2407.

FAR ROCKAWAY.—Edgewater la, n e cor Jamaica Bay, erect piazza on dwelling; cost, \$50; owner, John Strotzler, premises. Plan No. 2400.

GLENDALE.—Wilton av, w s, 40 s Glasser st, interior alterations to dwelling; cost, \$1,000; owner, Aug. J. Franz, 380 Sandol st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2402.

GLENDALE.—Deltz pl, e s, 100 s Myrtle av, erect new foundation to dwelling; cost, \$300; owner, Conday Bly, on premises. Plan No. 2393.

JAMAICA.—Rockaway rd and Beaver st, general interior alterations to hotel to provide for two stores; cost, \$2,700; owners, Brenner & Jacksonowitz, 130 Metropolitan av, Brooklyn; architect, I. M. Kirby, Jamaica. Plan No. 2404.

JAMAICA.—Jamaica Hempstead Plank rd, nr Queens boulevard, erect frame signboard 75x10; cost, \$150; owners, Jamaica Adv. Co., Jamaica. Plan No. 2398.

L. I. CITY.—Jamaica av, s s, 25 e Hopkins av, cut new windows in dwelling; cost, \$36; owner, J. Witkop, 112 Jamaica av, L. I. City. Plan No. 2411.

L. I. CITY.—4th st, n s, 300 e East av, install new plumbing in tenement; cost, \$100; owners, Estate of Anna Moore, 342 East 58th st, N. Y. C. Plan No. 2403.

L. I. CITY.—Chestnut st, e s, 285 s Flushing av, install gas piping in dwelling; cost, \$20; owner, Frank Palanto, 678 2d av, L. I. City. Plan No. 2396.

MIDDLE VILLAGT.—Furman av, w s, 280 s Juniper Swamp rd, install new plumbing in dwelling; cost, \$50; owner, Meyer Kraut, premises. Plan No. 2399.

NEWTOWN.—Myrtle av, 1868, erect new electric sign on store; cost, \$250; owner, Peter Bounkel, premises. Plan No. 2388.

RICHMOND HILL.—Jamaica av, n s, 154 e Greenwood av, install new plumbing in dwelling; cost, \$75; owner, John Umland, premises. Plan No. 2401.

RICHMOND HILL.—Jamaica av, n s, 110 w Chestnut st, install new plumbing in two dwellings; cost, \$200; owner, J. W. Magee, Greenwood av, Richmond Hill. Plan No. 2408-9.

ROCKAWAY BEACH.—Walcott av, e s, 275 n Boulevard, 1-sty frame extension, 18x12, rear 2-sty frame dwelling, tin roof; cost, \$250; owner, A. Rivera, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 2410.

WOODSIDE.—Greenpoint av, n s, 300 w 5th st, install new plumbing in dwelling; cost, \$700; 2-sty frame extension to rear 2-sty frame dwelling, tin roof; owner, John Drape, 22 Greenpoint av, Woodside. Plan No. 2397.

WOODSIDE.—Jackson av, s s, 100 e 7th st, 1-sty frame extension over present extension on rear dwelling, tin roof; cost, \$200; owner, Philip Kessler, on premises. Plan No. 2394.

RICHMOND HILL.—Jamaica av, n e cor Atlantic av, install new plumbing in dwelling; cost, \$50; owner, E. Dunham, Chestnut st, Richmond Hill. Plan No. 2390.

RICHMOND HILL.—Jamaica av, n s, 25 w Chestnut st, install new plumbing in dwelling; cost, \$50; owner, H. Henkle, on premises. Plan No. 2391.

RICHMOND HILL.—Jamaica av, n s, 50 e Bedford av, install new plumbing in dwelling; cost, \$50; owner, Carl Theedle, on premises. Plan No. 2392.

RICHMOND HILL.—Briggs av, e s, 135 n Sutter av, install new plumbing in dwelling; cost, \$25; owner, Walker Bleschmidt, on premises. Plan No. 2395.

Richmond.

EDDY ST and Richmond Turnpike, n e cor Tompkinsville, masonry to stone retaining wall; cost, \$400; owner and builder; Frederick Rhode, Tompkinsville. Plan No. 505.

JAY ST, w s, 170 n DeKalb av, New Brighton, masonry and new extension to frame offices; cost, \$1,000; owner and builder, J. C. Crabtree, New Brighton; architect, Jas. Whitford, New Brighton. Plan No. 502.

MAIN ST, e s, 120 n Arents av, Tottenville, masonry and new partitions to frame store and dwelling; cost, \$800; owner, Thos. W. Hawkins, Tottenville; architect, P. S. Jensen, Tottenville; builders, Depuy & Jensen, Tottenville. Plan No. 499.

BURGER AV, e s, 75 s Henderson av, West New Brighton, new partition to frame dwelling; cost, \$100; owner, Antoinette Bourele, West New Brighton; builder, Philip Carlon, West New Brighton. Plan No. 501.

FRESH KILLS RD, n s, 700 e Gifford lane, Great Kills, 1-sty extension and partitions to frame dwelling; cost, \$350; owner, Daniel H Hanckel, Great Kills; builder, Hugh C. Murphy, New Dorp. Plan No. 506.

LA FARGE AV, s s, 300 w Richmond av, 28 Port Richmond, masonry to frame dwelling; cost, \$1,200; owner and builder, Henry Sunderf, Port Richmond; architect, John Davies, Tompkinsville. Plan No. 503.

NEW YORK AV, 1138, Rosebank; masonry and partitions to frame store; cost, \$200; owner, J. F. & G. F. Ritchie, Rosebank; architect and builder, Donkersloot & Williams, Rosebank. Plan No. 507.

SEASIDE BOULEVARD, s s, South Beach; partitions to frame bathhouses; cost, \$500; owner, P. Dillenberger, South Beach; architect and builder, J. W. Nastusi & Son, South Beach. Plan No. 500.

SERPENTINE RD, w s, Tompkinsville, new extension masonry partitions to frame dwelling; cost, \$1,200; owner, Ward Estate, Tompkinsville; builder, H. W. Putnam, New Dorp. Plan No. 504.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Dec. 27. The location is given, but not the owner's address:

NEWARK.—Schweitzer Bros., n w cor South Orange av and South 12th st, 3-sty brick, \$12,000; John Ellerman, 451-3 South 69th st, two 3-sty frame, \$18,000; Berry Realty Corp., 10-12-14-16-18-20-22-24-26 and 28 Fountain pl, ten 3-sty frame, \$50,000; Berry Realty Corp., 10-12-14-16-18-20-22-24-26-28-30-32-34-36 and 38 Kensington pl, thirteen 3-sty frame, \$75,000; Berry Realty Corp., 11-13-15-17-19-21-23-25-27 and 29 Fountain pl, ten 3-sty frame, \$50,000; Berry Realty Corp., 321-323-325-327-329-331 and 333 South 12th st, seven 3-sty frame, \$35,000; Berry Realty Co., 9-11-13-15-17-19-21-23-25-27-29-35-37 and 39 Kensington pl, fourteen 3-sty frame, \$70,000; Berry Realty Co., 33 Kensington pl, 3-sty frame, \$9,000; Berry Realty Co., 40 Kensington pl, 3-sty frame, \$9,000; Berry Realty Co., 319 South 12th st, 3-sty frame, \$9,000;

Berry Realty Co., 341 South 12th st, 3-sty frame, \$9,000; Berry Realty Co., 335 South 12th st, 3-sty frame, \$9,000; Samuel Philip, 507 16th av, 3-sty frame, \$6,000; Union Building Co., n e cor South 10th st and Rose Terrace, 3-sty frame, \$9,000; Abraham Steiner, 429 Springfield av, 3-sty frame alteration, \$1,000; August Hiller, 611 South 20th st, 3-sty frame, \$5,000; Jacob Prager, s e cor Hawthorne av and Dewey st, 3-sty frame, \$9,000; Mathias Hiltgen, 85 19th av, 3-sty frame, \$6,000; Emma Georgous, n e cor 17th av and South 19th st, 3-sty frame, \$7,000; Oraton Inv. Co., w s Frelinghuysen av, 19 ft. s Whittier pl, 3-sty frame, \$6,000; Siebensohn Bros., 742 South 12th st, 3-sty frame, \$5,000; Mersfelder Cons. Co., 370-2-4 Avon av, three 3-sty frame, \$15,000; Peter W. Smith, 737 South 11th st, 3-sty frame, \$6,000; Anton Leinbacher, 530 South 11th st, 3-sty frame, \$6,000; Metropolitan Realty Co., 418-20 13th av, two 3-sty frame, \$11,000; Union Building Co., 710 and 714 South 10th st, two 3-sty frame, \$11,000; Union Building Co., 16 Seymour av, 3-sty frame, \$6,000; Morris Rachlin, 52-4 North 3d st, two 3-sty frame, \$11,000; Union Building Co., s e cor South 10th st and Rose Terrace, 3-sty frame, \$9,000; Union Building Co., 234-6-8 Avon av, three 3-sty frame, \$17,000; Union Building Co., 705-7 South 10th st, two 3-sty frame, \$11,000; Morris Rachlin, 229-31 South 10th st, two 3-sty frame, \$11,000; Union Building Co., 724 South 10th st, 3-sty frame, \$5,000; Morris Rachlin, 339 Bank st, 3-sty frame, \$6,000; Maisel & Israel, 545 South 17th st, 3-sty frame, \$6,000; Charles H. Waag, 570-2-4-6 South 19th st, four 3-sty frame, \$22,000; Isaac Potash, 347 South 12th st, 3-sty frame, \$6,000; Isaac Potash, 367 South 12th st, 3-sty frame, \$6,000; Jacob & William Ring, 538-42 South 20th st, two 3-sty frame, \$11,000; Isaac Potash, 580-2 South 13th st, 3-sty frame, \$6,000; Clara Lauber and Rose Schmulowitz, 864 South 11th st, 3-sty frame, \$6,000; Genaviva Desch, 468 South 18th st, 3-sty frame, \$5,000; Julia Bilanovitz, 531 South 12th st, 3-sty frame, \$6,000; Charles H. Waag, 304-6-8 16th av, three 3-sty frame, \$17,000; L. C. & John Becker, 985-9 South Orange av, three 3-sty frame, \$15,000; Rudolph Alexy, 786 South 17th st, 3-sty frame, \$6,000; Minnie Maul, 535 South 10th st, 3-sty frame, \$6,000; Frank Giacone, 630 South 19th st, 3-sty frame, \$5,000; Samuel Nadel, 642-4-6-8 Springfield av, four 3-sty frame, \$22,000; Union Building Co., s w cor Avon and Seymour avs, 3-sty frame, \$9,000; Charles Zizzo, 469-71 South 17th st, two 3-sty frame, \$11,000; Bertha R. Mendel, 534 South 11th st, 3-sty frame, \$6,000; John Hayrich, n w cor Bergen st and Waverly av, 3-sty frame, \$9,000; Herman Horn, 536-38-40-42 South 13th st, four 3-sty frame, \$22,000; Louis Simons, 219-21-23-25 16th av, four 3-sty frame, \$22,000.

JERSEY CITY.—Abram Gorlin, s w cor Jackson av and Weyman pl, 3-sty brick, \$10,000; Frederick Goldberg, w s Summit av bet Hague st and Paterson av, 4-sty brick, \$20,000; Philip Levy, 391 West Side av, 2-sty frame alteration, \$1,000; Antonio Sogga, 108 Williams av, 3-sty frame alteration, \$4,000; Louis Sherwood, 329 Communipaw av, 3-sty brick alteration, \$6,000.

PASSAIC.—John Rizsak, 127 2d st, 4-sty frame alteration, \$3,500.

TOWN OF UNION.—National Lumber & Mfg. Co., n s Jefferson st, 150 ft. w Park av, 3-sty brick, \$9,000; Lena Scheurle, 205 Liberty st, 3-sty frame alteration, \$500.

IRVINGTON.—Frederick Heinemeyer, 35 Sharon av, 3-sty frame, \$5,000; William Heyeck, 527 South 21st st, 3-sty frame, \$6,000.

HOBOKEN.—Charles Vezetti, 1204-6-8 Hudson st, three 5-sty brick, \$60,000.

ATLANTIC CITY.—Gertrude Koetsier, w s Massachusetts av, near Oriental av, 3-sty brick, \$9,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Alfred Peter, 238 Washington st, is preparing plans for a 3-sty frame and stucco flat, 28x83 ft., to be erected at the southeast corner of Avon and Badger avs, for Samuel Shor, 99 Avon av, owner. Cost, about \$10,000.

NEWARK, N. J.—Edward V. Warren, 22 Clinton st, has been commissioned to prepare plans for a 4-sty apartment house to be erected at the northeast corner of Washington and Delevan avs, for the J. H. Mayzel Co., 294 Littleton av, owner. Cost, about \$65,000.

CHURCHES.

PERTH AMBOY, N. J.—Dayton & Smith, 102 Market st, have been commissioned to prepare plans for a 1-sty addition, 40x60 ft., to the church in Cortlandt st, for the Church of Our Lady of Hungary, R. C., Rev. Francis Cross, 697 Cortlandt st, pastor. Cost, about \$20,000.

FACTORIES AND WAREHOUSES.

HOBOKEN, N. J.—Maynicke & Franke, 25 East 26th st, N. Y. C., are preparing plans for a 2-sty, 65x100 ft. and a 4-sty, 80x240 ft. brick and concrete factory to be erected at Park av, 16th st, Willow av and 15th st for the Elevator Supply & Repair Co., 561 West Monroe st, Chicago, Ill., and 105 West 40th st, N. Y. C., E. Y. Wyde, president. E. P. Decker, 561 West Monroe st, Chicago, Ill., is general contractor. Cost, about \$250,000.

THEATRES.

JERSEY CITY, N. J.—Louis A. Sheinart, 194 Bowersy, N. Y. C., is preparing plans for a 1-sty brick moving picture theatre, 50x100 ft., to be erected at 5 Corners, for R. L. Bulman, 512 East 118th st, N. Y. C., owner.

Other Cities.

SCHOOLS AND COLLEGES.

ONEONTA, N. Y.—The Board of Education of Oneonta, John R. Skinner, president, contemplates the erection of a brick ward school in the 5th ward, for which no architect has been selected. Cost, about \$20,000.

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RECENT INCORPORATIONS.

AMERICAN ASPHALT PAINT CO. has been chartered with \$10,000 capital stock to manufacture and sell paints, etc., and to acquire real estate with offices in Manhattan. The directors are Martin Hermann, Grover M. Hermann, both of Calicoon, N. Y., and Chas. Phelan, of Chicago, Ill. G. M. Hermann, 911 Marbridge Building, N. Y. C., is the attorney.

SINCLAIR-EIFERT-BLACKFORD INC. has been chartered with a \$10,000 capitalization to do a real estate business and to deal in all metals with offices in Manhattan. The incorporators are Thomas G. Sinclair and Robert A. Eifert, both of 157 East 128th st., N. Y. C., and Lester A. Blackford, 131 Ogden av., Jersey City. Henry M. Carpenter, 165 Broadway, N. Y. C., is the attorney.

C. H. & R. C. PECKWORTH have filed incorporation papers with \$10,000 capital stock to do a contracting business with offices in Manhattan. Chas. H. Peckworth and Ralph C. Peckworth, both of 529 Hudson st., and Edward Winters, 28 King st., are the directors. C. H. Peckworth, 529 Hudson st., N. Y. C., is the attorney.

AUTOMATIC DRILL CHUCK CORP. has been incorporated with \$100,000 with offices in Manhattan to manufacture iron, copper, steel, etc., with William E. Bird, Jr., and Arthur H. Conran, both of 99 John st., and Fred H. Meikeman, Pier 14, East River, as directors. The attorney is Avery F. Cushman, 27 Cedar st., N. Y. C.

BARKER-BONNER has been incorporated with \$50,000 capital stock to do a construction and contracting business with offices in Manhattan. The directors are Harold C. Barker, 246 West End av., N. Y. C., David Bonner, Jr., Stamford, Conn., and C. J. S. De Vere, West st., N. Y. C. William H. Blymyer, 49 Wall st., is the company's attorney.

AMERICAN MAGNESIA CEMENT CO., contractors, is a \$10,000 corporation, chartered with offices in Manhattan. The directors are Elihu N. Kleinbaum, 419 West 119th st., H. Cohen, 323 Grand st., and Matilda Landsman, 26 Lenox av. Bettner, Simon & Asher, 277 Broadway, are the attorneys.

SCARSDALE HOMES CORP. is a \$175,000 corporation chartered to do a realty and construction business with offices in Manhattan. The directors are Albert C. Davis, Scarsdale, N. Y., Chas. Mc. I. Tunstall, Dickson Building, Norfolk, Va., and Stephen L. Angell, 507 5th av., N. Y. C. Shaw & Landon, 49 Broadway, are the attorneys.

THE STARLING CONSTRUCTION CO., realty, engineering, contracting and construction, has filed papers with \$10,000 capital stock. The incorporators are Jos. F. Curtin, H. O. Coughlan and Clarence E. Eaton, all of 36 Nassau st. The offices of the company are in Manhattan. The attorney is the U. S. Cor. Co., 34 Nassau st.

SOUTH BROOKLYN TERMINAL CO. is a \$100,000 corporation chartered to do a realty, construction, quarrying, deal in timber, machinery, etc., with offices in Brooklyn. The directors are Jacob Brenner, 252 Carroll st., William Kelly, 407 Hamilton av., Louis Beer, 134 Bainbridge st., and Irving Mead, 350 Fulton st., all of Brooklyn. Jacob Brenner, 26 Court st., Brooklyn, is the attorney.

NAMBIL REALTY CO. has been chartered with \$10,000 capital stock with offices in Manhattan to do a realty and general contracting business. The papers were filed by Samuel Silvergold, 8 Morris st., Julius Bachrach, 149 Broadway, and Samuel Rubinton, 141 Broadway, as directors. Isaac Cohen, 141 Broadway, is the attorney.

T. & S. REALTY CO. has been chartered with offices in Manhattan to do a realty and construction business with a \$10,000 capitalization. The directors are Harry M. Goldberg, 509 West 110th st., Samuel W. Altman, 473 West 158th st., and Henry E. Behrman, Water st. Harry M. Goldberg, 309 Broadway, is the attorney.

GEO. POOL & SON is a \$25,000 corporation chartered to manufacture and deal in paints, oils, varnishes, etc., and to do a realty, contracting and construction business with offices in Brooklyn. The incorporators are George W. Pool, 249 78th st., Brooklyn, Frederick E. Pool, 7905 Ridge boulevard, and M. V. Ward, 52 Hill st. Jas. E. Bennet, 150 Nassau st., is the attorney.

NO. 323 WEST 74TH ST. CO. has been chartered with a \$10,000 capitalization to do a realty and construction business with offices in Manhattan. The directors are Jos. M. Sullivan, F. R. Kennedy and F. D. Stoba, all of 37 Wall st. The Corporation Trust Co., 37 Wall st., is the company's attorney.

A. H. JETER & CO. have filed papers with \$10,000 capital stock to do a contracting, engineering, construction and manufacturing business with offices in Long Island City. The directors are Allen H. Jeter, 1163 Clay av. and Chas. A. Taylor, 4348 Park av., both of The Bronx, and Louis Partzschefeld, 2409 8th av., N. Y. C. The attorney is Samuel Silgiger, 375 Fulton st., Brooklyn.

CHANDLER & CO., with offices at White Plains, has filed papers at Albany and has begun business with \$1,250,000 capital stock as stock and bond brokers, realty, contracting and construction. The directors are A. J. Leonard, 974 Sterling pl., Brooklyn, Ralph P. Smell, Bayview av., Bayside, N. Y., and Sidney V. Morris, 471 West 22d st., N. Y. C. George H. Graham, 42 Broadway, is the attorney for the company.

WILLIAM BAKER has filed papers with \$20,000 capital stock to do a general contracting, electric light, heat and power plant business with offices in Manhattan. William Baker, 101 South st., Jersey City, N. J., Arthur Faust, 1025 Lincoln pl., Brooklyn, and Frederick L. Hartigan, Short Hills, N. J., are the directors. Kafer & Wilds, 2 Rector st., are the attorneys for the company.

ARTHUR R. PIERSON & CO. is a \$50,000 corporation chartered with offices in Manhattan to deal in cement, lime, etc. The papers were filed by Arthur N. Pierson and Lawrence A.

Clark, both of Westfield, N. J., and Katherine V. Carroll, 431 East 153d street, N. Y. C., as directors. The attorney is Alfred R. Bunnell, 55 John street, N. Y. C.

WERECO REALTY CO., realty and construction, with \$20,000 capital stock, has been chartered to do business with offices in Manhattan. The incorporators are Albert G. H. Perry, 413 New York avenue, Jersey City, N. J.; Homer I. Skehan, 811 East 19th st., Brooklyn, and Henry C. Maguire, 2315 East 13th st., A. M. Simon, 21 Park row, is the company's attorney.

HANNAH REALTY CO. has filed incorporation papers with a \$100,000 capitalization with offices in Manhattan to do a realty and construction business. The directors are Henry I. Durlach, Milton I. Durlach and Edith Durlach, all of Hotel Majestic, 72d st., N. Y. C., and Minnie D. Nussbaum, 25 So. Main av., Albany, N. Y. Hyer Nussbaum, 51 Chambers st., N. Y. C., is the attorney.

PFALTZ & SAUER REALTY CO., has been chartered with \$20,000 capital stock to do a realty and construction business with offices in Manhattan. Henry Pfaltz, 950 South 15th st., Newark, N. J.; Frank M. Sauer, West End av., Rockaway Park, N. Y., and Tom Exon Price, 91 Graham st., Jersey City, N. J., are the directors. L. W. Thompson, 100 William st., is the attorney.

MOUNT ISRAEL CEMETERY is the name of a \$30,000 corporation with offices in Manhattan chartered to do a realty and construction business. The directors are Morris Berger, 486 East 141st st.; Adolph Warshow, 1536 Minfort pl., and Bernard Flashnick, 203 East 174th st. F. A. Bunn, 10 Wall st., is the attorney.

SUPERIOR CONTRACTING CO. has filed papers with a \$10,000 capitalization to do a general contracting, construction and realty business, with offices in Manhattan. The directors are Jos. Sagovitz and Samuel Shapiro, both of 148 West 142d st., and Harry Danzig, 1350 Stebbins av. A. Stephen Aaronstamm, 63 Park Row, is the company's attorney.

DUKESHIRE IRON WORKS is a \$10,000 corporation chartered to do a general repairing, general contracting, general machine, iron and steel work, with offices in Brooklyn. The directors are Clara T. and Wm. F. Dukeshire, both of 421 10th st., Brooklyn, and Wm. S. Dukeshire, 474 East 7th st., Brooklyn. Peterson & Peterson, 27 Cedar st., are the attorneys.

KRAAL TERRACE REALTY CO. has filed papers with \$12,500 capital stock with offices in the Bronx to do a realty and building business. The incorporators are Henry Greenfield, 1659 Washington av., Samuel Mirchin, 1655 Washington av. and Samuel McKibel, 1879 Crotona av. The company's attorney is Philip Rusgo, 99 Nassau st.

NOTABLE AUCTIONS OF THE YEAR.

Taken in the aggregate, 1913 was a better real estate year than several of its predecessors, says Joseph P. Day. It was reported from all sides that the market was quiet, but in some manner the volume of business kept up very nicely, and some real estate sales were made that were large enough to go down in history, as having never before been equalled. Now these successes would have been impossible if the general public did not realize that real estate, after all, constitutes the best and safest investment known to man—something that is immovable and imperishable—that increases in value with the increase in population, and that forms a great portion of the tangible wealth of the community.

In some of the advertising of lot sales in the past year some figures were given that are interesting enough to repeat here. True, this relates to Bronx real estate, but the same thing is true in almost every direction of the compass in relative degrees.

The growth of population and the growth of real estate values was emphasized by the following figures given of the Bronx:

	Population	Assessed Valuation
1890	75,000	\$44,000,000
1904	300,000	237,775,992
1913	600,000	616,521,378

"In the early part of 1913 one of the largest sales of tenement property was started by the marketing of the Cunningham Estate. This comprised 17 parcels, and brought a total of \$632,850 from a crowd that packed the Vesey street salesroom to the limit of its capacity.

"For a time, the market ran in the usual quiet channels, with the continuous selling of small properties, and the offerings of various estates. This continued until the first news of the Morris Park sale broke out in the news columns.

"This is one of those historic events that is not likely to be soon forgotten, mainly because of the number of new records it made. Three thousand and seventy-one lots was the Morris Park total—\$3,779,990 worth of unimproved realty—an attendance throughout the sale of 47,500—1,737 individual buyers—12 days of continual selling—16,352 bids received.

"The average price per lot was \$1,231, and this was accomplished in spite of all predictions that the condition of the market at the time would never stand any such amount of forcing, as this sale apparently involved.

"Among the small sales that followed this giant, the sale of 240 Little Farms at Rosedale, L. I., was notable for several reasons. This was the first auction sale of Little Farms ever held. It was the second night auction sale. And although only a portion of the property could be sold in a few hours between 7:30 and midnight, all of the desirable "Little Farms" left were sold at private sale within the few weeks that followed, to the overflow of buyers that were left after the conclusion of the auction sale.

"There was a comparatively small sale of holdings of the Schermerhorn and Astor estates comprised of properties they own jointly in

Manhattan and Bronx boroughs. Judged by size alone, it would not attract much, if any, attention in a yearly review. It is worth mention, however, because of the fact that both of these estates seldom come into the auction selling market.

"Estates were prominently represented in sales all through the year. An attractive and important offering was that of the Moss estate tract, which made the next largest ripple on the surface of real estate activities during the year. This was the first large public offering of property in the Jerome avenue section of the West Bronx for a number of years. 340 lots were sold in the Vesey street salesroom, and one of the largest crowds that have ever been packed in the room attended the sale. \$568,575 was realized for the entire offering, or an average of \$1,648 per lot.

"If these successes were possible in the dullness of 1913, there is every reason to believe that 1914 will be a more successful, even if a less spectacular, year. The promise of the public and commercial world is a promise of better times, and this will undoubtedly have its effect on every phase of the real estate market."

LONG ISLAND ROADS.

How They Have Aided Real Estate Developments—Queens Building Operations.

Nowhere else in the vicinity of Manhattan has the construction of good roads and the improvement in transit facilities been more active during the past year than in Long Island, says Frank Crowell, Manager of the Rickert-Finlay Realty Company, yesterday. That this has been appreciated by the investing public has been shown by the exceptional activity of the various real estate developers of Long Island property.

Many of Long Island's advantages for suburban homes were discovered and appreciated by the more wealthy residents of New York City many years ago. They began to build homes on the island and soon had established the fine estates which are today counted among the show places of this country.

In the early days when boats and carriages were the nearest approach to rapid transit, Manhattanites had their homes along the easterly bank of the East River, in the vicinity of Long Island City. Soon, however, improvements and rapid transit facilities turned Long Island suburbanites in other directions, and as a result, the most available and in addition the most attractive stretches of open country, right at the door of Manhattan, were left until the last few years in their original state of farms, open country and woodlands.

Today, however, everything is changing and Long Island offers, especially Queens Borough, a greater variety of sites for houses and homes already built, near the traffic centers, and with more real value for the money, than any other suburban section surrounding Manhattan. The growth has been wonderful, and by leaps and bounds the district in the past few years has become a very wealthy section desired by every one seeking an ideal environment for a home.

In October last John W. Moore, Superintendent of the Bureau of Buildings in Queens, issued a statement showing that within the last five years and nine months the estimated cost of new building operations had reached a total of \$110,394,106.

During the period covered by the report of Commissioner Moore, 26,922 buildings have been erected in the borough. Single detached dwellings represent the largest number of units and include all classes of dwellings.

The totals for the period including alterations, follow:

Year.	Estimated Cost.
1908	\$14,636,326
1909	20,188,855
1910	16,040,181
1911	23,084,708
1912	20,838,465
1913 (nine months)	15,605,571

Total\$110,394,106

This remarkable growth of Long Island, especially Queens, has been due entirely to the improved transit facilities, and by this I do not mean the electrification of the Long Island Railroad particularly, but the general construction of good roads, which has already made Long Island the paradise of automobilists. It is a common sight in the Spring and Summer to see many of the wealthiest business men motoring from their residences at Kensington, Great Neck, to their places of business in Manhattan.

Tenants and Landlords.

In the original draft of the Income Tax bill as it passed the House tenants were required to make deduction from rent paid, on behalf of landlords, who in most cases would naturally be the more responsible parties. This was amended in conference to provide that no deduction shall be made except where the rent paid was in excess of \$3,000 a year, and is paid to individual landlords. In no case is any deduction to be made where the rent is paid to a corporation. By the Treasury regulations trustees have been placed on the same footing as corporations in this respect, so that no deduction need now be made from rent paid to a trustee. In a similar manner trustees have been placed on a footing with corporations in the receipt, also, of interest on bond coupons, and therefore no deduction need be made at the source in respect to any payments made to trustees. In many cases, however, the use of such permission would work to the disadvantage of the beneficial owner of a bond, for the reason that where the so-called "tax-free" covenants exist in the bonds, the corporation would be relieved from its obligation to assume the tax and the burden would fall on the wards of the trustee, unless the proper one of three possible forms provided be used.

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Concordia Contracting Co., 44 Court st.
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The Gibbons Remodeling & Construction Co.,
318 Columbia st, Brooklyn.

Auctioneers

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Boilers

H. B. Smith Co., 39 East Houston st.

Brick

Carter, Black & Ayers, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Hay Walker Brick Co., 1133 Broadway.
Krelscher Brick Mfg. Co., 119 E. 23d st.
Pfothenauer-Nesbit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.

Building Material (Masons)

Builders Brick and Supply Co., Inc., 172d st
& West Farms rd.
Candee, Smith & Howland Co., foot E. 26th.
Kane Co., J. P., 103 Park ave.
Peck Co., N. & W. J., 103 Park ave.

Building Reports

Dodge Co., F. W., 119 West 40th st.

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Davin, D. W., 74 Irving pl.
The Nelson Co., 238-260 44th st., Bklyn.

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Davin, D. W., 74 Irving pl.
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Consolidated Rosendale Cement Co., 60
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King & Co., J. B., 17 State st.
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Theile, E., 99 John st.
Vulcanite Port. Cement Co., 5th Ave. Bldg.

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Taylor, Ronald, 520 East 20th st.

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Libman Contracting Co., 107 West 46th st
Speedwell Construction Co., 505 5th Ave.
Steen Co., Thos. J., 30 Church st.
Whitney Co., The, 1 Liberty st.

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Knox, Charles E., 101 Park ave.
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30 E. 42d st.

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Directories for Office Buildings

The Tablet & Ticket Co., 381 Broadway.

Door and Sashes

Welsberg-Baer Co., Astoria, L. I. City.

Electrical Contractors

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lyn, 360 Pearl st., Brooklyn.
N. Y. Edison Co., 55 Duane st.
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Strelbel & Sons, Chas, 1732 Myrtle ave.,
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Wells Arch. Iron Co., River ave. & E. 151st.

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Berger Mfg. Co., 11th av & 22d st.

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Farnam Cheshire Lime Co., 39 Cortlandt st.
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Leonard Sheet Metal Works, 1123 Broadway.
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Brooklyn.
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McVicker, Gaillard Realty Co., 42 Bway.

Office Building Directories

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Lucas & Co., John, 521 Washington st.
Toch Bros., 320 5th ave.

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Brown, Inc., W. E. & W. I., 3422 3d ave.
Buerman & Co., C., 507 Grand st.
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Ely & Co., H. S., 21 Liberty st.
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Frost, Palmer & Co., 1133 Broadway.
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Golding, J. N., 9 Pine st.
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Manning, E. A., 489 5th ave.
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Noyes Co., C. F., 92 William st.
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Palmer Realty & Financial Agency, The, 220
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