

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JANUARY 17, 1914

INDUSTRIAL DRIFT TO FAR WEST SIDE

A Remarkable Series of Huge Structures Rising There For Shippers and Manufacturers of Food Products—Old Chelsea's Appeal For Modern Houses.

A BUILDING movement is gathering momentum on the far West Side of the city that is unlike any that preceded it elsewhere in the city. West of Ninth avenue and north of 14th street to 59th lies a broad, colorless region about which little was said in real estate circles until a short while ago, and which seemed to have little to say for itself. Other parts of the great city were coming on the map and having their successive periods of rapid development and prosperity (with much publicity concerning their advantages from local boosting and protective associations), but for fifty years the Middle West Side

household supplies, while south of 42d street the accessions are more varied. But to others it seems that anywhere in the territory west of Ninth avenue a great steel structure is likely to arise for almost any industrial purpose, and nearly always for the exclusive use of one firm.

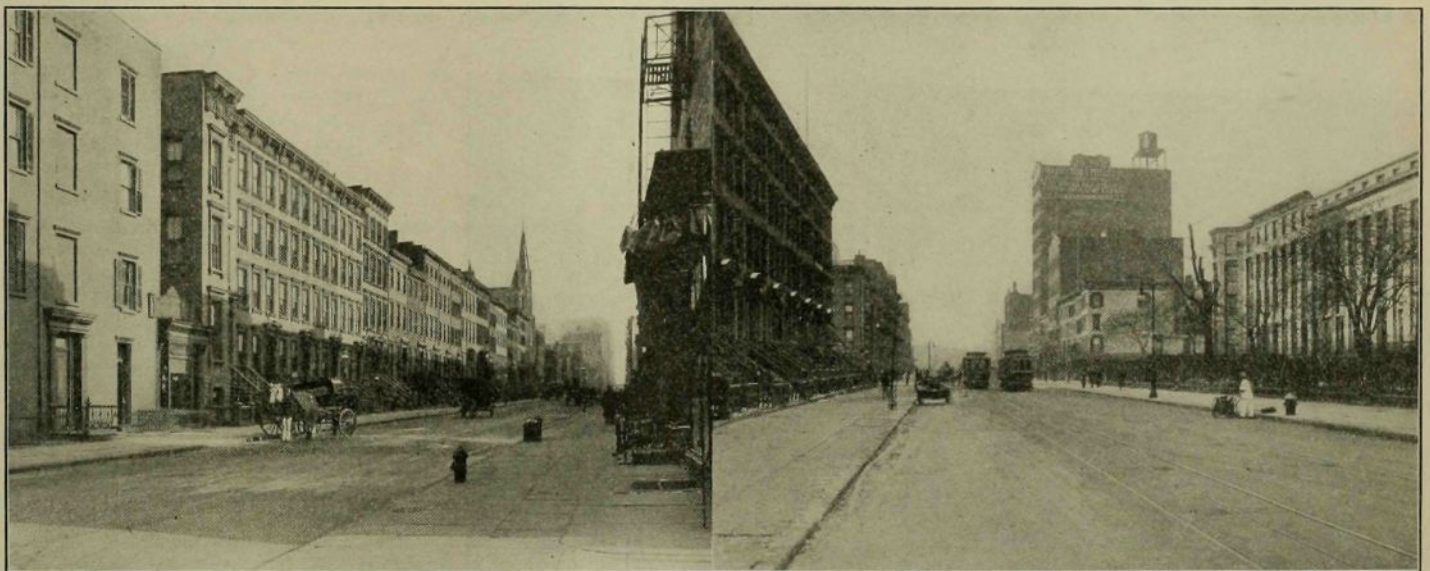
The Pioneers.

The first corporation to whom credit must be given for foreseeing this movement in the section north of 42d street is the Sheffield Farms-Slawson-Decker Company, which some years ago established offices and a distributing plant in West 57th street, between Tenth and

the employes, and forty-two electric motors to perform various functions in the sewing, pressing and handling of carpets and rugs. A remarkable feature of the ninth and tenth floors is that each consists of large pillarless rooms, 96x84 feet in dimensions.

Almost a Total Glass Exterior.

From far across the city can be seen the steel frame of a giant building rising at Tenth avenue and 36th street for John A. Hill, publisher of the Engineering News and other journals. The architects, Goldwin Starrett & Van Vleck, have provided the plans for a twelve-



THE CHELSEA SECTION—WEST 22D STREET.

WEST 23D STREET—WEST FROM NINTH AVENUE.

merely stood pat and had nothing to say.

The building movement that has started there has been exclusively for business purposes so far, being particularly actuated by heavy shippers, manufacturers and jobbers—who, in many cases, have their principal offices and salesrooms in more central locations but are erecting great warehouses over there because space costs less and because here they are close to freight terminals—domestic and foreign.

They have in mind the time when American producers will take more account of world commerce; but, whatever the reasons may all be, there has been a marked inclination for a year or more on the part of big firms to create auxiliary accommodations over on the far West Side. Some observers have divided the movement into two parts, with 42d street as the line of division, thinking that they perceive in the new building activity north of 42d street a gathering together there of the largest distributors of food products and other

Eleventh avenues. The Mason-Seaman Transportation Company followed. A group of buildings in 57th street was built by G. Schoch between Tenth and Eleventh avenues. Park & Tilford put up an immense building in 42d street through to 43d street between Tenth and Eleventh avenues. The Auerbach candy factory is at 47th street and Eleventh avenue, and the Standard Mail Order Building, 225 feet front and twelve stories high, is in 55th street between Ninth and Tenth avenues.

Efficiency in Equipment.

Every building has been designed for a definite purpose and is fitted in the most scientific manner to perform its duty. Commercial architecture has become a fine science as well as a fine art. The new ten-story warehouse of W. & J. Sloane in 29th street, adjoining the corner of Eleventh avenue, has a most remarkable equipment, besides being organically fireproof. It has automatic fire-alarms and sprinklers, power vacuum cleaners, tungsten lights, restaurants for

story skyscraper, in which seventy-eight per cent. of the walls will be of plate glass. All the floors will be rubber-tiled; the interior air will be cooled and washed, and vibration in the building will be eliminated. The power plant, will be the most complete of its kind in the city. The building alone will cost \$650,000.

Buildings like these are being erected on the distant West Side where nobody is accustomed to go except on business. Their size and splendid construction is remarkable.

Isaac A. Hopper (Inc.), as owner and builder, finished in September a great twelve-story building, 200x112, with an extension 25x75 feet, at 423 to 439 West 55th street that cost \$600,000 for the construction alone. The Standard Mail Order Company purchased and is now occupying this building. Not a bit of wood went into its construction except on the first floor, which is eighteen feet high. Not only is the structure fireproof, but it is provided with a fire-tower and a sprinkler system as well. Except in

the facade, the windows are of wireglass in hollow metal frames. On the second floor is a special storeroom that is absolutely unburnable, even should the contents of the rest of the floor be swept by flames. Five lines of fireproof stairways and eight elevators represent the means of exit.

The National Biscuit Company has covered a whole block on Tenth avenue between 15th and 16th streets, and notable buildings have also been erected by the Moore estate, the Baker-Williams Corporation, Simon Zinn, Baltimore & Ohio Railroad Company, New York Central Railroad Company, Otis Elevator Company, H. H. Uris, Charles Hofferberth, Heywood, Strasser & Voigt, McKeon Realty Company, and St. John's Park Realty Company. The list could be considerably extended by including smaller structures.

The Moore estates, represented for

better lighted and cleaner streets, more police protection, more parks and playgrounds, recreation piers, and increased neighborhood pride and loyalty.

Just at the time when Chelsea's commercial and manufacturing activities are increasing, the industrial population is moving away because they cannot find modern homes and tenements in the district. They would prefer to live within walking distance of their work but cannot put up with the antiquated dwellings that make up block after block of the section. In some of these houses water is supplied by a pump in the backyard. Many Chelsea blocks, on the other hand, are ideally situated for modern tenements for the industrial population. The Neighborhood Association is striving to interest capitalists to meet this demand and has also undertaken a social work that will make social centers of the schools organize leagues of boys and

THE DARING OF PUEBLO.

Colorado City Begins Single Tax System—Victory Won by a Youth.

Pueblo, Colo.—This city has entered upon her first experience in that new and promising scheme of taxation known as the "single tax." By virtue of an expression of the people's will, made at the polls at the general election recently closed, one of the most progressive amendments ever formulated has been tacked to the city charter. This amendment provided that, after a certain period of time shall have elapsed, there shall be, in Pueblo, no more taxation of real estate improvements, personal property or bank deposits—with the exception of 1 per cent on the value of the first. The Commerce Club, backed by the real estate exchange, is already preparing literature to be sent to the four corners of the continent calling attention to Pueblo's daring.

Youth Did It.

To a mere youth, George J. Knapp, belongs the distinction of bringing Pueblo to the single tax—a thing old politicians held impossible. Knapp is only 26 and never saw the inside of a college, but he has read libraries of books on economics. He came to Pueblo five years ago for his health. Without funds and without friends—for nobody knew the wan-faced stranger—he started in to battle for health. When he had succeeded in completely routing the army of bacteria that was destroying him he started a new fight—the fight for the adoption of the single tax in the big City of Pueblo.

An "Angel."

It was Mrs. J. M. Gallup, wife of one of Pueblo's leading business men, who came to his rescue in the long run. When she learned of the struggle that Knapp was having to keep his head above water she opened her home to him.

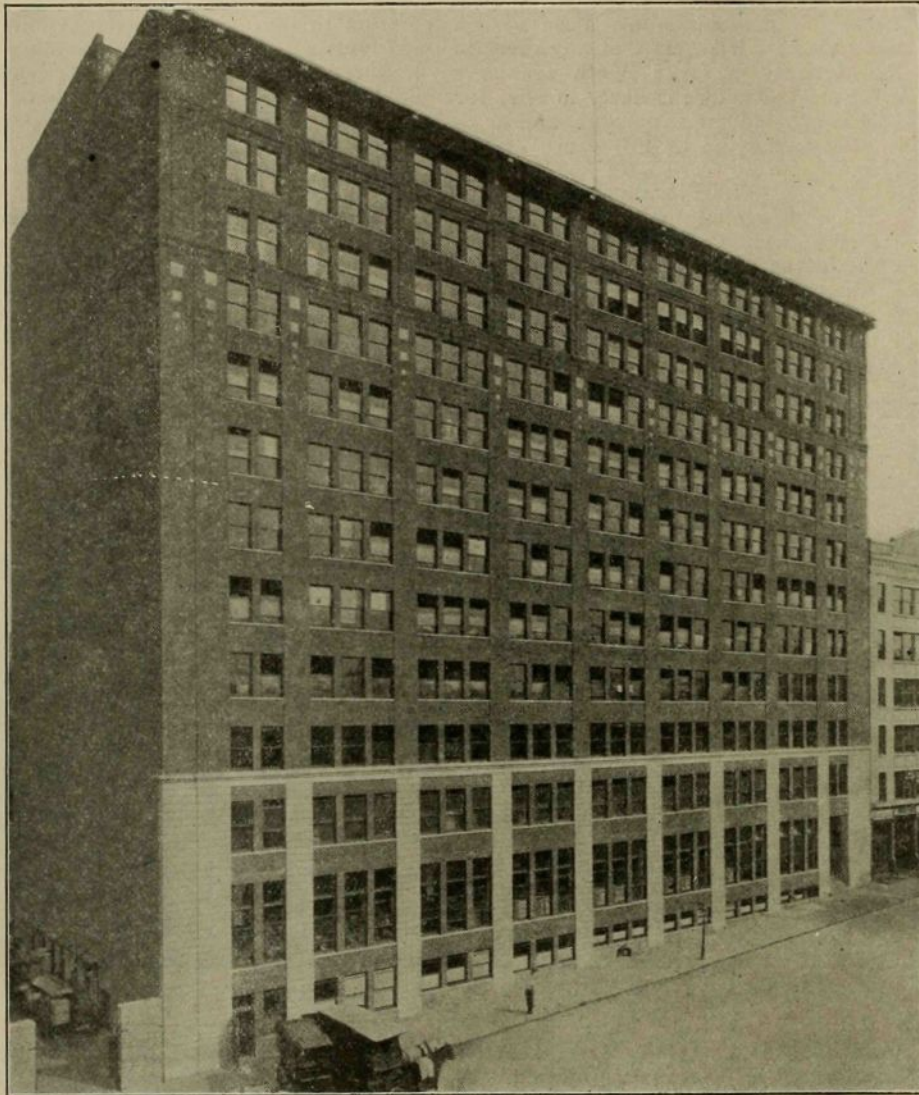
Knapp discovered in the 20th amendment to the State constitution a clause that would allow Pueblo to affix an amendment of its own to the city charter. Immediately he wrote a petition, which he circulated to secure signatures to insure a place for the new amendment on the ballot at the next election. In the end 2,000 signatures were affixed to the petitions. At the ensuing election the single tax amendment carried by over 600 majority—a large one, considering that only something like 3,500 voters cast ballots that day.

Pastoriza Helped.

In the pre-election campaign Knapp was assisted greatly by Tax Commissioner J. J. Pastoriza of Houston, Texas. Pastoriza is an ardent single-taxer and came here at his own expense to help the cause. Since the results of the campaign are becoming known, letters are being received from all over the country asking for particulars and containing invitations to come and conduct similar campaigns. But Knapp announces that he will remain in Pueblo.

"I promised the people of Pueblo that certain improvements in the general prosperity of the city and her people would follow the adoption of the single tax," he said recently, "and it is up to me to make good. We have all got to make good, and we are going to make good, and Pueblo is going to become the manufacturing center of the West, as well as the financial metropolis of the West. I shall continue to fight for the true greatness of Pueblo."

—The local financial situation is sound and is likely to strengthen in the first few months of the new year. From a worldwide viewpoint the United States is in better financial and commercial condition than any country.



423-437 West 55th Street.

Von Beren & La Velle } Architects.
Warren & Wetmore }

STANDARD MAIL ORDER BUILDING.

three-quarters of a century by the firm of James N. Wells' Sons, agents, are the largest landowners in the Chelsea section, and are active in improving works. They have just completed the ten-story building at 521 and 523 West 23d street, and it is three-quarters rented already. The disposition of the Moore estates to respond to the needs of the business community contributes greatly to its growth.

A New Spirit.

In consequence of the many evidences of a new appreciation of the West Side for business purposes, a new spirit has taken hold of property owners there, and in the Chelsea neighborhood particularly an association has been formed with permanent offices at 1182 Broadway and an executive secretary (Arthur M. East) put in charge to encourage the erection of modern apartment houses and tenements and to obtain these other objects;

girls and put flower boxes in Chelsea's monotonous windows.

"We are organizing, as far as we can, on the block system," said Secretary East. "The residents of a block are organized into a unit, with a captain. If anything goes wrong in that block, the member reports it to his captain. It then comes direct to our general office, and the complaint is referred to the standing committee on its particular subject."

It is then up to that committee to do its best to relieve the situation. Block membership localizes the responsibility. A man is supposed to see that things are going right in his own block, and report when they are not going right.

—Local agents predict that the northern part of Long Island City will be the scene of a great building movement before the year closes.

BUILDINGS WILL BE BETTER TENANTED

Under the New Occupancy Law, Which Limits the Number of Operatives in Factories—Most Manufacturers Will Need More Space.

A SECTION of the factory laws which did not go into effect last October will be enforceable after February 1 next. This is Section 79-e, limiting the number of occupants in factory buildings. In general, it limits the number of persons to fourteen for every twenty-two inches of stairway, in buildings hereafter erected, and to fourteen persons for every eighteen inches of stairway in buildings heretofore erected.

Allowances are made on account of extra height of ceiling, enclosed fireproof stairways and stairhalls, horizontal exits, firewalls and automatic sprinkler systems. Horizontal exits will in many cases be very easy to effect and will no doubt be much resorted to as a means of compliance with the law. Otherwise the enforcement of the law will cause many alterations and changes and not a few removals where existing leases will permit.

Just how extensive the readjustments will have to be cannot be gauged in advance, but judging from the moderation which has characterized the exercise of power by the State Industrial Board so far, real estate owners and building managers are inclined to the belief that the consequences to them will not be so severe as at first was feared.

Average Width of Stairways.

An investigation by the Manhattan Bureau of Buildings several years ago disclosed that the average width of stairs in loft buildings was three feet. The bureau then issued an order that the minimum width in buildings thereafter erected should be three feet four inches. The new factory law requires a minimum stairway width of forty-four inches. On the basis of fourteen persons to every eighteen inches of stairway width in existing buildings, only twenty-eight persons will ordinarily be allowed to be employed on a floor where there is but one line of stairs. The former (city) law, however, required two continuous lines of stairs remote from each other in buildings having an area exceeding two thousand five hundred feet and not exceeding five thousand feet; and one continuous line of stairs for each additional five thousand square feet of area.

Expand or Move.

As practically all the shops in the newer buildings are equipped with sprinkler systems, it is apparent that under ordinarily favorable conditions only 114 persons may be employed on a 100x100 ft. floor space, and the net result must be that many of the larger textile manufacturers will be obliged to do one of three things: (1) take more space in buildings where they are now doing business if obtainable, (2) move to larger quarters elsewhere, or (3) reduce the number of their employes. Almost certainly there is involved on the whole an increased demand for loft space, which is not a disagreeable outlook for real estate owners.

Will Restore a Normal Level.

Those concerns which have been crowding into the Fifth avenue section and occupying space far too small for their business will now be forced to

move to less expensive neighborhoods and be succeeded by firms employing fewer people and perhaps in a different line of business. Buildings which were never intended for factories will be rented for offices and showrooms, and it follows that the congestion on the sidewalks will be very much lessened. Should many concerns employing labor from the lower East Side find it necessary to move back below 14th street, there would be no surprise in real estate circles. The restoration of a normal level of occupancy should not be adverse to the interests of property, if accompanied by a redistribution of tenants through both new and old districts.

Text of the Law.

79-E. Limitation of Number of Occupants.—The number of persons who may occupy any factory building or portion thereof above the ground floor shall be limited to such a number as can safely escape from such building by the means of exit provided in the building.

1. In buildings hereafter erected no more than fourteen persons shall be employed or permitted or suffered to work on any one floor for every full twenty-two inches in width of stairway conforming to the requirements for a required means of exit except as to extension to the roof, provided for such floor. No allowance shall be made for any excess in width of less than twenty-two inches.

2. In buildings heretofore erected no more than fourteen persons shall be employed or permitted or suffered to work on any one floor for every eighteen inches in width of stairway provided for such floor and conforming to the requirements for a required means of exit except as to extension to the roof, and for any excess in width of less than eighteen inches, a proportionate increase in the number of occupants shall be allowed. Where the industrial board shall find that the safety of the occupants of any such building will not be endangered thereby, it may allow an increase in the number of occupants of any floor in such building to a number not greater than at the rate of twenty persons for every eighteen inches in width of such stairway provided for such floor, with a proportionate increase in the number of occupants for an excess in width of less than eighteen inches.

3. In any building for every additional sixteen inches over ten feet in height between two floors, one additional person may be employed on the upper of such floors for every eighteen inches in width of stairway leading therefrom to the lower of such floors in buildings heretofore erected, and one for every twenty-two inches in width of such stairway in buildings hereafter erected, provided that such stairways conform to the requirements for required means of exit except as to extension to the roof.

Winding Stairs Penalized.

4. In any building, if any stairway has steps of the type known as "winders," a deduction of ten per centum shall be made in counting the capacity of such stairway.

5. In any building where the stairways

and stairhalls are enclosed in fireproof partitions or where, at the time this act takes effect, the stairways and stairhalls are enclosed in partitions of brick, concrete, terra-cotta blocks or reinforced concrete constructed in a manner heretofore approved by the Superintendents of Buildings of the city of New York having jurisdiction if in such city, or elsewhere in the State, in a manner conforming to the rules and regulations to be adopted by the Industrial Board under the provisions of subdivision two of section seventy-nine-b, all openings in which enclosing partitions are or shall hereafter be provided with fireproof doors, in either of such cases so many additional persons may be employed on any floor as can occupy the enclosed stairhall or halls on that floor, allowing five square feet of unobstructed floor space per person.

Horizontal Exits.

6. In any building where a horizontal exit is provided on any floor such number of persons may be employed on such floor as can occupy the smaller of the two spaces on such floor on either side of the fireproof partitions or fire walls, or as can occupy the floor of an adjoining or near-by building which is connected floor in such adjoining or nearby the wall or walls between the buildings or by exterior balconies or bridges, in addition to the occupants of such connected floor in such adjoining or nearby building, allowing five square feet of unobstructed floor space per person, provided that the partitions or walls or balconies through which the horizontal exit is provided to such other portion of the same building or to such adjoining or nearby building shall have doorways of sufficient width to allow eighteen inches in width of opening for each fifty persons or fraction thereof so permitted to be employed on such floor, in the case of horizontal exits heretofore constructed, and twenty-two inches in the case of horizontal exits hereafter constructed.

Fire-Wall Allowances.

Section 7 provides that in buildings where there is a firewall such number of persons may be employed on each floor as can occupy the smaller of the two spaces on either side of the wall, allowing five square feet of floor space for each person.

Section 8 makes an allowance of fifty per centum in favor of buildings having automatic sprinklers.

Section 9 limits the number of persons who may be employed on any one floor to thirty-six feet per person, if the building is not of fireproof construction, and to thirty-two feet of floor space per person if the building is of fireproof construction.

Section 10 gives the Industrial Board power to say how many persons may occupy a floor where there is more than one tenant on that floor.

Section 11 requires that notices shall be posted in factories stating the number of persons that may lawfully be employed on a floor.

—Spear & Co., building managers, are distributing privately bound copies of the first volume of their Bulletin.

AGAINST CONFISCATION BY TAXATION

Prof. Clark, of Columbia, and Prof. Johnson, of New York University, Point Out the Evils that Follow from Halving the Tax on Buildings.

THE Single Tax movement has obtained a strong start this year in its campaign of agitation in behalf of legislation favorable to its cause. Through platform and press the attention of the public is being persistently sought and it is announced that a banquet will be tendered to Governor Glynn and members of the Senate and Assembly at the Hotel Brevoort in this city on January 30, to which Mayor Mitchel, the Borough Presidents and other city officials have been invited by the Society to Reduce Taxation and Lower Rents.

In the real estate department of the Evening Globe the questions in controversy have been the subject of a discussion, notable contributions to which will appear in this evening's editions from Prof. Joseph Francis Johnson of New York University and Prof. J. B. Clark of Columbia University, eminent authorities on the subject of taxation, who will present arguments against the theories that the single-taxers have espoused and also advise strongly against the popular referendum which has been suggested. With the permission of the Globe we are able to present from the advance proofs a summary of the papers by Prof. Johnson and Prof. Clark which will appear in full in the Globe.

Prof. Johnson's Arraignment.

The most active supporters of the Sullivan-Shortt bill are well known advocates of the single-tax theory of Henry George, and this fact has been the basis for the most common, if not the weightiest, objection to it, its opponents stigmatizing it as the entering wedge of the single tax. This particular objection, of course, I need not discuss. Whether or not the measure savors of the single tax is of small consequence.

Many remarkable claims are made for this measure. In New York City and other large cities special emphasis is laid on the contention that it will lessen the congestion of population because of the stimulus it will give to construction and the consequent reduction of rent. It is contended further that it will release large sums of capital for use in building and general purposes; that it will reduce speculation in land; that it will cause vacant lots quite generally to be improved; that it will bring more and cheaper land into the market for business uses, so that cities adopting it will be specially attractive to manufacturers, and finally that the fact of its gradual introduction will give small holders time in which to make improvements and thus take advantage of the new law.

Beyond question, the reduction of the tax rate upon real estate improvements would tend toward a reduction of building rents, for the land owner would be called upon to bear a larger share of the tax burden, thus lessening the contribution which is forced from the tenants in the guise of rent. But there is no reason for believing that there would be less congestion of population in our large cities. The argument seems to lie all the other way, for a land owner would obviously be under inducement to erect the highest possible structure in order that

he might secure a return from his building sufficient to make compensation for the increased tax upon the land. Ground rents would certainly not be reduced by the change.

Rents Would Not Fall.

On the contrary, there is a possibility that ground rents would be increased. And this certainly would be the case if the stimulus to building were sufficient to bring into demand much land that is now vacant. But the lessees of land, whether they pay the present or the higher ground rent, will be driven by competition to exploit the land to the full limit allowed by law. It seems inevitable, therefore, that the proposed reduction in the building tax would have the effect of making our large cities more compact and condensed than at present, with the poorer classes herded more closely than now in tenement houses in no respect better than those which they at present occupy. It is true, however, that the rent per square foot of all buildings would probably be somewhat less than under the present system, and that the rich as well as the poor would share in the benefit.

A False Hypothesis.

The contention that most of the vacant lots in our cities would be improved will not bear analysis. There will, of course, be no increase in population as a result of the change, and no increase in the amount of capital available for building construction. Builders may, indeed, at first be tempted to offer higher rates of interest, and thus they may draw capital away from other industries. But this will increase their costs and so lessen their ability to attract tenants by the offer of lower rents. Many of our large cities, notably New York City, are already overbuilt. This condition is almost a chronic one, so keen and unceasing is the competition among builders and land owners.

They are always discounting the growth of a city, and are erecting buildings this year in the hope that developments will furnish them with tenants next year, or with confidence that certain little changes in style or conveniences will attract tenants from older buildings. This is speculative building, to be sure, but it is always under way, and would be neither lessened nor increased by a shifting of a portion of the tax from the building to the land.

Vacant Lot Values.

Vacant lots in the most desirable locations, such as those nearest the residential or business centres, would doubtless be improved earlier than under the present system of taxation. But the lots less advantageously situated, especially the land on the outskirts of a city, where now houses with dooryards and gardens are possible, would be less attractive to a building company than at present, especially if it were planning homes for the poorer classes, for it would be necessary to crowd the houses and condense the dooryards and gardens so that the homes would be less saleable.

The advocates of the measure argue that the small holder of land during the

five-year period of the introduction of the new tax system would have an opportunity to make improvements and at the end be in a position to reap all the advantages of a building owner. This argument, you will observe, assumes that there is an unlimited demand for building space, provided only that a certain reduction of rent can be secured. It also assumes that the small owner will be able to get the necessary capital. There is no warrant for either of these assumptions; since we know that many small owners of unimproved land are at present barely able to pay taxes and interest charges, it is morally certain that a change in the law such as is proposed would bring a foreclosure of many small mortgages and financial distress to the property owners.

Prof. Clark's Arguments.

The imposition of the tax in its full rigor would be the greatest measure of confiscation of which I have any knowledge in connection with modern history. It would fall chiefly on the lower middle class and on an elite portion of the working class, though a very considerable part of the upper middle class and a few of the very wealthy would also be involved.

It would take property which millions of people have paid for from the proceeds of labor. In my judgment that one fact is entirely sufficient to rule it out from consideration so long as the measure makes no provision for compensating its victims. Of the benefits which are supposed to flow from it, some are entirely illusory and, in so far as they are concerned, the measure, if introduced, would be a blank disappointment. The end in view as the result of a great robbery would not be realized.

A Colossal Robbery.

Of the twelve benefits which, in the lists submitted to me, and specified as the probable results of the measure, one-half are completely illusory. These benefits of a colossal robbery would certainly not be realized. The other half would either not be realized at all or not in any considerable degree. Whatever of benefit could reasonably be expected on any large scale would consist in the possibility of abolishing indirect taxes which affect the cost of living.

The present measure does not carry with it all the evils of the single tax, but is a partial application of that principle, and, as far as it goes, would entail a measure of the same evils. The worst feature of it, however, consists in what it foreshadows in the future. It is supported by single taxers, who undoubtedly wish to have the milder confiscation which this measure involves carried farther, till it shall become the sweeping and drastic measure advocated by the followers of Henry George. This great original advocate of the plan once made in public and in my hearing an answer to a question which throws light on this aspect of the subject. He was asked whether seizing the entire rent of land would be just to persons who had recently purchased it, and his reply was: "If any one is a great enough fool to buy a piece of land when the measure is imminent, he deserves no sympathy."

THE NEXT REGISTER OF NEW YORK

His Boyhood in Old Harlem—Hunted Rabbits in 125th Street—Old Ways of Local Travel—Achievements of an Engineer and Contractor.

John J. Hopper, who took office as the Register of New York County at the first of the year, comes of a very old New York family, the history of which is closely woven with that of the growth and development of Harlem.

As early as 1674 it is recorded that John Hopper settled at Flushing, L. I. Later there is mention of the Hopper home at Paramus, N. J., west of Hackensack. Mr. Hopper's maternal grandfather, Richard Tone, excavated the cellar for the present City Hall, and used the spoil to fill in the old canal in Canal street; he also leveled Madison Square, using the dirt to fill in the old pond at 24th street and Third avenue.

Old Playgrounds Built Over.

Mr. Hopper's early education was obtained at the public schools of Harlem, and not only has he lived to see the fields where he and his schoolmates played become solidly built over, but he in no small degree contributed to this development. Mr. Hopper's father and uncle used to shoot rabbits in 125th street on the site of the present Empire Bank. In talking about these early days, Mr. Hopper said:

"The site now occupied by the Convent of the Sacred Heart at 135th street and Convent avenue was the old Lorillard estate, on which both my grandfathers did work in the building and contracting line. When the estate was bought by the convent my grandfather and father helped in the construction of the convent building, when the old building burnt down my brother rebuilt the present building.

"In my time the estate used to come down to 126th street, where at Convent avenue there was a lodge-keeper's stonehouse at the entrance gate, and the road up to the convent entered here and wound up the hill about where St. Nicholas Terrace now is.

The First Horse Cars.

"To show how Harlem has grown, even in my time: I remember that when the Eighth avenue horse cars first came up to 125th street (I then lived near Central Bridge) it was a gala day for us, for then we had only a mile and a half to walk to take a conveyance to get downtown.

"The only other means of going downtown then were the Hudson River Railroad, which went down as far as 30th street, and the old horse stages, which went down Broadway from Carmenville and Manhattanville to 30th street and Broadway. In winter there were four horse sleighs with straw in the bottom to keep our feet warm.

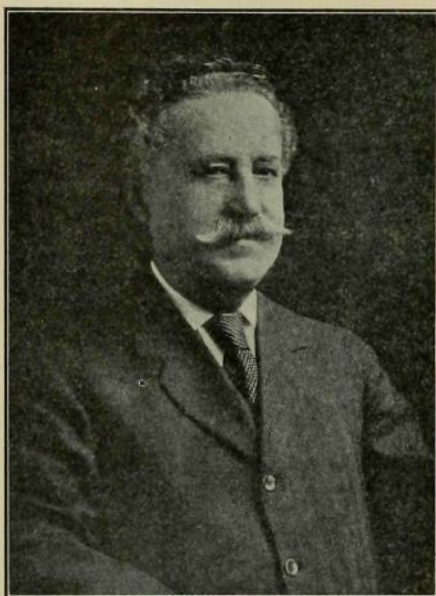
"The finest way to get downtown, however, and the one that the business men availed themselves of, was the line of steamers that sailed from 129th street and Third avenue to Peck's Slip. This was really a beautiful sail and took about an hour, and you could read your papers and talk with comfort no matter what the weather was. The steamers were called the Sylvan Stream, Sylvan Dell and Sylvan Grove. On Sundays and holidays these boats ran up to High Bridge to accommodate the picnickers.

"The fourth method of going downtown was the Third avenue cars. In

winter each car had a little stove in the corner and straw in the bottom supposed to keep your feet warm but which was not always in the most sanitary condition.

"I attended the City College at 23d street and Lexington avenue, and in going to school I had to walk from the Central Bridge along the banks of the Harlem River (in the spring and fall it was a beautiful walk along the country lane lined with apple trees) and then take the Third avenue cars to 23d street, paying one cent more than the nickel for going below 65th street station.

"The other and last means of getting



JOHN J. HOPPER.
Register New York County.

downtown was the Harlem Railroad, which ran on the surface of the street down Park avenue to some place below 42d street.

Recollections of 125th Street.

"In the same time, during my boyhood days, 125th street was the only street that ran from river to river—that is, 125th street and Manhattan street; 125th street ran from Third avenue to Eighth avenue and was paved with cobble stones that made travelling anything but pleasant. Along 125th street, which was what they called 'built up,' I remember there were four houses to the block—large country square frame houses with about two hundred feet front and orchards surrounding them.

"At this time the fire engines were all manned by volunteers, and the Mount Morris tower bell rang to locate the fire. The bell rang from one to five times, each number designating either Yorkville, Harlem, Bloomingdale, Manhattanville or Carmenville.

"I remember that during the Civil War, when business was dead, my father rang the tower bell. It used to be a great treat for us children to be taken up to the tower in the night where we could look down on the fields and see the gas lamps in the few avenues that were cut through.

"At the base of Mount Morris to the west was the large open field where the

celebrated Harlem Baseball Club used to play."

Mr. Hopper later went to Dartmouth College, from which he was graduated in 1877. In his younger days he taught in the same public schools which had been attended by his father and mother and in which his aunts also taught. His professional life was the direct result of a post-graduate course at the Thayer School of Civil Engineering, and soon after completing this course his first work was done as an assistant engineer in laying out the street and sewer system of the Bronx when that section of the city was in its infancy.

Rapid business progress followed, and at the beginning of the construction of the great Manhattan-Bronx subway system he was a contractor of standing. He obtained the contract for building the sections between Broadway and 103d street and Lenox avenue and 135th street. The difficulties of boring a deep tunnel under Central Park, with several sharp curves, were overcome by Mr. Hopper in person. He planned the work so accurately that when the two headings were brought together there was not the variation of an inch.

An Interesting Suburban Development

The Thomas J. Steen Company is making rapid progress with the erection of a group of seventeen houses upon the property of the Everett Realty & Construction Company in Jamaica. This property, which is directly adjacent to the new station at Jamaica, is being developed with brick residences of a high class, under the direction of Electus D. Litchfield, architect, of 477 Fifth avenue, New York. The houses are being built in a simple old-fashioned American Colonial style but have all of the modern improvements. As the Everett Realty & Construction Company is the owner of a large tract of land embracing many blocks, the section promises to be one of the most interesting residential districts on Long Island within the twenty-minute zone from Manhattan.

This is the second or third group of houses which Mr. Litchfield has planned at Jamaica. Each house stands on a city lot, 20x100 feet, and with four of the inside "corner houses" there is sold an additional 10 feet in width, making these plots 30x100 feet. Each house has at the front or side a terrace or covered porch, and in the rear there is an alley for service, and to afford access to a small garage.

Henry Ford's Opinion of Queens Real Estate.

When Henry Ford was in town last week he occupied a suite in the Hotel Belmont from which he could look out upon the East River. A friend who called upon him there found him deeply absorbed in the panorama. One gets a good view of Long Island City from that window, and Mr. Ford could plainly see his company's building looming up beyond the bridge plaza. He remarked to his caller that there is a wonderful future in store for that section, situated, as it is, so close to the heart of Manhattan.

This statement, coupled with the remark attributed to him about the wisdom of his employees investing in real estate in Queens, has given rise to the report that Mr. Ford is seriously contemplating adding extensively to his company's realty holdings in Long Island City. Mr. Ford is known in Detroit as a very shrewd judge of real estate values.

—Income statements must be filed with the U. S. Internal Revenue collector between January 1 and February 28, if your net income exceeds \$3,000 per annum, or \$4,000 if married.

PRECEDENTS IN BUILDING CONSTRUCTION

An Index of All Decisions of the Board of Examiners for 1913, on Appeals From All Boroughs—A Ready Reference for Builders.

By Mrs. M. M. D. CLARK, Secretary.

THE Record and Guide herewith publishes a complete index of all decisions (as well as appeals withdrawn) that have been handed down by the Board of (Building) Examiners of the City of New York during the year 1913. It is a ready reference for architects who may be desirous at any time of quickly

ascertaining action on certain appeals for research purposes, or for precedents in building construction. The index gives the number of the appeal, the number designating the plan in the Bureau of Buildings and the year it was filed, the street address of the proposed building, the subject of appeal, the names of

the appellants and the decision. The abbreviation, "O. C.," following the word, "Approved" means "On Condition" that certain qualifications fixed by the board will be met. The decisions are divided according to boroughs. The index for 1912 was published in the Record & Guide on page 1203, issue of June 7, 1913.

BOROUGH OF MANHATTAN.

Appeal No.	Bureau No.	Location.	Subject.	Appellants.	Decisions.
1	Alt 3206/12	235-245 6th av.	Wall removed; Sec. 32.	Buchman & Fox.	Disapproved.
2	NB 679/12	nwc Cathedral pkwy & Morningside av.	Elevator shaft ext. above roof; dwg.	Jacobs & Youngs.	Approved.
4	Alt 6/13	1152 2d av.	Theatre; picture.	Lorenz F. J. Weiher.	Approved O. C.
5	NB 163/12	158-162 W 27th st.	Pent house and skylight.	Browne & Almiroty.	Approved.
6	NB 191/12	swc 116th st & 7th av.	Theatre.	Thomas W. Lamb.	Approved O. C.
7	NB 364/12	547-557 W 146th st.	Theatre.	George Keister.	Disapproved.
8	NB 686/12	nwc Cathedral pkwy & Morningside av.	Elevator & shaft; dwelling.	Jacobs & Youngs.	Approved O. C.
9	NB 397/12	swc 97th st & Bway.	Theatre.	Thomas W. Lamb.	Dismissed.
10	NB 351/12	swc 7th av & 48th st.	Theatre; occupancy different pts bldg.	Shire & Kaufman.	Approved O. C.
13	NB 80/12	1564-66 Broadway.	Theatre (Palace).	Jas. J. F. Gavigan.	Approved.
14	Alt 6/13	1152 2d av.	Theatre; picture.	Lorenz F. J. Weiher.	Approved.
15	Alt 48/13	210 E Houston st.	Height ex. non-fp bldg.	Louis A. Sheinart.	Withdrawn.
16	NB 671/12	33 W 51st st.	Pent house, hotel.	J. Reilly Gordon.	Disapproved.
17	NB 18/13	nwc Howard & Lafayette sts.	Wall (curtain) construction.	McKenzie, Voorhees & G.	Approved.
18	NB 625/12	nwc Water & Beekman sts.	Walls, pent house (hospital bldg.).	Adolph Mertin.	Approved.
22	NB 397/12	swc 97th st & Broadway.	Theatre.	Thomas W. Lamb.	Withdrawn.
23	NB 58/13	11-13 W 116th st.	Theatre; rear courts.	V. Hugo Koehler.	Approved.
24	Alt 241/13	57-59 Cedar st.	Additional story.	Clinton & Russell.	Approved O. C.
25	NB 54/13	2-14 W 39th st, 424-434 5th av, & 1-11 W 38th st (Lord & Taylor's).	Pent house (recreation room).	Goldwin Starrett & V. V.	Approved.
26	NB 182/12	112-116 Madison av.	Pent house (lunch room).	Wm. H. Birkmire.	Approved O. C.
28	NB 52/13	468 Grand st.	Theatre; picture.	Ingalls & Hoffman.	Withdrawn.
29	Alt 352/13	4 W 54th st.	Sun-parlor; dwelling.	Duncan Candler.	Approved O. C.
30	NB 12/13	nwc 47th st & Broadway.	Theatre (Strand).	Thomas W. Lamb.	Disapproved.
31	NB 769/13	1472-1480 Broadway.	Additional story.	Clinton & Russell.	Disapproved.
32	NB 119/12	216-222 W 18th st.	Omit fp. girder.	Geo. M. McCabe.	Disapproved.
33	Alt 149/13	55-59 Chrystie st.	Theatre.	Cantor & Levingson.	Disapproved.
34	NB 18/13	nwc Howard & Lafayette sts.	Floors non-fp.	McKenzie, Voorhees & G.	Approved O. C.
35	NB 87/13	ws 207th st 125 ft n of Sherman av.	Theatre.	Von Beren & La Velle.	Disapproved.
36	NB 671/12	33 W 51st st.	Pent house; hotel.	J. Reilly Gordon.	Disapproved.
38	NB 58/13	11-13 W 11th st.	Theatre; picture.	V. Hugo Koehler.	Approved O. C.
39	Alt 486/13	256 W 145th st.	Theatre.	Von Beren & La Velle.	Withdrawn.
40	NB 353/12	221-233 W 44th st.	Theatre; chases in wall.	Henry B. Herts.	Approved.
42	Alt 2829/10	es 1st av, 38-39th sts.	Omit fp. columns (power house).	Wm. Weissenberger, Jr.	Dismissed.
43	NB 116/13	sec 81st st & Broadway	Theatre.	Thomas W. Lamb.	Disapproved.
44	Alt 430/13	Broadway, 7th av & 50th st.	Theatre (Winter Garden).	W. Albert Swasey.	Approved O. C.
45	NB 87/13	ws 207th st, 125 ft n Sherman.	Theatre.	Von Beren & La Velle.	Withdrawn.
46	NB 343/12	126-132 W 46th st.	Pent house.	Nast & Springsteen.	Approved O. C.
47	NB 12/13	nwc 47th st & Broadway.	Theatre (Strand).	Thomas W. Lamb.	Withdrawn.
48	NB 520/11	216-232 W 44th st.	Theatre.	W. Albert Swasey.	Approved.
49	NB 72/13	586-590 7th av.	Theatre.	Wm. H. Hoffman.	Approved.
50	NB 460/12	87th st & 3d av.	Theatre.	Thomas W. Lamb.	Disapproved.
51	NB 141/13	es Lexington av, 51st st.	Theatre (Hammerstein's Opera).	Wm. H. McElPatrick.	Approved O. C.
52	NB 52/13	468 Grand st.	Theatre; picture.	H. C. Ingalls.	Withdrawn.
53	NB 54/13	424-434 5 av, 1-11 W 38th, 2-14 W 39th.	Floor areas; fire walls.	Starrett & Van Vleck.	Approved.
54	Alt 2829/10	es 1st av, 38-39th sts.	Omit fp. columns (power house).	Wm. Weissenberger, Jr.	Approved.
56	NB 111/13	ws 10th av, 15th, 16th & Marginal sts.	Flooring non-fp.	Cauldwell-Wingate Co.	Approved O. C.
57	NB 169/13	ws 207th st 59 ft nw Sherman	Theatre.	Paul B. La Velle.	Approved.
58	NB 157/13	nec 37th st & Bway.	Theatre.	George Keister.	Disapproved.
59	NB 175/13	Madison, Vanderbilt avs, 43-44th sts.	Parquet flooring (Biltmore Hotel).	Warren & Wetmore.	Approved.
60	NB 152/13	swc 81st st & Audubon av	Theatre.	Theo. A. Meyer.	Approved O. C.
61	NB 181/13	751-757 Park av (72d st).	Basement entrance; Sec. 105.	Rouse & Goldstone.	Approved O. C.
62	Alt 408/13	188 Pearl st.	Dumbwaiter shaft; Sec. 97.	C. B. Meyers.	Approved O. C.
63	NB 137/13	334 Broadway.	Walls, enclosure; Sec. 27.	Chas. I. Berg.	Approved.
64	NB 671/13	33 W 51st st.	Pent house; hotel.	J. Reilly Gordon.	Approved.
65	NB 104/13	swc Lafayette & White.	Walls, skeleton; Sec. 36.	Wm. E. Austin.	Approved.
66	NB 185/13	swc Bway, 181st st & Wadsworth av.	Theatre; picture.	Fownsend, Steinle & H.	Approved O. C.
67	NB 165/13	nec 94th st & Broadway.	Pent house; hotel.	Schwartz & Gross-Marcus	Approved.
68	NB 460/13	166-180 E 87th st.	Theatre.	Thomas W. Lamb.	Withdrawn.
69	NB 190/13	822-824 Broadway, 58-60 E 12th st.	Walls, skeleton; Sec. 36.	Fownsend, Steinle & H.	Approved.
70	NB 157/13	nec 37th st & Broadway.	Theatre.	George Keister.	Withdrawn.
71	NB 667/13	7-9-11 W 45th st.	Walls, skeleton, Secs. 36 & 39.	Schwartz & Gross.	Disapproved.
72	NB 116/13	sec 81st st & Broadway.	Theatre.	Thomas W. Lamb.	Approved O. C.
73	NB 564/13	2633 Broadway.	Theatre; picture.	Henry B. Herts.	Approved O. C.
74	NB 667/13	7-9-11 W 45th st.	Walls, skeleton, Secs. 36 & 39.	Schwartz & Gross.	Dismissed.
75	Alt 1028/13	616-620 W 181st st.	Theatre.	S. S. Sugar.	Disapproved.
76	NB 198/13	648-650 3d av.	Theatre.	Thomas W. Lamb.	Approved O. C.
77	NB 247/13	nec 37th st & Broadway.	Theatre.	George Keister.	Approved O. C.
78	NB 86/13	1564-1566 Broadway.	Theatre (Palace).	Jas. J. F. Gavigan.	Approved.
79	NB 667/13	7-9-11 W 45th st.	Walls, skeleton.	Schwartz & Gross.	Withdrawn.
83	NB 667/13	7-9-11 W 45th st.	Walls, skeleton.	Schwartz & Gross.	Dismissed.
84	NB 277/13	es Broadway n 94th st.	Theatre.	John C. Watson.	Disapproved.
85	NB 12/13	nwc 47th st & Broadway.	Theatre.	Thomas W. Lamb.	Approved O. C.
86	NB 277/13	es Broadway n 94th st.	Theatre.	John C. Watson.	Approved O. C.
87	Alt 1670/13	188-198 Madison av.	Area, walls, height (Altman's).	Trowbridge & Livingston.	Approved O. C.
88	NB 283/13	nwc 177th st & Amsterdam av.	Theatre; store front.	Louis A. Sheinart.	Approved.
89	Alt 1588/13	258 W 91st st.	Walls; Sec. 31.	Joseph Wolf.	Approved.
90	Alt 1655/13	301 Grand st.	Walls.	Charles B. Meyers.	Approved O. C.
91	NB 667/13	7-9-11 W 45th st.	Walls, skeleton.	Schwartz & Gross.	Approved.
92	NB 310/13	2766-2770 Broadway.	Theatre.	V. Hugo Koehler.	Withdrawn.
93	NB 305/13	1124 Broadway, 204 5th av.	Area lot, fp. bank (Lincoln Tr.).	Chas. P. H. Gilbert.	Approved.
94	Alt 1729/13	248 W 14th st.	Theatre; picture.	Charles B. Meyers.	Approved O. C.
95	NB 324/13	2527-9 Broadway.	Theatre.	Charles A. Platt.	Approved O. C.
96	Alt 2025/13	616-620 W 181st st.	Theatre.	S. S. Sugar.	Disapproved.
97	NB 310/13	2766-2770 Broadway.	Theatre.	V. Hugo Koehler.	Dismissed.
98	NB 320/13	680 5th av.	Walls, skeleton.	Wm. Welles Bosworth.	Approved.
99	NB 342/13	nwc 44th st & Vanderbilt av.	Area (Yale Club).	James Gamble Rogers.	Withdrawn.
100	NB 310/13	2766-2770 Broadway.	Theatre.	V. Hugo Koehler.	Approved O. C.
101	FP SC 3/13	450-452 6th av.	Fireproof shutters.	Samuel Sass.	Disapproved.
102	Alt 1298/13	1024 Park av.	Elevator shaft.	Fredk. S. Keeler.	Approved O. C.
103	Alt 1346/13	1022 Park av.	Elevator shaft.	Fredk. S. Keeler.	Approved O. C.
104	NB 183/13	50 E 58th st.	Pent house.	Robt. T. Lyons.	Approved.
105	NB 351/13	103-109 E 86th st.	Basement entrance; Sec. 105.	Schwartz & Gross.	Approved.
106	NB 368/13	640 Park av.	Basement entrance; Sec. 105.	Fullerton Weaver R. Co.	Approved.
107	NB 327/13	324-326 W 84th st.	Pent house.	Schwartz & Gross.	Approved O. C.
108	NB 196/13	466-470 Grand st.	Auditorium (Neighborhood Hall).	Ingalls & Hoffman.	Approved O. C.
109	Alt 2236/13	5th av, 58th-59th sts.	Non-fp. wood trim (Plaza Hotel).	H. J. Hardenbergh.	Approved.
112	NB 372/13	swc Park av & 55th st.	Basement entrance; Sec. 105.	Julius Harder.	Approved.
114	NB 12/13	nwc 47th st & Broadway.	Theatre (Strand).	Thomas W. Lamb.	Approved.
116	Alt 2492/13	74-76 5th av.	Tank house supports.	Royal J. Mansfield.	Withdrawn.
117	Alt 2490/13	39-47 W 19th st.	Tank house supports.	Royal J. Mansfield.	Withdrawn.
118	Alt 2344/13	40-44 E 41st st.	Pent house.	John A. Hamilton.	Approved.
119	Alt 2469/13	2058-64 Lex av & 132-4 E 125th st.	Walls; Sec. 27.	Henry Nordheim.	Approved.
122	NB 322/13	sec Lex av & 72d st.	Basement entrance.	Schwartz & Gross.	Withdrawn.
123	NB 390/13	es Broadway, 78th-79th sts.	Basement entrance.	Schwartz & Gross.	Disapproved.

Appeal No.	Bureau No.	Location.	Subject.	Appellants.	Decisions.
125	NB 389/13	309-311 W 86th st.	Basement entrance.	Schwartz & Gross.	Withdrawn.
126	NB 390/13	es Broadway, 78th-79th sts.	Basement entrance.	Schwartz & Gross.	Withdrawn.
127	Alt 286/13	517-521 E Houston st.	Elevator shaft; Sec. 96.	Edmund B. Wells.	Approved O. C.
128	NB 310/13	sec 107th st & Broadway.	Theatre.	V. Hugo Koehler.	Disapproved.
129	NB 390/13	es Broadway, 78th-79th sts.	Basement entrance.	Schwartz & Gross.	Approved.
130	NB 425/13	252-260 W 89th st.	Theatre.	Rouse & Goldstone.	Approved O. C.
131	Alt 3078/13	36 W 15th st.	Pent house.	Emery Roth.	Approved O. C.
132	NB 253/13	108-110 W 25th st.	Pent house.	Maximilian Zipkes.	Disapproved.
136	NB 667/13	7-9-11 W 45th st.	Window frames & sash non-fp.	Schwartz & Gross.	Withdrawn.
138	Alt 3400/13	241-245 W 37th st.	Pent house.	Browne & Almiroty.	Withdrawn.
139	NB 441/13	nec 96th st & West End av.	Basement entrance.	Schwartz & Gross, Marcus	Approved.
141	NB 342/13	nwc 44th st & Vanderbilt av.	Walls, skeleton.	James Gamble Rogers.	Approved.
142	Alt 3400/13	241-245 W 37th st.	Pent house.	Browne & Almiroty.	Approved.
143	NB 456/13	305-9 E 80th st.	Pent house; omit fp.	John E. Kerby.	Approved O. C.
144	FSC 4/13	460-462 6th av.	Fireproof shutters.	Fredk. Jacobsen.	Approved O. C.
145	NB 322/13	sec 72d st & Lex av.	Basement entrance.	Schwartz & Gross.	Withdrawn.
147	Alt 3550/13	248 W 14th st.	Theatre, picture; bowling alley.	Charles B. Meyers.	Approved O. C.
148	Alt 3541/13	20 W 17th st.	Pent house.	Schwartz & Gross.	Disapproved.
149	NB 459/13	sec 207th st & Amsterdam av.	Exit; bowling alley.	Henry Nordheim.	Approved O. C.
151	NB 16/13	111-115 E 85th st.	Bridge Cong Convent & School.	A. G. C. Fletcher.	Approved.
152	Alt 3780/13	205-7-9 W 19th st.	Pent house.	Walter Haefell.	Approved.
153	NB 667/13	7-9-11 W 45th st.	Window frames & sash non-fp.	Schwartz & Gross.	Disapproved.
154	NB 349/13	ws 5th av, ss 27th st, es Bway.	Walls, thickness & height.	Schwartz & Gross.	Approved O. C.
155	Alt 3972/13	27-31 W 44th st, 26-36 W 45th st.	Walls, thick. & hgt. (Harvard Club)	McKim, Mead & White.	Approved O. C.
156	NB 169/13	ns 207th st, 59 ft nw Sherman.	Theatre; gradients.	Paul B. La Velle.	Approved O. C.
157	FSC 5/13	628 Water st.	Fireproof shutters.	Louis A. Sheinart.	Approved.
158	Alt 3156/13	2184 3d av.	Exits, 1-story bldg.	Louis A. Sheinart.	Approved O. C.
159	NB 110/13	106-108 E 52d st.	Roof garden & pent house	Nelson & Van Wagenen.	Approved O. C.
161	Alt 4084/13	216-232 W 44th st.	Roof garden.	Henry B. Herts.	Laid over.
162	Alt 4022/13	30-42 Trinity pl & 69-79 Greenwich st.	Additional story; area.	Francis H. Kimball.	Approved.
163	Alt 3907/13	25 W 8th st.	Wall thickness.	Geo. & Edw. Blum.	Approved O. C.
		*Opinion requested Corporation Counsel; pending.			
BOROUGH OF THE BRONX.					
20	FSC 1/13	153d st & Park av.	Fireproof shutters.	M. Friedlander	Withdrawn.
41	FSC 2/13	Crotona pl & 171st st.	Fireproof shutters.	Gillespie & Carrel.	Approved.
81	NB 190/13	Beekman av & Oak Terrace.	Dumbwaiter shaft.	K. & J. Con. Co.	Dismissed.
111	NB 344/13	nwc 151st st & Wales av.	Vent ducts; omit lining.	John C. Watson.	Approved.
BOROUGH OF QUEENS.					
3	NB 3927/12	Grove st & Woodward av.	Walls, frame construction.	Gross & Kleinberger.	Withdrawn.
12	NB 3927/12	Grove st & Woodward av.	Walls.	Gross & Kleinberger.	Approved.
19	NB 1132/12	Twombly pl & Twombly	Theatre.	Herbert R. Brewster.	Disapproved.
133	Alt 1851/13	251 Franklin av.	Theatre; picture.	Oliver S. Hardgrove.	Approved O. C.
137	Alt 1701/13	Flushing & Planet avs.	Theatre; picture.	Frank Chmelik.	Approved O. C.
160	NB 3407/13	Jamaica av & Elm st.	Theatre & roof garden.	J. P. Powers Co.	Approved O. C.
BOROUGH OF BROOKLYN.					
11	NB 7558/12	ws Steuben st, 100 ft s Myrtle av.	Area; non-fp. bldg; Sec. 32.	Benj. Driesler.	Approved.
21	NB 4942/12	swe 50th st & 4th av.	Theatre.	Thomas W. Lamb.	Disapproved.
27	NB 826/13	ss 16th st, 100 ft w 5th av.	Theatre; picture.	Thomas Bennett.	Approved O. C.
37	NB 1155/12	ws Rogers av, 40 ft s Newkirk.	Theatre; picture.	Thomas Bennett.	Approved O. C.
55	NB 1726/13	ss 16th st, 100 ft w 5th av.	Theatre.	Thomas Bennett.	Approved O. C.
80	Alt 1388/13	11 Monroe st.	Classification.	Henry H. Holly.	Approved O. C.
82	Alt 2597/13	43 Buffalo av.	Extension frame dwg.	Chas. Infanger.	Approved.
110	Alt 4308/13	1703 Pitkin av.	Theatre; picture.	H. E. Polak.	Approved.
113	NB 4289/13	nwc Grand & Rodney.	Walls, thickness; Sec. 31.	Samuel Sass.	Disapproved.
115	NB 4240/13	ns Church st, e Flatbush av.	Theatre.	Robt. T. Rasmussen.	Approved O. C.
120	NB 4083/13	sec 4th av & 10th st.	Walls.	Shampan & Shampan.	Approved O. C.
121	NB 4089/13	ss 10th st, e 4th av.	Walls.	Shampan & Shampan.	Approved O. C.
124	NB 4892/13	ss 55th st, e 5th av.	Walls.	Benj. Cohn.	Approved O. C.
134	NB 5274/13	nec Sumner av & Quincy st.	Theatre.	Paul B. La Velle.	Withdrawn.
135	NB 5274/13	nec Sumner av & Quincy st.	Theatre.	Paul B. La Velle.	Approved.
140	Alt 5445/13	1634 Broadway.	Theatre; picture.	Franklin Hunt.	Laid over.
146	NB 5822/13	151 Joralemon st.	Classification; walls.	Slee & Bryson.	Disapproved.
150	NB 5987/13	ns Quincy st, e Nostrand av.	Walls.	S. Millman & Son.	Approved O. C.

A Market for High-Class Apartments in Brooklyn.

After looking over the real estate conditions of Greater New York, having some information as to conditions in the five boroughs, and after comparing the statistics that are readily at hand, Vice-President Greve, of the Realty Associates, believes that the situation in the Borough of Brooklyn is better than that in any other of the five boroughs:

"Taking into consideration the values of property in reference to location, in reference to transit facilities, and in reference to those transit facilities particularly that are already under construction or under contract, and considering the plans for the full use of the Manhattan and Williamsburgh bridges and the present-day values of properties located near these new transit developments, it can readily be seen that the possibilities of this borough are very large," said Mr. Greve.

"Many will say that this is an old story, but the story never before had the proper backing—which is, convenient, rapid and good transportation between this borough and the Borough of Manhattan.

"It has always been a burden, and, to say the least, disagreeable, to travel from the Borough of Manhattan to the Borough of Brooklyn, and vice versa. With the transit improvements under way the day is not far distant when this will not be the case. Even at the present time it takes no longer to get to Brooklyn Heights from 34th street, or its vicinity, than it does from 72d street, and land values are a great deal lower. Rents also are correspondingly lower for the same class of improvements. Besides the Heights, the Hill section, Clinton avenue, the St. Marks section (St. Marks

avenue) and Park Slope (Prospect Park West) will all be brought in close proximity to the business and theatre districts of the Borough of Manhattan by the new rapid transit lines.

"There is a dearth of high-class apartments in the Borough of Brooklyn and there is a demand for such apartments in good locations. There are many good locations in the Borough of Brooklyn for such apartments, and I believe the financing of such operations will become easy as soon as the success of some of the early ones is attained. There is no doubt that Bing & Bing will be followed by other first-class builders, as I believe the success of their operation, which is about to start, is assured by the fact that all first-class apartments on the Brooklyn Heights are fully rented and that there is a demand for many more."

Agents' Quarterly Reports.

Goodwin & Goodwin, of 260 Lenox avenue, northeast corner of 123d street, have a system whereby they make quarterly reports to their principals showing the physical condition of the premises under their management. The firm believes that it is the paramount duty which real estate agents owe to the owners to safeguard the latter's interests at all times. This not only applies to the customary methods of securing responsible tenants, attending to collections, etc., but also to the general health, as it were, of the buildings themselves, the proper preservation of which being of vital importance.

To that end Messrs. Goodwin & Goodwin have introduced an entirely new, and what must be a most acceptable, innovation. This consists of an exhaustive blank form, which is designated "A

Quarterly Report on Physical Conditions." It contains a list of everything in the building from the roof to the cellar, and also the various items belonging to the exterior from the roof to and including the sidewalk. As an example, under the heading of "Main Halls" appears Bells, Glass, Walls, Tiling, Carpets, Ceilings, Windows, Iron Grill, Chandeliers, and Letter Boxes. Other general divisions of the report are headed Roof, Main Entrance, Elevators and Pumps, Cellars, Vacant Apartments, Exterior.

The blank spaces in this report are filled in by the office force and mailed to each owner at regular intervals so that he may determine at a glance the condition of his property and be relieved of all anxiety regarding its upkeep.

Title Registration.

At a meeting of the Kings County Lawyers' Association held at the County Court House, Brooklyn, January 9, 1914, a resolution was adopted to the effect that it is the sense of this association that the commission appointed to revise the banking law of this State should prepare and oppose an amendment to the banking law whereby all State savings banks, trust companies and mortgage loan companies, as public service corporations, shall hereafter register under article 12 of the real property law the titles to all property on which they may make mortgage loans without prejudice to taking out policies of title insurance in addition thereto. A committee consisting of William Adams Robinson, John J. Clancy and Charles H. Falvert was appointed to wait upon the members of the State Commission and urge the adoption of this amendment.

BUILDING MANAGEMENT

WHY AND WHAT BUILDING MANAGERS BUY

By C. A. PATTERSON

Secretary National Association of Building Owners and Managers, and Editor Buildings and Building Management

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

HERE is a book published in New York giving the name of every operating engineer, the name of the plant he operates, and his home address. It is no particular secret that unscrupulous manufacturers put this book to a different use than that for which it was intended.

This is the way the matter works out. A salesman calls on the engineer; he is selling oil, boiler compound, or anything else for that matter. He asks the engineer to try a barrel. The engineer is satisfied with that he is using. The salesman drops in occasionally to get acquainted, saying little about selling oil.

The engineer is mildly surprised when a box of Perfectos arrives at his home on Christmas morning with the salesman's card enclosed. Stranger yet, when the engineer's wife has a birthday she receives a silk umbrella with the compliments of the oil salesman. The engineer makes \$125 per month, he has a hard time making both ends meet. These little attentions given him by the salesman are really appreciated from the bottom of his honest heart. It touches him deeply to think that the fine well-groomed salesman has taken such a liking to him.

A Drama in the Engine Room.

A little later on the engineer begins thinking that possibly that oil he is using is not so good as it used to be, and he has a notion to try the kind the friendly salesman sells. Consequently, the next time this salesman calls the engineer gives him an order. The price is a little higher, but the salesman explains it is better oil and will last longer.

The engineer perhaps has never thought of the courtesies extended to him in the light of graft. He would have scorned a money bribe and yet the result was the same.

For like reasons, such as an occasional pair of theatre tickets, a Sunday taxi ride, etc., the oil continued to be used in this plant.

The engineer has long realized that this oil was really not equal to the kind he had been using, but the salesman investigated and found that it was a little too light for the engines, and exchanged it for other oil, which he assured the engineer was exactly right, as he had made a test himself and wanted to please his new "friend," the engineer. The second lot was no better than the first, but the engineer didn't have the heart to make another kick. He had told the manager of the building that he changed oils because the old oil didn't work right, and that this new oil would, for he had thoroughly tested it. This too made it almost impossible to go back to his first oil. This little drama, more or less modified, has been played so often that the building manager upstairs has long since been cognizant of the situation.

This is one of the reasons building managers do the purchasing.

There is no intention of implying that all engineers are grafters, for they are not. The point is, the principle of having a low-salaried man do the buying is wrong. Most engineers prefer not to have this responsibility, as a misunderstood reflection on their integrity



C. A. PATTERSON.

is naturally distasteful to the average man. The nearer the salesman goes to the head of the concern the less opportunity there is for selling on any other grounds than merit. Because of the fact that a building manager perhaps does not know oils like an engineer he does not buy on any other than a test basis. When it comes to new equipment he investigates everything there is, not from a standpoint of convenience to his engineer, but from a point of greater efficiency, less repairs and cheaper operation. A manager is primarily a business man, he is responsible to his directors to produce a maximum revenue from the property at a minimum operating cost. His record can only be made by cutting down the costs after his building is filled, for rents are usually pretty well estimated before hand. However, in doing this he must be careful not to lessen the service to the tenant.

A Man-Sized Job.

When one appreciates that the coal bill of one twenty-two story building last year was over \$30,000, and the entire maintenance cost close to \$100,000, it does not take much imagination to realize that buying for a building is a man-sized job. One manager, for instance, proved from actual test that toilet paper at \$8.75 per case was cheaper than paper at \$4 per case.

I question whether or not the average head janitor could not go on filling up toilet paper racks for the rest of his life without thinking an economy could be gained by a different type of rack that increased the cost per roll for paper from 4c. to 8¾c.

Another manager saved 60 per cent. on his feather duster bill by installing a stub handle type. This same manager eliminated cheese cloth at 3½c. a yard for dusting and bought mill end rags at 6c. per pound, saving over 50 per cent. in his dust-cloth bill and getting better results.

Cases of savings made in cleaning alone are so numerous that I refrain from going into them farther, because

one might get the impression that a building manager is a sort of graduated head janitor. The average person has little or no conception of what a big problem managing buildings really is.

Items from the Ledger.

For instance, we take a typical office building costing \$1,500,000, including the land. From this building a revenue of \$150,000 is secured. On the other side of the ledger are some of the expenses the owner must meet: Taxes and insurance take \$35,000. Twenty tons of coal are consumed a day, or 7,300 tons per year. One can readily appreciate what a thorough knowledge of scientific buying on a B. T. U. basis of coal alone will save. The next largest expense of course is labor, amounting to \$30,000 per year.

To clean the building requires twenty women, six nights per week, each getting \$28.00 per month, which amounts to \$7,392 per year. Six or seven men help the women, which adds, at \$40,000 per month each, \$3,280. Added to this is a superintendent at \$1,500.00 per year, to oversee the work. Thus for cleaning alone, excluding supplies, there was an item of \$12,172.00.

Besides this there is a painter, whose supplies alone last year amounted to over \$3,000.00. The house carpenter, whose supplies and labor amounted to \$3,000.00 more, and the window cleaning, which requires six men at a cost of \$2,880.00 for labor alone.

The elevators are a large and constant expense, and in this particular building labor and repairs amount to more than \$5,000 annually.

A Tireless Dollar-Eater.

The engine-room is a never tiring "dollar eater," the labor alone costing \$3,200 for a chief and an assistant, an electrician makes an additional outlay of \$3,000.

This brief resume of operating costs has been given to show that there is little opportunity to reduce expense except through a careful analysis of the supplies these workmen use. In this particular building 26,000 lbs. of soap powder is used (in some buildings 200 lbs. are used every night), besides 10,000 bars of soap. Scrub brushes and pails are bought by the gross, dusting cloth by the bolt, dusters, brooms, mops, mop-wringers, sponges, squeegees, etc. are constantly consumed. Managers have found it economical to keep a full line of plumbing supplies on hand. Wash bowls, urinals, closets, seats, tanks, valves, cocks, etc., are purchased in quantities.

We have not touched upon the office expense nor the engineering supplies, but let me assure you they are not small items. Altogether the expense of this building will total up to \$100,000, of which \$45,000 at least goes for supplies and equipment.

Why the Building Manager is the Buyer.

The down-to-date building manager today purchases his supplies and equipment because the purchasing is done in large quantities and it is worth his while to see not only that he is getting value for this money but that the best material or equipment is being purchased for the particular duty it has to perform.

He can only ascertain this by careful study of the things used about the building and by applying his intelligence to them. Being the man responsible for the success of the building, he stands first to produce adequate returns to the owners; second, unless he renders the service to the tenants, they move out; and last but not least, to produce the revenue and to satisfy the tenants he must have an organization and give it proper tools with which to work. The building manager's compensation is based upon the record he makes.

In this short article it is impossible to do more than touch upon the purchasing end of a building manager's duties.

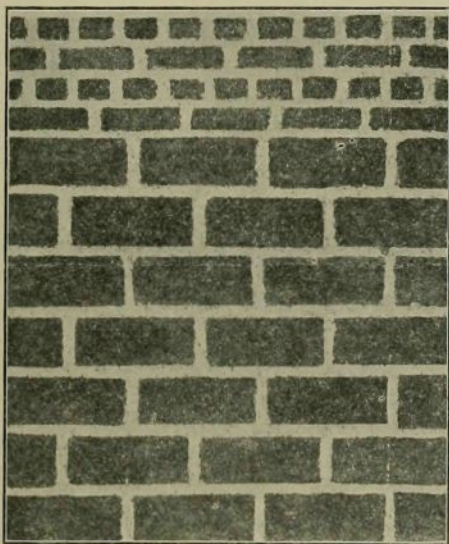
I could tell you the story of the loaded sponge (¾ of them are). I could tell of how one manager found his head janitor was getting a rebate of \$11 on empty barrels, but the purpose of this article is not to muck rake, so I will not do it. I could show you how scientific research by intelligent building managers, as applied to fuel saving, has saved thousands of dollars for the owners of office buildings, and could continue by showing you how managers have proved that wall paint is more economical than kalsomine, but enough has been written to prove conclusively that the building manager is the logical buyer for a building.

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.

Emphasizes Facade Texture.

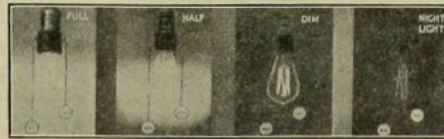
MEETING the tendency of architects to bring out in sharp relief, as it were, the structural detail of facades in buildings of all sorts, there is now being used a new type of fireproof facing material that gives an artistic touch to any building to which it is applied. It is called Tex-Tile and is made by the National Fireproofing Company, with offices in the Fuller Building, this city.



It consists of a hollow tile adapted to afford a finished exterior surface, rich in color and cut so as to give the soft effects so much desired by owners putting up burned clay houses. The illustration exemplifies a facade unit twelve inches long by five inches high and four inches thick. The size of the ordinary common or front brick is 8x3½x2¼ inches. This gives a larger unit in working out artistic detail that is especially popular in the suburbs where the rich colorings of the soft faced tile make pleasing contrasts with the shrubbery and tree tones. (See Record and Guide, May 25, 1912.)

Graduates the Incandescent Light.

THE convenience of graduating the light of an ordinary incandescent electric bulb to almost any degree of illumination will appeal strongly to architects specifying electric lamps for apartment houses, hotels and similar buildings, and for that reason a lamp



being introduced by the Wirt Company of 97 Warren street is illustrated herewith.

This lamp, in general appearance, is similar to any other incandescent electric bulb, with the exception that it has two control cords, one positive and the other negative in operation. Different pulls on the diminishing cord give five different shades of light, while one pull on the positive or lighting cord restores the illumination to the full candlepower of the globe. It fits on any socket.

Fire Fighting With Sawdust.

THIS sounds like combating the demon Flame with oil. But seventeen experiments, recently made in a varnish factory where ordinary sawdust was employed to extinguish fire, speak for themselves.

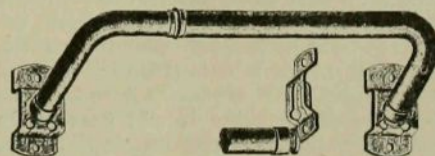
In a steel vessel containing ignited varnish 2 inches deep, the fire was extinguished in 25 seconds with 2½ shovelfuls of sawdust. In a vessel containing varnish 4 inches deep the fire was put out in ten seconds with a quarter of a shovelful of sawdust mixed with sodium bicarbonate. On a pine tray, 5 feet square, with sides 1 foot 8 inches high, containing nearly 3 gallons of varnish, the fire was extinguished in 53 seconds with 3 shovelfuls of soft-wood sawdust. In a steel vessel containing 3¾ inches of gasoline, the fire was quenched in 13 seconds with 2 shovelfuls of hardwood sawdust. In a steel vessel containing varnish, 3 inches deep, the fire required 9 shovelfuls of sand for extinction. In a steel vessel containing gasoline 2¾ inches deep the fire was not affected by 4 shovelfuls of sand and was afterward put out in 56 seconds by 8 shovelfuls of sawdust.

The efficiency of sawdust is attributable to the fact that it floats on the ignited liquid and protects it from the air, whereas sand sinks to the bottom.

A New Curtain Rod.

SOME renting agents prefer to supply curtain hangings for windows so as to avoid the damage that otherwise results from successive tenants driving different kinds of curtain rod supports into the upper window sashes. For that reason many of our readers will be interested in a new rod-hanging system that the John Kroder and Henry Reubel Company, of 108 Meeker avenue, Brooklyn, is introducing.

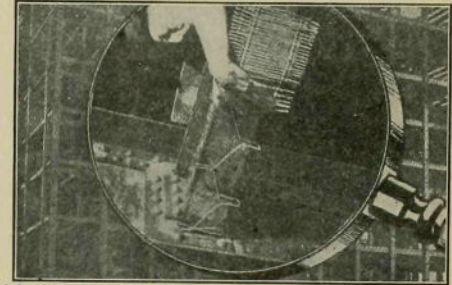
This new rod consists of a one-half inch one-piece polished tube that combines brackets, yet it can be attached and detached easily by the tenant when he hangs his curtains. The position of this rod as it hangs at the window is such as to permit the use of roller



shades underneath it without the curtain fabric becoming entangled in the shade mechanism. Its strength makes it especially adaptable for apartment houses and hotels.

Locks on Concrete Soffits.

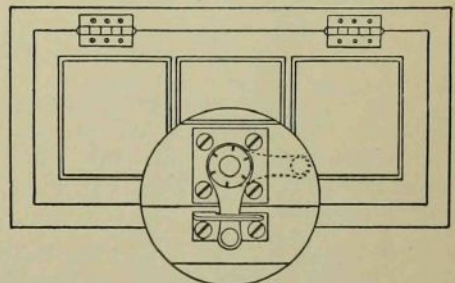
NOT long ago the papers told the story of an accident in a building under construction wherein a number of workmen had narrow escapes from being caught under a falling wall of concrete. As a matter of fact it was a concrete soffit that let go, and instead of maiming workmen it completely wrecked a large electric generator. Soffits of this character are likely to fall at any time, especially when a building is being put up under conditions requiring speed. In fact, the danger is present in all buildings where concrete and steel are used. With the



idea of eliminating this danger, the Mitchell-Tappen Co. of 149 Broadway, this city, is selling a standardized metal caging that locks on the soffit as shown in the illustration. It is a system of flexible wire caging that takes a firm hold upon the pillars and columns and not only gives security to the concrete, but insures perfect concrete fireproofing of the steel work.

An Improved Window Catch.

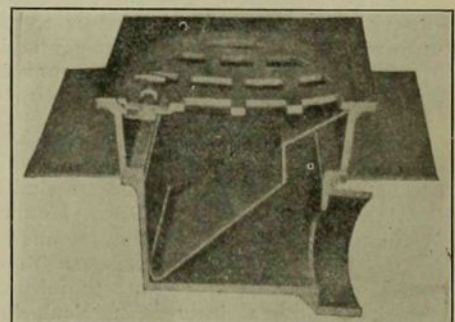
CELLAR windows very often receive too little consideration from the builder, with the result that burglaries and gas meter robberies are of frequent occurrence. The Griffin Manufacturing



Company, with offices at 37 Warren street, is putting on the market an improved cellar window set that is said to stay put and make the cellar windows as secure against forcible entry as the front parlor windows.

Keeps Sweepings Out of Drain.

ANOTHER way in which the building manager can cut down his cost of building operation is to employ drains that catch sweepings before they get into the pipes that lead to the sewers. Such a drain is manufactured by the "Jiffy" Fire Hose Rack Company, of 727 Seventh avenue, and has a



special virtue in that important respect. The drain is equipped with a special dam that is readily accessible for the purpose of cleaning out the accumulated sediment. It is so constructed that water cannot leak through it to any point but the pipe.

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RECORD AND GUIDE.**

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The fact that Congress is about to take up the matter of anti-trust legislation appears to have had little or no effect in checking the spread of business optimism. In real estate the prospect is that such legislation will create a better demand for the average run of industrial housing.

—Of course the men who have built up Manhattan are not necessarily limited in their operations to this borough. Brooklyn ought to be big enough now for costly apartment houses such as Bing & Bing will build in Schermerhorn street, near Clinton. The only question is, has Brooklyn an investors' market for such buildings?

Comptroller Prendergast in an address before the New York Credit Men's Association pointed out the folly of issuing long-term bonds for ordinary public improvements. A fifty-year 4½ per cent. bond issue of \$50,000,000 requires a total outlay for interest and amortization charges of \$134,663,750. The Legislature, he intimated, will be asked to authorize the use, where expedient, of ten-year notes, on which principal and interest will be payable in ten annual installments.

The United Real Estate Owners' Association, with a numerous and loyal membership, has done effective work in local matters. Its president, Henry Bloch, at a luncheon of the members this week at Mouquin's made suggestions that the time has come to follow matters of general interest, particularly bills and recommendations before the Legislature and the Board of Estimate. Is such vigilance worth the cost? Well, other associations are paying out large sums to advocate projects calling for increased taxes.

Clear Away the Reefs.

The plea which the Mayor made in Washington during the past week on behalf of a large governmental appropriation for harbor improvements, indicates that the new administration is fully alive to the importance of modernizing the machinery for handling freight in and around New York City. A comprehensive group of municipal improvements was outlined, including the appropriation by the city of the South Brooklyn waterfront, the construction of a railroad connecting the piers and the warehouses, the building of new piers in Manhattan and the reaching of some kind of an arrangement with the New York Central, which will result in the construction of an elevated freight railway on the west side of Manhattan. That the projects, indicated above, were not merely in contemplation, but are by way of being carried out very soon, is, of course, a matter of public knowledge. The part of Mr. Mitchel's speech, which was more interesting because more novel, was the reference he made to the possibilities of building freight tunnels under the Hudson River.

The Record and Guide was not aware that any such plan was still being considered. During Mayor Gaynor's administration a plan to that effect was drawn up by the Dock Department, but it was rejected by a committee of the Board of Estimate, of which the Mayor was the most prominent member. The Record and Guide welcomes the announcement that the project is not entirely dead. The problem of economically handling the freight shipped into and out of New York will certainly never be properly solved until the railroads now terminating on the waterfront of New Jersey can get their freight into and away from Manhattan without transshipment and without the large amount of cartage which is now necessary. If the administration can succeed in devising a practicable method of accomplishing such a result it will certainly deserve well of the city. One can hardly, however, be very sanguine of success.

The problem is intrinsically more difficult and complicated than that of making an analogous arrangement with the New York Central Railroad Company. Yet after ten years of disputation and negotiation no mutually satisfactory contract has been signed with that corporation.

In the case of the Jersey railroads the problem is complicated by the fact that the several railway corporations have always refused to consider the adoption of any such plan. All the proposals which have been made either to bridge or tunnel the Hudson River for the purpose of handling freight, have been killed by the firm refusal of these companies to have anything to do with them. The managements of the railroads have always assumed the position that the construction of such tunnels and the providing of the necessary terminals in Manhattan would involve an expense disproportionate to any economies which could be expected to result from their operation. If they persist in such an attitude the City of New York will be powerless to deal with this matter. It has no hold upon the Pennsylvania, Erie and Jersey Central Railroad Companies similar to that hold which it has on the New York Central. It has no credit resources which it could devote to the financing of such a system of Hudson River tunnels. If the work is to be done the duty of financing it will necessarily fall upon the railroad companies who are, as we have said, opposed to the spending of money on such a project. This part of Mayor Mitchel's comprehensive sketch of harbor improvements

is not, consequently, likely to succeed, but we are glad, nevertheless, that it is going to be tried. The Mayor understands the whole problem both in its engineering and financial aspects extremely well, and he would not have dwelt so emphatically upon it in a public speech unless he believed that the chance of eventual success is sufficient to make the attempt worth while.

Confidence in the New Administration.

The opening decisions which have been made by Mayor Mitchel and his assistants have all been such as to confirm the public confidence, in the possession of which he assumed office. His appointments for the various heads of departments, so far as they have as yet been announced, have been excellent. He has given evidence of his earnest desire to redeem his pledges by authorizing a careful study of the existing situation in relation to salaried employees, with a view to the promotion of both economy and efficiency. When the Gaynor administration assumed office four years ago the newspapers were full, during the first three months, of savings which the new departmental heads immediately contrived to bring about. The Record and Guide has no intention of disparaging either the intentions of these former officials or the good work actually accomplished by them. But the preliminary piece-meal economies which they effected only touched the fringe of the real problem and were not of any substantial benefit to the taxpayers of New York.

They were not followed up by a comprehensive and searching investigation of the remuneration and grading of salaried employees, with a view to removing discrepancies and the establishment of uniform standards and methods. The ordering of such an investigation was the first work of Mayor Mitchel, and it is proof of the fact that he at heart knows how his problem ought to be approached. He has made another wise decision in refusing to present to the current Legislature any proposals for the radical modification of the existing charter. The instrument under the provisions of which New York City is governed has many grave imperfections, but it is a workable and useful piece of administrative machinery, and it should not be amended save after prolonged and exhaustive consideration. Any proposed amendments, that is, which emanate from the administration, should not involve tinkering with details, but should constitute an attempt to cure fundamental defects; they should be formed by a commission specially selected for the purpose, and they should be based not merely on local precedents, but upon the experience of other American cities.

No question connected with political organization has received so much scientific study and has become so much a matter of well established principles as has this question of municipal charters. It may be that public opinion in New York is not prepared at present to accept the results of this scientific study of that question. But assuredly a stubborn and well considered attempt should be made to get them to accept it, and one of the most important and potentially beneficent tasks which confronts this administration is that of framing such an instrument of government and securing its adoption. It is just because the matter is so important and needs to be done so well that it should be postponed until it can be properly handled. What New York City needs is a charter so wisely framed and so adequate that it will emancipate the city from any legislative tinkering in the future. In order to ac-

comply with this result and to provide for genuine home rule it must carry with it all the weight that can be derived from the most careful consideration and from a strong report concurred in by a strong commission.

The Court House Site Complications.

There are rumors in the daily papers that the idea is being considered of abandoning the site for the new County Court House, which has been already purchased. It is very much to be hoped that these rumors will prove to be false. However difficult and expensive it may be to provide a permanent foundation for the new Court House on the site selected, there is nothing to be done now but to meet the difficulty and to stand the expense. The question of site cannot be reopened. The case is bad enough as it is. At best there will be considerable additional delay before new plans can be accepted and the work of construction begun. And if the question of site is to be reopened any idea of ever building the new Court House will have to be abandoned in despair. The Record and Guide was not in favor of the site that has been selected. It preferred a site farther up town. But any site is better than no site and if the present location is abandoned no one can tell what further delay will result. The Board of Estimate should certainly take up this matter of building the Court House vigorously, and refuse to consider any plans which will involve further procrastination.

Separation of City and State Urged.

Editor of the RECORD AND GUIDE:

As a firm believer in the stability of Manhattan real estate I feel that constant agitation of measures that will work for its betterment cannot be urged too strongly.

I was much impressed with the message of Governor Glynn to the Legislature, showing appropriations for the year 1914 to be \$61,000,000, with revenues from indirect sources at \$44,000,000, which simply forecasts the necessity of a direct levy to make up the deficiency, unless the sinking fund is drawn on for \$17,000,000. This means an increased burden on Manhattan, which in a large measure supports the entire State. This deficiency is due to the desire to placate up-State politicians, by voting large sums for local improvements, the benefit of which seldom extends beyond the immediate locality favored. The institution of a direct tax means an additional burden on our already over-taxed city.

The time is ripe to agitate the divorce of city from the State. Physical, political and geographical conditions alike point to this as the only practical solution of an unjust and burdensome condition. The city is sufficiently populous, wealthy and powerful to enable it to be welded into a separate State. It is time for us to rebel against being penalized for the benefit of up-State improvements; and, although the political division of the State is of such a character as to make the success of this plan problematical, yet constant and intelligent agitation will bring about a feeling of revolt, which must eventually lead to satisfactory results, even though it only puts the "fear of God" into the hearts of our country cousins and makes them alive to the fact that we ought not to be made paymasters for the entire State.

What we need in our city is faith and confidence. Its growth is marvelous, when we consider that every year its added population equals that of some of the larger cities, like Jersey City, Paterson and others. This continuous increase creates a demand for new homes, especially when there has been a lull in building operations, as in the past year.

As a result, rentals have improved, vacancies are few, and the inevitable result must be a rise in values, proportionate with rental improvements.

It must be obvious to the careful observer that the proper time to invest in real estate is when prices are low and not when speculation is ripe and competition keen.

The situation in the mortgage market has not been as appalling as many pessimists have asserted. I have found it possible, within a recent date, to place many mortgages, for both large and small amounts, at both 4½ per cent. and 5 per cent. I have always found little difficulty, even in times of so-called depression, to find ready money for all applications possessing merit, and attribute this to the fact that investors fully realize the safety and security of mortgage investments.

There are many suggestions which would lead to improved results:

1. A liberal recognition of the growth and advancement of our marvelous city must convince us that real estate in New York City is here to stay for all time and that no depression can affect its ultimate value. It is the Gibraltar of safety, and if not over-weighted with the burdens of oppressive laws and excessive taxation it will always prove a sane and conservative means for investment.

2. Unjust assessment is another evil calling for a cure. Of late we have had many instances of the injustice done to owners by excessive assessment. A few instances will suffice:

No. 320 Central Park West, southwest corner of 92d street, was sold October 25, 1913, for \$465,000, but is assessed at \$640,000.

No. 41 West 16th street was sold, within a few days, for \$20,000, but is assessed at \$36,000.

The Bijou Theatre was sold recently for \$465,000, which is \$274,000 below the assessed value of \$739,000.

These sales indicate that either there is something wrong with those fixing the assessments, or that there is a lack of money or confidence on the part of buyers.

When we take into consideration that the owners of real estate, mortgagees, tenants, contractors, and material men are a mighty factor, and when combined can unmistakably control legislation, we are certain that if all vitally interested in real estate and the welfare of the city should unite and keep up a constant agitation, so that the Governor, the Mayor, and the Tax Commissioners may have it forcibly brought to their minds that real estate interests will not remain dormant, much can be accomplished. Spasmodic movements will accomplish little, but a continuous and intelligent publicity may in time bring the powers to a realization that they must look in other directions for the support of the city and State.

3. It would be well to agitate for a law for real estate in a manner similar to that enjoyed by Wall street potentates and corporations. There is no limit to the amount of compensation that can be exacted by these interests, and yet when an owner desires to obtain a second mortgage on his property he is confronted with a limited field of lenders, who are reluctant to hazard their money on an investment that may be subject to usurious defenses.

A second mortgage investment requires the exercise of considerable caution, and the investor must at all times be prepared to meet the demands of prior claimants, so that an extra charge, above regular interest rates, would not be unreasonable. If this were allowed by enactment of law it would open a field that would add to the buoyancy of real estate.

4. Another serious question to be

considered is the abolition of the tax on recording of mortgages. This adds largely to the expense of the owner; moreover, it is concededly a double and unjust tax.

5. In order to beautify the city it would prove desirable to bring about a symmetrical arrangement of buildings. The height of buildings should be limited by law, based on the width of the street or avenue. This is essential for many reasons, aside from the question of fire protection. This matter requires no elaboration, as the proposition has received support from every direction.

Many of these reforms can be accomplished only by incessant agitation, and by a harmonious combination of all interests.

Persistent urging, luminous publicity and proper awakening of authorities will do much to bring about a condition that must necessarily lead to a rehabilitation of real estate interests and once more place real estate and real estate mortgages among the safest and sanest investments.

JOHN FINCK.

198 Broadway, Jan. 13.

Dual Subway System Construction.

Anyone inclined to be disheartened over the real estate market should read on page 137 the list of contracts awarded for subway construction and consider what it means for the material development of the city. So far over ninety-four millions out of one hundred and sixty million dollars' worth of work has been awarded, covering thirty-eight construction sections. Pending the completion of the system as a whole, thousands of mechanics and laborers will have good employment, and real estate within the influence of the new subway lines will be steadily rising in value. Then will follow a series of construction movements such as Greater New York has never seen hitherto.

Another Building Code Ordinance.

The draft of a building code prepared by the Building Committee of the previous Board of Aldermen was revived and introduced again this week by Alderman James Hamilton, and was referred under the rules to the new Building Committee. The most striking change that has been made in the document so far is in Section 103, paragraph 4, relating to the use of wood. Under the Herbst code no combustible material could be used in buildings over 100 feet high, except in apartments and tenements, which could use wood trim up to a height of one hundred and fifty feet. In the latest ordinance the limit is 150 feet for all classes of buildings.

The Building Committee, of which Alderman Hamilton is chairman, will revise the ordinance again, but there will be no more boards of experts, and the intimation is given that not many changes of first importance will be made.

Alderman Curran, the majority leader, said the introduction anew of the Herbst code does not mean that it will be adopted with its faults. "I am told," he said, that it is a good code, and with a little trimming will be satisfactory. It contains all the provisions of former codes that have survived criticism."

It is promised that the code will be enacted into law before May 1, and it is understood that Mayor Mitchel and President McAneny are in sympathy with the plan. President McAneny, in his inaugural address to the board, said:

"The interests of real estate have suffered, and conditions that menace the safety both of life and property have been permitted to continue, because of these successive failures. Let us agree that this condition shall end at once, and that a proper code, based upon principles that are technically correct, and that

deals fairly with every interest at stake, shall be passed within the early months of the present year. A great deal of the preparatory work has been done, and a great deal of that is good. Little further time need be taken, in short, upon either draftsmanship or for scattering discussion. The adoption of a new building code should be the first assurance of the members of this Board that it proposes to meet its obligations to the people of the city."

The members of the new Building Committee are Messrs. Hamilton, Boschen, Brush, Carroll, Bartscherer, Dremmer, Gaynor, Jesse D. Moore, Kochendorfer, Dryat and Cole.

Debate on the Single Tax.

Allan Robinson, president of the Allied Real Estate Interests, debated on Wednesday evening on the single tax question with Frederick C. Leubuscher, president of the Society to Lower Rents and Reduce Taxes on Homes, and August Weymann, of the Manhattan Single Tax Club. The debate was held at the rooms of the Taxpayers' Alliance of Bronx Borough, 4212 Third avenue, under the auspices of that association. The committee in charge consisted of Messrs. Max Just, James Donnelly and Coroner William J. Flynn.

The subject was "The Reduction of Taxes on Buildings and the Increase of the Same on Land," as provided for in the "Salant-Schaap Bill," introduced in the last Legislature, and which will in all probability be brought up again, as twenty-three Assemblymen are reported to be pledged to its support.

Mr. Leubuscher was the first speaker and was followed by Mr. Weymann, both in advocacy of the Salant-Schaap Bill, but Mr. Weymann speaking particularly in favor of a single tax. Mr. Robinson made an address which lasted for over an hour in opposition. Surrogate Geo. M. S. Schulz, president of the Taxpayers' Alliance, was chairman of the meeting. Cyrus C. Miller and Register Edward Polak, of the Bronx, were interested listeners. Others present were Senator Anthony J. Griffin, Assemblyman Henry D. Patton, Alderman Harry Robitzek, John A. Steinmetz, P. J. McKinley and William Lustgarten.

Board of Business Agents.

At the regular annual election of the United Board of Business Agents of the Building Trades of New York City the present officers were all re-elected: President, John T. Taggart; vice-president, Michael T. Neyland; secretary-treasurer, R. D. Tompkins; sergeant-at-arms, Edward Broderick; trustees, John Hanley, John F. Lalor, Thomas J. Curtis.

Credential Committee—Charles W. Ryan, Joseph McGrane, Wm. A. Brennan, Patrick Fallon, Leonard Klink.

Grievance Committee—Patrick Crowley, John P. Gilvey, Edward J. McCarty, Wm. J. Connell, James P. McGrane.

A Good Year Predicted.

Joseph A. Nash, vice-president of the Bush Terminal Company, which controls twenty blocks of waterfront, including a chain of ten loft buildings, in South Brooklyn, says there is every indication of a healthy growth of industrial life throughout the country and particularly the East, with the beginning of the new year. Mr. Nash bases his prediction partly upon reports he has received from the company's agents in other cities and partly upon the transactions of the New York leasing department.

"During the past few months we have made a careful study of the financial and

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.		
	1914	1913
	Jan. 9 to 15	Jan. 10 to 16
Total No.	129	134
Assessed value	\$10,721,100	\$8,032,000
No. with consideration	12	23
Consideration	\$267,440	\$1,354,971
Assessed value	\$224,800	\$1,339,000
	Jan. 1 to 15	Jan. 1 to 16
Total No.	288	345
Assessed value	\$20,001,800	\$19,475,700
No. with consideration	31	55
Consideration	\$707,765	\$2,320,759
Assessed value	\$689,800	\$2,350,000

Mortgages.

	Jan. 9 to 15	Jan. 10 to 16
Total No.	89	125
Amount	\$7,652,309	\$4,785,340
To Banks & Ins. Cos.	19	30
Amount	\$7,051,600	\$3,354,500
No. at 6%	33	56
Amount	\$5,236,712	\$353,490
No. at 5½%	7	4
Amount	\$985,000	\$1,963,000
No. at 5%	28	32
Amount	\$1,207,100	\$1,693,000
No. at 4½%	1	10
Amount	\$525	\$230,500
No. at 4%		
Amount		
Unusual rates		1
Amount		\$2,000
Interest not given	20	22
Amount	\$222,972	\$543,350
	Jan. 1 to 15	Jan. 1 to 16
Total No.	188	259
Amount	\$9,295,076	\$8,794,027
To Banks & Ins. Cos.	48	58
Amount	\$7,864,600	\$5,774,500

Mortgage Extensions.

	Jan. 9 to 15	Jan. 10 to 16
Total No.	52	71
Amount	\$1,910,500	\$2,228,000
To Banks & Ins. Cos.	8	35
Amount	\$989,000	\$1,410,000
	Jan. 1 to 15	Jan. 1 to 16
Total No.	95	129
Amount	\$2,843,200	\$4,616,035
To Banks & Ins. Cos.	20	48
Amount	\$1,330,200	\$2,142,000

Building Permits.

	Jan. 10 to 16	Jan. 11 to 17
New buildings	7	9
Cost	\$681,000	\$632,000
Alterations	\$189,665	\$231,345
	Jan. 1 to 16	Jan. 1 to 17
New buildings	18	23
Cost	\$2,244,000	\$1,734,750
Alterations	\$269,815	\$504,820

BRONX.

Conveyances.

	Jan. 9 to 15	Jan. 10 to 16
Total No.	118	132
No. with consideration	11	16
Consideration	\$124,250	\$166,325
	Jan. 1 to 15	Jan. 1 to 16
Total No.	207	311
No. with consideration	23	42
Consideration	\$210,500	\$493,115

real estate situation here and in other parts of the East, and as a result of favorable conclusions we have decided to erect another loft building as part of the chain of such structures now standing on our property in South Brooklyn."

There had been so many unwarranted rumors of alleged unsettled business conditions that Mr. Nash thought it necessary to make a more detailed investigation than was the case in former years.

"We are now certain," he said, "that a good many of the rumors alleging impending business troubles was spread by irresponsible parties or for political purposes, and I have no hesitation in saying that we consider the outlook for 1914 as very bright."

—The latest prognostication is that the Fourth avenue subway in Brooklyn can be made ready for operation as far as 25th street by July 1, 1914, and as far as 86th street by October 1, 1914.

Mortgages.

	Jan. 9 to 15	Jan. 10 to 16
Total No.	64	68
Amount	\$479,773	\$703,420
To Banks & Ins. Cos.	8	5
Amount	\$81,500	\$127,500
No. at 6%	21	23
Amount	\$139,633	\$115,830
No. at 5½%	9	7
Amount	\$174,500	\$149,300
No. at 5%	14	18
Amount	\$93,440	\$164,240
Unusual rates	1	3
Amount	\$1,000	\$81,500
Interest not given	19	17
Amount	\$71,200	\$192,550
	Jan. 1 to 15	Jan. 1 to 16
Total No.	154	202
Amount	\$1,158,681	\$1,872,067
To Banks & Ins. Cos.	22	21
Amount	\$290,550	\$315,700

Mortgage Extensions.

	Jan. 9 to 15	Jan. 10 to 16
Total No.	17	8
Amount	\$284,500	\$169,500
To Banks & Ins. Cos.	1	1
Amount	\$30,000	\$40,000
	Jan. 1 to 15	Jan. 1 to 16
Total No.	46	28
Amount	\$809,500	\$400,000
To Banks & Ins. Cos.	5	3
Amount	\$90,000	\$105,000

Building Permits.

	Jan. 9 to 15	Jan. 11 to 17
New buildings	5	8
Cost	\$55,900	\$155,276
Alterations	\$10,675	\$5,400
	Jan. 1 to 15	Jan. 1 to 17
New buildings	27	34
Cost	\$597,750	\$887,426
Alterations	\$21,525	\$89,635

BROOKLYN.

Conveyances.

	1914	1913
	Jan. 8 to 14	Jan. 9 to 15
Total No.	450	436
No. with consideration	41	21
Consideration	\$185,354	\$124,265
	Jan. 1 to 14	Jan. 1 to 15
Total No.	906	1,025
No. with consideration	86	70
Consideration	\$462,784	\$633,247

Mortgages.

	Jan. 8 to 14	Jan. 9 to 15
Total No.	327	355
Amount	\$1,292,372	\$1,230,026
To Banks & Ins. Cos.	68	79
Amount	\$323,400	\$434,600
No. at 6%	158	170
Amount	\$461,786	\$337,711
No. at 5½%	86	57
Amount	\$398,400	\$240,830
No. at 5%	65	105
Amount	\$354,976	\$559,600
Unusual rates		5
Amount		\$19,000
Interest not given	18	18
Amount	\$77,210	\$72,885
	Jan. 1 to 14	Jan. 1 to 15
Total No.	675	754
Amount	\$2,418,574	\$2,489,334
To Banks & Ins. Cos.	125	162
Amount	\$589,700	\$861,150

Building Permits.

	Jan. 9 to 15	Jan. 10 to 16
New buildings	86	66
Cost	\$1,715,225	\$284,580
Alterations	\$46,900	\$45,600
	Jan. 1 to 15	Jan. 1 to 16
New buildings	141	130
Cost	\$2,341,775	\$935,780
Alterations	\$77,750	\$124,298

QUEENS.

Building Permits.

	Jan. 9 to 15	Jan. 10 to 16
New buildings	41	47
Cost	\$119,900	\$133,102
Alterations	\$3,880	\$11,390
	Jan. 1 to 15	Jan. 1 to 16
New buildings	86	100
Cost	\$310,575	\$298,502
Alterations	\$36,445	\$18,490

RICHMOND.

Building Permits.

	Jan. 8 to 14	Jan. 10 to 16
New buildings	11	4
Cost	\$31,400	\$12,000
Alterations	\$6,850	\$3,175
	Jan. 1 to 14	Jan. 1 to 16
New buildings	12	11
Cost	\$31,440	\$20,800
Alterations	\$7,550	\$4,175

BUILDING MATERIALS AND SUPPLIES

FIRE INSURANCE EXCHANGE MAKES NEW STANDARD FOR MILL CONSTRUCTION IN NEW YORK CITY—BETTER STEEL MARKET.

Danger of Brick Shortage Past.
National Building Totals for 1913.

CONFORMING with the general tendency to bring about better and safer building practice in New York, the new standard of mill construction as promulgated by the New York Fire Insurance Exchange this week is significant, in view of the present activity in factory extension in the metropolitan district.

While the new standard does not directly affect building materials, its influence in this regard is nevertheless important. Heretofore certain advantageous rates were allowed to occupants of factory buildings that at least met the requirements of the old standards. Allowances were made for certain conditions in a building such as, for example, a fireproof floor in a non-fireproof building. Under the new standard, printed in full elsewhere in this issue under "Departmental Rulings," all these so-called allowances are removed, and one standard is substituted. If the building conforms to these requirements the Class A rate is allowed, otherwise the tenant must pay for the additional risk.

Quotations on structural steel were still held at a stiff level on second half deliveries this week. There was no noticeable stiffening in quotations on current business covering second quarter shipments, but there was a little more activity, especially in small operations requiring a few hundred tons of steel.

The cold weather early in the week checked building operations to some extent, which accounts for the sluggish movement of materials. There was a stronger tone to inquiries, however, especially in wire and steel products. The base price for sand is still fifty cents.

Advices from the West to the effect that money was easier this week proved a contributing factor in making the situation here in New York better, although building money lenders are still inclined to act conservatively, and engagements are limited to well-located projects and some specialty buildings. The rebuilding of the New York surplus reserves with other influences helped to reassure the West, and in consequence commercial paper again assumed the proportions of a factor in that market, relieving the drain from this center and permitting a larger reserve for bond and mortgage business in this market.

The condition of the brick market here is not as encouraging as it might be. The demand is sluggish, and prices are ragged as compared with those prevailing last year at this time. The supply available for immediate riding, counting sold and unsold barges around the city compares with last year, but the difference lies in the fact that there is no stacking to speak of this year, and many new building projects planned late last year are awaiting actual construction work pending the further easing of the money market following the publication of the long-expected anti-trust message of the President. This is being looked upon by financial interests as the last straw either to make or break the revival of good business conditions. The general feeling of optimism, however, bids fair to discount to a large extent, at least, any moderate adverse characteristic the measure may contain.

BUILDING SUMMARY FOR 1913.

Total for 145 Cities Reaches \$872,759,987, a Decrease of 6.3%.

BUILDING construction throughout the country last year was slightly below the level credited to 1912, or 6.3 per cent. New York's construction cost as compared with 119 cities for the last five years follows:

	New York City	119 other cities
1913	\$155,700,817	\$650,748,808
1912	218,309,847	660,784,461
1911	188,933,000	635,214,884
1910	202,788,000	644,203,622
1909	264,565,000	623,549,741

Analyzing these figures the statistical bureau of Bradstreet's puts the cause of this reaction up to money stringency, closer scrutiny of credits and past overbuilding, and adds:

"Of the large cities of the country showing gains in 1913 over 1912, conspicuous examples are Chicago, with an increase of 3.3 per cent.; Cleveland, 30.9 per cent.; Detroit, 16.9 per cent.; Newark, N. J., 39.1 per cent.; Philadelphia, 4.9 per cent.; Pittsburgh, 40 per cent.; and San Francisco, 24.8 per cent. In the list of notable decreases are New York with 29.5 per cent.; Boston, 22.7 per cent.; Buffalo, 7.6 per cent.; Kansas City, Mo., 12.1 per cent.; Los Angeles, one-tenth of 1 per cent.; Milwaukee, 11.4 per cent.; Minneapolis, 9.6 per cent.; Portland, Ore., 10.3 per cent.; and St. Louis, 36 per cent.

"The key to the large decrease in all building reported in 1913 and 1912 and preceding years is largely found in the volume of building of New York. In 1913 the total value of the building expenditure in Greater New York, Richmond Borough excepted, was \$153,700,817, a decrease of 29.5 per cent. from 1912. This total was 17.5 per cent. of the entire expenditure at 145 cities, and the decrease at New York from 1912 was \$65,000,000, whereas the entire decrease at all cities was \$74,645,000. In other words, the decrease at New York accounted for 85 per cent. of the total decrease at all cities."

THE CEMENT OUTLOOK.

Price Increase Generally Looked For Early in the Season.

FURTHER indications of the improved temper of the building material market came this week from some of the leaders in the Portland cement industry. An official of a "Valley" company said:

"I look for a much better demand for Portland cement from now on. The mills are in good shape for taking care of the business that 1914 will bring out, and the fact that there is no over-supply that must be worked off at a sacrifice leads me to believe that prices will move up before they will go down. There is no money in the business with prices at the present mill basis."

W. P. Corbett, a director of the Alsen's American Portland Cement Works, said:

"Government reports prove that more than thirty cement companies—almost one-third of the total doing business in this country—have been forced into bankruptcy or shut down within the last five or six years because of the bitter antagonistic and absolutely blind competition which prevailed. Companies in different districts would endeavor by a bitter war of low prices to ruin some rival, and it is an established fact that Portland cement has been sold frequently below the cost of manufacture. "This condition has resulted in preventing an increase in production at the former foolish ratio, and promoting schemes have been less numerous.

"Some of the existing mills need expensive plant overhauling, and it is not likely there will be any great increase in output this year, even if labor troubles do not retard manufacture as they did last year. The consumption, on the other hand, is almost sure to increase.

"Prices of cement seem to be holding about the same, namely, \$1.30 including bags, F. O. B. valley mills (90 cents, base), and approximately ten cents more for the best New York state mills. The prices in the west showed a slight reaction, but are today higher in more cases than in the east. It is probable, from all indications, that there will not be much change, probably a five-cent advance or so as business becomes active in the spring, depending entirely upon conditions."

COAL AGAIN MOVING HERE.

Boatmen's Strike Ends—Fortnight Accumulations Freed.

THE fear that building managers have felt during the last fortnight regarding their supplies of coal owing to the strike of the boatmen have been quelled. The strike was ended this week and the accumulations have been freed. Embargoes incidental to the strike served to reduce receipts at tidewater up to the middle of this week and as a result pressure on the market has been relieved to some extent. There is still a quantity of unassigned coal at the docks, however, and as the week closed some of it was being offered at lower prices.

Some coal of fair quality standing at the piers under demurrage has been sacrificed at considerably below what the same grade is bringing for mine shipment. Some West Virginia product is still offering as low as \$2.40 to \$2.45 at Port Reading, and at South Amboy

Pennsylvania coal is bringing from \$2.25 up. Some Pennsylvania operators have been quoting \$1 for mine shipment, but those with reasonably good coal are holding out for at least \$1.10 or \$1.15.

BETTER STEEL DEMAND.

Plates and Sheets Show More Activity—Subway Order Let.

A MARKED improvement in sheets and plate business was reported from the steel department this week. Incidentally the contract was signed between Oscar Daniels & Co. and the American Bridge Company for the 16,100 tons of steel required for the Jerome avenue extension of the subway.

Pittsburgh reported on Thursday that specifications for plates and structural material are increasing in a decisive manner. The larger plate companies show an increase of fifty per cent. in new business over that of the last ten months and mill schedules are about to be increased to take care of the business. Some additional contracts for plates and structural shapes are reported and the inquiry for bars is much better than it was.

It was unofficially stated that the United States Steel Corporation properties now have fifty-six per cent. of total capacity employed. Larger specifications for finished steel have permitted resumption of all plants averaging from 55 to 60 per cent. of total capacity.

There has been an end to the bargain sales of sheets, and prices have recovered to an absolute minimum of two cents Pittsburgh, with 2.90 cents for galvanized sheets. When some smaller mills went below this price they found no difficulty in getting rid of all the spare tonnage they cared to take on. The prediction is made that sheets will advance to somewhere near their normal price with the opening of spring. Tin plate business has been good. Some importations of tin plate have been reported by large buyers, but these have been placed because of the delivery requirements being better than American makers could guarantee.

GOVERNMENT TIMBER SALES.

Two Billion Board Feet, the Total of Sales in 1913.

THE annual report of Henry S. Graves, forester, just issued, calls attention to a substantial increase in the amount and value of timber cut from the national forests, and a still greater increase in the amount and value of timber sold, largely for future cutting. The gain in timber actually cut was 15 per cent. over the preceding fiscal year; in sale receipts, 27 per cent.; and in amount of timber sold, 167 per cent.

In 1913 the total sales amounted to more than two billion board feet with a stumpage value of nearly \$4,500,000, as against less than \$0,000,000 board feet with a stumpage value of \$1,600,000 in 1912.

It has been urged that the government should, through low stumpage rates, force timber upon the market and thus reduce the price of manufactured lumber. The present policy, however, can not be changed without a change in the law. Apparently no such change is called for. Sacrifice prices, unwarranted by actual market conditions, would reduce the returns to the public and to the states, but they would not reduce the price of manufactured lumber to the consumer. In the United States 99 1/2 per cent. of the timber cut comes from private lands. Competition in production is exceedingly keen. The mill capacity of the country is considerably greater than its normal consumption of lumber. This creates a constant tendency to produce more lumber than the market will take.

During a period of depression actual overproduction appears. Stock on hand mounts up; price concessions to attract purchasers fail to bring the hoped-for acceleration of sales, and as returns fall below the cost of production curtailment is forced. From 1909 to 1911 many sawmills operated at an actual loss because carrying charges on their indebtedness would not permit them to close down. One hundred and thirty mills in the two leading lumber-producing states were altogether idle in 1909.

So long as competitive conditions obtain among manufacturers the lowering of national forest stumpage rates would neither benefit the consumer nor appreciably affect the supply of lumber on the market. One-half of 1 per cent. of the total cut is too small a fraction to have any influence on prices; and although this fraction might be made several times as great as it is by offering government timber at a merely nominal charge, the effect would be simply to throw money away to procure the cutting of public timber in place of private.

Local demands are invariably given preference in the disposition of timber, and on many forests the entire yield is reserved for such needs. Small operators are preferred and encouraged as far as they are able and equipped to cut and market the stumpage, the large sales being restricted to inaccessible areas which small operators can not exploit.

BRICK MOVEMENT LIGHT.

Danger of Brick Shortage This Winter Said to Be Passed.

ONE reason advanced for the sluggish condition of the common brick market when other building materials are showing unmistakable signs of strengthening is the fact that navigation on the Hudson is again open with towboat communication possible as far north as Poughkeepsie. This gives the dealers assurance that there is no danger of the brick supply getting low nor prices high, and for that reason they are content to buy brick as they need it.

Even though navigation should close on the Hudson River between now and spring, there would be no danger of a shortage of brick in this market, as the supply here at present is equal to any prospective demand that could arise within the next month and a half, during which the Hudson could freeze. Judging by the volume of sales on the wholesale market and the quantity ridden to job by the Greater New York Brick Company this week, there is no apparent indication of a prospective raid on the local supply.

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THE WEEK'S REAL ESTATE NEWS

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

Exchanges Comprised the Bulk of the Business.

While there was no general activity in the market and the situation remained, on the whole, unchanged, attention was arrested by big transactions reported late in the week.

The most conspicuous sale involved the tallest apartment house in the city, which was purchased from the builders by a woman investor who gave other properties in part payment. A large tract of land at Rockaway passed into the hands of a development company. Loft buildings on West 20th street and Broadway changed hands, as did a Washington Heights plot for improvements. The receiver of a big realty company also disposed of large holdings. Of lesser prominence were exchanges concerning a Riverside Drive apartment structure and a Connecticut estate, and an upper Broadway plot traded for a Maiden Lane business building. Brooklyn contributed an important water-front lease to a British syndicate, and The Bronx a sale which means a new department store in the 149th street section.

The total number of sales in Manhattan this week was 29, against 16 for last week and 34 a year ago.

The number of sales south of 59th street was 8, compared with 1 last week and 12 a year ago.

The sales north of 59th street aggregated 21, compared with 15 last week and 14 a year ago.

From the Bronx 14 sales at private contract were reported, against 2 last week and 20 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$1,002,751, compared with \$1,087,509 last week, making a total since Jan. 1 of \$3,939,356. The figure for the corresponding week last year was \$849,854, making a total since Jan. 1, 1913, of \$2,689,343.

PRIVATE REALTY SALES.

"Tallest" Apartment Sold.

The largest apartment house deal of the year and the most important since the purchase by Arthur Curtis James late last year of the big 12-story 5th av house on the northeast corner of 81st st, was closed Wednesday in the purchase by Mrs. Morris K. Jesup of the tallest apartment structure in the city, the 17-story building on the northeast corner of Park av and 79th st. The transaction involved a large element of trade in which Mrs. Jesup gave in part payment west side property. The Park av building was bought from the operators, Bing & Bing, who erected the building last season. It was ready for occupancy in October, and about fourteen of the suites, there being but one on a floor, are rented at from \$12,000 to \$15,000. Among the tenants are Dr. W. Seward Webb, Mrs. N. Bramhall Gilbert, John Hays Hammond, J. Benjamin Strong, Jr., Walter G. Oakman, Norman B. Ream and Mrs. George De Forest Lord. The building covers a plot 100 on the av by 85 in the st, and has been held at over \$1,000,000. In part payment Mrs. Jesup gave to Bing & Bing two west side apartment houses, one being the 7-story building known as the Saxony, on the southwest corner of Broadway and 82d st, 90.4 on Broadway by 102 in the st, and the adjoining 6-story house known as the Dewitt, at 254 West 82d st, fronting 55x103 deep, thus giving a total street frontage for the two houses of 157 ft. These properties are at present assessed for \$480,000. The aggregate value of the entire properties was in excess of \$2,000,000. The transaction was closed through the brokerage firm of the Douglas Robinson, Charles S. Brown Co., which will also act as the agents for the properties involved in the trade.

\$200,000 Heights Deal.

Washington Heights supplied a six-figured transaction, involving a vacant plot, 150x112.9, in the centre of the 175th st block, between

Audubon and St. Nicholas avs. This was purchased by the Mose Goodman Corporation, Aaron Goodman, president, from the 175th St. Holding Company, David Zipkin, president, and is to be improved with three 6-story apartment houses, the completion of which, with the cost of the land, will represent an investment of about \$200,000. A loan for the erection of the building was advanced by the sellers of the land.

Realty Company Sells.

It was reported late yesterday afternoon that four big apartment houses on the upper west side, belonging to the New York Real Estate Security Co., which was forced into bankruptcy a few weeks ago, have been disposed of by James N. Rosenberg, as receiver for the company. The sale, which has to get the sanction of the United States Court, has already been approved by the bondholders' committee of the defunct concern. The sale involves the 6-story Alabama apartments at Riverside drive and 127th st, 470 Convent av, corner of 151st st, and the 6-story Desmond and Douglas apartments at the northwest corner of 7th av and 121st st. These properties have been sold by the F. R. Wood-W. H. Dolson Co. for Mr. Rosenberg to the newly formed Rossmore Holding Co., which has as its incorporators Matthew M. Edelman, Eugene Levy and Elizabeth J. Waugh. The Security Company has also contracted to sell to Joseph F. A. O'Donnell the 5-story apartment house at 590 East 138th st, on plot 37.6x100, between St Ann's and Cypress avs.

Big Rockaway Transaction.

A realty transaction, which is said to have involved almost \$3,000,000, has just been closed in the Rockaway section of Queens. The property comprises about 307 acres of upland and 58 acres of meadow land, extending in varying widths from Jamaica Bay to the Atlantic Ocean. Andrew K. Vandeventer sold the property to the Rockaway-Pacific Corporation, of Wilmington, Del. The tract has a length of about 2 miles and comprises the entire westerly end of the Rockaway peninsula from the land of the Neponset Realty Co., and about 1,000 ft. from the tract acquired by the city about a year ago for park purposes. The property was originally a part of the holdings of the late Collis P. Huntington. Several years ago Arabella D. and Henry E. Huntington conveyed the property to Mr. Vandeventer.

Drive Apartments in Trade.

Dr. Samuel G. Gant sold to Charles E. Folce, president of the Precious Metals Company, the Cliff Haven apartments at 417 Riverside Drive, at the south corner of 114th st. The property is improved with a 13-story structure, has a frontage of 52 ft. on the drive, 135.6 ft. in the street, the other lines measuring 50.11 and 124.3 ft., respectively. The property has been held at \$500,000 and has a reported rent roll of about \$50,000 a year. In part payment Dr. Gant took a shore property located at Tokeneke, Conn.; also a co-operative apartment of eleven rooms, in the 14-story Densmore-Compton Building at 471 Park av, southeast corner of 58th st, which he will occupy. Burton Thompson represented Dr. Gant in the transaction.

Lower Broadway Deal.

The old wholesale section along lower Broadway furnished an interesting transaction in the way of a resale by a builder of a big loft structure recently taken in exchange by him for a new mercantile building uptown. William A. White & Sons sold for the McKeon Realty Co. the 11-story store and loft structure at 520 and 522 Broadway, adjoining the southeast corner of Spring st. It occupies a plot 50x100 and has been purchased by an out-of-town investor. The property is assessed at \$285,000.

Downtown Lofts in Deal.

A quick resale of a big mercantile structure in the midtown section was consummated yesterday. The 11-story store and loft building at 36 and 38 West 20th st, has been sold by the Salisbury Realty Co., Edgar A. Levey, president, to Minna M. Coester. The structure occupies a plot, 50x92, and is located between 5th and 6th avs. The city assesses it for taxation purposes at \$240,000. The Salisbury company acquired the property last July from Julius Heimann and Moris C. Lichten in an exchange involving the Strafford apartments, at the southwest corner of West End av and 98th st, built by the selling company.

New Bronx Department Store.

Harry Weaver, proprietor of a department store at the corner of 3d av and 148th st, purchased on Tuesday, through Smith & Phelps from Florence Stolz 2962 and 2964 3d av, on plot 50x185, which he will improve with a large modern building for his own use. The site is

north of 152d st and extends through to Bergen av. It was also reported that department store people are negotiating for the property at 2929 to 2939 3d av.

Upper Broadway Sale.

William B. May & Co. have resold for the 4 West West 57th St. Co., composed of members of the Roosevelt family, the plot, 126.1x91.7x irreg, on the west side of Broadway 302.3 ft. north of 122d st, to the estate of Lewis Newgass, who will improve the site. The sellers acquired the property last month in a trade with the Commonwealth Realty Co., August Hecksher, for the dwellings at 1 West 57th st and 3 and 5 West 56th st. The buyers gave in exchange 131 Maiden lane, a 4-sty business building on lot 19.9x54.

Manhattan—South of 59th Street.

BLEECKER ST. 305 and 307, 2 & 3-sty bldg. on plot 27x75, resold for Ciro Maresca to James A. Lowe, of North Branch, N. J., by Pepe & Bro. The rear of this property faces the 7th av extension.

GRAND ST. 242-242½, 3-sty building, on plot 27x75, east of the Bowery, sold for Lewine & Kempner to Lillian Steinfeld, by Hiram Rinaldo.

MACDOUGAL ST. 114, 6-sty tenement on lot 25x100, sold for Michael Maresca to Isabella Malcavita, for investment, by Pepe & Bro.

27TH ST. 323 East, 3-sty brick dwelling, with 4-sty tenement in rear, on lot 25x98.9, between 1st and 2d avs, sold by John H. Lubbert to the Martha Building Corporation (Samuel Lipman, president), which gave in exchange the 3-sty dwellings, at 33 and 35 Bank st, on plot 50x95.

5TH AV. 854, 5-sty brownstone apartment house with store, on lot 25x80, between 51st and 52d sts, sold for John L. Sauervain to James Maloney by Charles Van Oppen. The buyer recently purchased the adjoining property, 856, through the same broker, and now controls a plot fronting 50 ft. in the av. with substantial improvements. At the expiration of present leases, the buyer will make alterations and improvements, and occupy the premises for his own business.

Manhattan—North of 59th Street.

92D ST. 52 East 3-sty stable, on lot 16.8x100, sold for Warner Van Norden to the American Real Estate Co., by Pease & Elliman. The buyer owns the adjoining stable on a similar sized plot at 50; another stable of equal size at 48 separates holding of the American Real Estate Co. from the 9-sty apartment house at 40 to 46 East 62d st. purchased by the same company over a year ago. The stable purchases have been made for light protection.

91ST ST. 124-126 East, 6-sty elevator apartment, "the Trent," on plot 41.8x100.8, between Park and Lexington avs, sold for Elizabeth A. Toop to Samuel Greenfeld, by O'Reilly & Dahn. The purchaser gave in part payment 117 Lewis st, an 8-sty loft building on lot 25x100. Both properties figured in the deal at \$150,000. The seller was represented by H. E. Hayes and J. A. Robertson.

142D ST. West, s. s. 250 ft. west of Broadway, plot 100x99.11, sold by the Jacobs Construction Co. Harry Jacobs president, to Vogel & Schwartz, for improvement with a high class apartment house. The property was at one time a portion of the Hognet Estate holdings, which fronted on Riverside Drive, 141st and 142d sts. About two years ago the entire property was bought by Newmark & Davis, who erected two 12-sty structures in the drive frontage.

143D ST. 247 West, 6-sty tenement on lot 25x100, resold by Joseph F. A. O'Donnell to Stephen H. Jackson. This property Mr. O'Donnell purchased from Augustus E. & Wendell V. Biser a few months ago.

169TH ST. 507 West, 6-sty apartment house, on plot 50x81.7, west of Amsterdam av. sold for the Fair Deal Realty Co. (Aaron Goodman, president), to Ferdinand Schmitt, by the Nehring Co. The building was completed by the sellers last spring and has been held at \$70,000.

170TH ST. 506 West, 5-sty flat, on plot 50x100, between Audubon and Amsterdam avs, sold by the Marknew Realty Co. to Herman Breiting, who gave in part payment 1755 Park av southeast corner of 122d st, a 4-sty dwelling, fronting 75.8 ft. on the av and 18 ft. in the st.

AV A s w c 67th st, 6-sty new law tenement, with 6 stores, on plot 40.5x100, sold for the Lawyers' Mortgage Co. to an investor, by N. Rossetti.

PARK AV. 1384, 5-sty flat on lot 25.11x80, between 103d and 104th sts, sold by the Adolph Scheibel Estate to the Tilmil Realty Co. (Williams & Grodzinsky).

Bronx.

192D ST. East, block front on the north side, between Aqueduct, plot 228x107x85, sold for George F. Johnson to Jenny Halbert, by Leo M. Mosauer & Co. In part payment, the buyer gave 1258-1260 Boston road, a 3-sty building, on plot 70x139xirreg.

EAST 243D ST. 687 East, 2-sty, 2-family house, sold for the estate of Amelia Scholerman to Mrs. H. App for occupancy, by F. William Eggert. It was a cash transaction.

BARNES AV. s e cor Whitehall pl, plot of 2 lots, sold for Samuel R. Waldron to the River Realty Co. by John A. Steinmetz. The buyer gave in exchange the 3-sty dwelling, on lot 18.6x117, at 2306 Morris av.

CLINTON AV. s w c 176th st, vacant plot, 157x150, sold by Samuel Carucci to a builder, who will erect on the site two 6-sty apartment houses.

CLINTON AV. n e cor 179th st, plot 50x100, sold by James T. Barry to the Herbst Realty Co., which will improve the site with a 5-sty flat.

FORDHAM RD. n s 49 ft. east of Harlem River terrace, plot 50x80, sold by Amelia Moser to Joseph Gruber.

GARDEN ST. 702, 4-sty apartment house on plot 37.6x100, sold for Edward J. Byrne to a client, by Smith & Phelps.

MARMION AV. 1816, 5-sty flat house, on plot 52x70, sold by the John W. Cornish Construction Co. to an investor for cash.

VALENTINE AV. 2676-2680, two 5-sty flats, on plot 80.8x94, north of 194th st, sold by the John J. Tully Co. to Charles Danewitz, who gave in part payment 3356 Decatur av, a 2-sty frame dwelling, on plot 50x100, south of Gun Hill rd.

Brooklyn.

LINCOLN PL. ETC.—The Henry Pierson Co. has sold the 2-sty private brownstone dwelling at 114 Lincoln pl for Edna and Jennie Burnett to purchaser for occupancy, and the apartment building at 609 Sterling pl for Meruk & May to an investor.

MCDONOUGH ST. 51, 3-sty and basement brownstone private dwelling on lot 20x100, between Marcy and Tompkins avs, sold for Julia D. Amell to Margaret M. Conklin for occupancy, by the Bulkley & Horton Co.

MARLBORO, etc.—Wood, Harmon & Co. report the sales of lots here to W. W. Donnelly, E. W. Barton, J. W. Barnet, Dr. Ira Hurst, L. H. King, Robert L. Faust, L. J. Kaiser and J. Q. Dickinson. The same company sold at Hyde Park, lots to James S. Gordon and C. B. Roller; and at Flatbush Gardens, to George Spanos, L. C. Wright, S. H. Clarke, George S. Clarke, J. P. Fuller, Charles Phillips, A. L. McCarthy, R. L. Denmark, H. C. Olmstead, J. L. Farmer and D. F. Waldhauer.

RYERSON ST. 225, 3-sty and basement brick dwelling, between DeKalb and Willoughby avs, sold for the estate of Margaret Wilkins to J. H. Butler by the Bulkley & Horton Co.

STERLING PL. 374, 3-sty and basement dwelling, sold for Charles J. Stoll to a client, by Henry Pierson & Co.

SUYDAM ST. ETC.—Frank J. Magerle and William J. Wolf sold for the Cook Realty Co. to an investor the five 4-family tenements at 400, 408, 410, 412 and 414 Suydam st; also for Mrs. Isabella Bates the 6-family flat at 271 Baldwin bridge st, on a lot 25x100, and 324 Sumner av, a 2½-sty dwelling.

DE KALB AV. ETC.—Friday & Lehmann report the following recent transactions: 1233 DeKalb av, a 4-sty frame corner for a client to the Frajer Realty Corporation; 227 Howard av, a 3-sty double frame flat for Jennie V. Hart to a client; 169 Sumpter st, a 3-sty single flat, for a client to Charles W. Spear, and 984 Decatur st, a 3-sty single flat, for a client to Executive Realty Co.

ROCKAWAY AV. ETC.—Meyer Levenson has sold the tenements at 900, 902, 904, 906, 910 and 930 Rockaway av, each 20x100 ft.; 1330 to 1348 East New York av, a block front of six 4-sty tenement houses, and for Davis & Weiss 589 and 591 Park pl, a 4-sty brick apartment house, 40 x130 ft., and resold the latter to the Jennings-Daus Realty Co.

Queens.

JAMAICA SOUTH.—William H. Mills sold to Abraham L. Miller 25 acres at Jamaica South, on the meadows south of the Brooklyn conduit. It has a frontage of 107 ft. on the Rockaway Turnpike, a thoroughfare which is about to be widened and improved by the Queens administration.

LONG ISLAND CITY.—Francis J. Brennan has purchased from Patrick H. and Andrew C. Feeney a plot on the East River, fronting on Sanford and Hughes sts, for a price said to be about \$150,000. The Meurer Steel Barrel Co., now located at 575 Flushing av, Brooklyn, has purchased the plant of the Brooklyn Range and Boiler Works, on Hayward st and Borden av.

RIDGEWOOD.—Schrieber & Westhall have sold for Henry Schlaeter the 2-sty and attic semi-detached 2-family frame dwelling at 1916 Putnam av, near Forest av, to Paulip Vollmoeller, who recently sold his residence at the corner of Madison and Forest avs.

Richmond.

HUGUENOT PARK.—Percival G. Ullman, Jr., resold the Goebel farm to an investor. The same broker sold this farm several months ago.

PRINCES BAY.—An important sale of property on the South Shore of Staten Island has just been consummated by J. Sterling Drake for the Trustees of the Estate of Walter T. Elliott to the Young Men's Christian Association of Brooklyn, Overlook Park. It consists of over 17 acres of unland, 8 acres of water front and land under water, with nearly 1,800 ft. frontage on Woodvill av and is one of the finest natural parks in the State. There are two groves of trees over a hundred years old, principally oaks, elms and beeches, towering 100 ft. One grove reached to the water edge and the shore line is 535 ft. long. The beach is fine, hard sand extending over several hundred feet affording the best possible facilities for bathing. From the dock there is an unobstructed view across the bay out to the Atlantic Ocean. The Y. M. C. A. intends to establish here a boys' summer camp where there will be all kinds of games and sports and facilities for swimming, boating and fishing. The situation is ideal for these purposes.

Rural and Suburban.

BROOKVILLE. L. J.—E. S. Willard & Co. have sold for Horan Bros. their farm, constituting about 90 acres on the North Hempstead turnpike between Brookville and East Norwich. The purchaser is Howard C. Brokaw, who recently bought through the same brokers Mrs. J. T. Atterbury's place adjoining. The properties are in the Pine Rock Club section and near the places of C. Oliver Iselin, T. A. Havemeyer and Julian Ripley.

EAST MORICHES. L. J.—The Windsor Realty Co., Harvey B. Newins, president, sold 18 acres close to the bay to a developer, who will erect a number of bungalows on the property.

GREEN'S FARMS, CONN.—Frederick T. Maxim has sold to Judge Josiah T. Marean a tract of 11 acres. The property adjoins the buyer's country estate, which now consists of about 53 acres. John Crawford negotiated the transaction.

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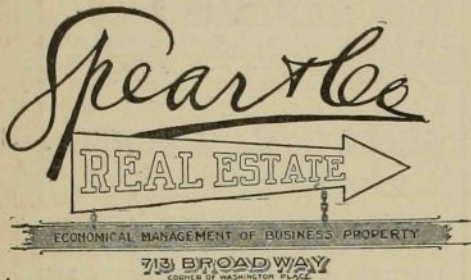
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tion of Record and Guide of May 11, 1912;
May 17, June 14, July 12, and October 25,
1913. We will pay 20 cents for these num-
bers if both sections are delivered to us
in good condition. We also need Brooklyn
Edition of December 21, 1912; March 1,
July 5 and October 25' 1913. We will pay
15 cents for these numbers if both sec-
tions are delivered to us in good condi-
tion. This offer will expire on January
20, 1914. Record and Guide Company, 119
West 40th St.**HARTSDALE, N. Y.**—Dr. E. N. Holden, assis-
tant medical director of the Metropolitan Life
Insurance Co., has bought 1 6-10 acres adjoin-
ing his residence at Murray Hill.**HEMPSTEAD, L. I.**—The Windsor Land &
Improvement Co. sold to G. K. Gilhooly a plot,
66x100, on Greenwich av and a plot, 60x117, on
Willow and Hilburn avs; to R. C. Donnatin, a
plot, 40x120, on Homan boulevard; to S. Keo-
kane, a plot, 40x100, on Tompkins av; to H. A.
Bowe, a plot, 40x100, on Tompkins pl. The
same company sold at Floral Park to A. Lem-
bert, a plot, 60x100, on Carnation av; to B. A.
Snyder, a plot, 80x136, on Spruce st; at Rock-
ville Centre to V. Jarboe, a plot, 40x100, on
Rockville Centre Parkway; at Rosedale to B.
Sheehan, a plot, 40x100, on Concord av, and at
East Rockaway to M. J. Walker, a plot, 40x100,
on Cooke st East.**MASSAPEQUA, L. I.**—Former Senator Charles
Cooper has sold to E. H. Cuthbert a tract of 150
lots. In exchange the buyer gave 300 lots in
the North Chelsea section of Atlantic City. Mau-
rice G. Straus and John E. Henry, Jr., negotiated
the trade, which involved about \$450,000.**MONTCLAIR, N. J.**—Hughes & Whitney have
sold for H. R. Cutting a 3-sty dwelling, on plot
55x165, to Charles Booth, son of Gen. Ballington
Booth.**YONKERS, N. Y.**—The River View Building
Co., New York, has transferred to William L.
Collyer the newly completed nine-room, one-
family cottage at 24 Gilbert pl, North Yonkers
Heights, on plot 50x150. The property is lo-
cated in the River View Colony of one-family
cottages at North Broadway, Gilbert pl and
Morsemere pl, and has an excellent view of the
Hudson River and Palisades. Mr. Collyer will
occupy the cottage.**LEASES.****Brooklyn Waterfront Lease.**Negotiations have been closed whereby the
New York Dock Co. leases to an unnamed syn-
dicate for 21 years with several renewals a par-
cel of waterfront property in Brooklyn with a
frontage of 325 ft. on the west side of Furman
st south of Fulton st, almost under the Brook-
lyn Bridge. The buyers will establish on the
property one of the largest cold storage plants in
the city. They have taken an option on a plot
with an additional frontage of 200 ft. adjoining
the site already acquired. One of the buildings
on the property is a new 8-sty concrete cold
storage plant with an area of 124x110 ft. Other
structures on the site are three 6-sty warehouses
which will be altered. The lessee is a syndicate
headed by Sir William Vestey, the head of a
large importing company in England bearing
his name.**Grocery District Lease.****CHARLES F. NOYES CO.** has leased for the
New York Real Estate Association (George P.
Slade, treasurer, and Alfred R. Kirkus, secre-
tary), to the Burton & Davis Co., the 7-sty
and basement building 28-30 North Moore st
with two elevators and all improvements for a
term of 10 years at an aggregate rental of about
\$60,000. The lessee is one of the large grocery
companies located for many years at the corner
of Washington and Franklin sts. The new
building will give the firm twice the space that
it has at the present time.**Manhattan.****AMES & CO., INC.**, leased for Henry Mor-
genthau to Wittenberg & Reich the building at
505 6th av; also the store in 23 West 30th st
for P. McL. Merrill to Morris Sheingarten, of
6 West 21st st; also the store in 125 West 26th
st to J. Margolis, and the store in 45 7th av
to N. Pappos.**ALBERT B. ASHFORTH** leased to Page &
Shaw for a term of years the store and base-
ment in 362 5th av. This store is in the build-
ing owned by Francis Burton Harrison, Governor
of the Philippines, recently occupied by the
Aeolian Co., now in 42d st. The Page & Shaw
Company intend to duplicate the store made
famous by them at 9 West st, Boston, Mass.
They now have a store at 553 5th av, 71 Broad-
way and in the Vanderbilt Hotel, which they
propose to maintain. They also have branches
in Chicago, Lynn, Salem and several cities in
Canada.**DANIEL BIRDSALL & CO., INC.**, leased in
515 and 517 Broadway the 3d loft to the Cres-
cent Garter Co., of 354 Broadway; in 109 and
111 Worth st, the 3d loft to H. D. Catty & Co.,
of 115 Worth st; in 107 and 109 Bleeker st, the
4th loft to the Peerless Smoking Jacket Co., of
107 Bleeker st; in 60 and 62 Lispenard st, the
1st loft to Samuel Knee, of 27 Walker st; in
84 and 86 Greene st, the 3d loft to J. Zimmer-
man & Sons; in 58 and 60 Leonard st, the 4th
loft to William Friedman; in 72 and 74 Greene
st, the 4th loft to Feldman & Schwartz, of 375
West st; in 52 Lispenard st, the 1st floor and
basement to Frank Kupferberg, of 19 Lispenard
st; in 21 Walker st, the 3d and 4th lofts to
Benjamin Hallman, of 25 Howard st; in 73
Franklin st, the 2d loft to Moses J. Aronson, of
85 Leonard st; in 100 Chambers st, the 1st loft
to the American General Selling Co., Inc., of
271 West 125th st; in 47 Walker st, the 3d loft
to Henry Meyrowitz, and the 2d loft to the Ex-
position Garter Co., of 27 Walker st; in 290
Church st, the 1st loft to Meyer Barish, of 296
Church st; in 38 East 21st st, the 2d loft to
the Thomas W. Houchin Co., of 359 Broadway;
and in 137 5th av, the 4th loft to Abraham L.
Nathan, of 1194 Lexington av.**BLEIMAN & CO.** leased the store, basement
and sub-basement in 812 Broadway to the Royal
Display Fixture Co., of 722 Broadway; also the
store and basement in 722 Broadway to Henry
Wolburg, of 656 Broadway; also space in 718
and 720 Broadway to Ries & Lang and 604 to 608
Broadway to Friedlander Manufacturing Co., of
175 Wooster st, and offices in 656 Broadway to
David Urbach, of 656 Broadway.**ROBERT BROWN** leased to M. A. Price, of
15 West 45th st, the east half of the 7th floorin 7 to 11 West 45th st for a term of years;
the 2d loft in 24 East 55th st to J. Catazella for
a term of years; also the parlor floor in 25
West 51st st to J. Diamant and 19 East 48th st
to Erik Lidval.**DAVID CHENKEN** leased to A. Woolberg the
6-sty tenement at 1497 and 1499 Madison av
for 5 years.**SYDNEY S. COHN** leased the store in 243
West 125th st to McCarthy & Carey for a term
of 10 years at an aggregate rental of \$40,000;
also the store in 245 West 125th st to J. H.
Libman, the store in 247 West 125th st to Clarke
& Banderhoefen and the store in 249 West
125th st to H. Ritter; also the ratskeller in the
theatre building at 253 to 259 West 125th st to
Milton Sokeson, and the top floor in the same
building to the Prudential Outfitting Co., of 50
West 125th st; also offices in 245 to 251 West
125th st to B. Laskey, of 76 West 125th st; the
Savoy Boot Shop, Dr. T. Benton Smith, of 245
West 125th st; the International Correspondence
Schools, the Planet Electrical & Supply Co., of
215 West 125th st; the Draper Civil Service
School and G. H. Ford, of 247 West 125th st.**FAUST BROS.** leased for Dr. William Carr
the 4-sty dwelling at 33 West 46th st for a term
of years to the Proudman Realty Co., which
will alter the premises for business use.**THE CROSS & BROWN CO.** leased for Ar-
thur Frankenstein, the 4th floor of the Bear
Building at 22 and 24 West 38th st, to G. F.
Wilhelm, furrier, who has been located at Uni-
versity place and 8th st for the past 20 years;
also the 7th loft in 840 Bway to Miskoff & Ritt,
of 401 Lafayette st, and in conjunction with
Myer Bondy, the 4th loft in 830 Bway to David
Richman & Co., of 580 Bway.**THE DUROSS CO.** leased the 3-sty dwelling
at 256 West 26th st for Patrick J. Molloy to
Marie Mortimer; also 111 Bedford st to J. Ol-
berici, 115 Bedford st to C. J. Osterhoudt and
91 Greenwich av for John Keller to James
Blake.**THE DUROSS CO.** leased for the Swann estate,
through the United States Trust Co. and John
R. Abney, as joint trustees, to Thomas Hill,
the Speedway Inn, formerly Dorando's Hotel,
at 25 Dyckman st.**THE J. C. EINSTEIN CO., INC.**, leased for
Jacob Adler the top loft in 19 West 26th st to
H. Mirenberg, of 1735 Madison av, and for
Sternfeld & Brill, 3,000 sq. ft. in 144 to 152
West 27th st to Mittenthal & Tanenbaum, of 15
West 24th st.**DOUGLAS L. ELLIMAN & CO.** leased offices
in the Forty-Second Street Building to the
Thomas Crimmins Contracting Co., of 444 East
69th st.**DOUGLAS L. ELLIMAN & CO.** in conjunction
with Douglas Robinson, Charles S. Brown Co.,
leased the residence of the late M. C. D. Borden
at 25 West 56th st, a 4-sty high stoop house on
a lot 25x100, for a term of years to W. & G.
Scardefield, dressmakers, now at 37 West 36th
st.**J. B. ENGLISH** leased a suite of offices in the
Astor Theatre building, to the Sensational
Events Co., for a term of years, and also leased
an apartment in the George Elliott apartment
to Leander Richardson.**FREDERICK FOX & CO.** leased for the es-
tates of Henry and Isaac Meinhard the 2d loft
in 21 and 23 Waverly pl to the Lafayette Os-
trich Feather Co., of 57 West Houston st; for
the Building & Engineering Co., the 2d loft in
123 and 125 Bleeker st to the Greater New
York Feather Co., of 49 West 3d st; for the
estate of Henry I. Barbey, the 4th loft in 35
and 37 East 10th st to A. New & Co., of 737
Broadway; for Morris E. Sterne, the 1st loft in
781 Broadway to A. Sunn; for Louis Stern,
the 2d loft in 3 and 5 West 18th st to the Fre-
mont Thread Co., of 56 East 11th st; for the
trustees of the Sailors Snug Harbor, the store
and basement in 34 University pl to Nathan
Strauss & Co., of 10 Washington st; for Meyer
Auerbach, the 3d and 4th lofts in 7 Great Jones
st to Sobel Brothers, of 35 Orchard st, and
Louis Mizl, of 722 Broadway; and for the es-
tate of Stephen F. Shortland and the estate of
Thomas S. Shortland the 3d loft in 28 and 30
West 4th st to Sidney Cohen.**THE JULIUS FRIEND, EDWARD M. LEWI**
CO. leased for Inter-City Holding Co., 10,000
sq. ft. of space in 122 to 130 West 27th st to
Ellis & Golterman, of 88 Leonard st, for a term
of years.**WILLIAM F. GILLIES** leased the store in
2549 Broadway to Leon Herzog. A. von Oster-
mann was the broker.**N. BRIGHAM HALL & WM. D. BLOOD-**
GOOD, INC., leased the 8th loft in the Aber-
deen Building, at 150 to 156 Lafayette st, for
a term of 10 years at an aggregate rental
of \$45,000 to LeHuray & Co., lithographers,
now at 232 William st. This makes 4 lofts that
these brokers have leased within a short time
in this building, which is not as yet completed.**N. BRIGHAM HALL & WM. D. BLOODGOOD,**
INC., leased the 9th loft in the Aberdeen Build-
ing, at 150 to 156 Lafayette st, for a long term
of years at an aggregate rental of about \$45,-
000 to the Boucher Manufacturing Co., machin-
ists and model makers, now at 20 Fulton st.**N. BRIGHAM HALL & WM. D. BLOODGOOD,**
INC. leased for William Waldorf Astor the 5th
floor in 569 and 571 Broadway to Edward W.
Loftus, who has been located for more than 20
years in the embroidery business at 52 White
st; also leased space on the 7th floor in 99 and
101 5th av to Fanny Schwartz, ruchings, now at
15 West 26th st, and also to Moritz Fuhs, but-
tons and laces, now at 12 West 18th st.**HEIL & STERN** and Frederick Fox & Co.
leased for a long term of years the 2d and 3d
floors in the Bawo & Dotter Building at 20 to
28 West 33d st to Jacob Sterber as executive
offices. The building was erected about two
years ago by the Astor estate and leased for a
long term to Bawo & Dotter, dealers in china-
ware, who moved up from the old chinaware
district in Barclay st.**SETON HENRY & DOUGLAS GIBBONS**
leased offices in 122 William st to Farjeon, Bal-
lin & Co., of 34 Pine st; the Joseph Haynes

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BUILDERS, CONTRACTORS,
ARCHITECTS,
LAWYERS, ESTATES**

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(Leases—Continued from page 125.)

dent, 5 floors and the basement of the 12-sty
building at 318 to 324 East 32d st to the Fuller-
Furr Co., of 418 West Broadway, for a term of
5 years at an aggregate rental of about \$80,000.
About 60,000 sq. ft. of space is involved. The
same brokers reported the lease a short time
ago of 6 floors in the building to Frankel Bros.,
clothing manufacturers. The building shows a
rent-roll of \$35,000 and negotiations are pend-
ing for a lease of the last remaining loft in the
building. The quick renting of the building
shows that space in the neighborhood is in de-
mand.

THE CHARLES F. NOYES CO. leased for
William J. Robertson to Arnold, Dorr & Co.,
of 85 Front st, the entire building at 93 Front
st for 10 years from May 1 at an aggregate
rental of about \$45,000. Extensive improve-
ments will be made to the building from plans
of Frederick Putnam Platt. The rental shows
an increase of 20 per cent. over the rental
formerly paid. The Noyes Co. sold the present
building to Mr. Robertson, who is an investor,
about two years ago. This is one of the
sections in New York City where there has been
practically no recession in property values dur-
ing the past 5 years.

THE PAYSON McL. MERRILL CO. leased
the store at 23 West 30th st to Silberman Bros.,
silk importers and jobbers, of 27 East 22d st.

PEASE & ELLIMAN leased an apartment in
56 West 11th st to William Traub; one in 733
Saint Nicholas av to John Deacon; one in
66 West 37th st to Marie S. Ramsey; one
in 510 Park av to F. A. Wilson; one in 146
East 49th st to C. T. Moloney; one in 24 West
30th st to A. A. Ryan; and one in 59 West 76th
st to C. Laughlin; also leased for J. Hopkins
Smith the 6-sty American basement dwelling, on
a lot 25.3x100, at 17 East 47th st, to J. H.
Weaver, of Philadelphia, one of the large
coal dealers in America; also leased a large
apartment in 11 East 68th st to Mrs. A. Mc-
Alpin Pyle; also leased an apartment of 7
rooms and 3 baths in the apartment house now
being constructed at the southwest corner of
Park av and 77th st to S. T. Calloway, son of
the late president of the New York Central
Railroad; also leased space in the Liberty Tower
at the northwest corner of Liberty and Nas-
sau sts, to Ashdown, Fedde & Co., of 31 Nassau
st; Koch & Bergen; Westall & Moore; John
Fairfax, of 256 Church st; and Fox & Beebe.
Also leased for Frederick C. Hicks to B. Y.
Frost the 4-sty dwelling, 33 ft. wide, at 303
West 88th st; also leased for John H. Duncan
the 3-sty residence, on a lot 25x100, at 327
West 82d st, to Mrs. Gracie H. Gough.

S. OSGOOD PELL & CO. have leased a store
in Carlton Chambers, Madison av and 47th
st, to the New York State Association Opposed
to Woman Suffrage.

GEORGE R. READ & CO. leased the 4th floor in
9 West 35th st to Ira S. Mendel, of 49 West
19th st, for a term of years.

GEORGE R. READ & CO. leased for Theodore
Hofstadter & Co. the 6th floor in the new build-
ing at 668 5th av to Steven Bourgeois for 10
years from Feb. 1, at an aggregate rental of
\$50,000.

THE REAL ESTATE MANAGEMENT CO.
(Remco) leased for a term of 5 years the store
in the Olympia Theatre building, Broadway and
107th st, to the Misses Wals and Lonergan for
the Aetna Amusement Co.

THE M. ROSENTHAL CO. leased a loft in 30
and 32 West 21st st to Kassar Bros., of 63 West
14th st.

WILLIAM J. ROOME & CO., INC. leased for
the estate of Nicholas Wernert the property at
the northeast corner of 23d st and 7th av for a
long term of years on a net rental basis. The
station for the new Seventh avenue subway
will be at this corner. The property consists
of a 4-sty store and flat building on lot 24.9x60.

SCHINDLER & LIEBLER leased for Joel
Kraus the double store and basement in 1301
3d av to a client for a term of years.

JACOB SPIRO leased from the Fleischmann
Brothers Co. the two 6-sty apartment houses,
each on a plot 50x100.11, at 213 to 219 West
111th st, for 3 years, from Jan. 1, at an annual
rental of \$12,800.

LOUIS SCHRAG leased for Vincent Astor
the 5-sty dwelling at 55 West 25th st to Lelia
E. Wall for a term of years.

CHRIS. SCHIERLOH leased store and base-
ment in 2306 8th av for a term of years to a
Mr. Camparo; also store and basement at the
southeast corner of 40th st and 8th av for a
term of years to a Mr. O'Haro; also store and
basement at the southeast corner of 28th st and
7th av for the Schoenberger Estate, for a
term of years, to Smith & Genee; also the en-
tire building at 551 West 53d st, for William
Schuman to the Bear A. Club, who is making
extensive alterations.

ROYAL SCOTT GULDEN has leased for the
J. J. Hearn Construction Co. a loft in 69 West
46th st to Adolph Bernard, ladies' tailor, and
for Cross & Brown, agents, a loft in 20 West
46th st to E. L. Murray, dressmaker.

H. C. SENIOR leased for James J. Martin
the 3-sty dwelling at 166 West 64th st to Eliz-
abeth Donaldson.

SPEAR & CO. leased for a long term of years
the store, basement and 1st loft in 20 to 26
West 22d st to G. Robinson & Son, yarn mer-
chants, of 163 Mercer st, for the estate of John
H. Taylor; also for the estate of Morton H.
Meinhard, the 4th and 5th lofts in 21 Waverly
pl to Lamchick Bros., of 9 Washington pl.

LEO STARK leased from Charles I. Wein-
stein 2449 and 2451 7th av, two -sty apart-
ment houses, each on a plot 50x100; also 152
West 143d st, a similar structure, abutting. The
lease is for three years and four months from
Jan. 1, the annual rental being \$19,500. Each
house has five apartments on a floor, ranging in
size from three to six rooms and bath.

TUCKER, SPEYERS & CO. leased space in
29 and 33 West 38th st to Hill & Tryon, ad-
vertising agents, of 234 5th av.

VAN VLIET & PLACE leased 7,000 sq. ft.
of space in 129 to 135 Charlton st for a term
of years to S. S. Stafford, ink manufacturer, of
609 Washington st.

LUDWIG C. TRAUBE leased the south store
in 1352 5th av to Samuel Lazarowitz.

E. A. TURNER leased for Mortimer J. Gross
the dwelling at 346 West 24th st to Mary Gallo.

J. G. WHITE & CO. leased to the Hanover
Lunch the store at 215 West 42d st; also a loft
in 71 and 73 West Broadway to George F. Haw-
kins, of 192 West Broadway; also space in 32
and 38 West 18th st to H. Greenberg Co., of 32
West 18th st, and space in 148 and 152 Duane
st to the 35 per cent. Automobile Supply Co.,
of 97 Chambers st.

Brooklyn.

HENRY PIERSON & CO., INC. leased the
Ironer mansion corner Park pl and Vander-
bilt av to Wm. Pitt Rivers, the dancing master,
to be used for dancing and studios. This prop-
erty was sold through the same brokers a few
weeks ago.

HENRY PIERSON & CO. leased the Plaza
Theatre at Flatbush and 7th avs for the Durfey
Estate for a term of years.

E. Y. ELTONHEAD leased the new moving
picture theatre on 26th st, Bath Beach, for Ida
Novick to E. T. Tine for a term of 5 years.
The structure, which seats 500 people, has been
named the Montauk.

Suburban.

LOUIS SCHLESINGER, INC. leased to Henry
D. Axely the store in 29 Cedar st, northeast
corner Halsey st, Newark, N. J.

A. HENRY & WALTER ROSENBERG leased to
the Glenwood Amusement Co. John J. Nolan,
president, the Savoy Theatre, in South 4th av,
Mount Vernon, N. Y., for five years at a total
rental of about \$25,000. The theatre will be
used for motion pictures and products booked
by Klaw & Erlanger and the Shuberts.

Out of Town Leases.

A. N. GITTERMAN has rented for Mrs. M.
Schwartz, the 2-sty factory at the southeast
corner of Sussex av and Norfolk st, Newark,
N. J., containing about 15,000 sq. ft. of available
space, to the Formacone Co. (Gerhart Mennen,
president) for a term of years. The tenant was
represented by E. J. Maier, of Newark.

REAL ESTATE NOTES.

L. J. PHILLIPS & CO. have been appointed
agents of the following apartment houses:
Kendal Court, 517 to 523 West 111th st; York-
town Court, 615 West 162d st, northwest corner
of Fort Washington av; the Blennerhasset, 507
to 511 West 111th st; the Springfield, 180 Clare-
mont av, corner of 125th st, the Norman and
Sunderland Courts, 522 to 530 West 136th st;
the Montana, Mount Morris Park West, corner
of 124th st; the Parkmere, 136 and 138 West
111th st; Halcyon Hall, 408 and 410 West
150th st; the Stadium View, 445 Riverside
Drive, and the Shore View, 448 Riverside Drive.

ROBERT H. JONES is now located at 150
Broadway and 75 Liberty st.

THE M. MORGENTHAU, JR., CO. has placed
for a Mrs. Ettinger a first mortgage loan of
\$34,000 on the 5-sty apartment house, with store,
at 506 West 172d st, and for Parker Mann a first
mortgage loan of \$22,000 on the 4-sty store and
apartment house at 288 8th av.

J. B. BAUST & CO., real estate and insurance
brokers, of Daly and Tremont avs, have opened
a branch office at 1879 Southern Boulevard, near
176th st. The company has been appointed
agent for the new apartment houses now being
completed at 1879-1885 Southern Boulevard by
the P. J. Dwyer Building Co.

THE UNITED REAL ESTATE OWNERS' AS-
SOCIATION, Henry Bloch, president, will hold
its annual entertainment and ball at Terrace
Garden on the evening of the anniversary of
Lincoln's Birthday, Feb. 12. An auction sale of
boxes will be held at the regular meeting of the
association scheduled for Jan. 13.

GOODALE, PERRY & DWIGHT were the
brokers in the recent sale of the 6-sty loft
building at 799 to 801 Washington st, George
Alexander Macdonald was the seller. He took
in part payment from Robert Weber three dwell-
ings at 124, 130 and 132 East 92d st, between
Park and Lexington avs. The Washington st
property was held at \$110,000. It is leased until
1926 to the Mutual Warehouse Co.

FRANK J. McLAUGHLIN, formerly manager
of the Washington Heights office of Frederick
Zittel & Sons, is now associated with Du Bois
& Taylor.

REAL ESTATE OWNERS' Protective Asso-
ciation will hold a mass meeting Monday eve-
ning at its rooms in the Riverside Theatre
building, Bway and 96th st, to which all tax-
payers are invited. Prominent real estate men
will address the meeting on the danger of the
passage of a bill at the present session of the
Legislature, says Joseph S. Schwab, president,
involving the principle of halving the tax on
buildings and correspondingly doubling the tax
on land—"a measure of confiscation that would
tend to upset the theory of taxation and create
the utmost confusion and chaos in real estate
values."

REGISTER POLAK of Bronx County an-
nounced Thursday that already the volume of
realty business transacted in the new county
had reached the mark of 50 per cent. of that
of Manhattan. He said it was originally pre-
dicted that the Bronx County Register's office
would hardly have 30 per cent. of the Man-
hattan volume of transactions. This applies to
the number of transactions, not the value, which
of course is far behind.

The total amount of mortgages received at
the Mortgage Tax Bureau of the Register's of-
fice in Bronx County up to and including Jan.
14, 1914, is \$1,066,181.35.

GUS R. SCHLUSING, formerly of the brokerage department of H. C. Senior & Co., is now connected with Pease & Elliman's 72d st office.

SAMUEL H. MARTIN has been appointed agent of 108, 110, 118, 120, 159, 161, 163, 165, 167 and 168 West 64th st and for 124 to 130 West 65th st, 136 to 138 and 146 to 148 West 65th st.

THE COMMONWEALTH SECURITY & Mortgage Corporation has been incorporated with a capital of \$1,000,000 to operate in New York real estate. Leslie R. Palmer is the president and the directors are George Carleton Comstock, Peter Gilsey, B. L. Allen, of the Columbia-Knickerbocker Trust Co.; Irving Smith and James A. Hart. The company will make a specialty of owning and managing apartment houses. Besides the lease of the Astor property, 2 to 18 West 33d st, and various houses in which Mr. Palmer was interested, it has taken over the 7-sty apartment house at the southwest corner of Hamilton place and 142d st.

SHAW & CO. have been appointed agents of the following properties: 608-10 West 150th st, 521-3 West 156th st, 251 Lenox av, 510 East 119th st, 316 West 120th st, 412 West 124th st, 255 East 125th st, 426-28-30-32 West 125th st, 82 West 127th st, 201 West 130th st, 305 West 130th st.

WASHINGTON.—The Shoreham Hotel has been sold by former Vice-President Levi P. Morton, of New York, to a company composed of J. Maury Dove, J. Maury Dove, Jr., and Robert C. Dove. The sale price is said to have been about \$1,000,000. The assessed value of the land and improvements is \$1,068,487. The Shoreham occupies the northwest corner of 15th and H sts, one of the most desirable sites in Washington. It was built by Mr. Morton as an investment, and named after the Vermont town in which he was born. President Wilson and his family stopped at the Shoreham when they came to Washington for Mr. Wilson's inauguration. The Vice-President and Mrs. Marshall and Attorney General McReynolds reside there. J. Maury Dove is the head of a coal company in Washington and is president of the Lanston Monotype Company, with offices in Philadelphia.

BROOKLYN Board of Real Estate Brokers will hold its eighth annual dinner at the Brooklyn Club, Pierrepont and Clinton sts, on Saturday evening, Jan. 24, at 7 p. m. The speakers will include Borough President Lewis H. Pounds, Tax Commissioner Ardolph L. Kline, Colonel Timothy S. Williams, president of the Brooklyn Rapid Transit Company, Rev. S. Edward Young, rector of the Bedford Presbyterian Church, Allan Robinson, and one of the Public Service Commissioners. Christopher C. Mollenhauer, president of the Board, will act as toastmaster. The Dinner Committee consists of F. B. Snow, chairman, W. J. T. Lynch, A. H. Waterman, Charles L. Gilbert, E. J. Grant and George H. Gray.

BALCH, PRICE & CO., furriers, have purchased the Baldwin Building, located at 380 and 382 Fulton st, at the southwest corner of Smith st, Brooklyn, for \$280,000. The buyers occupy the adjoining structure, at 378 Fulton st. The property was sold by William H. Smith, auctioneer, in the Brooklyn salesroom, in a partition action under the direction of Alexander McKinney, referee. The structure fronts 48.9 ft. in Fulton st and 125 ft. in Smith st. At present it is occupied by the Hilton Co., clothiers, on a lease which expires Aug. 15, 1915.

EUGENE S. BENJAMIN, of Alfred Benjamin & Co., has taken title from the Bruce Brown Land Co. and the Estates Development Co. to 32 lots at Throgs Neck Gardens, located one block from Long Island Sound, in the eastern section of The Bronx. Mr. Benjamin bought these lots for investment.

J. B. ENGLISH has been appointed agent for the 5-sty bachelor apartment 163 West 48th st, recently renovated, and known as the George Elliott apartment.

AN ADDITIONAL MORTGAGE of \$5,000,000 has been obtained by the Equitable Office Building Corporation on the block bounded by Broadway, Nassau, Pine, and Cedar sts. The loan has been obtained for the new building from the Title Guarantee & Trust Co. The previous mortgage is \$20,500,000.

THE BOARD OF TRADE has approved the war on high buildings which George McAneny, President of the Board of Aldermen, has undertaken, and recommended that buildings on streets 60 ft. wide be limited to 12 stories and that on streets 80 ft. wide and wider they be limited to 16 stories. This plan, it was thought, would relieve the traffic and sewage questions to which the skyscrapers are giving rise.

A COMMITTEE of the United Real Estate Owners' Association is arranging a gathering of prominent owners of property to discuss matters of vital importance to real estate interests. Increasing taxation and the new burdens constantly imposed upon owners make it necessary for those whose interests are at stake to formulate some plan for their mutual protection.

THE WESTCHESTER COUNTY Chamber of Commerce held its annual meeting on Thursday evening in the Murray Hill Hotel.

JULIUS SCOTT denies that he has sold the 3-sty and basement dwelling at 165 East 82d st, on lot 19.2x82, between Lexington and 3d avs.

A. S. KIRBY, formerly manager of J. Romaine Brown's Yonkers office, is now associated with A. A. Hageman.

GEORGE A. BOWMAN has been elected a director of the Broadway, Great Neck, Realty Co.

THE HARLEM BRANCH of the Young Men's Christian Association has purchased the three 3-sty dwellings 6, 8 and 10 West 126th st, from George and Antoinette B. Taylor. The structures occupy a plot 57.6 by 99.11 by irregular, located 102.6 ft. west of 5th av. The Association owns the adjoining houses, 12 and 14, and also the abutting property at 3 to 15 West 125th st, where the Harlem Branch is located. These structures will probably be used as dormitories.

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367 Fulton St., Jamaica

Brooklyn Edison Service in 1913

The lamps, motors and other electrical appliances now connected to Brooklyn Edison service mains require for their complete operation electrical energy sufficient to light 10,000,000 incandescent lamps of 20-candle power each.

These figures have been reached after a year of the greatest growth in the history of the company. The Power Department shows an increase of 20,000 horsepower—the result of the discontinuance of a number of isolated power plants. In the Lighting Division the feature of note has been the fact that Brooklyn storekeepers are using more outdoor illumination than ever before. In one month alone, orders were received for 537 — 500 Watt Tungsten lamps.

Other records were broken in the sale of electrical household cooking and heating appliances, and in the number of old-time Brooklyn homes made modern by the installation of electric service.

All this wonderful growth, we feel, is but the forerunner of the creation during 1914 of a

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THE M. MORGENTHAU, Jr., Co. announces that it has purchased the membership held by John N. Golding in the Real Estate Auctioneers' Association, and Mr. Morgenthau has been elected to the membership. The firm is planning an energetic campaign in the auction field. John M. Thompson, vice-president of the company, will be one of the auctioneers. He will be assisted by Ira A. Lurie, who will be manager of the department. The company has also been appointed rental agents for the 6th Av 23d St Corporation, the owners of the premises on the westerly side of 6th av, running from 22d st to 23d st, formerly occupied by Kesner's and Ehrich Brothers' department stores. These premises are now being completely altered into stores on the ground floor and lofts above. The two uppermost lofts have already been leased for a term of years, the top loft to the Ocean Bathing Suit Company, formerly of West Houston st, and the third loft to M. D. Mirsky & Co., formerly located in Bleecker st.

NEW YORK TITLE INSURANCE CO.—At the annual meeting of the New York Title Insurance Co. held Jan. 13, 1913, at 135 Broadway, the following directors were elected: Benjamin L. Allen, Charles G. Balmanno, Cyril H. Burdett, Albert B. Boardman, Edward M. Burghard, William H. Chesebrough, William F. Clare, Frank L. Cooke, John D. Crimmins, James A. Deering, Lawrence B. Elliman, William E. Harmon, Clinton R. James, John F. James, Charles J. Obermayer, Morgan J. O'Brien, Walter T. Rosen, William R. Willcox, George Zabriskie. The directors elected: Clinton R. James, Chas. J. Obermayer, Morgan J. O'Brien, president; George Zabriskie, vice-president; Cyril H. Burdett, general manager and counsel; Frank L. Cooke, secretary; Gerhard Keuhne, treasurer. Vice-President Mr. Charles J. Obermayer (president of the Greater New York Savings Bank of Brooklyn) was placed in charge of the Brooklyn office.

EDWARD POLAK, who has just taken office as the first Register of Bronx County, has entered the lists for appointment to the Public Service Commission to succeed Commissioner John E. Eustis, whose term expires on Feb. 1. A delegation, headed by George Price, called on him and asked that he become a candidate, so that the place might go to a resident of The Bronx. Commissioner Eustis lives in that borough.

REAL ESTATE APPRAISALS.

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

ESTATE OF MARY A. MCGUIRE—premises at 516 East 86th st, 5-sty brick tenement, on lot 25x102.2, estimated market value \$18,000.

ANN M. IRWIN—365 West 119th st, 3-sty dwelling, 19x100.11, \$13,000.

CHARLES BOYCE—331-333 East 133d st, \$28,750.

APOLNIA BUCKHOLTZ—829 Amsterdam av, 5-sty tenement, on lot 25x75, \$30,000.

MARY CASTLE—336 East 56th st, 4-sty brick tenement, 18x100.5, \$11,000.

ADELAIDE S. BROWNING—546 5th av and 1-7 West 45th st, 6-sty brick office and loft building, 25.5x155x100, \$902,500 (this building is under lease to one tenant until 1927 at a net annual rental of \$50,450); 552 5th av, 8-sty loft and store building, 25x100, 554 5th av, 5-sty altered dwelling, 25x100, \$341,500; 24 West 46th st, 4-sty altered dwelling, 18.9x100, \$65,000, and 16 West 57th st, 4-sty dwelling, 25x100.5, \$150,000.

REBECCA S. BLUMENTHAL—776 1st av, 1 1/2-sty brick abattoir, 30x150, \$23,913.

HENRIETTA FEIST—437 West 46th st, 5-sty tenement, 26.4x100, \$23,000; 444 West 52d st, 4-sty tenement, 25x100.5, \$15,000, and 107 West 134th st, 5-sty tenement, with store, 25x99.11, \$20,000.

HATTIE LEVISON—123 West 45th st, 5-sty dwelling, 19.2x82, \$43,000.

CORNELIUS J. RYAN—140 West 42d st, 10-sty store and office building, 25.6x98.9, \$250,000; 556 7th av, 2-sty building, 24.8x100, \$80,000; 318 West 72d st, 5-sty dwelling, 25x102.2, \$70,000, and 712 St. Nicholas av, 4-sty dwelling, 21x100, \$18,000.

JOHANNA WIERSCH—165 East 96th st, 5-sty tenement, 25x100.11, \$24,000.

ANN BRENNAN—316 East 125th st, 3-sty dwelling, 18.9x100, \$8,000.

EDWARD BRENNAN—230 East 127th st, 5-sty stable, 25x99.11, \$18,000; and 507 East 164th st, \$7,000.

MICHAEL DWYER—209 East 135th st, \$13,000.

CATHERINE M. MCGEE—224-226 East 24th st, 4-sty brick stable, 48.9x98.9, \$34,000.

OBITUARY

CARY W. MOORE, senior member of the real estate firm of Moore, Schutte & Co., died suddenly at his home, 770 St. Nicholas av, on Monday, Jan. 5, after ten days' illness of Bright's disease. Mr. Moore had been interested in upper West Side real estate for many years, and was an authority on matters pertaining to it. The funeral services were held at his late home on Thursday, Jan. 8.

The Auction Market.

Altogether there were 40 offerings at the Manhattan and Bronx Exchange Salesrooms this week. Of this number, 24 were bought in by parties in interest, 11 were adjourned or withdrawn, and 5 went to outside bidders. These were James Welton, who bought the shop at 422 West 46th st for \$12,300; Folsom Brothers who secured a similar building at 204 Lafayette

st for a client for \$16,200; Henry M. Greenberg who obtained two tenements on Alexander av for \$14,415; the Selvin Realty Co., which put in a bid of \$7,175 for the tenement at 34 Alexander av, and Joseph B. Curran, who paid \$9,000 for a 3-sty dwelling at 623 Walton av.

The Empire Trust Company, the plaintiff in the foreclosure sale of the Dyckman tract block bounded by Dyckman and Academy sts, Post and Nagel avs, was the buyer of the property at auction sale conducted by Joseph P. Day in the Vesey Street Salesroom on Thursday. The price paid was \$291,500, which was just over the indebtedness, the mortgage judgment being \$268,271, while unpaid taxes, etc., represented \$18,397.

The most important offering for the coming week will be the Hotel Avon, at 161-163 Lexington avenue, which will be sold by Joseph P. Day on Wednesday as the result of an action brought by Stephen H. Jackson against Michele Benincasa. Henry Brady will sell for the Sheriff on Tuesday all the right, title and interest which Pierre G. Carroll had on Dec. 3, 1913, or since, in the 5-sty loft and store building at 63 Nassau st. On the same day Herbert A. Sherman will offer the 5-sty brick tenement at 433 East 81st st, in a foreclosure suit brought by the City Real Estate Co. against John Schrank, who tried to kill Theodore Roosevelt some years ago in Milwaukee and who is now confined in a Western asylum. A number of vacant parcels will be offered in the Bronx by the various auctioneers.

The M. Morgenthau, Jr., Co. entered the auction field this week by the purchase of John N. Golding's membership in the Auctioneers' Association. The M. Morgenthau, Jr., Co. will have the advantage of entering the field with a well-established plant, developed by Mr. Morgenthau during his fifteen years of activity in the real estate business here in New York. Mr. Morgenthau started in business over 15 years ago in the office of J. Clarence Davies; he afterwards was associated with the firm of Frederick Southack & Alwyn Hall, Jr., and with the Hudson Realty Co., of which his father is now president. The business was incorporated about 5 years ago.

In addition to the advantage of having a well-organized real estate plant with well-developed departments devoted to the sale, exchange and management of real estate, the negotiation of mortgage loans, and the handling of insurance matters, Mr. Morgenthau has already had experience in the auction field through his association with his father, Maximilian Morgenthau, and his uncle, Ambassador Henry Morgenthau. Mr. Henry Morgenthau has disposed of several large estates in Washington Heights and in the Bronx at auction. Mr. Maximilian Morgenthau has, during recent years, developed and disposed of thousands of lots at auction on the Rockaway coast at Edgemere, Far Rockaway and Woodmere.

Mortgages Recorded in Queens.

The second issue of the Monthly Bulletin published by the Chamber of Commerce of the Borough of Queens is out and gives some interesting facts concerning the tremendous growth of this great borough. According to the bulletin there were \$332,936,782 in mortgages recorded in Queens Borough for the year ending July 1, 1913. Of this amount, however, \$309,168,000 represent trust mortgages, leaving a balance of over \$23,000,000 in mortgages for building loans.

The following is a statement of the mortgages recorded in Queens for the year ending July 1, 1913:

Title Guaranty & Trust Co.....	\$3,458,575.00
U. S. Title Guaranty Co.....	932,400.00
Queens County Mortgage Co.....	757,550.00
First Mortgage Guaranty Co.....	689,500.00
Nassau-Suffolk Bond & Mtg. Co.	676,600.00
Home Title Ins. Co. (& Mtg. Co.)	533,390.00
Long Island Bond & Mortgage Co.	364,000.00
The Thrift	194,250.00
Lawyers Title Ins. & Trust Co....	15,000.00
Title Ins. Co. of New York.....	14,250.00
Realty Construction & Invest. Cos.	722,860.00
Bond & Mortgage & Surety Cos..	117,325.00
Life Ins. Cos.....	112,000.00
All Banks, Trust Cos. & Building Loan Ass'ns (except Title Cos.)	4,741,391.79
Miscellaneous Cos.....	722,005.95
Trust Mortgages	309,168,532.00
All others	9,716,892.00

Total\$332,936,782.60

Realty Company Had Good Year.

Statement of the Alliance Realty Company for the year ending December 31, 1913, issued this week, shows surplus and undivided profits of \$1,082,557.81, after deducting \$160,000 for dividends payable during 1914, and marking off \$56,222 for depreciation on securities and real estate. The net earnings for the year over and above deductions for depreciation, fixed charges, and expenses are \$201,517.05, or slightly more than 10 per cent. upon the outstanding capital stock of \$2,000,000. During the year the company sold eleven parcels of real estate, and the investment in real estate, exclusive of the company's ownership in the Broad Exchange building, is now reduced to \$266,624.

The company has continuously paid quarterly dividends since 1902; the next quarterly dividend of 2 per cent, payable on January 15, to stockholders of record on January 5, will be the forty-seventh consecutive dividend. From July, 1902, to January 15, 1914, dividends paid by the Alliance Realty Company aggregate 92 1/2 per cent. on its outstanding capital stock.

AUCTION SALES OF WEEK.

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

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

Manhattan.

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

JOSEPH P. DAY.

*Academy st, swc Post av, see Dyckman, es, Post av, ss, &c.

*Academy st, nwc Naegle av, see Dyckman, es, Post av, ss, &c.

Dyckman st (), es, POST AV, ss, ACAD-EMY ST, ws, & NAEGEL AV, ns, block 310 x600, vacant; due, \$268,271.98; T&c, \$18,397.89; Empire Trust Co. 291,500

*Lafayette st, 204, ws, abt 136.4 n Broome, 21.3x100, 2 & 3-sty bk shop; due, \$14,811.14; T&c, \$1,156.18; Folsom Bros, Inc. 16,200

*Macombs pl, 21-33, see 8 av, 2830-40.

25TH st, 133-5 W (), ns, 400 w 6 av, 50 x98.9, vacant; due, \$85,926.73; T&c, \$2,452.50; Metropolitan Life Ins Co. 89,300

29TH st, 4 E (), ss, 120.6 e 5 av, 20x98.9, 4-sty & b bk dwg; due, \$52,717.77; T&c, \$1,140.30; Seaman's Bank for Savings in the City of N. Y. 52,900

*46TH st, 422 W, ss, 325 w 9 av, 25x100.4, 4-sty bk tnt & 3-sty bk rear shop; due, \$10,790.14; T&c, \$776.41; Jas Welton. 12,300

65TH st, 326-8 E (), ss, 275 e 2 av, 37.6 x100, 6-sty bk tnt & str; due, \$34,702.88; T&c, \$535.15; Walter S Gurnee et al trstes. 33,000

67TH st, 52-4 W (), ss, 200 e Col av, 50 x100.5, 3-sty bk garage; due, \$51,779.53; T&c, \$2,703.26; Franklin Savgs Bank in the City N. Y. 50,000

122D st, 263 E (), ns, 17.6 w 2 av, 14x 71.8, 3-sty & b stn dwg; due, \$5,655.32; T&c, \$126.70; Metropolitan Savgs Bank. 5,500

124TH st, 19 W (), ns, 241.3 w 5 av, 18.9 x100.11, 4-sty & b stn dwg; due, \$3,346.32; T&c, \$416.30; sub to pr mtg of \$14,000; Wentworth Mtg Co. 17,500

138TH st W (), ss, 225 e Lenox av, 100x 99.11, vacant; due, \$31,747.65; T&c, \$2,113.36; Ellis P Earle. 14,000

*151ST st, W, see 8 av, see 8 av, 2830-40.

*151ST st W, swc Macombs pl, see 8 av, 2830-40.

*Av A, 252, es, 77.6 s 16th, 25.9x95.5, 4-sty bk tnt & str; due, \$18,538.20; T&c, \$2,194.30; Julius Lichtenstein et al, defs. 20,194

Audubon av, 394 (), ws, 36 s 185th, 18 x50, 2-sty & b bk dwg; due, \$3,366.56; T&c, \$1,208; Esther B Bauer. 5,000

*Naegle av, nec Dyckman, see Dyckman, es, Post av, ss, &c.

*Naegle av, nwc Academy, see Dyckman, es, Post av, ss, &c.

*Post av, see Dyckman, see Dyckman, es, Post av, ss, &c.

*Post av, swc Academy, see Dyckman, es, Post av, ss, &c.

*8TH av, 2830-40, see 151st, 179.1 to McCombs pl (Nos 21-23), x203.5 to 151st x96.7, 3 6-sty bk tnts & str on av; adj Jan28.

BRYAN L. KENNELLY.

Broome st, 497 (), ss, 20.10 e West Bway 20.10x64.3x20.10x64.5, 4-sty bk loft & str bldg; due, \$19,781.40; T&c, \$461.80; Jas M Anderson et al trstes. 12,000

*3D st, 120 W, ss, 50 w MacDougal, 25x 100, 5-sty bk tnt; due, \$6,341.18; T&c, \$49; sub to pr mtg \$17,000; Douglas G McCotter, Jr, et al, defs. 23,500

100TH st, 206 E (), ss, 130 e 3 av, 25x 100.11, 6-sty bk tnt & str; action 1; due, \$23,574.90; T&c, \$1,900; Austin B Fletcher et al trstes. 17,000

100TH st, 208 E (), ss, 155 e 3 av, 25x 100.11, 6-sty bk tnt & str; action 2; due, \$23,574.90; T&c, \$1,300; Austin B Fletcher et al trstes. 20,000

*Lexington av, 1896, swc 118th, 17.7x55, 3-sty & b stn dwg; also 118TH ST, 130 E, ss, 55 w Lex av, 20x100.11, 2-sty & b fr dwg (exr); Max Tischlar. 18,350

D. PHOENIX INGRAHAM.

*67TH st, 300 W, see West End av, 153-9.

West End av, 153-9 (), swc 67th (No 300), 80.5x100, 2 6-sty bk tnts & str; due, \$47,825.40; T&c, \$1,000; Celia Cohen. 75,000

J. H. MAYERS.

19TH st, 21 W (), ns, 345 w 5 av, 25x92, 7-sty bk loft & str bldg; due, \$62,877.62; T&c, \$1,770; Manhattan Life Ins Co. 50,000

U. S. MARSHALL'S SALE.

*13TH st, 123-7 E, see 14th, 126-30 E.

*14TH st, 126-30 E, ss, 262.6 w 3 av, 62.6x 206.6 to 13th (Nos 123-7), 1 & 3-sty bk theatre & 2-3-sty bk dwgs in 13th; withdrawn.

Total \$794,774
Corresponding week, 1913..... 798,554
Jan. 1, 1914, to date..... 3,547,219
Corresponding period, 1913..... 2,428,343

Bronx.

The following are the sales that have taken place during the week ending Jan. 16, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

*Bristow st, 1339-41, ws, 95 s Jennings, 70 x100, 5-sty bk tnt; withdrawn.

227TH st, 819 E (), ns, 180 e Barnes av, 25x114, vacant; due, \$4,416.08; T&c, \$347.06; Hedwig B White et al. 4,900

Gleason av, 2147 (), ns, 303.9 w Castle Hill av, 25x103.1; due, \$3,884.86; T&c, \$400; Frank Kunzig et al. 3,000

HERBERT A. SHERMAN.

Southern blvd, 849-51 (), ws, 235 s Tiffany, 50x100, 5-sty bk tnt; action 1; due, \$8,906.35; T&c, \$500; Wm H Caldwell Jr. 43,000

Southern blvd, 853-5 (), ws, 185 s Tiffany, 50x100, 5-sty bk tnt; action 2; due, \$8,908.90; T&c, \$500; sub to 1st mtg \$38,000; Wm H Caldwell Jr. 43,000

D. PHOENIX INGRAHAM.

*Tiffany st, 871, see Southern blvd, swc Tiffany.

Southern blvd (), swc Tiffany (No 871), 35x100, 5-sty bk tnt & str; due, \$10,792.06; T&c, \$977.84; sub to pr mtg of \$38,000; Eberhardt & Podgur. 40,477

BRYAN L. KENNELLY.

*Alexander av, 34, es, 22 s 134th, 19.6x89.8, 4-sty bk tnt & str (exr); Selvin Realty Co. 7,175

*Alexander av, 126-8, es, 79.10 n Southern blvd, 39.7x89.1x—x91.10, 2-4-sty bk tnts & str (exr); Henry M Greenberg. 14,475

*Belmont av, es, abt 299.3 s 179th, see Hughes av, 1978.

*Walton av, 623, ws, abt 132.8 s 151st, 16.10x92.7x16.10x92.9, 3-sty & b bk dwg (exr); Jos B Curran. 5,000

*Washington av, nwc 189th, 100x95, vacant (exr); Max Tischlar. 14,950

*Webster av, 1476, sec 171st, 25x99.6x31x 98.4, 5-sty bk tnt & str (exr); J E Douglas. 32,000

Total \$207,977
Corresponding week, 1913..... 51,300
Jan. 1, 1914, to date..... 392,137
Corresponding period, 1913..... 276,000

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 14, 1914, at the Brooklyn Sales room, 189 Montague street:

WILLIAM H. SMITH.

CAMBRIDGE PL, es, 240 s Greene av, 20x 100; People's Trust Co, 3-4 pt, and Kate C Walden, 1-4 pt. 6,500

ESSEX ST (*), ws, 240 n Arlington av, 20x 100; Eagle Savings & Loan Co. 3,000

FULTON ST, swc Smith, 48.9x125.10; Balch, Price & Co. 280,000

ROBINSON ST, ss, 76.3 w Nostrand av, 280x 122; adj Jan 27.

ST EDWARDS PL, es, 45.8 s Tillary, 22.10x 34.3xirreg; Saml A Dunn. 4,250

SPENCER PL, es, 22 s Hancock, 20x80; Eliz L Sievers. 7,956

W 8TH ST, es, 116.7 s Kings Highway, 20x 82.6; also W 8TH ST, es, 156.7 s Kings Highway, 40x82.6; also W 8TH ST, es, 216.7 s Kings Highway, 60x82.6; also W 8TH ST, es, 296.7 s Kings Highway, 20x82.6; Henry Bertsch. 6,200

W 8TH ST (*), es, 174.10 s Av R, 19.4x82.6; Anna B Barnard, gdn. 250

W 10TH ST, ws, 154 n Av R, 180x100; Danl W Moore. 14,525

E 12TH ST, ws, 193.4 n Av Q, 26.8x100; Christina Hess. 3,750

14TH ST, ns, 218 w 3 av, 24x100; Antonio Gallo. 1,100

15TH ST (*), ss, 202.10 e 10 av, 20x85; Mary J Phillips. 4,200

56TH ST (*), sws, 520 nw 8 av, 20x100.2; Julius Behn. 3,750

56TH ST (*), ss, 188.9 w Fort Hamilton av, 280x100.2; Jno J Rush et al. 5,000

The Queensboro Corporation

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

Queens Borough Real Estate

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 interest.

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.

Auction Sales, Brooklyn—Continued.

68TH ST (*), nes, 362.10 nw 18 av, 140x 122.11; Michl V Woods. 4,000
 74TH ST (*), nes, 442.4 nw 18 av, 20x100; Germain Dell'Era. 1,800
 85TH ST, swc 2 av, 140x125; withdrawn. —
 86TH ST, sws, intersec nws 15 av, runs nw 169xsw110.8xnw811.5xsw— to cl Bay 5th, xsw— to cl Benson av xsel1,003.4 to 15 av xne740 to beg; also MACON ST, ns, 367 w Ralph av, 23x 100; withdrawn. —
 HOPKINSON AV, ws, 92.11 s Pitkin av, 75x 100; Anthony Hartmann. 30,847
 NEPTUNE AV, nec Warehouse av, 237.7 to W 21 x62.7x244.5x162; withdrawn. —
 ST MARKS AV, ns, 20 w Nostrand av, 20x 100; adj Feb 10. —
 ST MARKS AV, ss, 229.11 e Utica av, 17x 127.9; Roy F Stahlberg. 2,700
 12TH AV (*), nws, 90.2 ne 44th, 40x100; Riverhead Savgs Bank. 3,000
 17TH AV (*), ws, 60.2 n 46th, 20x80; Cath Biehn. 1,500
 WM. P. RAE.
 GRAND ST (*), ss, 118.9 w Wythe av, 20x100; Welz & Zerweck. 1,000
 36TH ST, nes, 80 se 14 av, 20x100.2; A B Roberts. 3,500
 50TH ST (*), sws, 340 se 14 av, 60x100.2; Wm M Greve. 6,712
 75TH ST, nes, 90 se 15 av, 18x100; P L Geran. 3,450
 ROGERS AV (*), swc Av D, 25x100; Geo Silkworth. 15,000
 LOTS 567 to 590, 594 to 635, 829 to 844, map of property of Bensonhurst Land Co; Mary Thomas. 29,039
 CHAS. SHONGOOD.
 CHESTNUT ST (*), es, 474 s Jamaica av, 21x 150; Wm P Gatehouse. 500
 CONGRESS ST, ss, 80 e Henry, 20x72.6; adj Feb 10. —
 STERLING ST (*), ns, 340 w Bedford av, 20 x100; Morris Reizenstein. 4,675
 1ST ST (*), ns, 53.3 e Whitwell pl, 24.6x75; Wm F Schulz. 3,500
 NEW UTRECHT AV (*), es, 49.11 s 53d, 20x 68.6; Jno J Connolly. 6,000
 PARK AV, ss, 180 w Marcy av, 25x100; Chas C Johnston. 5,250
 WILLIAMS AV, ws, 100 n Dumont av, 100x 100; Jacob N Flowmann. 63,375
 JAMES L. BRUMLEY.
 DIAMOND ST (*), ss, 208.4 e Main, 75x 159.9xirreg; Riverhead Savgs Bank. 1,000
 Total \$26,732
 Corresponding week 1913..... 121,029

VOLUNTARY AUCTION SALES.

Brooklyn.

JAN. 21.

WILLIAM H. SMITH.
 E 38TH ST, 1192-4, ws, 100 n Av K, 40x100, 2-2-sty bk dwgs.
 RIDGEWOOD AV, 245, ns, 22.2 e Norwood av, 20.2x101.1x20x104.6, 3-sty bk tnt.

ADVERTISED LEGAL SALES.

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

Manhattan.

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

JAN. 17.

No Legal Sales advertised for this day.

JAN. 19.

MADISON ST, 412, ss, 375 e Jackson, 25x 100, 5-sty bk tnt & str; Jules S Bache—Belle H Willner et al; Wolf & Kohn (A); Jno J Kirby (R); due, \$22,139.21; T&C, \$243.50; sub to a judgment of \$53.15; Joseph P Day.
 97TH ST, 235 E, see 2 av, 1881.

JAN. 20.

CLINTON ST, 93, see Pitt st, 25.
 NASSAU ST, 63, ws, 75.6 n Maiden la, 22.6x 47.6, 5-sty bk loft & str bldg; Sheriff's sale of all right, title, &c, which Pierre G Carroll had on Dec'13, or since; Julius Harburger, Sheriff; Henry Brady.
 PITT ST, 25, ws, 100 n Broome, 25x100, 5-sty bk tnt & str; also CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & str; Sheriff's sale of all right, title, &c, which Anna I Koran had on Nov'11'13, or since; Julius Harburger, Sheriff; Henry Brady.
 81ST ST, 433 E, ns, 106.6 w Av A, 25x102.2, 5-sty bk tnt; City Real Estate Co—Jno Schrank et al; Harold Swain (A), 176 Bway; Jas A Donegan (R); due, \$14,539.03; T&C, \$613.40; Herbert A Sherman.
 93D ST, 66 W, ss, 80.10 e Col av, 19.2x100.8, 5-sty stn tnt; Gustave R Tuska et al, exrs Thos Bergin et al; Crawford & Tuska (A), 20 Nassau; Jno G Dyer (R); due, \$16,420.28; T&C, \$866.77; Henry Brady.
 117TH ST, 211 W, see St. Nicholas av, 141.

124TH ST, 513-15 W, ns, 199.6 w Ams av, runs n25xw.06x75.11xw52.6x100.11xw53 to beg, 6-sty bk tnt; Fredk Correll—Conservative Realty Co et al; James, Schell & Elkus (A), 170 Bway; Wm E Murphy (R); due, \$13,120.31; T&C, \$3,400; Henry Brady.
 164TH ST, 503-5 W, ns, 100 w Ams av, 50x 99.11, 6-sty bk tnt; Edw D Fife, Jr—Yetta Nibur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, \$11,846.46; T&C, \$715.07; Joseph P Day.
 MADISON AV, 1181, es, 84 s 87th, 16.8x62.2, 3-sty & b stn dwg; Leopold Mayer—Miriam King et al; Myers & Schwarsenski (A), 299 Bway; Chas C Peters (R); due, \$4,360.90; T&C, \$181; J H Meyers.
 ST NICHOLAS AV, 141, nwc 117th (No 211), 29.7x107.11x25.2x92.5, 5-sty bk tnt & str; Kath F McClure et al, exrs—Bernard Realty Co et al; Ezra P Prentice (A), 22 William; N Taylor Phillips (R); due, \$42,273.21; T&C, \$906.43; Henry Brady.

JAN. 21.

CATHEDRAL PKWAY, 145-51 W, ns, 100 e 7 av, 100x70, 1-sty bk garage; Autocar Co—Saml Simon et al; Jerome, Rand & Kresel (A), 37 Wall; Maurice B Blumenthal (R); due, \$38,253.84; T&C, \$—; Joseph P Day.
 30TH ST E, nec Lex av, see Lex av., 161-3.
 60TH ST, 20 W, ss, 225 w Central Park W, 25x100.5, 4-sty & b bk dwg; Herman H Cammann et al exrs & trstes—Annie B Mackay et al; Henry L Morris (A), 32 Liberty; Harry Bijur (R); due, \$42,270.45; T&C, \$2,080.03; J H Meyers.
 96TH ST, 324 W, ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; Dora Schiffer—Sause Realty Co et al; Wolf & Kohn (A), 203 Bway; Jos N Tuttle (R); due, \$43,438.67; T&C, \$883.50; Joseph P Day.
 213TH ST W, ns, 75 w 14 av, see 214th W, ns, 75 w 14 av.
 214TH ST W, ss, 75 w 14 av, 382.3x259.11 to 213th st, x389.5x259.10, vacant; Arthur J Baldwin—Frank M Van Wagonen et al; Griggs, Baldwin & Baldwin (A), 27 Pine; Edw H Kelly (R); due, \$11,588.99; T&C, \$541.31; Bryan L Kennelly.
 LEXINGTON AV, 161-3, nec 30th, 43.10x100, 12-sty bk hotel Avon; Stephen H Jackson—Michele Benincasa et al; Menken Bros (A), 87 Nassau; Henry M Stevenson (R); due, \$38,824.53; T&C, \$14,756.59; Joseph P Day.

JAN. 22.

HAMILTON PL, es, 249.8 s 138th, 32.7x44.6x —x27.10, vacant; David Lippmann—Albt Meldon et al; Deering & Deering (A), 135 Bway; Gustavus A Rogers (R); due, \$3,907.23; T&C, \$828.75; Joseph P Day.
 120TH ST, 345 E, ns, 150 w 1 av, 37.6x100.11, 6-sty bk tnt; Mary A H Glasson—Rosie Apsel et al; Wilson M Powell (A), 7 Wall; Wm G Brown (R); due, \$37,536.39; T&C, \$470.44; mtg recorded Mar'13'03; Joseph P Day.
 134TH ST, 30 W, ss, 438 w 5 av, 22x99.11, 5-sty stn tnt; Julius Wolford—Harrison M Stewart et al; Arthur L Davis (A), 291 Bway; Robt S Conklin (R); due, \$6,455; T&C, \$—; sub to 1st mtg \$15,750; mtg recorded Feb'11; Herbert A Sherman.

JAN. 23.

13TH ST, 626-8 E, ss, 299 w Av C, 39x103.3, 6-sty bk tnt & str; Irving Smith—Thal Realty Co et al; Cary & Carroll (A), 59 Wan; Albt P Massey (R); due, \$35,236.58; T&C, \$2,123.30; Joseph P Day.
 61ST ST, 413 E, ns, 200 e 1 av, 20x92x20.2x 96.6, 5-sty bk tnt; David Keppel et al, exrs—Jas E J Martin et al; Crane, Woodward & Shonk (A), 2 Rector; Robt F Wagner (R); due, \$14,363.45; T&C, \$617.12; Henry Brady.
 SEAMAN AV, ss, 150 e Academy, 50x100, vacant; Daisy D Moran—Frederic J Fuller et al; Francis S McAvoy (A), 51 Chambers; Jno P O'Brien (R); due, \$6,942.91; T&C, \$494.40; Henry Brady.

JAN. 24.

No Legal Sales advertised for this day.

JAN. 26.

98TH ST, 145 W, ns, 352.6 e Ams av, 27x 116.10x42x118.8, 5-sty bk tnt; Geo Lowther, Jr, et al, trstes—Gustav M L Sacks et al; Chas H Dilley (A), 56 Wall; Jos M Edelson (R); due, \$23,819.10; T&C, \$1,463.73; mtg recorded Apr 25'04; Joseph P Day.
 122D ST, 8 W, ss, 145 w Mt Morris Park W, 21x100.11, 3-sty & b stn dwg; Martha A Fechtman—Wm J Dailey et al; Alexander & Ash (A), 92 William; Earle W Webb (R); due, \$2,830.57; T&C, \$381.43; L J Phillips & Co.
 2D AV, 2005, ws, 50.5 n 103d, 25.3x75, 4-sty bk tnt & str; Benj H Rosenstein et al trstes—Mary Barnett et al; Jos C Levi (A); J Arthur Corbin (R); due, \$14,812.70; T&C, \$267.46; mtg recorded June'15'08; Herbert A Sherman.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated.

JAN. 17 & 19.

No Legal Sales advertised for these days.

JAN. 20.

173D ST, 158 East, sec Eden av, 95x46.7, 1-sty fr bldg & vacant; Eliz J Childs, trste—Marie Baron et al; Harold Swain (A), 176 Bway; Jos M Edelson (R); due, \$4,383.32; T&C, \$561.85; Henry Brady.
 187TH ST, 547 E, see Valentine av, 2426-36.
 187TH ST E, sec Valentine av, see Valentine av, 2426-36.
 187TH ST E, swc Tiebout av, see Valentine av, 2426-36.
 EDEN AV, sec 173d, see 173d, 158 E.
 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.

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TIEBOUT AV, swc 187th, see Valentine av, 2426-36.

VALENTINE AV, sec 187th, see Valentine av, 2426-36.

VALENTINE AV, 2426-36, nec 187th (No 547), 100x135, 2-sty fr dwg & vacant; also 187TH ST, ss, whole front between Valentine & Tiebout avs, runs s13.3xe55xs25.1xe150 to Tiebout av xn 38.3xw235 to beg, vacant; National Savgs Bank of the City of Albany—Marie J C Carey et al; Harold Swain (A), 176 Bway; Chas H Ayres (R); due, \$16,093.16; T&c, \$452.50; Herbert A Sherman.

WALTON AV, es, 97.1 n 183d, 50x95, vacant; Simeon M Barber—Willmore Realty Co et al; Harold Swain (A), 176 Bway; Jno B B Fiske (R); due, \$3,179.82; T&c, \$262.57; Henry Brady.

JAN. 21.

ARTHUR AV, ws, 112.4 s 179th, 100.3x90, vacant; Tax Lien Co of N Y—Dennis W Moran et al; Aug Weymann (A), 68 William; Roy M Robinson (R); due, \$10,309.73; T&c, \$1,345.78; Joseph P Day.

HUGHES AV, 2500, es, 187.10 s Fordham rd, 25x87.6, 2-sty bk dwg; Jno Bussing, Jr, et al—Rosa Nuovo et al; Smith Williamson (A), 364 Alexander av; Chas E Moore (R); due, \$4,904.38; T&c, \$390.73; Joseph P Day.

MORRIS AV, ns, abt 140 e Parkview ter, 129.4x95.4x117.3x131.4, vacant; Tax Lien Co of N Y—Michl J Burke et al; Wm Lustgarten (A), 68 William; Wm S Grey (R); due, \$1,904.38; T&c, \$390.73; Joseph P Day.

JAN. 22.

TREMONT AV, 79, ws, 50.1 s lands of Ludlow Estate, 50.1x146.11x50x144.1; Emigrant Industrial Savgs Bank—Esther V Farley O'Brien et al; R & E J O'Gorman (A), 51 Chambers; Edw D Dowling (R); due, \$10,099.65; T&c, \$390.32; Bryan L Kennelly.

JAN. 23.

173D ST, 158 E, see Eden av, sec 173.
182D ST E, nwc Belmont av (No 2203), 128.7 x60x88.11, 5-sty bk tnt; Morris Lederman—Albor Realty Co et al; Jno L Bernstein (A), 5 Beekman; Walter W Irwin (R); due, \$10,965.15; T&c, \$200; Joseph P Day.

BELMONT AV, 2203, see 182d E, nwc Belmont av.

EDEN AV, sec 173d (No 158), 46.7x95, 2-sty fr dwelling; Eliz J Childs, trste, &c—Marie Baron et al; Harold Swain (A), 176 Bway; Jos M Edelson (R); due, \$4,383.32; T&c, \$561.85; Henry Brady.

WALTON AV, es, 97.1 n 183d, 50x95, vacant; Simeon M Barber—Willmore Realty Co et al; Harold Swain (A), 176 Bway; Jno B B Fiske (R); due, \$3,179.82; T&c, \$262.57; Henry Brady.

JAN. 24.

No Legal Sales advertised for this day.

JAN. 26.

HOLLAND AV, 3644, es, 100 s 215th, 25x95; Cath C Hill—Luciano Minutillo et al; Geo Hill (A), 41 Park Row; Wm C Arnold (R); due, \$2,262.59; T&c, \$489.49; Joseph P Day.

Brooklyn.

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

JAN. 17.

No Legal Sales advertised for this day.

JAN. 19.

E 4TH ST, es, 139.10 s Gravesend Neck rd, 160x130.9; also EMMONS AV, nec E 16th, 35.7x 129.11; also NECK RD, swc E 4th, 160.1x139.1; also AV U, sec E 1st, 40x346.1x irreg; also PARCEL of land beg at a point 405.5 w rd leading to Sheepshead Bay, 70x302; Sheriff's sale of all right, title, &c, which Mary Cassidy had on Oct 15 '13, or since; Chas B Law, Sheriff; Wm P Rae.

RUTLAND RD, es, 65 e Bedford av, 20x100; Wm J Reineking—Jno T Richards et al; Kiendl, Smyth & Gross (A), 2500 Atlantic av; Chas M Hall (R); Wm H Smith.

JAN. 20.

KOSCIUSKO ST, nec Stuyvesant av, 100x20; Henry Sahfeld—Wm H Stolt et al; Action 2; Chas Reinhardt (A), 756 Flushing av; Adolph Herzog (R); Wm H Smith.

LINWOOD ST, es, 400 n Liberty av, 25x100; Christine Heidenreich—Mollie Leist et al; Jno Kapp (A), 106 Van Siclen; Sidney F Strongin (R); Chas Shongood.

SACKMAN ST, es, 20 n Newport av, 20x80; Fredk Marquardt—Albt Halpern et al; Robt E Moffett (A), 894 Bway; Howard O Wood (R); Wm H Smith.

SACKMAN ST, es, 40 n Newport av, 20x80; same—same; Action 2; same (A); Edwin L Garvin (R); Wm H Smith.

43D ST & 16TH AV, —s, lot 1, block 1, map 1015; Victor Steinfeld—Edgar S Knapp et al; Louis M Picker (A), 116 Nassau, Manhattan; Wm C Rodgers (R); Chas Shongood.

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

61ST ST, ns, 140 w 14 av, 20x100; Herman Schomaker—Nicholas Tipaldi et al; Louis C Willis (A), 84 Bway; Fred L Gross (R); Wm H Smith.

96TH ST, nwc Stewart av, 592.6x21.3; U S Title Guarantee Co—Wm N Kenyon et al; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.

JEROME AV, ss, adj land of Stephen I Voorhies, runs e1.114.2xse—xsw1.368xsw1.013.9 to beg, 4-5 pt; also PARCEL of land at Hog Point adj land of party of the first part, runs se1.408.3 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—xw— to beg; also LAND bounded by land of Richd Stilwell & lands of Jno I, Stephen, Jacobus, Wm & Bernardus 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 Bernardus Voorhies xw land of Wm Voorhies; also PARCEL of land beg at sec land of F Smith and a right of way runs sw70xse—xne70xnw— 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 Sheepshead 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.

VIENNA AV, nws, 60 ne Louisiana av, 60x95; Wm M Gibson—Jos Gurski et al; Manning & Buechner (A), 350 Fulton; Albt Tameling (R); Wm H Smith.

JAN. 21.

DIAMOND ST, ss, 1,298.4 e Main rd in Village of Flatbush, 25x168.4; Merchants Co-operative Mfg Co—Grant R Pittblado et al; M Hertz (A), 391 Fulton; Sidney F Strongin (R); Chas Shongood.

GRAND ST, ns, 256.3 e Keap, 18.9x95; Marie C C Oilfiers et al—Jno H Brouwer et al; Benj T Hock (A), 26 Court; Jas M Fawcett (R); Chas Shongood.

PACIFIC ST, ns, 202.6 w Hopkinson av, 24.6 x100; Wood Harmon Warranty Corp—Monaton Realty Investing Corp et al; Action 1; Isaac Roth (A), 261 Bway; Louis Karasik (R); Wm P Rae.

PACIFIC ST, ns, 227 w Hopkinson av, 25x100; same—same; Action 2; same (A); J V Carabba (R); Wm P Rae.

PACIFIC ST, ns, 252 w Hopkinson av, 25x100; Wood Harmon Warranty Corp—Monaton Realty Investing Corp et al; Action 3; Isaac Roth (A), 261 Bway, Manhattan; Paul Jones (R); Wm H Smith.

PACIFIC ST, ns, 277 w Hopkinson av, 25x 100; same—same; Action 4; same (A); Sidney H Weinberg (R); Chas Shongood.

VAN SICLEN ST, es, 22.5 n Av S, 43.10x 100.3; Fundy Co—Mayhew Constn Co et al; Jonas, Lazansky & Neuberger (A), 115 Bway, Manhattan; Robinson Leech (R); Chas Shongood.

58TH ST, ns, 220 e 4 av, 20x100.2; South Brooklyn Savgs & Loan Ass'n—Wm A Doyle et al; Wm J Bolger (A), 149 Bway, Manhattan; Howard B Hart (R); Wm H Smith.

97TH ST, nec Ft Hamilton av, 60x36; South Brooklyn Savgs & Loan Ass'n—Francis P Kelly et al; Wm J Bolger (A), 149 Bway, Manhattan; Edw Q Carr (R); Wm H Smith.

BEDFORD AV, es, 35 s Winthrop, 25x100; Chas Selbel et al—Wm A Brown et al; Milton Hertz (A), 391 Fulton; Julius Schwartz (R); Chas Shongood.

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

LOTS 152 & 153, block 7184B, map of Parkway Realty Co; Mary Tuohy—Virginia Phillips; Robt M Johnston (A), 374 Fulton; Jno C L Daley (R); Wm H Smith.

JAN. 22.

DEAN ST, sec Rogers av, 115x120; Dime Savgs Bank of Brooklyn—Union League Club of Brooklyn et al; Dykman, Oeland & Kuhn (A), 177 Montague; Stephen C Baldwin (R); Thos Hovendon.

E 28TH ST, 100 s Av I, 240x100; Flatbush Association—Gabrielle Constn Co et al; Walter T Lindsay (A), 261 Bway, Manhattan; Clarence F Corner (R); Wm H Smith.

37TH ST, nes, 80 nw 15 av, 20x100.2; also CHURCH AV, swc 35th, 58x—; also WEST ST, nwc 35th, 77.6x—; Sheriff's sale of all right title, &c, which Yorklan Realty Co had on Nov 22, 1912, or since; Chas B Law, Sheriff; Wm P Rae.

82D ST, sws, 100 se 12 av, 60x100; Marcelina L Buckley—Palma C Barba et al; Cary & Carroll (A), 59 Wall, Manhattan; Thos H Troy (R); Jas L Brumley.

AV C, swc E 2d, 20x100; Wm C Edwards et al—Blanche A Hughes et al; Wm C McGann (A), 1367 Bway; Chas Y Van Doren (R); Wm H Smith.

GRAVESEND AV, es, 240 n Av F, 20x125; Wm H Burger—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Jas M Fawcett (R); Wm H Smith.

GRAVESEND AV, es, 260 n Av F, 20x125; Georgiana Nostrand—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Jas M Fawcett (R); Wm H Smith.

GRAHAM AV, ws, 202.9 s Driggs av, 24x100; Sheriff's sale of all right, title, &c, which Magnus Sacks et al had on Feb 19, 1913, or since; Chas B Law, Sheriff; Wm P Rae.

JAN. 23.

ATLANTIC AV, ns, 41.6 e 3 av, 19.6x80; Dime Savgs Bank of Brooklyn—May A Hanley et al; Dykman, Oeland & Kuhn (A), 177 Montague st; Elmer G Sammis (R); Jas L Brumley.

JAN. 24.

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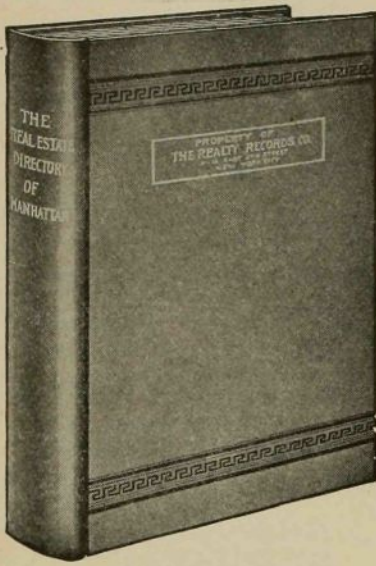
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Advertised Legal Sales, Brooklyn (Continued).

JAN. 26.

LOGAN ST, ws, 130 n Blake av, 20x100; Isaac Goldowitz—Isaac Major et al; Henry I Kowalsky (A), 115 Bway, Manhattan; Alex McClinchie (R); Chas Shongood.

STRONG PL, es, 200 s Harrison, 25x122; Wm J Boesch—Minnie Beringer et al; Jacob M Peyser (A), 26 Court; Meier Steinbrink (R); Chas Shongood.

W 27TH ST, ws, 220 n Surf av, 1.11x118.10; Sheriff's sale of all right, title, &c, which Ignatz Kronengold had on Jan 10, 1910, or since; Chas B Law, Sheriff; Wm P Rae.

62D ST, swc 17 av, 80x20; Lida W Edwards—Florence A Redfield et al; J Harry Snook (A), 154 Nassau, Manhattan; Herman W Schmitz (R); Jas L Brumley.

FORECLOSURE SUITS.

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

Manhattan.

JAN. 10.

ST LUKES PL, 3; Washington F Wood—Loretta C Eagleton et al; Sproull, Harmer & Sproull (A).

45TH ST, ns, 275 w 5 av, 25x100.5; Marwood Realty Co—Gifford Pinchot et al; T C Nelley (A).

105TH ST, 345 E; Alonzo Kimball—Adolph Schlesinger et al; amended; A A Silberberg (A).

131ST ST, ns, 125 w 7 av, 17.8x99.11; Anna E Donald—Hester Bates et al; J C Meyers (A).

131ST ST, ns, 152.8 w 7 av, 16.8x99.11; Anna E Donald—Annie Pause et al; J C Meyers (A).

136TH ST, ss, 331.3 w Bway, 43.9x99.11; Dora Schiffer—Annie Koplik et al; Wolf & Kohn (A).

2D AV, 61; Adolph Pohl—Meyer Wolff et al; O T S Carroll (A).

JAN. 12.

ST MARKS PL, 68; Wilhelmina K Gronholz—Sol Goldenkranz et al; A Waxenbaum (A).

116TH ST, 106 E; Metropolitan Savgs Bank—Robt Theford 2d et al; A S & W Hutchins (A).

8TH AV, es, 49.11 n 137th, 25x80; Dora Schiffer—Minnie Helmsky et al; Wolf & Kohn (A).

JAN. 13.

27TH ST, 516-8 W; Annie A Coulson—Edw S Farman et al; J H Banton (A).

AUDUBON AV, nwc 187th, 189.9x75; Peerless Holding Co Inc—Audubon Block Front Co et al; Lind & Pfeiffer (A).

JAN. 14.

76TH ST, ns, 100 e Columbus av, 20.11x102.2; also SOUTHERN BLVD, es, 125 n 167th, 25x100; Union Bank of Brooklyn—Ellen Tompkins et al; L Goldstein (A).

101ST ST, 50 E; Josephine Stein—Mary Sturman et al; J F Stier (A).

119TH ST, ss, 300 w 1 av, 18.9x100.10; Sarah L McC Marsh—Josephine Norcum et al; Cary & Carroll (A).

128TH ST, 71-3 E; two actions; Wm R Appleby—Thos J McLaughlin et al; Cannon & Cannon (A).

7TH AV, 2530; also AMSTERDAM AV, 1495 & 1489; three actions; Metropolitan Savgs Bank—Herrmann Realty Co; A S & W Hutchins (A).

JAN. 15.

21ST ST, ns, 85 w 6 av, 20x98.9; Max Hirsch—Harrison A Pell et al; A Knox (A).

99TH ST, 51 E; Metropolitan Savgs Bank—Value Realty Co et al; A S & W Hutchins (A).

119TH ST, 26 W; Jas Madigan—Saml Greenfield et al; amended; P Condon (A).

WEST END AV, swc 90th, 24x90; Emma W Mehler—Chas A MacPherson et al; Hoadley, Lauterbach & Johnson (A).

JAN. 16.

HOUSTON ST, ss, 40 e Goerck, 20x75; Eliza C Farnham—Rose Messer et al; W R Adams (A).

74TH ST, ss, 62 w 9 av, 18x102.2; Arabella A Macfarland—Henry M Black et al; amended; Coudert Bros (A).

7TH AV, ws, 75.11 n 112th, 50x100; Manhattan Savgs Institution—Andw F Murray et al; Rapollo & Kennedy (A).

Bronx.

JAN. 9.

**CRESTON AV, sec 197th, 90.10x95; Wm & Annie Saler—Concourse Bldg Co; C B Plante (A).

JAN. 10.

No Foreclosure Suits filed this day.

JAN. 12.

KINGSBRIDGE TER, ws, 161.3 s Boston av, 20x119.11x irreg; Louise C Denis—Edson Bldg Co et al; C M Coddington (A).

145TH ST, ss, 50 e Whitlock av, 25x100; Jacob Ott—Mary C Gorgoglione et al; Williamson & B (A).

GRANT AV, 991; Ignatius Mueller—Moses Solomon et al; Dean, T & McB (A).

MARMION AV, es, 61 s Fairmount pl, 35.2x106.10x irreg; Chas R Bietsch—Inter City Land & Securities Co et al; J D Rogers (A).

STEBBINGS AV, 1273; Wm E Rabell—Eliza Haley et al; B E Rabell (A).

JAN. 13.

**MARMION AV, ws, 39.1 s 179th, 36x78.2; Margaretha Altman—Chas L Keil et al; amended; T P Conlon (A).

JAN. 14.

SOUTHERN BLVD, es, 125 n 167th, 25x100; also 76TH ST, ns, 100 ne Columbus av, 20.11x102; Union Bank of Bklyn—Elen Tompkins et al; L Goldstein (A).

152D ST, ns, 300 e Courtland av, 25x100; Kath Ungermach—Chas G Adolp Hohle; C H Luscomb (A).

226TH ST, lot 240, map of Village of Wakefield; Oliver E Davis & G & S Realty Co—Badalamente et al; A Frankenthaler (A).

237TH ST, ss, 137.8 e Martha av, 37.8x99.11; Otto G Hupfel—Wesley Constn Co et al; Harry Robitzek (A).

WHEELER AV, ws, 270 n Westchester av, 40 x100; Mary J Mullis—Bernard Badanes et al; J C Meyers (A).

JAN. 15.

150TH ST, ss, 151.5 w Mott av, 18.5x150x irreg; Jno Toner—Stephen McCormack et al; T J Bannon (A).

JACKSON AV, 1112; Jacob Fritz—Edmund Forde et al; R Loewenthal (A).

MARMION AV, ws, 39.1 s 179th, 36x78.2; Margaretha Altman—Chas L Keil et al; T P Conlon (A).

LOTS 23, 24, 28, 29, 31, map prop heirs of Jos Thwaites, decd; Lawyers Realty Co—Jno Perry et al; Dean, T & McB (A).

** Recorded in N Y County

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

JAN. 8.

HOUSTON ST, ss, 60 w Mangin, 20x75; Sarah A Delacy—Sadie Frankel et al; Lewis S Goebel (A); Sanford S Gowdey (R); due, \$1,672.00.

JAN. 9 & 10.

No Judgments in Foreclosure Suits filed this day.

JAN. 12.

30TH ST, 237 E; Emigrant Industrial Savg Bank—Cath V Corduke; R & E J O'Gorman (A); Henry A Foster (R); due \$9,238.75.

JAN. 13.

92D ST, 18 E; Frances C Alexander—Sarah Friedman; Alexander & Keenan (A); Ernest H Wells (R); due, \$36,817.12.

JAN. 14.

No Judgments in Foreclosure Suits filed this day.

Bronx.

JAN. 8.

No Judgments in Foreclosure Suits filed this day.

JAN. 9.

**PROSPECT AV, 594-8 Morris Podolsky—H A F Holding Co; Herman Greenberg (A); Edw R Finch (R); due, \$16,506.66.

JAN. 10.

No Judgments in Foreclosure Suits filed this day.

JAN. 12.

**ANTHONY AV, ws, 135.7 n 174th, 100.2x 88.11; Wm H Steinkamp—Frank W Hard et al; A O Salter (A); Mortimer S Brown (R); due, \$5,773.05.

**POPHAM AV, ws, 246.4 n 176th, 25x100; Obadiah Newcomb et al—Emil Johnson; Edwin C Dusenbury (A); Harvey T Andrews (R); due, \$7,775.00.

JAN. 13.

No Judgments in Foreclosure Suits filed this day.

JAN. 14.

**MARMION AV, es, 61 s Fairmount pl, 35.2x 106.10; Chas R Bietsch—Inter City Land & Securities Co et al; J Dwight Rogers (A); Wm W Pellet (R); due, \$3,119.50.

**Recorded in N Y County.

LIS PENDENS.

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

Manhattan.

JAN. 10.

120TH ST, ss, 239 e Mad av, 26x100.11; also 18TH ST, nes, 418 nw 2 av, 23x92, leasehold; Charlotte Geissler—Ida F Fleischauer; action to compel reassignment of lease, &c; L Schaffran (A).

JAN. 12.

2D AV, 1465; Kassell Oshinsky—Max Reiss et al; action to declare deed void; A A Feinberg (A).

JAN. 13.

AMSTERDAM AV, 2009-11; Jno E Gerlach Co—Placid Realty Co; action to declare lien; R & E J O'Gorman (A).

LOT 1, block 739, sec 3, Manhattan; Title Guarantee & Trust Co—Anastasio C M Azoy et al; foreclosure of tax lien; H Swain (A).

LOT 3, block 739, sec 3, Manhattan; David Lippmann—Anastasio C M Azoy et al; foreclosure of tax lien; H Swain (A).

JAN. 14.

25TH ST, 413 W; Jno A McDonnell et al—Ellen Reynolds et al; partition; W L Tierne (A).

119TH ST, 355 W; Frances M Cavanaugh—Josephine A Murphy et al; action to declare lien; T M Rowlette (A).

Directory of Real Estate Brokers

JAN. 15.

No Lis Pendens filed this day.

JAN. 16.

MONTGOMERY ST, es, 49.9 s Madison, 40x75 x irreg; Hay Walker Brick Co—Empire City Lumber Co et al; counter claim; Phillips & Avery (A).

12TH ST, ns, 425 w 5 av, 25x103.3; Susan Van Pragg—Jacob Hirsh et al; amended partition; Elsmann, Levy, Corn & Lewine (A).

55TH ST, ss, 155 e Av A, —x104.8; David Lippmann—Wm Hoffmann, pres, &c, et al; foreclos of tax lien; Jonas, Lazansky & Neuberger (A).

Bronx.

JAN. 9.

WEBSTER AV, 2039-43; Cawston Constn Co—Prospect Investing Co et al; action to compel reconveyance; Locker & L (A).

WESTCHESTER AV, ns, 269.5 e Zerega av, 1.10x214x irreg; Jno J Paulson—Francis P Mac-Nichol et al; action to recover possession; Friend & F (A).

LOT 53, section 11, block 2845; same—same; action to foreclose transfer of tax lien; H Swain (A).

LOT 7, section 11, block 2836; David Wallace—J A Woolf et al; action to foreclose transfer of tax liens; B G Bain (A).

LOT 78, section 11, block 2889; Elway Co—W A Lawrence et al; action to foreclose transfer of tax lien; H Swain (A).

LOT 7, section 11, block 2837; David Wallr—J A Woolf; action to foreclose transfer of tax lien; B G Bain (A).

LOT 44, section 11, block 2844; Anna R Crossin—J A Woolf et al; action to foreclose transfer of tax lien; H Swain (A).

JAN. 10.

206TH ST, 180-4 E; Edw Polak—Davis & Son, Inc, et al; action to set aside fraudulent conveyance; B S Deutsch (A).

237TH ST, ss, 137.8 e Martha av, 37.6 90.11; Central Mortgage Co—Wesley Constn Co et al; Otis & O (A).

JAN. 12.

No Lis Pendens filed this day.

JAN. 13.

CASTLE HILL AV, nwc Gleason av, 75x105; 105; Otilie Englert—Amanda P Kendall et al; Otilie Englert—Amanda P Kendall et al; par-

CASTLE HILL AV, ws, 75 n Gleason av, 33x 105; Otilie Englert—Amanda P Kendall et al; action to determine claim; L N Martin (A).

JAN. 14.

197TH ST, ss, bet Concourse & Creston av, lot 17, Bronx; Tax Lien Co of N Y—Anna Livingston et al; amended foreclosure of tax lien; A Weymann (A).

ANDREWS AV, es, 487.8 s 183d, 58x100; Nel-lie L Vought—Jessamine C Bliss; action to enforce covenants; T R Mead (A).

JAN. 15.

No Lis Pendens filed this day.

Brooklyn.

JAN. 8.

BERGEN ST, s s, 484.6 w Rockaway av, runs s110.11xnw125.2xe58.1 to beg; Frances Kadans—Abr Silverman et al; foreclosure of tax lien; W E Smith (A).

BRADFORD ST, nwc Belmont av, 40x100; Bradford Holding Co—M & J Constn Co et al; I Solomon (A).

FULTON ST, ns, 50 e Nichols av, —x—; also FULTON ST, ss, 60 e Nichols av, —x—; also ELDERTS LA, —s, 170 s Fulton; in the matter of Alex G Dunning, an alleged incompetent person, to appoint a committee; A S Jameson (A).

21ST ST, nes, 300 nw 5 av, 50x100.2; Title G & T Co—Maria G Esposito et al; T F Redmond (A).

65TH ST, we New Utrecht av, 66.10x96x60x 66.7; Title Guar & Trust Co—Geo Reubel et al; T F Redmond (A).

70TH ST, sec 12 av, 200x600; also 71ST ST, sec 12 av, runs e100xs100xe120xn100xe360xs200 xw580xe200 to beg; also 71ST ST, ss, 580 e 12 av, runs e20xs—xsw—xw—xn200 to beg; also 72D ST, sec 11 av, 200x700; also BAY RIDGE AV, ns, 400 e 12 av, runs n130.8xe300xs134.4xw 300 to beg; Percy G Williams—Wm K Dickerson et al; H L Thompson (A).

DUMONT AV, sec Douglass, 200x500; Geo W Travers—Max J Shapiro et al; M Lippman (A).

SUTTER AV, nwc Barrett, 99.11x100; Mae M Bertges—Barrett Constn Co et al; Chilton & Levin (A).

4TH AV, ec 22d, 20x80; Jacques Ballin—Adolph Rehbein et al; T F Redmond (A).

JAN. 9.

GRAFTON ST, es, 160.5 n Sutter av, 20x100; Murray Hurwitz—Louis Berman et al; Schwartzman & Schwartzman (A).

HAWTHORNE ST, ns, 520.6 e Nostrand av, 20x164.4x20x164.1; Bertha Rivere—Kate Reilly et al; M A Lesser (A).

HAWTHORNE ST, ns, 540.6 e Nostrand av, 20x164.4; same—same; same (A).

STATE ST, ns, 120 e Furman, runs n61xe10 xn9xe6xs12xe4xs58xw20 to beg; Jacob Sackett—Bernhardt Corneliarsen et al; to set aside deed; E E Rosenblume (A).

TAYLOR ST, ss, 100 w Wythe av, 14.8x100; Fannie Johnston—Julius Grobe et al; H J Davenport (A).

W 5TH ST, es, 242.1 n Sheepshead Bay rd, 20x121.3x20x120.7; Albt B Davenport—Anna M Sabatelli et al; C F Corner (A).

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Lis Pendens—Brooklyn—Continued.

E STH ST, ws, 32.6 n Montgomery, 15x100; Edwin H Blume & ano—Jessie M Ritzhelmer et al; H L Thompson (A).

E 14TH ST, es, 100 s Av K, 17x100; also E 14TH ST, es, 168 s Av K, 34x100; also E 14TH ST, es, 219 s Av K, 100x153; also E 14TH ST, ws, 134 s Av K, 34x100; also E 14TH ST, ws, 185 s Av K, 17x100; also E 14TH ST, ws, 253 s Av K, 34x100; Chapman Solomon, Jr—Aplio Constn Co et al; Manning & Buechner (A).

BLAKE AV, ss, 75.6 e Jerome, 24.6x100; Oscar S Blinn—Ida Kostakowsky et al; H L Thompson (A).

CATON AV, ns, 45 w Ocean av, runs n84.9xw 67xse105xw100 to beg; Susand Gorden & ano—Ethel G Hawkins et al; D E Lynch (A).

CLERMONT AV, ws, 345.5 s Fulton, 50x100; A Gertrude Lowden—Esther A Lowden et al; Davison & Underhill (A).

NOSTRAND AV, ws, 72 s Clarkson, 28x89.7; Alfred L Staab—Clara Dettmann et al; H L Thompson (A).

RIDGEWOOD AV, ns, at int of a line drawn parallel with and distant 90 w of Logan, runs n79.9xw20xs82.4xe20 to beg; Title G & T Co—Edw I Cohen et al; H L Thompson (A).

TILDEN AV, nwc Bedford av, 25x100, So Bklyn Savgs Inst—Pennington Whitehead et al; Coombs & Whitney (A).

5TH AV, es, 68.7 n 73d, 23.4x110.1x24x115.9; American Surety Co—Jno E Sullivan Co et al; H L Thompson (A).

LOT 73 (1/2 pt) map of Linden Ter on the Flatbush side of Prospect Pk; Louis Krakovsky—Geo M Dunaf et al; H Rivkin (A).

JAN. 10.

VAN BUREN ST, nec Stuyvesant av, 20x70x 20x79; Anna C Kaiser—Wm Buermann et al; Foster & Cunningham (A).

E 10TH ST, ws, 404.8 s Foster av, 30x100; Jno Vanderveer—Flatbush-Knickerbocker Co et al; J Z Lott (A).

SUTTER AV, nwc Saratoga av, 50x92.11; Annie Weinstein—Bristol Constn Co et al; F Weinstein (A).

LOT 12, block 4955, sec 15 on tax map; Tillie Karasik—Jno H Schmalung et al; foreclosure tax lien; L Karasik (A).

JAN. 12.

COOK ST, ss, 125 e Evergreen av, 24.11x69.3x 25x66.5; Eliza J Smith—Fannie Silverstein et al; H L Thompson (A).

HINSDALE ST, nec Dumont av, 100x100; Morris Rosenblitt—Almont Holding Co; foreclosure of lien; W Small (A).

PROSPECT PL, ns, 100 e Howard av, 60x100; Empire City Lumber Co—Quin-Borough Realty Associates et al; to set aside deed; L Sacks (A).

TAYLOR ST, ss, 144.8 w Wythe av, 15x100; Fredk Prehn—Geo Miller et al; partition; Moore, Williams & U (A).

WEST ST, ws, 63.3 s Tehama, 20x105.6x21.1x 98.10; Wade C Rollins—Eva Hopercraft et al; set aside deed; J C Thomas, Jr (A).

74TH ST, ss, 228 w 17 av, 72x100; Wm E Ronk—Jno A Jones Bldg Co et al; Taylor, Knowles & H (A).

BAY RIDGE PKWAY, ns, 440 w 10 av, runs n100xw60xn100xw232.1xsl101.8xe190.3xsl100 xe 120 to beg; American Church Bldg Fund Commission—Maud E Townsend et al; H L Thompson (A).

FLATBUSH AV, es, 400 s Morton av, —x—; also MORTON AV, c 200 e Flatbush av, —x—; also FLATBUSH AV, —c Morton av, runs se 200xne200xw—xsw— to beg; Penn Bond & Mtg Co—Samuel Realty Co et al; Wingate & Cullen (A).

PLOT begins Coney Island av, Bridge Companies turnpike rd, adj land of Maria Lott, runs e 242.8xw286xw400xs250 to beg; also PLOT begins Guisbert's Island near Shore rd, runs s—xe—xw—xirreg; M E Hospital—Sarah V Tremper et al; H L Thompson (A).

JAN. 13.

ADELPHI ST, ws, 209.9 s DeKalb av, 21.5x 100; Dimes Savgs Bank—Carrle B Guyon & ano; Dykman, Oeland & K (A).

HINSDALE ST, ws, 200 s Dumont av, 75x 100; Bessie Warhaftig—Franklin R Nash et al; to set aside judgment; A A Kotzen (A).

HOYT ST, es, 60 ne Carroll, 20x90; Dimes Savgs Bank—Margt Dolan & ano; Dykman, Oeland & K (A).

PRESIDENT ST, sws, 200 nw 3 av, 25x100; Eliz M Coddington—Maria A Piccirillo et al; C M Coddington (A).

W STH ST, es, 120 s Av U, 20x82.6; Danl London—Rachel Feinberg et al; J Gans (A).

E 9TH ST, sec Av C, 20x95; Title Guar & Trust Co—Wm B Donaldson et al; H L Thompson (A).

GREENE AV, ss, 62 w Throop av, 19x100; Maurice Goldberg—Wm H Harvey; S M Tuckman (A).

MYRTLE AV, ns, 150 w Sumner av, 41.6x100; Freda W Fraenkel—Benj Loberbaum et al; Wolf & Kohn (A).

SHORE RD, nec 1 av, runs e275xw273.4xs52 to beg; Title Guar & Trust Co—Joanna F Carlin et al; H L Thompson (A).

LOT 26, block 328 on 18th Ward Assessment map; Lipman Lipsitz—American Steel Barrel Co et al; D Zirinsky (A).

JAN. 14.

COOK ST, ss, 125 e Evergreen av, 24.11x69.3x 25x66.5; Eliza J Smith—Fannie Silverstein et al; H L Thompson (A).

HANCOCK ST, ses, 303 ne Bway, 18x100; also WEIRFIELD ST, nws, 310 ne Knickerbocker av, 20x100; Louise Hohner—Jos Malone; to set aside deed; O Richter (A).

McDOUGAL ST, ss, 300 e Saratoga av, 25x 100; Alex Goepferich—Matilda Sussman et al; H Feldman (A).

PACIFIC ST, ss, 412 w Nostrand av, 33.4x 114; East Bklyn Savgs & Loan Assn—Mary Boehm; W L Durack (A).

TILLARY ST, ns, 124.9 w Hudson av, 25.2x 109.2x20x93.11; Dimes Savgs Bank—Aug Feldman et al; Dykman, Oeland & K (A).

W 9TH ST, es, 394 n Av R, 17x100; Herman H Doehler—Otto Singer et al; H E Lewis (A).

W 9TH ST, es, 547 n Av R, 17x100; same—same; same (A).

W 9TH ST, es, 496 n Av R, 17x100; same—same; same (A).

E 31ST ST, es, 355.8 s Tilden av, runs e83.2x s4.11xe16.7xs7.1xe3.2xs7xw103.1xn19 to beg; Francis J McManamy et al—Roger L Grogan et al; H E Heistad (A).

W 36TH ST, es, bet Canal & Neptune avs, 118.10x100; Saml Goldsticker—Jos A Cooney et al; foreclosure of tax lien; E Jacobs (A).

42D ST, ns, 300 e 13 av, 20x100.2; Dimes Savgs Bank—Resident Constn Co et al; Dykman, Oeland & K (A).

42D ST, ns, 400 e 13 av, 20x100.2; same—same; same (A).

42D ST, ns, 420 e 13 av, 20x100.2; same—same; same (A).

42D ST, ns, 440 e 13 av, 20x100.2; same—same; same (A).

42D ST, ns, 460 e 13 av, 20x100.2; same—same; same (A).

44TH ST, ns, 80 e 13 av, 20x100.2; Dimes Savgs Bank—Chas S Conklin et al; Dykman, Oeland & K (A).

44TH ST, ns, 120 e 13 av, 20x100.2; same—same; same (A).

44TH ST, ns, 140 e 13 av, 20x100.2; same—same; same (A).

44TH ST, ns, 160 e 13 av, 20x100.2; same—same; same (A).

44TH ST, ns, 180 e 13 av, 20x100.2; same—same; same (A).

93D ST, nec 2 av, 100x100; Mary E Cunningham—Frank S Bosworth et al; A L Marilley (A).

82D ST, ns, 80 e 5 av, 100x—x100.3x142.10; Pond & Mtg Guar Co—Jno E Sullivan Co et al; H L Thompson (A).

FLUSHING AV, ss, 58 e St Edward's pl, 18x 97x18x96.2; Fruit Auction Co—Catarina Lo Dolce et al; McEhney, Bennett & S (A).

LIVONIA AV, sec Chester, 100x100; Title Guar & Trust Co—Saml—Rosendorf et al; H L Thompson (A).

NARROWS AV, es, 35.7 s 17th, 80x93.4x80.4x 100.2; Marguerite M Lozans—Marie Rogers et al; M F McGoldrick (A).

OCEAN AV, es, 264.11 n Av A, 72.1x240; Marquette County Savgs Bank—Grant R Pitbladdo et al; Steele & Otis (A).

PENNSYLVANIA AV, es, 125 n Belmont av, 75x110; Dimes Savgs Bank—Rachel Lowenstein et al; Dykman, Oeland & K (A).

SCHENCK AV, ws, 150 s Belmont av, 50x100; Saml W Schwartz—Nathan Cooper et al; C E Black (A).

4TH AV, ws, 50.2 s 48th, 100x100; Dimes Savgs Bank—Agnes I Cunningham et al; Dykman, Oeland & K.

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.

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JAN. 10.

GRAMERCY PARK S, 12; Conduit Wiring Co—Matilda O Rhineland & Jas F Egan (114). 461.15

PEARL ST, nwc Elm, 25x100; Rubinstein Bros—Chas E Quackenbush, Abr Quackenbush, Elizabeth A Holcombe, Carlo Barsotti & Il Progresso & Jas De Fago (133). 82.10

15TH ST, 316 E; Wenz & Glasson—Salvation Army & P J Duff & Sons, Inc (122). 55.00

40TH ST, 231-35 W; Wenz & Glasson—Leopold Feist & P J Duff & Sons, Inc (123). 41.16

78TH ST, 158 E; Modern Tile & Marble Co—Eliza Weinberg & Millie Arnstein, exrs & Louis Levin, Inc (129). 200.00

81ST ST, 105 E; MacKenzie Wood Working Co, Inc—Frank Ludlam & Joe B Acken (118). 443.30

81ST ST, 105 E; Artistic Sheet Metal Works—Frank Ludlam & Joe B Acken (132). 97.00

120TH ST, 108 E; M Lordi & De Respiris Constn Co—Robt L Brown, Levine & Levine Contracting Co (130). 454.10

165TH ST, 501 W; Bartelstone Bros—Braun & McKegney (131). 48.00

BROADWAY, 1391; Wenz & Glasson—Jno D Wendel & P J Duff & Sons, Inc (125). 84.76

BROADWAY, 710; Jas F Kelly—H & J Meinhardt & Hemeke Engineering Co (124). 72.00

LEXINGTON AV, nec 42d, 200.10x87.2; Wotherspoon Plaster Mills, Inc—Long Beach Estates & Patk W Host (119). 280.28

PARK AV, 1022; MacKenzie Wood Working Co, Inc—J De Milhau, Ramsey Houget & Joe B Acken (120). 143.00

PARK AV, 1024; same—same (121). 171.00

PARK AV, 1022; Holm Building Corp—Louis J De Milhau & Joe B Acken (115). 688.06

SAME PROP; American Hardware Corp—same (116). 237.04

SAME PROP; Albt Blechner's Sons, Inc—same (117). 196.50

PARK AV, 1024; American Hardware Corp—Christine Hoguet & J B Acken (126). 187.00

SAME PROP; Albt Blechner's Sons, Inc—Ramsey Hoguet & Joe B Acken (127). 178.50

SAME PROP; Holm Bldg Corp—Ramsey Hoguet & Joe B Acken (128). 688.06

JAN. 12.

NEW CHAMBERS ST, 2; also DUANE ST, 14; L Barth & Son—Cath Divver et al, Berg Cafe & Hotel Co, Inc, & Saml Glantz (150). 1,570.47

FINE ST, 28-30; Empire City Iron Works—Kean-Van Cortlandt Estate & Jas F Egan (136). 528.50

20TH ST, ss, 206.8 w 4 av, 26.8x114; Jas McBride Co—Mathilda O Rhineland & Jas F Egan (141). 1,040.42

37TH ST, 44-6 W; Halpern & Westel, Inc—44-6 W 37th St, Inc, & Nicholas Chiodo (140). 90.00

81ST ST, 105 E; Jno J Slavin Co—Frank Ludlam & Joe B Acken (143). 604.00

81ST ST, 156-60 W; Ferdinand W Geiler—Wesley Realty Co & Isaac Osberman (145). 699.62

109TH ST, 173-5 E; Morris Goldberg—Mary Roseman, Ida Epstein & Isaac Rubin (147). 172.25

113TH ST, AMSTERDAM AV, 114TH ST & MORNINGSIDE AV, block, &c; Reliance Ball Bearing Door Hanger Co—St Luke's Hospital & Browe & Tindale (148). 223.00

125TH ST, 243-59 W; also 126TH ST, 240-60 W; Jos Cooper—Chas J Stumpf, Henry J Langhoff, Stumpf & Langhoff Co, Arrowhead Realty Co, D Bravin Tile & Marble Co & Melrose Marble & Slate Works (144). 613.00

BROADWAY, ws, whole front bet 51st & 52d, 20x1xirreg; Lawrence L Strauss—Girard Trust Co & Albany Constn Corp (135). 74.02

LEXINGTON AV, es, whole front bet 42d & 43d, 200.10x167.2xirregx205; Patent Scaffolding Co—Cooper Union for the Advancement of Science & Art, Wm H Reynolds, First Constn Co, Title Guaratee & Trust Co & W Host (134). 140.00

PARK AV, 1022; Albt Anderson—Louis J De Milhau & Joe B Acken (138). 25.00

PARK AV, 1024; same—Christine or Ramsey Hoguet & Joe B Acken (139). 25.00

WADSWORTH AV, es, whole front bet 17th & 175th, 190x100; Tony F Carriagno—West Park Presbyterian Church & Jno Laimbeer, Jr; renewal (142). 9,517.75

2D AV, 2403; Morris Goldberg—Mary & Levi Roseman, Ida Epstein & Isaac Rubin (146). 35.75

3D AV, 1164; Arthur Brounet—Isaac Griggs, Chas L & Kath B O'Reilly (149). 500.00

JAN. 13.

MERCER ST, 113-5; Annie Brill—Aaron Weiss & Brown Weiss Realities Inc (153). 328.00

81ST ST, 156-60 W; F W Geiler Inc—Wesley Realty Co & Isaac Osberman (155). 140.81

81ST ST, 105 E; General Kompolite Co—Frank Ludlam & Joe B Acken (151). 204.23

LENOX AV, 247; Louis Bergman—Wm P Collins (152). 115.00

PINEHURST AV, swc 181st, 110x118; A Pardi Tile Co—Comfort Realty Co (154). 820.00

JAN. 14.

DOWNING ST, 47; Bleecker Lumber Co Inc Jno Doe & A Pollini (156). 106.82

13TH ST, 36-8 W; Louis Zwerdling—Henry Spingler & Bernard Johnson (157). 104.00

58TH ST, 48-50 E; Edelmeyer & Morgan Hod Elevator Co—Speedwell Constn Co & Pirtowski & Kanop (162). 324.70

81ST ST, 105 E; Isidor Aronsohn et al—Frank Ludlam & Joe B Acken (163). 107.00

81ST ST, 105 E; L Greenblatt & Son—Frank Ludlam & Joe B Acken (159). 575.00

116TH ST, 156 E; Anthony M De Rose et al—Donato M Cefola (158). 40.00

137TH ST, 138TH ST, ST NICHOLAS AV & EDGECOMBE AV, block, &c; Title Guar & Trust Co—Yale Realty Co (160). 16.20

PARK AV, 1022-4; Troy Metal Lath Co—Louis J De Milhau, Ramsey Hoguet & Joe B Acken (161). 198.56

JAN. 15.

4TH ST, 305 W; Abr Stern—Frances S Braisted & W A Fraser (172). 55.00

129TH ST, ss, 125 e Riverside dr, 50x85x irreg; N Conforti Co—London Constn Co (renewal). (170). 6,332.50

125TH ST, 245-59 W; also 126TH ST, 240-58 W; Andw Newell, Jr—Arrowhead Realty Corp, Chas J Stumpf et al & Zibelli & Son (164). 22.63

141ST ST, 609-11 W; Benj Silverman—Minnie Van Raitz (169). 51.52

142D ST, 130-46 W; Claremont Iron Works—146 W 142d St Corp & Kramer Contracting Co (165). 1,150.00

144TH ST, 550 W; Isidor Greenberg—New Haven & New York Realty Corp & Allen C Alderman (174). 487.25

144TH ST, 540 W; same—same (175). 459.00

CENTRAL PARK W, 265-7; Klenert & Rosenluth, Inc—Fredk W Jockel (167). 279.70

SAME PROP; Richd Schimek—same (168). 282.06

LEXINGTON AV, 571; Dickson & Turnbull—Oscar Hammerstein (171). 129.00

LENOX AV, swc 116th, 60.11x85; Kaslow Iron Works—Howard E Crall, Mabel Macdonald, Morris D Jenis, Maria M Coffind, David M Coffind, Earney Levy & Max Rosenbaum (166). 250.00

5TH AV, 461; Wolf Schiffman—Geo F Slawson, Fredk G Hart & Joe B Acken (173). 91.00

JAN. 16.

37TH ST, 44-6 W; Wright Lumber Co—Jno H & Mary A Henshaw, trstes, Neva H Sandler, Jno McK Heker & Frank Krafetz Inc (185). 152.10

55TH ST, 231-41 W; Jno P Kane Co—Times Square Automobile Co & J & F Wennemer Inc (181). 2,271.31

92D ST, 401 E; same—same (184). 90.00
 111TH ST, 99-101 E; Harry Lefrak—Flora & Rebecca Bachrach & Louis Strauss (177). 18.73
 123D ST, 304 E; Oscar F Peterson—E F Jay Realty & Holding Co & Frank Locker (182). 25.00
 BROADWAY, nec 94th, 33.6x143.6; Jno P Kane Co—West 82d St Realty Co, J Clarence Davies, rec'r, J & F Wennemer Inc (179). 8,250.01
 LEXINGTON AV, 561-71; also 51ST ST, 160-66 E; Jno Simmons Co—Hammerstein Opera Co (186). 3,226.00
 LEXINGTON AV, 567-9; also 51ST ST, 140-60 E; Abt Oliver—Hammerstein Opera Co (187). 1,300.49
 WEST END AV, 924; Macbeth Evans Glass Co—West 5th St Realty Co, J Clarence Davies, rec'r, & Harry Schiff (178). 289.65
 1ST AV, 1782; Oscar F Peterson—Cath A Newbold & Frank Locker (183). 48.00
 6TH AV, 510-2; Jno P Kane Co—Louis Appell & J & F Wennemer Inc (180). 2,472.09

Bronx.

JAN. 9.

No Mechanics liens filed this day.

JAN. 10.

182D ST, 546-50 E; also 3D AV, 4455-63; Aug Kampfuer—Corgil Realty Co (26). 12.00
 3D AV, swc 182d, 75x125; Aug Kampfuer—Corgil Realty Co (27). 75.00

JAN. 12.

CHISHOLM ST, 1326; H E Astheimer Co Inc—Hannah Sweeney & Roth Constn Co (renewal) (133). 75.00

174TH ST, ns, 84.7 e Washington av, 25x100; Wiener & Kriendel—Taxpayers' Realty Co (30). 3,072.50

NORTH CHESTNUT DRIVE, ss, 460 e Barnes av, 40x100; Aug Diedrich—Vito M D'Amore & Frank D'Amore (29). 90.00

TRINITY AV, ws, 121.1 n 158th, 25.07x148; Wiener & Kriendel—Taxpayers' Realty Co (31). 2,342.50

JAN. 13.

SOUTHERN BLVD, es, 550 s Jennings, 25x100; Chestnut Ridge White Brick Co—Danl Ostrow & Geo Brown (32). 63.00

VILLA AV, es, 171.6 s Van Cortland av, 50x160; Sanitary Tile Co—Monaco Constn Co et al (33). 168.00

JAN. 14.

No Mechanics Lien filed this day.

JAN. 15.

178TH ST, ss, whole front, Prospect av to Mapes av, 295 on st x 47.1 on av; Geo Collo- & Co—Middlebronx Realty & Constn Co (35). 10,499.00

BAINBRIDGE AV, 3203; Stumpf & Jacoby Co—Rosina Primavera, Ceasar Romagnoli & Nicolò Promavera (34). 59.00

JAN. 16.

**KINGSRIDGE AV, swc 1st, —x—; Thorp Iron Co—The Church of the Mediator (renewal) (176). 600.00

**Recorded in N Y County

Brooklyn.

JAN. 8.

MADISON ST, ss, 150 e Bedford av, 50x105; M J Saltser—Madison Constn Co & Grossman & Garvin. 100.00

ST JOHNS PL, ns, 250 w Howard av, 120x125; Audley-Clarke Co—St Marks-Howard Co & Abr Koepple. 3,326.46

VAN BUREN ST, 15; M J Saltser—Grossman & Garvin, Inc & Herman Krancer. 550.00

W 17TH ST, ws, 220 n Neptune av, 40x100; Carden Realty & Constn Co—Jos Koppel. 425.00

E 34TH ST, 211-13; M Epstein—Nat J & Henrietta Jacoby. 9.00

39TH ST, ns, 80.2 w 13 av, —x—; O Margolin—Max Krinsky & Harry Kavshansky. 385.00

FRANKLIN AV, 245; H M Connelly—Plainfield Realty & Constn Co & Henrietta Johnson. 200.00

MARCY AV, 434-40; M Epstein—Nat J & Henrietta Jacoby. 73.75

PUTNAM AV, nwc Downing, —x—; L Bayarsky—Absol Constn Co. 566.00

13TH AV, ws, 59.2 n 39th, 35.10x80; O Margolin—Max Krinsky & Harry Karshansky. 120.00

JAN. 9.

PROSPECT PK W, swc 14th, 40x100; Audley-Clarke Co—Abr Levy, Jos Horowitz, Liberty Holding Co & Harry Saunders. 183.14

ST JOHNS PL, ns, 275 e Ralph av, 125x100; Estate S Weinstein—St Marks-Howard Co. 3,000.00

UNION ST, ns, 100 w New York av, 32x63.9; Atlas Steel Column Mfg Co—Perfect Bldg Constn Co, Gustave Kellner & General Iron Wks. 275.00

W 3D ST, es, 100 n Sea Breeze av; Colonial Mantel & Refrigerator Co—Rachel Rosenberg & West & Edwards. 600.00

BAY 50TH ST, ns, 106 e Harway av, 42.7x96.8; S Canton—Carmine Carrano & Elrezo Ciccone. 38.00

CORTELYOU RD, swc Ocean av, —x—; Atlas Steel Column Mfg Co—Cortelyou Investing Co & General Iron Wks. 265.00

LAFAYETTE AV, 821; S Madorsky—Mark J Kalashen & Saml Cohen. 188.00

TRIANGULAR PLOT formed by Bedford, Rogers & St Marks avs, —x—; C Koster—Est Geo M Eddy & Carl Weishiet. -1.25

JAN. 10.

FULTON ST, ss, 52 e Hale av, 50x113.6; Wm Tilly—Edw Butt, Henry Freise & Fredk Grozinger. 445.00

UNION ST, ss, 150 e Nostrand av, 50x127.9; General Gas Appliance Co—Sylfred Constn Co, Chester A Haff & R Sylvester Baker. 218.50

BAY 17TH ST, sec Bath av, 39.10x171x irreg; Terker Iron Wks (Inc)—Antonio Di Candia & Savario Ursetti. 350.00
 ST MARKS AV, 615; Chas Koster—Carl Weishiet & Est Geo M Eddy. 821.25

JAN. 12.

CROWN ST, ss, 140 w Bedford av, 25x100; S Weltman—Martin Zimmerman & Harry Bernstein. 195.00

FULTON ST, ss, 20 e New York av, 60x80; J O'Connor—Ridgewood Realty Associates & Abr Barash. 235.00

RODNEY ST, nws, 100 ne S 3d, —x—; M Gershenoff—Ridgewood Realty Assn. 275.00

AV P, sec E 13th, 100x100; H Cohen—Provident Associates, Nathan Tilin & Philip Skolnik. 77.00

SAME PROP; M Kirson—same. 77.00

LIVONIA AV, ns, 60 e Hopkinson av, 20x100; L Friedrich—Abr Nathanson & Anna Lokashofsky. 320.00

MANHATTAN AV, ws, 50 n Johnson av, 25x100; J Jooss—Lefstein & Rosenfeld Inc & Hyman Berlinsky. 115.00

JAN. 13.

5TH ST, 565; M Gartenberg Co—Wm P Scully. 45.00

W 17TH ST, ws, 200 n Neptune av, 40x100; Abr Wohl—Jos Koppel. 70.00

E 26TH ST, es, 287.6 s Av L, 75x100; H S Korofoe—Otto Nelson. 152.75

BEDFORD AV, es, 107 n Linden av, 80x100; H S Korofoe—Sunshine Constn Co. 55.00

13TH AV, swc 75th, 100x100; J P Duffy Co—Chadwick Constn Co & Saml Chodosh. 27.50

JAN. 14.

FULTON ST, swc Richmond, 50x115; S Catapano—Concord Photo Play Co & Ferdinand Penna. 540.00

HARRISON ST, 121; W J Minu—Michl Assunta Auletta. 72.28

MAUJER ST, nwc Humboldt, 50x75; A Rothenberg—Max Pastor & Morris Maltinsky. 240.00

E 15TH ST, 1082; J Dames—Laura Engelk. 39.00

W 17TH ST, ws, 220 n Neptune av, 40x100; L Solomon—Jos Koppel. 550.00

E 38TH ST, ws, 337.6 n Av L; W Schinmeister—Anna S & Wm Wingerath. 27.70

BAY 50TH ST, nws, 149.2 e Harway av, —x—; E Dobrow—Carmine & Rosa Carrano & Elvira Cicconi. 45.00

FLATBUSH AV, 1304; J Dames—Danl J Prendergast & wife. 5.80

ROCKAWAY AV, 612; F J Tyler—Jno G Hains & Andw Gray. 25.50

ROCKAWAY AV, 610; F J Tyler—Jno G Hains & Sarah E Hunter. 25.50

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.

JAN. 10.

75TH ST, 314 W; Edwin H Oswald—R H D Siedenberg et al; Dec29'13. 234.00

JAN. 12.

BAYARD ST, 47; Osborn Sash & Door Co—A Marcus et al; Nov7'13. 255.00

LEXINGTON AV, nec 25th; Liberty Sheet Metal Works—Hotel Belmore et al; Oct22'13. 61.00

SAME PROP; Porsth Electric Co—Bernard Reich et al; Nov3'13. 300.00

SAME PROP; Voska Foelsch & Sidlo, Inc—same; Oct23'13. 476.08

SAME PROP; Standard Iron Works—same; Oct21'13. 2,188.84

SAME PROP; Nathan Picket—same; Oct21'13. 1,029.00

5TH AV, 1250; Ronalds & Johnson Co—Geo H Earle, Jr, et al; May7'13. 217.75

SAME PROP; McMann & Taylor Co—same; May7'13. 637.34

JAN. 13.

121ST ST, 342 E; Fagan Iron Works—Giuseppe DeMaria et al; Dec1'13. 135.00

11TH AV, es, whole front bet 46th & 47th; Stanley Gollick Co—Jos S Auerbach et al; Jan 8'14. 14,286.83

JAN. 14.

25TH ST, 36-8 W; B Masor & Co Inc—Irvell Realty Co et al; Apr3'13. 2,082.10

JAN. 15.

3D AV, 1800; Benj Glasser—Leon M Hirsch et al; Nov21'13. 25.00

JAN. 16.

LITTLE WEST 12TH ST, 53; E E Dey & Sons Co—Robt P Lawless et al; Oct27'13. 44.57

21ST ST, 531-9 W; Mechanical Equipment Co—Clement C Moore et al; Aug7'13. 2,012.00

SAME PROP; Isaac S Rossell—same; Dec 20, 12. 14,193.00

Bronx.

JAN. 9.

No Satisfied Mechanics Liens filed this day.

JAN. 10.

**187TH ST, 751 E; Abr Pierce et al—F & P Constn Co et al; Apr14'13. 1,193.52

**HONEYWELL AV, swc 182d, Jno H Symonds Co—Jacob Cohen Constn Co et al; Dec 18'13. 1,000.00

**HUNTS POINT AV, sec Seneca av; Hay Walker Brick Co—Geo G Graham Constn Co et al; June13'13. 2,112.00

**WEBSTER AV, nwc 197th, I Cristaldi—Evelyn Building Co et al; Aug12'13. 325.00

JAN. 12.

**174TH ST, ss, bet Clay & Anthony avs; Sol Weinstein—Corner Constn Co et al; Aug 7'13. 630.00

**WASHINGTON AV, 665; Louis Ferber—Moses Krekowski et al; Oct9'13. 233.00

**3D AV, 2952; Wm T Hookey & Sons Co—Starrett Constn Co et al; Oct27'13. 362.20

JAN. 13.

**HOE AV, es, 307 s Aldus; Louis Siegelbaum—Jad Constn Co et al; Dec8'13. 1,975.00

JAN. 14.

**BARRETTO ST, nec Simpson; Milton N Williams et al—Simbar Realty Corp et al; Aug22'12. 1,117.85

**18TH ST, 751 E; Bronx Metal Works—P & F Constn Co et al; Mar14'13. 230.00

**SOUTHERN BLVD, sec Aldus; Milton N Williams—Eberhardt & Podger et al; Aug22'12. 1,026.45

**SOUTHERN BLVD, 931; E I Du Pont D Nemours Powder Co—Eberhart & Podger et al; May15'12. 191.70

WALES AV, 520; M Buellesbach—Reedy Constn Co et al; Sept25'12. 126.67

JAN. 15.

No Satisfied Mechanics Liens filed this day.

JAN. 16.

**236TH ST, ns, 475 e Kepler av; Vincent Valenti—Clemens Constn Co et al; Dec23'12. 175.00

**SAME PROP; Sanitary Tile Co—same; Dec 23'12. 175.00

**MORRIS AV, nwc 179th; Rudolf Sens—Aug Jacob Constn Co et al; Dec15'13. 6,000.00

**SAME PROP; Chas Schneider Co—same; Dec15'13. 3,600.00

**SAME PROP; Wm Hauptmann—same; Dec15'13. 5,530.00

**SAME PROP; Murray & Hill Co—same; Dec15'13. 10,135.02

**SAME PROP; Dominick Pelaso—same; Dec15'13. 1,201.26

**SAME PROP; Jos W Rowan, Inc—same; Dec15'13. 8,159.77

**SAME PROP; Cross, Austin & Ireland Lumber Co—same; Sept15'13. 5,534.60

**SAME PROP; Wm Buess, Inc—same; Dec 15'13. 1,100.00

**SAME PROP; Thos C Edmonds & Co—same; Dec15'13. 735.00

**SAME PROP; G Schaile & Son—same; Dec15'13. 2,299.00

**SAME PROP; Leopold Schwarz et al—same; Dec16'13. 2,400.00

**SAME PROP; Michl O'Rourke—same; Dec 16'13. 4,345.00

**SAME PROP; Richd E Thibaut, Inc—same; Dec17'13. 823.23

**SAME PROP; Fredk G Ast et al—same; Dec18'13. 2,700.00

**SAME PROP; Thos S Evans et al—same; Dec18'13. 661.75

**Recorded in N Y County

Brooklyn.

JAN. 8.

ADELPHI ST, 250-2; Jno A Scollay (Inc)—Kahan Constn Co; Jan7'14. 710.00

ADELPHI ST, 250-2; Elias J Adler—Kahan Constn Co; Jan5'14. 107.20

COLUMBIA ST, es, 24 n Garnet, 21.6x75; Geo A Costello—Eugene Madigan; Sept16'13. 225.00

DECATUR ST, nec Stuyvesant av, 103x125; Frank L Smith—Lawrence Realty Co & Gus A Troeck & Gus A Troeck Co; July30'13. 134.00

WEST ST, es, 251 n Av C, 18x100; also WEST ST, es, 287 n Av C, 54x100; Wm Levy—Bristol Bldg Co; Nov17'13. 299.20

2D PL, 138; Henry Edwards—Jos McGuinn & Michl Hart; June24'13. 29.50

WILLIAMS AV, ws, 20 n Sutter av, —x—; Levin Kronenberg & Co—Habena Constn Co & Kurlandzik & Alpert; Dec11'13. 1,213.97

JAN. 9.

HEWES ST, nwc Lee av, 125x125; Wm H Michels—Nicholas Masem & ano; Jan7'14. 910.17

BEDFORD AV, nec Erasmus, —x—; Wm M Young—M M Higgins & J L Brasington; Nov 11'13. 101.17

JAN. 10.

LAWRENCE AV, ss, 200 w 1st, 200x200 to Washington av; Richd Mannion Co—St Rose of Lima Catholic School & Henry F Booth Co (Inc); Oct15'13. 4,233.00

SAME PROP; W R Adams & Co—same, Rev Jas McAleese & Henry F Booth; Oct14'13. 1,737.38

SAME PROP; Jos Grangrosso—St Rose of Lima Church, J McAleese & Henry F Booth Co; Oct21'13. 50.00

LAWRENCE AV, ss, 200 w 1st, 200x200 to Washington av; Isaac Hoffman—St Rose of Lima Church et al; Oct20'13. 1,600.00

SAME PROP; Geo Kalb & Co—same; Oct 29'13. 1,550.00

SAME PROP; J P Duffy Co (Inc)—same; Oct15'13. 621.51

SAME PROP; Brooklyn Fireproof Sash & Door Co—St Rose of Lima Church, Henry F Booth Co & Jas N McAleese; Oct24'13. 414.45

LAWRENCE AV, ss, 200 w 1st, 200x200 to Washington av; Audley-Clarke Co—St Rose of Lima R C Church, Henry F Booth Co & Henry F Booth; Oct16'13. 808.34

SAME PROP; E Irving Lyons—St Rose of Lima R C Church & Henry F Booth Co; Oct 18'13. 6,728.00

SAME PROP; E R Bennett Co—St Rose of Lima R C Church & R Mannion; Oct23'13. 108.00

SAME PROP; J P Duffy Co—St Rose of Lima R C Church, Jas McAleese & Henry F Booth Co; Oct15'13. 63.75

SAME PROP; Fiske & Co—St Rose of Lima R C Church & Henry F Booth Co; Oct20'13. 218.20

SAME PROP; same—St Rose of Lima R C Church, Chas E McDonnell & Henry F Booth Co; Oct7'13. 218.20

Satisfied Mechanics' Liens, B'klyn (Continued)

*SAME PROP; E R Bennett Co—St Rose of Lima R C Church & H F Booth Co; Oct23'13. 82.50
*SAME PROP; Richd Mannion Co—St Rose of Lima Catholic School & Francis A Norris; Oct15'13. 791.15
WILLIAMS AV, ws, 220 s Sutter av, 80x100; Borough Park Lumber Co (Inc)—Habena (Inc) & Max Wallerstein; Dec23'13. 128.03

JAN. 12.

BAY 49TH ST, nws, 556 ne Harway av, 20x 100; Louis Solomon—Garden Realty & Constn Co; Nov12'13. 64.00
BAY 49TH ST, ses, 638 ne Harway av, 20x 100; same—same; Nov12'13. 64.00

JAN. 13.

DUMONT AV, nec Hinsdale, —x—; Realty Supply Corp—Almont Holding Co; Jan2'14. 861.00
SNEDIKER AV, ws, 60 s Blake av, 100x100; Sam Davoshkiss & ano—Snediker Constn Co; Aug11'13. 188.00

JAN. 14.

WATKINS ST, es, 100 n New Lots av, 240x 100; also NEW LOTS AV, ns, bet Watkins & Stone avs, 200x100; also STONE AV, ws, 100 n New Lots av, 220x100; Donin Plumbing Contracting Co—Watkins Stone Bldg Co & Geo Gerzog; Mar24'13. 15,050.00
55TH ST, 607; also 6TH AV, 5419; Geo Rasmussen—Tessie Konheim, Latest Constn Co & West End Impt Co; Aug26'13. 485.00
ALABAMA AV, ws, 120 s New Lots av, 500x 100; also ALABAMA AV, es, 280 s New Lots av, 441x100; Donin Plumbing Contracting Co—Georgia Bldg Co; Mar24'13. 465.00
GEORGIA AV, ws, 100 s New Lots rd, 200x 60; Donin Plumbing Contracting Co—Georgia Bldg Co; Mar24'13. 555.00
NEW LOTS AV, ss, bet Van Sinderen av & Snediker av, 215x100; Donin Plumbing Contracting Co—Georgia Bldg Co; Mar24'13. 3,800.00
NEW LOTS AV, ns, bet Williams av & Hinsdale, 211.10x100; same—same; Mar24'13. 3,100.00
TOMPKINS AV, 59; Jos Petrusa—Albt Haberman & Bernard Krackov & S Glicksman; Oct 15'13. 41.50
BLOCK bounded by Bowne, Imlay, Verona & Commercial Wharf; Lincoln Architectural Iron Co—N Y Dock Co & Milliken Bros, Inc; Feb13'13. 344.25
BLOCK bounded by Commerce, Verona, Commercial Wharf & Imlay; Sydney J Freidin & ano—N Y Dock Co & Milliken Bros; Feb19'13. 3,221.30
COMMERCIAL WHARF, at int Commerce, runs e460 to Bowne xs180 to Imlay xw460xn180 to beg; also COMMERCIAL WHARF, at int Commerce, runs w460 to Verona xs180 to Imlay xe460xn180 to beg; Jos Elias—N Y Dock Co & Milliken Bros; Feb17'13. 270.00
PLOT bounded by Imlay, Bowne, Commercial Wharf & Commerce; also PLOT bounded by Imlay, Verona, Commercial Wharf & Commerce; Alvin A Winkler & ano—N Y Dock Co & Milliken Bros, Inc; Mar12'13. 90.00
PLOT bounded by Bowne, Verona, Imlay & Commercial Wharf; Wm O Chapman—N Y Dock Co & Milliken Bros, Inc; Feb19'13. 1,326.40
PLOT on ss Bowne & ns Verona, being two blocks bet Commercial Wharf, Bowne, Imlay & Verona; Peele Co—N Y Dock Co & Milliken Bros; Mar14'13. 4,945.00

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

ATTACHMENTS.

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

JAN. 8, 9, 10 & 12.

No Attachments filed these days.

JAN. 13.

Guise, Wm V; Emilie Anne Guise; \$3,160; N Danforth.
La Rocca, Pasquale et al; Enrico Casabianca; \$740.54; G M Moscovitz.
Robertson, Sarah L; H Content & Co; \$83,504.33; Hirsch, Scheurman & Limburg.

JAN. 14.

No Attachments filed this day.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JAN. 9, 10, 12, 13, 14 & 15.
Eloch, Gross & Goodman, 152-6 W 25th. H G Vogel & Co. Sprinklers. \$5,036
Elkins, J G. 244 W 49th. Prentiss Tool & Supply Co. Drills, &c. 112
Gardam (Wm) & Son, Inc. 114 Park pl. Prentiss Tool & Supply Co. Machine. 300
Hoffman, W. H. 586-90 7th av. Consolidated Chandelier Co. Fixtures. 450
Schenkel, Maxwell M. 254 Broome. Prentiss Tool & Supply Co. Machine. 400
Wollenschlager, Geo. 184-6 E 64th. Prentiss Tool & Supply Co. Machine. 240

Bronx.

JAN. 9, 10, 12, 13, 14 & 15.

Kovacs Constn Co. Aldus st, swc Faile, —x—
Anton Larsen & Son. Refrigerators. 522
Kovacs Constn Co. Aldus st, swc Faile, —x—
same. Dumbwaiters, 300

Brooklyn.

JAN. 8, 9, 10, 12, 13 & 14.

Absol Constn Co. Downing st bet Putnam & Gates avs. Hudson Mantel & Mirror Co (Inc). Refrigerators. \$360
Barrett Constn Co. Sutter av cor Barrett st. M Stern. Shades. 75
Gicakis, Geo & wife. 3 9th. Geo Travas. Ranges, &c. 565
Lirock (Inc). Rockaway av nr Livonia av. Globe Mantel & Mirror Co. Mantels. 322
St Marks-Howard Co. St Johns pl nr Howard av. Isaac A Sheppard & Co. Ranges. 1,012

BUILDING LOAN CONTRACTS.

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

Manhattan.

No Building Loan Contracts filed this week.

Bronx.

JAN. 8, 9, 10, 12, & 13.

No Building Loan Contracts filed these days.

JAN. 14.

BEACH AV, ws, 300 n Randall av, 25x100; Henry Reiss loans Academy Bldg Co Inc to erect 2 1/2-sty frame dwelling; 3 payments. 3,000
BEACH AV, ws, 200 n Randall av, 25x100; Henry H Grote loans same to erect 2 1/2-sty frame dwelling; 3 payments. 2,750
BEACH AV, ws, 250 n Randall av, 25x100; Magdalena Erzer & Madeline Lindner loans same to erect 2 1/2-sty frame dwelling; 3 payments. 3,000

ORDERS.

Brooklyn.

JAN. 8, 10 & 13.

No Orders filed these days.

JAN. 9.

ST JOHNS PL, ns, 125 e Ralph av, —x—; St Marks-Howard Co on Williamsburgh Savgs Bank to pay Est S Weinstein. 1,000.00

JAN. 12.

RICHMOND ST, swc Fulton, —x—; Ferdinando Penna on Concord Photo Play Co to pay Realty Supply Co. 1,446.88

JAN. 14.

NEW GRAND ST, swc Rodney, 73.6x40; Ridgewood Realty Associates on Jonas Lazansky & Neuberger to pay Realty Supply Corp. 438.95
E 49TH ST, es, 260 s Linden av, 40x100; Owen McCormack on Title Guar & Trust Co to pay Wm Hessler, Jr. 400.00

Queens Chamber of Commerce.

A very valuable rapid transit map of New York City has been prepared by the Chamber of Commerce of the Borough of Queens, which will be given out at the Taird Annual Dinner of the Chamber to be held Tuesday evening, January 20th, at the Waldorf-Astoria Hotel. This map, which is 17x28 inches in size, shows in colors all the elevated and subway lines included in the Dual Subway System adopted by the City last Spring. It is undoubtedly the most important map of this kind that has been published. The Interboro Subway System is shown with red lines, and its elevated system by purple lines, while both the subway and elevated lines of the Brooklyn Rapid Transit System in all three Boroughs are shown with green lines. The map shows very clearly how Queens Borough will have the benefit of all three systems of rapid transit, which neither Brooklyn nor the Bronx will enjoy as the Brooklyn Rapid Transit System does not extend north of 59th street, Manhattan, and the Interboro elevated lines do not reach Brooklyn.

The demand for tickets for the dinner of the Chamber will tax to the limit the Astor Gallery. The Dinner Committee, of which former Congressman John J. Kindred, is Chairman, has prepared a list of speakers and guests that will sparkle with oratorical gems. Among those who have accepted to date are the following: Edward E. McCall, chairman Public Service Commission; Maurice E. Connolly, President Borough of Queens; Martin V. Littleton, former Congressman; George V. S. Williams, Public Service Commissioner; Denis O'Leary, Congressman from Queens Borough; Lathrop Brown, Congressman from Queens Borough; Bernard M. Patten, State Senator; Travis H. Whitney, Secretary Public Service Commission; F. J. H. Kracke, Bridge Commissioner; Robert Adamson, Fire Commissioner; G. J. McCormack, President Borough of Richmond; Cyrus C. Miller, former President of The Bronx.

New School for Dyckman Tract.

The Board of Estimate and Apportionment has confirmed the appropriation of \$235,000 for the erection of a new public school at Vermilyea avenue and Academy street. The new structure will accommodate about one thousand children. The only public school in the Dyckman district at present is a small building in Broadway, put up in 1852, to accommodate a few hundred. Bids for the construction work will soon be opened.

A Policy of Decentralization.

Another important factor in the business situation is the spirit of conciliation which now controls the movements of both the Government and the managers of big corporations in regard to enforcement of the anti-trust law. The Government has modified its attitude of hostility and severity, and is willing to give our great

corporations the time necessary for adjustment to new requirements. At the same time, the leaders of big business have bowed to public opinion, and are sincerely endeavoring to place the great organizations which they control within the law. The vital fact is that we have changed from the policy of centralization created largely under the Harriman regime to a policy of decentralization.—Henry Clews.

LOCAL BOARD CALENDAR.

FOR TUESDAY, JANUARY 20, 11 A. M.

WASHINGTON HEIGHTS DISTRICT.
Sewers in 218th street, from Park Terrace West to the Ship Canal; in Seaman avenue, from West 218th street to West 215th street; in Indian Road, from West 218th street to West 215th street, and in West 215th street, from Indian Road to Seaman avenue. (Petition of property owners.)

RIVERSIDE DISTRICT.

Receiving basin on the southwest corner of Claremont avenue and 120th street.
Recommendation from the Chief Engineer of Sewers.
Receiving basin at the northwest corner of 97th street and West End avenue.
Recommendation from the Chief Engineer of Sewers.

MURRAY HILL DISTRICT.

Alteration and improvement to sewer in 35th street, between Fifth and Sixth avenues.
Alteration and improvement to sewer in 24th street, between Sixth and Seventh avenues.
Alteration and improvement to sewer in 32d street, between Broadway and Fifth avenue.
Alteration and improvement to sewer in 44th street, between Seventh and Eighth avenues.

HARLEM DISTRICT.

Reconstruction of sewer in 93d street, from about 60 feet east of Third avenue to Lexington avenue.
Reconstruction of sewer in 111th street, from Third avenue to the summit west.

Building Trades Wages, 1914.

This schedule was issued this week by the United Board of Business Agents of the Building Trades of Manhattan and vicinity, with headquarters at 154 East 54th street. It gives what the board holds to be the prevailing rate of wages, based on 8 hours' work per day, from 8 a. m. to 5 p. m., except on Saturday, when work in the building trades ceases at noon. Compensation for a practical foreman ranges from fifty cents to one dollar per day over and above schedule as shown. Any person desiring the services of a union mechanic, helper or laborer connected with the Building Trades can engage the same through the above office upon application. (Phones, 3349-6261 Plaza.)

Table listing wages for various building trades: Asbestos workers, boiler felters, pipe coverers, insulators, Asbestos workers' helpers, Blue stone cutters, flaggers, bridge and curb setters, Blue stone cutters' helpers, Boiler makers and iron shipbuilders, Boiler makers' helpers, Bricklayers, Bricklayers' helpers, Carpenters and framers, Cabinet makers, Cement and concrete masons, Cement, concrete and asphalt laborers, Derrickmen and riggers, Decorators and gilders, Decorative art glass workers, Elevator constructors, Elevator constructors' helpers, Electrical workers, Electricians' helpers, Electrical fixture workers, Engineers, stationary, Engineers, portable hoisting, etc., weekly, Engineers on boilers, pumps or pile-driving machines, Framers, Granite cutters, \$5 yard, House shorers, movers and sheath-pilers, House shorers' helpers, Housesmiths and bridgemen, Ironworkers, Ironworkers' helpers, Ironworkers' apprentices, Metallic lathers, Marble cutters and setters, Marble carvers, Marble polishers, Marble sawyers, Marble bed-rubbers, Marble cutters' helpers, crane operators, Mosaic workers, Mosaic workers' helpers, Machine stone workers, Machinists of all descriptions, Paper hangers, Plate and sheet glass glaziers, Plasterers, plain and ornamental, Plaster modelers, Plasterers' laborers, Plumbers and gas fitters, Painters, Painter-decorator, painter-striper, painter-gilder, Painter-letterer, painter-grainer, painter-varnisher, Riggers on machinery, dynamos, boilers etc, Roofers, tar, felt, composition, damp and waterproofers, Rockmen, Rock drillers and tool sharpeners, open work, Sheet metal workers, coppersmiths, tinsmiths, metal roofers, Slate and tile roofers, Steam, hot-water and general pipe fitters, Steam fitters' helpers, Tilelayers, Tilelayers' helpers, Tunnel and subway constructors, Upholsterers of all descriptions, Varnishers, Wood lathers on new work, overhauling jobs.

DUAL SYSTEM CONSTRUCTION

A Complete List of Construction Contracts Awarded to Date.

For Operation By New York Municipal Railway Corporation.

Table with columns: Sec., Length, Limits, Contractor, Contract Executed, Amount of Contract. Includes entries for Broadway-Fifty-Ninth Street Subway and Routes Nos. 4 and 36.

Table with columns: Sec., Length, Limits, Contractor, Contract Executed, Amount of Contract. Includes entries for Fourth Avenue Subway and Fourth Avenue Extension Subway.

Table with columns: Sec., Length, Limits, Contractor, Contract Executed, Amount of Contract. Includes entry for Brooklyn Loop Line.

Table with columns: Sec., Length, Limits, Contractor, Contract Executed, Amount of Contract. Includes entry for New Utrecht Avenue Line.

For Operation By Interborough Rapid Transit Company.

Table with columns: Sec., Length, Limits, Contractor, Contract Executed, Amount of Contract. Includes entry for 7th Ave.-Lex. Ave. Subway.

Table with columns: Sec., Length, Limits, Contractor, Contract Executed, Amount of Contract. Includes entry for Lexington Avenue Branch.

Table with columns: Sec., Length, Limits, Contractor, Contract Executed, Amount of Contract. Includes entry for Southern Boulevard Branch.

Table with columns: Sec., Length, Limits, Contractor, Contract Executed, Amount of Contract. Includes entry for Jerome Avenue Branch.

Table with columns: Sec., Length, Limits, Contractor, Contract Executed, Amount of Contract. Includes entry for Seventh Avenue Branch.

Table with columns: Sec., Length, Limits, Contractor, Contract Executed, Amount of Contract. Includes entry for White Plains Road Line.

Table with columns: Sec., Length, Limits, Contractor, Contract Executed, Amount of Contract. Includes entry for Woodside, Astoria and Corona Line.

Table with columns: Sec., Length, Limits, Contractor, Contract Executed, Amount of Contract. Includes entry for Steinway Tunnel Extension.

Subway Work at Long Island City.

The Degnon Contracting Company is losing no time in getting its contract for the construction of the Ely avenue extension of the Steinway Tunnel under way.

One Year's Electrical Advance.

Perhaps the most important new development during the past year in the electrical field was the half-watt nitrogen-filled tungsten lamp brought out by the General Electric Co.

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 ORDERS SERVED.

Named Streets.

- Allen st, 48-J K Vogel & M Fuerstein. A-C-H
Beekman st, 55-William Wickham. D-B-C
Bond st, 26-Morris L Hymes. C-C
Broome st, 279-81-Harry Lipow. C-C
Canal st, 86-96-Max Willinsky. C-G
Canal st, 86-96-Adolph Friedman. G-C
Centre st, 66-68-Joseph W Kay, Jr. C-G
Centre st, 218-Max Baranowitz. C
Centre st, 218-Vincent Lollo. C
Centre st, 247-9-T Martin & J Sheridan. G
Centre st, 247-9-William H Flavin. C-G-A
Centre st, 247-9-Louis Bertsch. H-A-G
Chambers st, 11-William Bridge. C
Cherry st, 297-303-William Brain. C
Cherry st, 297-303-Max Rappaport. C
Cherry st, 297-303-Louis Gordon & Benj Krau. C
Cherry st, 297-303-Louis Piefer. C
Cherry st, 297-303-Nathan Gordon & Saml Fifer. C
Christie st, 209-Joseph Kaplan. C
Crosby st, 10-12-Elizabeth Chesbro. C-H-SS
East Broadway, 20-Samuel J Silverman. C
East Houston st, 21-5-The Lourie Feather Co. G
East Houston st, 97-103-Mt Etna Rly Co. SS-E-C-B
East Houston st, 97-103-Gerson & Marks DR-F-A-G-E
East Houston st, 97-103-Consolidated Gas Co C
East Houston st, 97-103-International Tailoring Co. F-A-G-C-E-DR
East Houston st, 97-103-Alvaro Garcia & Jose Vega C-F-A-G-D-R
East Houston st, 180-Michael Quinn. C
Elizabeth st, 15-17-Elektra Novelty Co. G-C
Front st, 5-Consolidated Gas Co. C
Front st, 5-Henry D McCord & Son. Inc. G-F-C-E-H
Front st, 5-Samuel Lewis. H-G-L-C
Fulton st, 25-Joseph Barre. G-A-H
Fulton st, 212-14-Bruen Ritchey & Co. L-A-C-F-G-H
Goerck st, 34-Beresh Blueher. G-A
Grand st, 176-80-Veribest Steam Laundry. H-G
Great Jones st, 25-Vito Scocozza. G
Greene st, 259-Iven P Nelson. C
Greenwich st, 2-Rudolph Speigle. C
Greenwich st, 63-Henry H Morton. B-C
Greenwich st, 220-Henry Klein & Co. F-C-E
Greenwich st, 409-A W Harris Co. L
Hudson st, 118-Hudson Paper & Wooden ware Co. L
Jay st, 31-Whithall-Tatum Co. G-H
Jones la, 7-Alpha Chemical Co. G
Liberty st, 19-J Metcalf Thomas. SS
Lispenard st, 13-15-William A A Brown. G-C-L
Maiden la, 41-3-Leo M Kirsch. L
Maiden la, 115-Geo A Erkenbach Co. F
Maiden la, 130-2-Leo Gottsegen. H-C
Maiden la, 130-2-Miguel Arne. I-C-H
Mercer st, 233-Morris Schulman. H-G
Mercer st, 233-Abr & Morris Solomon. H-G
New Chambers st, 72-American News Co. K-L-A-C
Pike st, 47-51-Isidor Rabstein. DR-C-G-A-E-H
Pike st, 47-51-Harris Cohen. H-G-DR-C-A-E
Pike st, 47-51-Max Goldstein. C-H-G-A-E-DR
Pike st, 47-51-Ruboser & Rutkopf. DR-H-G-C-A-E
Pike st, 47-51-David Weiss. H-G-C-A-E-DR
Pike st, 47-51-Morris Levey. DR-G-B-E-F-SS-C
Pike st, 47-51-H Siegel & L Goodman. G-C-A-E-DR-H
Pike st, 47-51-Samuel Goodman. A-C-E-H-G-DR
Pike st, 47-51-Hyman Sachs G. C-A-E-DR-H
Pike st, 47-51-Consolidated Gas Co. C
Pike st, 47-51-Rubin Einstein. H-G-A-DR
Pike st, 47-51-Naden Schwernosky. DR-A-G-H-C-E
Pike st, 47-51-Morris Galloway et al. C
Pike st, 47-51-Hyman Blachinsky. H-C-A-E-DR
Pike st, 47-51-Levinson & Zavin. G-A-C-E-H-DR
Pike st, 47-51-Galloway & Cohen. G-C-A-E-H-DR
Pike st, 47-51-Bernard Grosman. DR-A-G-E-H
Pike st, 47-51-Chas Merken. DR-H-G-C-A-E
Pike st, 47-51-Philip Janover. DR-G-C-A-E-H
Pike st, 47-51-Abraham Zillinsky. H-G-C-A-E-DR
Pike st, 71-3-Louis Bernstein. H-C-A-G
Pike st, 71-3-Hyman Schaffer & Trugman. G-C-A
Pike st, 71-3-Israel Battelsky. C

Pike st, 71-3—Louis Conte.....C-A-G
Pike st, 71-3—Levinson & Goldstein.....C-A-G
Pike st, 71-3—Israel Cohen & Son.....C-A-G
Pike st, 71-3—Abraham Brown.....C-G
Rutgers slip, 79-81—A Roseff & S Volks.....C-G
Rutgers slip, 82-6—Reims & Baibe.....C-A-G
Spring st, 169—Sol Oichman Trunk Co.....A-G-C
Vestry st, 3—Consolidated Gas Co.....C
West Houston st, 182—Geo & Gregory Dul-
garian.....G
White st, 3-7—Davenport Leatherware Co.....G
White st, 3-7—David Rosenzweig.....G

Numbered Streets.

4th st, 425 E—Hencken & Willenbrock.....E
5th st, 606-8—Adolph Rent.....C
9th st, 220 E—Willcox & Gibbs Sewing Ma-
chine Co.....A-G
11th st, 11 E—Harry Weiser.....K-L-A
12th st, 10-14 E—Yorkshire Mfg Co, Inc.....H-A
12th st, 39-41 E—Chas Cohen & Saul Byrnes.....C-L
14th st, 23 E—Evelyn Demorest Rey.....C-SS
14th st, 42 E—Improved Feature Film Co.....K
14th st, 601 E—Peter McGlynn.....K
15th st, 220 E—German Masonic Temple.....SS
15th st, 639 E—Vincenzo Di Gabriele.....K
16th st, 5 W—Max Kruzrok.....SS
16th st, 114-16 E—Sixteenth St Realty Co.....SS
17th st, 18 E—Edw H Faulkner.....SS
17th st, 34 W—Samuel Bergman.....SS
18th st, 15-17 W—Cohen & Fisher.....G-C-A-H
18th st, 437-41 W—Consolidated Gas Co.....K-C
20th st, 238 E—Imperial Garage.....L
20th st, 238 E—Mary O'Beirne.....C
21st st, 31-33 W—Brunberg & Margolis.....DR
21st st, 136-40 W—Abr Wolf & Co.....G
21st st, 136-40 W—Benj Shapiro.....G
21st st, 136-40 W—Isiah Lidz.....H-G
22d st, 24 E—Empire Notion Co.....H
22d st, 24 E—Oscar Hermann et al.....H
22d st, 24 E—Chas Baez.....H
22d st, 140-44 W—John Volz.....H-G
25th st, 107-13 W—Hoffman Bros.....DR-H-A-G-F
25th st, 122 W—Wm N Reed & Keller.....H-A-G-L-A

25th st, 147-9 W—J S Hanson Fur Co.....H-F-DR
25th st, 147-9 W—Herman Goldsmith.....F-H-DR
25th st, 147-9 W—Irving Finkelstein.....DR-F-H
25th st, 147-9 W—Max Frankel.....DR-F-C-G
25th st, 147-9 W—Simon Wolg & Co.....DR
25th st, 147-9 W—Alexander M Schneider.....F-C-G-DR

25th st, 147-9 W—Sarah Rakusin.....DR-F-DR
25th st, 147-9 W—Besthoff Sonn & Co.....F-G-DR
25th st, 147-9 W—Max Ingerman.....DR-F
25th st, 147-9 W—Phineas Wallach.....H-F-C-G-DR
25th st, 147-9 W—Samuel Glassman.....DR-C-G-F
25th st, 147-9 W—Simon Wolf & Co.....F-C
26th st, 22-4 W—Wulfsohn Gauss Fur Co.....DR
27th st, 154-6 W—Lohr & Co.....G
27th st, 240 W—Henry Fachs.....A-G-C-H
29th st, 327-33 E—Model Button Works.....H
30th st, 15-19 E—Carnegie Hill Livery & Motor
Co.....D-A-G
33d st, 416 W—Louis K Liggett & Co.....D-L-A
34th st, 300 E—Louis Camarinos.....D-L-C
34th st, 317-23 E—The Precision Machine Co.....A-H

36th st, 53-7 W—Newtown Creek Dock Prop-
erties.....SS
38d st, 39 W—Robert B Steele.....A
42d st, 348 W—Electric Fountain Co.....L-H
42d st, 551 W—Borine Mfg Co.....H-A-C-K
43d st, 544 W—Joseph M Knopp.....A-K
46th st, 223 W—Equitable Trust Co.....L
46th st, 511-13 W—Best Laundry Co.....C
49th st, 127 W—Thomas Callahan.....K-A-G-L
49th st, 127 W—Thomas Callahan.....H
49th st, 127 W—Weil & Mayers.....C-K
51st st, 210 E—Miles Bronson.....D-H
51st st, 639-41 W—Knox Automobile Co.....K
51st st, 639-41 W—Alexander List.....C
52d st, 128 W—Columbia Knickerbocker Trust
Co.....C
52d st, 136-46 W—Willard Storage Battery Co.....L
52d st, 351-5 W—The John P Sjoberg Co.....A-G
52d st, 428-42 E—Ice Mfg Co.....G
53d st, 537-47 W—Geo W Koch & Son.....A-C
55th st, 42 W—Mrs Benj Brewster.....C
55th st, 42 W—Geo S Brewster.....K
57th st, 149 E—Chas W Morse.....H
57th st, 631-49 W—The White Co.....C-A
59th st, 434 E—Mrs Sarah Bermond.....C-G
66th st, 201 W—Jenny Beiler.....G-D
68th st, 220 W—Clark Estate.....K
72d st, 255 E—Nathilde E Suro.....C
73d st, 177-9 E—Automobile Realty Co.....L
74th st, 22 E—Consolidated Oil Supply Co.....L
77th st, 200 W—Dakota Stable Co.....L
84th st, 327-9 E—Yorkville Auto Garage Co.....K-C-A

105th st, 402 E—Henry Hanlein & Son.....K-H-A-G
107th st, 241 W—Samuel S Hartogensis.....K-L
107th st, 241 W—James R Roosevelt.....C-K
120th st, 509 E—Department of Education.....J
111th st, 62 E—Samuel Gordon.....C
125th st, 132-40 W—H C F Koch & Co.....F
125th st, 132-40 W—Fred W Matthiessen.....C-SS-G-E-B
125th st, 538 W—David Braun & Co.....L
129th st, 67-9 E—Edward H Speitz.....L
132d st, 249 W—Mrs Edw A Krausman.....C
133d st, 462-8 W—Parish of Our Lady of
Lourdes.....C-SS-F-G
150th st, 419 W—John C Rodgers.....G
151st st, 447 W—Dorman L Ormsby.....K

Named Avenues.

Av A, 66—Edison Electric Light Co.....C
Av A, 320-2—Levy Dairy Co.....H-A
Av B, 292-8—Sam. Frank & Co.....G
Av C, 215—Max Graff.....C
Amsterdam av, 1929—John C Rodgers.....C-G
Amsterdam av, 1929—Chas H Holland.....C-A-G
Bowery, 24—Chas Storich.....K
Broadway, 51—Consolidated Gas Co.....C
Broadway, 203—Est Elliott F Shepperd.....SS
Broadway, 667-77—Dan C Webb.....G-F-A-E
Broadway, 667-77—Elias S Higgins Est.....D-C-SS-B
Broadway, 667-77—Consolidated Gas Co.....C
Broadway, 667-77—Libby & Riker, Inc.....G-C-A-L
Broadway, 667-77—J Bloomfield Co.....A-G
Broadway, 667-77—Zadek Bros.....A-G
Broadway, 667-77—Herman Gertner.....A
Broadway, 689—Joseph J Tower.....SS
Broadway, 2306—Leopold Bergfeld.....B-C-A-F
Broadway, 2463—Adolph J Menjou.....C-A-F
Broadway, 3535—Henry Berger.....A-L-K-C-SS

Columbus av, 594—David Wertheim.....G
Columbus av, 594—Harry Roeder.....K
Columbus av, 596—Israel Ratner.....G-A
Park av, 481-3—Francis T Sanford.....L-A-G
Park av, 862—Hon J Fred Kernoohan.....A-G-H

Numbered Avenues.

1st av, 479-85—Myles Realty Co.....SS
2d av, 408—Paul Gross.....G-C
6th av, 894—Herman Lowenstein.....K
7th av, 322—Frank H Graf Mfg Co.....L
7th av, 364—Benj Rosengarten.....A-G-H
10th av, 441—J Kaplon & Son.....G-A

BROOKLYN ORDERS SERVED.

Named Streets.

Banta pl & King av—Adeline Levines.....J

Numbered Streets.

133d st, 447-51 E—Wm L Byrnes.....C-G-D-A-L
143d st, 347 E—Sarah Flynn.....C

Named Avenues.

Bronwood av, 3758—Leon F Wazater.....K
Brook av, 464—Albert Renz.....A-C
Brook av, 995—Harry S Tuthill, Jr.....A-G-H
Nelson av, 1401—Herbert N Chute.....A-G-H
Prospect av, 1427—Henry Cole.....A-C
So Boulevard, 914-20—Rotterdam Holding Co.....A
Sycamore av, 250 S W 25th st—Wm M Har-
ris.....C-G-D-K
White Plains av, 3445-9—Geo W Benj.....K-C-A-L

Numbered Avenues.

3d av, 2863-5—Chas J Mechling.....G-A-C
3d av, 2863-5—Philander Webb.....A-I
3d av, 2863-5—Aaron M Kaplan.....C
3d av, 2863-5—Rale & Webber.....L-A
3d av, 2863-5—Siegel & Salinger.....L-A-G
3d av, 2863-5—Lawson Piano Co.....A-L
3d av, 3873—Kaney Amus Co.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Bristol st, 26—David Kronenberg.....A-G-H
Cornelia st, 101—Frederick Gerdes.....K
Junius st, 276-8—Joseph Saltzman.....A-H
Osborn st, 235—Jacob Schwartzman.....A-H

Numbered Avenues.

Rockaway av, 580—Nathan Tabachnick.....D-C-A-H
Sheffield av, 245—Joseph Dunitz.....A-H
Stone av, 482—Dr Bennett Kaufman.....A-G-H
Sutter av, 301—Samuel Shapiro.....A-C-H

Numbered Avenues.

5th av, 385—Max Greenfield.....D-M-A-H

QUEENS ORDERS SERVED.

Named Streets.

Bodine st, s w c Hancock st—A C Horn Co.....A
Church st, 1005—Chas Boos.....C-K-G-A
Fulton st, 452—Birdsall & Co.....D-M-A
Front st, ft of, nr Flushing st (L I C)—
Hunters Pt Dry Docks.....A-G
Radde st, 100 n Bridge Plaza—First Mortgage
Guarantee Co.....C-K-G-A-H

Numbered Streets.

9th st, 50-52 (L I C)—Mfgs Oxygen Co.....L-K
9th st, 52-56 (L I C)—Toch Bros.....G-C

Named Avenues.

Church av, s w c Metropolitan (Richmond
Hill)—Chas E Covert.....K
Greenwood av, 356—Wm Wolf.....A-D-C-G
Jackson av, 420 (L I C)—Frederic E Wright.....L
Jackson av, 620—Amer Locomotive Co.....L
Jackson & Honeywell avs (L I C)—Ford
Motor Co.....L
Jay av, 45 (Laurel Hill)—Christian Weiland.....C-G-A-H
Steinway av, 284—Meyer Shapiro.....D-K
Vernon av, 55 (L I C)—Morris Tulchinsky.....D-A-H
Vernon av, 110—Benj Jarashow.....M-D
West av, 162-180—Geo L Fenner.....L

New York Fire Insurance Exchange.

(Mill Construction.)

The Rate Committee of the New York Fire
Insurance Exchange has approved and ordered
promulgation of the following standards for mill
construction:

WALLS.—Brick or reinforced concrete built in
accordance with the requirements of the Build-
ing Department of the City of New York.

ROOF.—To be not less than 2-inch plank,
splined and grooved on single stick roof tim-
bers not less than 6 inches on the smallest di-
mension.

FLOORS.—To be not less than 3 inches splined
and grooved with 1-inch tongued and grooved
finish flooring on single stick beams not less
than 8 inches on smallest dimensions. Bays to
be not less than 4 feet on center of beams nor
more than 11 feet from center to center of
beams. Floors to be in lined and scuppered to
the outside of the buildings and to be made
waterproof by placing between the two layers
of flooring a single thickness of waterproof
paper, same to be flashed 4 inches around posts
and at sides and joints of paper to overlap 6
inches and to be swabbed with tar. If ordinary
building paper is used two layers must be used
and the entire surface between the two layers
be swabbed with tar.

JOISTS, BEAMS AND GIRDERS.—Where cen-
tering walls to be made self-releasing.

COLUMNS.—To be not less than 8 inches by 8
inches on the highest floor and increasing 2
inches on a single dimension each floor in
descent. If metal columns, beams and girders
are used the same to be insulated with not less
than 2 inches of approved insulating material.

FLOOR OPENINGS.—All floor opening shafts
to be of standard construction and not less than
6 inches in thickness, of hollow terra cotta or
reinforced concrete or 8-inch brick, and to be
independent of floor construction. Openings to
lofts to be protected in a standard manner.
This includes stairways, elevators, vent shafts,
power shafts, light wells, chutes, dumbwaiters,
etc., etc.

In connection with the foregoing the rate
committee has promulgated the following rules:
In unsprinklered buildings or buildings con-
taining sprinkler equipments grading below 40
per cent, no allowance will be made because of
slow burning or mill construction unless the
foregoing standards are fully complied with.

In buildings containing sprinkler equipments
grading 40 per cent, or over the following modifi-
cation of or departure from standard require-
ments may occur without affecting allowance for
superior construction, viz.: Floor opening pro-
tection may be reduced from 6 inches to 4 inches
in thickness when of hollow terra cotta, rein-
forced concrete or brick about stairways, eleva-
tors, vent shafts, power shafts and light shafts
and 2 inches about chutes and dumbwaiters;
the latter may be of expanded metal and cement.

In rating both sprinklered and unsprinklered
risks conforming to the respective requirements
set forth above an allowance of 25 per cent,
from the gross contents rate will be made in
computing net contents rate. Building rate shall
be taken at 50 per cent, of net contents rate
when the building is rated from any other than
a starred, or high susceptibility, basis, but when
rated from a starred, or high susceptibility,
basis building rate is to be figured as per
regular rule governing risks rated from such
a basis (see Bulletin 4491), and gross building
rate so figured shall be reduced 45 per cent,
for superior construction.

The rate committee further rules that the
foregoing standards and methods of rating shall
be forthwith applied to all buildings of the
classes eligible, and all superior construction al-
lowances withdrawn from buildings not eligible.
New cards computed in accordance with these
rulings have been put in the cabinets of mem-
bers.

UNITED REALTY OWNERS.

Co-operation — The Key Note of
Speeches at Luncheon of United Real
Estate Owners' Associations.

The United Real Estate Owners' Association,
which has since 1902 consistently fought the
battles of property owners on the upper East
Side of the city, held a luncheon at Mou-
quin's, on Thursday, at which the chairman and
other speakers urged co-operation. The gen-
eral expression of opinion was that a critical
time had arrived which necessitated a union of
all realty owners for the purpose of mutual pro-
tection.

Henry Bloch, president of the association,
said:

"There is a feeling gradually growing among
men that co-operation is fast taking the place
of competition. The old doctrines of 'the sur-
vival of the fittest,' and 'each for himself and
the devil help the hindmost,' have been sup-
planted by the new thought of co-operation.
The great industrial combinations and the labor
unions have shown what can be accomplished
by joint effort and co-operation. It remains for
the owners of property to say whether they will
follow the example and join forces for their
mutual protection."

L. Victor Weil urged that the realty owners
join the United Real Estate Owners' Associa-
tions, as associate members. "The record of
the associations speak for itself," said Mr.
Weil. "The organization was incorporated in
1902. Since that time it has represented the
owners of property in many legislative matters
affecting their interests. It has instituted test
suits in the courts and has carried them to the
United States Supreme Court. The organiza-
tion is a federation of all of the large local tax-
payers' associations of the city, comprising a
membership of thousands of owners of prop-
erty. The members of each local association
elect one delegate for every twenty-five mem-
bers to the United Associations. An associate
member has practically the same privileges as
a delegate sent from a local association."

Dr. Henry W. Berg, of the 10th, 11th and
17th Wards Taxpayers' Association, clearly
pointed out the unfortunate condition of affairs
which would follow the enactment of the so-
called Salant-Schaap Bill.

Mr. Lawrence B. Elliman and Mr. Adolph
Bloch addressed the gathering on the need of
a central organization for taxpayers.

Among the invited guests were: James F.
Meehan, Lawrence B. Elliman, Frank Eberhart,
President of 12th and 19th Wards Taxpayers'
Associations; Clark Dailey, Adolph Bloch, J.
Clarence Davies, George Herberner, Moses Ot-
tinger, Gerhard Kuehne, Jacob Gordon, John
Volz, Stewart Browne, Thomas Krekler, Presi-
dent of 10th, 11th and 17th Wards Taxpayers'
Association; Alec Cahn, Edgar Levy, Tax Com-
missioner Joseph S. Schwab, President of the
18th and 21st Wards Taxpayers' Association,
and Robert E. Dowling.

The Public Auction Method.

Hundreds of capitalists of both small and
large calibre, like the public auction method of
trading. They find the auction market so broad
and receptive that it appeals to them as a
measure of protection for their operations. They
are ready to use it on a large scale for both
buying and selling. Their participation, in it-
self, will add breadth and solidity to salesrooms
transactions.

We know the progress of rapid transit con-
struction and just how fast is approaching the
time when population centres will be trans-
formed by the new dual subway lines, when, in
fact, the wonderful service for Queens Borough,
especially in Long Island City, will make that
great section the most rapidly developing part
of the great city of New York.

Those who are the best informed seem to
think the country has passed through the worst
of its vicissitudes and that events are moving
"for better" rather than "for worse." At any
rate, there must be the usual "big recovery"
some day.—Bryan L. Kennelly.

CURRENT BUILDING OPERATIONS

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

Activity in East 188th Street.

John O'Leary, builder, 991 East 167th street, is having plans prepared by John P. Boyland, Jr., Fordham road and Webster avenue, for seven five-story tenements to be erected in the north side of 188th street, 102 feet east of Washington avenue, the Bronx. Bids will be taken on all materials and sub-contracts about March 1. The work will cost at least \$250,000.

Row of Ten Tenements For Brooklyn.

The Boyd Realty Company, 44 Court street, Brooklyn, will soon start the erection of ten three-story brick tenements, 20x65 feet, to accommodate six families each, in the north side of 62d street, 80 feet west of 3d avenue, Brooklyn. Plans will be prepared by Thomas Bennett, of 52d street and 3d avenue, Brooklyn.

To Improve Water Street Warehouse.

The Refrigerating Warehouse at 299 to 305 Water street through to 282 Front street, leased and operated by the Fulton Market Refrigerating Company, will be extensively improved at a cost of \$100,000. The Starr Engineering Company, 90 West street, is making the plans.

Sketches For Madison Avenue Building.

The Grant estate of 11 Wall street, is completing arrangements for the improvement of the southeast corner of Madison avenue and 33d street with an eight-story loft and office building. Details will soon be announced. Thomas W. Lamb, of 644 8th avenue, has prepared sketches. The cost is estimated at about \$300,000.

PERSONAL AND TRADE NOTES.

WILDER & WHITE, architects, formerly of 156 Church street, have removed to 50 Church street.

WALLIS & GOODWILLIE, architects, 346 4th avenue, will move their offices about February 1st to 56 West 45th street.

THE SEMET SOLVAY CO., protective paints, has moved its New York City office from 100 William street to 30 East 42d street.

NEW YORK LUMBER TRADE'S annual banquet will be held at the Hotel Biltmore, Madison and Lexington avenues at 44th street on Tuesday evening, Feb. 10.

COLTON & HINMAN, architects, have opened offices for the practice of their profession in the Kirk Building, Syracuse, N. Y.

C. T. WILLS (INC.), 286 5th avenue, general contractor, has opened a branch office in the Trust Company's Building at New Rochelle, N. Y.

SUN FIREPROOF SASH & DOOR CO., INC., has moved from 65th street, near Fort Hamilton avenue, to 370 Jefferson street, near Irving avenue, Brooklyn. Telephone 3912 Stagg.

E. M. CHADWICK, formerly connected with the Fairbanks Co., has been appointed manager of the Buffalo branch of Manning, Maxwell & Moore, railroad machinists' tools and supplies.

M. P. FILLINGHAM, 50 Church street, has been appointed New York representative of the Falk Co., Milwaukee, Wis., makers of helical gears. His territory will include all of New York, New Jersey and Philadelphia.

ERNEST J. KUMP, architect, who formerly had offices in San Francisco, Cal., has opened new offices in the Rowell Building, Fresno, Cal., where he will continue the practice of his profession.

MINWAX COMPANY announces that it has moved to new and larger offices at 18 East 41st street and that its telephone number is now Murray Hill 2747. This is another notable removal to the new building material district.

MISS IDA FINGERHUT, who was secretary to Prof. Bruere while he was a director of the Bureau of Municipal Research, has been appointed to be his secretary in his new work as City Chamberlain.

THOMAS TOWNE, formerly manager of sales in the Union Drawn Steel Co., has been elected second vice-president of the Gurney Elevator Co., 62 West 45th street. He will have charge of all sales and branches outside of Greater New York.

BRICE HAYDEN LONG, architect, formerly of the Coal Exchange Building, Wilkes-Barre, Pa., has removed to the Miners' Bank Building, where he will continue to practice his profession under the firm name of Brice Hayden Long Company.

SUPERINTENDENT MILLER of the Manhattan Bureau of Buildings, in company with members of the New York State Industrial Board, is this week visiting the National Underwriters' laboratories at Chicago and the State Labor Bureau at Madison, Wis.

ALBERT J. ROMER, formerly engineer in the escalator engineering department of the Otis Elevator Co., has resigned his position in order to enter into the manufacture of cyclecars. Mr. Romer was formerly mechanical engineer with the U. S. Motor Company.

ALBERT B. BAUMANN, successor to Baumann Bros., architects, 715 Henson Building, Knoxville, Tenn., has purchased the entire interest in the firm of Baumann Bros. and will continue the business at the present location, seventh floor of the Henson Building.

HAPP & SHELVERTON is the name of the partnership recently formed for the practice of architecture in and around Macon, Ga. The new firm will have offices in the Fourth National Bank Bldg., Macon, Ga., and will be pleased to receive catalogues and samples.

THE MERCHANTS' ASSOCIATION favors the Record and Guide with an analysis of the new Workmen's Compensation Law by William H. Hotchkiss, former Superintendent of Insurance of New York State, which has been printed in pamphlet form for the use of the members of the association.

WILLIAM S. SLOAN and JAMES A. KILGOUR, architects, have formed a partnership for the practice of their profession, under the name of Sloan & Kilgour. They have opened offices at 1182 Broadway and would be pleased to receive samples and catalogues from concerns interested in the building trades.

E. E. WAITE, general contractor at White Plains, N. Y., who has built many of the principal buildings in that town and is well known throughout Westchester County, has been elected Building Inspector of the Town of White Plains, and has his office in Orawampum street. Mr. Waite succeeds Martin O'Rourke, who has held the position for some time past.

CATHEDRAL PLANS.—Bishop Greer has announced that there is no intention on the part of the trustees of St. John's Cathedral to submit the plans to a vote of church members. In his opinion such a move would only complicate the already delicate situation and increase the widely varying opinions as to what form the architecture should take.

THE HOPHAR CO. is the name of the concern recently incorporated with a capital of \$10,000 to do a realty and general construction business on its own property. The company is a subsidiary company of the Isaac A. Hopper Co., with offices at 110 West 40th street. Walter F. Hopper is president, Geo. B. Hopper, vice-president and Maurice P. Altman, secretary.

YALE & TOWNE'S new building at 9 East 40th street was opened on Thursday at which time architects, builders and real estate men in large numbers inspected the great hardware firm's new headquarters. The building stands on the site of the former home of the late Henry B. Hyde, founder of the Equitable Life Assurance Society from whose widow the property was purchased.

JAMES M. LYNCH, Commissioner of the State Department of Labor, has issued in pamphlet form copies of the Workmen's Compensation Law which was passed at the extraordinary session of the Legislature in December. Copies can be had at the office of the Bureau of Statistics and Information, Fourth avenue and 28th street. An analysis of the law was printed in the Record and Guide December 20, 1913.

OWNERS' NAMES.—The Board of Aldermen will be asked by the Committee of Fourteen to take up again the ordinance requiring owners of buildings to affix plates at the principal entrances bearing their names and addresses. The original ordinance, which the aldermanic committee thought was too drastic, has been amended, and as presented by Alderman Folks will come up soon for action. The committee also announces that it will push its campaign with the Legislature for more excise agents.

FOSTER CROWELL has been reappointed consulting engineer for the borough of Queens, New York City. Other appointments for the borough are as follows: James A. Dayton, commissioner of public works, formerly assistant district attorney, and John Higgins, assistant commissioner of public works. G. H. Leavitt, Daniel Entholt and F. X. Duer were reappointed superintendents respectively of highways, street cleaning and public buildings and offices.

M. J. DRUMMOND, after serving four years as Commissioner of Charities of the City of New York, has resumed his active interest in the cast iron pipe trade with his firm, M. J. Drummond & Co., 51 Chambers street, New York. In recognition of his services in the cause of the ill and destitute while Commissioner of Charities of this city a banquet will be tendered to him on January 27th at the Waldorf-Astoria by a number of prominent citizens, who are interested in the public welfare of philanthropic work.

ARBITRATION.—The Bureau of Labor Statistics, U. S. Department of Labor, has issued a pamphlet entitled 'Conciliation and Arbitration in the Building Trades of New York,' by Charles H. Winslow. The Record and Guide is indebted to Secretary Tompkins, of the New York Building Trades Council, for a copy. The bulletin relates in detail the history of the General Arbitration Board that was organized in 1903 and dissolved five years later in 1908. There have been conciliation and arbitration treaties between employers' associations and the unions in the building industry of New York City for more than 28 years, beginning with the agreements issued by the National Building Association and the bricklayers' unions and the Amalgamated German unions under date of April 24, 1885.

EAST RIVER IMPROVEMENTS.—A delegation of representative citizens of Manhattan and Brooklyn, accompanied by Mayor Mitchel and Dock Commissioner R. A. C. Smith and other city officials, appeared before a Congressional committee in support of Congressman Goulden's bill appropriating \$500,000 for the improvement of the East River, including the removal of dangerous ledges and shoals. The bill also empowers the Secretary of War to make continuing contracts for the deepening of the channels in New York Harbor at a cost not to exceed \$13,400,000. Mayor Mitchel based his appeal on the increase of the draft in ocean-going steamers and upon the demand for further accommodation with an anticipated growth of commerce when the Panama Canal opens. His proposal for improvements included the opening of a 35-foot channel through the East River to permit the passage of ocean-going vessels, and the removal of Diamond Shoals, Coenties Reef and reefs in the East River channel south of Blackwell's Island and near Hell Gate. He insisted that safety and growth demand these changes.

TRADE AND TECHNICAL SOCIETY EVENTS.

HENRY BRUERE, City Chamberlain, was the principal speaker at the annual dinner of the Society of Municipal Engineers at the Savoy Hotel. He told the engineers that they would be expected to work and not talk about what they are doing. Mr. Bruere's talk was principally a defence of the Bureau of Municipal Research, of which he was director until he became City Chamberlain. He declared that two engineers who told the truth while the bureau was conducting an investigation of the Department of Public Works made Mr. Mitchel Mayor, because they gave him the opportunity to prove his worth while he was Commissioner of Accounts. The other speakers were Marcus M. Marks, Borough President of Manhattan; Comptroller William A. Prendergast and Alfred D. Flinn, president of the society, who was toastmaster. Among the others at the speakers' table were Lewis H. Pounds, Borough President of Brooklyn, and Douglas Mathewson, Borough President of the Bronx.

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, 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."

ELECTRICAL ENGINEERS.—The second annual midwinter convention of the American Institute of Electrical Engineers will be held in

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Trade and Technical Society Events (Continued)

the Engineering Societies Building, New York, February 25, 26 and 27, under the auspices of the Electric Power Committee. The general subject of the meeting will be "Electric Power," and each of the sub-committees of this general committee will present papers on the special branch of this subject.

STATE ARCHITECTS.—The second annual convention of the New York State Association of the American Institute of Architects was held in Albany January 9. It was attended by delegates from the various Chapters of the American Institute of Architects in the State. Gov. Martin H. Glynn tendered the members a reception at the Executive Mansion and received their assurance of co-operation with him and the State Architect in obtaining legislation to promote economy and efficiency in the State Architect's office. The following officers were elected: President, Albert L. Brockway of Syracuse; vice-president, Electus D. Litchfield of New York; secretary and treasurer, D. R. Collin of Brooklyn.

SECOND MIDWINTER CONVENTION will be held in the Engineering Societies Building at 29 West 39th st, New York City, Feb. 25-27, under the auspices of the Electric Power Committee. The general subject of the meeting will be "electric power," and each of the sub-committees will present papers on the special branch under its jurisdiction. The subdivisions of the subjects are: (1) power stations; (2) power generation; (3) protective apparatus; (4) transmission; (5) distribution; (6) economics, and (7) engineering data. A full list of the papers to be presented at this meeting is not available at this time, but a complete program of the convention will be published in the February issue of the "Proceedings."

BUILDING TRADES EMPLOYERS.—The annual convention of the National Building Trades and Employers' Association will be held in Louisville, Ky., Jan. 21-23. Officers of the National Association are: President, Herbert J. West, West Construction Co., Baltimore, Md.; secretary, I. H. Scates, secretary of Baltimore Builders' Exchange.

BUILDING TRADES EMPLOYERS' ASSOCIATION will have for its guests at its annual banquet to be held in the Waldorf Astoria on next Wednesday evening Francis N. Howland, Robert J. Moorehead, Rudolph P. Miller, P. J. Carlin, John J. Murphy, Robert D. Kohn, Richard Deeves, Cass Gilbert, Constantine Schubert and John W. Moore. The dinner committee consist of Fred G. Webber, chairman; Max Baumann, James Gillies, N. J. T. Getty, N. J. Sloane, Ronald Taylor and Fred B. Tuttle.

HEATING AND VENTILATING.—The annual meeting of the American Society of Heating and Ventilating Engineers will be held January 20, 21 and 22 at the Engineering Societies Building, 25 West 39th street.

METROPOLITAN HARDWARE ASSOCIATION will hold its annual dinner at the Hotel Astor Tuesday, Jan. 20. H. A. Cornell, 123 Court st, Brooklyn, is chairman of the dinner committee.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

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.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20.

CORNELL SOCIETY OF CIVIL ENGINEERS will hold its annual banquet and reunion in New York City, Jan. 23.

NATIONAL WHOLESALE LUMBER DEALERS' Association will meet at Buffalo March 4 and 5.

OBITUARY

OREN FINCH, a prominent architect, of Schenectady, N. Y., died Sunday, Jan. 4, after a short illness. Mr. Finch designed many of the best public and private buildings in and around Schenectady.

ALEXANDER F. W. LESLIE, an architect, died at his home, 415 Washington avenue. Mr. Leslie for a number of years was in partnership with Clarence R. Van Buskirk. A suit has been instituted by Mr. Leslie against Clarence R. Van Buskirk for a share of certain funds that Van Buskirk is said to have received from Charles Ebbetts, the owner of Ebbetts' ball grounds. Mr. Leslie was 58 years of age, and was born in Milton, Mass. He came to Brooklyn with his parents while still a young boy, and after his graduation from the Massachusetts Institute of Technology served for a few years on the United States Coast Survey, under Admiral Silsbee. He began his newspaper career on the New York Recorder, of which he was part owner for a number of years. From the Recorder he went to the World, and for ten years managed the engraving department of that paper. Eight years ago he retired from newspaper work and formed a partnership with Clarence R. Van Buskirk. This partnership was continued up to a year ago, when Mr. Leslie went into business for himself at 180 Montague street.

WM. D. MARKS, formerly the Whitney Professor of the Dynamic Engineering University of Pennsylvania, died in the Champlain Valley Hospital, Plattsburgh, N. Y., Wednesday, Jan. 7. Prof. Marks was 65 years old and was a member of the American Philosophical Society and

the American Institute of Electric Engineers. He has been consulting engineer of gas and electricity in New York City, Worcester, Mass., Buffalo, Minneapolis, Cleveland, Providence, Omaha and other cities. Mr. Marks had offices in New York, but for some time past had been spending most of his time at his home in Westport, N. Y.

RECENT INCORPORATIONS.

J. LEOPOLD & CO. have filed incorporation papers with \$50,000 capital stock to do general contracting and dealing in granite blocks and pavements with offices in Manhattan. The directors are Jos. Leopold, 1864 7th av, Elwood VanSise, 131 Highland Boulevard, Brooklyn, and Max L. Schallek, West End av, N. Y. C. Strassbourgerm, Eschwege & Schaller, 74 Broadway, are the attorneys for the company.

HANFORD REALTY CORP. is a \$10,000 corporation, chartered to do a realty and construction business with offices in Manhattan. The papers were filed by Fanny Lockwood, Hotel Ansonia, Wm. F. H. Lockwood, Hotel Ansonia, N. Y. C., and Robert Connor, 316 6th av, Brooklyn, as directors. The attorney for the company is the Corporation Trust Co., 15 Exchange pl, Jersey City, N. J.

THE VENDOME REALTY CORP. is a \$10,000 corporation chartered to do a realty, construction and brokerage business with offices in Manhattan. The incorporators are Harry T. Bernhard, 50 Palisade av, West Hoboken, N. J., Harry S. Lafond, 390 West 174th st, and Reginald P. Bolton, 638 West 158th st, N. Y. C. Dana & Clarkson, 44 Court st, Brooklyn, are the attorneys.

AVENUE A HOLDING CO., realty and construction, has been incorporated with a \$10,000 capitalization with offices in Manhattan. The directors are Samuel M. Freedman and Moses A. Lewis, both of 55 Liberty st, and Harry Klein, 67 St. Nicholas av. Samuel N. Freedman, 55 Liberty st, is the attorney for the company.

NO ARCHITECTS SELECTED.

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

DOVER, N. J.—The Board of Education of Dover, William Otis, clerk, contemplates the erection of a brick school here, for which no site or architect has been selected.

DUNKIRK, N. Y.—The Dunkirk Electric Manufacturing Co., this place, H. T. Litchfield, secretary, contemplates the erection of a power plant for which no engineer has been selected. Owner will probably take bids about Feb. 1.

DUNKIRK, N. Y.—C. F. Brooks & Co., 3d st, Dunkirk, contemplates the erection of a 1-sty brick and steel theatre, 50x100 ft., in 3d st, for which no architect has been selected.

JERSEY CITY, N. J.—L. O. Koven & Bro., boiler makers, Paterson Plank rd, contemplates altering the hall at the corner of Ogden av and Ferry st into an office building. No architect has been retained.

MOUNT VERNON, N. Y.—The First Methodist Church, Otto F. Bartholow, pastor and in charge, 8th av, Mt. Vernon, contemplates the erection of a 2-sty brick addition to the chapel at the southwest corner of 8th av and 2d st. No architect has been selected. Cost, about \$10,000.

ALLEGHANY, N. Y.—The School Trustees of Alleghany, G. A. Farwell, Hinsdale, N. Y., contemplates the erection of a 2-sty brick school to be erected in District 2, for which no architect has been selected.

UTICA, N. Y.—The Utica Waste Co., 4 Burchard st, Utica, J. H. Paynter, president, contemplates the erection of a warehouse and factory in Geneva st, for which no architect has been selected.

ROME, N. Y.—J. H. Carroll, 116 East Dominick st, contemplates the erection of a 2 or 3-sty brick office and store building at the northwest corner of James and Liberty sts, for which no architect has been selected.

SILVER CREEK, N. Y.—Lodge F. & A. M., of this place, George S. Babcock, 54½ West Dunkirk st, master and chairman of building committee, is receiving competitive sketches for a 3-sty brick and stone masonic temple, 56x105 ft., to be erected at Dunkirk and Howard sts to cost about \$30,000.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Maximilian Zipkes, 220 5th av, architect, is taking figures on terra cotta for the 6-sty apartment house to be erected at the northwest corner of 170th st and Wilkins av for Louis E. Kleban, 1116 Jackson av.

DWELLINGS.

HARTSDALE, N. Y.—E. J. Lang, 481 5th av, N. Y. C., architect, is taking bids for a 2½-sty brick and tile residence, 30x40 ft., to be erected at Greenacres av and Colvin pl for H. L. Smith, 14 West 60th st, N. Y. C., owner. Cost about \$15,000.

PELHAM MANOR, N. Y.—A. W. Johnson, 105 West 40th st, N. Y. C., owner and architect, is taking bids for a 2½-sty terra cotta block and stucco residence to be erected at Cliff and Colonial avs, to cost about \$20,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—McDermott & Hanigan, 103 Park av, N. Y. C., are estimating on the factory building to be erected at Ely and Wilbur avs for the Brady Mfg. Co. Henry Holder, Brooklyn, is architect.

MUNICIPAL WORK.

PLUMBING, GAS FITTING, STEAM HEATING.—Bids will be received by the Board of Health until Tuesday, Jan. 20, for labor and materials necessary to erect and complete (A) the general contract, (B) the plumbing and gas fitting, (C) the steam heating for a pavilion on the grounds of the Department of Health, Flushing av, near Jamaica, Borough of Queens.

GENERAL CONSTRUCTION, PLUMBING.—Bids will be received by the Superintendent of School Buildings until Monday, Jan. 26, for Item 1, general construction; also Item 2, plumbing and drainage of new Public School 50, on the southeasterly corner of Driggs av and South 3d st, Brooklyn.

NARROWS SIPHON.—Bids will be received by the Board of Water Supply at its offices, 22d floor, Municipal Building, until Tuesday, Jan. 27, for the construction of the Narrows siphon, about 9,800 ft. long, in New York Harbor extending from 79th st and Shore rd, Bay Ridge, Brooklyn, to the junction of Arrietta st and Stuyvesant pl, Tompkinsville, Staten Island.

SUPPLIES.—Bids will be received by the Supplies Committee of the Board of Managers of the Brooklyn Disciplinary Training School for Boys until Wednesday, Jan. 21, for furnishing hardware, leather, lumber, engineer's supplies, paints, oil, etc.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general construction of P. S. 52 to be located on the west side of Academy st, between Broadway and Vermilyea av, from plans by C. B. J. Snyder, architect.

GLEN COVE, L. I.—Frank Helmle, 190 Montague st, Brooklyn, architect, is taking bids for a 2½-sty limestone and granite school and convent for St. Patrick's. C. Church, Rev. Father Bernard O'Reilly, pastor.

STORES, OFFICES AND LOFTS.

43D ST.—Francis H. Kimball, 71 Broadway, has completed plans for alterations to the 12-sty store and office building, 104x71 ft., at 144-156 West 43d st, for Mary Fitzgerald, Litchfield, Conn., owner. Edmund K. Stallo, 60 Broadway, is lessee of offices, and the Gray Drug Co., C. L. Gray, president, room 302, at site, is taking bids on subs. Cost, about \$55,000.

MISCELLANEOUS.

QUEENS.—The Libman Contracting Co., 107 West 46th st, is figuring the general construction for a pavilion on the grounds of the Board of Health, Flushing av, near Jamaica, from plans by William E. Austin, and desires bids from all sub-contractors prior to January 19.

CONTEMPLATED
CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

79TH ST.—Robert T. Lyons, 505 5th av, has completed plans for the 12-sty apartment house, 62x84 ft., to be erected at 135-139 West 79th st for the Akron Building Co., 505 5th av, owner. Alex. M. and Leo S. Bing. Cost about \$200,000. Owner builds and will soon take bids on all subs.

HAMILTON ST.—C. P. Cannella, 60 Graham av, Brooklyn, is preparing plans for a 6-sty brick tenement, 32x50 ft., to be erected at 21-23 Hamilton st, for L. Torregrossa, 18 Monroe st, owner. Cost, about \$26,000.

ST. NICHOLAS PL.—Samuel Sass, 32 Union sq, is preparing plans for a 3-sty apartment house, 75x88 ft., to be erected on the east side of St. Nicholas pl, opposite 153d st, for the Dayton Realty Co., 132 Nassau st. Cost, about \$75,000. The owner builds and will receive bids on excavating, structural iron, marble and tile, mantels, lighting fixtures, sheet metal work, dumbwaiters, slag roof, steam heat, etc.

FACTORIES AND WAREHOUSES.

WATER ST.—The Starr Engineering Co., 90 West st, is preparing plans for alterations to the brick and stone refrigerating warehouse at 299-305 Water st, through to 282 Front st, for the Fulton Market Refrigerating Co., N. S. Gates in charge, 3 Fulton st, lessee. Cost about \$100,000.

24TH ST.—The Hussey Cooper Co., of Pittsburgh, owing to the development of its business in N. Y. C., has decided to build its own warehouse at 504-6 West 24th st on a plot 50x100 ft. The John O. Devlin Construction Co. has the general contract.

HALLS AND CLUBS.

BARROW ST.—Delano & Aldrich, 4 East 39th st, have been commissioned to prepare plans for a 6-sty brick and stone settlement house to be erected at 27-31 Barrow st, for the Co-operative Social Society, 52 William st, Herbert Parsons, president.

126TH ST.—The Young Men's Christian Association, Henry M. Orne, 215 West 23d st, general secretary, does not contemplate any immediate improvement of the property 6 to 10 West 126th st, in the rear of its Harlem Branch, which was recently purchased to provide for future extension.

STORES, OFFICES AND LOFTS.

39TH ST.—Beverly S. King, 103 Park av, will soon call for bids on general contract for the 6-sty addition to the Engineers' Club at 23 West

39th st, for the Engineers' Club, 32 West 40th st, owner, Stephenson Taylor, president, Henry G. Morse, 101 Park av, is consulting architect. Cost about \$100,000.

THOMPSON ST.—R. I. Dodge, Woolworth Building, 233 Broadway, has completed plans for a 3-sty brick and stone loft and bakery building, 22x80 ft., to be erected at 16 Thompson st, for David and Chas. Schwartz, 16 Bible House, owners. Cost, about \$10,000.

7TH AV.—I. E. Dittmars, 111 5th av, is preparing plans for two 16-sty loft buildings, one 190x78 ft. and the other 97x125 ft., and an addition of 5-stys to the 11-sty building on the west side of 7th av, 24th to 25th sts, and south side of 25th st, for the National Cloak & Suit Co., 207 West 24th st, owner, S. G. Rosenbaum, president. Martin C. Schwab, 5 South Wabash av, Chicago, Ill., is engineer for power plant. Cost, about \$2,000,000.

56TH ST.—G. A. & H. Boehm, 7 West 42d st, have been commissioned to prepare plans for alterations to the residence at 22 West 56th st for business purposes. Robert Fridenberg, 16 East 42d st, is owner.

MADISON AV.—Thomas W. Lamb, 644 8th av, is preparing sketches for an 8-sty loft and office building, 25x100 ft., to be erected at the southeast corner of Madison av and 33d st, for The Grant Estate, 11 Wall st, owner. Cost, about \$300,000.

THOMPSON ST.—R. I. Dodge, Woolworth Building, 233 Broadway, has completed plans for a 3-sty brick and stone bakery and loft building, 22x80 ft., to be erected at 16 Thompson st for David & Chas. Schwartz, 16 Bible House, owners. The Capitol Lunch, Inc., 346 Broadway, John O. Phillips, N. Y. Manager, is lessee. Cost, about \$10,000.

THEATRES.

DELANCEY ST.—Moore & Landsiedel, 148th st and 3d av, will soon complete plans for a 2-sty brick theatre, 34x76 ft., to be erected at 6-8 Delancey st for Earnest Plath, care of architects, owner. Cost, about \$10,000.

90TH ST.—Thomas W. Lamb, 644 8th av, will soon take bids on general contract for the 1-sty brick and limestone theatre, 101x162 ft., to be erected at the southwest corner of 90th st and Broadway for Robert Goelt, 9 West 17th st, owner. Cost, about \$100,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

170TH ST.—Excavating is under way for two 6-sty apartments, 107x144 ft., at the northwest corner of 170th st and Wilkins av for Louis E. Kleban, 1116 Jackson av, owner. M. Zipkes, 220 5th av, is architect. Cost about \$200,000. Owner builds and will take bids about Feb. 1 on subs.

188TH ST.—John P. Boyland, Jr. Fordham rd and Webster av, is preparing plans for seven 5-sty brick tenements to be erected in

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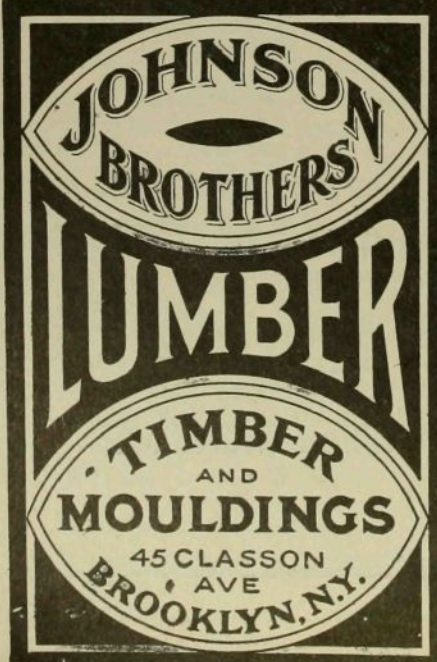
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Contemplated Construction Bronx (Continued).

the north side of 188th st, 102 ft. east of Washington av, for John O'Leary, 991 East 167th st, owner. Cost, about \$250,000.

160TH ST.—Samuel Katz, 1 Madison av, is completing plans for a 6-sty apartment house, 100x87 ft., to be erected in the south side of 160th st, 178 ft. west of Fort Washington av, for the Podgur Realty Co., Robert Podgur, president. Cost, about \$150,000. Owner builds and will take bids on subs and materials about Jan. 20.

CLINTON AV.—The Tremont Architectural Co., 401 Tremont av, is preparing sketches for a 5-sty apartment house, 50x90 ft., to be erected at the northeast corner of Clinton av and 179th st, for the Herbst Realty Co., 985 East 179th st, owner. Cost, about \$45,000.

TINTON AV.—Plans are being prepared by Moore & Landsiedel, 148th st and 3d av, for two 5-sty brick apartment houses to be erected on the east side of Tinton av, 52 ft. north of 166th st, for the Adolphus Realty Corp., 1118 Tinton av, owner.

QUARRY RD.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick apartment house, 25x70 ft., to be erected on the east side of Quarry rd, south of 182d st, for Carl & Rosie Schaub, care of architects, owners. Cost, about \$20,000.

BRONX.—Samuel Katz, 1 Madison av, has completed plans for two 5-sty tenement houses, 50x106 ft., to be erected on the west side of Vermilyea av, 100 ft. west of Academy st, for The Sands Construction Co., 1029 East 163d st, owner, Nathan Wilson, president, who is taking bids on subs and materials. Cost, about \$120,000.

VERMILYEA AV.—Samuel Katz, 1 Madison av, has completed plans for two 5-sty apartment houses, 50x106 ft., to be erected at 33-9 Vermilyea av, for the Sands Construction Co., 1029 East 163d st, owner. Cost, about \$120,000.

CHURCHES.

MORRIS AV.—Robert La Velle, 197th st and Valentine av, has nearly completed plans for a 3-sty brick and stone synagogue, 33x100 ft., to be erected at the northwest corner of Morris av and 166th st, for the Temple Juda Holheim. Mr. Buyer, president, 1048 Morris av. Cost about \$30,000.

STORES, OFFICES AND LOFTS.

FORDHAM RD.—A. J. Thomas, Fordham rd and Westchester av, is preparing plans for a 1-sty brick taxpayer, 102x160 ft., to be erected at the southeast corner of Fordham rd and Jerome av for the Rollins estate, care of architect, owner.

149TH ST.—Taylor & Levi, 105 West 40th st, have completed plans for a 2-sty brick store, 50x80 ft., to be erected in the north side of 149th st, 200 ft. west of Melrose av, for the Edgewater Realty Co., E. D. Coulter, president, 524 Willis av, owner. Cost about \$15,000. The architect will soon take bids on general contract.

MORRIS AV.—William E. Diller, 267 East 164th st, has no immediate plans for improving the property at the southwest corner of Morris av and 167th st, 100x100 ft. The purchase was for speculation.

Brooklyn.

BANKS.

GRAND ST.—Benj. M. Levitan, 20 West 13th st, N. Y. C., is preparing plans for alterations to the 3-sty brick store, 20x68 ft., for banking purposes, for Max Kobre, 41 Canal st, N. Y. C., owner. Cost about \$10,000.

CHURCHES.

DEKALB AV.—Paul B. LaVelle, 507 5th av, N. Y. C., is preparing plans for a 1½-sty brick and stucco synagogue, 25x100 ft., to be erected at 928 DeKalb av, for the Jacob Joseph Congregation, B. Gabriel Joseph, pastor, Lewis st. The Dazie Construction Co., 103 Park av, N. Y. C., has the general contract. Cost, about \$10,000.

DWELLINGS.

37TH ST.—C. P. Cannella, 60 Graham av, is preparing plans for two 2-sty frame residences, 17x41 ft., to be erected in the east side of East 37th st, 147 ft. north of Church av, for William Herod, Jr., 1209 Sterling pl, owner and builder. Cost about \$10,000.

SHERMAN ST.—Benj. F. Hudson, 319 9th st, Brooklyn, is preparing plans for five 2-sty brick residences, 17x40 ft., to be erected in the north side of Sherman st, 18 ft. east of Terrace pl, for Wm. M. Calder, Inc., 1648 11th av, owner and builder. Cost, about \$25,000.

SHERMAN ST.—Benj. F. Hudson, 319 9th st, is preparing plans for three 2-sty brick residences to be erected at the northeast corner of Sherman st and Terrace pl, for Wm. M. Calder, 1648 11th av, owner and builder. Cost, about \$18,000.

THEATRES.

SURF AV.—James A. McDonald, 2329 Surf av, has completed plans for a client for a 1-sty brick and concrete moving picture theatre and bathing pavilion, 52x170 ft., to be erected on Surf av, West 25th st and the ocean.

ONEY ISLAND AV.—James A. Boyle, 367 Fulton st, has completed 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 N, for Thomas J. Cox, 2025 East 16th st, owner and builder. Cost, about \$9,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, Astoria, L. I., has completed plans for a 4-sty brick tenement, 25x80 ft., to be erected on the south side of Jamaica av, 70 ft. east of Ely av, for Thomas Borgia, 628 6th av, Astoria, L. I., owner and builder. Cost about \$12,000.

LONG ISLAND CITY.—Frank Chmelk, 796 2d av, Astoria, L. I., has completed plans for a 4-sty tenement, fifth stores, 45x90 ft., to be erected

at the corner of Jamaica av and Sherman st for the Hellenita Construction Co., Bridge Plaza, L. I., owner and builder.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, Brooklyn, has completed plans for a 4-sty brick tenement, 50x89 ft., to be erected on the east side of Steinway av, north of Pierce av, for Jere F. Ryan, Corn Exchange Building, Bridge Plaza, owner and builder.

LONG ISLAND CITY.—Frank J. Schefcik, 4168 Park av, the Bronx, is preparing plans for a 5-sty brick and limestone tenement, 37x88 ft., to be erected on the west side of 3d av, 639.9 ft. north of Jamaica av, for Frank Zvanovec, 70 Wilson av, Astoria, owner. Cost, about \$25,000.

LONG ISLAND CITY.—Gronenberg & Leuchtag, architects, 303 5th av, N. Y. City, have prepared designs for two 5-sty tenements, to be erected at the southeast corner of Van Alst av and 12th st, Long Island City, for the Van Alst Construction Co.

Nassau.

DWELLINGS.

OYSTER BAY, L. I.—Henry P. Kirby and John J. Petit, 103 Park av, N. Y. C., are preparing plans for a 2½-sty brick veneer residence, 35x146 ft., to be erected here for Frank M. Doubleday, of Doubleday, Page & Co., 11 West 32d st, N. Y. C., owner. L. E. Tucker, in care of the architects, will build by day's work

Suffolk.

DWELLINGS.

BAYPORT, L. I.—I. H. Green, Sayville, L. I., has been commissioned to prepare plans for alterations to the residence here for Mrs. J. C. Carroll, 4615 4th av, Brooklyn, owner.

MUNICIPAL WORK.

BAYSHORE, L. I.—C. M. Hart, Main st, is preparing plans for a 2-sty brick and stone fire house, 40x65 ft., to be erected here for the Bayshore Fire Department, Chief Louis Holtje, this place, owner. Cost about \$15,000.

SCHOOLS AND COLLEGES.

BAYSHORE, L. I.—C. M. Hart, Main st, is preparing sketches for a high school to be erected here at a cost of about \$50,000 for the Board of Education, Eugene R. Smith, chairman, Main st, Islip, L. I.

Westchester.

DWELLINGS.

MOUNT VERNON, N. Y.—George M. Bartlett, 103 Park av, N. Y. C., has been commissioned to prepare plans for a 2-sty brick and tile parsonage to be erected at the southwest corner of 1st av and 2d st, for the First Baptist Church, South 2d av, corner of East 2d st, Mark D. Stiles, 39 Primrose av, chairman. Cost, about \$15,000.

HARTSDALE, N. Y.—E. J. Lang, 481 5th av, N. Y. C., is preparing plans for a 2½-sty frame and stucco residence, 35x38 ft., to be erected at Greenacres for Dr. Ralph R. Ryan, New York Post rd, Scarsdale, owner; cost, about \$10,000. Bids will be received on general contract about Jan. 26.

SCHOOLS AND COLLEGES.

SCARSDALE N. Y.—A special election will be held in Scarsdale, Westchester County, on February 9, to place before the taxpayers for approval the proposed expenditure of \$115,000 for new school improvements.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Plans are being figured for a 2 and 3-sty brick and hollow tile department store, 67x200 ft., to be erected in the south side of Main st, between Centre av and Bank st, for the Howard R. Ware Corp., Beechmont st, owner. Townsend, Steine & Haskell, Broadway and 34th st, N. Y. C., architects.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

WASHINGTON AV (sub).—Chas Schneider Co., 492 East 163d st, has received the heating contract for the 5-sty apartment house, 60x88 ft., on the east side of Washington av, 258 ft. south of 170th st, for J. & P. Fox, 3623 3d av, owners and builders. Chas Schaefer, Jr., 401 East Tremont av, is architect. Browning & Lorz, at site, have the mason work and Silbermann & Lansette, carpentry. Cost, about \$60,000. Work is up to the first tier.

DWELLINGS.

SOUTHAMPTON, L. I. (Sub).—Donnelly & Corrigan, Windmill lane, this place, have received the foundation contract for a 2½-sty terra cotta blocks and stucco residence, 50x180 ft., to be erected for H. H. Rogers, care of the Standard Oil Co., 26 Broadway, owner. Walker & Gillette, 128 East 37th st, N. Y. C., are architects.

SCHOOLS AND COLLEGES.

OZONE PARK, L. I.—John J. Beatty, 1469 Dean st, Brooklyn, has received the general contract to erect a 3-sty brick convent school, 30x125 ft., for the Convent of the Daughters of Wisdom, Convent av, owner. York & Sawyer, 50 East 41st st, N. Y. C., are architects.

STORES, OFFICES AND LOFTS.

GREENE ST.—Thomas J. Steen Co., 30 Church st, has received the general contract for alterations to the business building at 33-35 Greene st for C. Lawrence and Henry S. Swords, care of Clinton & Russell, 32 Nassau st, architects. Cost, about \$20,000.

THEATRES.

BUFFALO, N. Y. (sub).—Superior Cornice & Skylight Works, Inc., 214-16 East 127th st, N. Y. C., is furnishing its automatic theatre ventilators for the Shea Hippodromes in Toronto and Buffalo. Leon H. Lempert, Jr., is architect.

DETROIT, MICH. (sub).—Superior Cornice & Skylight Works, Inc., 214-16 East 127th st, N. Y. C., is furnishing its automatic ventilators for the Liberty Theatre in Detroit for Paul C. Bertling & Son, C. Howard Crane is architect.

MISCELLANEOUS.

LONG BEACH, L. I.—The Salmond Bros. Co., 526 Elm st, Arlington, N. J., has received the general contract to rebuild the 4-sty brick and reinforced concrete bathing pavilion here for the National Bathing Co., Walter Randa, 30 Broad st, N. Y. C., owner. Dodge & Morrison, 135 Front st, N. Y. C., are architects. Cost, about \$100,000.

FORT LAFAYETTE, N. Y.—The contract for dredging at the naval magazine, Fort Lafayette, N. Y., bids for which were opened Dec. 13, has been awarded to William Beard, 21 State st, N. Y. C., at \$15,000.

BOSTON, MASS.—The bid of the Bergen Point Iron Works, foot of West 5th st, Bayonne, N. J., has been accepted for making coaling tower alterations and improvements to the coaling plant at the navy yard, Boston, Mass. The contract price amounted to \$39,842.

FORT WOOD, N. Y.—The contract for remodeling old and installing new heating plant in quartermaster and signal storehouse, Fort Wood, N. Y., has been awarded to Teran-Mahoney & Monroe, 601 1st av, N. Y. C.

WASHINGTON, D. C.—The contract for the construction of a bridge across Rock Creek, connecting Q st, has been awarded to A. L. Guidone, 131 East 23d st, N. Y. C., at \$158,484.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

STORES, OFFICES AND LOFTS.

MADISON AV, 2197, 1-sty brick office, 16x32; cost, \$1,000; owner, Estate of Henry A. Cram, J. Sergeant Cram, trustees, 47 Cedar st. Plan No. 12.

STORES AND TENEMENTS.

110TH ST, 45-53 West, 6-sty brick tenement, 125x90; cost, \$175,000; owner, June Construction Co., 1200 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 8.

110TH ST, 55-63 West, 6-sty brick tenement, 125x90; cost, \$175,000; owner, June Construction Co., 1200 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 9.

VERMILYEA AV, s s, 106 w Academy st, two 5-sty brick tenements, 50x106; cost, \$120,000; owner, The Sand Construction Co., Nathan Wilson, president, 1029 East 163d st; architect, Samuel Katz, 1 Madison av. Plan No. 10.

89TH ST, 311-317 West, 8-sty brick tenement, 80x84; cost, \$200,000; owner, Excelsior Holding Co., Samuel Levy, president, 600 West End av; architects, Wallis & Goodwillie, 346 4th av. Plan No. 11.

THEATRES.

DELANCEY ST, 6-8, 2-sty brick theatre, 32x75; cost, \$10,000; owner, Ernest Platt, 148th st and 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 13.

Bronx.

DWELLINGS.

226TH ST, n s, 188.1 e Paulding av, 2-sty frame dwelling, 19x41.6, tin roof; cost, \$5,000; owner, A. Russo, 348 East 62d st; architect, Wm. Anagnost, 2164 Bathgate av. Plan No. 18.

ROBIN AV, e s, 200 s Tremont rd, 2-sty brick dwelling, shingle roof, 21x51; cost, \$3,000; owner and architect, Julian Bally, 300 Summ.it av, West Hoboken, N. J. Plan No. 21.

STORES, OFFICES AND LOFTS.

HALPERIN AV, n s, 97.4 e Williamsbridge rd, 1-sty frame office, 19x30; cost, \$500; owner, Lambert G. Mapes, 1469 Williamsbridge rd; architect, Anton Pirner, 2069 Westchester av. Plan No. 17.

144TH ST, s e cor Southern Boulevard, 1-sty frame office, 12x24; cost, \$100; owner and architect, Herman Droge, 866 East 149th st. Plan No. 20.

STORES AND TENEMENTS.

157TH ST, s s, 71 e Melrose av, 5-sty brick tenement, plastic slate roof, 50x86.2; cost, \$50,000; owner, Benenson Realty Co., Benj. Benenson, 407 East 153d st, Pres; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 19.

Brooklyn.

DWELLINGS.

56TH ST, s s, 300 w 15th av, 2-sty frame dwelling, 20x38, shingle roof, 1 family; cost, \$400; owner, Floyd M. Hunter, 1550 55th st; architect, Thos. Bennett, 3d av & 52d st. Plan No. 106.

84TH ST, s s, 235 w Ridge blvd, 1-sty frame dwelling, 24x39.8, shingle roof, 1 family; cost, \$8,000; owner, Edw. Sloggatt, 169 83d st; architects, Slee & Bryson, 154 Montague st. Plan No. 98.

COURT ST, w s, 220 s Bryant st, 2-sty brick cafe and dwelling, 25x85, gravel roof, 1 family; cost, \$10,000; owner, Justus Roeder, 267 Hamflton av; architect, Benj. Driesler, 153 Remsen st. Plan No. 126.

LIVONIA AV, n s, 20 e Warwick st, six 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$24,000; owner, Ashwick

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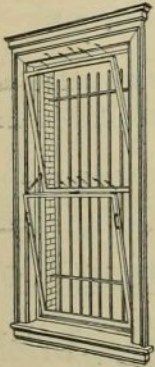
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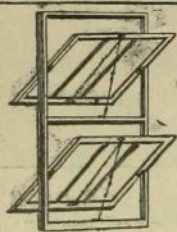
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Plans Filed, New Buildings, Brooklyn (Cont.)

Building Corporation, 493 Ashford st.; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 183.

EAST 34TH ST. e s, 80 n Beverly rd, five 2-sty frame dwellings, 17x41, gravel roof, 1 family each; total cost, \$15,000; owner, Wm. Herod, 222 East 31st st; architects, Chas. Infanger & Sons, 2634 Atlantic av. Plan No. 130.

BROOKLYN AV, w s, 475 s Av F, two 2-sty frame dwellings, 19.6x47, tin roof, 1 family each; total cost, \$8,000; owner, Louisville Realty Co., 1402 44th st; architect, W. T. McCarthy, 16 Court st. Plan No. 121.

SURF AV, s s, 100 w West 35th st, three 2-sty frame dwellings, 15x29.6, shingle roof, 2 families each; total cost, \$5,000; owner, Wm. N. Stevenson, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 132.

36TH ST, n s, 29 w Minna st, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, \$5,000; owner, Vito De Fino, 991 38th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 149.

EAST 19TH ST, w s, 260 n Av I, 2-sty frame dwelling, 18x55, gravel roof, 1 family; cost, \$3,500; owner, Geo. Baur, 2746 Bedford av; architect, Benj. Driesler, 153 Remsen st. Plan No. 182.

47TH ST, n s, 200 w 14 av, two 2-sty frame dwellings, 24x54, shingle roof, 2 families each; total cost, \$12,000; owner, Morris Kornblum, 1341 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 176.

BEAUMONT ST, e s, 520 n Hampton av, 1-sty frame dwelling, 30x37, slate roof, 1 family; cost, \$5,000; owner, J. S. McWhister, 3609 Broadway, N. Y.; architect, Thos. F. Dunne, 953 Homecrest av. Plan No. 207.

LINWOOD ST, e s, 20 s Dumont av, three 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$11,400; owner, Cutler Bldg. Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 198.

EAST 15TH ST, w s, 280 n Av I, two 2-sty frame dwellings, 18x55, gravel roof, 2 families each; total cost, \$7,000; owner, Geo. Bauer, 2746 Bedford av; architect, Benj. Driesler, 153 Remsen st. Plan No. 201.

EAST 37TH ST, e s, 147 n Church av, two 2-sty frame dwellings, 17x41.6, slag roof, 1 family each; total cost, \$7,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architects, Canella & Gallo, 60 Graham av. Plan No. 215.

FACTORIES AND WAREHOUSES.

KENT AV, n w cor North 3d st, 5-sty brick warehouse, 178.8x440, composition roof; cost, \$850,000; owners, Havemeyer & Elder, 129 Front st, N. Y.; architect, Cass Gilbert, 11 East 24th st, N. Y. Plan No. 122.

ROEBLING ST, e s, 80 s South 2d st, 1-sty brick storage, 20x30, tin roof; cost, \$500; owner, Zacharias Dershowitz, 219 Roebling st; architect, C. M. Straub, 147 4th av, N. Y. Plan No. 177.

STABLES AND GARAGES.

CLINTON ST, s w cor Carroll st, 1-sty brick garage, 20x20, gravel roof; cost, \$300; owner, Peter A. Reque, on premises; architect, Axel S. Hedman, 371 Fulton st. Plan No. 162.

BOERUM PL, 132, 1-sty brick garage, 25x59.9, slag roof; cost, \$5,000; owner, Jas. O'Connell, 127 Boerum pl; architect, Lorenz F. J. Weiher, 271 West 125th st, N. Y. Plan No. 211.

THATFORD AV, n e cor Lott av, 2-sty frame stable, 20x20, gravel roof; cost, \$1,200; owner, Abraham Makransky, 477 Thatford av; architect, Ernest Dennis, 241 Schenck av. Plan No. 214.

STORES AND DWELLINGS.

KENT AV, w s, 116.4 n Myrtle av, 3-sty brick store and dwelling, 25x36, gravel roof, 2 families; cost, \$3,000; owner, Nicola Citta, 876 Kent av; architect, Pasquale Gagaldi, 239 Navy st. Plan No. 148.

64TH ST, n s, 160 e 14th av, 3-sty brick store and dwelling, 20x50, tin roof, 2 families; cost, \$4,000; owner, Luigi Minetti, 1414 64th st; architect, Angelo H. Martire, 6003 14th av. Plan No. 185.

LIVONIA AV, n e cor Warwick st, 2-sty brick store and dwelling, 20x52, gravel roof, 2 families; cost, \$5,000; owner, Ashwick Building Corporation, 493 Ashford st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 184.

LINWOOD ST, s e cor Dumont av, 3-sty brick store and dwelling, 20x52, gravel roof, 3 families; cost, \$5,000; owner, Cutler Bldg. Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 199.

CHURCH AV, n w cor St. Paul's pl, 3-sty brick store and dwelling, 19x60, gravel roof, 2 families; cost, \$6,000; owner, Kraslow Const. Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 216.

CHURCH AV, n e cor East 18th st, 3-sty brick store and dwelling, 25.7x62.6, gravel roof, 2 families; cost, \$6,500; owner, Kraslow Const. Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 217.

CHURCH AV, n s, 19 w St. Paul's pl, eight 3-sty brick stores and dwellings, 19x52, gravel roof, 2 families each; total cost, \$40,000; owner, Kraslow Const. Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 218.

DUMONT AV, s w cor Williams av, 4-sty brick store and dwelling, 50x90, slag roof, 2 families; cost, \$28,000; owner, Crispit, Inc., 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 232.

STORES AND TENEMENTS.

ST JOHNS PL, s s, 300 e Kingston av, two 4-sty brick tenements, 50x101, gravel roof, 20 families each; total cost, \$60,000; owner, Hyman Aaron, 1205 Eastern Pkway; architects, Cohn Bros., 361 Stone av. Plan No. 107.

44TH ST, n s, 200 w 15th av, five 3-sty brick tenements, 24x70, slag roof, 6 families each; total cost, \$27,500; owners, Dias Building Co., 838 Grafton st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 110.

SOUTH 2D ST, n s, 198 e Keap st, 6-sty brick tenement, 55.7x82, slate roof, — families; cost, \$50,000; owner, South 5th Construction Co., 686 Willoughby av; architect, Samuel Sass, 32 Union Sq, N. Y. Plan No. 128.

OCEAN AV, s w cor Caton av, 4-sty brick tenement, 78x98, gravel roof, 17 families; cost, \$58,000; owners, Arundel Realty Co., 781 Ocean av; architect, J. Wm. Mengel, 781 Ocean av. Plan No. 161.

SHEPARD AV, e s, 175 n Liberty av, 4-sty brick tenement, 40x86, gravel roof, 16 families; cost, \$18,000; owner, Emile Reineking, 386 Crescent st; architect, Laurence J. Frank, Jr., 206 Crescent st. Plan No. 154.

CARROLL ST, s s, 200 w Hoyt st, 1-sty brick store, 20x43, gravel roof; cost, \$1,800; owner, Maria Call, on premises; architect, W. J. Conway, 400 Union st. Plan No. 168.

41ST ST, s s, 100 w 4th av, 4-sty brick tenement, 40x89, gravel roof, 16 families; cost, \$35,000; owner, Wayforth Construction Co., 139 Montague st; architect, S. Millman, 1780 Pitkin av. Plan No. 174.

CATON AV, s s, 118.10 w Ocean av, 4-sty brick tenement, 40x100, gravel roof, 13 families; cost, \$50,000; owner, Geo. R. Powell, 1333 North 15th st, Philadelphia; architect, J. W. Mangel, 781 Ocean av. Plan No. 170.

OCEAN AV, w s, 78.3 s Caton av, 4-sty brick tenement, 74x105, gravel roof, 17 families; cost, \$65,000; owner, Geo. R. Powell, 1333 North 15th street, Philadelphia; architect, J. W. Mangel, 781 Ocean av. Plan No. 171.

4TH AV, s w cor 41st st, 4-sty brick tenement, 60x90, gravel roof, 20 families; cost, \$48,000; owner, Wayforth Construction Co., 139 Montague st; architect, S. Millman, 1780 Pitkin av. Plan No. 173.

15TH AV, e s, 352 s 38th st, three 4-sty brick tenements, 40x88, gravel roof, 16 families each; total cost, \$75,000; owner, Sherman Holding Co., 154 East 8th st; architect, Maxwell A. Cantor, 39 West 38th st, N. Y. Plan No. 172.

BOERUM ST, n w cor Bergen st, 4-sty brick store and tenement, 25x53.9, slag roof, 6 families; cost, \$20,000; owner, Jas. O'Connell, 127 Boerum pl; architect, Lorenz F. J. Weiher, 271 West 125th st, N. Y. Plan No. 212.

38TH ST, s e cor 15th av, 4-sty brick tenement, 35x90, slag roof, 16 families; cost, \$25,000; owner, Sherman Holding Co., 154 East 38th st; architect, Maxwell A. Cantor, 39 West 38th st, N. Y. Plan No. 210.

62D ST, n s, 125 w 3d av, six 3-sty brick tenements, 20x65, gravel roof, 6 families each; total cost, \$45,000; owner, Boyd Realty Co., 434 Senator st; architect, Thomas Bennett, 52d st and 13th av. Plan No. 194.

CHRISTOPHER AV, w s, 50 s Riverdale av, 4-sty brick tenement, 50x88, gravel roof, 24 families; cost, \$25,000; owner, Powell Imp. Co., 397 Snediker av; architects, Cohn Bros., 361 Stone av. Plan No. 190.

SURF AV, s s, 118.6 e West 21st st, four 1-sty frame stores, 20x60, gravel roof; cost, \$3,000; owner, Richman Holding Co., 161 Canal st, N. Y.; architect, Abram D. Hinsdale, 96 Coney Island av. Plan No. 213.

THEATRES.

FULTON ST, s w cor Richmond st, 1-sty brick moving picture theatre, 80.4x93.5, concrete roof; cost, \$300 (open air); owner, Concord Photo Play Co., 3200 Fulton st; architect, Jas. Maresca, 67 President st. Plan No. 96.

MISCELLANEOUS.

WATKINS ST, e s, 210 s Riverdale av, 1-sty open shed, 20x38, gravel roof; cost, \$125; owner, Seida Farbstehal, 481 Watkins st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 146.

JAMAICA AV, n s, 140 e Vermont st, 1-sty brick wagon shed, 1-sty brick office and storage and 1-sty brick storage shed, 18x74, gravel roof; cost, \$25,000; owner, City of New York; architect, I. M. De Verona, 805 St Nicholas av. Plan No. 164.

VIENNA AV, s e cor Hinsdale st, 1-sty brick dairy, 100x76, gravel roof; cost, \$8,000; owner, Henry Sacks, 426 Hegeman av; architect, Morris Rothstein, 627 Sutter av. Plan No. 200.

Queens.

CHURCHES.

RICHMOND HILL.—Greenwood av, e s, 400 n Lexington st, 1-sty brick church, 29x53, shingle roof, steam heat; cost, \$7,000; owners, First Church Christian Scientists, Richmond Hill; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 49.

FLUSHING.—Central av, cor Ash st, 1-sty frame church, 27x55, shingle roof, steam heat; cost, \$8,000; owner, First Unitarian Church, 87 Battery pl, N. Y. C.; architects, Bates & How, 542 5th av, N. Y. C. Plan No. 43.

DWELLINGS.

DUNTON.—Remington av, n s, 75 s Otto pl, 2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,500; owner, H. S. O'Neil, 2 Remington av, Dunton; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 45-47. (Two houses cost \$5,000.)

MASPETH.—Jay av, n s, 325 w Clermont av, 2-sty frame dwelling, 25x25, tin roof, 2 families; cost, \$1,800; owner, Geo. Zatorga, 27 Jay av, Maspeth; architect, G. T. Mader, Clinton av, Maspeth. Plan No. 51.

WOODHAVEN.—Casco st, n s, 200 w Ferry st, 2 1/2-sty frame dwelling, 18x39, shingle roof, 1 family, steam heat; cost, \$3,000; owners, Eiermann Bros., 432 Jamaica av, Brooklyn; architects, Chas. Infanger & Son, 926 Broadway, Brooklyn. Plan No. 44.

COLLEGE POINT.—Av C, n s, 24 w 15th st, 2-sty frame dwelling, 20x36, tin roof, 2 families; cost, \$2,500; owner, Thomas Murphy, Slichers ct, College Point; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 54.

EDGEMERE.—Beach 41st st, w s, 23 s Boulevard, 1-sty frame dwelling, 16x56, shingle roof, 1 family; cost, \$800; owner, S. & L. Construction Co., Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 55.

EDGEMERE.—Hudson av, w s, 140 n Edgemere av, 2-sty frame dwelling, 28x57, shingle roof, 1 family; cost, \$4,500; owner, Ralph O'Rourke, Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 57.

JAMAICA.—Lewis av, n s, 140 s Morningside av, 2½-sty frame dwelling, 18x37, shingle roof, steam heat, 1 family; cost, \$3,500; owner, Anthony Brezowski, 532 Cottage av, Jamaica; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 53.

SOUTH OZONE PARK.—Lincoln av, n w cor Jockers av, 2-sty frame dwelling, 25x29, shingle roof, 1 family; cost, \$2,200; owner, John Horscuff, Lincoln av, South Ozone Park; architect, Chas. Meyer, Helen av, South Ozone Park. Plan No. 52.

BELLE HARBOR.—Park av, w s, 334 n Washington av, 2½-sty frame dwelling, 27x37, shingle roof, 1 family, hot water heat; cost, \$6,000; owners, Matilda and Louise Baulte, 220 Bannister av, Rockaway Beach; architects, W. T. Kennedy Co., Rockaway Beach. Plan No. 63.

FOREST HILLS.—Tennis pl, s s, 75 e Exeter st, 2½-sty brick dwelling, 40x25, tile roof, 1 family, steam heat; cost, \$8,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 62.

JAMAICA.—Park pl, n s, 109 e Canal st, 2-sty frame dwelling, 25x68, shingle roof, 2 families and store; cost, \$4,000; owner, Hyman Weinstein, 216 North 6th st, Brooklyn; architect, W. Taylor, 19 Bergen av, Jamaica. Plan No. 65.

ROCKAWAY BEACH.—Washington av, n e cor Pier av, 2½-sty frame dwelling, 22x41, shingle roof, 1 family; cost, \$4,000; owner, Mrs. Mary Wuheimer, adjoining premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 61.

ROCKAWAY BEACH.—Undine av, e s, 302 s Boulevard, ten 1-sty frame dwellings, 14x27, shingle roof, 1 family; cost, \$3,500; owner, Matilda Carlsing, 960 Madison st, Brooklyn; architect, John A. Lasher, Washington av, Rockaway Beach. Plan Nos. 74 to 83.

ROCKAWAY BEACH.—Thetis av, e s, 306 s Boulevard, five 1-sty frame dwellings, 14x27, shingle roof, 1 family; cost, \$1,750; owner, Wm. E. Sullivan, 800 Broadway, Flushing; architect, John A. Lasher, Washington av, Rockaway Beach. Plan Nos. 69 to 73.

ROCKAWAY BEACH.—Beach 113th st, s w cor Boulevard, 2½-sty frame dwelling, 38x32, shingle roof, 1 family; steam heat; cost, \$4,500; owner, May Sierer, Pier av, Rockaway Beach; architect, John A. Lasher, Rockaway Beach. Plan No. 67.

WOODHAVEN.—Shipley st, s s, 140 e Forest parkway, 2-sty frame dwelling, 25x34, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Mrs. E. Smith, 8 Shipley st, Woodhaven; architect, Samuel Guilfooy, Shipley st, Woodhaven. Plan No. 68.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Ely av, e s, 100 n Wilbur av, 2-sty brick factory, 48x75, tin roof, steam heat; cost, \$12,000; owner, Grady Mfg. Co., 509 West 30th st, N. Y. C.; architect, Henry Holder, Jr., 242 Franklin st, Brooklyn. Plan No. 50.

L. I. CITY.—Skillman av, s s, between Honeywell and Moore sts, 1-sty brick factory, 217x129, slag roof; cost, \$7,500; owners, Akron Tire Co., 49th st and Broadway, N. Y. C.; architect, A. H. Stines, 3d st and Jackson av, L. I. City. Plan No. 58.

L. I. CITY.—9th av south, 60 s Riker av, 1-sty frame storage shed, 70x75, slag roof; cost, \$2,500; owner, Astoria Veneer Mills Co., premises; architect, C. F. Koch, 187 Purdy st, L. I. City. Plan No. 59.

STABLES AND GARAGES.

JAMAICA.—Rockaway rd, n e cor Fleming pl, 1-sty frame garage, 30x25, shingle roof, 1 family; cost, \$150; owner, H. A. O'Brien, Jamaica. Plan No. 46.

FLUSHING.—Ash st, s s, 250 w Central av, 1-sty frame garage, 14x20, shingle roof; cost, \$200; owner, W. R. Orr, premises. Plan No. 60.

STORES AND DWELLINGS.

ROCKAWAY BEACH.—Boulevard, s s, 75 w Neptune av, 2-sty frame store and dwelling, 21x43, shingle roof, 1 family; cost, \$3,000; owner, W. Cooper, care of architects, J. P. Powers Co., Fairview av, Rockaway Beach. Plan No. 48.

STORES AND TENEMENTS.

RIDGEWOOD.—Stephen st, s s, 100 w Forest av, two 3-sty brick tenements, 29x78, slag roof, 6 families; cost, \$16,000; owner, Jacob Erbach, 970 Forest av, Ridgewood; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 84.

THEATRES.

CORONA.—Polk av, n s, 50 e Junction av, 1-sty brick moving picture, 38x99, tin roof; cost, \$5,000; owner, Henry J. Goette, 8th st, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 64.

Richmond.

DWELLINGS.

ALLEN PL. w s, 300 s Park pl, New Brighton, two 1½-sty frame dwellings, 22x28; total cost, \$8,000; owner and builder, Thos. W. Hutton, New Brighton; architect, H. H. Hutton, New Brighton. Plan No. 3.

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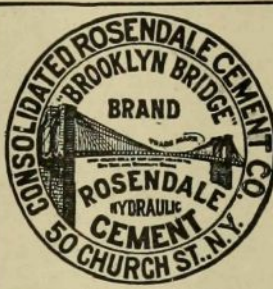
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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonparal measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.—Sealed proposals for extension to Vacuum Heating System at the Kings Park State Hospital, Kings Park, N. Y., will be received by the State Hospital Commission, Capitol, Albany, New York, until 2:00 p. m., Monday, January 26, 1914, when they will be opened and read publicly. Proposals shall be accompanied by a certified check in the sum of 5 per cent. of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50 per cent. of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specification No. 1800. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Kings Park State Hospital, at the office of the State Hospital Commission, No. 1 Madison Avenue, New York, and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated Albany, N. Y., January 5, 1914.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

NOTICE TO CONTRACTORS.—Sealed proposals for Fire Alarm System at Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:00 p. m., Monday, Feb. 2, 1914, when they will be opened and read publicly. Proposals shall be accompanied by a certified check in the sum of 5 per cent. of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50 per cent. of the amount of contract within ten days after official notice of award of contract and in accordance with terms of Specification No. 1799. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Manhattan State Hospital, Ward's Island, N. Y., at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City, and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated Albany, N. Y., January 8th, 1914.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

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

BEMENT AV, w s, 37 s Henderson av, West Brighton, 2-sty frame dwelling, 28x24; cost, \$3,500; owner, architect and builder, Peter Larsen, Pt. Richmond. Plan No. 7.

CLINTON AV, n s, 181 e Richmond av, Pt. Richmond, 2-sty frame dwelling, 27x30; cost, \$5,200; owner, Nellie H. Foggin, Pt. Richmond; architect and builder, O. H. Lee, Pt. Richmond. Plan No. 9.

POST AV, s s, 200 w Heberton av, Pt. Richmond, 2½-sty frame dwelling, 20x48; cost, \$4,000; owner, Garret Velzer, New Brighton; architect, Arthur Houseman, New Brighton; builder, John Larsen, Pt. Richmond. Plan No. 8.

TYSON AV, w s, 61 s Southfield blvd, Gramere, 2½-sty brick dwelling, 28x34; cost, \$3,000; owner, Philip De Croce, 78 Prince st, N. Y. C.; architect, Jas. E. Grunert, New Dorp; builder, Jos. De Pasquale, Dongan Hills. Plan No. 5.

WIMAN AV, n s, 100 e Bayview av, Great Kills, 1-sty frame bungalow, 15x30; cost, \$600; owner, John Dwyer, 405 East 81st st, N. Y. C.; builder, Thos. O'Brien, 500 East 163d st, N. Y. C. Plan No. 4.

4TH AV, s s, 400 w Bismarck av, New Brighton, three 2½-sty frame dwellings, 21x41; total cost, \$6,000; owner and builder, I. Cooper, New Brighton; architect, John Davies, Tompkinsville. Plan No. 2.

STABLES AND GARAGES.

JERSEY ST, w s, 151 s Richmond turnpike, New Brighton, 2-sty brick stable, 16x31; cost, \$500; owner, Sam Dun, New Brighton; architect, H. F. Comtois, New Brighton. Plan No. 6.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAYARD ST, 98-100, alterations to 3-sty brick tenement; cost, \$350; owner, John Lordi, 62 Mulberry st; architect, Frederick Musty, 1800 East 2d st, Brooklyn. Plan No. 79.

BROOME ST, 316, alterations to 3-sty brick store and dwelling; cost, \$6,500; owner, Excelsior Brewing Co., 254 Hart st, Brooklyn; architect, Max Muller, 115 Nassau st. Plan No. 140.

CHRISTOPHER ST, 164-6, rear extension, 20 x35, to 3-sty brick store and dwelling; cost, \$3,000; owner, New York Railways Co., 165 Broadway; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 152.

CHURCH ST, 12-18, alterations to 5-sty brick store and offices; cost, \$450; owners, Sarah A. Hadley et al, 57 West 73d st; architect, Wm. P. Carl, 514 1st av. Plan No. 128.

EAST BROADWAY, 224, remove partition to 5-sty brick store and tenement; cost, \$1,000; owner, Chas. A. Silver, 125 Greene st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 97.

FULTON ST, 81, new windows to 10-sty brick offices; cost, \$100; owner, Market & Fulton National Bank, 81 Fulton st; architect, Wm. B. Tubby, 81 Fulton st. Plan No. 146.

FULTON ST, 138, masonry and steel to 5-sty brick store and lofts; cost, \$2,000; owner, George Powers, 389 Washington av, Brooklyn; architect, Oscar Lowinson, 5 West 31st st. Plan No. 151.

GRAND ST, 274-276, alterations to 2, 4 and 5-sty brick stores and tenement; cost, \$500; owner, Adolph Lorber, 276 Grand st; architect, Emery Roth, 507 5th av. Plan No. 134.

HOUSTON ST, 144, new dumbwaiter to 5-sty brick store and tenement; cost, \$100; owner, Samuel Kauffman, 47 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 76.

IRVING PL, 67-69, new dumb waiter and stairs to 12-sty brick lofts; cost, \$150; owner, Chas. Hirschorn, 315 5th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 123.

IRVING PL, 67, alterations to 11-sty brick lofts; cost, \$180; owner, Chas. Hirschorn, 507 5 av; architect, Harry G. Healey, El Mora, N. J. Plan No. 141.

IRVING PL, 36-50, masonry to 8-sty brick school; cost, \$75; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 159.

MERCER ST, 45, alterations to 5-sty brick store and lofts; cost, \$300; owner, Albert H. Abeel, 347 5th av; architect, Frank T. Fellner, 413 Caton av, Brooklyn. Plan No. 107.

MULBERRY ST, 271, 3,000-gal. wood tank to 6-sty brick factory; cost, \$1,500; owners, Hawley & Hoop, 271 Mulberry st; architect, Chas. E. Reid, 132 East 23d st. Plan No. 99.

MULBERRY ST, 166-170, alterations to 4 and 5-sty brick stores and tenement; cost, \$700; owner, Giovanni Lordi, 62 Mulberry st; architect, John A. Rofrano, 28 Oliver st. Plan No. 129.

NASSAU ST, 79, new store fronts to 4-sty brick store and offices; cost, \$500; owner, Herman L. Edgar, 81 Nassau st; architect, Chas. Volz, 2 West 45th st. Plan No. 157.

PEARL ST, 338-340, 8,000-gallon gravity tank to 7-sty brick offices and lofts; cost, \$600; owner, Richard K. Fox, 338-340 Pearl st; architect, Royal J. Mansfield, 135 William st. Plan No. 158.

RIVINGTON ST, 176, new store fronts to 5-sty brick stores and tenement; cost, \$600; owner, Meyer Padive, 297 4th st, Jersey City; architect, Otto Reissmann, 30 1st st. Plan No. 113.

ST MARKS PL, 57, alterations to 4-sty brick apartment and assembly; cost, \$4,500; owner, Isaac Weil, 41 Park Row; architect, Samuel Sass, 32 Union sq. Plan No. 119.

SOUTH ST, 176, alterations to 5-sty brick warehouse; cost, \$200; owners, Bertha A. Swezey, et al, 22 Produce Exchange; architect, Oscar Lowinson, 5 West 31st st. Plan No. 109.

VARICK ST, 54-56, reset elevator and boilers to 6-sty brick factory; cost, \$35,000; owner, A. D. Juilliard, 70 Worth st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 93.

WORTH ST, 79-81, carpentry to 5-sty brick store and office; cost, \$150; owners, Grant Co., 114 Sansome st, San Francisco, Cal; architect, Wm. Bardsley, 131 Baxter st. Plan No. 121.

4TH ST, 153 East, alterations to 5-sty brick stores and tenement; cost, \$600; owner, Morris Calendar, 53 East 4th st; architect, Morris Schwartz, 194 Eowery. Plan No. 124.

5TH ST, 219 East, new partition to 5-sty brick tenement; cost, \$600; owner, Ernst A. Lohrmann, 219 East 5th st; architect, Chas. H. Dietrich, 593 East 136th st. Plan No. 98.

9TH ST, 612 East, extension to three 4-sty brick office and dwellings; cost, \$600; owners, Wm. Standinger & Jacob Reisberg, 612 East 9th st; architect, Henry Regelman, 133 7th st. Plan No. 116.

9TH ST, 51 East, alterations to 4-sty brick store and lofts; cost, \$2,200; owners, Sailors' Snug Harbor, 31 Nassau st; architect, Henry A. Hasenstein, 192 Bowery. Plan No. 118.

9TH ST, 701, alterations to 5-sty brick stores and tenement; cost, \$250; owner, Max Fabricant, 131 Essex st; architect, Otto Reissmann, 30 1st st. Plan No. 130.

9TH ST, 317 East, alterations to 2-sty brick tenement; cost, \$500; owner, Carry Buckenholz, 154 2d av; architect, Otto Reissmann, 30 1st st. Plan No. 131.

14TH ST, 50 East, alterations to 8-sty brick stores and lofts; cost, \$25,000; owner, Broadway Improvement Co., 30 Pine st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 138.

17TH ST, 440-446 West, alterations to 4-sty brick ice plant; cost, \$1,000; owners, Elder & Wells, 440 West 17th st; architect, Edward M. Friedmann, 90 West st. Plan No. 155.

19TH ST, 143-149 West, fireproofing to 7-sty brick store and factory; cost, \$3,500; owner, New York Button Works, 143 West 19th st; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 74.

23D ST, 110 East, masonry to 10-sty brick store and offices; cost, \$100; owner, Oswald Oelschlagler, 110 East 23d st; architect, Maximilian Zipkes, 220 5th av. Plan No. 84.

28TH ST, 112 West, new partition to 3-sty brick loft and store; cost, \$100; owner, Henrietta Obst Estate, Moses Solinger, exr., 107 West 16th st; architect, Jacob Fisher, 25 Av A. Plan No. 72.

32D ST, 410-416 East, dumbwaiter to 9-sty brick lofts and factories; cost, \$200; owner, Cohocton Realty Co., G. B. Waite, Pres., 415 East 31st st; architect, Guy E. Waite, 415 East 31st st. Plan No. 94.

32D ST, 104-110 East, new stairway to 6-sty brick offices and storage; cost, \$60; owner, Serena Rhineland, 31 Nassau st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 81.

33D ST, 424-438 West, new partitions to 13-sty brick lofts; cost, \$100; owner, McKeon Realty Co., 80 Maiden la; architect, Washington B. Reed, 312 West 43d st. Plan No. 120.

38TH ST, 301 East, masonry, new plumbing and partitions to 4-sty brick stores and tenement; cost, \$1,000; owners, Henry Wendt et al, 90 Nassau st; architect, William H. Meyer, 1861 Carter av. Plan No. 147.

42D ST, 107 West, rear extension, 6x6, to 5-sty brick offices and stores; cost, \$1,000; owners, Michael J. & Dominick J. Gilbuly, 107 West 42d st; architect, S. Walter Katz, 505 5th av. Plan No. 101.

42D ST, 304-6 West, moving picture theatre to 3 and 5-sty brick showrooms and office; cost, \$6,000; owner, Hyman Vogel, 300 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 114.

43D ST, 144-156 West, new stairs, elevators and partitions to 12-sty brick offices; cost, \$20,000; owner, Mary A. Fitzgerald, Litchfield, Conn.; architect, Francis H. Kimball, 71 Broadway. Plan No. 77.

44TH ST, 111-121 West, electric sign to 5-sty brick theatre; cost, \$450; owner, Stuyvesant Theatre Co., 115 West 44th st; architect, Geo. Keister, 56 West 45th st. Plan No. 90.

44TH ST, 111-121 West, electric sign to 5-sty brick theatre; cost, \$400; owner, Stuyvesant Theatre Co., 115 West 44th st; architect, Geo. Keister, 56 West 45th st. Plan No. 91.

44TH ST, 111-121 West, electric sign to 5-sty brick theatre; cost, \$450; owner, Stuyvesant Theatre Co., 115 West 45th st; architect, Geo. Keister, 56 West 45th st. Plan No. 92.

44TH ST, 159 West, masonry and new store fronts to 4-sty brick stores and dwelling; cost, \$1,000; owners, Abraham Levy & Max Blumenthal, 380 Riverside drive; architect, Jacob Fisher, 25 Av A. Plan No. 73.

45TH ST, 25 West, fireproof alterations to 16-sty brick stores and offices; cost, \$495; owner, Century Holding Co., 1182 Broadway; architect, Aron H. Jacobson, 139 West 24th st. Plan No. 156.

46TH ST, 254 West, new partitions, skylight and plumbing to 3-sty brick dwelling; cost, \$1,000; owner, Henry Astor, 21 West 26th st; architect, John H. Knubel, 305 West 43d st. Plan No. 86.

46TH ST, 126-132 West, new partitions to 12-sty brick store and loft; cost, \$1,000; owner, Leavitt Realty Co., 126 West 40th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 150.

54TH ST, 16 West, alterations to 5-sty brick office and bachelor apartments; cost, \$15,000; owner, John D. Rockefeller, Jr., 110 West 54th st; architect, Duncan Candler, 10 East 33d st. Plan No. 125.

58TH ST, 222 West, alterations to 4-sty brick store and dwelling; cost, \$2,500; owner, Wm. J. Sloane, 137 Riverside Drive; architect, John M. Ludin, 316 East 65th st. Plan No. 106.

65TH ST, 118 East, alterations to 5-sty brick dwelling; cost, \$7,000; owner, John W. Wood, 31 5th av; architects, Cross & Cross 10 East 47th st. Plan No. 153.

82D ST, 422 East, new stores to 4-sty brick stores and dwelling; cost, \$200; owner, Tobias Greenebaum, 156 East 82d st; architect, Jas. S. Maher, 431 West 14th st. Plan No. 70.

85TH ST, 141 West, alterations to 3½-sty brick dwelling; cost, \$3,000; owner, Arthur C. Brown, 225 5th av; architect, Harry A. Jacobs, 320 5th av. Plan No. 80.

85TH ST, 238 East, alterations to 1-sty frame shop; cost, \$2,500; owner, Wm. Drosihn, 235 East 85th st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 108.

103D ST, 172-176 East, new partitions to 5-sty brick stores and tenement; cost, \$400; owner, John Schreiner, Hotel Marie Antoinette, Broadway and 66th st; architect, Samuel Cohen, 500 West 176th st. Plan No. 105.

110TH ST & 5TH AV, n w c, operator's booth to 2-sty brick moving picture theatre; cost, \$250; owner, Edward Friedman, 19 East 24th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 87.

114TH ST, 631 West, new dumbwaiter to 12-sty brick tenement; cost, \$200; owner, Estate of Rebecca Mayer, Julian T. Mayer, executor, 417 West 28th st; architect, Frank J. Scheffik, 4168 Park av. Plan No. 144.

116TH ST, 125-129 East, alterations to 2-sty brick moving picture theatre and dwelling; cost, \$1,000; owners, Arnold Amusement Co., Times Building; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 117.

118TH ST, 72 East, steel, new windows and partitions to 4-sty brick stores and tenement; cost, \$5,000; owner, Leopold Brand, 28 West 120th; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 149.

125TH ST, 133 West, new window and partitions to 4-sty brick store and tenement; cost, \$125; owner, Annie E. Palmer, 9 West 122d st; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 95.

126TH ST, 108 West, masonry and new windows to 4-sty brick lodging house; cost, \$1,200; owner, L. Georgianna Crab, 291 Riverside Drive; architect, Joseph J. Eberle, 489 5th av. Plan No. 145.

136TH ST, 600-608 West, alterations to 6-sty brick stores and tenement; cost, \$350; owner, Wm. Brown, 600 West 136th st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 132.

149TH ST, new partitions to 6-sty brick tenement; cost, \$1,000; owner, Max Marx, 128 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 142.

163D ST, 504-506 West, masonry to 2-sty brick offices and stores; cost, \$300; owner, Estate of H. E. Westcott, A. G. Black, trustee, 54 William st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 78.

171ST ST, 568 West, new store front and mar- quise to 5-sty brick store and tenement; cost, \$1,500; owner, Mary O'Shea, 100 West 143d st; architect, Geo. Dress, 1436 Lexington av. Plan No. 162.

AV A, 89, new partition to 4-sty brick stores and dwelling; cost, \$500; owner, Louis M. Rosenthal, 89 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 112.

BROADWAY, 434-38, new doors to 9-sty brick store, offices and lofts; cost, \$200; owner, Metropolitan Life Ins. Co., 1 Madison av; archi- tect, John H. Knubel, 305 West 43d st. Plan No. 82.

BROADWAY, 2726, metal sign to 1-sty brick store; cost, \$600; owner, John McCormack, 270 Columbus av; architect, John E. Kleist, 515 7th av. Plan No. 71.

BROADWAY, 654, new stairs to 6-sty brick store and lofts; cost, \$250; owners, Estate of Clement H. Hazel, Daniel Birdsall, executor, 317 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 122.

BROADWAY, 311, alterations to 5-sty brick factory; cost, \$300; owner, Wm. W. Astor, 311 Broadway; architect, Jean Jeauime, 37 Sullivan st. Plan No. 127.

BROADWAY, 182, alterations to 6-sty brick stores and offices; cost, \$4,000; owner, Estate of Wm. Chesebrough, 33 Howard st; architect, Elias A. Cohen, 198 Broadway. Plan No. 139.

BROADWAY, 4250-4258, new store fronts and partition to 2-sty brick stores and offices; cost, \$500; owner, Estate of Robt. Westcott, 52 Will- iam st; architects, Townsend, Steinkle & Has- kell, Inc., 1328 Broadway. Plan No. 161.

BROADWAY, 1446, new partitions to 4-sty brick moving picture theatre; cost, \$90; owner, Henry Youngs, 377 Broadway; architect, Geo. McCabe, 96 5th av. Plan No. 148.

LENOX AV, 436, alterations to 3-sty brick store and dwelling; cost, \$100; owner, Jere- miah N. Martin, 265 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 136.

LEXINGTON AV, 71, masonry to 5-sty brick tenement; cost, \$100; owner, Anne E. Chase, 24 Park st, Newark, N. J.; architect, Frank Hausle, 81 East 125th st. Plan No. 88.

LEXINGTON AV, 465, new skylight to 4-sty brick hospital; cost, \$100; owner, Fannie I. Helmuth, 302 Central Park West; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 85.

PARK ROW, 30-31, new floors, reset seats to 5-sty brick moving pictures, store and offices; cost, \$500; owner, Gould estate, 165 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 75.

2D AV, 741, new partition and window to 4-sty brick store and tenement; cost, \$100; owner, Louise L. Wilson, Stamford, Conn.; ar- chitect, Jno. J. Delehanty, 696 2d av. Plan No. 160.



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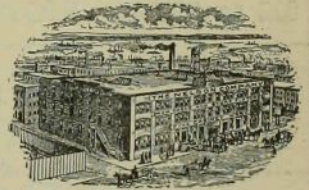
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STH AV, 605, reset store front to 5-sty brick store and dwelling; cost, \$200; owner, Herman Weave, 607 8th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 111.

STH AV, 779, alterations to 5-sty brick stores and tenement; cost, \$280; owner, Benj. C. Faulkner, 45 6th av; architect, Jean Jaume, 37 Sullivan st. Plan No. 126.

9TH AV, 215, alterations to 4-sty brick store and tenement; cost, \$60; owner, Estate of C. W. Vorweck, 53 Bond st; architect, Harry Hurwitz, 1055 Tiffany st. Plan No. 135.

Bronx.

151ST ST, 237, new store front, new partitions to 5-sty brick store and tenement; cost, \$500; owner, John Di Iorio, on premises; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 17.

GRANT AV, 1060, 1-sty frame extension, 12.8 x14, 3-sty brick tenement; cost, \$200; owner, Carrie Lustig on premises; architects, Cohen & Felson, 329 4th av. Plan No. 21.

HUGHES AV, e s, 100 s 187th st, 1-sty brick extension, 25x21.6, to 3-sty brick stores and tenement; cost, \$500; owner, Antonio Ciampola, 2360 Hughes av; architect, M. W. Dei Gaudio, 401 Tremont av. Plan No. 19.

OLINVILLE AV, w s, 100 n Magenta st, new windows, stairs, etc., to 3-sty brick school; cost, \$3,500; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 22.

TREMONT AV, n s, 100 e Concourse, 1-sty frame extension, 8x3.6, to 1-sty frame store; cost, \$125; owner, Jas. Nolan, 211 Tremont av; architect, J. J. Vreeland, 3 West Burnside av. Plan No. 18.

WEBSTER AV, e s, 26.2 s St. Paul's pl, new stairs, new beams, new toilet, &c., to 2-sty brick synagogue; cost, \$5,000; owner, The Congregation Ezras of the Bronx, Samuel Rosenberg, 1260 Findlay av, Pres.; architect, Alfred Auslander, 1369 Clay av. Plan No. 16.

WENDOVER AV, 425, new toilets, new partitions to 4-sty brick stores and tenement; cost, \$800; owner, Bernard Rauch, 1341 Brook av; architect, M. Jos. Harrison, 230 Grand st. Plan No. 20.

Brooklyn.

BERGEN ST, 1204, interior alterations and plumbing to 3-sty dance hall and saloon; cost, \$250; owner, Joe Brenner, 1019 Herkimer st; architects, Faber & Markwitz, 189 Montague st. Plan No. 95.

BERGEN ST, 1472, interior alterations to engine house; cost, \$1,000; owner, City N. Y.; architect, Jas P. Rechill, Fire Headquarters, Jay st. Plan No. 204.

BUTLER ST, 355, exterior alterations to 1-sty shed; cost, \$400; owner, John Hietman, 31 De Koven ct; architect, W. J. Conway, 400 Union st. Plan No. 167.

FULTON ST, 653, exterior alterations to 4-sty saloon; cost, \$550; owner, Geo. H. Nicolia, 651 Fulton st; architect, Benj. Bialek, 53 West 125th st, N. Y. Plan No. 105.

GRAND ST, 302, bay window to store and dwelling; cost, \$200; owner, Mollie Kahn, 166 Keap st; architect, Max Cohn, 280 Bedford av. Plan No. 150.

HERKIMER ST, 979 interior alterations to engine house; cost, \$1,000; owner, City of N. Y.; architect, Jas. P. Rechill, Fire Headquarters, Jay st. Plan No. 202.

JAY ST, 25, plumbing to 5-sty warehouse; cost, \$1,000; owners, Ar buckle Bros., 20 Jay st; architect, Wm. O. Dunsieith, 109 Guion pl, Richmond Hill. Plan No. 93.

LORIMER ST, 1010, exterior and interior alterations to 2-sty dwelling; cost, \$1,200; owner, Wm. Curtis, 830 Manhattan av; architect, Gustave Erda, 826 Manhattan av. Plan No. 169.

MADISON ST, 1171, interior alterations to engine house; cost, \$1,000; owner, City of N. Y.; architect, Jas. P. Rechill, Fire Headquarters, Jay st. Plan No. 206.

MIDDAGH ST, 1, plumbing to 3-sty dwelling; cost, \$200; owner, Robert J. Wilkin, on premises; architect, Thos. A. Crowley, 201 Atlantic av. Plan No. 125.

NEWELL ST, 39, exterior and interior alterations to 3-sty tenement; cost, \$300; owner, Stanislaw Byczfinski, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 147.

PACIFIC ST, 648, interior alterations to engine house; cost, \$1,000; owner, City of N. Y.; architect, Jas. P. Rechill, Fire Headquarters, Jay st. Plan No. 203.

PACIFIC ST, 604-8, interior alterations to 3-sty milk depot; cost, \$150; owners, McDermott Dairy Co., 127 West 42d st, N. Y.; architects, Franklin Engineering Co., 346 Broadway, N. Y. Plan No. 144.

PARK PL, 1715, interior alterations to 2-sty store and dwelling; cost, \$300; owner, Max Pullman, 1411 St Marks av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 224.

PEARL ST, 89, interior alterations to engine house; cost, \$1,000; owner City of N. Y.; architect, Jas. P. Rechill, Fire Headquarters, Jay st. Plan No. 205.

RODNEY ST, 345, plumbing to 3-sty dwelling; cost, \$200; owner, Ciro De Filippis, on premises; architect, Emil J. Meisinger, 394 Graham av. Plan No. 118.

SACKETT ST, 704, interior alterations and plumbing to 4-sty store and dwelling; cost, \$300; owner, Michael Campagnello, on premises; architect, W. J. Conway, 400 Union st. Plan No. 187.

SUYDAM ST, 161, interior alterations to 3-sty store and tenement; cost, \$100; owner, Frank Locurrti, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 117.

UNION ST, 72, exterior and interior alterations to 3-sty tenement; cost, \$800; owner, Harry Picoe, on premises; architect, John Burke, 22 Tompkins pl. Plan No. 138.

Plans Filed, Alterations, Manhattan (Contd).

2D AV, 57-59, reset store fronts to 9-sty brick stores and tenement; cost, \$100; owner, Estate of Callman Rouse, 1207 Park av; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 143.

3D AV, 56, new partition to 2-sty brick dwelling; cost, \$400; owner, Luder Reinken, 124 East 62d st; architect, Fred. Liebich, 771 Lexington av. Plan No. 83.

3D AV, 606, new store front to 3-sty brick store and dwelling; cost, \$75; owner, Mary J. Odell, 48 West 33d st; architect, John Renehan, 249 Lexington av. Plan No. 100.

3D AV, 2048, new store front and partitions to 5-sty brick tenement; cost, \$1,100; owner, Mrs. Lizzie L. Ball, 267 West 89th st; architect, Nathan Langer, 81 East 125th st. Plan No. 96.

2d av, 310, masonry to 4-sty brick dwelling; cost, \$25; owner, Joseph Moorhead, 101 Manhattan av; architects, Horenburger & Bades, 122 Bowery. Plan No. 110.

3D AV, 1846, new windows, plumbing and store front to 4-sty brick tenement; cost, \$1,000; owner, Joseph Stern, 96 Broadway; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 115.

5TH AV, 126-128, alterations to 15-sty brick offices and stores; cost, \$125; owner, Chas. A. Gould, 126 5th av; architect, Wm. N. Leonard, 162 West 20th st. Plan No. 154.

5TH AV, 373, alterations to 8-sty brick stores and offices; cost, \$600; owner, Joseph Fahy's & Co., Inc., 54 Maiden Lane; architect, George H. Griebel, 16 East 42d st. Plan No. 133.

6TH AV, 418, alterations to 3-sty brick store and dwelling; cost, \$250; owner, Vincent Astor, 23 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 137.

6TH AV, 885, masonry to 5-sty brick store and tenement; cost, \$275; owner, Livingston Pell, 122 East 25th st; architect, Albin Pearson, 114 West 61st st. Plan No. 103.

6TH AV, 626-628, rear extension to 4-sty brick stores and offices; cost, \$10,000; owner, George Cantrell, Ridgewood, N. J.; architect, Adolph Mertin, 34 West 28th st. Plan No. 104.

STH AV, 2697, new partitions to 5-sty brick stores and tenement; cost, \$150; owner, Marie Eisler, 212 Edgecomb av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 102.

STH AV, 147, new store front to 4-sty brick store and tenement; cost, \$100; owner, Euphemia I. Martin, 106 West 84th st; architect, Joseph Mitchell, 332 West 24th st. Plan No. 89.

WEST 1ST ST 259, interior alterations to four 3-sty dwellings; cost, \$600; owner, Patk. S. Kelly Estate, 641 1st av, N. Y.; architect, Louis A. Sheinart, 194 Bowery, N. Y. Plan No. 209.

SOUTH 2D ST 261, interior alterations and move building, 4-sty tenement; cost, \$5,000; owner, Jos. Bernstein, 159 Havemeyer st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 175.

AV J, 1317, extension to 2-sty theatre; cost, \$5,000; owner, John C. Wasserbach, 1053 East 14th st; architects, Dodge & Morrison, 135 Front st, N. Y. Plan No. 119.

BEDFORD AV, 235, exterior and interior alterations to store and dwelling; cost, \$500; owner, Morris Zimmerman; architect, Max Cohen, 280 Bedford av. Plan No. 120.

BEDFORD AV, 138, interior alterations to 6-sty store; cost, \$1,000; owners, Smith, Gray & Co., on premises; architect, Willard Parker, 34 McDonough st. Plan No. 153.

FLATBUSH AV, 104, new store front to 5-sty stores and loft; cost, \$150; owner, Elizabeth R. Parker, Los Angeles, Cal.; architect, R. J. Walkenstein, 1876 Belmont av. Plan No. 97.

GREENE AV, 836, plumbing to 3-sty tenement; cost, \$300; owner, Jos. Stavelman, 117 Debevoise st; architect, Isador Fried, 704 Wiloughby av. Plan No. 155.

KENT AV, 721, extension to 3-sty factory; cost, \$1,200; owners, Wm. H. McMillan & Son, 36 Penn st; architect, Ignatius Crawford, 1095 Lorimer st. Plan No. 135.

KENT AV, 293, extension to factory; cost, \$16,000; owner, American Sugar Refining Co, 117 Wall st, N. Y.; architect, Godfrey Engel, 126 Winthrop st. Plan No. 226.

KNICKERBOCKER AV, 348, interior alterations to 3-sty store and tenement; cost, \$800; owner, Jos. Ress, 364 Knickerbocker av; architect, L. Allmendinger, 926 Broadway. Plan No. 113.

MARCY AV, 497, exterior alterations to 1-sty store; cost, \$300; owner, A. Juster, on premises; architect, Morris Perlstein, Middle Village, L. I. Plan No. 108.

MARCY AV, 409, foundation to three 2-sty tenements; cost, \$2,000; owner, Amalie Sunoquist, 712 Broadway; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 228.

MORGAN AV, 95, interior alterations to 3-sty tenement; cost, \$500; owner, Ernst Distler, 400 Warwick st; architect, L. Allmendinger, 926 Broadway. Plan No. 114.

MYRTLE AV, 1353, exterior alterations to 3-sty store and dwelling; cost, \$2,000; owner, Louis Dankner, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 230.

MYRTLE AV, 112, interior alterations and plumbing to 3-sty store and dwelling; cost, \$100; owner, Jannet W. V. Farley, 293 Adams st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 102.

SUTTER AV, 1411, move dwelling; cost, \$300; owner, W. Campbell, on premises; architect, L. J. Frank, 256 Crescent st. Plan No. 158.

VANDERBILT AV, 43, interior alterations to 3-sty tenement; cost, \$200; owner, Mary Cummings, 16 North Portland av; architect, C. P. Cannella, 60 Graham av. Plan No. 104.

Queens.

COLLEGE POINT.—18th st & 5th av, install new elevator in factory; no cost given; owner, I. B. Kleinert Rubber Co., premises. Plan No. 73.

CORONA.—51st st, w s, 120 n Jackson av, new plumbing in dwelling; cost, \$200; owner, H. G. Block, 95 51st st, Corona. Plan No. 72.

ELMHURST.—Bayshore ter, e s, ft. of Manhattan blvd, new plumbing in club house; cost, \$120; owner, East Elmhurst Club, premises. Plan No. 76.

ELMHURST.—Broadway, 119, erect new electric sign; cost, \$100; owner, Mary E. Crist, premises. Plan No. 52.

EVERGREEN.—Cypress av, w s, 275 n Lafayette av, new plumbing in dwelling; cost, \$60; owner, J. Nichols, 149 East 81st st, N. Y. C. Plan No. 64.

FAR ROCKAWAY.—Mott av, n w cor Jamaica & Far Rockaway Trolley Line, 1-sty frame extension, 5x7, on rear stand, tin roof; cost, \$10; owner, S. Cosazza, premises. Plan No. 74.

FLUSHING.—Broadway, 80, 1-sty frame extension, 12x13, rear dwelling, tin roof; cost, \$400; owner, S. W. Lott, premises. Plan No. 65.

FLUSHING.—Delavan st, 80, new plumbing in dwelling; cost, \$50; owner, Mrs. A. Von Phillips, premises. Plan No. 70.

FLUSHING.—Delavan st, 84, new plumbing in dwelling; cost, \$50; owner, J. Whitaker, premises. Plan No. 71.

FLUSHING.—Elm st, n s, 325 e Central av, new plumbing in dwelling; cost, \$50; owner, J. C. Sample, 74 Elm st. Plan No. 69.

FLUSHING.—Smart av, 48, interior alterations to dwelling; cost, \$50; owner, F. Russo, premises. Plan No. 68.

FLUSHING.—Main st, n e cor Washington st, install new plumbing in dwelling; cost, \$30; owner, J. Hoebile, premises. Plan No. 63.

JAMAICA.—Noist st, n e cor Orchard st, 1-sty frame extension, 20x40, side 2½-sty dwelling, tar and gravel roof; cost, \$600; owner, J. W. Muller, premises; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 67.

RICHMOND HILL.—Jamaica av, s s, 25 e Greenwood av, new plumbing in dwelling; cost, \$50; owner, H. Segal, premises. Plan No. 66.

RICHMOND HILL.—Jamaica av, n e cor Chestnut st, erect new store front; cost, \$300; owner, Eber Dunning, Richmond Hill. Plan No. 62.

ROCKAWAY BEACH.—Pleasant av, w s, 183 s Boulevard, 2-sty frame extension, 12x3, rear 2-sty frame dwelling, interior alterations, tin roof; cost, \$1,500; owner, D. Schultz, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 75.

ROCKAWAY BEACH.—Pleasant av, e s, 4, n Boulevard, 1-sty frame extension, 24x17, rear 1-sty shed, gravel roof; cost, \$125; owner, Jacob Moehn, premises. Plan No. 58.

L. I. CITY.—1st av, 222, install gas piping in dwelling; cost, \$10; owner, C. Albert, 202 Main st, L. I. City. Plan No. 56.

QUEENS.—Hillside av, s s, 200 w Hudson av, frame billboard, 100x10; cost, \$100; owners, Jamaica Poster Adv. Co., Jamaica. Plan No. 54.

RICHMOND HILL.—Johnson av, e s, 150 n Chichester av, new plumbing in dwelling; cost, \$75; owner, Geo. Tuck, Franklin av, Brooklyn. Plan No. 59.

Richmond.

BAY and DOCK STS, s e cor, Stapleton, new store fronts, metal ceilings, masonry, etc., to brick office and tenement; cost, \$5,000; owner, Kate Hanley, Stapleton; architect, Jas. Whitford, New Brighton; builder, Thos. Cummings, Stapleton. Plan No. 5.

CHERRY LANE and JEWETT AV, s e cor, Pt. Richmond, masonry and repair porches to frame dwelling; cost, \$750; owner, Geo. Mathius, Pt. Richmond; builder, Thos. Cummings, Stapleton. Plan No. 7.

WRIGHT ST, e s, 175 n Van Duzer st, Stapleton, 2-sty addition, masonry, etc., to frame dwelling; cost, \$150; owner, William Tong, Stapleton; builder, Gus Pitsche, Stapleton. Plan No. 6.

3D and PINE STS, n e cor, New Dorp, 1½-sty ext and new partitions to frame dwelling; cost, \$500; owner, Mary Whitby, New Dorp; architect and builder, C. Dowshook, New Dorp Manor. Plan No. 4.

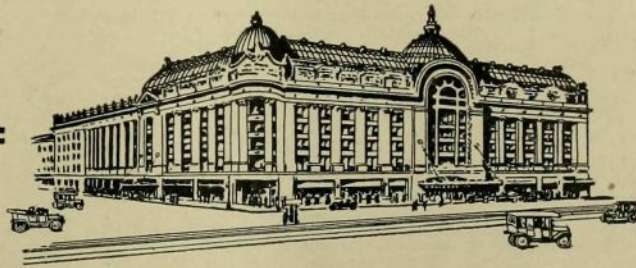
HOLLAND AV, 70, Mariners Harbor, 1-sty addition, masonry, partitions, etc., to frame store and dwelling; cost, \$200; owner and builder, Barbara Vukek, Mariners Harbor. Plan No. 8.

SAND LANE, e s, cor Cedar av, Arrochar, new porch and studding to frame hotel; cost, \$250; owner, A. Azzara, Arrochar; builder, N. Roberti, Arrochar. Plan No. 3.

Other Cities.

DWELLINGS.

ROCHESTER, N. Y.—W. R. Van De Mark, 736 Powers Block, contemplates the erection of a 2½-sty frame residence to be erected at Highland Heights to cost about \$10,000. No architect has been selected.



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This new theatre, at 47th Street and Broadway, with the largest seating capacity of any theatre in the world, will use United Service.

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Other Cities—Continued.

MUNICIPAL WORK.

ROCHESTER, N. Y.—The City of Rochester, Department of Public Works, H. R. Pierce, City Hall, contemplates the erection of a fire house and police station here, for which no site has been selected. The architect's name is for the present withheld.

SCHOOLS AND COLLEGES.

BEACON, N. Y.—W. T. Towner, 320 5th av. N. Y. C., has been commissioned to prepare plans for a high school here for the Board of Education of Beacon, Ernst McComber, president. No site has yet been selected. Cost about \$80,000.

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 Jan. 10. The location is given, but not the owner's address:

CLIFTON.—Gertrude Scheel, 693 Main av, 2-sty brick, \$7,000.

JERSEY CITY.—Michael Maresca, 161 Hancock av, 3-sty frame alteration, \$500; August Wuest, 37 Logan av, 3-sty frame, \$4,000.

RVINGTON.—Baczyi Slobodinah, 585 Grove st, 3-sty frame, \$8,000.

NEWARK.—Kaplan Bros., 239-41 South Orange av, 4-sty brick, \$30,000; Gustav A. Schwedes, 316-18 Bergen st, two 4-sty brick, \$35,000; David R. Seglin, 618-20-22 South Orange av, three 3-sty brick, \$30,000.

EAST ORANGE.—Caroline E. Hampson, 13 William st, 3-sty frame, \$6,000; Lubetsky, Yabluk & Baranovich, 21-25-29-31 & 35 Princeton st, five 2-sty frame, \$30,000; Irvington Realty Co., 182 Amherst st, 3-sty brick, \$7,000; Fairchild-Baldwin Co., n s Park av, 275 ft w of Prospect st, four 3-sty brick, \$72,000.

CARLSTADT.—Benowitz & Rosalsky, 307-9 Hackensack st, 3-sty frame alteration, \$4,500.

BELLEVILLE.—Giovanni Filippone, -48 Heckel st, 3-sty brick alteration, \$700.

WEST NEW YORK.—Joseph DeRussi, n w cor Broadway and 20th st, two 4-sty brick, \$22,000.

HARRISON.—Simon Levin, 212 Harrison av, 3-sty brick alteration, \$2,500; Alexander Domorsky, n w cor Warren and 7th sts, 3-sty brick, \$9,000.

GUTTENBERG.—Interborough Land & Imp. Co., 301 27th st, 4-sty brick alteration, \$500.

WEST HOBOKEN.—Pasquale Cona, 79-81 Clinton av, 4-sty brick, \$30,000.

BAYONNE.—Julius Waldstein, 440 Broadway, 3-sty brick alteration, \$2,000.

RARITAN.—Pasquale Torlucci, n s Anderson st opp. 1st st, 2-sty frame, \$5,000.

BANKS.

DOVER, N. J.—Mowbray & Ufinger, 56 Liberty st, N. Y. C., are preparing sketches for a 1-sty white marble or white granite bank building, 30x65 ft., to be erected at the northeast corner of Blackwell and Warren sts, for the Dover Trust Co., E. E. Rosveer, cashier. Cost, about \$40,000.

MUNICIPAL WORK.

TENAFLY, N. J.—Watson G. Clark, engineer, 30 Church st, N. Y. C., is preparing plans for a sewerage system and sewage disposal plant for the Borough of Tenafly, Morris Lindsay, Town Clerk. Cost, about \$100,000. The borough council will call for bids about Feb. 15.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, is preparing preliminary plans for a 7-sty brick and terra cotta loft building, 68x300x25 ft., to be erected in the west side of Plane st, through to Arlington st, near Market st, for the Plan Realty Co.

THEATRES.

JERSEY CITY, N. J.—George W. Von Arx, 75 Montgomery st, is preparing plans for a 1-sty brick moving picture theatre, 46x120 ft., to be erected on Danforth av, and will call for bids about Jan. 26. Cost, between \$15,000 and \$18,000.

REALTY LEAGUE MERGED

With the Real Estate Board—League's Work to Be Continued.

The Real Estate Board of New York, of 115 Broadway, is to absorb the Realty League of 68 William street. At an executive meeting of the former organization on Tuesday afternoon it was decided to elect all the members of the Realty League individually, and at the same time to adopt the general policy and aims of the league.

The membership of the league totals about a hundred and fifty men, and they will become associate members of the Board.

Those who are qualified will be placed upon the waiting list for active members, with all the privileges of the Board except that of voting. As vacancies occur they will be elected.

The working force of the Realty League will be taken over by the Board, and all its work continued along the lines laid down in the past. Special attention will be given to bills introduced in the Legislature relative to loft buildings; also actions taken by the various mu-

nicipal departments. General legislation as applied to real estate also will be watched closely.

This amalgamation is in line with the recent revival of activity on the part of the Real Estate Board. It has been endeavoring to unite under its leadership all the real estate interests of the city so as to present a united front against attempts on the part of the municipal authorities to interfere with what it considers the justifiable demands of real estate owners and brokers, and to carry on an active campaign against the undue increase of taxation.

The Realty League has as president William C. Demorest, and Arthur C. Bastine is its secretary. A. H. Mathews is treasurer, and Carlisle Norwood counsel. As among its members were real estate owners, architects and builders, as well as real estate brokers, it is expected that its union with the Board will be of great benefit to both bodies.

They will be able to speak for the realty interests of the city with a great deal of authority, and any proposal, whether of the State or the city, will be considered by the enlarged board with the aid of some of the leading experts in the city.

The officers of the Real Estate Board of New York for the current year are: Lawrence M. D. McGuire, president; W. J. Van Pelt, vice-president; Elisha Sniffin, secretary; Frederick D. Kalley, treasurer; John P. Kirwan, Lawrence B. Elliman, Albert N. Ashforth, E. A. Tredwell, and Warren Cruikshank, governors.

New Members of the Realty Board.

Seventy new members were added by election to the Real Estate Board at a meeting of the Board of Governors on Tuesday, January 13, as follows:

George H. Abbott, attorney, 60 Wall st; Edward A. Alexander, attorney, 165 Broadway; A. K. Alford, president Morris Park Estates, 25 Broad st; J. S. Ansoorge (Ansoorge & Co.), investments, 36 Wall st; Charles H. Ayres, attorney, 27 William st; William R. Adams, attorney, 25 Broad st; S. Morrill Banner, attorney, 170 Broadway; Alfred Barth, merchant, 158 1/2 Bowery; Louis M. Bailey, 165 Broadway; Joseph F. Becker, sales mgr. United Elec. Lt. & Pr. Co., 1170 Broadway; August Belmont, banker, 43 Exchange place; Henry Bermant (Skinner & Bermant), attorneys, 41 Park Row; Adolph Bloch, attorney, 99 Nassau st; William C. Breed (Breed, Abbott & Morgan), attorney, 32 Liberty st; Alfred Lockwood Brown, attorney, 128 Broadway; Edwin H. Brown, real estate owner, 141 Broadway; Ronald K. Brown, attorney, 320 Broadway; Edward W. Browning, real estate owner, 110-112 West 40th st; E. W. Boyce, Incandescent Lamp Co., 134 West 14th st; John A. Eckert, vice-pres. Underwriters Bld. Co., 55 John st; George E. Fahys, vice-pres. Joseph Fahys & Co., 54 Maiden lane; James Frank, attorney, 50 East 42d st; William Halls, Jr., banker, 2 Beekman rd, Summit; Edward J. Hancy (Strong & Cadwalder), attorney, 40 Wall st; Tracy H. Harris, attorney, 68 William st; C. A. S. Hatfield, advertising agent, 160 Broadway; Gilbert Ray Hawes, attorney, 2 Rector st; William M. V. Hoffman (Hoffman estate), 258 Broadway; Louis H. Hyman, merchant, 51-53 East 42d st; Paul L. Kiernan, attorney, 141 Broadway; I. S. & M. S. Korn, attorneys, 31 Nassau st; August Kuhn, attorney, 141 Broadway; Warren Leslie, attorney, 165 Broadway; Abraham H. Levy, real estate operator, 378 Grand st; Edgar A. Levy, attorney and builder, 505 Fifth av; Harry Lippmann, real estate operator, 192 Broadway; M. F. Loughman, real estate operator, 406 West 34th st; P. C. Meehan, merchant (estate of C. F. Fagen), 96 Front st; Merrill & Rogers, attorneys, 100 Broadway; Robert M. Miles, attorney, 111 Broadway; Stanley Holcomb Molleson, attorney, 42 Broadway; M. L. Morgenthau, merchant, 431-433 Hudson st; Jacob Needle, real estate operator, 59 William st; Geo. C. Oeters, president Property Operating Co., 66 Broadway; Henry Woodruff Polhemus, Evening Post, 20 Vesey st; Louis J. Pooler, real estate owner, W. Lake rd, Tuxedo Park; S. L. Pakas, real estate operator, 35 Nassau st; Harry Rosenbaum, Standard Iron Works, 540-50 West 58th st; Joseph T. Ryan, attorney, 149 Broadway; Hyman Sonn, real estate operator, 149 Church st; William H. Steinkamp, attorney, 140 Nassau st; W. W. Strasser (Home Circle Realty Corporation), 29 Ninth av; Lionel Sutro, banker, 19 Cedar st; Wilson E. Tipple (Tipple & Plitt), attorneys, 150 Nassau st; W. A. Todd (Zabriskie, Murray, Sage & Kerr), attorneys, 49 Wall st; Keith P. Walker, architect, 101 Park av; A. W. Warner, real estate mgr. Interborough R. R., 165 Broadway; Henry D. Wesselman, attorney, 55 Liberty st; E. H. White, stock broker, 66 Beaver st; Arthur Williams, president Electric Show Co., 55 Duane st; George A. Williams (Berger Mfg. Co.), fireproof mat, 154 11th av.

NEW APPLICATIONS.

The following is a list of applications now on file to be acted upon by the Board of Governors at their next meeting:

Stephen L. Angell (Angell & Co.), real estate operators, 507 Fifth av; Henry D. Babcock, 32 Liberty st; William F. Baeck, gen'l mgr. Lawyers Title Ins. Co., 160 Broadway; Francis S. Bangs, attorney, 44 Wall st; James A. Beha, attorney, 29 Broadway; Frank J. Bell, Chief Deputy Tax Commissioner, Hall of Records; Edwin H. Bigelow, secretary, 30 Broad st; Dr. Samuel Bookman, chemist, 9 East 62d st; Philip Braender, builder and real estate owner, 315-321 Fourth av; Charles Buck (Chas. Buck Cons. Co.), architects, 7 East 42d st; K. E. Bunnell, advertising agent, 154 Nassau st; J. Wray Cleveland, secretary Title Guar. & Trust Co., 176 Broadway; Henry Clews, banker, 15 Broad st; Henry Ives Cobb, architect, 527 Fifth av; William A. Cokerley (right-of-way agent N. Y. W. & E. R. R., and real estate appraiser), 180th st and Morris av and 1325 Ft. Schuyler rd; George Carlton Comstock, attorney, 68 William st; John W. Cooney, J. W. Cooney Co., 30 Church st; John F. Couch, attorney, 271 Broadway; Elmer Dean Coulter, attorney (Astor es-

tate), 23 West 26th st; Clarence P. Crimmins, real estate and insurance, 624 Madison av; T. W. G. Davidson, civil engineer, 135 Broadway; Maurice Deiches, attorney, 271 Broadway; Sarsfield Doyle, Assets Realization Co., 25 Broad st; Thomas F. Flynn, attorney, 55 John st; Charles D. Folsom, attorney, 165 Broadway; Wright D. Goss, president Empire Brick & Supply Co., 103 Park av; William E. Harmon, William E. Harmon & Co., 261 Broadway; Albert E. Hartcorn, attorney, 20 Nassau st; Alfred L. Kehoe, architect, 1 Beekman st; Gerhard Kuehne, treasurer N. Y. Title Ins. Co., 135 Broadway; Frederick G. Lee, president Broadway Trust Co., Woolworth Building; Francis L. Leland, banker, president N. Y. County Nat'l Bank, 79 Eighth av; Peter Joseph McKeon, consulting engineer, 13-21 Park Row; Samuel McMillian, 210 West 42d st; Edward W. Murphy, attorney, 277 Broadway; Charles Newmark, builder, 3470 Broadway; Charles J. Obermayer, president Greater N. Y. Savings Bank, 498 Fifth av, Brooklyn; Austin E. Pressinger, attorney, 60 Wall st; Alfred M. Rau, real estate operator, 505 Fifth av; William H. Rooney, real estate owner, 103 East 196th st; Julius H. Seymour, attorney, 233 Broadway; William Shields, Mutual Life Ins. Co., 32 Nassau st; Frederick A. Snow, attorney, 15 Wall st; Milton F. Steindler, vice-president J. J. Steindler Co., 8 West 38th st; Eugene Vanschaick, attorney, 30 East 42d st; Charles T. Willis, vice-president Garfield Safe Dep. Co., 288 Fifth av.

BUILDING MATERIALS.

(Continued from page 121.)

In extenuation of this condition it might be said that an improvement in building construction is immediately reflected in steel and kindred lines because it has to be specified some time ahead, whereas brick is bought and delivered practically as it is needed on the job, except in times when the building movement is brisk and there is a rising price market in brick, when dealers find it profitable to stock.

Front brick, on the other hand, is a better barometer of the immediate future building movement because this is a commodity that frequently has to be specified considerably in advance of delivery. It is, therefore, significant that most front brick distributors are reporting a slight change for the better in this regard, that is, inquiry has been more brisk for New York and metropolitan district operations.

Official transactions for Hudson common brick covering this week ending Thursday, Jan. 15, 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:

Table with columns: Date, Arrived, Sold, Covered. Rows for Friday, Saturday, Monday, Tuesday, Wednesday, Thursday, and Total.

Reported enroute Friday A. M., Jan. 16-1. Condition of market weak. Prices: Hudsons, \$5.50 to \$6; covered, \$6.50 to \$6.75; Raritans, \$6 to \$6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7 to \$7.50 (yard). Dull. Left over, Friday A. M., Jan. 16-95. Total number covered barges, 35. Covered barges sold, 5. Total number in market, 130.

HUDSON BRICK UNLOADED.

(Current and last week compared.)

Table with columns: Date, Amount. Rows for Jan. 2, 3, 5, 6, 7, 8 and Total.

Table with columns: Date, Arrived, Sold, Covered. Rows for Friday, Saturday, Monday, Tuesday, Wednesday, Thursday, and Total.

Condition of market, dull. Prices: Hudsons, \$6.75 to \$7; covered, \$7.25; Raritans, \$6.75. Left over, Friday A. M., Jan 15-146. Total number covered barges, 51. Total in market, 197.

OFFICIAL SUMMARY.

Table with columns: Description, Amount. Rows for Total No. bargeloads arrived, left over, sold, and total.

Chairman McCall of the Public Service Commission says the real estate outlook is more promising than it has been for many years. This he says in view of the transit improvements which the city is now making and which should be felt during the year 1914.