NEW YORK, MARCH 7, 1914

## SIGNIFICANCE OF THE NEW TAX THEORIES

How Attempts at Universal Philanthropy Are Increasing Living Costs - Tenement, Minimum Wage and Single-Tax Legislation.

By ROBERT W. THOMPSON, Jr. \*

HEAVY tax burdens imposed upon real estate in New York have been operating most unjustly upon a large class of investors whose savings are in this form of investment.

The total bonded debt of the city of New York was \$1,263,693,904.61 on the 31st day of December, 1913. Deducting from this the corporate stock, notes, assessment bonds and general fund bonds held by sinking funds, the net amount of this debt held by the public is shown as follows:

Corporate stock, corporate

Corporate stock, corporate stock notes and assessment bonds .......\$898,013,401.88 Special revenue bonds......36,225,475.03 During the year 1913 the total revenue receipts of the city aggregated \$203,405,943.38, of which sum the taxes collected during the year aggregated \$148,556,847.55. These tax collections consisted of \$134,192,431.12 from taxes levied on lands and buildings; \$6,730,062.46 from special franchise taxes; \$3,636,908.53 from taxes on real estate of corporations, and \$3,997,445.44 from personal property taxes. taxes.

taxes.

In the report of the Comptroller the expenditures during 1913 are briefly described as consisting of \$7,947,031.96 paid as direct taxes to the State of New York; \$135,625,710.47 in current administrative and operating expense. There was \$45,721,775.67 paid for interest on the city debt, of which \$9,518,093.51 was paid into the city sinking funds and \$30,203,682.16 was paid to outside holders of the city's securities. The outlays for public improvements aggregated \$103,605,512.21. The significance of these figures can only be understood by comparing the annual be understood by comparing the annual budgets for past years.

Under public improvements are in-

Under public improvements are included monies paid in meeting the cost of construction of the Catskill Water Supply, Rapid Transit construction, dock improvements, construction of new Municipal Building, acquiring the site for the new court house in Manhattan, building of and extensions to school-houses and the carrying out of many other improvements to which the city is committed.

It will be found that assessed valuations (of real estate) have risen from \$2,463,135,687 in 1897 to \$8,049,859,912 in 1914 in an endeavor to provide funds, and the alarming increase in taxation is inevitably bringing property owners face to face with a crisis. to face with a crisis

#### Effects of Socialistic Government.

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The reasons for this increase are not difficult to discover. We are becoming more socialistic in our ideas, and vast sums are required to meet new needs. Throughout the country generally in our cities the making, sweeping, lighting and repairing of streets, roads and bridges, sewerage systems in all their complexity, museums, parks, art galleries, libraries, concert halls, markets, fire-engines, ferries, public baths, harbors, piers, wharves, docks, hospitals, dispensaries, schools and universities, have all been

brought under collective management. The municipality is acting socialistically and communistically to a degree which few Americans realize. There are also many evidences of municipal extravagance and waste, as well as notable instances of official corruption.

A renewal of agitation in the Legislature for an increment tax reminds us that the question of taxation, like every other economic one, is essentially a question of pure theory and its practical application.

Fair-minded men, recognizing that sound legislation can never be based on fallacies, will not subscribe to the new tax theories without an honest and intelligent investigation of the situation; but public opinion will to some extent be influenced by those who do not perceive the effect of unwise legislation.

Laws must be tested in their actual

Laws must be tested in their actual operation before they can be called good ones. It is an unfortunate fact, however, that the simplest of tax laws may give rise to complications and inequalities when it comes to administration, and the adoption of mistaken tax theories must inevitably be followed by disastrous ef-fects and widespread dissatisfaction. The fects and widespread dissatisfaction. The expenses of government cannot be escaped, but the burden should be equitably distributed. That this burden has been increasing instead of diminishing is beyond dispute. beyond dispute.

#### What History Teaches.

In the British Isles, where conditions affecting taxation have become acute and where the burden placed upon landed and where the burden placed upon landed proprietors is more heavily felt than here in prosperous America, the tendency to increase taxes and to dispense wealth under plans of State insurance for wage-earners and in other ways no less direct is progressing until many thoughtful people believe that these symptoms of socialism and governmental weakness mark a decline in the growth and power of the British nation.

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mark a decline in the growth and power of the British nation.

The student of history knows that as civilization has advanced, governments have been called upon to assume new and more complex functions; the sphere of action of the State grows larger and the ends it serves grow more numerous. The expenses of government likewise tend to increase. While Lowe in 1822 estimated the yearly net income of the British people at £251,000,000, the Government expenses in 1813 and 1814 averaged £106,000,000, and this did not include the cost of schools, churches and benevolent institutions, but the figures quoted represent the sum voluntarily devoted to public purposes by Parliament. Between 1685 and 1841 the population of the United Kingdom more than trebled its numbers, but in the same period of time the outlay of the state increased forty-fold. It is thus to be observed that there is a natural law of increase in legitimate expense.

The adherents of Socialism are eager to hasten this natural movement, while

The adherents of Socialism are eager to hasten this natural movement, while the Conservative, who believes in the institution of private property and the normal rewards of thrift and frugality, views the logical results of this tendency with some apprehension and alarm.

Economists generally have come to regard direct attempts made at socialism and communism as diseases of the body social which have affected every highly civilized nation at certain periods of its existence. If the body be too weak to react healthfully and curatively, the evil is very apt to lead to the decline of all true freedom and order.

true freedom and order.

At four periods of the world's history it will be found that socialistic and communistic ideas have been most widespread. (1) Among the ancients at the time of the decline of Greece; (2) at the time of the degeneration of the Roman Republic; (3) among the moderns in the age of the Reformation, (4) and again in our own day. our own day.

To cite examples from Roman history of these manifestations, the practice of supporting the populace at the expense of great candidates or of the state was developed to a very great extent. The masses lived very largely by the sale of their right of suffrage to the highest bidder. In the social reforms of the younger Gracchus, besides the limitation of large land ownership the principal points were the following: The sale of wheat under market price, but only to the inhabitants of Rome itself; the construction of great highways in Italy, colonization at the expense of the state, and the increase of soldiers' pay. The socialistic plans of Rullus went much further. Had his agrarian laws been put into execution he would have confiscated very nearly the entire country in the interest of the poor and of their demagogues. Rome twice experienced social revolutions of the most frightful character.

Keep One Foot On the Ground. To cite examples from Roman history

#### Keep One Foot On the Ground.

The demand of modern civilization and The demand of modern civilization and its political philosophy is for social justice and equality of opportunity at a time when the conditions of production appear to forbid industrial individualism. Let us keep one foot on the ground and remember that the real progressive is not apt to be the one who favors revolution

The institution of private property and the constitutional safeguards to indi-vidual freedom are not to be abolished, vidual freedom are not to be abolished, for they are too sacred to men of Anglo-Saxon blood to be discarded for the doctrine of community of goods, supplemented with the idea of an organization of labor, or the centralized superintendence of all production and consumption, either by the government already existing, or by one to be created anew.

#### "Universal Philanthropy."

"Universal Philanthropy."

We may well ask whether every incentive which now moves man to industry and frugality is to disappear and nothing remain but universal philanthropy. This cannot be so long, as the growth and prosperity of a nation depend upon the virility of its people and the interest of the whole depands upon the interests of the individual citizen.

In the program of social reform for wage-earners, the aim has been quite properly to protect them in the continued enjoyment of their present standards of

enjoyment of their present standards of living. To do this we have passed fac-

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tory laws to limit the hours of toil and define and regulate the conditions under which the work is performed. Among other protective measures designed to prevent our laborers from losing ground in their struggle to rear their children under as favorable conditions as they themselves have known, are laws to establish a Minimum Wage and the so-called Tenement House acts, neither of which tend in any way to lessen the cost

of living or to confer any benefits gratu-itously upon tenant or landlord. In this itously upon tenant or landlord. In this whole movement we find nowhere an attempt to compensate for property loss or to distribute the increased expense beyond the property owning class.

What the Tenement Law Did.

However beneficial to the health of the community in the long run, it is well known that the effect of the enforcement of the Tenement House Law, for

instance, was a shrinkage in property valuations and the income to be derived therefrom.

There are 600,000 rentpayers in the city of New York and 95,000 property owners, and it would seem that any just measures for tax reform should take account of the source of our present revenue. Certainly the prosperity of such a large community should be at least consulted. consulted.

# REAL ESTATE DEMONSTRATION AT ALBANY

The Successful Protest Against the Half-Tax Referendum and Other Bills Believed to Be the Turning Point in the Real Estate Situation.

THE protest of real estate interests against over-taxation and against the imposition of unjust laws and ordinances is beginning to produce results. Events of the week in taxation matters have made it of epochal importance to real estate and related interests. A turning point seems to have been reached, and point seems to have been reached, and from now on the burdens on real property are expected to be gradually lessened instead of increased, as they have been for a decade. The fixing of the city tax rate at from three to five points lower than it was last year was the first of the events referred to, and the disfavor with which the members of the Joint Committee on Cities of the Legislature received the arguments of the single-taxers was the second event which has this week revived the spirits of taxpayers.

#### A Formidable Demonstration.

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The large party which went to the hearing to oppose the bill came away with the belief that the bill will not be reported out of committee. More than two hundred men representing all the real estate boards, boards of trade and commerce, and nearly all the really active associations of property owners in the several boroughs, attended the nearing, and made it the most formidable demonstration that New York City property interests have made in many years at the State Capital. The presence of a borough President as the official representative of the Board of Estimate, to present resolutions adopted by that body, and the fact that he was supported not by a chance or promiscuous gathering of objectors, but by a highly representative body of taxpayers must have made a decided impression upon the members of the joint committee.

The organizations which by delegated members appeared in opposition to the bill were headed by the Real Estate Board of New York, and included the Brooklyn Board of Brokers, the United Real Estate Owners' Associations (nine associations in all), the Allied Real Estate Interests, the Chamber of Commerce, the Merchants' Association the Savings Bank Association, the Citizens' Union, the North Side Board of Trade, the Queens Chamber of Commerce the Richmond Chamber of Commerce, the Taxpayers' Alliance of the Bronx, Murray Hill Taxpayers, Tremont Taxpayers and several Brooklyn and Queens societies.

The resolutions of the Board of Estimate which Borough President McCor-

societies.

The resolutions of the Board of Estimate which Borough President McCor-mack presented were those which were adopted by the board on the occasion of the local hearing on the bill a fortnight ago, "For Lower Rents."

The principal speakers for the bill were Benjamin C. Marsh, the executive secretary of the local Single-Tax colony, and John J. Hopper, the Register of New York County. Mr. Marsh's newest and strongest argument seemed to lie in a pasteboard box nearly two feet high, which he said contained the signatures of 20,000 working people of Greater New York who favored the referen-

dum and wanted a lower tax on build-

dum and wanted a lower tax on buildings.

Allan Robinson hoped that Mr. Marsh would send a copy of the postal card issued for these signatures to the committee, because it asked for signatures of those who wanted their rents reduced. "We all want our rent reduced" exclaimed Mr. Robinson, "and if that were all, we would all sign." Mr. Marsh rejoined by saying that the card clearly set forth the nature of the proposal to which signatures were requested.

The point in Mr. Hopper's address was that the electorate could be depended upon to vote intelligently on the issue, which brought from Senator Thompson this question:

"Do you think the Legislature has no duty to perform in looking into the merits of this or any other matter before submitting it to the people, and ought we not to consider it the question should be submitted to the people?"

Mr. Hopper replied: "Yes, you ought to consider it carefully, but the people should have a chance to vote for it." With this submission, Mr. Hopper asked if those present did not think the people would vote intelligently upon the bill. "No," loudly replied Assemblyman McCue, who later supplemented his "no" with the qualification, "My reason for saying is not that I am unwilling to trust the public, nor that I am afraid of an intelligent verdict, but because I do not believe they really want the referendum on this matter.

Rapid-Fire Speeches.

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As there were many present to speak in opposition to the bill, it was arranged that the time should be divided among the several boroughs, and that some speeches should not exceed a minute, others two and some three. Under the circumstances the oratorical shots were of the rapid-fire order. Among the speakers besides Chairman Robert E. Dowling, Borough President McCormack and President Laurence M. D. McGuire of the Real Estate Board, were Walter Manning of the Savings Bank Association, Robert E. Simon, Alfred E. Marling of the Allied Real Estate Interests, President Henry Bloch of the United Real Estate Owners' Associations, Dr. Henry W. Berg, Thomas Krekeler, Frank Eberhardt, State Tax Commissioner Schwab, Dr. Korn, Pierre M. Clear, and others, representing various Manhattan associations; Stewart McKnight and Henry M. Johnston from Queens, James L. Wells, Judge Schulz and E. B. Boynton for Bronx organizations, and Allan Robinson in rebuttal.

Epitome of the Arguments.

#### Epitome of the Arguments.

The general purport of the remarks in opposition was that the Herrick-Schaap bill is a thinly disguised single-tax measure intended to be an entering wedge for the complete abolition of taxes on all the complete abolition of taxes on all forms of property except land; with the ultimate purpose of leading up to a constant increase of the rate of taxation on land exclusively, so as to take away all rent value from land, and that means all of the value of land. The enactment of the bill would so reduce real property values as to frighten away mortgage

loans and so cause foreclosures and widespread ruin among owners of real property, especially those who have invested the savings of a lifetime therein.

As there is little probability that the Joint Cities Committee will report the bill, the real estate organizations have proved themselves in this crisis thoroughly efficient and have given the city and State an example of what can be accomplished by united effort.

#### Other Bills Opposed.

Other Bills Opposed.

While New York real estate interests were vigorously opposing the Herrick-Schaap bill in the Assembly Chamber at Albany, on Tuesday, a committee of the United Real Estate Owners' Associations was appearing in another part of the building before the Committee on Social Welfare of the Assembly, to argue against a proposed amendment to the Tenement House Law. This bill, if passed, and enacted into law, will give an inspector authority to cause the vacating of any tenement house in the city within twenty-four hours, upon his certificate that it is unfit for human habitation by reason of defects in the drainage, plumbing, lighting, ventilation, etc.

The committee of the United Owners through its spokesmen stated that the ownership of real estate was being made undesirable to a great many type people on account of the care resultation by the

The committee of the United Owners through its spokesmen stated that the ownership of real estate was being made undesirable to a great many people on account of the over-regulation by the various municipal departments and also on account of conflicting orders. The power to cause a vacating of any property should not be granted unless all other attempts to affect compliance with the law have been exhausted. There is ample provision in the Tenement House Law as it is today, for providing for such exigencies, without further broadening the scope of the authority of an inspector by putting in his hands such additional powers.

It was brought out that the vacating of a tenement house upon such an order might mean the ruin of its owner, as it would practically blacklist the property by making it impossible to re-rent. If the mortgage should happen to come due while the property was unoccupied the owner would be unable to renew it or procure a new one. Such a state of affairs, if arising, might result in the loss of the savings of a lifetime.

The Committee on Social Welfare listened with great attention to the various arguments advanced by the representatives of the United Real Estate Owners' Associations, ex-Governor Sulzer, one of its members, being particularly interested. From statements made by various Assemblymen on the committee it is believed that the bill is dead.

At the hearing on the bill introduced by Senator Simpson and Assemblyman Stoddard, which was drafted by the legislative committee of the Citizens Union and which provides for an unearned increment tax, Commissioner Mullan, of the Tax Board, stated that Mayor Mitchel expected to appoint a committee of experts in a few days to take up the whole question of taxation. The commissioner suggested that all proposed legislation which might cause any contemplated revision of the system be held over.

tem be held over.

# WHAT IS NEEDED IN A MECHANIC'S LIEN LAW

Opportunity to Complete the Building Instead of Having the Work Suspended - This Is One of the Objects of the Simpson Bill.

THERE is a widespread desire on the part of materialmen and subcontractors for some provision of law by which it can be possible that a building operation, against which mechanics' liens have been filed, can be carried to com-pletion and its financing continued, in-stead of being "tied up," as has so often been the case. There are conflicting in-terests to be harmonized—those of owners, contractors, loan men, materialmen, subcontractors—in order that no legislation be carried into effect which, although apparently beneficial to some, will hamper the building industry as a whole

Clearly, the first requirement is some workable, practical plan by which mechanics' liens, when filed, can be "lifted," advancements continued on the building, and loan payments made to a contractor on his contract as the case might be: on his contract, as the case might be; or, if necessary, additional funds raised on mortgage and the proceeds used to complete the building, with the ultimate object of paying the claims on the par-

ticular operation.

Heretofore the great trouble has been that certain lienors, some because of having the first or second and superior mechanics' liens, others because their liens were small and their hope to have them paid by other lienors to protect their larger claims, have stood out against any concerted action.

#### Nature of the Simpson Bill.

Nature of the Simpson Bill.

The provisions of the "Simpson bill," in which many owners and contractors are interested, and which was drafted by the law firm of Phillips & Avery, cover the following matters, among others: Judgments and attachments not found on claims for labor and materials furnished for a particular operation are postponed to liens and judgments of creditors on that operation. Where a building is in trouble, the owner can give a mortgage to trustees for the creditors on that operation, to secure completion, or an assignment of the building loan payments for the same purpose, if holders of 75 per cent of the amount of mechanics' liens then or thereafter filed against that building, are postponed to such trust mortgage or to the advances made on the building loan under the assignment to the trustees; and all mechanics' liens have then priority and are to be paid pro rata.

In the same way a contractor with an

chanics' liens have then priority and are to be paid pro rata.

In the same way a contractor with an owner or with a municipal corporation can assign to trustees for the creditors on the particular operation the moneys under his contract, if 75 per cent in amount of the liens so vote; in which case the liens become of equal priority.

A further provision allows the placing of a permanent loan, upon a similar vote by lienors, the mechanics' liens then following the permanent mortgage, but without priorities; and also providing for deposit, for the benefit for lienors, in case the permanent loan is more than sufficient to pay off prior encumbrances.

Permits an Owner to Sell.

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A still further provision enables an owner, if 75 per cent in amount of liens so vote, to sell his property free from the liens, which then attach to the proceeds of sale, this covering a situation where a building against which liens have been filed, can be disposed of and the proceeds divided among the creditors on that particular operation, instead of leaving the job tied up indefinitely, with accumulating interest charges.

Another provision, and this is applicable to public works contracts, provides that assignments of moneys under such contracts shall be invalid unless filed within ten days after execution. Heretofore cases have arisen where contractors on municipal work, often at the starting of operations, have assigned to financial institutions all the moneys to become due under the contract; where the assignee has withheld the filing of the assignment until trouble seemed imminent; where material men and subcontractors have continued to furnish materials and labor in ignorance that the funds had been assigned away; where just before the contractor has gotten into difficulty the assignment has been filed, and where the assignee has thus secured a preference to the full balance earned by the contractors. Under the proposed amendments of the "Simpson bill," such an assignment must be filed within ten days after its execution, and materialmen and subcontractors can inwithin ten days after its execution, and materialmen and subcontractors can inform themselves, by inquiry, before entering into subcontracts or selling materials, whether or not the funds have been assigned. been assigned

#### The Two Principal Objects.

These briefly and generally are the principal amendments sought by the Simpson bill. Their object is, in short, to enable an owner or contractor, by the vote of 75 per cent of the amount of mechanics' liens, to raise funds by giving security for finishing his operation, or to place his permanent loan without hindrance by a small minority; and taking away priorities among lienors where a job is in trouble.

"There has come from many directions of the principal o

away priorities among fictions job is in trouble.

"There has come from many directions the expression of a desire that all priorities among mechanics' liens be taken away at all times," said Mr. Avery, of Phillips & Avery, authors of the bill.

"While appreciating the motive of this desire, the difficulty is that those advocating such a change in the law have not cating such a change in the law have not taken into consideration the effect upon mechanics' liens which have been dis-charged by bond (undertaking) or by

charged by bond (undertaking) or by deposit.

"It is not possible within the limitations of an interview to state all the objections and difficulties that such a provision would bring about. The Simpson bill meets this desire on the part of materialmen and subcontractors, in that, under its provisions, mechanics' liens retain their priorities only until a building operation gets into difficulty, in which event, by a percentage vote of all those having liens undischarged by bond or deposit, the priorities may be taken away. It would seem to follow as a matter of course that where an operation is in difficulties the priorities would be taken away by the vote provided for. vided for.

"Inasmuch as the bonding or depositing of liens occurs when an owner or contractor is not in serious trouble, the priorities should be, as under the provisions of the 'Simpson bill' they are, retained until then, for otherwise no successful steps could be taken to enforce the claim against the bondsmen or deposit until after the completion of the operation. There is no more reason for making bonded and deposited liens of equal priority with subsequently filed and undischarged liens than there would be for requiring a creditor to give up any other security—guaranty, endorsement, bond, etc.—which he may have had the foresight to obtain.

"There are several other practical reasons why the priorities should be "Inasmuch as the bonding or deposit-

retained until an operation gets into diffi-culties, and then, when the lienors 'get together,' they may be relinquished and the creditors on that operation be paid

the creditors on that operation be paid pro rata.

"In preparing these amendments, embraced in the 'Simpson bill,' we have not attempted to amend the Lien Law all along the line. Doubtless some of the provisions of the present law might have been more happily worded, but most of them have now had the benefit of interpretation by the courts during the past thirty years, and we believe that the interests of materialmen and subcontractors will be better subserved by adhering in the main to the law as it now stands, and by making needful changes by amendment, rather than by new and perhaps hasty general legislation."

#### Amending the Tenement Classification.

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The Committee on the Affairs of Cities, in the Assembly, has under consideration Bill No. 737, introduced by Mr. Scheidemann, to amend the Tenement House Law. The purpose of this bill is to take out of the tenement house class all buildings occupied by three families or less. At the present time the Tenement House Law applies to all buildings occupied by three or more families.

families.

In the opinion of the Superintendent of Buildings, Mr. Miller, the passage of this act would be a most unwise piece of legislation:

"By far the largest number of tenement houses in the city of New York are three-family houses, and to take these out of the jurisdiction of the Tenement House Department would mean the permitting of a reversion to the unsanitary conditions that existed previous to the enactment of the present Tenement House Law. The passage of this bill would encourage the construction in outlying districts of buildings for three families and creating the very condition which it was found necessary to remedy when the present Tenement House Law was enacted."

#### Brooklyn's Interest in Small Houses.

Brooklyn's Interest in Small Houses. The feature of the Brooklyn real estate market this year is the active demand for small houses, especially dwellings in the outlying sections, where the rate of development may be termed almost normal. The number of new operations planned in the borough so far this year equals last year's record to date, and in the opinion of the Superintendent of Buildings 1913 was really a normal year for Brooklyn building operations. The total cost of the buildings planned is, however, far from being as large as the total recorded in 1913 up to this time.

large as the total recorded in 1918 up to this time.

The reviving demand for small dwellings is being reflected in the plans filed. The Milford Construction Co. will build fourteen two-story frame dwellings, each 18.6x43 feet, on Van Siclen avenue north of 86th street. Catherine Courtney will build six two-story houses. 16.8x32 feet, at the corner of Avenue N and East 9th street, to cost \$4,000 each.

-When the Burns restaurant property on Sixth avenue was offered at action no one was found willing to buy it, outside of the parties at interest. So the plaintiff in the partition suit bid it in at \$95,000 over the mortgage of \$155,000, making the price \$250,000. The property is assessed at \$243,000.

## WOULD HARMONIZE CONFLICTING LAWS

Resolution Introduced at Albany to Inquire into the Operation and Results of Building, Factory, Fire Protection and Other Related Laws.

A RESOLUTION has been introduced into the Legislature by Assemblyman Ellenbogen calling for a general investigation of the administration of the various laws relating to the construction of buildings and to the

construction of buildings and to the safeguarding of their occupants. The preamble states that there is at present no uniformity in the statutes, codes, ordinances and regulations pertaining to the safe construction of buildings and to the prevention of fires and that a serious conflict of authority has resulted among the various officials, departments and bureaus charged with the enforcements of the laws.

The resolution directs that the committee on Affairs of Cities of the Assembly, or a sub-committee thereof, to conduct a thorough investigation into all of the departments of the State and other political subdivisions thereof for the purpose of determining the value of the existing building and fire prevention laws, ordinances and regulations, the enforcement and operation thereof and the results obtained therefrom, and the effect of the orders issued by the various departments and bureaus. The committee is authorized to conduct hearings and take proof and testimony in Albany or in any part of the State, to subpoena and enforce the attendance of witnesses, or in any part of the State, to subpoena and enforce the attendance of witnesses, including public officers and employees, and to require the production of books and papers, including public records and documents, to employ counsel, stenoand papers, including public records and documents, to employ counsel, stenographic assistance, investigators, and such other employees as may be necessary for the purpose set forth.

The resolution, which has been referred to the Ways and Means Committee, was introduced at the instance of the American Society for Fire Prevention, of which A. W. Herbst is the director.

Other bills of special interest to the real estate and building professions are:

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In the Senate.

Int. No. 771. Carswell. Authorizing New York City to erect a court house in the Borough of Brooklyn for the Supreme Court of the Second Judicial District and for the law library of the Borough of Brooklyn. It is to be located on lands now owned or hereafter acquired by the cty in the territory bounded by Joralemon street on the north, Court street on the west, Livingston street on the south and Boerum ston street on the south and Boerum place on the east. The land may be place on the east. The land may be acquired by purchase or condemnation. The court house is to be erected by the President of the Borough of Brooklyn upon plans prepared by him and approved by the Board of Estimate. The Comptroller, when directed by the Board of Estimate and Apportionment, is authorized to issue bonds to raise the necessary funds. The cost of the work is to be a charge against Kings County. The borough president is authorized to modify or alter the plans and specifications, but no change in excess of the estimated cost is to be made except with the express approval of the Board of Estimate and Apportionment. When completed and equipped, the court house of Estimate and Apportionment. When completed and equipped, the court house is to be maintained under the supervision of the justices of the Supreme Court residing in Kings County, and they are authorized to appoint a custodian, an engineer and such other employees as may be necessary. The expense of maintenance is to be borne by the city, as in the case of other public buildings, or is to be a charge against Kings County. The bill repeals Chapter 390 of the laws of 1909, as amended by Chapter 357 of the laws of 1912, which provided for the construction of a new court house in Kings County. To Cities Committee.

#### In the Assembly.

Int. No. 873. Amending the General Corporations Law (new subdivision 12 in section 3) by providing that the expense of an easement in real property acquired or reserved by a municipal corporation, railroad corporation or other transportation corporation is not to be deemed an encumbrance upon such prop-erty under any law relating to invest-ments in mortgages upon real property by corporations, trustees, executors, administrators, guardians or other persons holding trust funds. The effect of such an easement upon the property, however, is to be taken into consideration in de-

is to be taken into consideration in determining its value.

Int. No. 874. Gage. Amending the Tax Law (section 8) relative to the place of taxation of the personal property of residents. It provides that if the property is tangible, including goods, wares and merchandise, it is to be taxed in the district where the property is situated. If it is not tangible, including money, bank deposits, stock, bonds, notes, credits and interest in property and evidences of debt, it is to be taxed in the tax district where the person resides when the assessment is made. Under the present law personal property is taxed in the district where the person resides. resides.

Int. No. 925. Martin. Amending the Bronx Parkway Commission Act (Chapter 594, Laws of 1907, three new sections, 18-b, 18-c and 18-d) by providing for the extension of the Bronx Parkway to and along Pelham Bay and Hutchin to and along Pelham Bay and Hutchin son River valleys to connect with Pelham Bay Park. The bill describes in detail the property which may be taken and provides that the new territory shall be a portion of the Bronx River reservation parkway, to be known as the Pelham Bay and Hutchinson River Parkway.

Excess Condemnation.

Excess Condemnation.

Int. No. 1037. McGrath. Amending the Greater New York Charter (repealing sections 396 and sections 970 to 1011, inclusive; and inserting a new section, 396. and thirty-six new sections, 970 to 1005, inclusive) by substituting entirely new provisions relative to the acquisition of property for opening streets and for sewers, parks and certain other improvements. It authorizes the city to acquire title to property or to easefor sewers, parks and certain other improvements. It authorizes the city to acquire title to property or to easements, as may be determined by the Board of Estimate, for streets, parks, bridges and tunnels and approaches to bridges and tunnels, and for improvement of the navigation of waters within the city and waterfronts. It may acquire the property by condemnation proment of the navigation of waters within the city and waterfronts. It may acquire the property by condemnation proceedings in which the amount of compensation to be paid to property owners is to be fixed by special term of the Supreme Court without a jury, and in a proper case the court is to assess the cost of the improvement or portion of it ,as the case may be , upon benefited property. The bill also provides that in acquiring such property the city may take more than is needed for the actual construction of the improvement, but the additional amount must not be more than enough to form suitable building sites abutting on the street, park or other improvement. The extent of this excess property is to be determined by the Board of Estimate, and after so much of it has been appropriated for the improvement as is needed the remainder may be sold or leased by the

city. The owners of real property required for streets and embraced within the lines of streets laid out on the city map may convey the property to the city without compensation. The Board of Estimate is to determine whether any portion of the cost of the proceedings is to be borne by the city or one or more boroughs, and, if so, what proportion. It may aso establish areas of assessment for benefit. Buildings taken in these proceedings may also be assessed by the court to not exceeding one-third part of their estimated value. In no case is real property to be assessed for more than half its value. City property benefited is to be assessed the same as private property, and real City property benefited is to be assessed the same as private property, and real property acquired by the city in addition to the amount actually needed is also to be subject to assessment for benefit. The bill prohibits the opening of certain streets through certain portions of the property of St. John's College, the University of the City of New York and Columbia University. Where the property taken, or part of it, is under lease or other contract between landlord and tenant, such contracts are to cease and be absolutely discharged as to the part of the property taken but is to remain valid as to the rest of the property. The court is to determine in a separate proceeding, upon application of the parties, the balance to be paid under any such contract. Proceedings started under this article may be discontinued by the Board of Estimate at any time before title has been acquired by the city. Provision is made for appeal by the city or persons dissatisfied with awards or assessments. There are numerous other provisions regulating the proceedings. merous other provisions regulating the proceedings.

#### Assessments for Benefit.

Assessments for Benefit.

Int. No. 1038. Van Name. Amending the Greater New York Charter (repealing section 247 and inserting new section 247) by providing that before any public improvement, except an improvement under the Rapid Transit Act, which is to cost \$250,000 or more, is authorized, the Board of Estimate and Apportionment may determine that a portion of the cost to be borne by the city or by one or more boroughs. The whole or the remainder of the expense, as the case may be, is to be assessed upon benefited property. If the cost is to be less than \$250,000 the Board may by unanimous vote similarly determine upon benefited property. If the cost is to be less than \$250,000 the Board may by unanimous vote similarly determine that the city or any borough or boroughs shall bear a portion of the expense. Provision is made for the issuance of "special revenue bills" in anticipation of the collection of the improvement assessments chargeable against a borough. These bills are to be redeemed out of the taxes levied upon the borough or boroughs on account of the improvement. The, bills are to be redeemable out of taxes levied upon such borough on account of the improvement in the year following their issue except that the Board of Estimate may determine that they be redeemed in not exceeding five instalments. There are also other provisions regulating the collection of the special tax for redeeming these bills.

Int. No. 1048. Kramer. Amending the Public Buildings Law (section 3) by providing that the trustees of public buildings must provide sufficient space in one building in New York City for all the bureaus, departments, commissons, boards and officers of the State exercising powers within the city. The trustees are authorized to lease buildings for a term of years.

for a term of years.

#### NEW ELEVATOR BILL OPPOSED

Prescribes Safety Devices on All Elevators, Except in Private Residences - Only a Year's Time Allowed.

BILL in the State Senate (Herrick, Int. 184) adds a section to the general business law in relation to passenger elevators, by providing that every elevator for the carriage of passengers hereafter constructed, and every such elevator in use when this elevator law takes effect, within one year thereafter shall have placed therein or attached thereto, such automatic device, electrical or mechanical, as will prevent the elevator car from being moved while the elevator door is open.

or mechanical, as will prevent the elevator car from being moved while the elevator door is open.

Every owner of the building is made subject to a penalty of five dollars a day for every day that an elevator is in use without being equipped with the automatic device. The section does not apply to elevators in private residences. Penalties are to be collected by the District Attorney.

#### Superintendent Miller Objects.

Penalties are to be collected by the District Attorney.

Superintendent Miller Objects.

The Superintendent of Buildings, in Manhattan, Rudolph P. Miller, Esq., has interposed objections to the retroactive feature of the bill. Mr. Miller pointed out to a committee of the Legislature last year that a large proportion of the fatal elevator accidents, causing death or injury in the Borough of Manhattan, would probably have been avoided, if a device such as contemplated in this law had been installed. In the installation of such device, some judgment should be applied, the Superintendent says. It is perfectly proper to require such safety device as proposed, to be used in the case of all new elevator installations, but when making the provisions of such an act as this retroactive, it must be considered that it is impossible to accomplish the purpose of the act within one year.

In a letter which Superintendent Miller has written to the Senate Judiciary Committee, he says:

"There are over ten thousand passenger elevators in the Borough of Manhattan. It is practically impossible to equip these ten thousand elevators with these devices within even two years. The proposed act requires it to be done within one year. This is so much the harder in view of the fact that a penalty of five dollars for every day that an elevator is in use after the end of the year without such a device is imposed.

"The proposed act also requires that it shall be impossible to move an elevator is in use after the end of the year without such a device is imposed.

"The proposed act also requires that it shall be impossible to move an elevator is in use after the end of the year without such a device is imposed.

"The proposed act also requires that it shall be impossible to move an elevator is not use after the end of the year without such a device is so arranged that having reached that point the gate cannot be reversed in its motion, except by the operator in the car, with the car at the landing. As proposed in the act, it would also seem t undoubtedly add to the delays in opera-tion. In the case of existing elevators, however, it would in many instances mean a reconstruction of the equipment, which would seem to be a serious hard-ship on the property owner. I would consider it a decided step in the direction of safety if the shaft gate alone were re-quired to be interlocked as proposed quired to be interlocked, as proposed in this act.

"In the paragraph heading, it might be well to add the words 'and stopping,' to

make this read: 'Equipment of passenger elevators with automatic device to regulate starting and stopping.' This would, perhaps, make the heading a little more complete.

#### Should Be More Specific.

Should Be More Specific.

"It would also be well, perhaps, to be a little more specific as to the character of elevators to which this act is to apply. It now provides for every elevator used for the carriage of passengers. The word 'passengers,' according to some interpretations, does not include employes, and it is quite as important to safeguard the employes as others. This might be remedied by adding, in the ninth line on the first page, after the word 'passengers,' the words 'and employes other than the operator.'

"In line six on page two, it would be well to omit the words 'car solely with a lever, controller or rope,' as these words do not include all the possible means of control, and it would, perhaps, not be practicable to include all that might be devised. In place of these words, which should be omitted, it would be well to add at the end of that sentence the following: 'Except that some approved emergency device may be introduced, making it possible to start the car from any point in the shaft in case of accident.' One of the serious objections that have heretofore been urged against these automatic devices is that in case of accident passengers imprisoned in a car might be kept there indefinitely, and where fire occurred in connection with such accident, they might be burned to death by spread of the fire throughout the shaft.

"I would also strongly urge the omission of the sentence (page two, line 14): 'The provisions of this section shall not apply to elevators in private residences.' It is quite as important that these provisions should apply to such elevators as to any other. As a matter of fact, in private residences the elevators, being subject to the control of members of the family or servants, who are not regular operators, need a safeguard of this kind as much as in any other building. Be-

subject to the control of members of the family or servants, who are not regular operators, need a safeguard of this kind as much as in any other building. Besides, in private residences, the push button type of elevator, an elevator which is automatically operated by means of electric buttons, is in common use."

#### THE ASSESSMENT ROLLS

Smallest Total Increase in Valuations Consolidation-All Since Rates Are Lower.

Smallest Total Increase in Valuations

Since Consolidation—All Tax

Rates Are Lower.

The assessment rolls were delivered on March 1 by the Tax Department to the Board of Aldermen in special session. The rolls show a net increase in the assessed value of real and personal property of \$58,086,271. With the exception of 1912, this is the smallest increase since consolidation. The increase in the assessed value of ordinary real estate is \$71,547,000, which is a reduction since the books were open for exemptions and on account of reductions by the commissioners of nearly \$100,000,000.

The most notable reductions made by the commissioners were in those sections of Manhattan where values have been declining. The block bounded by Fifth avenue, Sixth avenue, 23 and 22d streets was reduced \$3,769,000. Sixth avenue, from 14th street to 23d street, was reduced about \$2,000,000. Broadway, from Houston to 14th street, was reduced \$3,700,000. Union Square, Broadway and Fifth avenue and adjacent property, from 14th to 23d street, was reduced nearly \$9,000,000. Harlem, north of 125th street was reduced about \$5,000,000. The assessment of special franchises was decreased below the assessment for 1913 by \$34,441,000.

The assessed value of real estate in Brooklyn shows an absolute decrease below the total for 1913.

The total increase in tax values would have been much greater but for the fact that the State Tax Board reduced the assessed value of franchises held by public service corporations by \$34,441,260.

The local tax board made a gross increase of \$92,527,541 in real and personal property, but the reductions by the State board reduced this amount to about \$58,000,000. The increase in real estate valuations is only \$43,212,051, which gives the city an added borrowing capacity of only \$4,321,205, instead of \$15,000,000 estimated by members of the Board.

The Board of Aldermen referred to the Finance Department accountants fixed the rates for 1914 as 1.78 for New York County, 1.77 for the Bronx, 1.84 for Kings, 1.80 for Que

	1913.	1914.
New York County	. 1.81	1.78
Bronx County	. 1.81	1.77
Kings County	. 1.85	1.84
Richmond County	. 1.92	1.90
Queens County	. 1.85	1.80

# Real Estate, Real Estate of Corporations and Special Franchises. MANHATTAN ASSESSMENT ROLL.

Real estate	\$4,742,730,906 \$6,536,766 297,674,923	1914, \$4,774,277,780 92,778,886 282,194,094	Net Increase. \$31,546,874 6,242,120 Dec. 15,480,829
Total	\$5,126,942,595 THE BRONX.	\$5,149,250,760	\$22,308,165
Real estate	\$572,808,163 42,790,805 24,741,625	\$589,396,955 43,087,300 26,147,758	\$16,588,792 296,495 1,406,133
Total	\$640,340,593 BROOKLYN.	\$658,632,013	\$18,291,420
Real estate. Real estate corporations Franchises.	\$1,559,094,532 22,478,210 98,440,849	\$1,571,486,932 21,427,360 78,261,638	\$12,392,400 Dec. 1,050,850 Dec. 20,179,211
Total	\$1,680,013,591 QUEENS.	\$1,671,175,930	Dec. \$8,837,661
Real estate	\$436,250,327 26,113,985 15,428,524	\$446,686,477 26,554,240 15,446,039	\$10,436,150 440,255 17,515
Total	\$477,792,836 RICHMOND.	\$488,686,756	\$10,893,920
Real estate. Real estate corporations Franchises	\$76,353,176 2,629,410 2,575,660	\$76,936,481 2,807,190 2,370,782	\$583,305 177,780 Dec. 204,878
TotalGRAN	\$81,558,246 ID RECAPITULATION.	\$82,114,453	\$556,207
Real estate	\$7,387,237, 104 180,549, 176 438,861,581	\$7,458,784,625 186,654,976 404,420,311	\$71,547,521 6,105,800 Dec. 34,441,270
Grand total	\$8,006,647,861	\$8,049,859,912	\$43,212,051

# RECORD AND GUIDES.

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

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Rumor has it now that the administrative and judicial authorities in Brooklyn have tentatively agreed to have the present court house rebuilt and then joined to a new wing on the site first chosen for the Municipal Publisher. Building.

The Home Rule bill enacted a year The Home Rule bill enacted a year ago as a cure for imperfect municipal grants of power looks pretty old-fashioned beside certain measures submitted at Albany this week. One of these contemplates a Constitutional amendment authorizing cities to frame and adopt their own charters. The other, known as the Optional City Charter bill, provides that cities may by referendum adopt any one of seven specified forms of charter.

No less than eighteen large church buildings in old New York are known to be on the market. Some of them, like the South Reformed Church, on Murray Hill, and the United Presbyterian Church, in West One Hundred and Eighth street, were thought to be very well situated. The latter congregation has occupied its present edifice only about ten years and already it finds not only that the times change, but men change with them.

The gift of 350 acres of land in the Helderberg Hills, west of Albany, which the State has received from Mrs. Emma Treadwell Thacher, widow of John Boyd Thacher, is the third park reservation given to the Commonwealth in recent years, the others being Letchworth Park, donated by M. P. Letchworth, and the tract, coupled with an endowment of \$1,000,000, presented by Mrs. Edward H. Harriman. Mrs. Thacher's gift embraces a stretch of forest land of great scenic beauty in the towns of Guilderland and New Scotland. It is to be known as the John Boyd Thacher Park.

#### How Rents Will Be Lowered

The discussion, which the Herrick-Schaap bill has provoked, has made sufficiently clear one fact in connection with single tax legislation. There is only one way in which legislation of this kind can reduce rents to the occupier of a building—which is by the method of confiscating existing land values. As the opponents of the bill have frequently pointed out, the demand for new buildings is determined by the growth of the community in population and business. If, consequently, a change in the method of taxation stimulated the construction of new buildings to an extent not warranted by the prevailing demand, the owners of these buildings would be obliged to reduce rents in order to tempt tenants to come in. As a consequence of such a reduction of rents, tenants might be induced to abandon older buildings in other parts of the city, and this would result in a general reduction of rents. The general reduction of rents. The general reduction of rents. The general reduction of rents might bring about an increased demand for space. A tenant could, perhaps, afford to occupy more space at the cheaper price. Or, the lower rent might permit the starting of a business which otherwise would not have started at all, or if started would have located elsewhere. In this way the demand for habitable space might be increased as a result of the change in taxation; but the increase in the demand would be proportioned to the damage which would be done to land values. Any benefit which tenants would receive would come out of the pockets of landowners.

The City of New York is already engaged in prosecuting a work which will accomplish much more effectually the purpose desired by the single-taxers without working any damage upon the land-owner. High land value and high rents are, of course, due to the fact that a large number of people want to live and a large amount of business has to be transacted within a certain amount of space. But the amount of space available for use in any center of population and business depends chiefly on its means of communication are inferior or are expensive, business men and their employees are obliged to live near their one way in which legislation of this kind can reduce rents to the occupier of a

of communication are inferior or are expensive, business men and their em-ployees are obliged to live near their workshops, and the congestion is neces-sarily increased. If New York were obliged to depend upon horse or surface workshops, and the congestion is necessarily increased. If New York were obliged to depend upon horse or surface trolleys for its means of communication, the congestion would be so great and the rents would be so high within the area of possible habitation that the nature of its growth would be entirely modified. It would become rather a number of neighboring cities than one center of population, and business. Something of this kind has, indeed, already occurred. The geographical peculiarities of the land in and around New York harbor placed serious natural obstacles in the way of cheap and quick communication, the consequence being a decentralization of the business activity of the metropolitan district such as is not found in London or Paris. Neither of these cities has a Newark in its immediate vicinity. But, of course, New York has not been obliged to depend upon trolleys and horsecars. Its great need of very quick and cheap means of communication stimulated the early construction of elevated roads. Subways and tunnels under the rivers were a longer time in coming than they should have been, but when they did come, they established a new standard of efficiency. When the dual subway system gets into operation, New York will have a better and a cheaper transit system than any other city in the world. It will have adopted extraordinarily and unprecedentedly effective means to increase the area within which a New Yorker can find a habitation and so to diminish congestion and to lower rents. The tax-reformers, who wish to lower rents at the expense of existing land values and of the property owners of the city, should remember the new dual subway system constitutes one of the most beneficient pieces of social legislation which has ever been adopted. It makes

the property owners and the wealthier citizens of New York pay the cost of enabling the poorer citizens to reach cheap land and enjoy the boon of cheaper rents. Instead of limiting the new lines to those the operation of which will be immediately profitable, the city has arranged for the simultaneous construction of an enormous amount of new mileage in the outlying vacant districts of the city. The subways and elevated roads not merely radiate in many directions, but they extend far beyond the area of existing habitation. In two ways this wise and liberal policy will make property owners and the well-to-do class pay for the boon of cheaper rents, which will be conferred upon the poor. In the first place the operation of the new syswill be conferred upon the poor. In the first place the operation of the new system is not expected to pay for its cost of construction until a great many years have elapsed. During the meantime the deficit will have to be met by property owners. While no one knows how much it will be, it is certain to be very heavy. Moreover, it will be really heavier than it seems, because to it should be added the interest on the city stock which was issued to pay for the construction of the Manhattan and Queensboro Bridge. This will be contributed free by the city to the new transit system, and it must now be costing the taxpayers of New York over \$3,000,000 a year.

tem, and it must now be costing the taxpayers of New York over \$3,000,000 a year.

The dual subway system has been planned in a manner which will be of maximum benefit to the tenant and of minimum benefit to the land owner. So much new land will be opened up for habitation all at once that the owners of property in any particular district will not be able to increase prices to any considerable extent without driving population to some other equally available district. Any benefit which the owners of vacant land along the new transit routes may obtain from their construction and operation will be partly paid for by the property owners in districts, while land values have been artificially increased because of a congestion, which the dual system will remove. Finally, as already pointed out, the property owners and not the tenants will be paying the cost of a system from which the tenant will get the benefit. At an expense of five cents the poor man will be able to travel ten miles or more to the outskirts of the city, with even a smaller expenditure of time, and there obtain more space at a smaller rent. The service will actually cost the City of New York a much larger sum than the poor man pays. The difference will be contributed in part by the taxpayers and in part by the short-distance traveler. No wise and public-spirited citizen will contributed in part by the taxpayers and in part by the short-distance traveler. No wise and public-spirited citizen will doubt the desirability of discriminating in favor of the poor man, who wants to obtain wholesome living conditions on the outskirts of the city. Both socially and industrially the city will be the gainer from the policy of enabling the poor man to reach cheaper land partly at the expense of the community as a whole. But this is both a fairer and more effective way of contributing to his welfare than that of confiscating existing land values. Any city with inferior means of communication will suffer from congestion and high rents, no fer from congestion and high rents, no matter how the burden of local taxation is distributed, while any city which follows the example of New York and subsidizes a transit system, so as to scatter the population over the widest possible area, will suffer much less from congestion and high rents—even though land values are not confiscated.

#### Tribulations of a Factory Inspector. Editor of the RECORD AND GUIDE

Manufacturers are primarily engaged in business for their profit. This is the dominant thought at all times, and I say this without any disparagement of the good qualities and intentions they may possess in addition to their desire for rain.

It would be safe to say that not one manufacturer wishes to conduct his business in deliberate violation of law, or to the discomfort or damage of his employes, but the two latter subjects for

consideration are ever subordinate to the consideration are ever subordinate to the first; for if there be no profit in a business it will not be maintained. Frequently there develops in a factory unlawful or dangerous conditions, which if remedied, will cause a diminution in the output, and the struggle between desire for profit and fear of the law generally results in an attempt—successful or otherwise—to bribe factory inspectors to a friendly blindness.

otherwise—to bribe factory inspectors to to a friendly blindness.

I hold no brief for the many inspectors of the city and State departments, but wherever you find a dishonest or grafting inspector it is because a so-called respectable business man commits the two-fold crime of bribery and violation of the factory laws; and these very factory laws, designed to promote the health and safety of factory employes, are too frequently held in contempt by the latter. Past experience has shown that for the maintenance of health, decent toilets and dressing-rooms are an that for the maintenance of health, decent toilets and dressing-rooms are an absolute necessity. Yet in many factories you will find such filthy practices that it is impossible to keep the toilets and dressing-rooms in a usable condition. The owner of the factory is not always to blame for this; rather in the majority of cases the fault lies with the employes themselves. Decaying fruit skins, moldy bread and ancient fish thrown under machines and tables, accumulating all day in overheated lofts, tend to create an atmosphere that "smells to Heaven"—and suggests the other place. Gentle 'suasion is lost on them.

After the second fruitless appeal I pro-

lost on them.

After the second fruitless appeal I proceed to action, and when at my polite request an operator refuses to remove the offending object, I promptly pick it úp, firmly press it into her reluctant paw, march her to the garbage receptacle, make her insert it therein, and replace the cover. On several occasions I have narrowly escaped riot—the untutored proletariat resenting any interference with what they consider their "liberty." A return engagement to the same factory is seldom necessary. The average factory owner seems to have little control over his employes, and his idea of sanitation is to kill a bad odor with a disinfectant twice as odorous—the cure being worse than the disease. It never occurs to him to remove the cause. Duroccurs to him to remove the cause. During the summer months garbage receptaare not much in demandwindows offering a splendid opoprtunity to throw papers, garbage and rubbish into the areaway for the long-suffering engineer of the building to clean up and

cart away.

So, too, in the matter of smoking. The law prohibiting smoking was made necessary by the many disastrous factory fires directly traceable to this cause, and fires directly traceable to this cause, and this knowledge was common to the public. Yet day after day this law has been violated, as shown by the many hundreds of convictions that I obtained against smokers in factories. It is all well enough to demand laws for the protection of workers in factories, but what good are these laws if the occupants will not live up to them?

not live up to them?

Again, the law on fire drills, deemed an absolute necessity for the safety of people in factory buildings, is not being lived up to, although the statute has been in effect since October, 1913; and it is safe to say that less than ten per cent of the factories in New York City have voluntarily established fire drills, but await some order or direction from the authorities to obey the law. Fire drills are not welcomed by the average factory owner or piece-worker, to whom fifteen minutes' time spent once a month in a

owner or piece-worker, to whom fifteen minutes' time spent once a month in a fire drill is an irreparable loss.

Early in the game I realized the futility of an appeal to the ethical side of the average manufacturer in the matter of fire drills; the saving of human life was a minor detail with many of them. Time was money, and fire drills meant loss of time. It behooved me to appeal to their pocketbooks rather than their hearts; therefore I proceeded to inform them of the law on the subject—that the installation and maintenance of a regular installation and maintenance of a regular monthly fire drill was mandatory, and if they conducted the drill with reasonable frequency and success, and afterwards

an actual fire occurred at which the previously trained employes became panic-stricken and ran amuck, the employer, having complied with the law and exer-cised reasonable care, could not be held legally responsible for injuries sustained. This was common sense, not parlor so-cialism, and served as the entering

wedge.
From the foregoing it can readily be understood that the lot of one employed in the carrying out of fire prevention and factory laws is not an enviable one. The success of these laws will greatly depend on the education of the public to an appreciation of their value, so that obedience to them will be as instinctive as our obedience to laws prohibiting murder, perjury, theft, etc. The iting murder, perjury, theft, etc. The unfortunate condition concerning these laws is that the people of this city and State have gotten into the habit of demanding one hundred per cent of efficient of the state o ciency from the various departments of the government, but allowing only thirty per cent equipment to obtain the desired results, and people severely censure the unfortunate official who may be at the head of the department when a disaster occurs. In the face of these conditions it is remarkable that we get such high class men for executive positions as we

(Mrs.) S. W. H. CHRISTOPHER, Fire Prevention Adviser, Cotton Gar-ment Manufacturers of N. Y., Inc., 277 Metropolitan Tower, City.

Situation in Tenement Work Not So Bad

Editor of the RECORD AND GUIDE:
The article entitled "A Peculiar Situation in Tenement Work," published in

The article entitled "A Peculiar Situation in Tenement Work," published in the February 28 issue of the Record and Guide, appears, upon careful analysis, to treat solely with the uneconomical feature of the law which compels the placing of all bathrooms and toilet rooms so that their windows will open directly upon the street, or a yard, or a court.

The writer believes that this law is one of the best things ever accomplished, as it is the only way in which the unwholesome "so-called" vent shaft could be eliminated from tenement buildings. It is true that under some conditions these shafts will ventilate the rooms opening upon them, but generally they will not. Such shafts operate on the same principle as any other chimney (they are in effect nothing else than chimneys), and unless the column of air within be properly heated at, or near, the within be properly heated at, or near, the base, it will not rise and therefore cannot create the necessary draft for drawing the foul air from the adjoining rooms

It may be argued that vent shafts are It may be argued that vent shafts are successfully employed in other classes of buildings, such as hotels and schools. This is true. But it is equally true that all vent shafts in such buildings are constantly supplied with warm air at the base; and their efficiency depends entirely upon the difference between the initial temperature at the base where the initial temperature at the base where the air enters and the final temperature at the top where the air leaves the shaft.

the top where the air leaves the shaft.

Several years ago the writer examined a large number of vent shafts, and by the simple expedient of throwing small pieces of tissue paper into the shafts and observing their subsequent motion, it was soon discovered that many shafts were utterly worthless for ventilating purposes. It was also observed that in a square or rectangular shaft the draft, which might otherwise have sufficient velocity, was practically nil in the corners, and that windows in these locations frequently showed an inward, and not an outward, motion of the air. This, as was shown by the action of the scraps of paper, was undoubtedly due to eddying air currents in the corners. Does of paper, was undoubtedly due to eddying air currents in the corners. Does the author of the article above referred to believe that rooms with windows so placed are properly ventilated? In some of these observations a draft gauge was tried with but indifferent success, and the writer had in mind a series of experiments in which Pitot tubes and anemometers were to have been employed, but these have not yet been made.

The windows opening upon small vent shafts also present another serious prob-

lem, which is that, unless they are pivoted at the sides and provided with an inner screen at the base, they will af-

oted at the sides and provided with an inner screen at the base, they will afford little or no privacy.

We now come to the main issue: the design of the tenement having an open stairway under the present law with respect to the location of toilet and bathrooms. The writer has found that it is possible to devise a plan for such a building on a plot 100 feet square with only two rooms less per floor than are contained in the Hartley Tenements, and only five linear feet on each front (street only five linear feet on each front (street and yard) given up to toilet rooms per floor. Surely this is not prohibitive, and as sunlight has been pronounced by physicians to be one of the best known sterilizing agents at our command we are sicians to be one of the best known ster-ilizing agents at our command, we ap-pear to have gained something rather than lost. Such a plan has actually been drawn, with the added feature of comply-ing with the existing law, which pre-scribes a minimum width of seven feet for rooms, as compared with six feet minimum in the tenements referred to by Mr. Jackson.

Mr. Jackson.
It is also entirely possible, and not It is also entirely possible, and not at all expensive, to provide proper ventilation for bath and toilet rooms regardless of their location. The writer has handled this problem successfully under the most trying conditions in buildings where it was necessary from the point of investment to eliminate every possible expenditure, and yet these toilet rooms have been provided with sufficient constant ventilation, free from back-drafts, and at an astonishingly low cost.

After all, this problem is not as diffi-cult as Mr. Jackson would have us be-lieve, and, like many others of a similar nature, presents very few real obstacles to a successful solution.

JOSEPH C. SCHAEFFER, 38 West 32d street. (Architect.)

#### Who Will Pay for the New Courts?

Borough President Pounds says the city as a whole should bear the cost of erecting the new Kings County Court House. He is "not quite certain," however, that Brooklyn should pay a proportionate share of the cost of court houses in the other counties. The Queens County Court House was a city charge. The court house which is being erected in New York County is under chapter 357 of the laws of 1912, a general city charge, but a bill was introunder chapter 357 of the laws of 1912, a general city charge, but a bill was introduced in the Senate by Mr. Carswell this week to make the cost a charge upon the Borough of Manhattan only. Senator Carswell stated that he was introducing it for Borough President George McAneny of Manhattan, representing the Board of Estimate, and it was satisfactory to the Brooklyn justices of the Supreme Court.

There is a fight on the proposition already, for Assemblyman Almeth W. Hoff, chairman of the Cities Committee, has refused to introduce it into the As-

sembly.

He said: "The proposition is to make Brooklyn pay the entire cost of the court house, and I won't stand for it."

Senator Carswell said, after this, that the bill would be passed by the Senate and sent over to the House as a Senate bill for consideration. In this way it would reach the floor.

bill for consideration. In this way it would reach the floor.

The Carswell bill authorizes the City of New York to erect a court house along plans to be prepared by the Borough President of Brooklyn and approved by the Board of Estimate and Apportionment, on the site bounded by Joralemon street, Court street, Livingston street and Boerum place. The land is to be acquired either by purchase or condemnation. The cost is to be a charge against Kings County. The Borough President can alter the plans after their acceptance by the Board of Estimate, but not so as to increase the cost. The court house when completed is to mate, but not so as to increase the cost. The court house when completed is to be maintained either by the city, as is the case with all other public buildings, or is to be "a special charge against Kings County." Justices Benedict, Kepper and Kelby, acting as a sub-committee, drafted the bill. Cable Address Cruikshank, New York

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#### THE WEEK'S REAL ESTATE NEWS

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

> Business centered on Fifth and Park Avenues.

New Head for Title Company.

New Head for Title Company.

Harry Adams Kahler was elected president of the New York Title Insurance Company and the New York Mortgage and Security Company at a special meeting held on Monday, March 2, 1914, to succeed Clinton R. James, who retires, owing to ill health. Mr. Kahler is a member of the firm of H. A. Kahler & Co., of 49 Wall street, whose business is municipal bonds and mortgage investments throughout the country. He has long been identified with the bond and mortgage business and has successfully developed several important corporations engaged in that line. He has affiliations with a large number of financial institutions, both in New York and in the South. He has been engaged in business in New York since 1899.

Cyril H. Burdett was made first vice-president of the New York Title Insurance Company. Mr. Burdett is well and favorably known among real estate men of New York City, having been connected with the New York Title Insurance Company since its organization, first as secretary, and more recently as general manager and counsel. He is also secretary of the New York Mortgage and Security Company and president of the Chelsea Realty Company.

#### Park Avenue Owners Organize.

Park Avenue Owners Organize.

A new association was organized on Thursday evening by owners of property on Park avenue, which will have for its purpose the protection of real estate interests along that thoroughfare and will encourage and further its development. It will be known as the Park Avenue Association and will undoubtedly become a factor in real estate affairs not only on account of the new importance of Park avenue but also on account of the prominence of the men who are identified with it.

ance of Park avenue but also on account of the prominence of the men who are identified with it.

The meeting, which was held in the restaurant of the new apartment house at 375 Park avenue, was attended by about forty owners, all of whom enthusiastically endorsed the organization and pledged their support. With Edward H. Harris as temporary chairman, a constitution and by-laws were adopted.

The following officers were elected: Henry B. Anderson, president; Morgan J. O'Brien, Oakley Thorne and Robert Thorne, vice-presidents, and Edward H. Harris, secretary. The selection of a treasurer was left to the executive committee, which includes I. N. Phelps Stokes, Howard Mansfield, E. C. Potter, L. S. Bing, George F. Johnson, Jr., William A. Boring, S. F. Weaver, Arthur H. Van Brunt and Edgar A. Levey. All owners and tenants of property on Park avenue or in adjacent streets, from 45th to 106th streets, are eligible for membership in the new association. bership in the new association.

New Real Estate Center.

The concentration of suburban real estate concerns in the part of Manhattan between 34th and 45th streets, Seventh and Fourth avenues, affords another instance of the northward march of a given line of business in recent years. The last two years particularly have witnessed the establishing of the new suburban real estate center in discussion. The Windsor Land & Improvement Co. will on Monday merge its Brooklyn office and its office near the Pennsylvania terminal, with its main office, which will be moved from the Times Building across the way into the building at the northeast corner of Broadway and 42d street, where the company has leased, for a term of years,

the entire eleventh floor, or nine thouthe entire eleventh floor, or nine thousand square feet of office space. It is believed that the assembling of the various offices into one real estate business entity will not only redound to the welfare of the company's business by bringing all buyers to one office centre, but will also create greater homogeneity of interest among the sales staff of the company.

Discussing the colony of suburban real estate firms between 34th and 45th streets, D. Maujer McLaughlin, president of the Windsor Land & Improvement Co. said:

"The real estate men have simply had

dent of the Windsor Land & Improvement Co. said:

"The real estate men have simply had to follow suit in the northward march of trade on Manhattan Island. Less than four years ago one very prominent Long Island land company had its main office in Nassau street, whereas its office now is in 34th street. A company long active in the development of the north shore recently removed its office to 42d street, after being in the shadow of Trinity Church for a long time. It moved to the Wall street neighborhood subsequent to being near the City Hall; but, after a close study of the situation, it has located between Times Square and the Grand Central terminal.

"Experience teaches the suburban land companies of Long Island, Westchester and Connecticut that the area I nave indicated is their business battleground. It is a hub of many transit lines."

#### PRIVATE REALTY SALES.

There was no noticeable increase in the number of sales made this week, but since most of the deals involved well-located and valuable properties, the market made up in quality what it lacked in quantity. With the announcement of the Colony Club that its new clubhouse would be located at Park avenue and 62d street, came the news of two other important transactions in the immediate vicinity. A building company secured a large adjoining plot in 62d street, on which will be erected a high-class multi-family structure, and around the corner on Park avenue a thirteen-story apartment house passed into the hands of an investor. Valuable residences in East 70th street and East 67th street were also sold.

Besides the conspicuous position given to it by the erection of a great number of high-class apartment houses, with a number yet to be constructed, Park avenue attains additional prominence through the organization this week of a new association, which will further protect its interests.

Fifth avenue contributed two interesting transactions. Loft buildings in the section below 23d street figured in a trade for other city properties. The enlargement of the Franklin Simon & Co. holdings on Fifth avenue gave further evidence of the great growth of retail business there. Other important transactions concerned a hotel in West 45th street, Marble Hill apartment houses, and the purchase of a number of East Side dwellings by Bing & Bing.

During the week a great many rumors were current which concerned large holdings, but most of them could not be confirmed.

The total number of sales in Manhattan this week was 25, against 17 for

holdings, but most of them could not be confirmed.

The total number of sales in Manhattan this week was 25, against 17 for last week and 45 a year ago.

The number of sales south of 59th street was 8, compared with 3 last week and 11 a year ago.

The sales north of 59th street aggregated 17, compared with 14 last week and 34 a year ago.

From the Bronx 9 sales at private

contract were reported, against 15 last week and 18 a year ago. The amount involved in the Manhat-The amount involved in the Manhattan and Bronx auction sales this week was \$525,175, compared with \$568,349 last week, making a total since Jan. 1 of \$7,879,287. The figure for the corresponding week last year was \$1,403,423, making a total since Jan. 1, 1913, of \$10,430,956.

#### Colony Club Buys Site.

Colony Club Buys Site.

The Colony Club, the largest and wealthiest women's club in this country, has unanimously adopted a resolution to buy a site at the northwest corner of 62d street and Park avenue, owned by the R. T. Wilson estate, for the new home which it has had under consideration since it became apparent long ago that its present quarters are inadequate. The ground purchased extends 100 feet on Park avenue and 120 feet in 62d street. It is in the center of what is considered the highest class apartment house district in the city. It is said that the price asked was \$450,000 and the amount agreed upon very little less than that. There are five houses on the property now, with a 90-day clause in each lease; so it will be June 1 before the Colony Club can go ahead with the building of its new clubhouse.

#### A Fifth Avenue Deal.

A Fifth Avenue Deal.

N. L. MacCready has sold the two eleven and twelve-story structures at 141-147 Fifth avenue, on plot 94x90, to the McKeon Realty Co., which gave in part payment the southeast corner of Washington avenue and 188th street, a vacant plot, 200x200; the southwest corner of Convent avenue and 141st street, vacant, 100x95; 302 West 106th street, 17x100.11, occupied by a five-story flat adjoining the southwest corner of West End avenue, and the five-story hotel at 102 West 74th street, 20x100, adjoining the southwest corner of Columbus avenue. These parcels figured in the deal at a valuation of \$500,000, while the Fifth avenue properties figured at \$1,-100,000. It was reported late in the week that the McKeon Co. was negotiating for the re-sale of its new Fifth avenue holdings.

#### Pittsburgher Buys Hotel.

The Hotel Webster, a twelve-story structure at 38-42 West 45th street, on plot 60x100.5, abutting the Harvard and New York Yacht Clubs, has been sold by George W. Stetson and John J. Radley to A. R. Peacock, of Pittsburgh, a former partner of Andrew Carnegie. He gave in exchange the twelve-story loft building at 137-139 West 25th street and a 136-acre farm at Unity, Pa. The properties are said to have figured in the exchange at valuations aggregating about \$1,000,000.

#### Sale Near New Colony Club.

Sale Near New Colony Club.

E. C. Potter and Benjamin Mordecai have purchased from Mrs. Emily A. Sandford and Ronald H. Macdonald the plot, 77x100, adjoining the northwest corner of Park avenue and 62d street, where the new home of the Colony Club will be located. The new owner will erect a modern high-class apartment structure, which will conform architecturally with the Colony Club home. The Douglas Robinson, Charles S. Brown Co. represented the sellers and Douglas L. Elliman & Co. the buyers.

#### Another Park Avenue Deal.

A prominent investor has bought the thirteen-story apartments, 565 Park avenue, sixty feet north of the northeast corner of 62d street, held at \$625,000. The Akron Building Company (Bing & Bing) was the seller. The plot is 65.4x100. Pease & Elliman were the brokers

#### Manhattan-South of 59th Street.

ROOSEVELT ST, 62, 3-sty building, on lot 25x50, sold for the estate of Matilda McLean to John Sancke, by Joseph P. Day.

44TH ST, 137-145 East, and 132-138 East 45th st, nine 3-sty basement and brownstone dwellings, with frontage of 100 ft. in 44th st and 75 ft. in 45th st, sold for Elbridge T. Gerry to Bing & Bing, by the Cruikshank Co. The buyers have no plans for immediate improvement, and expect to renew present existing leases.

47TH ST, 48-50 West, two 4-sty high stoop private dwellings, on plot 45.4x100, sold for Dr. J. Morgan Howe to a client, by Pease & Elliman. The buyer has negotiations pending for the erection of a 12-sty store and loft building to be leased to a single tenant. This will be one of the first important operations in 47th st, between 5th and 6th avs, and the only modern building other than that occupied by the Jackson Mantel Co. at 2.4-6 West 47th st.

50TH ST, 554 West, 6-sty tenement, on plot 28x93, sold by the Aaron Goodman Realty Co. to Lowenfeld & Prager, who gave in exchange the vacant plot, 93x90, at the northwest corner of Tinton av and 163d st.

7TH AV, s w c 59th st, lot 25x100, occupied by frame structure, sold by Theodore W. Myers to Sol Bloom, who will erect a 12-sty apartment house. The improvement and cost of the land will represent an investment of about \$400,000.

#### Manhattan-North of 59th Street.

67TH ST, 54 East, private residence, on lot 20x100.5, sold for Mrs. William H. Porter to Mrs. Richard Hoe, by the Douglas Robinson, Charles S. Brown Co. The property, which abuts the Carlton School, has been held at \$75,

70TH ST, 46 West, 4-sty and basement dwelling, on lot 23x100.5, sold by Samuel Sachs to Harry F. Louchheim for occupancy.

70TH ST, 11 East, new 6-sty residence (English basement), on plot 30x100, sold for William T. Hyde to Walter Jennings by William B. May & Co. In the same block Henry C. Frick is erecting his new residence. Other residents nearby are Alvin W. Krech, John Chandler Moore and Mrs. H. D. Bookman.

112TH ST, 70-72 East, two 5-sty tenements, on plot 52.6x75.11, sold for Maria Brann to Nathan Horwitz and Jacob Schanbach by William S. Baker.

Baker.

134TH ST, 217 West, 4-sty dwelling on lot 17x 99.11, resold by the Merit Realty Co. (Osk & Edelstein) to S. A. Singerman.

140TH ST, 151-159 West, 7-sty apartment house, "Pinckney Court," on plot 130x100, resold for the D. H. Jackson Co. to Edward T. Moore by R. V. Hilands, The sellers acquired the property six months ago from Eing & Bing in a trade.

in a trade.

168TH ST, 506 West, 3-sty brick dwelling, on lot 16.8x95, sold for William Schlichter to a client by Louis Meckes and Charles Cathie.

PLEASANT AV, 413, 4-sty tenement, on lot 16.8x100, sold by Peter Costa, as broker, to John Monaco.

2D AV, 2306, 5-sty tenement, on plot 27x80, sold for C. J. Stein to an investor by Derschuch & Co.

& Co.

MARBLE HILL.—The Orosant Construction
Co. (A. D. Santoro and Edward E. Miers) sold
the three apartment houses at the northwest
corner of Marble Hill av and 228th st, with
frontages of 91 ft. and 125 ft., respectively, to
the Johanna Realty Co., which is said to be
controlled by interests connected with the bank
of M. & L. Jarmulowsky. In exchange was
given the plot of about 8 lots comprising the
block front in the west side of Amsterdam av,
between 186th and 187th sts. This property
will probably be improved with two 6-sty apartment houses.

#### Bronx.

Bronx.

162D ST, 295 East, 5-sty apartment house, on plot 45x115, sold for Christian H. Werner to a client, by Kurz & Uren.

JENNINGS ST, s s, 100 ft. east of Wilkins av, plot 78x129, sold for Rose Weissman to Ferdinand Hecht, by A. J. Madden and Chas, F. Deshler. The buyer will immediately improve. BRYANT AV, 1522, 5-sty apartment house, on tot 25x100, sold for the Absar Construction Co. to a client, by A. J. Madden and Joseph Herzog. HOE AV, w s, 208 ft. north of the Freeman st station, plot 50x100, sold for Louis F. Kunts to a builder for improvement, by A. J. Madden. PROSPECT AV, w s, 270 ft. south of 187th st, plot 100x95, sold by Cahn & Pittman to the Putnam Realty Co.

PROSPECT AV, 600, 5-sty apartment house, on plot 40x100, sold by Lowenfeld & Prager to Samuel Davis. They have also sold 826 East 167th st, a 5-sty apartment house, to Kline & Roth.

WOODYCREST AV, 984, 2½-sty frame dwelling, on plot 37.6x100, reported sold by Columbia Hoblitzel.

#### Brooklyn.

BERKELEY PL, 235, 3-sty and basement private dwelling, on lot 22.6x100, sold for the Mechanics Bank to an investor by Henry Pierson

& Co.

HERKIMER ST, 628, 2-sty and basement frame house, sold for Hannah J. O'Leary to a client for occupancy by William A. Rigolot.

UNION ST, ETC.—The realty firm of Delmasse has sold a two-family house on the south side of Union st, 60 ft, west of Albany av, for Henry C. L. Wenk; a 2-sty two-family house on the south side of St. John's pl, for Florence Wolfe-Brown, and an interior lot, 100 ft, east of Albany av, 100.7 ft, south of St. John's pl, for Edward Henn to the St. Thomas Amusement Co.

40TH ST, ETC.—John F. Burke sold for J. Whalen to a client for occupancy the 2-sty, 2-family brick dwelling 564 40th st, on lot 20x 100; for E. Davidoff the 3-sty, 6-family brick house 241 46th st, on plot 28x100, to an investor; and for J. Nilsson the 2-sty, 2-family dwelling 547 40th st, on lot 20x100, to a speculator.

BUSHWICK AV. 1307, 2-sty and basement brownstone, 2-family dwelling sold for M. J. Phyfe to a client for occupancy by Friday & Lehmann,

GATES AV, 264, 3-sty and basement private dwelling, with an extension, 15x15, on lot 17.6x 76, sold for the Lawyers Mortgage Co. to a client by R. C. Talbert-Perkins.

OCEAN AV, ETC.—C. B. Gwathmey has sold the northeast corner of Ocean and Ditmas avs,

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a plot 85x115, for John L. Bickford to a client, who will erect a private residence for occupancy. The consideration was \$15,000; also 853 East 18th st, a detached house in Fiske Terrace, for Mrs. M. L. Page to a client for a consideration of \$12,000, and 393 Parkside av, a duplex house, for Mary A. Kaine to a client for a consideration of \$18,000.

PUTNAM AV, 662, sold for Joseph Rosenberg to Chauncey G. Cozine by John G. Hains. The buyer will alter into a 3-family house.

SOUTH PORTLAND AV, ETC.—The Davenport Real Estate Co. reports having recently made the following sales: 1 South Portland av, a 3-sty stone front dwelling, for estate of Elizabeth H. Sprague to a client for occupancy; 46 South Portland av, a 4-sty and basement stone front dwelling, for Mrs. Mary B. Clarke to a client for investment; 50 Fort Greene pl, a 3-sty and basement brick dwelling, for Bertrand Alyea and others to a client for occupancy; and 416 Waverly av, a 2-sty brick stable and garage, for Jay F, Carlisle to a client for occupancy.

5TH AV, 5718, 3-sty brick store and apart-

5TH AV, 5718, 3-sty brick store and apartment building, on lot 16x100, sold for John Muit to a client for investment by Tutino & Cerny.

11TH AV, w s, 60 ft. south of 58th st, one-family frame cottage, on plot 60x100, sold for May M. Cowenhoven et al to a client by B. J. Sforza.

14TH AV, 6016, 1-sty taxpayer on lot 20x100, at the junction of New Utrecht av, sold for Henry Sorenson et al to a client, by B. J. Sforza.

#### Queens.

Queens.

FOURTH WARD.—The New York Suburban Land Co. reports the following sales: To George S. Eaker, plot 40x100, on Union av; to Joseph R. Fitzgerald, plot 40x100, on Oxford pl; to Mrs. F. L. Gearn, plot 40x100, on President av; to Mrs. F. L. Gearn, plot 40x100, on Park blvd; to Gustav Koehler, plot 50x100, on Park blvd; to Gustav Koehler, plot 50x100, on Park av, and to Frank Clemens, plot 40x100, on Sterling st. CREEDMOOR.—The Queens Equity Realty Co. has purchased a plot consisting of 50 lots on the north side of the Rocky Hill rd and extending to the former right of way of the Stewart railroad. The consideration was about \$75,000.

JAMAICA ESTATES.—Clarence H. Mackay has purchased eight plots in the Jamaica Estates development. The property has a frontage of 305 ft. on the east side of Radnor rd and is one of the most desirable residential sites on the development. The amount invested was \$25,000.

LONG ISLAND CITY.—William D. Bloodered for the Heavity Con-

\$25,000.

LONG ISLAND CITY.—William D. Bloodgood & Co. have sold for the Helenita Construction Co. two 4-sty flats, 37.6x89, on the north side of Jamaica av, between Sherman st and Hopkins av, to the T. & M. Realty Co.

LONG ISLAND CITY.—Floyd S. Corbin has sold for the Long Island City Real Estate Co. to the American Bar Lock Co., of Philadelphia, six lots on Borden av, near Heyward st. The property will be improved.

RICHMOND HILL—Meruk & May have sold

RICHMOND HILL.—Meruk & May have sold plot of lots on the north side of Jamaica av, of ft. west of Troy st, to Charles H. Reichert, client of H. R. William & Son.

ROCKAWAY.—Guy C. Mott has sold to Samuel E. Althouse for about \$35,000 a site with a frontage of 167 ft. on Mott av and 400 ft. on Sheridan av, extending to the Long Island electric railroad right of way at Remsen av.

#### Nearby Cities.

NEWARK, N. J.—Louis Schlesinger has sold for John Noll to Albert H. Peal 295 and 297 Central av, through to 85 to 91 Norfolk st and South Dickson st, 3-sty buildings on a plot comprising about 13,000 square feet. The property was held at \$60,000.

PATERSON, N. J.—Jacob Konner and Gustav Mikola have bought 216 Main st, 21x100, from Albert Tint for \$70,000. The price establishes a record of \$3,333 a front foot, as against the former top figure of \$27,000 for 8½-ft. fronting at the corner of Van Houten and Main sts.

#### Rural and Suburban.

BRONXVILLE, N. Y.—Fish & Marvin sold for H. Ward Leonard his property, known as plot 5, section 3, Sagamore, to Samuel A. Scribner, of this city, who will improve at once.

CONVENT, N. J.—Pease & Elliman have sold for Richard H. Williams to a client his plot of about 9 acres on Kitchel av, near Morristown, N. J.

N. J.

GARWOOD, N. J.—The New York Suburban Land Co, has sold the following parcels here: To E, H. Habel, plot 80x100, on Willow av, and to E, C. McClure, plot 60x100, on Pine av. The same company sold in its development at Westfield, N. J., to Daniel C. Pierce, plot 40x100, on Fanwood av; to Herbert S. Bruning, plot 40x 100, on Elizabeth av; to Walter B. Arnold, plot 60x100, on Trenton av; to Karl Fraser, plot 40x 100, on Jersey av, and to M. W. Grey, plot 40x 100, on Bergen pl,

MONTCLAIR, N. J.—The Government has bought from Mrs. Alice H. Wallace and Mrs. Mary H. Wendelstadt a plot at the southeast corner of Bloomfield av and Seymour st, as a site for a post office building. The plot measures 175x160 and the price is reported at \$30,000.

OCEANSIDE, L. I., ETC.—The Windsor Land & Improvement Co. sold to C. J. Conlin a plot 40x100 on Merrifield av; also sold at Rockville Centre to C. Mertz a plot 60x100 on Rockville Centre Parkway; at Rosedale to A. A. Hagedorn a plot 60x78 on Melrose av, and at Hempstead to H. McCarthy a plot 40x100 in Henry st; to N. Carter a plot 40x100 in Booth st, and to H. Weisz a plot 40x125 on Oak av.

WOODMERE PARK, L. I.—H. Goldschmidt has sold for the Fulton Improvement Co. to L. L. Stein a block of twelve lots, corner of Pond and Wood lanes. Mr. Stein will erect a dwelling on the plot, which he has rented through the same broker for five years to Alfred Wool-

#### LEASES.

#### Franklin Simon & Co. Lease.

Albert B. Ashforth leased for a long Albert B. Ashforth leased for a long term of years to Franklin Simon & Co. the Gattle Building, owned by Emanuel M. Gattle, at the southwest corner of 38th street and Fifth avenue, on a plot 38x108. This will give the firm of Franklin Simon & Co. a frontage on Fifth avenue of 100 feet and a depth of 150 feet, together with an "L" on 38th street, 75x100. The securing of this space by Franklin Simon & Co. is another evidence of the great growth of the retail business in this section of Fifth avenue. the retail bu Fifth avenue.

#### Manhattan.

ALBERT B. ASHFORTH, INC., leased a suite of offices in the Frances Building at the southeast corner of 5th av and 53d st, for a term of years, to James Diack of 15 West 45th st; also leased the 10th floor in 10 East 33d st, for a term of years, to the Electrolytic Art Metal Co. of 303 5th av, and the 3d floor in 11 East 30th st to Brown Brothers, Inc., of 33 East 20th st

BARNETT & CO. leased for Mary Curtis, for 10 years, the 6-sty building at 7 and 9 Sylvan pl at an aggregate rental of about \$40,000; also the store in 66 East 125th st to the Cadillac Lunch Co. for 5 years at a total rental of about \$10,000.

THE GEORGE BOCKHAUS CO. leased for the Austin estate the plot 100x100, at 414 to 420 East 122d st, to Giuseppe Tinelli and Dominiuco Giulano, for a term of 15 years, at a yearly rental of \$1,800. The lessees will erect a 1-sty brick building.

VASA K. BRACHER leased an office in 2010 coadway to H. D. Van Brunt.

GUSTAVE BRITT leased the 3-sty dwelling at 816 Greenwich st for Mrs. J. J. F. Randolph to Louis Bartel, the 3-sty dwelling at 261 West 11th st to John Tiedeman, and for the estate of William P. Woodcock, Jr., the 3-sty dwelling at 146 Lexington av to Gustave Dahn.

THE FIRM OF L. J. CARPENTER leased to Louis Wasself the store in Claremont Hall, at the northwest corner of Broadway and 112th st, for a term of years.

LEROY COVENTRY rented the store in 2049 7th av to the N. Y. C. & H. R. R. R. Co. for a term of 10 years.

CROSS & BROWN CO. leased the basement in 1700 Broadway to Walter A. Wells and offices in the United States Rubber Co. building at the southeast corner of Broadway and 58th st to the Motor Gear Improvement Co. and Twombly Car Corporation. Also leased for Charles A. Gould to Adolph Spear & Co. the 1st loft in \$40 Broadway, and space on the 10th floor of 386 Broadway to the Globe Import Co., of 309 Broadway; also, as agent, leased for the Rivoil Realty Co., Judson S. Todd, president, the entire 17th and part of the 18th floor in the new 20-sty office building at 18 East 41st st, to the Jockey Club, the National Steeplechase and Hunt Association, the Coney Island Jockey Club, The Saratoga Association and the Westchester Racing Association. This space will be occupied as executive offices for the headquarters of racing in the United States. The entire 5th floor in the same building has been leased to the Workmen's Compensation Service Bureau, representing 22 leading insurance companies, and will be used as a board room for meetings of the different companies.

THE GAINES & DRENNAN CO. leased the 8th loft in 137 5th av to the Novo Dress Co.; also the 4th loft in 377 4th av to Garo Keshishian & Co., Inc., of 99 John st.

THE DUROSS CO, has leased for three years for the Rhinelander Real Estate Co, the 1st loft in 173 6th ay to F. B. Lozier & Co., advertising agents.

THE DUROSS CO. leased the store and basement in 80 6th av to Maria Schmitt for 5 years; the store in 22 11th av to Lipshitz & Davis and the store in 513 Hudson st to Frederick W. Snyder, of 31 Park Row, for a term of years.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 12 rooms and 4 baths in 875 Park av to Lincoln Grant, of Wellington Sears & Co.; also an apartment in 46 East 58th st to Russell Jones; also an apartment in 105 East 53d st for Douglas Robinson, Chas. S. Brown Co., agents, to Albert Newcombe; also in conjunction with Wm. J. Roome & Co., an apartment in 103 East 86th st to Harrison Tweed, and an apartment in 122 East 82d st to Arthur I. Sund-heimer.

ment in 122 East S2d st to Arthur I. Sundheimer.

DOUGLAS L. ELLIMAN & CO. leased for Joseph Larocque, for a term of years, his former residence at 264 Lexington av, a 3-sty high stoop house on a lot 25x100, to Wm. Fellowes Morgan, Jr.

HORACE S. ELY & CO. leased the entire building at 29 Warren st, for a term of years, to a prominent wholesale house; also leased for the John Carter Brown estate, of Providence, R. I., to the Thirty-second-Thirty-third Street Co. property at 5 and 7 west 32d st, two 5-sty buildings with stores on a plot 51.6x98.9. The lease is for a long term of years and the plot will be added to the site which the leasing company will improve with a 12-sty building. The original site leased from Vincent Astor includes 2 to 16 West 33d st and 9 West 32d st. Plans for the structure will now be revised by Herman Lee Meader, the architect. Kidder, Peabody & Co., now at 15 Wall st, leased through the same brokers for a long term of years the offices in the Wilks Building at the southwest

corner of Broad and Wall sts, occupied by H. B. Hollins & Co., who failed some time ago. The new tenant has also taken the basement space.

J. B. ENGLISH leased for Ellen Snowden to E. A. Viau the 3-sty dwelling at 313 West 48th

st.

J. ARTHUR FISCHER leased the basement store in 765 6th av to Hall & Co. for a billiard parlor and the parlor store in 105 West 38th st to the Star Dancing Academy.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Albert Klenk the parlor floor store in 807 Lexington av to Tripsoesky & Masopust, women's tailors; also leased for the Aberdeen Realty Company 5,000 sq. ft. on the top floor in its building now nearing completion at 150 to 156 Lafayette st to the Farmer-Zehr Engraving Co., of 165 William st, for a term of years.

M. & L. HESS (INC.) leased the 1st loft at 115-17 East 23d st to the Universal Film Ex-change of New York; also the front half of the 4th loft at 241-5 West 37th st to G. Schirmer,

Inc.

M. & L. HESS (INC.), eased the store and basement in 25 West 15th st to Dewitt & Herz; the 9th loft in 11 West 17th st to S. J. Hartsfield & Co., of 11 Waverly pl, and J. Olin, respectively; the 4th loft in 41 East 21st st to N. A. Kassab, of 39 Broadway.

W. J. HUSTON & SON leased to W. C. Fischer and E. McAnerney the dwelling at 334 West 145th st for a term of years.

THE INTERNATIONAL MERCANTILE MARINE has taken additional space besides reweing its lease of the entire Broadway frontage of the Bowling Green Building at 11 Broadway, for its freight department, the lease, which is for a long term, aggregating a rental of about \$250,000. Frederick Southack and Alwyn Ball, Jr., who negotiated this lease, also rented two floors in the same building to the Ingersoll-Rand Co., of 11 Broadway, for a long term at a rental aggregating more than \$240,000.

GEORGE KETCHUM leased for Walter Sale-

GEORGE KETCHUM leased for Walter Salomon to Mme. Irene for a long term of years the north half of the store now occupied by Young, the florist, in the Bristol Building, at 500 5th av. Mme. Irene is now at 17 West 34th st.

the florist, in the Bristol Building, at 500 5th av. Mme. Irene is now at 17 West 34th st.

GEORGE KETCHUM leased to Lazarus & Co. the corner store at the southwest corner of Columbus av and 105th st for a term of years.

CHARLES LIBMAN, agent of the Leavitt Building at 126 to 132 West 46th st, leased the entire 3d floor to the "World Film Corporation," of which G. L. T. Vernon is president.

P. JOSEPH MARLOW leased the store and basement in 651 8th av to the Gramercy Chocolate Co., and also in 13 East 43d st the 2d floor to the Misses Dealy.

THE CHARLES F. NOYES CO. leased ½ of the 7th floor in the Market and Fulton Bank Building to Romane Pierson, of 108 Fulton st, for 5 years, and offices in the same building, on the 8th floor, to William M. Strong; offices in the Frankel Building to Vogel, Corby & Wesche, of 30 Maiden lane; in 37 to 39 Liberty st, to Albert H. Riblet, of 20 Maiden lane; a loft in 124 Front st to Robert Kann, and an office on the 18th floor in 15 East 26th st to M. Schussel & Co.

THE CHARLES F. NOYES CO. leased to Henry Leerburger for a long term of years the two 4-sty buildings at 59 and 61 Fulton st. Mr. Leerburger is to make extensive alterations to the property and a portion of the pemises will be occupied by Leerburger Bros. and the balance subleased. The same brokers also leased for Cammann, Voorhees & Floyd, as agents, the entire building at 428 Washington st to the Hoffman-LaRoche Chemical Works for a term of 5 years; the store in 2 Stone st to William Arje, of SI Fulton st, and the first loft in 57 Beekman st to Joseph A. Bruno and M. Steurn.

of 5 years; the store in 2 Stone st to William Arje, of SI Fulton st, and the first loft in 57 Beekman st to Joseph A. Bruno and M. Steurn.

WALTER B. PARSONS, in conjunction with Cammann, Voorhees & Floyd, leased for the Century Holding Co., represented by Pease & Elliman as agents, space in 25 West 45th st to the Women's Political Union, of 13 West 42d st. THE PAYSON McL. MERRILL CO. leased the dwelling at 2044 Madison av to Thomas Barron and the dwelling at 2052 Madison av to Patrick H. Carroll.

PEASE & ELLIMAN leased an apartment in 1 West 30th st to Mrs. A. Robinson, and one in 804 West 180th st to W. W. O'Brien; also for Charles Thorley to a client for a term of years, the 3d floor in 562 5th av; also leased for the Mark Realty Co. a suite of offices in the Strand Theatre Building at the northwest corner of Broadway and 47th st to a Dr. Hyman for the practice of dentistry; and also offices in the same building to Harry Sartoris for manicure parlors; also leased an apartment in 875 Park av to Sigmund Klee; one in 69 East 92d st to Julius Holzinger; one in 71 East 92d st to Frank Bulkley; and one in 104 East 40th st to Dr. C. S. Finley; also leased an apartment in the "Van Dyck," at 175 West 72d st to W. S. Metcalfe; one in the "Powellton," at 229 West 97th st, to Mrs. L. J. O'Donovan; one in 213 West 85th st to Cuthbert W. Wright; one in the "Cathedral Plaza," on Cathedral Parkway, to R. C. Wuster, and one in 27 East 62d st to Mrs. Alma N. Anderson.

PEASE & ELLIMAN leased the residence of Judge Henry A. Gildersleeve at 28 West 48th st for a term of years; also leased offices on the 8th floor in 25 West 45th st for the Century Holding Co. to Dr. Herman M. Biggs, the head of the State Department of Health. Pease & Elliman also leased for a term of years to C. F. Campbell, the 1st floor in 120 Water st; in 42 Maiden lane, the northerly half of store for E. W. Burt & Co. to S. Haness, of 54 Maiden lane; in 434 to 438 Broadway, space to George Pepper, propretor of the Oriental Silk Novelty Works, the Master G

# Real Estate Board of New York

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THE TABLET & TICKET CO.

381-383 Broadway, New York Chicago San Francisco THE JOHN P. PEEL CO. leased the 6-sty building at 157 and 159 West 18th st to John P. Quirk to be used as a garage, and for Linda S. Rau the building at 128 West 18th st to the

S. Rau the building at 125 west 16th 2 Glendenning Ice Co. S. OSGOOD PELL & CO. leased the 2d floor in 27 West 38th st to Frank Blasi, ladies' tailor, of 27 West 38th st.

in 27 West 38th st to Frank Biasi, laures tailor, of 27 West 38th st.

S. OSGOOD PELL & CO. have leased for the Number 2 East 46th St. Co. the following space in that building: the 4th floor westerly to Pearson, tailor, formerly of 5th av and 42d st; the 3d floor easterly to H. Berkowitz, ladies' tailor; and additional space (top westerly loft) to Ferle Heller, milliner, who is already located there. Also leased in the Ritz Chahbers offices to Dr. S. Sherman P. Price and in the Carlton Chambers Building additional space to the "House of Philip Oriel," who occupies the ground floor there at present.

F. & G. PFLOMM leased the store and basement in 27 West 27th st for a term of years to Horschner & Fellinger, for cafe and restaurant purposes; also leased the store in 1159 Broadway for 5 years to Aaronson, a Boston shoe dealer.

dealer,

MAX REESE rented to Otto Fichel the store in 116 West 125th st.

ROBERT R. RAINEY leased the building at 200 West st for 3 years to Wittenberger & Co. of 382 Washington st for Dr. Perry Dickie, and the building at 382 Washington st for Mrs. A. Davis to D. Centola of 83 Park pl.

GEO. R. READ & CO. and A. H. Mathews rented the 5-sty building at 37 Spruce st to E. Spiegel & Co. of 20 Spruce st, for a term of years.

RICE & HILL leased the 2d floor in 115 and 117 East 23d st to the Universal Film Ex-change, of 111 East 14th st, for a term of

HIRAM RINALDO leased to the United Cigar tores the store at 239 Grand st.

Stores the store at 239 Grand st.

THE DOUGLAS ROBINSON, CHARLES S.
BROWN CO. leased to Lazard Freres, bankers, 6,000 sq. ft. of space on the 2d floor of the Equitable Building, which will be completed in 1915. The space contracted for by Lazard Freres is at the corner of Nassau and Pine sts, and will have direct access through a private entrance and elevator. Aside from the Equitable Life Assurance Society, which arranged to occupy three of the floors of the huge building when it sold the land to the Du Pont syndicate, this concern is the first to close for space.

THE M. ROSENTHAL CO. leased to the Paris Phot Co. the store in 1591 Broadway, for Rice & Hill, as agents.

THE RULAND & WHITING CO. rented the

& Hill, as agents.

THE RULAND & WHITING CO. rented the building at 229 Pearl st to the Stallman Co., of 193 Pearl st; store and basement in 115 Nassau st to Daniel Newman; store in 39 and 41 Lispenard st to Meyer Rothstein; stores in 143 Bleecker st to Samuel Margolis and the Crescent Cigar Stores; store at 18 New Bowery to G. B. Traverso & Son, of 191 Mercer st; at 22 New Bowery to William D. Kelland; loft in 70 5th av to Kelly Publishing Co., of 5 Beekman st; loft in 113 John st to E. M. Daniels; loft in 69 Beekman st to Needleman Press Co., of 18 Dutch st; 5,000 sq. ft. in 18 and 20 Oak st to Paul Slewers & McKay; loft in 54 Warren st to McLean Manufacturing Corporation.

WALTER J. SALOMON leased in 96 Warren

st to McLean Manufacturing Corporation.

WALTER J. SALOMON leased in 96 Warren st space to David B. Levy, of 11 Cliff st; in 47 West 42d st, to George R. Loveday, of 20 West 63d st; in 25 West 42d st, to Fitch H. Medbury, of 40 Wall st; in 503 5th av, to Heyman & Arnson; in 17 West 42d st, to G. E. Hutchinson, Chester T. Sweet, of 29 West 42d st; Louis Weidmann and Herman R. Scjenck, and 500 5th av, to Walter H. Judson, Levinton Brothers, of 45 West 34th st, and Janos, millinery.

WALTER J. SALOMON leased the store in 21 West 42d st to the La Louise Walst Co., of 72 Lenox av.

W. J. SCHOONMAKER leased, in conjunction with the Cross & Brown Co., the 2d loft in 22 and 24 West 38th st to Max Witt & Co., ribbon, silk and velvet merchants, for a long term of years. This completes the rental of the entire building.

building.

LOUIS SCHRAG leased for Ferdinand Kurzman a loft in 230 and 234 West 17th st to the Hopp Press, of 370 8th av, for a term of 5 years; for Eliza C. Brown, the 1st loft in 131 West 24th st to Flam & Trackman; for Harry Margolin, space in 141 and 143 West 28th st, to Max Tulsky, of 36 West 21st st, and for Lelia B. Wall the store in 55 West 25th st to Benjamin Siegel, of 395 Broadway, for a term of years.

JAMES A. SHEERAN leased to George Haller the 1st loft in Loew's Orpheum Theatre Building at 86th st, near 3d ay, for a term of years.

SPEAR & CO. rented for the Ridabock Estate the entire building at 103 and 105 West 37th st to Wm. Birns, dealer in furniture, antiques and theatrical equipments, for many years at 70 West 38th st, for a long term of years.

L. TANENBAUM, STRAUSS & CO., Inc., leased for William Laue to the American Flag Co. the 6-sty and basement building at 73-77 Mercer st for a term of years. This building was formerly occupied by Messrs. Theodore Tiedeman & Sons, and the renting to the American Flag Co. brings into the district one more new line of business. The American Flag Co. have been located at 45-7 Elizabeth st for the past 20 years.

past 20 years.

L. TANENBAUM, STRAUSS & CO. (Inc.) rented to Charles Weinberg & Co. the two top lofts in 27 to 33 West 23d st, and 8 to 12 West 24th st. The same brokers recently rented the entire building to Loeb & Schoenfeld for a long term of years. Weinberg & Co. have been tenants in the buildings for 33 years, and this lease shows their confidence in the re-development of the street.

TUCKER, SPEYERS & CO, leased for Captain Wm. H. Wheeler in 26 West 38th st, the 6th floor to Max Berger, of 25 East 20th st, and the 4th floor to Louis Ackerman; also space in 286 5th av to C. T. Willard & Co., of 110 East 23d st; also leased the 6th loft in 28 and 30 West 38th st to I. Nichthauser, of 152 West 25th st.

SIDNEY L. WARSAWER leased for a term years the store in 581 8th av to Joseph Kantrowitz

Kantrowitz.

WM. A. WHITE & SONS rented the building at 138 Reade st for B. Wilner to L. Strudler & Sons, Inc.; also rented the store and basement in 177 Pearl st to Henderson & Korn; the 3d loft in 109 & 111 Leonard st to Jacob Greenberg; the store in 84 Water st to Hauselt & Juneschloss, of 30 Front st; a loft in 278 Pearl st to Meyer Sokol, of 23 Ferry st, and part of the store and basement in 339 to 343 Greenwich st to A. A. Kennard & Co.; also rented the 4th loft in 23 and 25 Jay st to W. J. Dawes & Co., Inc., of 110 West 40th st, and the 6th loft in 126 and 128 White st to Carl Viale, of 12 Barclay st; also rented the 1st loft in 1 Water st to the New York Asbestos Co., of 50 Fulton st.

Bronx.

GOODWIN & GOODWIN leased to a client for the owner, 9048 Prospect av, a 5-sty new law apartment house on plot 73x100.

#### Brooklyn.

E. T. NEWMAN leased the following houses: 405 1st st, a 3-sty brownstone dwelling, to Mrs. S. Mettler; 205 Prospect pl, a 3-sty dwelling, to Mrs. Johnson; 372 6th av, a 3-sty dwelling, to Mrs. Taylor; 714 President st to Mrs. Hopkins; 725 President st, a 3-sty dwelling, to Mr. H. Angevine; also the store at 157 7th av for a term of years to E. Ehrickson; and the 1st apartment in 489 6th st to Dr. Groton; the 3d apartment in 114 Garfield pl to a Mr. Martin; the 1st apartment in 203 8th av to a Mr. Raphael; the 4th apartment in 199 8th av to Miss S. Maddaus; and the 3d apartment in 385 8th st to a Mrs. Herzog.

THE DAVENPORT REAL ESTATE CO. has

THE DAVENPORT REAL ESTATE CO. has leased for a term of years the 4-sty building 344 Livingston st to the Lindsay Laboratories.

Queens.

W. K. MACDONALD rented the following Woodmere, L. I., cottages: For Mrs. H. P. Mailler her cottage on Pearsall pl to Oscar Harmann; for Guy Richards, his cottage on Central av to Leopold De Muth; for Anton G. Lynch, his cottage on Irving pl to Walter Untermeyer; for Mrs. C. E. McKenna, her house on West Broadway for 2 years to Joseph P. Crane, and for the Cotter Company, the house on Neptune av to A. Edgar Distelhurst.

THE LEWIS H. MAY CO. leased at Edgemere for M. J. Mulqueen a cottage on Wave Crest av to I. Sperling; for S. & L. Construction Co., a cottage on Harriman av to Louis Wolfhseim.

#### Suburban.

Suburban.

MRS. EDWIN BODINE and the Anderson Realty Co. rented the property at 204 Main st, New Rochelle, to the Huyler Corporation. The lease is for a term of ten years.

FISH & MARVIN leased Mrs. J. Mitchell Clark's house on Sagamore rd, Bronxville, to Dr. Edmund Bill for 2 years; the Deliee House on Rossmore av, Bronxville, to W. N. Minls, of Yonkers; for the Meadowdale Co. their house at Meadowdale, Bronxville, to R. G. Bullock, of Jamestown, N. Y., for a long term.

THE HOEOKEN LAND & IMPROVEMENT CO. leased 20,000 ft. of space in its new terminal building to the Bijur Motor Lighting Co., which now occupies 3½ floors. The New Process Cork Co., formerly on Greenwich av, has taken a long lease on a half floor in the same building.

taken a long lease on a hair noof in the Same building.

H. GOLDSCHMIDT rented in Lawrence the Lohman cottage to Martin H. Weil for 3 years; the McElroy cottage to Mrs. Brandt for 2 years and the Pearsall cottage on Central av to Frank Pentlarge; in Cedarhurst, Mrs. White's cottage on Cedarhurst av to Robert Masbach; the Van Dine cottage on Spruce st to Mrs. D. Klauber, the Blake cottage on Spruce st to Jack Strauss, the Crober cottage on Oakwood av to Lionel Goldfrank, the Katz cottage on Grove st to Frank Brady, the Remsen cottage on Summit av to Lewis S. Elsas, the Tourscher cottage to J. Matthews, the Strickland cottage on Washington av to Mrs. C. Jacobs; in Woodmere, the Frank cottage on Club Drive to Alvin M. Josephy, the Ruth cottage on Central av to Leo S. De Pinna.

PEASE & ELLIMAN leased for Clarence C. Merritt, from the plans, a house to be erected in Pelham Manor, to Edmund C. Stanton.

mund C. Stanton.

PEASE & ELLIMAN leased the Grand Hotel, near Highmount, in the Catskill Mountains, through its Hotel Department, to Harrison S. Downs, of New York City, for the Grand Hotel Co., of Kingston, N. Y. This is a well-known hotel property, with a hotel of 200 rooms, surrounded by a park of 240 acres. The lease includes all of the furniture and equipment. Possession will be taken April 1st.

#### REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

#### MANHATTAN. Conveyance

1914 r. 5 Feb. 28 to Mar. 6

Total No...
Assessed value...
No. with consideration..
Consideration..
Assessed value... \$2,689,910

\$172,170

Ion 1	to Mar. 5 Ja	n 1 to Mar 6
Total No	1,220	1,501
No. with consideration.	\$77,569,613	\$97,780,212
Consideration	\$5,519,914 \$5,884,017	\$9,811,537 \$8,724,962
	gages.	
Feb. 27 to		o. 28 to Mar. 6
Total No		
Amount	\$1,270,463 17	\$10,531,562 32
Amount	\$432,000 36	\$7,689,500 55
No. at 51/24	\$326,140 3	\$1,099,379 7
Amount	\$18,000	\$1,069,750 29
Amount	\$484,750	\$6,282,633 13
No. at 416%	\$185,000	\$298,500
No. at 4%	8	
Unusual rates	\$43,323	39
Interest not given	\$213,250	
Jan. 1	to Mar. 5 Ja	n. 1 to Mar. 6
Total No	\$24,142,019	\$40,976,639
To Banks & Ins. Cos	\$15,328,700	\$23,646,950
	Extensions.	
		. 28 to Mar. 6
Feb. 27 to	Mar. 5 Feb	31
Total No	\$1,897,650 13	\$1,053,250 15
Amount		
Total No	to Mar, 5 Ja 380 \$15,799,185 104 \$8,220,450 Permits.	385
Amount To Banks & Ins. Cos	\$15,799,185 104	\$13,323,835 142
Amount	\$8,220,450	\$6,801,800
	Permits. 28 to Mar. 6	
New buildings	15	13
Cost	\$215,300	\$1,020,390 \$146,140
New buildings	to Mar. 6 Jan	n. 1 to Mar. 7
New buildings	\$6,556,490 \$2,101,471	\$9,068,325 \$1,669,085
	0NX.	\$1,000,000
	yances.	
Feb. 27 to	-	.28 to Mar. 6
Total No	119	. 28 to Mar. 6 131 19
Consideration	\$260,743	\$235,965
Jan. 1	to Mar. 5 Ja	n. 1 to Mar. 6
Total No	125 \$1 255 011	\$1 534 190
	gages.	***********
Feb. 27 to	Mar. 5 Feb.	28 to Mar. 6
Total No	\$667,804	\$1,306,741
To Banks & Ins. Cos	\$139,500	\$65.711
No at 6d		
Amount	\$135.075	\$582.091
Amount	\$135,075 10 \$276,700	\$582,091 9 \$50,000
Amount	\$135,075 10 \$276,700 9	\$582,091 9 \$50,000 19 \$355,440
Amount No. at 5½  Amount No. at 5½  Amount No. at 5  Amount Unusual rates	\$135,075 10 \$276,700 9 \$138,200 2	\$582,091 9 \$50,000 19 \$355,440
Amount No. at 51/2 Amount No. at 51/2 Amount No. at 54/2 Amount Unusual rates Amount Interest not given.	28 \$135,075 10 \$276,700 9 \$138,200 2 \$2,029 11	\$582,090 \$50,000 19 \$355,440 1 \$510 23
Amount	\$2,029 11 \$115,800 0 Mar 5 Ia	\$510 23 \$318,700 n 1 to Mar 6
Amount	\$2,029 11 \$115,800 0 Mar 5 Ia	\$510 23 \$318,700
Amount	\$2,029 11 \$115,800 0 Mar 5 Ia	\$510 23 \$318,700
Amount	\$2,029 11 \$115,800 o Mar. 5 Ja 624 \$5,192,714 86 \$1,605,801	\$510 23 \$318,700 n 1 to Mar 6
Amount	\$2,029 \$115,800 o Mar. 5 Ja 624 \$5,192,714 \$6 \$1,605,801 Extensions.	\$510 23 \$318,700 n. 1 to Mar. 6 865 \$9,471,802 100 \$2,153,529
Amount	\$2,029 \$115,800 o Mar. 5 Ja 624 \$5,192,714 \$6 \$1,605,801 Extensions.	\$510 23 \$318,700 n. 1 to Mar. 6 865 \$9,471,802 100 \$2,153,529
Amount	\$2,029 \$115,800 o Mar. 5 Ja 624 \$5,192,714 \$6 \$1,605,801 Extensions.	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 \$383,900
Amount	\$2,029 \$11 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801 Extensions. Mar. 5 Feb. \$1195,500 \$18,000	\$510 23 \$318,700 n. 1 to Mar. 6 865 \$9,471,802 100 \$2,153,529 28 to Mar. 6 \$383,900 \$2,100
Amount	\$2,029 \$11 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801 Extensions. Mar. 5 Feb. \$1195,500 \$18,000	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 \$383,900 3 \$1,100
Amount	\$2,029 \$11 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801 Extensions. Mar. 5 Feb. \$1195,500 \$18,000	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 \$383,900 3 \$1,100
Amount. Interest not given. Amount.  Total No. Amount.  To Banks & Ins. Cos. Amount.  Mortgage  Feb. 27 to  Total No. Amount.  Jan. 1 t  Total No. Amount.  To Banks & Ins. Cos. Amount.  Jan. 1 t  Total No. Amount.  To Banks & Ins. Cos. Amount.  To Banks & Ins. Cos. Amount.  To Banks & Ins. Cos. Amount.	\$2,029 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801 <b>Extensions.</b> Mar. 5 Feb. 11 \$195,500 18,000 o Mar. 5 Jan 24 \$659,000	\$510 23 \$318,700 n. 1 to Mar. 6 865 \$9,471,802 100 \$2,153,529 28 to Mar. 6 \$383,900 \$2,100
Amount. Interest not given. Amount.  Total No. Amount. To Banks & Ins. Cos. Amount.  Mortgage  Feb. 27 to  Total No. Amount.  To Banks & Ins. Cos. Amount.  To Banks & Ins. Cos. Amount.  To Banks & Ins. Cos. Amount.  Jan. 1t  Total No. Amount.  To Banks & Ins. Cos. Amount.  Building	\$2,029 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801 Extensions. Mar. 5 Feb. 11 \$195,500 \$118,000 o Mar. 5 Jan 124 \$659,000 Permits.	\$510 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 15 \$383,900 81,000 n. 1 to Mar. 6 123 \$2,092,500 17 \$506,500
Amount	\$2,029 \$115,800 o Mar. 5 Ja \$5,192,714 \$1,605,801 Extensions. Mar. 5 Feb. \$195,500 o Mar. 5 Jan \$2,624,800 24 \$659,000 Permits.	\$510 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 \$383,900 3 \$81,000 n. 1 to Mar. 6 \$2,092,500 17 \$506,500
Amount	\$2,029 \$11 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801 Extensions. Mar. 5 Feb. \$195,500 o Mar. 5 Jan \$2,624,800 24 \$659,000 Permits. Mar. 5 Feb. \$325,200 \$8,430	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 \$383,900 a. 1 to Mar. 6 123 \$2,092,500 17 \$506,500 28 to Mar. 6 19 \$526,800 \$12,400
Amount	\$2,029 \$11 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801 Extensions. Mar. 5 Feb. 11 \$195,500 o Mar. 5 Jan 157 \$2,624,800 o Mar. 5 Jan 24 \$659,000 Permits. Mar. 5 Feb. 9 \$325,200 o Mar. 5 Jan 9 \$325,200 o Mar. 5 Jan	\$510 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 \$383,900 \$81,000 n. 1 to Mar. 6 123 \$2,092,500 17 \$506,500 28 to Mar. 6 19 \$526,800 \$12,400 100 \$12,400 100 100 100 100 100 100 100
Amount Interest not given Amount Total No Amount To Banks & Ins. Cos Amount  Mortgage Ins. 27 to Ins	\$2,029 \$11 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801 Extensions. Mar. 5 Feb. 11 \$195,500 \$18,000 o Mar. 5 Jan 157 \$2,624,800 24 \$659,000 Permits. Mar. 5 Feb. \$325,200 \$8,430 o Mar. 5 Jan 115	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 15 \$383,900 81,000 n. 1 to Mar. 6 123 \$2,092,500 17 \$506,500 28 to Mar. 6 19 \$526,800 \$12,400 .1 to Mar. 6
Amount. Interest not given. Amount.  Total No. Amount. To Banks & Ins. Cos. Amount.  Mortgage  Feb. 27 to  Total No. Amount.  Jan. 1t  Total No. Amount.  Fo Banks & Ins. Cos. Amount.  Fotal No. Amount.  Building  Feb. 27 to 1  New buildings.  Cost.  Alterations.  Jan. 1t  New buildings.	\$2,029 \$11 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801  Extensions.  Mar. 5 Feb.  11 \$195,500 \$1,8000 o Mar. 5 Jan 157 \$2,624,800 24 \$659,000  Permits.  Mar. 5 Feb. \$325,200 \$8,430 o Mar. 5 Jan 115 \$2,698,230 \$141,660	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 15 \$383,900 81,000 n. 1 to Mar. 6 123 \$2,092,500 17 \$506,500 28 to Mar. 6 19 \$526,800 \$12,400 .1 to Mar. 6
Amount. Interest not given. Amount.  Total No. Amount. To Banks & Ins. Cos. Amount.  Mortgage  Feb. 27 to  Total No. Amount.  Jan. 1t  Total No. Amount.  Fo Banks & Ins. Cos. Amount.  Feb. 27 to 1  New buildings Cost. Alterations.  Jan. 1t  New buildings Cost. Alterations.  BROOL	\$2,029 \$115,800 o Mar. 5 Ja \$5,192,714 \$6,1605,801  Extensions.  Mar. 5 Feb.  11 \$195,500 \$1,8000 o Mar. 5 Jan 157 \$2,624,800 24 \$659,000  Permits.  Mar. 5 Feb.  \$325,200 \$8,430 o Mar. 5 Jan 115 \$2,698,230 \$141,660  KLYN.	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 15 \$383,900 81,000 n. 1 to Mar. 6 123 \$2,092,500 17 \$506,500 28 to Mar. 6 19 \$526,800 \$12,400 .1 to Mar. 6
Amount. Interest not given. Amount. Jan. 1 t Total No. Amount. To Banks & Ins. Cos. Amount.  Mortgage  Feb. 27 to Amount.  Fo Banks & Ins. Cos. Amount.  Fo Banks & Ins. Cos. Amount.  Fo Banks & Ins. Cos. Amount.  Building Feb. 27 to New buildings Cost.  Alterations.  Jan. 1 t New buildings Cost.  Alterations.  BROOI	\$2,029 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801  Extensions.  Mar. 5 Feb. \$1195,500 o Mar. 5 Jan \$659,000  Permits.  Mar. 5 Feb. \$2,624,800 24 \$659,000  Permits.  Mar. 5 Feb. \$325,200 \$8,430 o Mar. 5 Jan \$2,698,230 \$141,660  KLYN. Fances.	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 \$383,900 3 \$81,000 n. 1 to Mar. 6 123 \$2,092,500 28 to Mar. 6 19 \$526,500 \$12,400 1 to Mar. 6 160 \$4,419,816 \$164,360
Amount. Interest not given. Amount.  Jan. 1 t  Total No. Amount.  To Banks & Ins. Cos. Amount.  Mortgage  Feb. 27 to  Total No. Amount.  Jan. 1 t  To Banks & Ins. Cos. Amount.  Building  Feb. 27 to I  New buildings  Cost. Alterations.  BROOI  Convey	\$2,029 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801  Extensions.  Mar. 5 Feb.  11 \$195,500 \$1,8000 o Mar. 5 Jan 157 \$2,624,800 24 \$659,000  Permits.  Mar. 5 Feb. \$325,200 \$8,430 o Mar. 5 Jan 115 \$2,698,230 \$141,660  KLYN.  Fances.	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 \$383,900 3 \$81,000 n. 1 to Mar. 6 123 \$2,092,500 17 \$506,500 28 to Mar. 6 19 \$526,800 \$12,400 1 to Mar. 6 160 \$4,419,816 \$164,360
Amount. Interest not given. Amount.  Total No. Amount. To Banks & Ins. Cos. Amount.  Mortgage  Feb. 27 to  Interest not given.  Interest not given.  Building  Feb. 27 to  Interest not given.	\$2,029 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801  Extensions.  Mar. 5 Feb.  11 \$195,500 \$1,8000 o Mar. 5 Jan 157 \$2,624,800 24 \$659,000  Permits.  Mar. 5 Feb. \$325,200 \$8,430 o Mar. 5 Jan 115 \$2,698,230 \$141,660  KLYN.  Fances.	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 \$383,900 3 \$81,000 n. 1 to Mar. 6 123 \$2,092,500 17 \$506,500 28 to Mar. 6 19 \$526,800 \$12,400 1 to Mar. 6 160 \$4,419,816 \$164,360
Amount.  Interest not given.  Amount.  Jan. 1 t  Total No.  Amount.  To Banks & Ins. Cos.  Amount.  Feb. 27 to  Total No.  Amount.  Jan. 1 t  To Banks & Ins. Cos.  Amount.  To Banks & Ins. Cos.  Amount.  Building  Feb. 27 to 1  New buildings  Cost.  Alterations.  BROOL  Convey  Feb. 26 to M  Total No.  No. with consideration.  Consideration.	\$2,029 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801  Extensions.  Mar. 5 Feb.  \$11 \$195,500 \$18,000 o Mar. 5 Jan \$18,000 o Mar. 5 Jan \$659,000  Permits.  Mar. 5 Feb. \$325,200 \$8,430 o Mar. 5 Jan \$15 \$2,698,230 \$141,660  KLYN.  rances.  462 43 \$326,820	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 15 \$383,900 \$1,000 n. 1 to Mar. 6 123 \$2,092,500 17 \$506,500 28 to Mar. 6 19 \$526,800 \$12,400 .1 to Mar. 6 160 \$4,419,816 \$164,360 27 to Mar. 5 551 \$257,581
Amount.  Interest not given.  Amount.  Jan. 1 t  Total No.  Amount.  To Banks & Ins. Cos.  Amount.  Feb. 27 to  Total No.  Amount.  Jan. 1 t  Total No.  Amount.  Fo Banks & Ins. Cos.  Amount.  Building  Feb. 27 to  New buildings  Cost.  Alterations.  BROOI  Convey  Feb. 26 to M  Total No.  No. with consideration.  Consideration.  Consideration.  Jan. 1	\$2,029 \$11 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801  Extensions.  Mar. 5 Feb.  11 \$195,500 \$1,8000 o Mar. 5 Jan 157 \$2,624,800 24 \$659,000  Permits.  Mar. 5 Feb. \$325,200 \$8,430 o Mar. 5 Jan 115 \$2,698,230 \$141,660  KLYN.  Vances.  1914 462 43 \$326,820 to Mar. 4 Jar.	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529  28 to Mar. 6 15 \$383,900 \$1,100 \$2,153,529  28 to Mar. 6 123 \$2,092,500 17 \$506,500  28 to Mar. 6 19 \$526,800 \$12,400 .1 to Mar. 6 160 \$4,419,816 \$164,360  1913 27 to Mar. 5 551 32 \$257,581 1. 1 to Mar. 5
Amount	\$2,029 \$11 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801  Extensions.  Mar. 5 Feb.  11 \$195,500 \$1,8000 o Mar. 5 Jan 157 \$2,624,800 24 \$659,000  Permits.  Mar. 5 Feb. \$325,200 \$8,430 o Mar. 5 Jan 115 \$2,698,230 \$141,660  KLYN.  Vances.  1914 4ar. 4 Feb. 462 43 \$326,820 to Mar. 4 Jan 4,020 4,302 \$3,840,353	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529  28 to Mar. 6 15 \$383,900 \$1,100 \$2,153,529  28 to Mar. 6 123 \$2,092,500 17 \$506,500  28 to Mar. 6 19 \$526,800 \$12,400 .1 to Mar. 6 160 \$4,419,816 \$164,360  1913 27 to Mar. 5 551 32 \$257,581 1. 1 to Mar. 5
Amount	\$2,029 \$11 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801  Extensions.  Mar. 5 Feb.  11 \$195,500 \$1,8000 o Mar. 5 Jan 157 \$2,624,800 24 \$659,000  Permits.  Mar. 5 Feb. \$325,200 \$8,430 o Mar. 5 Jan 115 \$2,698,230 \$141,660  KLYN.  Fances.  1914 Jar. 4 Feb. 462 43 \$326,820 to Mar. 4 Jar 4,020 430 \$3,840,353	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 15 \$383,900 \$1,000 n. 1 to Mar. 6 123 \$2,092,500 17 \$506,500 28 to Mar. 6 19 \$526,800 \$12,400 .1 to Mar. 6 160 \$4,419,816 \$164,360 27 to Mar. 5 551 32 \$257,581 1. 1 to Mar. 5 4,237 \$2,992,575 \$2,992,575 \$1,1 to Mar. 5
Total No. Amount.  To Banks & Ins. Cos. Amount.  Total No. Amount.  Building  Feb. 27 to 1  New buildings  Cost. Alterations.  Brooi  Convey  Feb. 26 to M  Total No. No. with consideration. Consideration.  Jan. 1  Total No. No. with consideration. Consideration.  Consideration.  Jan. 1  Total No. No. with consideration. Consideration. Consideration.  Consideration.	\$2,029 \$11 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801  Extensions.  Mar. 5 Feb.  11 \$195,500 \$1,8000 o Mar. 5 Jan 157 \$2,624,800 24 \$659,000  Permits.  Mar. 5 Feb. \$325,200 \$8,430 o Mar. 5 Jan 115 \$2,698,230 \$141,660  KLYN.  Fances.  1914 Jar. 4 Feb. 462 43 \$326,820 to Mar. 4 Jar 4,020 430 \$3,840,353	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 15 \$383,900 \$1,000 n. 1 to Mar. 6 123 \$2,092,500 17 \$506,500 28 to Mar. 6 19 \$526,800 \$12,400 .1 to Mar. 6 160 \$4,419,816 \$164,360 27 to Mar. 5 551 32 \$257,581 1. 1 to Mar. 5 4,237 \$2,992,575 \$2,992,575 \$1,1 to Mar. 5
Amount.  Jan. 1 t  Total No.  Amount.  To Banks & Ins. Cos.  Amount.  Mortgage  Feb. 27 to  Total No.  Amount.  Jan. 1 t  Total No.  Amount.  Jan. 1 t  Total No.  Amount.  Building  Feb. 27 to  New buildings  Cost.  Alterations.  BROOI  Convey  Feb. 26 to M  Total No.  Mortgage  Feb. 27 to  Mortgage  Feb. 27 to  Mortgage  Feb. 27 to  Mortgage  Feb. 26 to  Mortgage  Feb. 26 to  Mortgage  Alterations.  Building  Feb. 26 to  Mortgage  Feb. 26 to	\$2,029 \$11 \$115,800 o Mar. 5 Ja \$5,192,714 \$6 \$1,605,801  Extensions.  Mar. 5 Feb.  11 \$195,500 \$1,8000 o Mar. 5 Jan 157 \$2,624,800 24 \$659,000  Permits.  Mar. 5 Feb. \$325,200 \$8,430 o Mar. 5 Jan 115 \$2,698,230 \$141,660  KLYN.  Fances.  1914 Jar. 4 Feb. 462 43 \$326,820 to Mar. 4 Jar 4,020 430 \$3,840,353	\$510 23 \$318,700 n. 1 to Mar. 6 \$9,471,802 100 \$2,153,529 28 to Mar. 6 15 \$383,900 \$1,000 n. 1 to Mar. 6 123 \$2,092,500 17 \$506,500 28 to Mar. 6 19 \$526,800 \$12,400 .1 to Mar. 6 160 \$4,419,816 \$164,360 27 to Mar. 5 551 32 \$257,581 1. 1 to Mar. 5 4,237 \$2,992,575 \$2,992,575 \$1,1 to Mar. 5

Amount	\$382,200	\$601,164
No. at 64	169	225
Amount	\$406,285	\$596,878
No. at 51/2%	52	29
Amount	\$253,658	\$133,600
No. at 54	64	115
Amount	\$385.750	\$593,550
Unusual rates	4000,100	1
Amount	******	\$65,000
Interest not given	16	23
Amount	\$81,065	\$63,735
	901,000	\$00,100
Jan. 1	to Mar. 4 J	an. 1 to Mar. 5
Total No	2.762	2,994
Amount	\$10,331,265	
To Banks & Ins. Cos	527	726
Amount	\$3,425,150	\$4,693,081
	4011201100	41,000,001
Building	Permits.	
Feb. 27 t	o Mar. 5 Fel	o. 28 to Mar. 6
New buildings	36	\$815,900 \$60,085
Cost	\$602.525	\$815,900
Alterations	854.375	\$60.085
	401,010	400,000
Ton 14		
Jan. 1 t	o Mar. 5 Ja	
New buildings	635	\$5,142,485
Cost	\$6,894,075	\$5,142,485
Alterations	\$422,344	\$585,147
All the same was a supplied by the same of		

Building		
Feb. 27 to	Mar. 5	Feb. 28 to Mar. 6
New buildings	\$250.92	3 103 5 \$498,895
Jan. 1 to		Jan. 1 to Mar. 6
New buildings Cost	47	1 673 2 \$2,305,987
RICHM Building		
Feb. 27 to M	[ar. 5 ]	Feb. 28 to Mar. 6
New buildings. Cost. Alterations.		3 18 0 \$41,015
Jan. 1 t	o Mar. 5	Ian Ito Mar 6

#### REAL ESTATE NOTES.

New buildings.....

NEGOTIATIONS are pending for the sale of the Blackstone apartment hotel in 58th st. WM. A. WHITE & SONS have been appointed agents of the property at 334-338 East 114th st.

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SPECIAL ATTENTION GIVEN TO COLLECTING, RENTING AND MANAGEMENT OF ESTATES PEASE & ELLIMAN wish to state that it was the third floor and not the store at 562 5th av which they rented for Charles Thorley.

LUDWIG C. TRAUBE has been appointed agent of the houses at 1334 and 1336 Southern Boulevard.

MRS. RODIER, owner of 233-235 East 204th st, which was reported sold to a builder, denies the sale.

SCHARSMITH & NOLAN have been appoint agents of 506 West 176th st, 523 West 146th and 1910 Morris av, Bronx.

NEGOTIATIONS are said to be pending for the sale of the 12-sty mercantile building at 7 to 11 West 30th st, occupying a plot 75x100, op-posite the old Burlington apartment house.

H. L. DINKELSPIEL, for many years associated with the office of M. & L. Hess, is now connected with the office of Mark Rafalsky & Co., at 527 5th av, corner of 44th st.

THE CROSS & BROWN CO. has been appointed agent for the Strand Theatre Building, at the northwest corner of Broadway and 47th

at the northwest corner of Broadway and 47th st.

HENRY D, RIECKE, who was associated with the real estate firm of J. Edgar Leaycraft & Co. for twelve years, has opened an office at 1737 Broadway, corner of 55th st.

FRANK H, BUSH, many years in the employ of the city department of the Lawyers Title Insurance & Trust Co., has resigned to accept a position in the loan department of the Lawyers Mortgage Co., 184 Montague st, Brooklyn.

WEBSTER B, MABIE & CO, were associated as brokers with the Charles F, Noyes Co. in the matter of renting the buildings 59-61 Fulton st to Henry Leerburger. The Mabie Co. has charge of the property as managing agents.

RICHARD H. SCOEIE has resold for the P. J. Dwyer Euilding Co., to Herman Krompholz, the 3-sty building with store, on a plot 25x143, at 3394 3d av; also sold to the same client the 3-sty building at 1093 Franklin av.

THE M. MORGENTHAU, JR., CO. has placed a mortgage of \$12,000 for J. L. Gazen on the 5-sty flat at 306 West 116th st, and one of \$37,000 for the Barrett Realty Co., on the 5-sty flat west of Barretto st.

BING & BING, builders of some of the city's layout any street houses will remove their officered.

west of Barretto st.

BING & BING, builders of some of the city's largest apartment houses, will remove their offices to the Lewisohn Building, at 113 to 119 West 40th st, running through to 41st st, where they have leased the 16th floor. The lease is for a term of years at a total rental of \$100,000.

IT IS REPORTED that negotiations are under way involving the lease of the property of Revillon Freres at 17 and 19 West 34th st, two 5 and 11-sty structures with a frontage of 75 ft. During the last three years several leases have been reported, but in each instance the deal was not closed.

JACOB J, TALBOT has purchased from Thos.

JACOB J. TALBOT has purchased from Thos. P. Fitzsimons, of 751 6th av (between 42d and 43d sts) the real estate and insurance business, established there since 1890, and has moved his office to that address, where he will continue to carry on a general real estate and insurance business.

ADELSTEIN & AVRUTINE are the buyers of the southwest corner of Stebbins av and Chisholm st, the sale of which, by Herman Brill, was recently reported. The property was given in part payment for the two new flats on the north side of Fox st, 100 ft. east of Intervale av.

north side of Fox st. 100 it. east of Intervale av.

THE TRIO REALTY CO., newly organized and composed of W. Kirkpatrick Brice, Albert B. Kerr and William A. Todd, has been taken over from the Audley Realty Co., of Brooklyn, Audley Clarke, president, the 8-sty El Dorado apartment house, occupying the block front in Central Park West, between 90th and 91st sts. The apartment house was erected about eight years ago by John V. Signell from designs by Neville & Bagge, architects.

THE ATTORNEY GENERAL has brought a

ment house was erected about eight years ago
by John V. Signell from designs by Neville &
Bagse, architects.

THE ATTORNEY GENERAL has brought a
suit in the Supreme Court to revoke the charter of the Mutual Profit Realty Company, of
141 West 36th street, and for the appointment
of a receiver. Mr. Carmody acted under a recent decision of the Appellate Division which
held that a real estate concern that sells profit
sharing bonds or certificates to investors and
used the money thus realized to speculate in
real estate is doing a banking business in violation of the law. The Mutual Profit Realty
Company was incorporated in 1908 by John W.
Paris, Nicholas W. Haaren and Ida Milliken.

CITY INVESTING CO. DIRECTORS.—At the
annual meeting of the City Investing Company
this week the following were elected directors
to serve the ensuing year: George C. Clark,
Robert Goelet, Edward DeWitt, A. L. Dean, Robert E. Dowling, Henry Hotchkiss, Alvin W.
Krech, Samuel T. Peters, Charles T. Tweed,
William Ziegler, Lewis B. Preston and William
Childs, ir. The last two are new members, the
remainder being re-elected. Mr. Dowling, president of the company, stated that there was no
vote in opposition and perfect harmony prevailed.

NEGOTIATIONS are reported to be well advanced for the leasing of the property of Mrs.
Jennie K. Stafford at 471-473 5th av and 4-6
East 41st st to an out-of-town lessee. The
property has been held at \$75,000 a year rental.
No details concerning the deal could be obverified was to the effect that Isaac A. Hopper,
Ir., purchased from David M. Heyman the old
Burlington apartment house, a 6-sty structure,
at 8 to 14 West 30th st, measuring 100x98.9.
It was reported that the present building will be
demolished and a 12-sty mercantile structure
erected on the site.

#### OBITUARY

CHARLES H. SCHNELLE, who has been actively identified with real estate matters of the Yorkville district for many years, was found asphyxiated by gas in his office, 1390 Lexington

av, yesterday morning. Mr. Schnelle was about fifty years old and lived at 147 East 92d st. He was financial secretary of the Twelfth and Nineteenth Wards Real Estate Owners' Association, and chairman of the law and legislative committee of the United Real Estate Owners' Associations.

#### REAL ESTATE APPRAISALS.

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

ESTATE OF EMILY L CREGIER—premises 608 11th av. valued at \$12,500.

EDWARD B. ADRIANCE—462 West 23d st, \$20,000; and 108-110 Greene st, \$65,000.

CHARLES B. HALL—286 East 201st st, FREDERICK KEPPEL—220 Part 17th expenses the state of the state o

\$7,500.
FREDERICK KEPPEL—239 East 17th st, \$23,500; and 4 East 39th st, \$150,000.
LUCIA J. MEIGS—16 East 65th st, \$75,000.
GERRIT J. W. VAN SLINGERLANDT—421
West 121st st, \$42,000.
WILLIAM J. WELLS—191 9th av, \$22,000; and 328-330 East 125th st, \$40,500.
SARAH HOPPER—626 West 52d st, \$11,500.
LOUISE A. MINTURN—516 3d av, \$26,000; and \$1 Greene st, \$29,000.

#### AUCTION SALES OF WEEK.

Except where otherwise stated, the proper-ties offered were in foreclosure. Adjourn-ments of legal sales to next week are noted under Advertised Legal Sales.

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

#### The Auction Market.

The Auction Market.

There were twenty-five offerings at the Manhattan and Bronx Exchange Salesrooms this week. Of this number, 15 went to the plaintiffs, 6 were withdrawn or adjourned, and 4 were bought by outside bidders. Among these were George F. Martens, Jr., who paid \$41,500 for the northeast corner of Water street and Maiden Lane, and Mary Neisler, who secured tenements and dwellings on Union avenue, Bronx, for \$59,800. The Burns restaurant property on Sixth avenue went to the plaintiff in the action for \$250,000.

For the coming week most of the offerings will be tenements and dwellings in various sections of the city. The most important sale scheduled involves the two square blocks bounded by Bridge street, Barker avenue, Union street and Elliott avenue, Bronx. The property will be sold from the stand of Joseph P. Day. Henry Brady will sell loft buildings in Cherry street, and the other auctioneers properties of lesser importance, comprising the usual miscellaneous assortment of holdings being foreclosed.

#### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 6, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

15TH st, 432 E (\*), ss, 144 w Av A. 25x
103.3, 5-sty bk tnt & strs; due, \$5,462.32;
T&c, \$380; sub to 1st mtg \$24,000; Sarah
Kohn.

T&c, \$380; sub to 1st mtg \$21,000 Kohn. 25,000 45TH st, 102-4, see 6 av, 783-5. 62D st, 240 E (\*), ss, 155 w 2 av, 20x 100.5, 3-sty & b stn dwg; due, \$11,415.98; T&c, \$1.149.25; New Jersey Title Guar & Trust Co, trstes. 11,500 164TH st, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; adj Mar17. 6TH av, 783-5 (\*), ws, 75.5 s 45th, 50x 100, 2 4-sty bk tnts & strs, 1 & 2-sty ext: also 45TH ST, 102-4 W, ss, 60 w 6 av, 43x 75.5, 3-sty stn tnt & str; Susie E Fitchett. 250,000

#### HERBERT A. SHERMAN.

HERBERT A. SHERMAN.

Delancey st. sec Goerck, see Goerck, 34.

Goerck st. 34 (\*), sec Delancey, 25x100,
7-sty bk loft & str bldg; due, \$84,586.06;
T&c, \$357.90; Louis B Hasbrouck, trste.
25,000

Maiden la, 135-7, see Water, 153.
Water st, 153, nec Maiden la (Nos 135-7),
20.8x52.8x20.2x52.11, 6-sty bk loft & str
bldg: due, \$18,782.83; T&c, \$822.60; sub to
pr forclosure on which is due \$20,488.68,
&c; Geo F Martens Jr.

#ENRY BRADY.

6TH nv, 48 (\*), es, 97.8 n 4th, 19x74.3x19
x72.10. 3-sty bk tnt & str; due, \$11,861.19;
T&c, \$299.80; Mutual Life Ins Co of N Y.
9,000

#### J. PHILLIPS & CO.

29TH st. 532 W, ss, 325 e 11 av, 25x98.9, 5-sty bk tnt & 3-sty bk rear tnt; lease-hold; due, \$3.655.78; T&c, \$1,733; Lucretia M Edwards, party in int.

# JAMES L. WELLS. STH av. 2479 (\*), ws. 25 s 133d, runs w83.3xsw20.11xs12.4xe100xn25 to beg, 5-sty bk tnt & strs; due,\$22,856.47; T&c, \$1,093.23; Excelsior Savgs Bank of City N Y. 20,000 JAMES L. WELLS.

BRYAN L. KENNELLY.

49TH st, 541-5 W, ns, 175 e 11 av, 75x
100.5, 6-sty bk tnt & strs (exr); adj Mar

Total	\$382,025
	1,250,973 6,803,098
Corresponding period 1913	

The following are the sales that have taken place during the week ending March 6, 1914, at the Bronx salesroom, 3208-10 3d av.

#### JOSEPH P. DAY.

JOSEPH P. DAY.

Lafnyette st, 456 (\*), ss, 91.7 w 3 av, 37.6 x100, 5-sty bk tnt; due, \$4,452.88; T&c, \$150; Jno W O'Brien.

Decatur av, 3254 (\*), es, 135.4 n 207th, 23.6x100, 2-sty bk dwg; due, \$5,934.29; T&c, \$152.15; Central Mtg Co.

Southern blvd, 1306 (\*), es, 525 s Jennings, 25x100, vacant; Wm Allen et al.

5,000

3D av, ws, 78.10 s 170th, 79.5x116.4x19.5 x79.3, vacant; due, \$16,984.67; T&c, \$640.64; Jacob Axelrod.

#### HENRY BRADY.

175TH st E, ns, 96 w 3 av, see 3 av, 4115-7.

175TH st E, ns, 96 w 3 av, see 3 av, 4115-7.

175TH st E, nwc 3 av, see 3 av, 4109-13.

Broadway, nwc Tremont rd, 59.1x144.3x
—x—; due, \$99.60; T&c, \$94.64; Thos Callanan, tax lien.

325

Hoe av (\*), es, 179.5 n Freeman, 50x100.

vacant; due, \$3,116.96; T&c, \$800; L Austin Johnson.

Tremont rd, nwc Bway, see Bway, nwc Tremont rd.

3D av. 4109-13 (\*), nwc 175th, 54.2x96, 1-sty fr str & 1 & 2-sty bk bldg & str; action 1 due, \$19,771.63; T&c, \$300; East River Savgs Instn.

3D av. 4115-7 (\*), ws, 104.8 n 175th, runs w100xs104.8 to 175th, xe4xn54.2xe96 to av xn50.6 to beg, 2-sty fr hall; action 2 due, \$10,609.07; T&c, \$100; East River Savgs Instn.

BRYAN L. KENNELLY.

BRYAN L. KENNELLY.

Parkside pl, swc 209th, see 209th E, ss, whole front bet Decatur av & Parkside pl.

150TH st, 139 E, ns, 29.3 e Walton av, 16.10x95.4x17x94.9, 3-sty & b fr dwg (vol): Helen Warington.

160TH st, S10-22 E, see Union av, 834.

209TH st E (\*), ss, whole front bet Decatur av & Parkside pl, 190x50, vacant; due, \$8,945.86; T&c, \$—. Percival C Smith.

Decatur av, sec 209th, see 200th

Smith.

Decatur av, sec 209th, see 209th E, ss, whole front bet Decatur av & Parkside pl.

Union av, 834, sec 160th (Nos 810-22), 39.2x172.8, 5-sty bk tnt & strs & 3 3-sty bk dwgs & 1-sty bk str; due, \$6,967.67; T &c, \$1,199.22; Mary Neisler.

Corresponding Jan. 1, 1914, to Corresponding	week,		152,450
- Francis	coll,	1010	1,100,200

#### Brooklyn.

The following are the sales that have taken place during the week ending March 4. 1914, at the Brooklyn Salesrooms, 189 Montague street:

#### WILLIAM H. SMITH.

CHAS. SHONGOOD.

JAMES L. BRUMLEY.
FLATBUSH AV. nes, 30 nw Dean, runs
ne73.11xs5.4xe10.9xn41xnw70.6xsw 11.6
xse40xsw75xse40 to beg; withdrawn..

Total. .....\$128,671.00 Corresponding week 1913 ..... 188,715.00

#### ADVERTISED LEGAL SALES.

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

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

#### Manhattan.

MARCH 7.
No Legal Sales advertised for this day.

No Legal sales advertised for this day.

MARCH 9.

123D ST, 124-8 E, ss, 240 e Park av, 75x100.11;

3 5-sty stn tnts; Florence Levy—Saml Lewis
et al; Stoddard & Mark (A), 128 Bway; Edw
E McCall (R); partition; Joseph P Day.

MADISON AV, 1629, es, 25.6 s 109th, 25x95, 5sty stn tnt & strs; Florence Levy—Sarah
Jackson et al; Stoddard & Mark (A), 128
Bway; Edw E McCall (R); partition; Joseph
P Day.

P Day.

MARCH 10.

CHERRY ST, 277-81, swc Jefferson (Nos 76-8), 75x94.8x75x94, 3 & 6-sty bk loft & str bldg; Mary E Hazelton, individ—Jno M Dempsey et al; Alex Thain (A), 38 Park Row; Louis Wendel, Jr (R); partition; Henry Brady. JEFFERSON ST, 76-8, see Cherry, 277-81.

130TH ST, 223 W, ns, 262.6 w 7 av, 18.9x99.11, 3-sty & b stn dwg; Morris S Thompson et al, trstes—Eliz Atkinson; Geo F Warren, Jr (A), 256 Bway; Phoneix Ingraham (R); due, \$10, -799.83; T&c, \$217.73; D Phoenix Ingraham.

131ST ST, 9 E, ns, 175 e 5 av, 25x99.11, 5-sty bk tnt; Anna R Spring—Chas W Conner et al; Wilson, Barker & Wager (A), 48 Wall; Leo L Leventritt (R); due, \$17,765.74; T&c, \$536.50; M Morgenthal, Jr, Co.

\$536.50; M Morgenthal, Jr, Co.

MARCH 11.

RIDGE ST, 81, see 86th st, 302 W.

68TH ST. 241 W, ns, 325 e West End av, 25x
100.5, 2 & 3-sty bk stable; Amy A C Montague—Chas Pfüzer, Jr, Co, Ltd, et al; Gilbert
H Montague (A), 40 Wall; Lester Lazarus
(R); due, \$4,658.47; T&c, \$6; sub to 1st mtg
\$16.500; Joseph P Day.

86TH ST, 302 W, ss, 100 w West End av, 19x
102.2, ½p pt, 4-sty & b stn dwg; also RIDGE
ST, 81; ws, 150.2 n Delancey, runs w73xs25xw
27.6xn48.2xe100.5xe23.3 to beg, ½p t, 5-sty bk
tnt & strs & 4-sty bk rear loft bldg; Adrian
H Jackson—Amie Davis et al; Menken Bros
(A), 87 Nassau; Sampson H Weinhandler
(R); due, \$3,960.30; T&c, \$7.50; Joseph P
Day.

(R); due, \$5,500 to 1 av, 25x100.11, 6-by bk tht & strs; Wm P Douglas, trste-Louis Leiman et al; Bowers & Sands (A), 46 Cedar; Henry Smith (R); due, \$19,800.09; T&c, \$728.49; mtg recorded Mar4'07; Joseph

T&c, \$728.49; mtg recorded Sharp P Day.

CONVENT AV, 427, es, 51.11 n 148th, 16x85;
3-sty & b stn dwg; Mary E Garrison—Annie C Doyle et al; Carter, Ledyard & Milburn (A), 54 Wall; Jas H Laird (R); due, \$20,-343.35; T&c, \$—; mtg recorded July24'94; Joseph P Day.

MARCH 12.

343.35; T&c, \$—; mtg recorded July24'94; Joseph P Day.

MARCH 12.

HOUSTON ST, 493 E, ss, 40 e Goerck, 20x75, 4sty fr bk ft tnt; Eliza C Farnham—Rose
Messer et al; Wm R Adams (A), 25 Broad;
Winter Russell (R); due, \$7,049.94; T&c,
\$1,155; mtg recorded Oct9'99; Joseph P Day,
102D ST, 311 W, ns, 160 w West End av, 20x
100.11, 3-sty & b stn dwg; Chelsea Realty Co
—Adelaide R Hickey; Henry M Pellinger, Jr,
(A), 135 Bway; Irving Washburn (R); due,
\$3,328.07; T&c, \$678; Joseph P Day,
122D ST, 411 E, ns, 171.3 e 1 av, 16.8x100.11,
3-sty & b stn dwg; Henry H Glass—Dora
Wiegand et al; Thos Gileran (A), 51 Chambers; Irving Washburn (R); due, \$4,875.19;
T&c, \$9; Joseph P Day,
144TH ST, 510 W, ss, 125 w Hamilton pl. 100x
99.11, 6-sty bk tnt; International Distributors
Corpn—Geo B Bergkamp et al; Geo C De
Lacy (A), 233 Bway; Rudolph A Seligmann
(R); due, \$11.299.14; T&c, \$288; sub to 3
mtgs aggregating \$181.286; Joseph P Day.
RIVERSIDE DR, ws, 1941.1 n of ss 155th, 213.3
x200x180.9x251.8, vacant; Seamens Bank for
Saygs in City N Y—Gussie Raabe et al; Cadwalader, Wickersham & Taft (A), 40 Wall;
Frank H Hennessy (R); due, \$37,432.29; T&c,
\$8,842.68; Joseph P Day.

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Advertised Legal Sales-Manhattan-Continued

MARCH 13, 34TH ST, 408 W, ss, 100 w 9 av, 20x98.9, 3-sty bk tnt & str; Cornelia W Hall et al, trstes— Thos Doyle et al; Walsh, Wallin, Beckwith & Edie (A), Yonkers, N Y; Cyrus C Miller (R); due, \$22,399.99; T&c, \$2,250; mtg re-corded May14'06; Herbert A Sherman.

corded May14'06; Herbert A Sherman.

MARCH 14.
120TH ST, 61 E, ns, 216.8 w Park av, 16.8x
100.11, 3-sty & b bk dwg; German Savgs
Bank in City N Y—Leopold Winkler et al;
Meyer Auerbach (A), 32 Bway; Jno H Rogan
(R); due, \$10,197.54; T&c, \$194; M Morgenthau. Jr, Co.

MANHATTAN AV, 456, es, 73.11 s 120th, 26.11x
94.10, 5-sty bk tnt; Peoples Trust Co, trste—
Mary Stavenhagen et al; Wingate & Cullen
(A), 20 Nassau; Percival H Gregoryy (R);
due, \$26,343.42; T&c, \$—; Joseph P Day.

MARCH 16.

MARCH 16. No Legal Sales advertised for this day.

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

MARCH 7. No Legal Sales advertised for this day.

MARCH 9.

AMUNDSON AV, ws. 125 n Strang av, see Seton av, es. 125 n Strang av, runs n87xe100 xn-xe100 to Amundson av xs150xw200 to beg; Joanna Tennery—Bengt Nelson et al; Fred Ingraham (A), 192 Bway; Louis M Ogden (R); due, \$4,955.96; T&c, \$550.23; sub 1st mtg \$5,760; D Phoenix Ingraham.

Ogden (R), due, \$2, Phoenix Ingraham.

MARCH 10.

GUION PL, ss, 120 e St Lawrence av, 50x80;
Mutual Benefit Soc of the Members of the
Eastern German Conference of the Methodist
Episcopal Church—Margt Sullivan et al; Jerome Eisner (A), 41 Park Row; Saml J Wagstaff (R); due, \$1,415.92; T&c, \$21.72; Joseph P Day.

139TH ST E, ss, 128 e So Elvd, 25x100, vacant;
Jos Margoles—Junction Realty Co et al;
Adolph & Henry Bloch (A), 99 Nassau; Warren Leslie (R); due, \$2,174.75; T&c, \$600;
Joseph P Day.

TRATMAN AV, ss, 99.7 e Zerega av, 167.10x110;
Jno J Paulsen—Sarah Browning et al; Friend
& Friend (A), 132 Nassau; Roy M Robinson
(R); due, \$1,718.70; T&c, \$1,226.47; sub to 1st
mtg \$5,000; Joseph P Day.

MARCH 11.

mtg \$5,000; Joseph P Day.

MARCH 11.

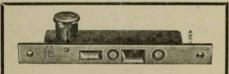
BRONX PARK E, es, 50.1 s Waring av, 50.1x 116.4x50x115.1; also OLINVILLE AV, es, 150 n Mace av, 100x139.1x101.8x120.9; Florence Levy—Sarah Jackson et al; (A) not given; Edw E McCall (R); partition; Joseph P Day.

BOSTON POST RD, ws, 24.11 n Waring av, 26.1 x—x71.9, gore; Adelaide A Wabst—American Electricity Economizing Co; Shaw & Landon (A), 42 Bway; Irving H Bookman (R); due, \$177.23; T&c, \$109.77; Joseph P Day.

OLINVILLE AV, es, 150 n Mace av, see Bronx Park E, es, 50.1 s Waring av.

MARCH 12.

BRIDGE ST, sec Barker av, see Barker av, &c. ERIDGE ST, swc Olinville av, see Barker av, &c.



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BRIDGE ST, sec Olinville av, see Barker av,

BRIDGE ST, sec Olinville av, see Barker av, &c.
BRIDGE ST, swc Elliott av, see Barker av, &c.
SWINTON ST, nwc Eastern Blyd, see Eastern
Blyd, nwc Swinton.
UNION ST, nec Barker, see Barker av, &c.
UNION ST, nec Olinville av, see Barker av, &c.
UNION ST, nec Olinville av, see Barker av, &c.
UNION ST, nec Elliot av, see Barker av, &c.
140TH ST, 382 E, ss, 84.6 w Willis av, 22x75,
2-sty & a fr dwg; Christine Wilkie, extrx, &c.
—Wm H Harden et al; Julius Heiderman
(A), 783 Elton av; H C S Stimpson (R);
due, \$4,347.06; T&c, \$141.64; James L Wells.
EARKER AV, BRIDGE ST, OLINVILLE AV &
UNION ST, block, 284x205.11x291.5x177; also
OLINVILLE AV, BRIDGE ST, ELLIOTT AV
& UNION ST, block, 292.2x83.11x295.9x49.11;
Jas H Aldrich et al, trstes—Chas Siedler et
al; Harrison, Elliott & Byrd (A), 59 Wall;
Matthew P Doyle (R); due, \$7,933.34; T&c,
\$11,830.49; Joseph P Day.
EASTERN BLVD, nwc Swinton, 25x100; Peter
J Kelly—Mary A Nally et al; Michl J Scanlan (A), 51 Chambers; Geo C Austin (R);
due, \$944.19; T&c, \$47.59; Joseph P Day.
LONGWOOD AV, ss, 50 e Whitlock av, 25x100,
vacant; Jacob Ott—Mary C Gorgoglione et al;
Williamson & Bell (A), 364 Alex av; Chas E
Moore (R); due, \$1,746.25; T&c, \$796.67;
James L Wells.

MARCH 13, 14 & 16
No Legal Sales advertised for these days.

MARCH 13, 14 & 16 No Legal Sales advertised for these days.

#### Brooklyn.

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

MARCH 7. No Legal Sales advertised for this day.

No Legal Sales advertised for this day.

MARCH 9.

MERMAID AV. nwc W 37th, 220x100; Jas W McDermott—Equitable Realty Co et al; Chas J McDermott (A). 2 Rector, Manhattan; Wm Howard Jr (R); Wm P Rae.

ROCKAWAY AV. ws, 775 s Sackett, 22.6x100; Jane Vandewater—Saml Hein et al; Winne & Frey (A), Jamaica, N Y; Gaston F Livett (R); Wm P Rae.

(R); Wm P Rae.

MARCH 10.

COURT ST, ses, 35 ne Sackett, 21x56x irreg; Fredk Mahoney—Minnie J Halvorsen et al; Henry Staton (A), 80 Bway, Manhattan; Geo Tiffany (R); Wm P Rae.

STH ST, sws, 297 nw 3 av, 25x100; Harry G Hale—Henry Thompson, exr, &c, et al; Frank G Wild (A), 277 Eway; Jno E Roeser (R); Jas L Brumley.

E 35TH ST, nwc Beverly rd, 21x100; Postal Life Ins Co—Dorey Realty Co et al; Action 10; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.

LINDEN AV, 96, ss 161 e Bedford av, 75x260 to Martense; German Savings Bank of Brooklyn—Edw Dillmeier et al; Hector McG Curren (A), 75 Fulton; Thos H Troy (R); Wm H Smith.

ST MARKS AV, ns, 20 w Nostrand av, 20x100; Industrial Savgs & Loan Co—Susanna A Le-Roy et al; Frank M Patterson (A), 66 Liberty; Chas Y Van Doren (R; Wm H Smith.

MARCH 11.

Industrial Savgs & Loan (Co-Susania A EcRoy et al; Frank M Patterson (A), 66 Liberty; Chas Y Van Doren (R; Wm H Smith,

MARCH 11.

HOYT ST, es, 80 n Bergen, 20x80.6; Lizzie C
Merrill—Helena L Greene et al; Harry L
Thompson (A), 175 Remsen; Jos J Speth
(R); Wm P Rae.

McDONOUGH ST, ns, 483.6 e Reid av, 18x100;
Wm F Aukamp—Grace Donovan et al; Thos
H Williams (A), 555 Decatur; Jno T
Walsh (R); Wm P Rae.

73D ST, ss, 359.10 w 7 av, 26.8x100; Henry
Twombly—Dyker Realty Co et al; Henry J
Davenport (A), 375 Pearl; Jas M Fawcett
(R); Wm H Smith.

83D ST, sws, 336.4 se 20 av, 18.2x100; Mary
Kemmerer—Morris L Baird et al; Saml Seiderman (A). 26 Court; Abr H Kesselman
(R); Chas Shongood.

AV R, nwc W 10th, 100x154; also AV R, nec
W 10th, 100x336; Rudolph Reimer—Otto
Singer Development Co et al; Sackett & Lang
(A), 99 Nassau; Jas T Williamson (R); Wm
H Smith.

LIBERTY AV, ss, 25 w Ashford, 50x100; Kath
Journeay—Abr Moskowitz et al; Bonynge &
Bonynge (A), 26 Exch pl. Manhattan; Howard O Wood (R); Jas L Brumlev.

SHEEPSHEAD BAY RD, ws, 242.6 n Emmons
av, 31.1x91.9x30x100.4; Franklin Soc for
Home Building & Savgs—Lottle F Hann et al;
Ferriss & Storck (A), 165 Bway; Robt F
Manning (R); Wm H Smith.

PARCEL of land beg on Sheepshead Bay, adjacent to parcel No 4, runs se along Eav 100.6
xne349.4 to Emmons av, 'xw100.1xsw333.7 to
beg; Henry B Twombly, trste—Herrick McClenthen et al; Henry J Davenport (A), 375
Pearl; Jas M Fawcett (R); Wm H Smith.

MARCH 12.
BUSH ST, ns, 164.6 w Henry, 20x100; Mary R
Paldwin, Morris Garfinkel et al; Action 1;

MARCH 12.

BUSH ST, ns. 164.6 w Henry, 20x100; Mary R
Baldwin—Morris Garfinkel et al; Action 1;
Chas J McDermott (A). 2 Rector, Manhattan;
Edwin L Garvin (R); Wm H Smith.
BUSH ST, ns. 184.6 w Henry, 20x100; same—
same; Action 2; same (A); same (R); Wm
H Smith

Edwin L Garvin (R); wm H Smith.

BUSH ST, ns. 184.6 w Henry, 20x100; same—
same; Action 2; same (A); same (R); Wm

H Smith.

HERKIMER ST, sec Prescott pl. 25x98; Simon
J Harding—Augustus F Gardner et al; Gifbert Elliott (A), 44 Court; Jas Gray (R);
Wm P Rae.

HENRY ST, ws. 68.10 n Bush, 20.8x104: Mary
R Baldwin—Morris Garfinkel et al; Action 3;
C J McDermott (A), 2 Rector, Manhattan; E
L Garvin (R); Wm H Smith.

RODNEY ST, ss. 297 w Lee av, 22.6x100; Mary
J Green—Ralph Lipschytz et al; Geo A Logan (A), 44 Court; Felix Reifschneider (R);
Chas Shongood.

STERLING PL. ss, 109.10 e Bedford av, 20x
127.9; Collective Holding Co. Inc—M & J
Constn Co et al; Action 3; Saml A Telsey
(A), 44 Court; Jacob M Peyser (R); Chas
Shongood.

WARREN ST, nes, 225 se Smith, 25x100; sheriff's sale of all right, title, &c, which Sophia
M Holman had on Nov8'09, or since; Lewis
M Swasey (R); Wm P Rae.

HAMILTON AV, es, 59.10 n Bush, 22.7x41x irreg; Michl Diers et al—Victor Korsak et al; Harman & Howell (A), 189 Montague; Jos B Uniacke (R); Wm H Smith. ROGERS AV, ws, 38.9 n Tilden av, 18.9x50x irreg; Elise Franken—Remmos Constn Co et al; Jno C Stemmermann (A), 44 Court; Wm A Moore (R); Wm H Smith.

LOTS 567 to 590, 594 to 635, 829 to 844, map of property of Bensonhurst Land Co;Co-operative Building Bank—Milton S Kistler et al; Lexow, MacKellar & Wells (A), 43 Cedar, Manhattan; Arnon L Squiers (R); Wm P Rae.

MARCH 13.

Rae.

MARCH 13.

OSBORN ST, es, 150 s Liberty av, 50x100;
Jos Naughton—Michl P Joyce et al; Harold
M Phillips (A), 261 Bway, Manhattan; Jacob
M Peyser (R); Chas Shongood.

LAFAYETTE AV, ns, 112.6 w Grand av, 18.6
x100; also FT HAMILTON AV, nec 75th,
203.4x328.6x irreg; Collective Holding Co, Inc
—Josephine Cocheu et al; Action 1; Saml A
Telsey (A), 44 Court; Henry Weismann (R);
Chas Shongood.

TILDEN AV, nwc Bedford av, 101x25; South
Brooklyn Saygs Inst—Pennington Whitchead
et al; Coombs & Whitney (A), 44 Court;
Sheldon A Du Cret (R); Wm P Rae.

MARCH 14 & 16. No Legal Sales advertised for these days.

#### FORECLOSURE SUITS.

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

#### Manhattan.

FEB, 28. 69TH ST, ns, 265 e 5 av, 28x100.5; Bowery Savgs Bank—Henry Dalley et al; Cadwala-der, Wickersham & Taft (A).

MARCH 2.
DIVISION ST, 261-3; Metropolitan Savgs Bank
-Edwin F Walton et al; A S & W Hutchins

(A). 118TH ST, 128 W; Lydia Lange—Saml A Dia-mond et al; H C Kudlich (A).

mond et al; H C Kudlich (Å).

MARCH 3.

SCAMMEL ST, nec Madison, 41x35x irreg; Aug Ruff et al—Isadore Marans et al; Gettner, Simon & Ashner (A).

WASHINGTON TER, 12; Adrian T Post—Tunis S Dutcher et al; W P Robbins (A).

95TH ST, ns, 167.10 w Amsterdam av, 29.4x 100.9; Rebecca Locker—Kerloc Realty & Constn Co et al; Locker & Locker (A).

96TH ST, 332-4 E; Albany Savgs Bank—Isaacs Realty Co et al; Tracey, Cooper & Townsend (A).

(A).

116TH ST, ss, 260 w Madison av, 25x100.11;
Archibald H MacD Sinclair—David Fine et al; F F de Rham (A).

133D ST, 50 W; Mary E Miller—Henry Fehn et al; Low, Miller & Low 'A).

BROADWAY, sec 136th, 99.11x105; Realty Mortgage Co—Lowell Realty Co et al; S B Cardaya, (A)

gage Co—Lowell Realty Co et al; S B Cardozo (A).

OLD BROADWAY, sec 130th, 90x100.1; two actions; Helen O Zurich—Leo Stark et al; Eisman, Levy, Corn & Lewine (A).

RIVERSIDE DRIVE, es, 107.6 n 116th, 48.9x 123.10; N Y Life Ins Co et al—Paterno Bros, Inc, et al; Cary & Carroll (A).

MARCH 4.

MADISON ST, 350; Eliza C Farnham—David
Kotler et al; W R Adams (A).

37TH ST, 162 E; Guaranty Trust Co of NY—
Nannie J Faulkner; Gillespie & O'Connor

Nannie J Faukher, (A).

(A).

(A).

(A).

(A).

(A).

(A).

(A).

(A).

(B).

(B).

(B).

(B).

(C).

et al; Low, MARCH 5.

DELANCEY ST, 268; Julia Bachrach—Jacob Furman et al; A R Lesinsky (A).

JONES ST, ns, 175 e Bleecker, 25x100; also LEROY ST or ST LUKES PL, ns, 340.5 e Hudson, 22.1x86.6; two actions; Henry T Nichols—Henry Punchard et al; Rollins & Hudson, 22.1x86.6; two actions; Henry T Nichols—Henry Punchard et al; Rollins & Rollins (A). ORCHARD ST, 196; Emma Ziegel—Morris Lip-schitz et al; Eisman, Levy, Corn & Lewine

(A).

103D ST, 150 E; Gussie Morgenstern—Jacob Vogelfanger et al; Hovell, McChesney & Clarkson (A).

127TH ST, ss, 93 e Madison av, 17x76; Emma L Chadwick—Jas Shea et al; Stoddard & Mark (A).

129TH ST, ns, 225 w 6 av, 12.6x99.11; Union Theological Seminary in City NY—Eliz J Parkinson et al; Stewart & Shearer (A).

7TH AV, nec 146th, 40x100; also 7TH AV, sec 147th, 40x100; two actions; Dry Dock Savgs Institution—Fleischmann Realty & Constn Co et al; FM Tichenor (A).

et al; FM Tichenor (A).

MARCH 6.

DYCKMAN ST, Lots 48 & 49; Susan McVickar Co—Geo B Hayes et al; Everett, Clarke & Benedict (A).

MOTT ST, es, 75.8 s Houston, 25x86.10; David Israel—Pietro Alvino et al; I J Danziger (A).

STANTON ST, 84; Mathias Last—Taube Orenstein et al; Ginzburg & Picker (A).

13TH ST, 123-7 E; also 34TH ST, 112 W; also 33D ST, 109-11 W; Abr L Erlanger—Patk H Sullivan et al; M Fishel (A).

93D ST, 60 W; Emma D Kemeys—Danl J Carey et al; Sullivan & Cromwell (A).

113TH ST, ns, 200 w 7 av, 16.8x100.11; Mary S Maddock—Amalia Kann et al; Thompson, Koss & Warren (A).

116TH ST, 207 E; Minna G Goddard—Beatrice S O'Connor et al; amended; F de P Foster (A).

(A).

118TH ST, sws, 125 nw 1 av, 25x100.10; Thos J
Shea—Antonio Tassi et al; R Ward, Jr (A).
153D ST, ns, 300 e Ams av, 132.3x99.11; also
153D ST, nwc St Nicholas av, 25.1x132.9x
irreg; also 153D ST, ns, 432.3 e Ams av, 62.6x
irreg; Genevieve V Sheridan—M R L Bldg Co
et al; J S Rosalsky (A).

154TH ST, ss, 333.10 w St Nicholas av, 18x 99.11; Anna M Du Bois—Mary C. Schreiner et al; Cary & Carroll (A).
158TH ST, ss, 768.10 w Bway, 18.8x100; Edw C Osborn—Huntington W Merchant et al; Thompson, Freedman & Cooke (A).

Bronx.

FEB. 27.

FREEMAN ST, ss, 48 w Chisholm, 24x75; Anna Weiler—Adolph Lang et al; Williamson & B (A).

CROTONA PARK N, ns, 96.1 e Clinton av, 23x 100; Sarah G Higgs—Anna Doran et al; Clocke, K & R (A).

EASTBURN AV, es, 238.2 n 174th. 25x93; Board of Education of the Reformed Church of America—Sarah Cohen et al; C L Livingston (A).

LOT 47, Map of Section A of the Vyse Estate; Citizens Trust Co of Utica, N Y—Martha Perna et al; Dunmore & F (A).

JOT 88, Map of New Village of Jerome, Westchester County; Emma Bolies—Filomena De Carlo et al; G A Clark (A).

Carlo et al; G A Clark (A).

FEB. 28.

226TH ST, ss, 425 e Keppler av, 25x100; Dora M Schrenkeisen—Mary Kiebel et al; Williamson & B (A).

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

SOUTHERN BLVD, es, 275 n 167th, 37.6x100; Louise Ebling—Bertha Kramer et al; E Cohn (A).

Thomas et al; Bassett, Thompson & Gripatric (A).

SOUTHERN BLVD, es, 275 n 167th, 37.6x100;
Louise Ebling—Bertha Kramer et al; E Cohn (A).

LOTS 116 & 117, Map of Village of Morrisania;
Stephen Duncan Pringle—Annie Koplik et al;
C Woods (A).

MARCH 2.

COSTER ST, es, 380 s Spofford av, 20x100;
Alphonsine N Lecuyer—Brown-Weiss Realties;
M Deiches (A).
JENNINGS ST, ns, 293 e Union av, 40x134;
Bertha Tim—Alfred C Bachman et al; D Tim
(A).

PROSPECT AV, es, 242 n Tremont av, 52x150;
Sigmund Levin—Jno Schryer et al; A L
Gelich (A).

MARCH 3.

COSTER ST, es, 330 s Spofford av, 20x100;
Otto F Strise et al as exrs—Feiser Realty
& Constn Co et al; H Swain (A).

RITTER PL, ss, 96.9 e Union av, 40x85.3; Jos
E Dutey—Crownhill Constn Co; R Loewenthal (A).

WHEELER AV, ws, 110 n Westchester av, 40x
100; Mary J Mullis—Mercury Realty Co et
al; J C Meyers (A).

MARCH 4.

141ST ST, 684 E; Isidore D Morrison—Louis
Schmeman et al; J R Schiff (A).
JACKSON AV, es, 212.8 s 163d, 38x87.6; Albt
E Hartcorn—Jacob Schneider et al; Miller
& H (A).

JACKSON AV, es, 174.8 s 163d, 38x87; Albt
E Hartcorn—Jacob Schneider et al; Miller
& H (A).

MAPES AV, ws, 162.2 s 180th, 22.3x100; Edw
Perpeet—Pasquale Petrillo et al; M Silverstein (A).

TURNPIKE RD, \*\* from New York to Boston
ses, intersec nes road leading to O'Dell's
Landing or Town Landing, 196x514.7x irreg;
Max Erlanger—Jos S Acker et al; amended;
Beekman, Menken & Griscom (A).

WHEELER AV, ws, 110 n Westchester av, 40x
100; Mary J Mullis—Mercury Realty Co et
al & J C Meyers (A).

UOT 331, map of portion of the Hunt
Estate; Henry Dressel et al—Marks Wolff et
al; G Frey (A).

MARCH 5.

9TH AV, ss, easterly one-fourth pt of lot 317,
map of Village of Wakefield; Fredk W

MARCH 5.

MARCH 5.

TH AV, ss, easterly one-fourth pt of lot 317, map of Village of Wakefield; Fredk W Trumpler et al—Katle Laskiewicz et al; Gescheidt & T (A).

\*\*Recorded in N Y County.

#### JUDGMENTS IN FORECLOSURE SUITS.

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

5,200.00

FEB. 28. No Judgments in Foreclosure Suits filed this day.

MARCH 2.

MARCH 3.

113TH ST, 216-8 E; Jas H Aldrich et al; De Witt, Lockman & De Witt (A); Jos P McDonough (R); due...31,845.83 MARCH 4.

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Judgments in Foreclosure Suits-Continued.

Bronx. FEB. 26, 27 & 28.

No Judgments in Foreclosure Suits filed these days.

MARCH 2.

TINTON AV,\*\*, ws. 175 s 152d, 37.6x 100; Jno McCarthy—First Preferred Realty Corpn et al; Newman & Butler (A); Warren Leslie (R); due...... 7,781.25 TINTON AV,\*\* ws. 212.6 s 152d, 37.6x 100; same—same; same (A); same (R); due....... 7,781.25

MARCH 3 & 4.
No Judgments in Foreclosure suits filed these days.

\*\*Recorded in N Y County.

#### LIS PENDENS.

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

#### Manhattan.

Manhattan.

FEB. 28.

CHERRY ST, ns, bet Corlears & Jackson, Lot 44; Rudolph Wallach Co—Mary E O'Brien, extrx, et al; foreclosure of tax lien; A Weymann (A).

PEARL ST, ws, bet Frankfort & Ferry, Lot 10; Rudolph Wallach Co—Louis Ott et al; foreclosure of tax lien; A Weymann (A).

SULLIVAN ST, ws, bet Broome & Watts, Lot 63; Rudolph Wallach Co—Jas Remsen et al; amended foreclosure of tax lien; A Weymann (A).

(A).
21ST ST, ns, bet 9 & 10 avs, Lot 8; Nathan Himowich—Ann E Snyder et al; foreclosure of tax lien; M M Himowich (A).
126TH ST, ns, bet 5 & Lenox avs, Lot 10; Rudolph Wallach Co—Adelaide Arnold et al; foreclosure of tax lien; A Weymann (A).

foreclosure of tax lien; A Weymann (A).

MARCH 2.

GRAND ST, 159, ½ pt; Jno C Havemeyer—
Bertram Ball et al; action to declare mortgage, &c; R E & A J Prime (A).

4tH ST, 504 W; also S2D ST, 208 W; Wm
Hoersch—Kath Kessler et al; partition; J I
Wiener (A).

9tH ST, ns, 42.9 w Madison av, 21.1x100.8;
also 147TH ST, ns, 308 e Grand blvd, 17x
99.11; Eugene D Hays et al—Gilbert F Hays
et al; partition; Bassett, Thompson & Gilpatric (A).

2D AV, nwc 119th, 40.10x80; also 119TH ST, ns,
80 w 2 av, 38.4x100.10; Williamsburgh Land
Co, Inc—Louis Levy et al; specific performance; H J Krinsky (A).

MARCH 3.

MARCH 3.

18TH ST, 318, ss, bet 8 & 9 avs; Rudolph Wallach Co-Martha A L Ruton et al; fore-closure of tax lien; A Weymann (A).

FRONT ST, ss, Lot 13, bet Broad st & Coenties Slip; Rudolph Wallach Co—Jessie Wallace et al; foreclose tax lien; A Weymann (A).

LAIGHT ST, 52; Louis Pines—Emma G Townshend et al; foreclosure of tax lien; T I Schwartzman (A).

#### MARCH 5.

2D ST, sec Madison, 102.2x40; Dime Savgs Bank of Bklyn—Louise C Butler et al; amended, action to compel determination of claim; Dykman, Oeland & Kohn (A).

#### MARCH 5.

LENOX AV, 115-9; also 116TH ST, 102 W; Electric Fountain Co—Howard E Craee et al; action to foreclose mechanics lien; Graham & Stevenson (A).

ST NICHOLAS AV, nwc 190th, 97x120; Consolidated Chandelier Co—190th St Holding Co, Inc et al; action to foreclose mechanics lien; Morrison & Schiff (A).

#### Bronx.

PEB, 27.

OT 231, map of Laconia Park, Westchester; William W White—Arthur J Mace et al action to foreclose transfer of tax lien; Williamson & B (A).

#### FEB. 28.

No Bronx Lis Pendens filed this day.

#### MARCH 2.

No Bronx Lis Pendens filed this day.

MARCH 2.

CONCOURSE, ws, being lot 20, block 2836, section 11; David Wallace—Jas A Woolf et al; action to foreclose tax lien; B G Bain (A).

HAWKSTONE ST, ss, being lot 14, block 2836, section 11; same—same; action to foreclose tax lien; H Swain (A).

ROCKWOOD ST, ss, being lot 11, block 2835, section 11; Anna R Crossin—Jas A Woolf et al; action to foreclose tax lien; H Swain (A).

172D ST E, ns, being lot 86, block 2845, section 11; same—same; action to 10 reclose tax lien; H Swain (A).

TOWNSEND AV, es, being lot 13, block 2845, section 11, on map of City of New York; David Wallace—Jas A Woolf et al; action to foreclose transfer of tax lien; H Swain (A).

TOWNSEND AV, es, being lot 34, block 2845, section 11; same—same; action to foreclose tax lien; H Swain (A).

TOWNSEND AV, es, being lot 14, block 2845, section 11; same—same; action to foreclose tax lien; B G Bain (A).

TOWNSEND AV, es, being lot 32, block 2846, section 11; Anna R Crossin—Jas A Woolf et al; action to foreclose tax lien; H Swain (A).

TOWNSEND AV, ws, being lot 39, block 2846, section 11; same—same; action to foreclose tax lien; H Swain (A).

TOWNSEND AV, ws, being lot 39, block 2846, section 11; same—same; action to foreclose tax lien; H Swain (A).

TOWNSEND AV, ws, being lot 39, block 2846, section 11; same—same; action to foreclose tax lien; H Swain (A).

WALTON AV, ws, being lot 85, block 2845, section 11; same—same; action to foreclose tax lien; H Swain (A).

WALTON AV, ws, being lot 57, block 2844, section 11; pavid Wallace—Jas A Woolf et al; action to foreclose tax lien; H Swain (A).

(A).
LOT 53, block 2845, section 11; Anna R Crossin—Jas A Woolf et al; action to foreclose tax lien; H Swain (A).
LOT 87, block 2845, section 11; same—same; action to foreclose tax lien; H Swain (A).

MARCH 3.

BATHGATE AV, ws, 108 n 176th, 22x95; Jacob Marx—173d St Improvement Co; action to enforce specific performance of contract; A 0 Ernst (A).

LOT 149, on Downing Map, Tax Map of Borough of Bronx; Louis Pines—Jennie Lamont et al; action to foreclose tax lien; T I Schwartzman (A).

LOT 17, Block 3047, Section 11, on Tax Map of Borough of Bronx; Nathan Kurtzka—Rachel Turnbull et al; action to foreclose transfer of tax lien; Schwartzman & S (A).

MARCH 4.

MARCH 4.

165TH ST, nec Fox, 26x96.7x irreg; Jno E
Hoffman—Lena Bierhoff et al; partition suit;
M J Sullivan (A).

MARCH 5.

MARCH 5.

165TH ST, nec Fox, 26x96.7x19.1x98.1; Emily Levison—Jno G Hoffman et al; partition; I Levison (A).

JEROME AV, ws, 123.1 n 172d, 61.6x61.6; Edw Jacobs—Denver Realty Co et al; action to foreclos transfer of tax lien; E Jacobs (A).

LAFONTAINE AV,\*\* es, bet 179th & 180th; Lot 6; Tax Lien Co of NY—Chas A Ross et al; amended, foreclosure of tax lien; A Weymann (A).

amended, foreclosure of tax lien; A weymann (A).

LOT 55, blk 2846, sec 11, tax map of Borough Bronx; Simeon M Barber—Jas A Woolf et al; action to foreclos transfer of tax lien; H Swain (A).

LOT 129, map Village of Mount Eden, in Town of West Farms; A R Crossin—Mary Pepper et al; partition; H Swain (A).

LOT 11, blk 3109, sec 11; Louis Schwartz—Jas D Rogers et al; action to foreclos transfer of tax lien; Schwartzman & S (A).

LOT 10, blk 3109, sec 11; same—same et al; action to foreclose transfer of saction to foreclose transfer of tax lien; Schwartzman & S (A).

MARCH 6.

MARCH 6.

151ST ST.\*\* swc Walton av. -x-; Herman Knobloch—Robt Y Barrows et al; foreclosure of tax lien; J L Lindner (A). \*\*Recorded in N Y County.

Brooklyn.

FEB. 26.
BALTIC ST, ss, 125 w Smith, 20x100; Fannie Johnston—Genevive Blair; H J Davenport

Johnston—Genevive Bland, (A).

(A).

ERASMUS ST, ss, on map of prop of G L Martense in town of Flatbush, 75x150; Edwin H Blume—Jacob Schaefer et al; H L Thompson (A).

STAGG ST, nwc Eogart 25x100x25.6x94.10; Jeanette F Siegelman—Wm Buermann; D

tense in town of Flatbush, 75x150; Edwin H Blume—Jacob Schaefer et al; H L Thompson (A).

STAGG ST, nwc Eogart 25x100x25.6x94.10; Jeanette F Siegelman—Wm Buermann; D Siegelman (A).

BAY 11TH ST, ss, 265.6 ne Cropsey av, runs se—xne116.7xnw—xsw— to beg; Arthur W Richman—Jno H Richman et al; to impeach will; G B Van Wart (A).

E 14TH ST, es, 140 s Av U, 60x100; Wm J Boesch—Adele Dill; J M Peyser (A).

46TH ST, ec Ft Hamilton pkway, 20.6x81x20.2 x84.8; also FT HAMILTON PKWAY, ses, 20.6 sw 46th, 20x55.7x20.4x59.2; Realty Associates—Lizzie Hynes et al; H L Thompson (A).

60TH ST, 316; Thos A Casey—Mary A O'Neill et al; J E Farrell (A).

BUSHWICK AV, ns, 40 e Eldert, 20x100; Ida M Hanlon—Richd A Rademacher et al; partition; H W Beer (A).

CHRISTOPHER AV, ws, 50 s River—ale av, 50x 100; Morris Rosenblitt—Powell Impt Corpn & ano; foreclosure of mechanics' lien; S A Telsey (A).

EAST N Y AV, ns, 220.4 w St Marks av, 64.8x 100x94.9x100; Liba Tannenbaum—Julius H Zieser et al; Marks & Marks (A).

EAST N Y AV, nws, 171.9 sw Sterling pl, 44x 74; Margarete E Kelly—Max Holtzer et al; Chilton & Levin (A).

EAST N Y AV nws, 215.9 sw Sterling pl, 44x 74; same—same; same (A).

HOWARD AV, swc Dean, 90x107.2; Fundy Co—Jasum Realty Co et al; Jonas, Lazansky & N (A).

ST MARKS AV, ns, 280 e Howard av, 20x100; Louis L Walther—Archithald Palmer: P J

(A).
MARKS AV, ns. 280 e Howard av, 20x100;
ouis J Walther—Archibald Palmer; P J

O'Beirne (A).

o'Beirne (A).

r MARKS AV, ss, 180 e Saratoga av, 20x127.9;

Solomon Solovinsky—Louis Black; M M Black
(A).

BUTLER ST, ns, 75 w Hoyt, 25x100; Cath Cordes—Guiseppe Riciardello et al; Joyce &

Cordes—Guiseppe Riciardo.

Kayanagh (A).

CLEVELAND ST, ws, 125 s Arlington av, 25x 100; Thos P Baker—Alex J Baker et al; partition; C B Law (A).

COLUMBIA ST, es, 25 s Coles, runs s25xe66.7 xnw34.7xw42.8 to beg; Giuseppe Calamasto—Vincent C Buono et al; partition; A Lehman (A).

(A).

PARK PL, ss, 100 e Ralph av, 50x120; Isaac Cohen—Congregation Men of Justice; fore-closure of mechanics' lien; B W Slote (A).

SACKETT ST, ss, 91.11 e 4 av, 24.11x95; Francesco Greco—Giacomo Renalducci; partition; Palmieri & Wechsler (A).

73D ST, sws, 225 se 10 av, 31.3x100; Geo B Covington—J Proctor Cowles et al; Cary & Carroll (A).

NORMAN AV, ns, 100 e Newell, 25x95; Anna Heimroth—Jno Brunjes; to create a trust; S Greenbaum (A).

#### FEB. 28.

9TH ST, ss, 350 w 2 av, 25x100; Emma W Denker—David Kramer et al; Austin & Mc-Kown (A). 17TH ST, ss, 60 e 10 av, 20x80; Betsey Shapiro —Geo H Brockway et al; Cork & Benjamin

—Geo H Brockway et al; Cork & Benjamin (A).

E 35TH ST, es. 398.9 n Church av. 19.9x99.1x 19.9x98.10; Henriette Braker—Harry Struminger et al; H M Bellinger, Jr (A).

CHRISTOPHER AV, es. 25 n Belmont av. 25x 100; Hamilton Trust Co—Abr Greenberg et al; T F Redmond (A).

DRIGGS AV, nws. 50 sw N Sth. 25x100; Annie Schulze—Mary E Fierro et al; R M Thurston (A).

EAST N Y AV, ss. 78.9 e Saratoga av. 25x 105.10x26.3x114.3; Tillie Horenstein—Saml Katz et al; Solomon & Schwartz (A).

GLENMORE AV. 246; Jacob Altmark—Isser Fried & ano; foreclosure of lien; Goldfien & Weltfisch (A).

RIVERDALE AV, nwc Hopkinson av, 20x75.3;
Title G & T Co—Geo Weber et al; T F
Redmond (A).
6TH AV, ws. 40 s 19th, 17.4x80; Betsey Shapiro
—Mary E Whalen et al; Cork & Benjamin

(A).

16TH AV. es, 120 n 70th, 20x100; Cath Munz—Wm S Crouch et al; W J Eldredge (A).

MARCH 2.

MARCH 2.

HENDRIX ST. es. 260 n Liberty av, runs n10x e100xs70xw25xn60xw75 to beg; Juliette P Potter—Jessie O'Connor et al; S A Potter (A).

RODNEY ST, ss. 297 w Lee av, 22.6x100; Jas Shewan—Ralph Lipschytz et al; Foley & Martin (A).

W 36TH ST, es, bet Canal & Neptune avs, 100x 118.10; Saml Goldsticker—Jos A Cooney et al; foreclosure of tax lien; E Jacobs (A).

51ST ST, ec 14 av, 60.2x100; Wm Hawkins—Marie A O'Connell et al; H J Davenport (A).

DE KALB AV, swc St Felix, runs w64xs25xe35xe 34xn20 to beg; Lillian W Shift—David M Kahan et al; B Littell (A).

ST MARKS AV, 1487; Louis J Walther—Archibald Palmer et al; P J O'Beirne (A).

#### MARCH 3.

MARCH 3.

ELLERY ST, 166; also ELLERY ST, ss, 125 e
Tompkins av, runs s80.1xse28.5xe3.4xn100xw
25 to beg; Rebecca Lewin—Elias Kranz et
al; A A Sarafan (A).

HUMBOLDT ST, ws, 50 n Ten Eyck, 50x100;
Jacob Selner—Mary C Devere et al; G S
Smith (A).

MOORE ST, ns, 100 w Graham av, 20x50x17x
47.8; also GRAHAM AV, ws, 50 n Moore, 25x
100; Nass Constn Co—Max Freund et al;
foreclosure of lien; H S & C G Bachrach (A).

PROSPECT ST, ns, 25 w Adams, 25x50; also
DEAN ST, ss, 65 w Bond, 10x75; Augusta E
Kramer—Wilhelmina A Chaphe et al; to obtain a judgmt; S E Faron (A).

STATE ST, sws, 300 se Bond, 50x100; Abr
Levine—Hartman Realty Co et al; M Davidson (A).

V P nws E 12th 100x100; Mass Willer

son (A)

son (A).

AV P, nwc E 13th, 100x100; Max Kirson—
Provident Associates et al; foreclosure of lien; S Seiderman (A).

SAME PROP; Harry Cohen—same; foreclosure of lien; same (A).

EASTERN PKWAY, swc Troy av. 132x120.7; Isidor D Moscovitz—Solomon-Kraus Realty & Constn Co; J Krinsky (A).

EASTERN PKWAY, ss, 132 w Troy av, 84x120.7 x—x120.7; Paul Moscovitz—same; same (A).

MARCH 4.

MARCH 4.

PROSPECT PL, ns, 223 w Ralph av, 41x127.9; Montrose Realty Co—Frank D Cadmus et al; H M Bellinger, Jr (A).

RODNEY ST, ws, 180 n Ainslie, runs w61xn10 xc39xc2xs20 to beg; Ellen A Green—Emil J Bartel et al; G A Logan (A).

ST JOHNS PL, ns, 389.4 e Troy av, 26.4x120.3; Jno Mayer—Urban Realty Co et al; Weismann & Hertz (A).

13TH ST, nwc 3 av, 30x70; Dime Savgs Bank—Johanna B Breivogel et al; Dykman, Oeland & K (A).

E 35TH ST, es, 418.6 n Church av, 19.9x99.1; NY Mtg & Security Co—Hazel Constn Co et al; H M Bellinger, Jr (A).

3STH ST, ss, 260 e 14 av, 20x95.2; Wm N Corneth—Silver Land Impt Co et al; H S Goodspeed (A).

38TH ST, ss, 260 e 14 av, 20x95.2; Wm N Corneth—Silver Land Impt Co et al; H S Goodspeed (A).

38TH ST, nes, 285.10 se New Utrecht rd, 20x90; Louise M Higham—Bessie F Goetschius et al; J Siegelman (A).

E 40TH ST, ws, 140 n Av K, 40x100; Sam Kuslansky—Weiss Constn Co et al; to set aside deed; E E Rosenblume (A).

33D ST, sec New Utrecht av, runs s50xe68.6xn 5.9xnw81.7 to beg; Margt McKibbin—Gracepek Trading Co et al; Hirsh & Newman (A).

61ST ST, nes, 254 se 18 av, 18x100; also 61ST ST, nes, 290 se 18 av, 18x100; also 61ST ST, nes, 290 se 18 av, 18x100; chas A Rippman—Brill Constn Co et al; C F Corner (A).

AV C, ns, 20 e E 3d, 20x80; Jno P Hoffman—Wm Lyons et al; J D Prince, Jr (A).

BROOKLYN AV, ws, 475 s Av F, 45x100; Lillie E Knoke—Louisville Realty Co et al; Cook & Benjamin (A).

EROOKLYN AV, ws, 475 s Av F, 45x100; same—same; same (A).

DRIGGS AV, ss, 165 w Humboldt, 85x99.5; Wm P Garry Co—Church of St Stanislaus Kostka; foreclosure of lien; B J Wright (A).

#### MECHANICS' LIENS.

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

#### Manhattan.

#### FEB. 28.

MARCH 2. RENWICK ST, 38 to 42; M F Wester-		FOX ST, 1074; same—same (7) SOUTHERN BLVD, 1241; same—same	85.00	WEBSTER AV, ss. 387 e 1st, 77x106; R G White—Jno Monteleone	674.0
gren, Inc—A Luedemann & Grand Central Building & Constn Co (re-		MARCH 3.	8.50	SAME PROP; J C Austin—same 5TH AV, 5114; V Foseato, Inc—J L	640.7
newal) (11)	594.00	DECATUR AV, 2630; Richd Hoch-Lie- derman Realty Co (9)	80.78	Meeks, W Mount & Andw Robertson	150.00
& Madison avs, -x-; Elevator Supply & Repair Co-N Y C & H R R R		derman Realty Co (9)	60.00	SATISFIED MECHANICS' LIE	ENS
Co, John Pierce Co, Standard Plunger	4,480.20	MARCH 4.	00.00	First name is that of the Lienor, the secon	nd
Elevator Co (9) 45TH ST, 14 E; Joel Bjork—Arthur S		INTERVALE AV, 1355-57; Geo W Ban- croft—Jacob Streifier Co (12)	606.00	that of the Owner or Lessees, and the thir that of Contractor or Sub-Contractor	rd
Vernay & Wm J Yennie (5) 57TH ST, 412 W; Gaetano W Giannini	660.66	LACOMBE AV, 119; Anton Homfeldt— Henry A Stadler, Jr	300.00	<u> 5-импинитичникования при при при при при при при при при при</u>	
—Lillian E Gillespie (1) 103D ST, 150 E; Philip Baum—Jacob	189.00	WASHINGTON AV. 2176: Max Leoman	100.00	FEB. 28. Manhattan.	
Vogelfinger & Berman & Berman (3) BROADWAY, 822-4; Sexauer & Lemke,	150.00	(11) & David R Beach	32.00	22D ST. 129-31 W : Communicate Steel	
Inc—Eight Twenty Two & Eight Twenty-Four Broadway Co, Inc (4).		MARCH 5. UNDERHILL AV, es, 450 n Lacombe	02.00	Co-Paterno Bros, Inc, et al; Jan	304.0
CENTRAL PARK WEST, 300; Alfred Peats Co—Audley Realty Co (6)	474.89	av, 24.5x58.4x irreg; Anthony Polzel- la—Angiolina F Riccinti & Jno A		164TH ST, 548 W; Morris Goldstein— Gertrude Horowitz et al; Dec12'13	411.50
MADISON AV, 346; also 44TH ST, 21- 31 E; Kawneer Mfg Co-Thos B		Riccinti (16) VILLA AV, 3184; Luigi Torregiani et	34.00	MARCH 2. 143D ST, 134-42 W; Aaron Scheps-	
Hidden & McVickar Gaillard Realty	49.35		900.00	Johanna Cohn et al: Jan19'14	335.7
VANDERBILT AV, 45TH ST, DEPEW PL & 43D STS, block, &c also LEX-		WESTCHESTER AV. nec 161st, 215x 259; Theo C Wood—Geo F Johnson,		BOWERY, 312-14; Isaac Berkowitz— Abr King et al; Dec5'13	190.00
INGTON AV, 45TH ST, DEPEW PL		MARCH 6.	664.65	MARCH 3.  BOWERY, 312-14; Karl Galod—Michl	
INGTON AV, 45TH ST, DEPEW PL & 43D ST, block, &e National Bridge Works—N Y C & H R R R Co,		BROOK AV,**, es, 104.7 n 159th, 86x 170; Geo J Schnatz—St Peter & St		Chieno el al Pepo 14.	325.00
Ino Pierce Co & Standard Plunger		Paul Roman Catholic Church & Thos J Reilly Co; renewal (34)	2 000 00	162D ST, 543-5 W; David Barad—Gerbercut Co et al; Feb20'14	30.83
Elevator Co (8)  5TH AV, 100TH, 101ST STS & MADI- SON AV, block, &c Alfred Gay—		**Recorded in N Y Count.	5,200.00	Weiss et al; Dec24'13	110.68
Mount Sinai Hospital & H Wm Stein- art (10)	79.50			MARCH 4. RIVERSIDE DR, nec 150th; Oscar Stolp—Riverside Drive & One Hun-	
5TH AV, 424-35; National Bridge Wks —Frank V & J H Burton, Lord &	.0.00	FEB. 26. Brooklyn.		Stolp—Riverside Drive & One Hun- dred & Fiftieth St Co et al; Feb11'14	240.00
Taylor & Standard Plunger Elevator	36.99	HINSDALE ST, nec Dumont av, 100x 100; General Cornice & Roofing Co-	2	6TH AV, 638; Chas Guttilla—B May; Feb6'14	84.06
MARCH 3.	50.33	BEDFORD AV 872. Inc. F. Sullivan	\$125.00	MARCH 5.	01.00
MADISON ST, 333-5; Aaron Edzant— Harry Gerstein (12)	145.00	Jas C Danzilo	169.20	210TH ST, ss, 310.10 w 5 av, 21x92.3; also 10TH ST, ss, 33.11 w 5 av; Katz	
44TH ST, 216-30 W; Hyman Steinberg —Wm W Astor, Sam & Lee Shubert,		De Kalb Av Realty Corpn & Jno	222	& Pushinsky—Twenty West Tenth St	863.75
Inc. & Forty-Fourth St Restaurant & Cafe Co (19)	128.30	DE KALB AV, ss. 175 e Marcy av. 75x	205.00	Corpn; Dec29'13	79.75
45TH ST, 14 E; Joel Bjork-Arthur S Vernay & Wm J Yennie & Co (17)	660.66	ty Co & Curtain Constn Co	416.00	58TH ST, 308-10 W; Isaac Osserman— Barnard Reich et al; Jan25'12 4	
71ST ST, ss, 200 e 3 av, 17x100; Geo H Storm—Ralph W _obenstine & W	000.00	DE KALB AV, 714-16; M Goldberg— 714 De Kalb av Realty Corpn & Jno		BROADWAY, 2774: Ph Levy Contract-	
E Smith (renewal) (16)	159.36	Curtin DE KALB AV, ss, 175 e Marcy av, 75x	184.30	ing Co—L B Curtis; June 13'13 3 SAME PROP: Danl Sidelsky et al—	
76TH ST, 352 E; Richd H Freyberg— Ellen Walsh & Walsh Bros (20)	110.00	100; JEO Curtin—714 De Kalh av	250.00	same; June17'13	500.00
Ellen Walsh & Walsh Bros (20) 141ST ST, 617-21 W; Stephen Mesko— E & V Constn Co & J J Rosenhaus		Realty Corpn & Curtin Constn Co SAME PROP; J J Keegan—same	650.00 487.50	LEXINGTON AV, nwc 26th: Isaac Os-	120.00
AV C, 98 & 100; Victoria Congialosi—	140.00	FEB. 27. HARRISON ST, 68-70; N Ryan Co—Jas		serman—Barnard Reich et al; Jan25	120.00
Ike Rosenberg (18)	149.25	Scotto LORIMER ST, ws, 45 s Stagg, 25x20;	324.20	MARCH 6.	*
Sheet Metal Works, Inc-Upright Co,		Wallah & Hollmaning-Nathan Jacob	F00.00	<sup>245</sup> TH ST, ss, 327.5 w Bway; Otto H Bauer—Wm W Astor et al; Jan23'14. 1	1,482.00
Geo Rector, Jos S Malley, Louis Mar- tin, Louis Martin, Inc. & S L Waller		& Mrs Nathan Jacob	500.00	BERGEN AV, 619; Barnett Rothblatt —Arnold Meusch et al; Nov17'13	238,50
WADSWORTH AV, 248-52; Stephen	560.00	100; M Levin—Docket Impt Co & Saml Zitowsky	50.00	PARK AV, 1024; Albt Anderson-Mrs	25.00
Mesko—Comfort Realty Co & I Rosenhaus (15)	135.00	100: J Ostern—Curtin Constn Co		Christine Hoguet et al; Jan12'14 PARK AV, 1022; same—L J De Milhau et al; Jan12'14	
MARCH 4. 37TH ST, 44 W; Saml Linder—44 to 46	200.00	& One Beebe DE KALB AV, 714; R Greco-714 De	85.80	3D AV, 2262-4; Harry Rosenbaum Iron	25.00
West 37th St. Inc & Nich Chiodo (23)	125.00	Kain Av Realty Cornn & Curtin	60.20	Works—Estate of Robt I Brown et al; Aug18'13	760.00
46TH ST, 46 W; Hull, Grippen & Co-		CLASS BROOM CO.			
Arthur Brisbane & Anton Strand	E1 00	DE KALB AV 714-16: L Linder 714	200.00	Bronx.	
Constn Co (22)	51.66	Constn Co SAME PROP; J Sidoti—same DE KALB AV, 714-16; L Linder—714 De Kalb Av Realty Corpn & Curtin		Bronx. FEB. 27. No Satisfied Mechanics' Liens filed this de	1 V
Constn Co (22)	51.66 195.00	Constn Co PITKIN AV, sec Cleveland, 35x110: J	105.00	FEB. 27. No Satisfied Mechanics' Liens filed this da FEB. 28.	ay.
Constn Co (22) 5TH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)		Constn Co		FEB. 27. No Satisfied Mechanics' Liens filed this da FEB. 28. 174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpay-	
Constn Co (22)	195.00	Constn Co.  PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28.	105.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da  FEB. 28.  174TH ST, ns, 84.6 e Washington av  25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'143.	
Constn Co (22)		Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constin Co	105.00 50.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'143.  MARCH 2.  No Satisfied Mechanics' Liens filed this da	,032.50
Constn Co (22)	195.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB, 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constin Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine—	105.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB. 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan1274 3.  MARCH 2.  No Satisfied Mechanics' Liens filed this da MARCH 3.	,032.50
Constn Co (22)	195.00 450.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr	105.00 50.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB. 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14 3.  MARCH 2.  No Satisfied Mechanics' Liens filed this da MARCH 3.  DECATUR AV, 3325; Enell Chandelier Co. Inc—Edson Building Co et al:	3,032.50 ay.
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24)  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29)  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28)  11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27).	195.00 450.00 219.62	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB, 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constin Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine—	105.00 50.00 500.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB. 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpay- ers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24)  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29).  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28)  11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27)  125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir-	195.00 450.00 219.62 112.35	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es. 260 n Sackett, 40x 100; S Chodosh—Wilson Constin Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr. UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constin Co.	105.00 50.00 500.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay.
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24)  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & Anton Strand Constn Co (29)  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28)  118TH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27)  125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- fam H Cromwell, Jno H Cromwell, Mir- fam H Cromwell, Jno H Cromwell,	195.00 450.00 219.62 112.35	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co S3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas	105.00 50.00 500.00 81.83 855.68	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24) 46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29) 91ST ST, 76 E; Jas F Gordon—Lillian Sims (28) 11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27) 125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- iam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc.	195.00 450.00 219.62 112.35 140.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constin Co & I K Realty Co TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constin Co SJD ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim—	105.00 50.00 500.00 81.83 855.68 73.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00
Constn Co (22).  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21).  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24).  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29).  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28).  11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27).  125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- iam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc. (26)  181ST ST, 617-21 W; Thos J McCahill	195.00 450.00 219.62 112.35	Constn Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB, 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co 83D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, 8, 175 e Marcy av, 75x	105.00 50.00 500.00 81.83 855.68	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00
Constn Co (22)	195.00 450.00 219.62 112.35 140.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constin Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr. UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constin Co S3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constin Co	105.00 50.00 500.00 81.83 855.68 73.00 76.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB. 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00
Constn Co (22)	195.00 450.00 219.62 112.35 140.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co 83D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Vellari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, 515 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constn Co. 1 MARCH 2. FT GREENE PL, ses, 277.10 n Fulton,	105.00 50.00 500.00 81.83 855.68 73.00 76.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24)  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29)  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28)  11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27)  125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- iam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc. (26)  181ST ST, 617-21 W; Thos J McCahill —Chas C Marshall, Nappi Contract- ing Co & Reid Palmer Constn Co (25)  MARCH 6.  FULTON ST, 189; Kelting Electric Co —Emil A, Aug H & Ida Heyland & S	195.00 450.00 219.62 112.35 140.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co 83D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G VBlari & Jas H White DE KALB AV, 714; S Wagenheim— DE KALB AV, 58, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constn Co	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB. 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24)  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29)  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28) 11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27) 125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- iam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc. (26).  181ST ST, 617-21 W; Thos J McCahill —Chas C Marshall, Nappi Contract- ing Co & Reid Palmer Constn Co (25).  MARCH 6.  FULTON ST, 180; Kelting Electric Co —Emil A, Aug H & Ida Heyland & S Liebmann's Son Brewing Co; Mehler Fulton Co, Inc & Jay H Morgan (32).	195.00 450.00 219.62 112.35 140.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co 83D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G VBlari & Jas H White DE KALB AV, 714; S Wagenheim— DE KALB AV, 58, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constn Co	105.00 50.00 500.00 81.83 855.68 73.00 76.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB. 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 3y. 1000.00 150.00 ,350.00
Constn Co (22).  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21).  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24).  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29).  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28).  11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27).  125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- iam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc. (26).  181ST ST, 617-21 W; Thos J McCahill —Chas C Marshall, Nappi Contract- ing Co & Reid Palmer Constn Co (25).  MARCH 6.  FULTON ST, 180; Kelting Electric Co —Emil A, Aug H & Ida Heyland & S Liebmann's Son Brewing Co; Mehler Fulton Co, Inc & Jay H Morgan (32).  30TH ST, 240 E; Frank Wenneis—Jos P Meagher (31).	195.00 450.00 219.62 112.35 140.00 135.00 73.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB, 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 3y. 1000.00 150.00 ,350.00
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24)  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29)  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28)  118TH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27)  125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- iam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc. (26)  18ST ST, 617-21 W; Thos J McCahill —Chas C Marshall, Nappi Contract- ing Co & Reid Palmer Constn Co (25) MARCH 6.  FULTON ST, 180; Kelting Electric Co —Emil A, Aug H & Ida Heyland & S Liebmann's Son Brewing Co; Mehler Fulton Co, Inc & Jay H Morgan (32)  30TH ST, 240 E; Frank Wenneis—Jos P Measher (31)  67TH ST, 205 W; Barnet Weinstein—	195.00 450.00 219.62 112.35 140.00 135.00 73.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB, 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co. S3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb AV Bidg Co & Curtin Constn Co.  MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constn Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 3y. 1000.00 150.00 ,350.00
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24)  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29)  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28) 11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27) 125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- iam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc. (26).  181ST ST, 617-21 W; Thos J McCahill —Chas C Marshall, Nappi Contract- ing Co & Reid Palmer Constn Co (25)  MARCH 6.  FULTON ST, 180; Kelting Electric Co —Emil A, Aug H & Ida Heyland & S Liebmann's Son Brewing Co; Mehler Fulton Co, Inc & Jay H Morgan (32).  30TH ST, 240 E; Frank Wenneis—Jos P Meagher (31).  67TH ST, 205 W; Barnet Weinstein— Max Virschleiser—Williamsburgh Iron Works (30)	195.00 450.00 219.62 112.35 140.00 135.00 73.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB, 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co. S3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb AV Bidg Co & Curtin Constn Co.  MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constn Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman 6STH ST, ns, 218.6 e Colonial rd, —x—; J J Ryan & W C & R McDonald. DE KALB AV, 714-16; Congress Varn nish Works—714 De Kalb Av Realty	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpay- ers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00 130.00 300.00
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24) 46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29) 91ST ST, 76 E; Jas F Gordon—Lillian Sims (28) 11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27) 125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- iam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc. (26) 181ST ST, 617-21 W; Thos J McCahill —Chas C Marshall, Nappi Contract- ing Co & Reid Palmer Constn Co (25)  MARCH 6. FULTON ST, 180; Kelting Electric Co —Emil A, Aug H & Ida Heyland & S Liebmann's Son Brewing Co; Mehler Fulton Co, Inc & Jay H Morgan (32) 30TH ST, 240 E; Frank Wenneis—Jos P Meagher (31). 67TH ST, 205 W; Barnet Weinstein— Max Virschleiser—Williamsburgh Iron Works (30) 1ST AV, 1782-6; Jos Shanske—Rhien- lander Estate, Jafco Realty & Hold-	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co 83D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G VBlari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constn Co.  MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constn Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman 68TH ST, ns, 218.6 e Colonial rd, —x—; J J Ryan & W C & R McDonald DE KALB AV, 714-16; Congress Varn nish Works—714 De Kalb Av Realty Corpn & Curtin Constn Co.	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 3y. 1000.00 150.00 ,350.00
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24)  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29)  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28) 11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27) 125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- iam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc. (26).  181ST ST, 617-21 W; Thos J McCahill —Chas C Marshall, Nappi Contract- ing Co & Reid Palmer Constn Co (25)  MARCH 6.  FULTON ST, 180; Kelting Electric Co —Emil A, Aug H & Ida Heyland & S Liebmann's Son Brewing Co; Mehler Fulton Co, Inc & Jay H Morgan (32).  30TH ST, 240 E; Frank Wenneis—Jos P Meagher (31).  67TH ST, 205 W; Barnet Weinstein— Max Virschleiser—Williamsburgh Iron Works (30)	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB, 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co. S3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb AV Bidg Co & Curtin Constn Co.  MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constn Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman 6STH ST, ns, 218.6 e Colonial rd, —x—; J J Ryan & W C & R McDonald. DE KALB AV, 714-16; Congress Varnish Works—714 De Kalb Av Realty Corpn & Curtin Constn Co.  MARCH 3. BERGEN ST, 2128-32; C Mele—Salva-	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00 130.00 300.00
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24)  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29)  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28)  11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27)  125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- iam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc. (26)  181ST ST, 617-21 W; Thos J McCabill —Chas C Marshall, Nappi Contract- ing Co & Reid Palmer Constn Co (25)  MARCH 6.  FULTON ST, 180; Kelting Electric Co —Emil A, Aug H & Ida Heyland & S Liebmann's Son Brewing Co; Mehler Fulton Co, Inc & Jay H Morgan (32)  30TH ST, 240 E; Frank Wenneis—Jos P Meagher (31)  MST AV, 1782-6; Jos Shanske—Rhien- lander Estate, Jafeo Realty & Hold- ing Co, Julius Locker, Frank Locker	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn  FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co. S3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, 81, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constn Co	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB. 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 3y. 1000.00 150.00 130.00 300.00 185.80
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24)  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29)  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28)  11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27)  125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- iam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc. (26)  181ST ST, 617-21 W; Thos J McCahill —Chas C Marshall, Nappi Contract- ing Co & Reid Palmer Constn Co (25)  MARCH 6.  FULTON ST, 180; Kelting Electric Co —Emil A, Aug H & Ida Heyland & S Liebmann's Son Brewing Co; Mehler Fulton Co, Inc & Jay H Morgan (32).  30TH ST, 240 E; Frank Wenneis—Jos P Meagher (31).  67TH ST, 205 W; Barnet Weinstein— Max Virschleiser—Williamsburgh Iron Works (30)  ST AV, 1782-6; Jos Shanske—Rhien- lander Estate, Jafco Realty & Hold- ing Co, Julius Locker, Frank Locker & Geo Brown (33).  Bronx.	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn  FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constin Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr. UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constin Co. S3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constin Co.  1 MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constin Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman 68TH ST, ns, 218.6 e Colonial rd, —x—; J J Ryan & W C & R McDonald. DE KALB AV, 714-16; Congress Var- nish Works—714 De Kalb Av Realty Corpn & Curtin Constin Co.  MARCH 3. BERGEN ST, 2128-32; C Mele—Salva- tore Bonagura W 3D ST, es, 100 n Seabreeze av, 40x 100; M Luther—West & Edwards & Rachel Rosemberg	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB. 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 3y. 1000.00 150.00 130.00 300.00 \$200.00 185.80
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24)  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29)  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28)  11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27)  125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- iam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc. (26)  181ST ST, 617-21 W; Thos J McCahill —Chas C Marshall, Nappi Contract- ing Co & Reid Palmer Constn Co (25)  MARCH 6.  FULTON ST, 180; Kelting Electric Co —Emil A, Aug H & Ida Heyland & S Liebmann's Son Brewing Co; Mehler Fulton Co, Inc & Jay H Morgan (32)  30TH ST, 240 E; Frank Wenneis—Jos P Meagher (31).  67TH ST, 205 W; Barnet Weinstein— Max Virschleiser—Williamsburgh Iron Works (30)   ST AV, 1782-6; Jos Shanske—Rhien- lander Estate, Jafco Realty & Hold- ing Co, Julius Locker, Frank Locker & Geo Brown (33).  Bronx.  FEB. 27.  BATHGATE AV, 1625; Harry Zudek— Barnet Pusrin (54)	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn  FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co. S3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Vullari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constn Co.  100; MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constn Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman 68TH ST, ns, 218.6 e Colonial rd, —x—; J J Ryan & W C & R McDonald. DE KALB AV, 714-16; Congress Varnish Works—714 De Kalb Av Realty Corpn & Curtin Constn Co.  MARCH 3. BERGEN ST, 2128-32; C Mele—Salvatore Bonagura W 3D ST, es, 100 n Seabreeze av, 40x 100; M Luther—West & Edwards & Rachel Rosemberg	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30 400.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpay- ers Realty Co et al; Jan12'14	3,032.50 3y. 1000.00 150.00 130.00 300.00 185.80
Constn Co (22)	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94 165.25	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co 83D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constn Co.  MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constn Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman 68TH ST, ns, 218.6 e Colonial rd, —x—; J J Ryan & W C & R McDonald. DE KALB AV, 714-16; Congress Var- nish Works—714 De Kalb Av Realty Corpn & Curtin Constn Co.  MARCH 3. BERGEN ST, 2128-32; C Mele—Salva- tore Bonagura W 3D ST, es, 100 n Seabreeze av, 40x 100; M Luther—West & Edwards & Rachel Rosemberg 79TH ST, nwc 20 av, 100x320; G Nel- son—Marloe Constn Co	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30 400.00 336.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpay- ers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00 130.00 300.00 185.80 50.00 50.00
Constn Co (22)	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94 165.25 596.00 225.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co. S3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— DE KALB AV, 58, 175 e Marcy av, 75x 100; L Marx—714 DE Kalb Av Bidg Co & Curtin Constn Co.  MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constn Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman 68TH ST, ns, 218.6 e Colonial rd, —x—; J J Ryan & W C & R McDonald. DE KALB AV, 714-16; Congress Var- nish Works—714 De Kalb Av Realty Corpn & Curtin Constn Co.  MARCH 3. BERGEN ST, 2128-32; C Mele—Salva- tore Bonagura W 3D ST, es, 100 n Seabreeze av, 40x 100; M Luther—West & Edwards & Rachel Rosemberg 79TH ST, nwc 20 av, 100x320; G Nel- son—Marloe Constn Co 79TH ST, nwc 20 av, 100x320; same— Same E KALB AV, ss, 175 e Marcy av, 75x 100; So Bklyn Marble & Tile Co—	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30 400.00 336.00 69.43	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB. 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 3y. 1000.00 150.00 130.00 300.00 \$200.00 185.80
Constn Co (22)	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94 165.25 596.00 225.00 129.79	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn  FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co. 3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Vullari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constn Co.  1 MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constn Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman  68TH ST, ns, 218.6 e Colonial rd, —x—; J J Ryan & W C & R McDonald. DE KALB AV, 714-16; Congress Varnish Works—714 De Kalb Av Realty Corpn & Curtin Constn Co.  MARCH 3. BERGEN ST, 2128-32; C Mele—Salva- tore Bonagura W 3D ST, es, 100 n Seabreeze av, 40x 100; M Luther—West & Edwards & Rachel Rosemberg 79TH ST, nwc 20 av, 100x320; G Nel- son—Marloe Constn Co 100; So Bklyn Marble & Tile Co— Curtin Constn Co.	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30 400.00 336.00 69.43	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB. 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00 130.00 300.00 185.80 50.00 50.00
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24)  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29)  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28)  11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27)  125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- iam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc. (26)  181ST ST, 617-21 W; Thos J McCahill —Chas C Marshall, Nappi Contract- ing Co & Reid Palmer Constn Co (25)  MARCH 6.  FULTON ST, 180; Kelting Electric Co —Emil A, Aug H & Ida Heyland & S Liebmann's Son Brewing Co; Mehler Fulton Co, Inc & Jay H Morgan (32)  30TH ST, 240 E; Frank Wenneis—Jos P Meagher (31).  67TH ST, 205 W; Barnet Weinstein— Max Virschleiser—Williamsburgh Iron Works (30)  ST AV, 1782-6; Jos Shanske—Rhien- lander Estate, Jafco Realty & Hold- ing Co, Julius Locker, Frank Locker & Geo Brown (33).  Bronx.  FEB. 27.  BATHGATE AV, 1625; Harry Zudek— Barnet Pusrin (54).  BELMONT AV, see 181st, 140.1x60.9; Geo Vairo & Son—Crownhill Constn Co (55)  HOE AV, 932, 936 & 940; A B Bown Co— —Iad Constn Co (53).	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94 165.25 596.00 225.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn  FEB, 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co. S3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb AV Bidg Co & Curtin Constn Co	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30 400.00 336.00 69.43 69.43 345.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00 130.00 300.00 185.80 50.00 24.88
Constn Co (22)	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94 165.25 596.00 225.00 129.79	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn  FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constin Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constin Co  SD ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constin Co	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30 400.00 336.00 69.43 69.43	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00 130.00 300.00 185.80 50.00 24.88
Constn Co (22)	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94 165.25 596.00 225.00 129.79 181.51	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constin Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constin Co  SD ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb AV Bidg Co & Curtin Constin Co	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30 400.00 336.00 69.43 69.43 345.00 280.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00 130.00 300.00 185.80 50.00 24.88 103.76
Constn Co (22)  STH AV, 461: Rae Glass Co—Geo L Slawson, Fredk G Hobbs, Joe B Acken & C Olsen (21)  MARCH 5.  WOOSTER ST, 179-S3; Max Siegel—Sol Brooks & J & E J Epstein Co, Inc (24)  46TH ST, 46 W; Chas A Hasbrouck— Arthur Brisbane, Anton Strand & An- ton Strand Constn Co (29)  91ST ST, 76 E; Jas F Gordon—Lillian Sims (28)  11STH ST, 443 E; Harry Jaffe—Albt S Thayer & Alfred Ram (27)  125TH ST, 245-51 W; David Isseks—Jno Cromwell, Adelaide B Cromwell, Mir- iam H Cromwell, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Fowler Sanitary Engineering Co, Inc. (26)  181ST ST, 617-21 W; Thos J McCahill —Chas C Marshall, Nappi Contract- ing Co & Reid Palmer Constn Co (25)  MARCH 6.  FULTON ST, 180; Kelting Electric Co —Emil A, Aug H & Ida Heyland & S Liebmann's Son Brewing Co; Mehler Fulton Co, Inc & Jay H Morgan (32)  30TH ST, 240 E; Frank Wenneis—Jos P Meagher (31).  67TH ST, 205 W; Barnet Weinstein— Max Virschleiser—Williamsburgh Iron Works (30)  1ST AV, 1782-6; Jos Shanske—Rhien- lander Estate, Jafco Realty & Hold- ing Co, Julius Locker, Frank Locker & Geo Brown (33).  FEB. 27.  BATHGATE AV, 1625; Harry Zudek— Barnet Pusrin (54)  BEOMN.  FEB. 27.  BATHGATE AV, 1625; Harry Zudek— Barnet Pusrin (54)  BELMONT AV, see 181st, 140.1x60.9; Geo Vairo & Son—Crownhill Constn Co (55)  HOE AV, 945 & 949; A B Bown Co—In- sign Improvement Co (52)  HOE AV, 945 & 949; A B Bown Co—In- sign Improvement Co (53)  WEBSTER AV, swe 173d, 86x50; N Passman & Son, Inc—Nan Realty Corpn (56)  FEB. 28.  133D ST, 763-5 E; Meyer Bank—Eureka Tile Co (57)	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94 165.25 596.00 225.00 129.79 181.51	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co. S3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 DE Kalb Av Bidg Co & Curtin Constn Co.  MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constn Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman 68TH ST, ns, 218.6 e Colonial rd, —x—; J J Ryan & W C & R McDonald. DE KALB AV, 714-16; Congress Var- nish Works—714 De Kalb Av Realty Corpn & Curtin Constn Co.  MARCH 3. BERGEN ST, 2128-32; C Mele—Salva- tore Bonagura W 3D ST, es, 100 n Seabreeze av, 40x 100; M Luther—West & Edwards & Rachel Rosemberg 79TH ST, nwc 20 av, 100x320; G Nel- son—Marloe Constn Co CNICKEREOCKER AV, nes, 25 se Stan- hope, 25x100; Jacob Goldstein—Chas Schneider & Annie Greenfield. 13TH AV, ws, 59.2 n 39th, —x—; Ter- minal Lumber & Trim Co—Bklyn Union Cornice & Roofing Co, Max Krimsky & Harry Karshansky	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30 400.00 336.00 69.43 69.43 345.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032,50 ay. 1000.00 150.00 130.00 300.00 \$200.00 185.80 50.00 50.00 24.88 103.76
Constn Co (22)	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94 165.25 596.00 225.00 129.79 181.51 434.75 60.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn  FEB, 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constin Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constin Co  SD ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constin Co	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30 400.00 336.00 69.43 69.43 345.00 280.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00 130.00 300.00 185.80 50.00 24.88 103.76
Constn Co (22)	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94 165.25 596.00 225.00 129.79 181.51 434.75 60.00 10.40	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn  FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co  83D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constn Co.  1 MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constn Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman 68TH ST, ns, 218.6 e Colonial rd, —x—; J J Ryan & W C & R McDonald. DE KALB AV, 714-16; Congress Varnish Works—714 De Kalb Av Realty Corpn & Curtin Constn Co.  MARCH 3. BERGEN ST, 2128-32; C Mele—Salva- tore Bonagura W 3D ST, es, 100 n Seabreeze av, 40x 100; M Luther—West & Edwards & Rachel Rosemberg 79TH ST, nwc 20 av, 100x320; G Nel- son—Marloe Constn Co (TTH ST, nwc 20 av, 100x320; Same— Same  E KALB AV, ss, 175 e Marcy av, 75x 100; So Bklyn Marble & Tile Co— Curtin Constn Co.  KNICKEREOCKER AV, nes, 25 se Stan- hope, 25x100; Jacob Goldstein—Chas Schneider & Annie Greenfield 13TH AV, ws, 50.2 n 39th, —x—; Ter- minal Lumber & Trim Co—Bklyn Union Cornice & Roofing Co, Max Krimsky & Harry Karshansky.  MARCH 4. CARROLL ST, 526; A Goldberg—Arthur Baur, Henry C Wenger & Vincenzo	105.00 50.00 500.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30 400.00 336.00 69.43 69.43 345.00 280.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00 130.00 300.00 185.80 50.00 24.88 103.76
Constn Co (22)	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94 165.25 596.00 225.00 129.79 181.51 434.75 60.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn  FEB, 28, BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constin Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr. UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constin Co. S3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constin Co.  1 MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constin Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman 68TH ST, ns, 218.6 e Colonial rd, —x—; J J Ryan & W C & R McDonald. DE KALB AV, 714-16; Congress Varnish Works—714 De Kalb Av Realty Corpn & Curtin Constin Co.  MARCH 3. BERGEN ST, 2128-32; C Mele—Salva- tore Bonagura W 3D ST, es, 100 n Seabreeze av, 40x 100; M Luther—West & Edwards & Rachel Rosemberg 79TH ST, nwc 20 av, 100x320; G Nel- son—Marloe Constin Co.  KNICKEREOCKER AV, nes, 25 se Stan- hope, 25x100; Jacob Goldstein—Chas Schneider & Annie Greenfield.  13TH AV, ws, 50.2 n 39th, —x—; Ter- minal Lumber & Trim Co—Bklyn Union Cornice & Roofing Co, Max Krimsky & Harry Karshansky.  MARCH 4. CARROLL ST, 526; A Goldberg—Arthur Baur, Henry C Wenger & Vincenzo Ciuti VAN BRUNT ST, 330-36; B Levenson— Eugene J Skelly & Kane Constin Co.	105.00 50.00 50.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30 400.00 336.00 69.43 69.43 345.00 280.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB. 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032,50 ay. 1000.00 150.00 130.00 300.00 185.80 50.00 24.88 103.76 87.50 100.00
Constn Co (22)	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94 165.25 596.00 225.00 129.79 181.51 434.75 60.00 10.40 35.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn  FEB, 28, BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co. 32D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Vullari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constn Co.  MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constn Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman  68TH ST, ns, 218.6 e Colonial rd, —x—; J J Ryan & W C & R McDonald. DE KALB AV, 714-16; Congress Varnish Works—714 De Kalb Av Realty Corpn & Curtin Constn Co.  MARCH 3. BERGEN ST, 2128-32; C Mele—Salva- tore Bonagura W 3D ST, es, 100 n Seabreeze av, 40x 100; M Luther—West & Edwards & Rachel Rosemberg 79TH ST, nwc 20 av, 100x320; G Nel- son—Marloe Constn Co  WICKERBOCKER AV, nes, 25 se Stan- hope, 25x100; Jacob Goldstein—Chas Schneider & Annie Greenfield.  13TH AV, ws, 59.2 n 39th, —x—; Ter- minal Lumber & Trim Co—Bklyn Union Cornice & Roofing Co, Max Krimsky & Harry Karshansky.  MARCH 4. CARROLL ST, 526; A Goldberg—Arthur Baur, Henry C Wenger & Vincenzo Ciuti VAN BRUNT ST, 330-36; B Levenson— Eugene J Skelly & Kane Constn Co.  15TH ST, 104; W T Biff—Philppina	105.00 50.00 50.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30 400.00 336.00 69.43 69.43 345.00 280.00 120.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB. 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032,50 ay. 1000.00 150.00 130.00 300.00 185.80 50.00 24.88 103.76 87.50 100.00 500.00
Constn Co (22)	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94 165.25 596.00 225.00 129.79 181.51 434.75 60.00 10.40 35.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn  FEB, 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constin Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr. UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constin Co. S3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constin Co.  1 MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constin Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman  68TH ST, ns, 2186 e Colonial rd, —x—; J J Ryan & W C & R McDonald. DE KALB AV, 714-16; Congress Varnish Works—714 De Kalb Av Realty Corpn & Curtin Constin Co.  MARCH 3. BERGEN ST, 2128-32; C Mele—Salva- tore Bonagura W 3D ST, es, 100 n Seabreeze av, 40x 100; M Luther—West & Edwards & Rachel Rosemberg 79TH ST, nwc 20 av, 100x320; G Nel- son—Marloe Constin Co.  KNICKEREOCKER AV, nes, 25 se Stan- hope, 25x100; Jacob Goldstein—Chas Schneider & Annie Greenfield.  13TH AV, ws, 59.2 n 39th, —x—; Ter- minal Lumber & Trim Co—Bklyn Union Cornice & Roofing Co, Max Krimsky & Harry Karshansky.  MARCH 4.  CARROLL ST, 526; A Goldberg—Arthur Baur, Henry C Wenger & Vincenzo Ciuti VAN BRUNT ST, 330-36; B Levenson— Eugene J Skelly & Kane Constin Co.  15TH ST, 104; W T Biffi—Philppina Nies  ATLANTIC AV, 2873; B Frank—Max	105.00 50.00 50.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30 400.00 336.00 69.43 69.43 345.00 280.00 120.00 120.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032,50 ay. 1000.00 150.00 130.00 300.00 185.80 50.00 24.88 103.76 87.50 100.00
Constn Co (22)	195.00 450.00 219.62 112.35 140.00 135.00 73.00 318.00 136.00 401.94 165.25 596.00 225.00 129.79 181.51 434.75 60.00 10.40 35.00 1,645.00	Constin Co PITKIN AV, sec Cleveland, 35x110; J Goldstein—Pitkin-Cleveland Realty Corpn FEB. 28. BRISTOL ST, es, 260 n Sackett, 40x 100; S Chodosh—Wilson Constn Co & I K Realty Co. TROUTMAN ST, 183-5; C Valentine— Estate of Fredk Wolf & Chas J Sauer as exr UNION ST, ss, 150 e Nostrand av 50x 100; Phelps Bros Co—Sylfred Constn Co. S3D ST, 2165-7, 2173 to 2175; W W Quirk—Annetta & G Villari & Jas H White DE KALB AV, 714; S Wagenheim— De Kalb Realty Corpn & Jno Curtin. DE KALB AV, ss, 175 e Marcy av, 75x 100; L Marx—714 De Kalb Av Bidg Co & Curtin Constn Co.  MARCH 2. FT GREENE PL, ses, 277.10 n Fulton, 47x100; A Wohl—Hartman Constn Co & Edw A Weiss WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman & Jake Altman 68TH ST, ns, 218.6 e Colonial rd, —x—; J J Ryan & W C & R McDonald. DE KALB AV, 714-16; Congress Varnish Works—714 De Kalb Av Realty Corpn & Curtin Constn Co.  MARCH 3. BERGEN ST, 2128-32; C Mele—Salva- tore Bonagura W 3D ST, es, 100 n Seabreeze av, 40x 100; M Luther—West & Edwards & Rachel Rosemberg 79TH ST, nwc 20 av, 100x320; G Nel- son—Marloe Constn Co  EKALB AV, 81,75 e Marcy av, 75x 100; So Bklyn Marble & Tile Co— Curtin Constn Co.  KNICKEREOCKER AV, nes, 25 se Stan- hope, 25x100; Jacob Goldstein—Chas Schneider & Annie Greenfield. 13TH AV, ws, 59.2 n 39th, —x—; Ter- minal Lumber & Trim Co—Bklyn Union Cornice & Roofing Co, Max Krimsky & Harry Karshansky.  MARCH 4. CARROLL ST, 526; A Goldberg—Arthur Baur, Henry C Wenger & Vincenzo Ciuti VAN BRUNT ST, 330-36; B Levenson— Eugene J Skelly & Kane Constn Co. 15TH ST, 104; W T Biffi—Philippina Nies ATLANTIC AV, 2873; B Frank—Max Rudnitzky DE KALB AV, 714-16; J Murphy—714 DeKalb AV, 714-16; J Murphy—714	105.00 50.00 50.00 81.83 855.68 73.00 76.00 1,730.00 800.00 51.37 185.00 46.30 400.00 336.00 69.43 69.43 345.00 280.00 120.00 122.00 78.50 27.00	FEB. 27.  No Satisfied Mechanics' Liens filed this da FEB, 28.  174TH ST, ns, 84.6 e Washington av 25x100; Wiener & Kriendel—Taxpayers Realty Co et al; Jan12'14	3,032.50 ay. 1000.00 150.00 130.00 300.00 130.00 130.00 130.00 185.80 50.00 50.00 24.88 103.76 87.50 100.00 500.00 500.00

ST JOHNS PL, ss, 100 w Rochester av, 40x100.7; Harris Kinowitz—Bristol Constn Co, Inc; Nov5'13	561.0
MARCH 3. W 3D ST, es, 100 n Sea Breeze av, 40x	
95; Colonial Mantel & Refrigerator Co —Rachel Rosenberg; Jan9'14 MERMAID AV. nec W 32d, —x—; Christoforo Marrazzo—Menotti Moran	600.0
& Chas Bosio; June25'13	240.0
MARCH 4. BRISTOL ST, swc Sutter av, —x—; Atlas Steel Column Mfg Co—Safe Constn Co & Jacob Rabinowitz; Feb	
PARK PL, ns. 130 e Howard av. 270x 127.9; Morris Epstein—Howard Park,	126.0
Inc, Hyman Barkan & Louis Rogoff; Dec26'13 'UNION ST, ss, 150 e Nostrand av, 50x	314.6
127.9; Nicola Caristi—Seyfred Constn Co; Feb9'14	55.0
*BEDFORD AV, nec Erasmus (No 2231), —x—; Bklyn Builders' Supply Co—M M Higgins & J L Brassington; Nov24	
"13" "SAME PROP; Sylvester Ross, Jr, Inc —Michl & Matilda Higgins & J L	78.8
—Michl & Matilda Higgins & J L Brassington; Nov25'13 MYRTLE AV, nec Clinton av, 200x118; South Bklyn Marble & Tile Co—Slo- cum Amusement Co, H Blume & Son	44.0
cum Amusement Co, H Blume & Son & H Blume; Dec23'13'  ¹NOSTRAND AV, ws. 26 s Prospect pl, 20x100; Chas A Wertz—Sarah Miller;	343.0
20x100; Chas A Wertz—Sarah Miller; Feb24'14	47.8
PROPERTY bounded by Henry, Clark, Hicks & Pineapple sts, 302 on Pine- apple, 382 on Clark, 114 on Hicks & entire length Henry, "St George Ho- tel"; Barrett Mfg Co-Tumbridge Realty Co, Germania Cornice Wks &	
E P Currier Roofing Co; Feb17'14	182.5

# <sup>2</sup>Discharged by bond. <sup>3</sup>Discharged by order of Court.

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

#### Manhattan.

FEB. 26.
PORTLAND BANK; Chas S Wise; \$1,000; Stroock & Stroock.

FEB. 27 & 28.
No Attachments filed these days.

MARCH 2. LOEB, EMIL; Wm Graefe; \$5,000; Pressinger & Newcombe.

MARCH 3 & 4. No Attachments filed these days.

#### CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

#### Manhattan. FEB. 27, 28, MAR. 2, 3, 4, 5.

E Esposito. Fixtures	\$985.00
Faranda, Carlo & Guiseppe, Sinatra. 409 E 70thErminio Esposito. Fixtures.	879.00
Bronx.	
FEB. 27, 28, MAR 2, 3, 4, 5.	
Bedford Park Constn Co. 189th st ns, bet Cambrelling & Beaumont avs American Mantel Mfg. Co. Mantels.	312.00
Cohen, Jacob. Honeywell av, swc 182d —x—Colonial Mantel & Refriger-	312.00
ator Co. Refrigerators	255.00
307 s Aldus, -xCentral Chande-	4 400 00
lier Co. Chandeliers	1,400.00

Brooklyn.	
FEB. 26, 27, 28, MAR. 2,	3, 4.
Towne, Annie R. Overbaugh pl 41stDaru & Huffman. Gas Fix	tures. 65.00
Vermont Bldg Co. Vermont st New Lots rd & Hegeman av.	
onial Mantel & Refrigerator Co.	(R) 506.00
Wilsen Contracting Co. Bristol Sutter av. Globe Mantel & M	
ing Co. Consols	

#### BUILDING LOAN CONTRACTS.

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

#### Manhattan.

FEB, 28.
BENNETT AV, es, intersec cl 182d,
88.6x100x irreg; Van Dyck Estate
loans McNulty Bros to erect a 5-sty
apartment; 13 payments90,000.00
BENNETT AV, es, 88.6 n cl 182d, 93.5
x100x irreg; same loans same to erect
a 5-sty apartment; 13 payments90,000.00
MARCH 3.
FT WASHINGTON AV, sec 179th, 92.7
x129.1; Lawyers Title Ins & Trust Co
loans H M Constn Co to erect a -sty
bldg; — payments180,000.00
Bronx
FEB. 28.

25x93.1x26.11x85.2: Eliz K Dowling loans Ingrid Throsland to erect 2-sty and cellar brick 2-family residence; 4 payments\$3,000.00
sty and cellar brick 2-family residence; 4 payments\$3,000.00
dence; 4 payments\$3,000.00
MARCH 5
LONGFELLOW AV, es, 275 n 172d.
25x100; Amelia Orth loans Vencenzo
Piccotti and Palmina Buonodono to
erect 2-sty brick, 2-family dwg; 3
payments 5,000.00

#### DEPARTMENTAL RULINGS.

#### BUREAU OF BUILDINGS. (Borough of Brooklyn.)

(Borough of Brooklyn.)

General Order No. 1 of 1914 specifically says that all applications for permits must bear the number of the house concerned. As soon as an inspector discovers that the wrong house number has been placed on any permit he receives a copy of, he will forthwith, in a special report to the superintendent, recommend the cancellation of such permit.

P. J. CARLIN, Superintendent.

N. B.—This order is prompted with a view to having architects give careful attention to the locations of their applications so as not to hamper the operations of this Bureau.

General Order No. 2.

#### Appliance Approved.

Atilla pneumatic closets, manufactured by the J. L. Mott Iron Works, are hereby approved for use in the Borough of Brooklyn, provided the tank contains at least eight (8) gallons of water.

ater.
P. J. CARLIN, Superintendent.
General Order No. 3.

#### AN OFFICE ORDER.

AN OFFICE ORDER.

The attention of all employees of this Bureau, particularly of inspectors, is directed to Section No. 38 of the Tenement House Law, which reads as follows:

"Wooden buildings on same lot with a tenement house. No wooden building of any kind whatsoever shall hereafter be placed or built upon the same lot with a tenement house within the fire limits, no wooden tenement house and no wooden structure or other buildings on the same lot with a tenement house, shall hereafter be enlarged, extended or raised; except that a wooden extension, not exceeding in total area 70 sq. ft. may be added to an existing wooden tenement house, provided such extension is used solely for bathrooms or water closets."

Inspectors will give particular attention to all applications for Permits for Wooden structures, and particularly book slip permits, with a view to guarding against a violation of this law.

P. J. CARLIN, Superintendent.

P. J. CARLIN, Superintendent. Feb. 6, 1914. General Order No. 8.

# BOARD OF (BUILDING) EXAM-INERS.

Formal announcement is made of the removal of the Board of (Building) Examiners on March first from the Metropolitan Building to the Mu-nicipal Building, Room 2035.

# Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combusti-bles and Places of Public Assembly A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)

-		File Escape.
C-		Fireproofing and Structural Alteration.
D-		Fire Alarm and Electrical Installation.
E-	- 11	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-	- 44	Volatile, Inflammable Oil and Explosive.
L-	- 11	Certificates and Miscellaneous.
M	- "	Dangerous condition of heating or power
0-	- "	Discontinue use of Oil Lamps,
DI	"	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.
Albany st ft of piers 8, 10 and 11, N R-Cen-
tral Railroad of N JSS-A.
Allen st, 48-Samuel, WaxmanA
Allen st 48-Posner & PogrebinskyG-A
Attorney st, 59-Graf Bros
Attorney st. 59-Shanus & Schwartz A-C.
Attorney st, 59-Harry Greenberg
Bank st, 69-71-G Schirmer, Inc DR-SS-A-G
Barclay st, 30-2-Benjamin ParrSS
Beekman st, 18-Kate J H SuttonSS
Beekman st, 32-Wm Hustace EstSS
Bleecker st, 26-30-Emma Schalk
Bleecker st, 26-30-S J Nathan Son & Co.,
DR-G-A.
Bleecker st, 26-30-Radelsheimer Paper Co.,
Inc
Bleecker st, 26-30-Goodman Simon G-DR
Bleecker st, 26-30-Williams & SingerDR-G-A
Bleecker st, 26-30-Henry Breelan DR-G
Bleecker st 26-30-I Runsdorf & Kalikow

DR-G-A
Bleecker st. 26-30—Emma SchalkDR
Bleecker st, 27-31—Estate Conrad SteinC
Bleecker st, 27-31-Weinstraub, Brass Mfg.
Co
Bleecker st, 27-31—The Panama Finishing
Renovating Co
Bleecker st, 27-31-The Mint Gum Co., DR-G-A
Bleecker st, 27-31-F. Denier & SonG-A-DR

March 7, 1914
Bleecker st, 27-31-Leopold Meisse G-A-DR
Bleecker st, 27-31—Leopold MeisseG-A-DR Bleecker st, 65-9—Chas T WillsSS-C-DR Bleecker st, 65-9—Hollmann & Sellhast,
Bleecker st, 65-9—Hollmann & Sellhast, G-A-DR
Bleecker st, 65-9—Greenwalt, Friedman & Co
Eleecker st. 65-9—S. Stroock & Son. C. A. DR
Bleecker st, 65-9—Heidelberg, Wolff & Co.,
Bleecker st, 65-9—Alland Bros & CoDR-C-A Bleecker st, 65-9—Levine Kalikow & Co G-A-DR
Bleecker st, 65-9—Levine Kalikow & Co.,
Bleecker St 65-9-May Mount & Cone DD C
Bleecker st, 65-9—Union Special Machine Co
Co
Bleecker st, 97-99—Danzeg & Eisenberg. DR-G
Bleecker st, 97-99—Bernard Illfelder & Co. DR
Bleecker st, 97-99—Strauss Mfg CoDR
Bleecker st, 104-6—Lewis & Rose
Bleecker st, 104-6-Marx W Mendel EstDR
Bleecker st. 104-6—Mary W Mondel Feet C. C.
Bleecker st, 104-6—Eisenbud & ErookG-DR
Bleecker st. 104-6—Lazar JacobsonG-DR Bleecker st. 104-6—Consolidated Cas Ge
Bleecker st. 127-33—Jaffray Realty CoSS
Catherine st 14—The Margaret A Harris
Estate
Chatham sq. 6-Estate David McClenahan,
Chatham sq. 1-4—Edwin Bergh Est C-D-B
Crosby st, 91—Greenfield Co
East Broadway, 25—Samuel SchneiderC
East Broadway, 25—Haskel GruberC-G
East Broadway, 25—Harry FriedmanC-A-G
East Broadway, 282-6—Aaron CohnSS-C
Elizabeth st 5—Oscar Roset
Elizabeth st, 5—Harry SilvermanC-A-G
Elizabeth st, 5—Abraham CohenA
Front st, 279-81—Michael Stramelio
Grand st, 62—"David" MoscowitzDR
Grand st. 462—Sabastian Muscarello
Chatham sq. 6—Estate David McClenahan, C-E-B-D Crosby st, 91—Greenfield Co
Great Jones st. 6-10—Julius Simon G-C-DR
Great Jones st, 6-10—Julius SimonG-C-DR Great Jones st, 6-10—H L DistillatorDR Great Jones st, 6-10—Henry & Sam Edelson.
Great Jones st, 6-10-Henry & Sam Edelson,
Great Jones st, 6-10—Henry Goldberg. DR-G-C
Great Jones st, 6-10—Henry Goldberg. DR-G-C Great Jones st, 6-10, Doblin, Shamberg & McKeon DR-G Greene st, 129-31—Consolidated Gas Co. C Greene st, 133.5—Consolidated Gas Co. Greene st, 120 More More St. 120 More St
Greene st, 129-31—Consolidated Gas Co. C
Greene st 133-5 Consolidated Gas Co
Groope et 120 Men a TT

Green st. 129-31—Consolidated Gas Co. C. Greene st. 139—Consolidated Gas Co. C. Greene st. 1335—Consolidated Gas Co. C. Greene st. 1335—Consolidated Gas Co. G. Greene st. 1335—Sonsolidated Gas Co. G. Greene st. 130—Max & Henry Gernshyn. C-Dr. Greene st. 130—Samuel Rabinowitz. DR-A-G. Greene st. 130—Samuel Rabinowitz. DR-A-G. Greene st. 130—Samuel Rabinowitz. DR-A-G. Greene st. 133-5—Bomser & Friedman. G. Greene st. 133-5—Bomser & Friedman. G. Greene st. 133-5—Solomon Fried Greene st. 133-5—Gonsolidated Gas Co. C. Greene st. 133-5—Joseph Zukin. G.-A. Greene st. 133-5—Joseph Zukin. G.-A. Greene st. 145-51—S. Shapiro & Bro. DR-A-G. Greene st. 145-51—S. Shapiro & Bro. DR-A-G. Greene st. 148-50—Consolidated Gas Co. C. Greene st. 148-50—Samuel Elberger. G-C-Dr. Greene st. 148-50—Samuel Elberger. G-C-Dr. Greene st. 148-50—Wallie Aulthouse. C.-Dr. Greene st. 148-50—Wallie Aulthouse. G-C-Br. Greene st. 148-50—Walliam Ellis. Dr. Greene st. 148-50—Chas Zimmermann. Dr. Greene st. 148-50—Philip Man. Dr. Greene st. 148-50—Chas Zimmermann. Dr. Greene st. 148-50—Philip Man. C. G. Henry st. 94—Congregation Ohavy Sholom. C. G. Greene st. 150-2—Abraham Spector. C-G. Madison st. 260-2—Abraham Spector. C-G. Madison st. 260-2—Philip Man. C. G. Gandison st. 260-2—Philip Man. C. G. Gandison st. 260-2—Shaac Harris. C. G. Madison st. 260-2—Philip Man. C. G. Gandison st. 260-2—Shaac Harris. C. G. Madison st. 260-2—Shaac Harris. C. G. Madison st. 260-2—Shaac Harris. C. G. Madison st. 260-2—Shaac Harris. C. G. Manlam st. 48-58—Roth & Greenberg. A. G. G. C. G. Manlam st. 48-58—Roth & Greenberg. A. G. G. C. G. Manlam st. 48-58—Shamel Nederlam Shan

Walker st, 39-41—Harvey LefkowitzDR Walker st, 39-41—Philip MaryanovG-DR Walker st, 39-41—Leousi ClonneyDR Walker st, 39-41—Harvey Lefkowitz.A-G-C-DR	51st st, 129 W—Henry C Frick	8th av, 2230-6—Julia HirschfieldA-C-G-DR         8th av, 2230-6—Maxim Chemical CoG-A-C         8th av, 2230-6—Jonas & CoDR         8th av, 2230-6—Sth Av Triangle CoA-DR
Washington st, 534-40—E R Durkee & CoDR Washington st, 534-40—Pyle EstateDR Water st, 445—Gerard RagoneL Water st, 449-51—Morris & Henry BermanM Watts st, 78-82—William C. SmithDR	56th st, 214 E—Emanuel Polak. C 57th st, 518-22 W—Hayes & Miller Co. G 58th st, 221-3 W—Charles E Appleby C 59th st & 11th av—Interborough Rapid Transit Co	8th av, 2230-6—Abraham Scheiers.       A-G-DR         8th av, 2230-6—Rufal Brothers.       C-A         8th av, 2230-6—Harlem Tire Works.       A-DR         8th av, 2230-6—Louis Celeatona.       A-DR         8th av, 2230-6—Sidney Drake.       DR-A-G
Waverly pl, 14-16—William Lauterbach, C-SS-DR Waverly pl, 14-16—Benj Weinstraub, Sam'l Kaufman & Isidor & Pincuss HalleA-G-DR Waverly pl, 14-16—C W Hendel CoG-A-DR	60th st, 18 E—Madison Av Real Estate Co. A-G 60th st, 143 E—William Leckerling	Sth av, 2230-6—Lennox Wall Paper Co., A-G-DR Sth av, 2230-6—Henry FriedmanDR-C-G-A Sth av, 2230-6—Triangle Apron CoDR-A Sth av, 2230-6—Importers & Manf'rs Millinery
Waverly pl, 14-16—James A Chapin & CoDR Waverly pl, 14-16—The Fine Hat Mfg CoDR-G Waverly pl, 14-16—James G WorthyDR Waverly pl, 14-16—Eclipse Button CoDR-G Waverly pl, 14-16—Eclipse Button CoDR-A	66th st, 159 W—Margaret F Downey. C 68th st, 245 W—Hugo Reisinger. K-C 68th st, 308 W—Delia F Egan C 69th st, 261 W—Frederick G Bowne. C 70th st, 103 W—Sarah Nelms C	Co DR-A-G 9th av, 753—S Wolf's Sons A-G 10th av, 463-7—Pine Hill Crystal Spring Water Co. K 10th av, 686—General Motor Truck Co. L 12th av, 686—John Jacob Astor. C
Waverly pl, 14-16—Silverstein & Krauz.DR-G-C Waverly pl, 14-16—Worthy Clothing CoG-DR Waverly pl, 28-30—The Conreco CoSS Waverly pl, 28-30—Wiener BrosDR William st, 249-53—Empire Electrotype CoC	73d st, 163 E—James McLean	BRONX ORDERS SERVED.  Named Streets.  Freeman st, 905—Brolnitsky & BerssonA-G-K
Wooster st, 43-5—Duparquet, Huot & Mon- euse Co	C-SS-E-B-A-F-D 80th st, 100 W—Boyd's Pharmacy	Kelly st, 1076—N Y Society M E Church C Madison st, 260-2—William Slutsky C  Numbered Streets.  236th st, 603 E—William Mauss C
Wooster st, 73-5—Elias A Cohen. DR Wooster st, 73-5—Consolidated Gas Co. C Wooster st, 73-5—Abraham Moses. G-DR Wooster st, 73-5—Daniel Steinberg. DR-G Wooster st, 73-5—Joseph Cohn DR	90th st, 2 W—Mary A Heydecker. C 93d st, 153 W—Jennie M James. C 101st st, 160-2 W—Joseph Carr	Named Avenues.  Arthur av, 2329—Isaac HelmanA-C-L Beekman av, 344—Thomas A KeaneC Bergen av, 534—North Side Storage Warehouse
Numbered Streets.  3d st, 35 W—Drusin & Kanowitz	123d st, 330 E—Marie L Burri	Co Brook av, 145—Samuel Pollock. K-A-G Brook av, 147—Abraham Barlin. A-G Brook av, 527—Bernard Erown. L-K Independence av & 254th st—Moritz Rosen-
3d st, 35 W—Harry Burken       DR-G-A         3d st, 35 W—Carl Fischer       DR         3d st, 37 W—Alfred Gutwilig       SS-DR-C         3d st, 37 W—Bercowitz & Burros       G-A-DR         3d st, 37 W—Bickley, McClure & Co       G-A-DR	124th st, 300-4 W—Estate of James Rozell, B-C-E-SS 124th st, 413-19 E—P F O'Neill Paper Stock Co.A 125th st, 54 W—William A Martin	thal A-G-C Intervale av, 1154—Intervale Garage & Taxi Co A Jackson av, 649—Frank Tatato C Jackson av, 649—Notatie Cambies C
3d st, 37 W—New England Braid Mfg Co, DR-G-A 3d st, 37 W—Isaac WorthmanG-A-DR 3d st, 37 W—The U S Express CoA-G-DR 3d st, 37 W—Carl FischerA	128th st, 157-59 E—Quimby & Kohl D-C 132d st, 646-54 W—Homer R Gillies K 137th st, 252-4 E—Henry Meyer	Park av, 2866-8—Amello Baselici.       A         Wendover av, 430—Crystal Film Co.       L         Westchester av, 575—Benj Kaplan.       O-G-A         Willett av, 3750—Joseph Buehler.       K
4th st, 34-6 W—James C SmithDR-SS-C 4th st, 393 E—Joseph GreshenhornC-G-A 4th st, 393 E—Gross & RothC-A-G 4th st, 393 E—Knickerbocker Coach & Chair	151st st, 451-3 W—Lawrence Johansen K 167th st, 451 E—Francesco Nicoletti A 214th st & Bolton rd—Soc of the Sisters of St Mary	BROOKLYN ORDERS SERVED.  Named Streets.  Adams & Johnson sts—Brooklyn Daily Eagle. H Cranberry st. 23—Pioneer Garage Co. H
Co         C-A-G           7th st, 104 E—Joseph A Wangler        G           10th st, 31-33 E—Louis Greenberg        DR           10th st, 31-33 E—Louis M. Cohen        DR           10th st, 31-33 E—Solomon Zeifeldt        DR	Named Avenues.  Av A, 1406—Mary Reiser	Cranberry st, 23—Pioneer Garage Co. H Fulton st, 1297-1307—Madame Uckele. G Fulton st, 1297-1307—Blier & Blier. G Fulton st, 1908—William O Joy. C Fulton st, 2936—Henry Schwartz. B Furman st, 349—Brooklyn Union Gas Co. A
10th st, 31-33 E—Max Borak.       DR         10th st, 31-33 E—Expert Coat Pad Co.       DR         10th st, 31-33 E—Benjamin Isaac.       DR         10th st, 364-6 E—Wolf Brand.       C         13th st, 56 E—Cohen Bros.       A	Bowery, 7—Richard Mortimer EstateC-D-G Bowery, 7—Tom Lee	Jefferson st, 118-20 (rear)—Brooklyn Union Gas Co
13th st, 521 E (rear)—Abraham Kane	Bowery, 11-13—Adel Genovese	Kosciusko st, 319-23—Eagle Iron Works, D-DR-C-G-A-H Kosciusko st, 319-23—Martin Schnelbacher, DR-H-G-A Kosciusko st, 319-23—George Hodgkiss., G-DR-H
17th st, 33-5 W—Louis Frank	Bowery, 70-2—Malvina Astor.         B-E-G           Bowery, 70-2—Bart Curry.         D-F           Bowery, 70-2—Consolidated Gas Co.         C           Bowery, 72—Malvina Astor.         B-C-D           Bowery, 83—Salvation Army.         C	Kosciusko st, 319-323—John Neufeld.H-DR-G-A Kosciusko st, 319-323—Puff-Gross Mfg. Co.DR-H Kosciusko st, 319-23—Brooklyn Union Gas Co.A Leonard st, 112—Canadian Knitting Mills.G-DR Leonard st, 112—Jacob GidsegG-H-DR
17th st, 113-19 W—Sâmuel BrooksDR-G 17th st, 113-19 W—Morris W Levine & Co, 17th st, 113-19 W—Edward JansenDR 17th st, 523-9 E—Church of St Mary Mag-	Bowery, 83—Margaret B Burr EstateD-C Bowery, 90-2—Wm Waldorf AstorD-C-B-SS Bowery, 219-21—Wm H Rutherford Trust.C-E-D Bowery, 257—Max CohenL Bowery, 280—Wm Astor EstateG-D	Leonard st, 112—Enterprise Mfg CoDR Leonard st, 112—Morris TobachnickDR Leonard st, 112—Estate of Jacob Werbelovsky C-DR-G-H-D
dalen          C           18th st, 6-8 W—Schneiderman Bros          DR           19th st, 55 W—Miss Marie Burnham          A           21st st, 48-50 W—Singerman & Goldstein          G           21st st, 133-41 W—Isidor Beiley & Co          DR	Bowery, 280—Charles Hoxie   C-E	Lorimer st, 347-9—H Zaslowsky & H Bulkin, C-DR Lorimer st, 347-9—Philip Pacht
21st st, 264 W—Cassimir De R Moore.       B         22d st, 140-44 W—Dorfman & Oshinsky.       G         22d st, 140-44 W—Edward & Leo Schiele.       G         22d st, 140-44 W—Alper & Schulz.       G	Bowery, 358—Chas Schlang	DR-C-F-D-A Lorimer st, 347-9—John YuskowskiC-DR Lorimer st, 347-9—Meyer SilvermanC-G-DR Lorimer st, 347-9—James LepowskyDR-C McKibben st, 76 (rear)—S Mandelson & H
22d st, 129-31 W—Juffet & Mencher.       DR         23d st, 512½ E—Jacob Schoenblum.       .1         24th st, 147 W—Abner Weisman.       .C         24th st, 147 W—Gingold & Sheffer.       .G         24th st, 147 W—Imperial Hygienic Co.       .C	Broadway, 539-41—The Gaity Waist Co. G-A-DR Broadway, 539-41—Jacob ProposDR-G-A Broadway, 539-41—Alexander & Co, Inc, DR-G-A	McKibben st, 76 (rear)—N Antine & H Zim- merman
24th st, 147 W—John W Meyer       C         24th st, 503-11 W—Mitchell Vance Co       L         25th st, 159-63 W—Royal Petticoat Co       G         25th st, 159-63 W—Freed & Zucker       G-A         25th st, 247 W—Mrs Helen Walters       E	Broadway, 539-41—Chas S ShongoodG-DR Broadway, 539-41—Chas Merrilan & Joseph Merrilan	Co
26th st, 15 E—Raw Film Supply CoL-G-I 26th st, 22-4 W—Samuel GroosmanG-C 26th st, 22-4 W—Realty Co of W 26th stS 26th st, 22-4 W—Joseph A Goldfield & Co, DR-G-C	Broadway, 595—Estate of T E Davies	Varet st, 205 (rear)—Joseph Charlnow. H-A-DR Varet st, 205 (rear)—H Buchman & I Stoko- witz
26th st, 22-4 W—Jacoby & StahlDR-G-C 26th st, 22-4 W—L Mandel & CoG-C 26th st, 22-4 W—Louis Finfer & CoG-C-DR 26th st, 22-4 W—R Simon & CoG-C-DR	Broadway, 620—John PowersDR-A-G-C Broadway, 644-6—Manhattan Savings Inst.C-DR Broadway, 694-6—Mutual Gas Light CoG Broadway, 696-702—Jacob TenenbaumDR-G Broadway, 696-702—Est Wm C Schermerhorn,	Varet st, 220-30—Barney ZirinskyD-DR-H-C-A Varet st, 220-30—Louis HirschDR-H-G-A Varet st, 251-55—Barney ZirinskyC-M Numbered Streets.
26th st, 22-4 W—Herscher & SchwartzG-C-DR 26th st, 22-4 W—Ganss Fur CoG-C 26th st, 22-4 W—M & H GordonDR-G-C 26th st, 22-4 W—Samuel GrossmanDR 27th st, 142 W—Manhattan Photogravure Co,	Broadway, 1613-25—Archibald D RusselC Broadway, 1886-8—American Locomotive CoK Cherry st. 297—Solomon & KrinskyL Church st. 298—Sille Sidman	15th st, W nec Surf av—Richard GarmsB 16th st, 1850—Samuel BrillB 18th st, 1016 E—Louis G LeverickA-G-H Named Avenues. Atlantic av, 1906—Brooklyn Union Gas CoA
31st st, 153 W—Morris Siegel	Grand st. 530—Barnet Appel L Lexington av. 861-3—Dr Teofilo Parodie C-M Madison av. 62—Marion S I Martin SS Madison av. 137-41—31st St Madison Co SS Park av. 1022—Louis J de Milhau C	Atlantic av, 1906—Paul Meyer, F-C-G-A-B-DR-D-H Broadway, 91—Brooklyn Union Gas CoA Broadway, 1295-1307—Brooklyn Union Gas CoA
39th st, 225 W—Gotham Press       A         40th st, 541-3 W—Burns Brothers       C-K         40th st, 549 W—Halligan & Son       A-G         41st st, 220-4 W—Hudson Garage       L         41st st, 236 W—James S Griffin Co       K-G	Park Row, 180—Sarah A B DownsC-B-E-D Park Row, 184—W J Sims EstateC-B-D Park Row, 194—David RothchildB-E-G-D-C Rivington st, 316-18—Sol BisgaierK-L West Broadway, 375-77—Douglas Robinson &	Cortelyou rd, 1416—The Traubee Berger Co. C-A-L-H Flatbush av, 10-22—Flatbush Av Realty Co. Flatbush av, 10-22—Cowperthwait & Co.
43d st, 520-8 W—Weser Bros	Charles Brown DR West Broadway, 418-20—Amos F Eno DR West End av, 245—Emma Benedimo C  Numbered Avenues.	F-A-C-E Flushing av, 660—Brooklyn Union Gas CoA Forster av, 1909—John C SchaeferK-A-G-H Greene av, 277-81—Brooklyn Union Gas CoA Henderson's Walk (C I)—John A CookE
46th st, 516 W—A B Brown Co	2d av, 1016-20—United Cigar Man'ers CoC 3d av, 2258-60—Elias Mandel	Montauk av, 13-19—Brooklyn Union Gas CoA Myrtle av, 1365—Germania BankD-DR-C-B Myrtle av, 1365—Erooklyn Union Gas CoA Newkirk av, 2210—John W ChirrieA-G-H Ralph av, 153—Bernhardt CohenA
47th st & 11th av—Acme Litho Co	3d av, 2523—William E Wilson.       C         5th av, 84-90—84 Fifth Av Corp.       SS         5th av, 1450—Julius Adler.       G-K-A         6th av, 145—Adolph Klaff.       A-G-O	Surf av, nwc W 5th st—Brooklyn Borough Gas Co
50th st, 114 W—John H Bord	6th av, 436—Morris Jacobs & Co	Numbered Avenues. 5th av, 534—Brooklyn Union Gas CoA 5th av, 688—Brooklyn Union Gas CoA 5th av, 5817-19—Brooklyn Union Gas CoA
50th st, 124 W—Packard Acme Garage CoL 51st st, 105 W—James L Barclay	6th av, 840—Emily A Thorn	Manor rd & Egbert av (Castleton Cor)—Norman S Walker, Jr

# BUILDING MANAGEMENT

#### PURCHASING SUPPLIES FOR AN OFFICE BUILDING.

AN IMPORTANT PART OF A MANAGER'S DUTIES.

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

THE office building manager of today must be a specialist in many lines, and above all he must be a man of good judgment and discernment. These latter attributes are essential to a good purchasing agent, which is one of the things a manager must nowadays be. In former times most of the supplies were acquired through the agency of the superintendent or chief engineer, but today the efficient manager does all his own buying, and the only part the engineer plays in this department of the work is to make reports on the efficiency of the various articles he is called upon to use. In this way most of the possibilities for graft are eliminated and the quality of supplies is better and the quality used generally less.

Even where the engineer is a man of undoubted honesty, he is apt to be lacking in a broad knowledge of human nature, and is, therefore, more liable to fall into the traps set for unwary buyers by unscrupulous salesmen than is the manager, whose daily work brings him into close contact with all sorts and conditions of men. things a manager must nowadays be. In

into close contact with all sorts and conditions of men.

Outside of labor nothing is so important to watch as supplies and materials used in large office buildings, and in order to be successful the manager must surround himself with able lieutenants in the way of janitors, electricians, carpenters and painters. He must be able to have confidence in his various assistants and must feel that they are loyal to him and are using every effort to get the best results from the different supplies.

These assistants are generally able to give much good and practical information concerning the actual worth of supplies, and it is an excellent plan for the manager always to consult with the heads of the various departments for whose use any certain supplies are to be acquired.

acquired.

#### Classification of Supplies.

Broadly speaking, there are two classes of supplies: those which are used every day in the regular operation of the building, and come directly under the supervision of the engineer and janitor, building, and come directly under the supervision of the engineer and janitor, and those which are used in the up-keep and decoration of the structure and are generally in the hands of a special skilled workman. To the former class belong coal, oil, cleaning powders, soaps, toilet paper, and various articles, such as brooms, mops, carpet sweepers, scrub cloths and the like; in the latter class are paints, oils, plaster, cement, lumber and building materials of all kinds, with the necessary tools. We might again divide the first class into engine-room supplies and general house supplies.

Engine room supplies are the most important, particularly where the building has a plant manufacturing its own current for light and power, as the very life of the structure depends upon these. Under this head come coal, oil, waste, tools, boiler compound and various parts and fittings for the boilers and engines.

Intelligent Coal Buying.

#### Intelligent Coal Buying.

Coal is by far the largest item in build-Coal is by far the largest item in building supplies, and too much care cannot be exercised in its purchase and use. More money is probably wasted annually in coal than in any other useful commodity in any line. In recent years the coal-buying public has become somewhat educated, and this has reacted favorably on the coal dealers and is making for much better conditions in the trade. The activities of the Bureau of

Weights and Measures in New York City is solving to a large extent the question of short weight deliveries, and the chemist is coming to the aid of the buyer where quality is concerned. Many large consumers are now buying coal on specification as to the amount of ash and specification as to the amount of ash and heat units contained in a given quantity, and in this case frequent analyses are necessary to determine if the dealer is living up to his contract. Even where such a purchasing system is not in vogue, it is advisable to have the coal analysed occasionally and let your coal dealer know that you are checking him up and that you expect quality as well as quantity.

A manager should study carefully his furnaces, grates and drafts and determine beyond doubt what is the cheapest grade that can be used efficiently and economically. In making such a study it is advisable to employ the services of a competent heating engineer, as changes can often be made in a plant, at a slight expense, which will permit the consump-tion of a much cheaper grade of fuel.

Have Ample Bunker Space.

tion of a much cheaper grade of fuel.

Have Ample Bunker Space.

One of the greatest construction errors existing in New York buildings is lack of bunker space, and no matter how carefully the manager may plan ahead he is often confronted with lack of fuel in times of heavy storms or strikes. It is safe to say that where an experienced building manager is employed during construction this serious fault will not be found in the completed structure.

The buying of proper oil is an even more difficult task than the purchase of coal, as in this case chemical analyses are of little avail. Oil is difficult to analyse and different results will very often be obtained by different chemists from the same samples of oil. The safest way to purchase oil is to choose an intelligent dealer of known reputation and have him make up an oil suited to the particular steam conditions of the plant. The engineer should then be charged to watch carefully how the oil behaves and what effect it has on the engines, and if any change is noted the dealer should be advised of it at once. In general, first-class cylinder oil ranges in price from 36 to 40 cents a gallon in barrel lots, while 25 cents a gallon in barrel lots, while 25 cents a gallon is about right for engine oil.

Most of the other engine-room supplies are of fairly uniform grade, and with the engineer's assistance the manager should have little trouble in obtaining satisfactory articles at a minimum price.

House Supplies.

mum price.

House Supplies.

House Supplies.

Among the general house supplies the most important are soap and marble powders, and the purchase of these requires the exercise of a great amount of caution and judgment. Probably the greatest frauds are perpetrated in soaps and cleaning powders, and negligence in buying is frequently attended with unfortunate results. Many of the soap powders are heavily doped with lye, soda, ash and other chemicals and their continued use damages the floors and walls and injures the hands of the cleaners. It often happens that the manager loses wood help because of injured hands resulting from improper soap powders. Too much animal fat in marble powder will produce a yellow stain which is impossible to remove, especially on wainscotings of polished stone, and a poor quality of soap will leave a film on the surface which helps to collect dirt and disease germs. There are several good brands of marble and soap powders on

the market and by careful experimenta-tion the manager should be able to determine what is best to use for each particular building.

Vigilance Necessary.

Vigilance Necessary.

In the case of mops, brooms and dusters it unquestionably pays to purchase the best, as the added length of life and more efficient service will offset the difference in price in the long run. These articles all offer a big temptation for pilfering and the strictest vigilance is necessary to prevent undue loss in this way. The heads of departments, only, should have access to supplies, and soap powder and brass polish especially should be measured and given out only in such quantities as are actually needed each day.

each day.

Dustless dusters which gather up dust Dustless dusters which gather up dust instead of simply dispersing it are rapidly superseding feather dusters, and while as a rule they are much more expensive, their life is considerably longer. One of the most recent of these is made of angora goat hair, attached to the original skin. It takes up the dust well, does not leak and may be washed from time to time.

time to time.

In purchasing other house supplies it is a good plan to watch the market, buy in quantity and pay cash whenever pos-

n quantity and pay cash whenever possible.
Paints, oils and general building materials are always handled by a skilled workman, and the manager should be guided largely by his advice as to quality and quantities to be secured.

#### The Accounting System.

In keeping track of supplies a simple system should be used, and the heads of the various departments should be required to report on the amounts of sup-plies used during stated periods. These reports should be carefully filed, so that the manager may easily keep posted as to the amount used in different periods

to the amount used in different periods from year to year.

The building manager should bear in mind that the traveling salesman is one of the best barometers of trade, and should not be looked upon as a necessary nuisance. Generally speaking, the salesman is an honest person, but too frequently he has absolutely no practical knowledge of the wares he is offering and his judgment cannot always be relied on. However, much valuable information may be obtained from salesmen by courtesy and tact and a little adroit questioning.

by courtesy and tact and a little adroit questioning.

Treat a salesman pleasantly when he calls and before long you will find that he is telling you all he knows about the other man's goods as well as his own, and is keeping you posted on what your neighboring manager buvs and what results he is having. Such information will help your buying judgment to a large extent.

RAYMOND P ROBERTS.

RAYMOND P. ROBERTS.

#### A New Manager in Town.

A New Manager in Town.

Robert Buchanan, one of the progressive young hotel men of the West, has come to New York as assistant manager of the Cathedral Plaza Apartments. He began his duties on February 16. Mr. Buchanan has just terminated a highly successful connection with the Yellowstone Park Hotel Company in Yellowstone Park. He is thoroughly familiar with the hotel and apartment house situation throughout the country and will be able to render valuable assistance in keeping the Cathedral Plaza Apartments up to a high standard.

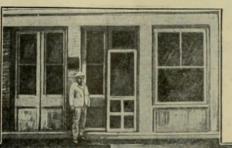
#### USEFUL APPLIANCES

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.

"1 ÷ 4"

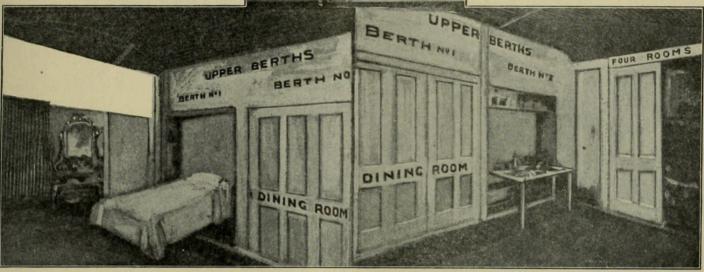
THE high cost of living has no terrors THE high cost of living has no terrors for the man who can divide four into one and get away with it, which may be the reason why E. J. Beall, of 827 West 7th street, Cincinnati, O., has been deluged with letters from builders who would like to show their clients how to bring their incomes nearer a taxable point by cutting down the cost of living. E. J. had no idea of what he was doing for this long-suffering world of rentpayers when he finished his fourrange, on a swinging panel which has a hood attachment to carry the cooking odors out through the vent in the wall in the back of the panel. Here also is a sink for washing and drying dishes and a dryer for the towels.

Dinner things tucked away, the evening finds the occupant with his kitchen shut from sight and with his library and reading table before him. Other panels



a German sea port town in memory of an African explorer. The monument is to be 33 feet high and grows out of a brick wall surrounding its base. The explorer, clad in his Moroccan burnouse, is shown astride a camel, looking out into the distance.

Instead of fixing a raw brick in position and hewing it with the chisel, as is frequently done with the reliefs on English houses, the designers have had the monument molded bodily out of unburnt brick clay, cut into layers, and stones finished up carefully. In the kiln the molded parts are laid on a sand bed, insuring perfect mobility during the baking process and excluding any risk of breaking or bending. A perfectly uniform shrinking of 15 to 16 per cent. may be accounted for. When the monument is next erected on the spot, the insertion of a proper thickness of lime-ce-



room-divided-into-one bungalow at the Cincinnati address, but he has since found out that he has done something unusual and cannot make out just what it is all about, anyway.

The owner of this remarkable, congested villa wanted a house that was full of comfort but he wanted his comfort within arm's reach. So he built him a home that would fit his ideas and his pocketbook at the same time and the result is shown in the pictures.

There he stands, before the first and only practical vest-pocket edition of a four-room flat ever erected. He is master of all he surveys without and equally master of all he can reach within, for he can figuratively enter any room in the house by taking not more than half a dozen steps in any direction and when he turns around he need not lack for company for he can have the pleasure of meeting himself coming back. In fact, he can be in the dining room, bed room and bathroom at one and the same time and still be diligently employed in getting his dinner on the kitchen stove.

Beall has got the servant problem beaten to a standstill, the heating puzzle fried to a frizzle and the cleaning burden boosted entirely out of reach. The order of the day follows:

The electric alarm clock rings. Beall jumps out of bed. He folds the bedding over his couch and with a deft hoist with his trusty right hand boosts his downy couch into a receptacle in the wall, turns a latch and a mirrored panel slides over the hole and the bedroom is safely tucked away for the day. Then he wants to lave his hands and facial facade. Another panel drops from another part of the same side wall and there is a bowl equipped with a flexible pipe that discharges the water into a sewer connection just outside of the house. Water is drawn from a regulation faucet and towels are produced from a dryer hung within the double wall, where a closet connected with the sewer from the outside but protected by traps is also arranged, the dropping panels composing a temporary compartment. panels composing a temporary compart-

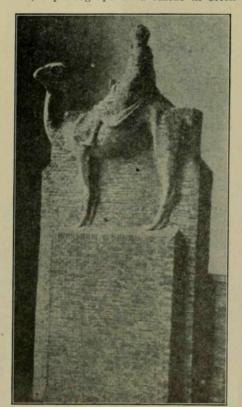
Then comes breakfast time. posite side of the white painted room produces another mysterious panel and out pops a regulation gas range, com-pact, of course, but nevertheless a gas

have been dropped out revealing book cases, writing desk and reading table.

All this is contained in a one-room building that measures only 9x12. It is the bachelor apartment ideal in the mind inventor, E. J. Beall, of Cincinnati, O.

#### Statuary and Brick.

S OME architects may know of the latest uses of brick as a facade material, but for the benefit of those who have not seen the current Scientific American, we reproduce by its permission, a photograph of a statue in brick



and mortar that may give a suggestion to those seeking new artistic effects in buildings

This monument was designed jointly by the eminent sculptors Edzard and Do-nandt, of Paris. It is to be erected in

ment mortar into the joints between the brick layers, restores it to the originally contemplated dimensions.

Powdered Coal Future Fuel?

WHEN you hear some fuel expert discuss the heating power of boilers in the dim distant day when anthracite will be too expensive to use except in open-grate fires in residences, he will probably tell you, in answer to your question as to what will be used for industrial fuel, that it will be pulverized coal. Inventors are now at work, according to information that comes from the U. S. Patent Office, on a system of firing furnaces safely by the use of a coal ground so fine as almost to resemble lamp black, which will be ignited by a spraying system producing a flame that cannot be distinguished by the novice from that of an oil-burning jet, but many times hotter.

As a matter of fact, the use of powdered coal is even now being used in many Portland cement rotary kilns, and it is believed that this sort of firing eventually will prove to be an important factor in reducing the cost of brick manufacture by using this fuel to fire brick burning kilns. The operation is simplicity itself. A fan injects a stream of coal dust into a flame previously set, and the intensity of the heat is regulated by the pressure of the air. There is said to be a complete combustion of coal under this system, thus eliminating the ash nuisance or at least reducing it to an inconsequential factor in boiler room operating and overhead charges.

An Improved Roofing Material.

An Improved Roofing Material.

The advantage of having a weather and fireproof roofing that will match the color of any trim employed in brightening the residence may now be obtained, according to a statement made by the Asbestos Protected Metal Company, of Beaver Falls, Pa. This company is introducing what it calls a new type of roofing material composed of wool felt impregnated by waterproofings and completely enveloped in a coating of asphaltum compound. To the upper surface of this material is attached pure asbestos felt, while the lower surface is protected by a layer of crushed quartz. Both the asbestos and the quartz are embedded under pressure and colored. An Improved Roofing Material.

## CURRENT BUILDING OPERATIONS

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

## WHAT FARM TENANT HOUSES SHOULD BE

How Uncle Sam Is Showing the City Apartment House Dweller The Way Back to Sunshine and Health and Low-Living Costs.

H AVE you heard of the latest effort of Uncle Sam to lower the cost of living and bring health and happiness into the lives of dwellers in city tenements? Suppose a man came into your office and asked you to look out for a nice little home for him somewhere out in the suburbs, where he could have chickens, grow vegetables of his own and give his wife and children pleasanter surroundings than they can find in the crowded tenement life of the city. ing need of tenants for modern houses, and a better understanding of the influ-ences of the home upon farm labor and

ences of the home upon farm labor and field efficiency.

At the same time the plans will appeal to young married couples bringing up sickly children in the city where their playground is a street full of physical and moral dangers, as a means of taking up their homes on little farms of their own, or living in farm tenant houses erected as a speculation by farmers who would thus derive a rent from their ten-

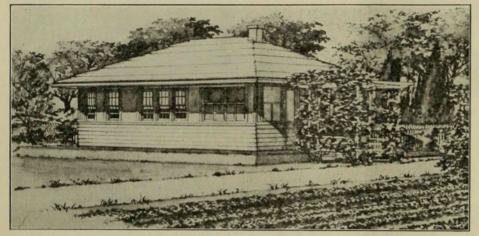
Few residences of any size or cost have a kitchen more pleasantly located, have a kitchen more pleasantly located, better lighted and ventilated, and more conveniently arranged than this little four-room house. It is brightened by the morning sun, cooled by the Southern breezes and shielded from the intense heat of summer afternoons. It opens onto a screened porch, which, in summer, is the most livable nook in the house. Much of the kitchen work may be done on the porch, away from the fumes and the heat of the stove which, happily for the other rooms of the house, blow out through the north and east out through the north and east

happily for the other rooms of the house, blow out through the north and east windows.

The stove is well situated, and with the porch window closed it is out of the cross-draughts of air. It is within six feet of the most distant fixture in the kitchen and but little farther from the dining-table. All stove utensils are within reach, and the work table and the fuel in the box beneath it are only two steps away. The ashes drop from the firebox through a short pipe to the ash bin beneath the concrete floor.

The walls of this under-floor bin are shown in the plans by dotted lines. The bin is under the stove and fireplace and extends to the outer foundation walls of the kitchen where ashes and floor sweepings are removed by means of a longhandled drag. If the building is raised on a front terrace, as shown in one of the drawings, the bin will be twenty-six inches deep with its floor at ground level. With a cellar under the kitchen, the bin need be extended only to the front end of the stove. It will be deep enough to hold a year's stock of ashes.

Novel Household Features.



THE GOVERNMENT'S IDEA OF A SUBURBAN BUNGALOW

Wouldn't you make a hit with him if you could tell him that \$800 or \$1,000 would build him a house in the country? Of course he would be skeptical until you explained that Uncle Sam himself stands behind the estimate, that the Department of Agriculture is ready to show how it can be done. If he still doubted, you could tell him to write to the Secretary of Agriculture, at Washington, and learn for himself that a house like the one illustrated on this page can be built for the sum named, and he can have his name put on the Congressional mailing list for free flower and vegetable seeds to plant in his

Congressional mailing list for free flower and vegetable seeds to plant in his garden when he gets his thousand-dollar farm tenant house built.

The reply the man will get to his letter will state that the Government stands ready to help him and other deserving men to obtain inexpensive homes in the country, as the Government believes that better houses can be built there for the same amount of money than is now being spent for mediocre houses. The set of plans will show how. The objects sought by the U. S. Department of Agriculture is to use the plans as a means to provide structures reasonable in cost and of good material, and so arranged as to afford the maximum comfort and convenience to the family. convenience to the family.

#### Farmers' Chance for Investment.

The plans in question are for the con-The plans in question are for the construction of an inexpensive farm tenant house, but the house as planned contains valuable suggestions for owners with small families. To provide proper tenant houses on farms is considered by the Government a matter of high importance, because of the increasing number of rented farms, the grow-

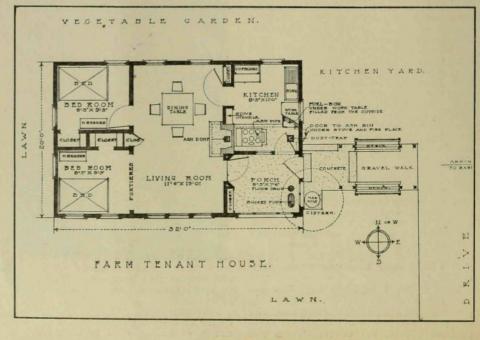
ants or sell them plots so they can erect and, in time, own their own homes.

The tenant house, perspective drawing and plans of which are shown, is a simple, four-cornered structure, without bay windows, gables and dormers or any projection, save the eaves, which over-hangs and protects the walls and win-dow openings. The house is planned for the smallest dimensions and the most inexpensive arrangement consistent with the needs and the convenience of a small family. It has only one chim-ney and only one outside entrance.

#### Novel Household Features.

The fuel box supporting the table top occupies space which might otherwise be wasted. It is filled from the outside of the house and emptied from the inside, through a small door over the concrete floor. crete floor.

A trap, or dump, like that in the fire-place, is provided for floor sweepings



# SOME INTERESTING, CREDITABLE AND HIGHLY SIGNIFICANT HISTORY CONCERNING

(AMERICA'S FINEST HARDWOOD)

Fifteen (or more) years' experience with a cabinet wood is certainly ample time to prove its value, if the value is there.

The following letter from one of the largest and het following letter from one of the largest letter from one of the larges conventional argument could do so. READ IT: 1-6 " Cotoba R.AC.Co

TH KERTSCHER, TREAS. E. A. KERTSCHER, SECY. FSTABLISHED 1862. OFFICE 13 LAWRENCE ST No 418 W 127 TH ST HEW YORK. FACTORY

Designs and Estimates Furnished.

Mr. J. B. Crosby, Pullman Building, Chicago, Ill.

New York, January 26, 1914.

ELMIRANY

Dear Sir:

We are glad to write you concerning our experience with Red Gum as a Cabinet Wood covering the last twenty years.

We believe we were the picneers in using Red Cum for interior trim in N.Y.City, and we used the wood in many fine residences selecting it because of its beauty and intrinsic merit for library and dining room panelling.

We are able to advise you that this work has excellently stood the test of time, being installed in the following buildings about fifteen years ago:

NAME OF BUILDING

MAMF OF SULLING

Thes. Cahill
T

LOCATION

Hamilton Terrace

147 St & St, Nicholas Ave

1024 Street

114th Street

102 St & West End Ave

West 195th Street

West 108th Street

1024 Street

1024 Street

105th Street

1

In more recent years with the development of apartment house construction in New York, we have executed many jobs of fine interior trim; for instance in the following buildings during the last three winds:

NAME OF BUILDING

Emeworth Cons. Co Guesaroff R. &C.Co John J. Tully Picken Blig Co

1-12 " West Side Cons. Co 1-6 " Zipkes Cons. Co 1-12 " Yorkshire R.AC. Co Edendale Cons. Co

Robertson & Gammie Uttoxeter Blig Co Queen Nab Co Merritt Ferguson

Venice Cons. Co Dongen Cons. Co T.J. McLaughlin Sons Martin Weber Cons. Paterno & Son Cont. Hogenauer & Vesslau Arc Fealty Co. Gross & Harbaner

Paterno Bros., Inc

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Forguen Bros &
Forshay
Paterno Cons. Co
Alexander McDowell
Picken Bldg Co
Arc Realty Co
E. Wenigmann
Manchester Cons. Co
Wedgewood Co
Kramer Cont. Co

Neville & Bagge Moore & Landstedel E. J. Byrne

John Hauser

Goldner & Goldberg Rouse & Goldstone M Zinkes Neville & Bagge

Schwartz & Gross J. C. Cocker Geo F Pelham Schwartz & Gross

LOCATION

N E Cor 113 St & River, Dr.
N T Cor 149 St & Bway
Intervale Ave & Beck
T. S. Aquoduct Ave N. of
West 1834 St
E Cor Finehurst Avo &
180th St
E Cor Finehurst Avo &
180th St
E Cor Finehurst Avo &
180th St
E Cor Finehurst Avo
N E Cor 179 St & Haven Ave
N W Cor 113 St & Bway
S W Cor 92 St & Haven
S W Cor 113 St & Bway
S W Cor 92 St & Reway
150-8 West 79 St
98 St & Test End Ave
Wadaworth Ave E. of 190 St
140 St & Convent Ave
179 St & Audubon Ave
West of Lenox Ave
T.S. 141 St. W. Lenox Ave
T.S. 141 St. W. Lenox Ave
T.S. 150 St. West St. N. Scholas
N S 98 St. E. of Eway
N W Cor 175 St & St. Nicholas
N S 98 St. E. of Eway
180 St & Daly Ave
180 St & Daly Ave
180 St & Daly Ave
180 St & T. of Audubon Avo
186 St & Audubon Ave
180 St & E. of Fway
170 St & Ft. Washington Ave
N T Cor Ft. Tashington Ave
N T Cor Ft. Tashington Ave
M & Cor 115 St & Bway
S 86 St W. Columbus Ave
S 80 St W. Columbus Ave Gaeton Ajello G. & E. Blum

Very truly yours,

KERTSCHER & CO..

# Edward a Mitscher

The above long list of important buildings is just a list of what one mill has supplied in RED GUM trim in New York alone and it shows conclusively the development of the use of this superb cabinet wood in the metropolitan territory alone.

Literally hundreds of New York's handsomest buildings are RED GUM buildings—and the owners and builders are proud of it, and money in pocket as well. Will YOU do as much for yourself?

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MEMPHIS, TENNESSEE

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# Fireproof Building Construction

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A lawyer to handle your legal matters

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## You need

thoroughly competent, experienced insurance specialists to handle your

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GEO. HARRISON

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Wm. H. Oliver Late Hobbs & Oliver Established 1846 PLAIN and DECORATIVE Painting
Paper Hangings and Interior Decorations
Fifth Avenue New York
Telephone, 833 Stuyvesant

and possible dust from the door of the coal or woodbox. It is in the concrete floor, behind the kitchen door, near the fuelbox opening and over the ash bin.

The carrying of fuel and ashes is thus eliminated from the women's work, provided the man or boy fills the coal or woodbox each week, or as may be necessary, and empties the ash bin two or three times a year.

The water problem also has been carefully considered in this little plan. Cistern water may be drawn from the bucket pump on the porch or, if desired, from a pitcher pump at the sink. Hot water is heated and stored in the reservoir of the stove. The sink, with only the drain pipe to be provided, is too inexpensive to omit from any kitchen, and space enough has been saved in this one to more than pay for all such conveniences.

This little kitchen excels many others

this one to more than pay for all such conveniences.

This little kitchen excels many others in not being a thoroughfare to other rooms. The men and boys will wash on the porch, leave their hats and raincoats there and enter the living-room without disturbing the kitchen workers.

#### The Porch.

The Porch.

The screened porch is as large as the plan will permit; but too small for all the purposes for which it will be in demand. Besides the usual kitchen work, the ironing and perhaps the clothes washing will be done there. The one screen door locks up the house, and butter, meat and milk put on the porch to cool at night will be secure against dogs and cats. The porch will be in demand as a dining porch, outdoor sitting-room and nursery. The bedrooms are separated by portiers from the living-room, as shown.

arated by portiers from the living-room, as shown.

Such is, in brief, the kind of a house that can be built for \$800 to \$1,000 (not counting the cost of the site). It is heated by the kitchen range and in this day of auxiliary heating appliances they can be used to help drive out the cold in extreme weather. In any case, the occupants will be a great deal more comfortable than they are in tenements when the janitor is asleep and the temperature outside is nearing zero.

#### Low Bidder for Seventh Avenue Subway.

Low Bidder for Seventh Avenue Subway.

The United States Realty & Improvement Company, 111 Broadway, submitted the lowest bid this week, at \$1,837,000, for the construction of the section of the Seventh avenue Interborough subway from Commerce street to West 16th street. This includes a local station at Christopher street and an express station at 14th street; and when it has been let the entire Seventh avenue line, with the exception of the short stretch from the Times Building to the junction with the present subway, will be under contract. Eighteen firms competed. The next lowest bids were from the Thomas J. Buckley Engineering Company, \$1,954,000, and the Holbrook, Cabot & Rollins Corporation, \$1,999,000.

#### Ballinger & Perrot Selected Architects.

Ballinger & Perrot Selected Architects.

The National Casket Company, James P. Linahan, secretary, William D. Hamilton, president, Benjamin E. Chase, treasurer, 48 Great Jones street, Manhattan, has retained Ballinger & Perrot, 1328 Broadway, as architects for its new factory to be erected on Jackson avenue near the Bridge Plaza, Long Island City. The building will be of reinforced concrete, six stories in height, containing 175,000 square feet, and cost about \$200,000. The architects will be ready for estimates on the general contract about estimates on the general contract about April 15.

School and Residence for Harlem.

Ballinger & Perrot, 1328 Broadway, Manhattan, have been commissioned by the Sisters of the Blessed Sacrament, of Pennsylvania, to prepare plans for a residence and school, 75x100 feet, to be erected in Harlem, the location for which for the present is withheld. The construction will be fireproof throughout, with facades of light brick and terra cotta. The cost will be about \$50,000. Bids will be taken by the architects in about ten days.

#### Notice to Architects.

The British Consular officer at Venice announces that an Italian company has announces that an Italian company has arranged an international competition of plans for the construction of villa flats at the Lido, Venice, at a total cost not exceeding \$400,000. Prizes of \$2,300, \$1,500 and \$1,000 will be awarded, and plans must be sent not later than noon on June 30, 1914, to the Direzione della Compagnia Italana del Grandi Alberghi, S. M. del Giglio, 2467, Venice.

#### Hotel at Great Neck Estates.

The McKnight Realty Company, 347 Fifth avenue, is having plans prepared by Clarence Luce, 334 Fourth avenue. Manhattan, for a fireproof hotel, 150x400 feet, three and a half stories in height, to be erected at Great Neck Estates, Long Island.

#### NO ARCHITECTS SELECTED.

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

BATH, N. Y.—The village of Bath contemplates the erection of an electric lighting plant here at a cost of about \$50,000. No architect has been selected.

NORTH BERGEN, N. J.—The Board of Education of North Bergen, Chas, Miller, president, contemplates rebuilding brick school No. 5, at Smith and Robert sts, which was recently destroyed by fire. No architect has been selected. Cost, about \$150,000.

Cost, about \$150,000.

MORRISTOWN, N. J.—The Morristown Library Association, J. E. Taylor, president, concontemplates rebuilding the brick and stone library and lyceum in South st, which was recently destroyed by fire. No architect has been selected. Estimated cost is \$75,000.

GREAT NECK, L. I.—D. Jerome Leary, 126 East 12th st, Manhattan, contemplates the erection of a 2-sty stucco and brick or rough stone residence here for which no architect has been selected.

JAMESTOWN N. V.—Joseph Conference 221

been selected.

JAMESTOWN, N. Y.—Joseph Carleson, 221
Weeks st, contemplates the erection of a furniture factory here at a cost of about \$12,000. No architect has been selected.

RIDGEWOOD, N. J.—The Board of Education of Ridgewood contemplates the erection of a high school here for which no architect has been selected.

JAMESTOWN, N. Y.—B. P. O. E. Lodge of Jamestown, corner Main and 3d sts, Arthur Wade, chairman of building committee, contemplates the erection of a 3 or 4-sty brick and steel lodge and office building at 4th and Pine sts, for which no architect has been selected. Cost about \$100,000.

JAMESTOWN, N. Y.—The First Baptist

JAMESTOWN, N. Y.—The First Baptist Church, on premises, Rev. George C. Moor, 117 Church st, pastor, contemplates rebuilding the brick and stone church at 4th and Church sts, to cost about \$60,000. No architect has been se-

BAYONNE, N. J.—The Hudson County Parental Home, Fred Rider, chairman, contemplates the erection of a brick and stone parental home building on the east side of Hudson boulevard, West 54th to West 57th sts, at a cost of about \$18,000. No architect has been selected.

#### PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.
MANHATTAN.—Franklin M. Small, 265
Broadway, architect, is taking bids for fire repairs to the 5-sty tenement at the southwest
corner of 71st st and Columbus av for L. J. & S.
J. Reckendorfer, 220 5th av, owners. Cost about
\$7,000.

BROOKLYN.—Jas. S. Maher, 431 West 14th st, N. Y. C., architect, is taking bids for four 4-sty apartment houses, 50x87 ft., to be erected on Bedford av, between Linden av and Martense st for the Grant S. Kelley Realty Co., 431 West 14th st, owner.

14th st, owner.

PERTH AMBOY, N. J.—J. K. Jensen and G.
W. Brooks, 192 Smith st, architects, are taking
bids for a 3-sty brick apartment house, 46x80
ft., to be erected at Hall av and Penn st for J.
Zawilinski, 294 Hall st, owner. Cost about \$18,-

JERSEY CITY, N. J.—Cicarolli & Marangelo, 2d National Bank Building, Hoboken, N. J., architect, is taking bids on the general contract for two 2-sty brick and terra cotta apartment houses, 25x50 ft., to be erected at 462 Central av for Herman Beddiger, care of architects, owner. The Standard Heating Co., 800 Jefferson st, Hoboken, N. J., has the heating work. Cost about \$11,000.

MANHATTAN.—Henry B. Herts, 35 West 31st st, architect, is taking bids for alterations to the 4-sty residence, 2034 Madison av, for store and living purposes, for the Dominion Trust Co., 510 Pennsylvania st, Pittsburgh, Pa., owner. Cost, about \$7,500.

BROOKLYN.—L. F. J. Weiher, 271 West 125th

BROOKLYN.—L. F. J. Welher, 271 West 125th st, N. Y. C., architect, is taking bids for a 4-sty brick and limestone tenement, 25x53 ft, to be erected at the northwest corner of Boerum pl and Bergen st, for James O'Connell, 127 Boerum pl, owner. Cost, about \$20,000.

SIDNEY, N. Y.—The Torrington Building Co., Washington st, Poughkeepsie, N. Y., is figuring the general contract and desires estimates on all sub contracts for the bank building to be erected here from plans by J. Mills Platt, Rochester, N. Y., architect.

CHURCHES.

CHURCHES.
MANHATTAN.—Tandy & Foster, 1931 Broadway, architects, are taking bids for alterations to the 2-sty brick church at 151 West 136th st for the Zion A. M. E. Church, 131 West 89th st, owner. Rev. R. M. Bolden, 24 West 140th st, is

ALBION, N. Y.—John H. Coxhead, 927 Ellicott sq. Buffalo, N. Y., architect, is taking bids for alterations and additions to the 1-sty brick and stone church, 20x80 ft, for the First Methodist Episcopal Church, Rev. H. C. Woods, 5 State st, Albion, is rector. George A. Sprague is chairman of building committee. Cost, about \$25,000.

ENGLEWOOD, N. J.—William F. Dominick, 3 West 29th st, N. Y. C., architect, is taking bids for a 2-sty stone addition to the church at Engle and Church sts, for St. Paul's Church, Engle st, George W. Betts, care of DeVoe & Raynolds, 101 Fulton st, N. Y. C., is chairman of building committee. Cost, about \$18,000.

HALLS AND CLUBS.

MANHATTAN.—Ell Benedict, 1947 Broadway, architect, is taking bids for the 1½-sty parish house, 50x45 ft., to be erected at Dyckman st and Riverside drive for the Church Extension Committee of the Presbytery of New York, 156 5th av, owner.

BROOKLYN.—Chas. A. Volz, 2 West 45th st, N. Y. C., architect, is taking bids for a 3-sty brick and terra cotta dance hall, moving picture theatre and stores, to be erected at the northwest corner of Eedford av and Prospect pl, for Arthur Dempsey, care of architect, owner. Cost, about \$85,000.

HOSPITALS AND ASYLUMS.
BROOKLYN.—Bids wil close March 11 at 10.30 a. m. for the erection and completion of alterations, excepting plumbing and heating, of the brick kitchen building at the Kingston Av. Hospital, south side of Fenimore st, 165 ft. west of Kingston av. Bids will also be received for plumbing and heating.

west of Kingston av. Bids will also be received for plumbing and heating.

HOTELS.

SYRACUSE, N. Y.—Esenwein & Johnson, 781 Ellicott sq. Buffalo, N. Y.. architects, are taking bids to close March 18, at 12 m., for additions and alterations to the Hotel Onondaga, in South Warren st, for the Onondaga Hotel Co., Robert Dey, president. The Operating Co., Frederick W. Rockwell, president, Ten Eyck Hotel, Albany, is the lessee. Townsend Carpenter, care of architects, is structural steel engineer; Gilbert M. Robinson, heating and plumbing engineer, and Jeremiah J. O'Leary, electrical engineer. Cost, about \$200,000.

MUNICIPAL WORK.

MANHATTAN.—Bids will close 12 m. on March 12 for extending pler 45 near the foot of West 10th st, North River, for the city of New York, Department of Docks and Ferries.

SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—Bids will close March 21 at 2 p. m. for the 4-sty Forestry Building, 282x 63 ft., to be erected at the Syracuse University Grounds for the New York State College of

Forestry, H. Baken, dean, in charge. Lewis Pilcher, State Capitol, Albany, is archite Frederick W. Revels, 602 Ostromm av, is re-dent architect. Cost about \$250,000.

GLEN COVE, L. I.—Plans are being figured for the 4-sty brick school and convent, 133x54 ft., for St. Patrick's R. C. Church, Rev. Father Bernard O'Reilly, Glen st, pastor. Frank Helmle, 190 Montague st, Brooklyn, is architect.

MINOA, N. Y.—The Board of Trustees is taking bids, to close March 10, for a 2-sty brick, stone and steel school, 62x100 ft, to be erected on East av, from plans by Gordon A. Wright, 213 Dillaye Building, Syracuse, N. Y., architect. Cost, between \$30,000 and \$40,000.

STABLES AND GARAGES.

MANHATTAN.—W. B. Wills, 1181 Myrtle av,
Brooklyn, architect, is taking bids for a 5-sty
brick and stone stable, 50x100 ft., to be erected
at 622-624 Water st for Jackson Bros., 168
Church st, owners. Cost about \$35,000.

BROOKLYN.—Plans are being refigured for the stable and storage, 95x185 ft., to be erected at the southwest corner of Morgan av and Maujer st for Levy Bros., on premises, owners. William Debus, 86 Cedar st, is architect. Cost about \$20,000.

STORES, OFFICES AND LOFTS.
MANHATTAN.—Louis Brooks, 132 Nassau st, architect, is taking bids for alterations to the store and loft building in Gouveneur st, near Broadway, for Aaron Cohen, care of architect, Louis Brooks, 132 Nassau st. Cost about \$30,000.

ORANGE, N. J.—David M. Ach, 1 Madison av N. Y. C., architect, is taking bids for alterations and extensions to the dry goods store it Main st, between Canfleld and Center sts, for Isadore Engle, 297 Main st, owner. Cost be tween \$20,000 and \$30,000.

tween \$20,000 and \$30,000.

BROADWAY.—Lawrence A. Ball, 25 East 24th st, steel engineer, is revising steel plans for the 20-sty store and office building to be erected at the southeast corner of Broadway and 27th st to 5th av, for the Johnson Kahn Co., 220 5th av, owner. Schwartz & Gross, 347 5th av, are architects. P. R. Moses, 366 5th av, is steam and electrical engineer. Owner will build and is taking bids on steel. Cost, about \$1,250,000.

out \$1,250,000.

ST. GEORGE, S. I.—James Crabtree, New ighton, S. I., owner, is taking bids for a 6-sty ick store and office building, 31x80 ft, to be ected at Richmond Terrace, from plans by the work of the crabtree Building.

MISCELLANEOUS.
WHITE PLAINS, N. Y.—Frank H. Brown, 106 Railroad av, architect, is taking bids for a 3-sty frame lumber shed, 150x45 ft, for R. Young Bros., 1 Railroad av, owner. Cost, about \$10,000.

THEATRES.

BRONX.—Cohen & Felson, 329 4th av, architects, are taking bids for a 2-sty brick nicolette, dance hall and stores, 94x100 ft., to be erected

on the west side of Southern Boulevard, 63 ft. north of Westchester av for Joseph E. Ismay, 42 Broadway, owner. Cost about \$30,000.

BROOKLYN.—J. C. Wandell, 4 Court st, architect, is taking bids for a 2-sty brick moving picture theatre, 133x22 ft., to be erected in the north side of Chauncey st, 132 ft. west of Broadway, for Julius Hilder, Hotel Astor, Broadway and 44th st, owner. Herman Mayer, 1746 Broadway, is lessee. Cost about \$30,000.

BROOKLYN.—Figures are still being received for the 3-sty brick and terra cotta dance hall, moving picture theatre and stores, 90x100 ft., to be erected at the northwest corner of Bedford av and Prospect pl, for Arthur J. Dempsey, care of Chas. A. Volz, 2 West 45th st, N. Y. C. Cost about \$85,000.

#### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

160TH ST.—Foundations have been completed for the 6-sty apartment house, 102x128x151 ft., to be erected at 638-644 West 160th st for the Pedwil Realty Co., Robert Podgue, president, 1029 East 1633 st, owner and builder. Procario & Co., at site, have the mason work. Otis Elevator Co., 11th av and 26th st, has the elevator contract. Cost about \$150,000.

ACADEMY ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty brick apartments, 50x113 ft and 50x150 ft, to be erected at the southwest corner of Academy st and Sherman av, for the Bendheim Construction Co., Edwin Bendheim, president, 128 Broadway. Total cost, about \$120,000.

95TH ST.—Foundations have been completed

way. Total cost, about \$120,000.

95TH ST.—Foundations have been completed for the two 9-sty apartment houses, 85x108 ft., at 158-166 West 95th st, for Julius Tishman & Sons, 299 Broadway, owners. Schwartz & Gross, 347 5th av, are architects. Owners will handle general contract. J. & F. Wennemer Bros., Inc., 103 Park av, are contractors for foundation work. Otis Elevator Co., 11th av and 26th st, has the elevator contract. Cost, about \$260,000.

Doo.

LEROY ST.—B. W. Berger & Son, 121 Bible House, have completed plans for alterations to the 5-sty tenement at 64 Leroy st, for the Estate of Henry Weil, care of John P. Dunn, 261 Broadway, owner.

2D AV.—Fred Hammond, 391 East 149th st, has completed plans for alterations to two 4-sty tenements at 560-2 2d av, for Adam J. Klinger, 243 East 31st st.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for two 5-sty apartment houses to be erected at the southwest corner of Sherman av and Academy st, for the Bendheim Construction Co., 128 Broadway, owner. Cost, \$75,000 and \$50,000.

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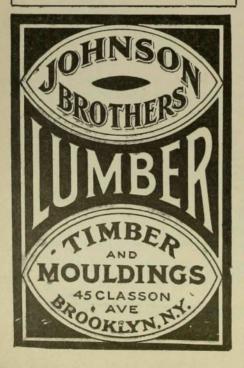
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Contemplated Construction-Continued

Contemplated Construction—Continued.

DWELLINGS.

70TH ST.—Work has not yet been started on the 6½-sty residence, 41x90 ft., in the north side of 70th st, 200 ft. east of 5th av, for Dr. Walter J. James, 17 West 54th st, owner; Trowbridge & Livingston, 527 5th av, are architects William Crawford, 5 East 42d st, is general contractor. Cost, about \$300,000.

HALLS AND CLUBS.

PARK AV.—Delano & Aldrich, 4 East 39th st, are preparing preliminary plans for a 4-sty-clubhouse to be erected at the northwest corner of 62d st and Park av, for the Colony Club, Madison av and 30th st. Mrs. Frank Griswold, chairman of finance committee.

HOTELS.

MADISON AV.—Plans are about completed for additions and alterations to the Hotel Sevelle at 86 Madison av for Louis C. Regener, at site, owner. Wortman & Braun, 114-116 East 28th st, are architects. Cost about \$10,000.

STORES, OFFICES AND LOFTS.

37TH ST.—Chas, H. Caldwell, 101 Park av, will not complete plans before spring for the 16-sty store and loft building, 50x98 ft., to be erected at 6-8 East 37th st for George C. Boldt, Waldorf-Astoria Hotel, 34th st and 5th av, owner. Rushel Bross, 37 East 21st st, are lessees. Cost about \$300,000.

5TH AV.—Mrs, E. M. Anderson, care of A. G. Milbank 49 Wall st, contemplates the erection of an 11-sty store, office and loft building at 415 5th av, from plans by Buchman & Fox, 30 East 42d st, architects. L. & J. Slater, Broadway and 25th st, are lessees.

48TH ST.—William H. Gompert, 171 Madison av, has completed plans for a 14-sty loft and office building, 66x100 ft., to be erected at 121-125 West 48th st, for the Alt Realty Co., 13-15 West 45th st, owner. Cost about \$135,000.

BROADWAY.—E. C. Horn Bros., 1476 Broadway, are preparing plans for alterations to the garage at the northwest corner of Broadway and 77th st for moving picture theatre and store purposes. E. J. Eltonhead and Charles Furthmann, Longacre Building, 42d st and Broadway, are the owners.

MISCELLANEOUS.
SUFFOLK ST.—Jacob A. Fisher, 25 Av A, has completed plans for alterations to the 4-sty brick Turkish bath at 141 Suffolk st for Rubin Ressler, 141 Suffolk st, owner. Samuel Ressler, 141 Suffolk st, is lessee. Cost about \$8,000.

#### Bronx.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
BRYANT AV.—The Kreymborg Architectural
Co., 1029 East 163d st, is preparing plans for a
4-sty tenement, 25x57 ft., to be erected on the
west side of Bryant av, 150 ft. north of Seneca
av, for J. Murphy, care of architect, owner and
builder. Cost about \$15,000.

INTERVALE AV.—J. C. Cocker, 2017 5th av,
is preparing plans for two 5-sty brick tenements, 42x110 ft, to be erected on the west side
of Intervale av, south of Jennings st, for Robertson & Gammie, 2084 Andrews av, owner and
builders, who will take bids on subs about March
10. Cost, about \$45,000 each.

SOUTHERN BOULEVARD.—The Tremont
Architectural Co., 401 East Tremont av, is preparing plans for two 5-sty apartments, to be
erected at the southwest corner of Southern
Boulevard and Elsmere pl, for John McNulty,
Prospect and Tremont avs, owner and builder.
Cost, about \$100,000.

160TH ST.—Edward J. Byrne, 3029 3d av, is
preparing plans for a 5-sty brick tenement, to
be erected in the north side of 160th st, 149 ft
west of Melrose av, for the 180th Street Improvement Co., Robert Inerwitz, 149th st and
Bergen av, owner.

MACLAY AV.—M. W. Del Gaudio, 401 East

west of Melrose av, for the 180th Street in provement Co., Robert Inerwitz, 149th st and Bergen av, owner.

MACLAY AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 5-sty tenement house, 38x85 ft., to be erected at the northeast corner of Maclay av and Overing st, for William D. Howell, 1541 Overing st, owner and builder. Cost about \$60,000.

#### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
HALSEY ST.—Lew Koen, 9 Debevoise st, is preparing plans for two 4-sty brick tenements, 53x88 ft. and 27x80 ft., to be erected in the south side of Halsey st, 95 ft. west of Lewis av, for Benj. Gabrilovitz, 188 Stockton st, owner and builder. Cost about \$75,000.

and builder. Cost about \$75,000.

4TH ST.—Louis A. Sheinart, 194 Bowery, is preparing sketches for a 6-sty tenement, 40x100 ft., to be erected in South 4th st, Brooklyn.

9TH ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty apartment house to be erected in the south side of South 9th st, 121 ft east of Bedford av, for Michael Josephsohn. Cost, about \$50,000.

DWELLINGS.

MANHATTAN BEACH, L. I.—G. A. & H. Boehm, 7 West 42d st, will call for bids on general contract about March 15 for a 2½-sty frame residence, 33x35 ft., for Dr. H. F. L. Ziegel, 8 West 86th st, N. Y. C., owner. Cost about \$9,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

13TH ST.—Van Buskirk & White, 307 Washington st, Brooklyn, are preparing plans for four factory buildings to be erected in the north side of 13th st, 350 ft. west of 3d av, for Herman Galitzka, 16 Court st, Brooklyn, owner. Total cost about \$120,000.

#### Queens.

Queens.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Ballinger & Perrot,
1328 Broadway, N. Y. C., have been commissioned to prepare plans for a 6-sty reinforced
concrete casket factory, to be erected on Jackson
av, near Bridge Plaza, for the National Casket
Co., James P. Linahan, secretary. Bids on general contract will be received about April 8.
Cost, about \$200,000.

HOTELS.
GREAT NECK ESTATES, L. I.—Clarence
Luce, 334 5th av. N. Y. C., is preparing plans
for a 3½-sty hotel, 150x400 ft., for the McKnight
Realty Co., 347 5th av, N. Y. C., owner.

STABLES AND GARAGES.

RICHMOND HILL. L. I.—Frederick A. Wormberger, 30 Snediker av, Union Course, L. I., has completed plans for a 1-sty concrete block and brick garage, 40x93 ft., to be erected on the west side of Lefferts av, 250 ft. south of Jamaica av, for C. N. Cohn, Lefferts av, owner. Cost about \$8,000.

THEATRES.

ARVERNE, L. I.—Henry B. Herts, 35 West 31st st, N. Y. C., is preparing plans and will take bids about March 15 for a 1-sty moving picture theatre and dance hall, 88x195 ft., to be erected on the Board Walk for Edward Margolies, 19 East 33d st, N. Y. C., owner.

WOODHAVEN, L. I.—George L. Crane, 2706 Jamaica av, Richmond Hill, L. I., architect, is preparing plans for a 1-sty brick and stone moving-picture theatre, 50x100 ft., to cost about \$25,000.

#### Nassau.

Nassau.

DWELLINGS.

PEACOCK POINT, L. I.—Plans are being prepared for building the 2½-sty brick residence for Henry P. Davison, care of J. P. Morgan Co., 3 Broad st, N. Y. C., to be ereteed here south of Glen Cove. Walker & Gillette, 128 East 37th st, N. Y. C., are architects. Wadley & Smythe, 491 5th av, N. Y. C., is landscape architect, Marc Eidlitz & Son, 30 East 42d st, N. Y. C., are general contractors. Cost about \$100,000.

GREAT NECK, L. I.—J. W. O'Connor, 3 West 29th st, N. Y. C., is preparing plans for a 2½-sty residence, 30x45 ft., of terra cotta block and stucco construction, for Mrs. Alfonse Alker, Great Neck, owner. Cost about \$15,000.

GREAT NECK, L. I.—Aymar Embury 2d, 132 Madison av, N. Y. C., has been commissioned to prepare plans for a residence to be erected on Arleigh rd, between Park rd and Beverly lane, for Kenneth Gardner, care of Wallace, Butler & Brown, 54 Wall st, N. Y. C.

#### Suffolk.

Suffolk.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Excavating is under way for alterations and additions to the frame rectory of St. John's Protestant Episcopal Church, Rev. W. E. McCord, pastor S. E. Gage, 340 Madison av. N. Y. C., architect. H. C. Van Nostrand and C. W. Nash, Flushing, L. I., are the general contractors. R. W. Gibson, at site, has mason work. J. F. Rogers & Co., 131 Main st, Flushing, heating and plumbing, and Reis & O'Donovan, 207 East 37th st, wiring. Cost about \$8,000.

PUBLIC BUILDINGS.

RIVERHEAD, L. I.—J. C. Lyons Sons, 30 East 42d st, N. Y. C., were low bidders for alterations and additions to the town hall here for the Board of Supervisors of Suffolk County, S. J. Robinson, chairman. Tooker, Marsh & Barnett, 101 Park av, N. Y. C., are architects. Cost about \$35,000.

J. Robinson, chairman. Tooker, Marsh & Barnett, 101 Park av, N. Y. C., are architects. Cost about \$35,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS. YONKERS, N. Y.—Miss Edna B. Lewis, care of the American Real Estate Co., 527 5th av, N. Y. C., contemplates the erection of an apartment house here, from plans by architects of the American Real Estate Co.

DWELLINGS.

PELHAM MANOR, N. Y.—A. W. Johnson, owner and architect, 105 West 40th st, has about completed plans for a 2½-sty residence to be erected at the corner of Cliff and Colonial avs. Bids on general contract will be received about March 12. Cost about \$20,000.

NEW ROCHELLE, N. Y.—L. L. Barnard, Lawton st, is preparing plans for a 2½-sty frame and stucco residence to be erected at Webster and Lockwood avs for Jere Milleman, 253 Webster av, owner. Cost about \$9,000.

RYE, N. Y.—F. A. Moore, 542 5th av, N. Y. C., is preparing plans for a residence and stable to be erected on Locust av for Le Baron S. Willard, Rye, N. Y., owner.

NEW ROCHELLE, N. Y.—Lawrence L. Barnard, 46-48 Lawton st, has completed plans for a 2½-sty brick residence, to be erected at "Beechmont" for John W. R. Crawford, 26 Broadway, N. Y. C., owner. Cost, about \$30,000.

SCARSDALE, N. Y.—Chester A. Patterson, 262 Main st, New Rochelle, N. Y., has completed plans for a 2-sty hollow tile and stucco residence, 70x25 ft, to be erected in the Gedney Farm section, for L. Ward Prince, Walworth av, White Plains, N. Y., owner. Cost, about \$14,000.

ELMSFORD, N. Y.—J. C. Moore, Realty Building, White Plains, is completing plans and will take bids on general contract about March 15, for a 2½-sty hollow tile and stucco residence, 47x30 ft., to be erected on Saw Mill River rd, for W. K. Knapp, care of architect, owner. Cost about \$15,000.

MOUNT VERNON, N. Y.—Henry Nordheim, 1087 Tremont av, N. Y. C., is preparing plans for a 2-sty brick residence, 39x2p ft., to be

MOUNT VERNON, N. Y.—Henry Nordheim, 1087 Tremont av, N. Y. C., is preparing plans for a 2-sty brick residence, 39x22 ft., to be erected in the north side of Elliott st, 219 ft. west of Columbus av, for Vincent S. Celona, 18 South High st, Mt. Vernon, owner and builder. Cost about \$5,000.

STORES, OFFICES AND LOFTS.
HASTINGS, N. Y.—Henry Nordheim, 1087
Tremont av, N. Y. C., has completed plans for a 3-sty frame store, dance hall and residence, 105x50 ft., to be erected on Railroad av, for Ernest Engle, owner.

#### CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

174TH ST (sub).—J. Silverman, 55 East 141st st, has received the mason contract for the two 6-sty apartments to be erected at the northeast corner of 174th st and Park av for the Co-free Realty Co., 567 East 169th st, owner. Maximilian Zipkes, 220 5th av, is architect. Cost about \$110,000.

BRONXVILLE, N. Y.—The North Eastern Construction Co., 225 5th av, N. Y. C., has re-ceived the general contract to erect a 2-sty hol-

S. M. Cauldwell

President

Roy W. Wingate

Secretary and Treasurer

low tile and stucco apartment house, on the north side of Ponfield rd, about 500 ft. west of the tracks for the Lawrence Park Realty Co., Lawrence Park, Eronxville, owner. Bates & How, 542 5th av, N. Y. C., are architects. Cost, about \$125,000.

about \$125,000.

CLINTON AV (sub).—Peter Sinnott, 967 East 165th st, has received the heating contract for two 5-sty tenement houses, 50x100 ft., to be erected on the west side of Clinton av, 57 ft. south of 167th st, for the Hargton Building Co., Adela Harrington, president, 1478 Vyse av. Harry T. Howell, 149th st and 3d av, is architect. Cost about \$100,000.

CHURCHES.

FT. WASHINGTON AV.—(Sub).—The Wells Architectural Iron Co., River av and 151st st, has received the contract for the architectural iron necessary for the 1½-sty church being erected at the northeast corner of Ft. Washington and 178th st, for the Fourth Church of Christ Scientist, 600 West 181st st, owner; John Mokreja, 180th st and Wadsworth av, secretary. S. S. Beman, 332 South Michigan av, Chicago, Ill., and 50 Branville drive, Little Neck, L. I., is architect. Miller Reed Co., 103 Park av, is general contractor. McGowan & Connolly Co., 739 East 151st st, has the interior marble and tile work. Cost, about \$100,000. Excavating has been completed. L. B. Beman, Little Neck, L. I., is superintendent.

DWELLINGS.

OYSTER BAY, L. I. (sub).—C. H. Nichols, 45
East 42d st, N. Y. C., has received the steel and
iron contract for the residence for Frank M.
Doubleday, of Doubleday, Page & Co., 11 West
32d st. N. Y. C., owner. Henry P. Kirby and
John J. Petit, 103 Park av, N. Y. C., architects,
Edgar Jenkins, Kellog st, Oyster Bay, L. I., is
general contractor. L. E. Tucker will superintend.

tend.

FAR ROCKAWAY, L. I.—Oliver S. Davison, Cedarhurst, L. I., has received the general contract to erect two 2½-sty frame and stucco residences here for Franklin C. Norton, Mott av. owner. Arne Delhi & Co., 108 Fulton st. N. Y. C., are architects. Cost, between \$7,000 and \$8,000.

RUTHERFORD, N. J.—Garret Hengeveld, Wallington, N. J., has received the general contract to erect two 2½-sty frame residences in Elm st, near Washington av, for A. W. Van Winkle & Co., 1 Station sq. owner. Stanley A. Dennis, 154 Nassau st, N. Y. C., is architect. Cost about \$3,500 each.

DARIEN, CONN.—Rogers & Blydenburg, Babylon, L. I., have received the general contract to erect a 2½-sty brick residence for Mrs. Edgar Auchincloss, Jr., Middlesex rd, owner, Foster & Gade, 15 West 38th st, N. Y. C., are architects.

MOUNT VERNON, N. Y.—Jenks & Plume, 19 Prospect av, Mt. Vernon, have received the general contract to erect a 2½-sty frame residence at Lincoln Manor for A. L. Wendover, Loraine av, owner. H. I. Slayton, 19 Park av, is architect. Cost about \$6,500.

av, owner. H. I. Slayton, 19 Park av, is architect. Cost about \$6,500.

FACTORIES AND WAREHOUSES.

1ST AV.—The Murray Hill Construction Co., who has received the general contract to make alterations to the brewery at the southeast corner of 1st av and 38th st, for the Kips Bay Brewing & Malting Co., has offices in the Long Beach Building, 42d st and Lexington av, and not at 47 West 34th st, as was reported in issue of February 28.

HAMILTON AV.—F. J. Kelly Sons, 290 Broadway, N. Y. C., have received the general contract to erect the 4-sty brick ice plant, S0x100 ft, at Hamilton av and Conover st, for the India Wharf Brewing Co., on premises, owner: Louis B. Schram, president. Mortensen & Co., 114-116 East 28th st, N. Y. C., are architects and engineers. The Phoenix Concrete Steel Co., 290 Broadway, has the concrete work. Hinkle Iron Works, 534 West 56th st. N. Y. C., the steel work. Cost, about \$160,000.

IRVING ST.—The Gibbons Co., 318 Columbia st, has received the general contract to rebuild the 5-sty brick and stone factory at 48-64 Irving st for the Hills Bros. Cc., on premises, owner. Lucius R. Eastman, president. Benjamin V. White, 110 East 23d st, N. Y. C., is architect.

FAR ROCKAWAY, L. I.—P. Streifler of Far Rockaway has received the contract to erect a 3-sty brick hotel at the northwest corner of Watjean Court and Wavecrest av. for R. M. Eisenberg, 460 West 147th st, N. Y. C., owner. Henry Nordheim, 1087 Tremont av, is architect. Cost, about \$30,000.

Cost, about \$30,000.

SCHOOLS AND COLLEGES.
HOE AV (sub).—Harris H. Uris 525 West 26th st, has received the structural fron contract for the 4-sty parochial school, 100x100 ft., on the south side of Hoe av, 100 ft. north of 167th st, for the Church of St, John Chrysostom, Rev. Father B. F. Brady, pastor, Hoe av and 169th st. Michael J. Garvin, 3307 3d av, is architect. William E. Walsh, 1123 Broadway, general contractor. Cost about \$130,000.

ELMSFORD, N. Y.—Thomas F. English, Elmsford, N. Y., has received the general contract for a 2-sty brick and stucco parochial school, 40x65 ft., for the Church of Our Lady of Mt. Carmel, Rev. Father A. Kenny, pastor. A. C. Bossom, 366 5th av, N. Y. C., is architect. Cost about \$8,000.

NEWARK, N. J.—E. M. Waldron Co., 84

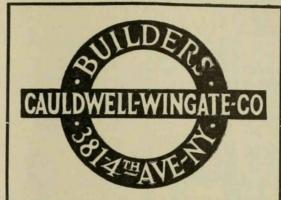
about \$8,000.

NEWARK, N. J.—E. M. Waldron Co., 84
South 6th st, Newark, has received the general
contract to erect an addition to the West Side
Public School in 17th st, through to 18th st,
for the Board of Education of Newark, Chas. P.
Taylor, president. E. F. Guilbert. City Hall,
Newark, is architect. George W. Knight, City
Hall, Newark, is school engineer. Cost about
\$100,000. Paul H. Jaehnig, 109 Bank st, Newark, has the wiring contract. The plumbing,
heating and ventilating bids will be opened on
March 10 at 4.15 p. m.

STABLES AND GARAGES.

STAPLES AND GARAGES.
WASHINGTON ST.—Thomas Drysdale, 26
Court st, Brooklyn, has received the general
contract to erect a 2-sty brick and steel stable.
75x150 ft, at 578-582 Washington st, corner of
Clarkson st, for John J. Bradley, 68 Hudson st,
owner. Horenburger & Bardes, 122 Bowery, are
architects. Cost, about \$25,000.

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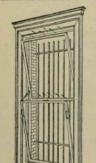
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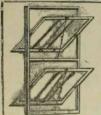
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Contracts Awarded (Continued).

77TH ST.—Silberman-Schampain Co., 104 West 42d st, has received the general contract to erect a 5-sty brick and terra cotta garage, 75x102 ft., at 159-163 East 77th st for Max Cramer, care of Bretton Hall Garage, 150 West 83d st, owner. George F, Pelham, 30 East 42d st, is architect. Cost about \$75,000.

of Bretton Hall Garage, 150 West 83d st, owner. George F. Pelham, 30 East 42d st, is architect. Cost about \$75,000.

STORES, OFFICES AND LOFTS.
FULTON ST.—John Thatcher & Son. 60 Park av, have received the general contract to alter the department store at 420 Fulton st for Abraham & Straus, on premises. Lord, Hewlett & Tallant, 345 5th av, N. Y. C., are architects. Cost about \$5,000.

5TH AV (sub.).—The contract has been awarded to The Underpinning & Foundation Co., 290 Broadway, for driving the steel foundation for the 12-sty loft building at 44th st and 5th av, for Cass. Apfel & Slater, owners. G. & E. Blum are architects.

5TH AV (sub.).—The Underpinning & Foundation Co., 290 Broadway, has received the contract for driving the steel pile foundation for the 22-sty loft building to be erected on the site of the old Victoria Hotel, 5th av, Broadway and 27th st, for the Johnson Kahn Co. Schwartz & Gross, 347 5th av, are architects.

THEATRES.

WHITE PLAINS, N. Y. (sub).—The Hedden Construction Co., 38 Academy st, Newark, N. J., has received the steel contract for a 2-sty hollow tile and stucco theatre, 67x100 ft., to be erected at Wall st and Railroad av, White Plains, owner. Frank Norton Brown, Railroad av, White Plains, is architect. The White Plains Theatre Co., 290 Broadway, N. Y. (., is lessee. Rocco Briante, 5 North Lexington av, White Plains, has the general contract. Cost about \$25,000.

MOUNT VERNON, N. Y. (Sub.).—The Diehl Construction Co., McLean av, Yonkers, N. T., has received the mason contract for the 1 and 2-sty brick nicolette and stores, 42x100 ft., to be erected on the north side of Mount Vernon av, 85 ft. east of Bond st, for Niels Hansen. Islst st and Addubon av, owner and builder. Moore & Landsiedel, 148th st and 3d av, are architects. Cost about \$12,000.

MISCELLANEOUS.

ALBANY, N. Y.—The Keepsdry Construction Co., 145 West 18th st, N. Y. C., has received

architects. Cost about \$12,000.

MISCELLANEOUS.

ALBANY, N. Y.—The Keepsdry Construction Co., 145 West 18th st, N. Y. C., has received the general contract to erect an armory building and stable for Troop B, on New Scotland av. Lewis F. Pilcher, Capitol, Albany, is architect. J. J. Horan Co., 215 River st, Troy, N. Y., has the heating contract; Thomas A. O'Malley, 105 Hudson st, Albany, the plumbing, and Frost & Sheldon, 47 Hudson av, Albany, the wiring.

#### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

162D ST, s w c, and Ft Washington av, 6-sty brick apartments, 102x161; cost, \$200,000; owners, Friedman Constn. Co., Henry Friedman, president, 189 Bway; architects, George & Edward Blum, 505 5th av. Plan No. 66.

153D ST, 449-451 West, 5-sty brick tenement, 60x99; cost, \$40,000; owner, Alexander Grant Const. Co., 714 West 181st st; architects, Schwartz & Gross, 347 5th av. Plan No. 75.

DWELLINGS.

69TH ST, 37-47 East, 4-sty brick dwelling, 110x60; cost, \$350,000; owner, Arthur C. James, 92 Park av; architects, Allen & Collens, 40 Central st, Boston, Mass. Plan No. 73.

FACTORIES AND WAREHOUSES.
WEST HOUSTON ST, 92, 1-sty brick storage and shipping department, 18x98. Cost, \$15,000; owner, Joseph Personein, 496-498 West Broadway; architects, Bartoccini & Vendrasco, 496-498 West Broadway. Plan No. 61.

62D ST, 230 East, 3-sty brick blacksmither and directive 28x95; cost, \$10000; covner.

498 West Broadway. Plan No. 61.
63D ST, 230 East, 3-sty brick blacksmith shop and dwelling, 25x95; cost, \$10,000; owner, Patrick Burns, 250 East 62d st; architects, Browne & Almiroty, 220 5th av. Plan No. 69.
WATER ST, 217-219, 3-sty brick storage, 146x 45; cost, \$38,000; owner, Ruth Livingston, 431 West 14th st; architect, James S. Maher, 431 West 14th st. Plan No. 74.

STORES AND TENEMENTS.
RIVERSIDE DRIVE, \$38-844. 6-sty brick tenement, 102x151; cost, \$200,000; owner, Sand Construction Co., 1029 East 163d st; architect, Samuel Katz, 1 Madison av. Plan No. 63.

180TH ST, s s, 100.1 e St. Nicholas av, 5-sty brick tenement, 75x100; cost, \$40,000; owner, Alexander McDowell, 63 Morningside av; archi-tects, Schwartz & Gross, 347 5th av. Plan No. 65.

142D ST, s s, 161 e Riverside Drive, 6-sty brick tenement, 100x86; cost, \$125,000; owners V, S, Building Co., 141 Broadway; architect Chas. B. Meyers, 1 Union sq West. Plan No. 71.

V. S. Building Co., 141 Broadway: architect, Chas. B. Meyers, 1 Union sq West. Plan No. 71.

STORES, OFFICES AND LOFTS.

31ST ST, 32-34 East, 12-sty brick store and lofts, 45x92; cost, \$225,000; owner, Adroit Building Co, Inc., Joseph M. Brody, president, 38 West 32d st; architect, Rouse & Goldstone, 38 West 32d st; architect, Rouse & Goldstone, 38 West 32d st; Plan No. 70.

BROADWAY, 415, 12-sty brick stores, offices and loft, 36x126; cost, \$250,000; owners, The Canal St. Building Corp., Edwin A. McAlpin, president, 125 East 57th st; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 72.

THEATRES.

74TH ST, 336 East, 1-sty and gallery brick motion picture theatre, 42x102; cost, \$23,000; owners, Bohemian Ben. & Lit. Assn., Alois Kral, 440 East 77th st; architect, Frank Braun, 585 9th av, Astoria, L. I. Plan No. 64.

MISCELLANEOUS.

LENOX AV, e. s. 50 n of cor 145th st and Lenox av, advertising fence, 100x8; cost, \$200; owners, Mary E. Pinkney Estate, Chas. E.

Littlefield, administrator, 111 Pine st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 62.

97TH ST, 2 West, advertising fence, 300x8; cost, \$400; owner, Estelle L. Redmond, 542 5th av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 68.

Plan No. 68.

ST. NICHOLAS AV. e s, 850 s Dyckman st, advertising fence, 100x9; cost, \$175; owners, Barney Estate Co., James W. Barney, vice-president, 135 Broadway; architect, Wm. G. Browne, 220 West 42d st. Plan No. 67.

#### Bronx.

Bronx.

HOSPITALS AND ASYLUMS.

NORTH BROTHERS ISLAND, e s, two 4-sty concrete hospitals, tile roof, 123x35½; cost, \$120,-000; owner, City of New York; architect, Wm. E Austin, 46 West 24th st. Plan No. 89.

STABLES AND GARAGES.
152D ST, 246, 1-sty brick store and stable, slag roof, 75x118.6; cost, \$4,500; owner, John La Spina, 2051 Grand ave; architect, Frank Lages, 2403 7th ave. Plan No. 86.

TOWNSEND AV, e s, 84.3 s 176th, 1-sty bk garage, 25x50; cost, \$3,000; owner. Anna E. Garbe, 1752 Walton av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 85.

STORES AND TENEMENTS.

FOX ST, e s, 273, 3 n 165th st, 5-sty brick tenement, slag roof, 50x87.6; cost, \$45,000; owner, Max Bldg. Co., Max Cohen, 1062 Morris av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 88.

TIEBOUT AV, e s, 258.3 n 188th st, 5-sty brick tenement, slag roof, 65x89; cost, \$58,000; owner, Archibald Hamilton, 1439 Prospect av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 91.

No. 91.

STORES, OFFICES AND LOFTS.

WEST FARMS RD, s e cor Fox sq. 3-sty brick telephone exchange and offices, tar and gravel roof, 47.65x97; cost, \$79,600; owners, N. Y. Telephone Co., Union N. Bethell, 15 Dev st. president; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 84.

WESTCHESTER AV, s s, 291.4 w Castle Hill av. 1-sty brick stores, slag roof, 30x75; cost, \$5,000; owner, David Faith, 2152 Westchester av; architect, Max Hausle, 2223 Powell av. Plan No. 92.

Plan No. 92.

MISCELLANEOUS.

EXTERIOR ST. w s, 584.9 n 150th st, 3-sty concrete coal pockets, concrete roof, 127.9x65.3; cost, \$10.000; owners, F. A. J. Farman Coal Co., F. A. J. Farman, 150th st and River av, president; architect. Tremont Architectural Co., 401 Tremont av. Plan No. 87.

WILDER AV, e s, 100 s Kingsbridge rd, 1-sty frame shed, 20x31; cost, \$100; owner, Geo. Valentine, on premises; architect, Robt. Skrivan, 4436 Carpenter av. Plan No. 90.

#### Brooklyn.

CHURCHES.

DEKALB AV, s s. 350 e Sumner av, 3-sty brick synagogue, 25x95, — roof; cost, \$10,-000; owner, Gabriel Jorseph, 928 DeKalb av; architect, Paul B. La Velle, 501 5th av, N. Y. C. Plan No. 1028.

architect, Paul B. La Velle, 501 5th av, N. Y. C. Plan No. 1028.

DWELLINGS.

COLERIDGE ST, e s. 160 s Hampton av, 2sty brick dwelling, 24x40, tile roof, 1 family;
cost, \$11,000; owner and architect. Paul J.
Gallagher, 210 Corbin pl. Plan No. 1043.

COLERIDGE ST, e s. 260 s Hampton av,
2-sty brick dwelling, 28x42, tile roof, 1 family;
cost, \$11,000; owner and architect, Paul J.
Gallagher, 210 Corbin pl. Plan No. 1046.

COLERIDGE ST, w s. 260 s Hampton av,
2-sty brick dwelling 26x45, tile roof, 1 family;
cost, \$11,000; owner and architect, Paul J.
Gallagher, 210 Corbin pl. Plan No. 1044.

DOVER ST, w s. 100 s Hampton av, 2-sty
brick dwelling, 27x40, tile roof, 1 family; cost,
\$11,000; owner and architect, Paul J. Gallagher, 210 Corbin pl. Plan No. 1047.

HINSDALE ST, n e cor Hegeman av, 2-sty
brick dwelling, 30x20, Gravel roof, 1 family;
cost, \$2.500; owner, Wolf Tepper, — ; architect, Morris Rothstein, 627 Sutter av. Plan
No. 1042.

W 33D ST, e s, 260 s Mermaid av, two 1-sty
transe dwellings, 20x20, gravel voof, 1 family;

No. 1042.

W 33D ST, e s, 260 s Mermaid av, two 1-sty frame dwellings, 13x88, gravel roof, 1-family each; total cost, \$800; owner, Dora Vollman. 18 Herkimer st; architect, Rocco Mega, 2857 West 5th st. Plan No. 1096.

CROPSY AV, n s, 50 e 28th av, 2-sty brick dwelling, 13.5x43.8, tin roof, 2 families; cost, \$3,-000; owner, Nicholas Rossomando, 437 West 28th st, N. Y.; architect, R. T. Schaefer, 1526 Flatbush av, Plan No. 1102.

EAST 19TH ST, e s, 120 s Av Q, 2-sty frame dwelling, 26x41.6, shingle roof, 1 family; cost, 44,560; owner, Edw. Voorhees, 2188 Ocean av; architect, Benj. Driesler, 153 Remsen st. Plan No. 1073.

EAST 42D ST, w s, 340 s Av J, 2-sty frame

No. 1073.

EAST 42D ST, w s. 340 s Av J, 2-sty frame dwelling, 14x50, shingle roof, 2 families; cost, \$2,500; owner, Mrs. Patrick Fenell, 247 14th st, J. C.; architect, Wm. Richter, 4411 18th av. Plan No. 1063.

MAPLE AV, n s. 80 e Highland av, 2½-sty frame dwelling, 21.10x36.9, shingle roof, 1 family; cost, \$4,000; owner, Marion G. Lemon, 69 So Elliot pl; architect, R. I. Dodge, 233 Broadway, N. Y. Plan No. 1060.

ELDETES LA, ws. 150 s. Vienna av. 1-sty

way, N. Y. Plan No. 1060.

ELDERTS LA, ws, 150 s Vienna av, 1-sty frame dwelling, 17x40, tin roof, 1 family; cost, \$1,200; owner, Ernest Schmidt, 2334 Pitkin av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1127.

E 19TH ST, ws, 100 n Av K, 2-sty frame dwelling, 23x40, shingle roof, 1 family; cost, \$6,000; owner, John E. Jamerel, 182 East 17th st; architect, Robt T. Schaefer, 1526 Flatbush av. Plan No. 1134.

50TH ST, ss, 182.6 w 17 av, 2-sty frame dwelling, 29x28, shingle roof, 1 family; cost, \$3,500; owner, Alfrank Realty Co., 3173 Bedford av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1135.

EAST 54TH ST. e s, 100 s Beverly rd, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, \$3,500; owner, John W. Ryder, 7 Remsen st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1126.

FACTORIES AND WAREHOUSES.

34TH ST, e s, 150 s 3d av, 2-sty frame factory, 48x60.10, iron roof; cost, \$1,000; owner, Wm. A. White, 14 Wall st, N. Y.; architect, Maxwell Eng. Co., 30 Church st, N. Y. Plan No. 1049.

HOSPITALS AND ASYLUMS.
WILLIAMS AV, w s, 90 s Vienna av, 1-sty
brick cow hospital, 17x40, gravel roof; cost,
\$1,500; owner, Harry Sacks, 426 Hegeman av;
architect, Morris Rothstein, 627 Sutter av.
Plan No. 1040.

Plan No. 1040.

HOTELS.

SURF AV, n s, 135 e W 15th st, 2-sty frame hotel, 63x100, gravel roof; cost, \$6,000; owner, Richard Garms, 628 E 18th st; architect, 0. F. Finnerty, 2957 W 8th st. Plan No. 1051.

STABLES AND GARAGES.

CENTRAL AV, s s, 75 e Stanhope st, 1-sty brick garage, 15x50.6, slag roof; cost, \$2,500; owner, Kasper Ruefer, on premises; architect, Albert Ulrich, 371 Fulton st. Plan No. 1066.

Albert Ulrich, 371 Fulton st. Plan No. 1066.

ALBANY AV, s w cor Lincoln pl, 1-sty brick garage, 35x42.9, gravel roof; cost, \$2,500; owner, Geo. K. Krauss, on premises; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 1119.

STORES AND DWELLINGS.
27TH ST, s s, 185 w 4th av, 3-sty brick store and dwelling, 18.5x51, slag roof, 2 families; cost, \$8,000; owner, Vinzio Loverdi, 700 4th av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1131.

27TH ST, s w cor 4th av, 3-sty brick store and dwelling, 19.6x51, slag roof, 2 families; cost, \$10.000; owner, Vinzio Loverdi, 700 4th av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1132.

STORES AND TENEMENTS.

and dwelling, 19.6x51, slag roof, 2 families; cost, \$10.000; owner, Vinzio Loverdi, 700 4th av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1132.

STORES AND TENEMENTS.

MONROE ST, s s, 285 w Nostrand av, 4-sty brick tenement, 47x80, gravel roof, 19 families; cost, \$50.000; owner, Lanoor Realty Co., 559 Greene av; architect, Cohn Bros., 361 Stone av. Plan No. 1033.

JEFFERSON AV, s s, 375 w Ralph av, 3-sty brick tenement, 20.8x66.8, tin roof, 3 families; cost, \$7,000; owner, Henry Loeffler, 804 Jefferson av; architect, same. Plan No. 1054.

HOWARD AV, w s, 175 n Sutter av, 4-sty brick tenement, 50x88, gravel roof, 20 families; cost, \$25,000; owner, Howard Investing Co., 1934 Prospect pl; architect, Chas. Mele, 1577 St. Marks av. Plan No. 1089.

CHRISTOPHER AV, n w cor Lott av, 3-sty brick tenement, 20x65, slag roof, 6 families; cost, \$8,000; owner, Jos. Stern, 464 Christopher av; architect, E. M. Adelsohn, 1776 Pita.n av. Plan No. 1065.

S STH ST, s s, 42.11 e Driggs, av, 6-sty brick tenement, 64.3x76.10, slag roof, 35 families; cost, \$55,000; owner, Keap Construction Co., 150 Hart st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1061.

HALSEY ST, s s, 95 w Lewis av, 4-sty brick tenement, 53x88, gravel roof, 16 families; cost, \$55,000; owner, Benj, Gabrillovitz, 188 Stockton st; architect, Lew Keon, 9 Debevoise st. Plan No. 1117.

HALSEY ST, s s, 148 w Lewis av, 4-sty brick tenement, 27x88, gravel roof, 8 families; cost, \$28,000; owner, Benj, Gabrillovitz, 188 Stockton st; architect, Lew Keon, 9 Debevoise st. Plan No. 1116.

KEAP ST, n s, 225.5 w Marcy av, 6-sty brick tenement, 49.6x48.8, slag roof, 18 families; cost, \$45,000; owner, Benj Gabrillovitz, 188 Stockton st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1124.

SOUTH 2D ST, s s, 50 e Hooper st, 6-sty brick tenement, 50x98, gravel roof, 30 families; cost, \$45,000; owner, Armor Construction Co., 25 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1142.

ST. MARKS AV, s s, 350 e Underhill av, 3-ty brick tenement,

VIENNA AV, s s, 120.10 e Hinsdale st, 1-sty brick milk house, 26x37, gravel roof; cost, \$2,-000; owner, Harry Sacks, 426 Hegeman av; architect, Morris Rothstein, 627 Sutter av. Plan No. 1041.

HUDSON AV, w s, 200 n Tillary st, 175-ft factory chimney; cost, \$4,525; owner, Aaron Levy, 256 Hudson av; architect, Wm. T. Donnely, 808 East 18th st. Plan No. 1128.

#### Queens.

DWELLINGS.

DWELLINGS.

EDGEMERE.—Hammos st, w s, 140 w Edgemere av, 2-sty brick dwelling, 28x32, shingle roof, 1-family, steam heat; cost, \$6,000; owner, M. Lewis, 126 West 84th st, N. Y. C.; architect, J. C. Dyin, 89 49th st, Edgemere. Plan No. 377.

JAMAICA, SOUTH.—Fairview ave, w s, 50 n Summit ave, 2-sty frame dwg, 18x36, shingle room, 1-family; cost, \$2,000; owner, John Erdmann, premises; architect, F. H. Chapmann, 45 Kaiser ave south, Ozone Park. Plan No. 379.

ROCKAWAY BEACH.—Undine ave, w s, 90 s Boulevard, two 2-sty frame bungalows, 13x34, shingle roof, 2 families; cost, \$1,000; owner, Heer Bros., Rockaway Beach; architect, J. H. Cornell, Far Rockaway. Plan No. 376.

BAYSIDE.—Bismark av, w s, 150 s Warburton av, 2½-sty frame dwelling, 20x26, shingle roof, 1 family; cost, \$2,750; owner and architect, Louis Orgelfinger, Bayside. Plan No. 403.

FOREST HILLS.—Whitson av, n s, 138 e Puritan av, 2½-sty terra cotta dwelling (4 houses), 17x44, tile roof, 1 family; cost, \$24.000; owner and architect. Sage Foundation Homes Co., Forest Hills. Plan No. 405,

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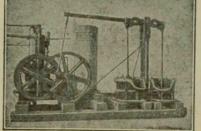
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(Plans filed-Queens-Continued.)

Pian No. 380-381.
RIDGEWOOD.—Charlotte pl, n e cor St Felix st, twelve 2-sty brick dwellings, 20x50, tin roof, 2 families; cost. \$30,000; owner, Henrix Improvement Co., 504 Henrix st, Brooklyn; architect, Henry Dorf, 614 Kosiusko st, Brooklyn. Plan No. 399.

Plan No. 399.

RIDGEWOOD.—Charlotte st, w s, 23 s Flushing av, five 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, \$15,000; owners, Conrad Kroemer et al. Flushing and Woodward avs, Ridgewood; architect, M. B. Schmidt, 15 East 40th st, N. Y. C. Plan No. 402.

EDGEMERE.—Harriman av, w s, 140 n Edgemere av, 2½-sty brick dwelling, 28x34, shingle roof, 1 family, steam heat; cost, \$4,000; owner, M. H. Lewis, 126 West 84th st, N. Y. C.; architect, J. A. Dioguardi, Bridge Plaza, L. I. City. Plan No. 406.

BELLLE HARBOR.—Dover av, e s, 540 s

BELLE HARBOR.—Dover av, e s, 540 s Washington av, 2½-sty frame dwelling, 25x35, shingle roof, 1-family, steam heat; cost. \$6,000; owner, Samuel Hess, Linden st, Brooklyn; architect, Wm. McKenzie, Rockaway Park. Plan No. 393.

BELLE HARBOR.—Suffolk av, e s, 200 n Newport av, 2-sty frame dwelling, 24x27, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Mrs. Augusta Smith, 99 Clifton ter, Weehawken, N. J.; architects, Boerum & Farrell, 17 South Lincoln av, Rockaway Park. Plan No. 382.

Mrs. Augusta Smith. 36 cm & Farrell, 17 South Lincoln av. Rockaway Park. Plan No. 382.

EDGEMERE.—Boulevard, s. s. 58 w Cedar st. three 1-sty frame dwellings, 18x30, shingle roof, 1-family; cost, \$4,500; owner, G. & L. Realty Co., 47 Av B, N. Y. C.; architect. Howard & Callmann, Far Rockaway. Plan No. 388-89-90.

ROCKAWAY BEACH.—South Eldert av, e. s., 430 s Boulevard, 2½-sty frame dwellings, 25x 32, shingle roof, 1-family; cost, \$4,000; owner, Mrs. Catherine Schneider, Rockaway Beach; architect, J. B. Smith, 57 Fairview av, Rockaway Beach. Plan No. 394.

ROCKAWAY PARK.—10th av, n. s. 140 n. Newport av, 2½-sty frame dwelling, 26x34, shingle roof, 1-family, steam heat; cost, \$7,000; owner, J. H. & P. M. Reardon, 141 West av, Rockaway Park; architect, Boerum & Farrell, 17 South Lincoln av, Rockaway Park. Plan No. 383.

WOODHAVEN.—Walker av, w s, 569 s Jamaica av, four 2-sty frame dwellings, 18x40, shingle roof, 1-family; cost, \$12,000; owner, Albert Lips, 156 Atlantic st. Jamaica; architect, Wm. McIntvre, East Grand av, Corona. Plan Nos. 395-6-7-8.

shingle roof, 1-tamily; cost, \$12,000; owner, Albert Lips, 156 Atlantic st, Jamalea; architect, Wm. McIntvre, East Grand av, Corona. Plan Nos. 395-6-7-8.

FACTORIES AND WAREHOUSES.
COLLEGE POINT.—3d av, s w cor 5th st. 1-stv brick oil storage, 25x28, tin roof; cost. \$1,000; owner and architect. American Hard Rubber Co., College Point. Plan No. 374.

STABLES AND GARAGES.
FAR ROCKAWAY.—Nielson ave, e s, 300 s Mills st, 1-stv frame garage, 12x20, shingle roof; cost, \$200; owner. Dr. Otto Metzger, premises; architect. Jos. H. Cornell, Far Rockaway. Plan No. 375.

STORES AND TENEMENTS.
CORONA.—Railroad av, s s, 200 e Sycamore av, 1-sty brick store, 20x30, gravel roof; cost, \$1,200; owner, Saroese Brothers, 74 Railroad av, Corona; architect. S. Magnoin, 112 50th st, Corona. Plan No. 391.

METROPOLITAN.—DeKalb av, s s, 43 w Woodward av, three 2-sty brick tenements, 20x 62, tin roof, 3 families; cost, \$12,000; owner, John M. Meyer, 6 Sophia st. Ridgewood; architect, L. Berger & Co., Myrtle and Cypress ave, Ridgewood Plan No. 387.

RIDGEWOOD.—Madison st, s w cor Cypress av, 3-sty brick tenement, 25x85, tin roof, 6 families; cost, \$24,000, and Madison st, s s, 25 w Cypress av, three 3-sty brick tenement, 51x47, tin roof, 6 families; cost, \$24,000, and Madison st, s s, 107 w Cypress av, 3-sty brick tenement, 51x47, tin roof, 6 families; cost, \$24,000, and Madison st, s s, 107 w Cypress av, 3-sty brick tenement, 51x47, tin roof, 6 families; cost, \$24,000, and Madison st, s s, 107 w Cypress av, 3-sty brick tenement, 51x47, tin roof, 6 families; cost, \$3,000; owner, August Bauer, 355 Highland blvd, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 384-5-6.

L. I. CITY.—Flushing av, n s, 134 e Rapelje av, 1-sty frame store, 25x50, gravel roof; cost, \$1,800; owner, Louis Gratoros, 815 Crescent st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City, architect, Frank Chmelik, 796 2d av, n e cor Slocum st, two 2-sty brick tenements, 20x55, tin roof, 3 families; cost, \$6,500. owners, Fran

Prooklyn. Plan Nos. 407-8-9-10.

MISCELLANEOUS.

JAMAICA—New York ave. w s. 522 s Fulton st 1-stv frame toilet room, 6x20, tin roof; cost. \$25; owner, J. I. R. R. Co., Penn Terminal. N. Y. C. Plan No. 378.

SPRINGFIELD.—Dutton la, e s. 1500 n Merrick rd, 1-stv frame market house, 20x20, tin roof; cost. \$250; owner and architect, J. J. Dutton. premises. Plan No. 392.

FLUSHING.—Sinclair av. n s. 25 w Smart av. 1-stv frame shon, 22x14, ravel roof; cost \$100; owner. Geo. DeMato. Flushing. Plan No. 404.

JAMAICA CREEK NO. 2.—Bavview av. w s. \$40 s Cross st. 2-stv frame boat house, 14x32. shingle roof; cost. \$600; owner. E. G. Barts, 792 Park pl, Brooklyn. Plan No. 401.

Richmond.

#### Richmond.

DWELLINGS.

RICHMOND TURNPIKE, s s, 80 e Mountainview av. Tompkinsville, two 2-sty brick dwellings, 20x50; total cost, \$8,000; owner, B. T. Construction Co., 340 St Marks av, Brooklyn;

architects, Laspia & Salvati, 525 Grand st. Brooklyn. Plan No. 76.

Brooklyn. Plan No. 76.

MISCELLANEOUS.

RICHMOND TERRACE, s s, 250 e Bard av,
New Brighton, steel water tank, 160 ft. high;
cost, \$6,700; owner, Trustees Sailors' Snug Harbor, New Brighton; architect and builder, Chicago Bridge & Iron Works, 30 Church st. Capacity, 100,000 gals. Plan No. 77.

#### PLANS FILED FOR ALTERATIONS.

#### Manhattan.

Manhattan.

BAXTER ST, 2-2½, remove store partition to 7-sty brick store and tenement; cost, \$250; owner, Abraham Finelite, 2 Baxter st; architect, 0tto Reissmann, 30 1st st. Plan No. 711.

BEAVER ST, 19, sliding doors to 4-sty brick printing shop and restaurant; cost, \$50; owner, Chas. Lange, 2603 Grand av; architect, Alexander Smith, 43 Broad st. Plan No. 686.

BROOME ST, 446, two 7,500-gal, pressure tanks to 12-sty brick store and lofts; cost, \$2,500; owner, The Adams Land & Bldg Co., 71 Broadway; architects, The Rusling Co., 39 Cortlandt st. Plan No. 708.

CANAL ST. 533-541, new elevator to 8-sty

landt st. Plan No. 708.

CANAL ST, 533-541, new elevator to 8-sty brick loft; cost, \$1,500; owner, Canal Realty Co., Louis Weinstein, Pres., 149 Broadway; architects, Cohen & Felson, 329 4th av. Plan No. 715.

CHAMBERS ST, 144, new store front, partition and flooring to 5-sty brick cafe and lofts; cost, \$3,500; owners, Heuer Estate, Henry O. Heuer, executor, 2306 8th av; architect and builder, Frank Odendahl, 250 W 87th st. Plan No. 666.

No. 666.

CHATHAM SQ, 5, new seating, doors and balcony to 1-sty brick moving picture theatre; cost, \$8,000; owner, Henry Berg, 507 5th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 683.

No. 683.

CLINTON ST, 79, reconstruct store front to 6-sty stores and tenement; cost, \$500; owner, David S. Goldstein, 71 St. Marks pl; architect, Jacob Fisher, 25 Av A. Plan No. 670.

DIVISION ST, 39, remove and erect partition to 3-sty brick lofts, stores and dwelling; cost, \$500; owners, Meyer Hertzberg et al, 41 Division st; architect, Jacob Fisher, 25 Av A. Plan No. 669.

A. Plan No. 669.

DUANE ST, 165-169, 6,000-gal, swrinkler tank to 10-sty brick factory; cost, \$350; owner, Leopold Schepp, 165-9 Duane st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 696.

EXCHANGE PL. 40, new windows, partitions and painting to 19-sty brick office; cost, \$1,-500; owners, Lords Court Bldg., John Beach president, 27 William st; architect, Carleton E. Smith, 103 Park av. Plan No. 663.

FULTON ST, 104, new store front to 7-sty brick stores and offices; cost, \$500; owner, John J. Burton, 198 Franklin st; architect, Walter H. Volckening, 186 Remsen st, Brooklyn. Plan No. 658.

GRAND ST, 480, new store fronts to 6-sty brick stores and tenement; cost, \$300; owner, Lebowitz, 480 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 719.

Fisher, 25 Av Å. Plan No. 719.

GREENWICH ST, 63, new partitions and fire-proofing to 4-sty brick hotel; cost, \$500; owner, John N. Spaus, 61 Greenwich st; architect, Henry Regelmann, 133 7th st. Plan No. 684.

GREENWICH ST, 130, toilet compartment to 4-sty brick store and dwelling; cost, \$200; owner, Wm. Cruikshank, 141 Broadway; architect, Adolph Balschun, 483 Willis av. Plan No. 695.

HESTER ST, 209-211, new door to 6-sty brick stable; cost, \$25; owner, Fred Ochse, 209-212 Hester st; architect, Chas. M. Straub, 147 4th av. Plan No. 717.

stable; cost, \$25; owner, Fred Ochse, 209-212
Hester st; architect, Chas. M. Straub, 147 4th
av. Plan No. 717.

LUDLOW ST, 123-125, new stairs and store
fronts to 6-sty brick stores and tenements;
cost, \$500; owners, Foulard Realty Co., 385 Ft.
Washington av; architect, Max Muller, 115
Nassau st. Plan No. 653.

MOTT ST, 103-105, new stairs and partitions
to 7-sty brick loft; cost, \$3,000; owner, Paul
Beinlich, 103-105 Mott st; architect, Geo. Dress,
1436 Lexington av. Plan No. 681.

PEARL ST, 458, alterations to 3-sty brick
store, office and storage; cost, \$350; owner,
David Freed, 255 Ft. Washington av; architect,
Chas. E. Miller, 111 Nassau st. Plan No. 652.

RIVINGTON ST, 155, new front wall to 4-sty
brick loft and bank; cost, \$5,000; owner,
Adolph Mandel, 155 Rivington st; architect,
Benj. W. Levitan, 20 W 31st st. Plan No. 678.
STANTON ST, 101-103, reset store front to 6sty brick store and tenement; cost, \$250; owner,
Morris Dembowsky, 161 Ludlow st; architect,
Otto Reissman, 30 1st st. Plan No. 713.

STANTON ST, 144, reset store front to 4-sty
brick store and tenement; cost, \$250; owner,
Herman Willis, 144 Stanton st; architect, Otto
Reissman, 30 1st st. Plan No. 712.

THOMPSON ST, 97, alterations to 3-sty brick
tenement; cost, \$350; owner, Mary N. Allyne,
San Francisco, Cal.; architects, Nast & Springsteen, 21 West 45th st. Plan No. 651.

VARICK ST, 62-66, alterations to 2-sty brick
office and store room; cost, \$500; owner, The
City of New York; lessees and architects, The
Degnon Contracting Co., 60 Wall st. Plan No.
691.

WALL ST, 45-47, new elevator enclosure to
9-sty brick bank and offices; cost, \$3,000; own-

Begnon Contracting Co., 60 Wall St. Plan No. 691.

WALL ST, 45-47, new elevator enclosure to 9-sty brick bank and offices; cost, \$3,000; owner, United States Trust Co., Edward W. Sheldon, Pres., 45 Wall st; architect, Robt. W. Gibson, 185 Madison av. Plan No. 685.

WALL ST, 60, alterations to 26-sty brick offices; cost, \$600; owner, George R. Reed, 20 Nassau st; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 672.

WEST HOUSTON ST, 187, alterations to 4-sty brick tenement; cost, \$300; owner, Adolf Guttman, 187 West Houston st; architect, Francis A. Gallow, Tuckahoe, N. Y. Plan No. 704.

12TH ST, 135-137 East, new stores and stairs to 3-sty brick stores and dwellings. Cost, \$2,000; owner, Rhoda Rieser, care of M. Werthelm, 149 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 649,

13TH ST, 339-349 W, reinforcement to 6-sty brick store and lofts; cost, \$200; owner, The Newton Bldg, Co., Thos. J. Kenny president, 87 Milk st, Boston, Mass.; architect, Clinton M. Cruikshank, 939 Madison av. Plan No. 664.

14TH ST, 138 E, new stairs and store front to 5-sty brick store and offices; cost, \$500; owner, Solomon Schinasi, 32 W 100th st; architect, Morris Schwartz, 194 Bowery. Plan No. 661.

14TH ST, 430-432 W, new toilet rooms to 5-sty brick stores and lofts; cost, \$400; owner, Henry Meinken, 611 W 113th st; architect, Fred Hammond, 391 E 149th st. Plan No. 660.

Fred Hammond, 391 E 149th st. Plan No. 660. 28TH ST, 114 W, new board partitions to 4-sty brick stores and lofts; cost, \$100; owner, Julia and Emma Glover, 162 W 88th st; architect, Jacob Fisher, 25 Av A. Plan No. 671. 36TH ST, 19-21 West, 2,000-gal. house tank to 12-sty brick lofts; cost, \$200; owner, Wm. M. Sperry, 19-21 West 36th st; architect, Royal J. Mansfield, 135 William st. Plan No. 690. 37TH ST, 103-105 W, new store fronts to 5-sty brick store and show-room; cost, \$400; owners, Mary A. Smith et al, 190 Riverside Drive; architect, Louis A. Sheinart, 194 Bowery. Plan No. 654. 38TH ST. 69 West, new store front to 5-sty

Plan No. 654,

38TH ST, 69 West, new store front to 5-sty brick stores and hotel; cost, \$250; owner, Samuel Marks, 158 West 84th st; architect, Fred P. Platt, 1123 Broadway. Plan No. 709.

44TH ST, 11 East, masonry to 4-sty brick store and studios; cost, \$75; owner, Wm. S. Beaman, 27 Cedar st; architect, Wm. Johnstone, 991 Lexington av. Plan No. 714.

45TH ST, 25 West, new partitions to 16-sty brick stores and offices; cost, \$450; owner, Cen-tury Holding Co., 1182 Broadway; architect, A. H. Jacobson, 139 West 24th st. Plan No.

46TH ST, 207-217 East, new fence, railings and storm enclosure to 4-sty brick P. S. 73; cost, \$2,700; owner, City of New York, Department of Education, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 700.

av. Plan No. 700.

46TH ST, 126-132 West, terra cotta block partitions to 12-sty brick store and loft. Cost, \$500; owners, Leavitt Realty Co., Abraham L. Lippman, secretary, 126 West 46th st; architect, Henry H. Holly, 39 West 27th st. Plan No.

57TH ST, 205-209 East, moving picture apparatus enclosure to 2-sty brick theatre; cost, \$300; owner, 205 East 57th St. Co., Alfred M. Rau, president, 50 Central Park West; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 699.

58TH ST, 501-507 West iron and glass partitions to 5-sty brick high school; cost, \$2,300; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 702.

ark av. Plan No. 702.

78TH ST, 444 E. install stores to 5-sty brick enement; cost, \$1,000; owner, Elsie Henrich, 32 E 42d st; architect, Alfred L. Kehoe, Beeklan st. Plan No. 668.

97TH ST, 178 West, alterations to 5-sty brick enement; cost, \$300; owner, Louise Kissling, S North 10th av, Mt. Vernon, N. Y.; architect, ohn H. Knubel, 305 West 43d st. Plan No. John

116TH ST, 302-304 West, new dumbwaite partitions and plumbing to two 5-sty brick ter ements and store; cost, \$5,000; owners, Cohe & Glauber, 35 Nassau st; architect, Max Zipker 220 5th av. Plan No. 694.

124TH ST. 223 East, new partition, dumb-waiter and flues to 5-sty brick tenement; cost, \$2,000; owner, Robt. H. McMananey, 258 DeKalb av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 687.

st. Plan No. 687.

125TH ST, 317 West, new store fronts and stairs to 3-sty brick stores and dwelling; cost, \$200; owners. Estate of Eliza Mulrein, 317 West 125th st; architect, Frank Hausle, 81 East 125th st. Plan No. 697.

134TH ST, 6-10 East, new elevator shaft to 3-sty brick stable; cost, \$500; owner, James Everard Estate, Wm. B. Cardozo, trustee, 22 William st; architects, Temple & Wein, 160 West 95th st. Plan No. 716.

AV A. 28-30, enlarge doors to 5-sty brick

AV A, 28-30, enlarge doors to 5-sty brick dance hall; cost, \$100; owners, Max & Morris Schwartz, 257 East Houston st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 688.

AMSTERDAM AV, 1926-1928, new store front to 6-sty brick storage house; cost, \$150; owners, Ocemore Bldg. Co., 435 W 147th st; architects, Moore & Landseidel, 148th st and 3d av. Plan No. 674.

AMSTERDAM AV.

tects, Moore & Landseidel, 148th st and 3d av. Plan No. 674.

AMSTERDAM AV, 1809-1811, new store fronts to 4-sty brick stores and tenement; cost, \$600; owner, Henry Wendt, 99 Nassau st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 675.

AUDUBON AV, 60-78, new stair enclosure and fireproof doors to 5-sty brick P. S. 169; cost, \$5,800; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av, Plan No. 701.

BROADWAY, 265-267, new 2-sty front to 5-sty brick store and offices; cost, \$15,000; owner, Orphan Asylum Society, Mrs. Samuel B. Hawley secretary, in care of Farmers' Loan & Trust Co., 22 William st; architect, Chas. F. Winkelman, 103 Park av. Plan No. 673.

BROADWAY, 1173-1175, new show window and radiators to 5-sty brick, store and offices; cost, \$700; owners, New York Business Bldg. Corp., Sam F. Carstein vice-president, 347 5th av; architect, Russell T. Walker, 47 W 34th st. Plan No. 662.

BROADWAY, 787-789, elevator enclosure to 4-sty brick lofts; cost, \$1,200; owner, Mrs. Edith Coventry, care Douglas Robinson-Chas, S. Brown Co., 14 Wall st; architect, Henry N. Paradies, 231 West 18th st. Plan No. 689.

BROADWAY, 1227, new store front and stairs to 4-sty brick stores and offices; cost, \$2,000; owner, 1227 Broadway, 149 Broadway; architect, Rouse & Goldstone, 38 West 32d st. Plan No. 720.

COLUMBUS AV, 490, reset store fronts t 5-sty brick store and tenement; cost, \$200 owners, the Siesel Estate, 1559 Southern Blyd architect, A. B. Greenberg, 214 Haven av Plan No. 656.

COLUMBUS AV, 492, reset store fronts to 5-sty brick store and tenement; cost, \$200; cowners, the Siesel Estate, 1559 Southern Blvd; architect, A. B. Greenberg, 214 Haven av.

COLUMBUS AV, 494, reset store fronts to 5-sty store and tenement; cost, \$200; owners, the Siesel Estate, 1559 Southern Blvd; archi-tect, R. B. Greenberg, 214 Haven av. Plan No. 655.

tect, R. B. Greenberg, 214 Rev. No. 655.

LEXINGTON AV, 1633, stores to 4-sty brick tenement; cost, \$1,800; owner, Erwin A. Miller, 963 Madison av; architect, Geo. Dress, 1436 Lexington av. Plan No. 680.

MADISON AV, 179, new plumbing, partitions and stores to 5-sty brick stores and bachelor apartments; cost, \$6,000; owner, Paul M. Herzog, 41 W 68th st; architect, Christian H. Lang, 131 W 58th st. Plan No. 677.

Lang, 131 W 58th st. Plan No. 677.

MADISON AV, 2142, alteratiosn to 1-sty brick shop; cost, \$500; owner, Julia R. White, 18 Clinton av, Mt. Clair, N. J.; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 705.

MADISON AV, 1567, new store fronts to 5-sty brick store; cost, \$150; owner, Jacob Stone, 133 West 113th st; architect, Harold L. Young, 1204 Broadway. Plan No. 718.

PARK ROW, 192, alterations to 4-sty brick store and dwelling; cost, \$100; owner, Louis Silverstone, 509 West 110th st; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 707.

PARK ROW, 143-5, alterations to 2-sty brick store and lofts; cost, \$350; owner, Bernard Teerberger, 295½ Pearl st; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 693.

WEST BROADWAY. 496-498, new dumb-

WEST BROADWAY, 496-498, new dumb-waiter shaft to 5-sty brick store, dwellings and offices. Cost, \$500; owner, Joseph Personeni, 496-498 West Broadway; architect, Anthony Vendrasco, 496-498 West Broadway. Plan No.

1ST AV, 788-802, bone chute to two 5 and 3-sty brick slaughter house; cost, \$775; owners, Swift & Co., 45th st and 1st av; architect, M. H. Treadwell Co., Inc., 140 Cedar st. Plan No. 667.

1ST AV, 1499, remove stage and reset chairs to 1-sty brick moving picture theatre; cost, \$500; owner, Alfred Weiss, 1499 3d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 698.

2D AV, 2287-2289, brick extension to 1-sty brick moving picture theatre; cost, \$200; owner, Isidore Kapker, 2289 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 682.

3D AV, 2231-2237, new stairs and trap doors to 4-sty brick stores and lodging house; cost, \$75; owner, Andrew Davey, 350 Greenwich st; architect, Chas. H. Richter, 68 Broad st. Plan No. 679.

3D AV, 493, new store front to 4-sty brick store and dwelling; cost, \$750; owner, Thomas Hackett, 493 3d av; architect, Louis Brooks, 132 Nassau st, Plan No. 665.

4TH AV, 97, new store front to 4-sty brick ore and dwelling; cost, \$250; owner, Sarah offe, 70 Lenox av; architect, Fred. P. Platt, 23 Broadway. Plan No. 710. store and dwe Hoffe, 70 Lend 1123 Broadway

5TH AV, 881, structural changes and 1-sty addition to 5-sty brick dwelling; cost, \$95,000; owner, Adoph Lewisohn, 9 West 57th st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 706.

6TH AV, 80, masonry and iron grating to 3-sty brick store and loft; cost, \$50; owner, Leo J. Kreshover, 48 W 29th st; architect, Otto L. Spannhake, 233 E 78th st. Plan No. 659.

7TH AV, 400, extend L. I. Concourse to 4-sty brick passenger station; cost, \$25,000; owner, Pennsylvania Tunnel & Terminal R. R. Co., 7th av and 32d st; architects, Gibbs & Hill, 400 7th av. Plan No. 721.

MADISON SQ GARDEN, Madison and 4th avs. 26th and 27th sts, staging and runways to 2-sty brick amphitheatre and roof garden; cost, \$3,500; owner, F. & D. Co., Edmund E. Boissevain, president, 51 Madison av; architect, Horace G. Knapp, 111 Bway. Plan No. 676.

#### Bronz.

149TH ST, s w cor Bergen av, new water closet, new partitions to 2-sty brick store and nicolette; cost, \$400; owners, Crossway Realty Co., 26 Exchange Place; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 94.

161ST ST, 782, 1-sty brick extension, 21.2x 17.6, to 3-sty frame store and dwelling. Cost, \$1,000; owner, G. Haas, 800 Forest av; architect, Carl J. Itzel, 847 Freeman st. Plan, No. 96.

tect, Carl J. Itzel, S47 Freeman st. Plan, No. 96.

216TH ST, Nos 717 and 719, new stairs, etc., to 2-sty frame lodge room and dance hall; cost, \$250; owners, Habron Lodge; Wm. Mc-Gill, 3774 Willett av, trustee; architect, Andrew Ebsen, 2684 Briggs av. Plan No. 98.

CASTLE HILL AV, w s, 70 s Watson av, 2-sty and attic frame extension, 35.6x16, and new partitions to 2-sty and attic frame dwelling. Cost, \$5,000; owners, Church of the Holy Family, 1071 Castle Hill av; architect, John Schwalbenberg, 2060 Westchester av. Plan No. 97.

PROSPECT AV, w s, 125 n 160th, 1-sty brick extension, 53x27, to 1-sty brick stores; cost, \$1,500; owner, Meehan, Simon & Ehrich, 1029 East 163d st, Plan No. 101.

TELLER AV, n e cor 167th st, new partitions to 6-sty brick tenement; cost, \$50; owner, Albert J Schwarzler, 1150 Clay av; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 99.

WASHINGTON AV, 1103, new partitions to 6-sty brick tenement; cost, \$20; covner, Lorger Sty, brick tenement; cost, \$20; covner, Lorger Lorger Sty, brick tenement; cost, \$20; covner, Lorger Sty, brick tenement; cost, \$2

Plan No. 99.

WASHINGTON AV, 1103, new partitions to 6sty brick tenement; cost, \$30; owner, Jonas
Weil, 5 Beekman st; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 100.

WHITE PAINS ROAD, s e cor 205th st, move
1-sty frame storage. Cost, \$200; owner, Jul
Schittler, 2958 White Plains av; architect, Anton Pirner, 2069 Westchester av. Plan No. 95.

#### Brooklyn.

Brooklyn.

AMITY ST, 139, interior alterations to 3-sty club; cost, \$1,000; owner, Syrian American Club of N. Y., on premises; architect, Otto Reissman, 30 1st st, N. Y. Plan No. 1125.

COLUMBUS PL, 16, extension to 1-sty frame dwelling; cost, \$275; owner, John Schluff, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1068.

HAVEMEYER ST, 299, interior alterations to 2-sty store; cost, \$200; owner, Geo, Laskas, 270 Broadway; architect, L. Allmendinger, 926 Broadway; Plan No. 1145.

HOYT ST, 9, enlarge conservatory in department store; cost, \$1,200; owners, A. I. Newman & Son, 452 Fulton st; architect, Albert Ulrich, 371 Fulton st. Plan No. 1136.

HOYT ST, 22, interior alterations to 3-sty florist; cost, \$1,200; owner, Abraham Straus, 420 Fulton st; architect, Hans Arnold, 2134 East 17th st. Plan No. 1070.

LIVINGSTON ST, 213, pent house to department store; cost, \$1,200; owners, A. I. Newman

LIVINGSTON ST, 213, pent house to department store; cost, \$1,200; owners, A. I. Newman & Son, 452 Fulton st; architect, Albert Ulrich, 371 Fulton st. Plan No. 1137.

MADISON ST, 1171, exterior and interior alterations to 2-sty fire house; cost, \$500; owner, city of New York; architect, Jas. P. Reehill, 157 East 67th st, N. Y. Plan No. 1110.

MALTA ST, 43, extension to 1-sty dwelling; cost, \$700; owner, Morris Kishner, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 1087.

McDOUGAL ST, 13, interior alterations to 3-sty tenement; cost, \$390; owner, Herman Knoop, on premises; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 1084.

SACKMAN ST, 627, extension to 4-sty store and tenement; cost, \$500; owner, Wm. Rapel, 480 Rockaway av; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 1052.

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Plans Filed-Alterations-Bklyn. (Cont.).

WASHINGTON ST, 40, 3 elevators to 9-sty arehouse; cost, \$10,000; owner, Robt. Gair, premises; architect, Jas. G. Beattie, 581 26th st. Plan No. 1030.

on premises; architect, Jas. G. Beattie, 581 E 26th st. Plan No. 1030.

WEST 4TH ST, 201, exterior alterations to 3sty frame tenement; cost, \$250; owner, Dionaiso
Carroll, on premises; architect, John Carfagna,
215 West 4th st. Plan No. 1062.

19TH ST, 760, extension to 2-sty dwelling;
cost, \$300; owner, Nellie M. Herman, on
premises; architect, Alfred L. Perpignan, 610
Sterling pl. Plan No. 1050.

58TH ST, 1265, move 2-sty frame parish
house; cost, \$1,000; owner, Novitiates of the
Fathers of Mercy, on premises; architect, Eisenla & Carlson, 16 Court st. Plan No. 1100.

AV I, 3317, interior alterations to 3-sty store
and dwelling; cost, \$200; owner Fannie Lirskin, on premises; architects, S. Millman &
Son, 1780 Pitkin av. Plan No. 1069.

AV W, 7518, interior alterations to cafe; cost,
\$150; owner, Rosa Steiner, 391 Fulton st; architect, A. White Pierce, 59 Court st. Plan No.
1108.

ATLANTIC AV, 620, interior alterations to 4-

ATLANTIC AV, 620, interior alterations to 4-sty hotel; cost, \$1,000; owner, Louisa Jacobs, 2415 22d av; architect, Harry Rocker, 371 Ful-ton st. Plan No. 1109. BEDFORD AV, 1038, exterior and interior al-terations to 4-sty dwelling; cost, \$5,000; owner, Spar Realty Co., 391 Fulton st; architect, H. E. Esterbrook, 1463 Fulton st. Plan No. 1107.

Esterbrook, 1463 Fulton st.; architect, H. E.

BELMONT AV, 67, interior alterations to 3sty frame tenement; cost, \$1,000; owner, Max
Shapiro, 446 Sackman st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1086.

EROADWAY, 647, interior alterations to 4sty store and loft; cost, \$150; owner, Harry
Davis, 33 East 8th st, N. Y.; architect, Lew
Keon, 9 Debevoise st. Plan No. 1115.

BUSHWICK AV, 479, exterior and interior
alterations to 2-sty store and dwelling; cost,
\$200; owners, Fred H. Blank, on premises;
architect, Emil J. Meisinger, 394 Graham av.
Plan No. 1048.

CROPSEY AV. 2012, extension to 2.

Plan No. 1048.

CROPSEY AV, 2012, extension to 3-sty club; cost, \$10,000; owner, Geo. E. Nostrand, 7402 New Utrecht av; architects, Bolton & Bruno, 235 5th av, New York. Plan No. 1038.

DRIGGS AV, 61, interior alterations to 3-sty store and dwelling; cost, \$350; owner, Herman Weingarten, 676 Humboldt st; architect, Albert C Kunzi, 14 Charlotte st. Plan No. 1106.

EVERGREEN AV, 363, plumbing to 3-sty tenement; cost, \$200; owner, Gus Lorner, on premises; architect, Phil Grossman, 96 Walton st. Plan No. 1071.

FLATBUSH AI, 824, plumbing to 3-sty store; cost, \$150; owner, E. E. Perry, 236 Lenox rd; architect, Wm. A. Gorman, 108 Alburtis av, Corona. Plan No. 1143.

GRAVESEND AV, e s, 684 s Av U, exterior terations to two 3-sty dwellings; cost, \$3,500; wner, Pasquale Pelletieri, on premises; archiects Laspia & Salvati, 525 Grand st. Plan No.

HAMILTON AV, 186, plumbing to 3-sty tenement; cost, \$250; owner, Eugenio Gentile, 23 Carroll st; architect, David A, Lucas, 98 3d st. Plan No. 1034.

KINGSLAND AV, 339, interior alterations to 3-sty tenement; cost, \$300; owner, S. Liebmann's Sons Bwg. Co., 36 Forrest st; architect, Benj. Driesler, 153 Remsen st. Plan No. 1114.

MANHATTAN AV, 765, repair fire damage to 4-sty lodge rooms; cost, \$6,000; owner, Lewis Stern, on premises; architect, P. Tillion & Son, 381 Fulton st. Plan No. 1101.

MANHATTAN AV, 155, interior alterations to 3-sty tenement; cost, \$200; owner, Rubin Greenspan, 159 Meserole st; architect, H. Entlich, 29 Montrose av. Plan No. 1133.

MEEKER AV, 186, extension to theatre; cost,

MEEKER AV, 186, extension to theatre; cost, \$4,000; owners, Schwartz & Co., S7 Richardson st; architect, Edgar T. Hovell, 31 Kane pl. Plan No. 1144.

No. 1144.

PROSPECT AV. 550, exterior and interior alterations to 3-sty tenement; cost, \$500; owner, S. Liebmann's Sons Bwg. Co., 36 Forrest st; architect, Benj. Driesler, 153 Remsen st. Plan No. 1037.

ROCKAWAY AV, 534, interior alterations to 2-sty dwelling; cost, \$200; owner, Sam'l Meyer, 460 Rockaway av; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 1118.

UTICA AV, 185, extension to 3-sty store and dwelling; cost, \$2,000; owner, Luigi Lipari, 438 Hamburg av; architects, Cannelle & Gallo, 60 Graham av. Plan No. 1141.

4TH AV, 9013, extension and plumbing to 1½-sty frame store; cost, \$400; owner, Alfonso Ferrentina, on premises; architect, Harry Rocker, 371 Fulton st. Plan No. 1067.

#### Queens.

Queens.

ARVERNE.—Remington av, s e cor Swan pl, 3-sty frame extension, 11x25, rear 3-sty dwelling, slag roof, interior alterations; cost, \$2,500; owner, P. Tessler, Arverne; architect, S. S. Pollack, Clarence av, Arverne. Plan No. 286.

COLLEGE POINT.—13th st, e s, 100 n 4th av, 2-sty frame extension, 25x48, rear 2-sty frame dwelling, tin roof, interior alterations; cost, \$4,000; owner, Samuel Greenberger, 308 13th st, College Point, architect, H. T. Morris, jr., 321 13th st, College Point. Plan No. 289.

COLLEGE POINT.—12th st, w s, 100 n 2d av, 2-sty frame extension, 18x17, rear 2-sty frame dwelling, tin roof, interior alterations; cost, \$1,-200; owner, John Noll, 13th st and 2d av, College Point, architect, E. Leo McCracken, College Point, architect, E. Leo McCracken, College Point, Plan No. 296.

EAST ELMHURST.—48th st, w s, 149 s Astoria rd, 1-sty frame extension, 16x28, side 2-sty frame dwelling, interior alterations; cost, \$1,-800; owner, F. A. Gustsfram, 207 52d st, N. Y. C. Plan No. 293.

FAR ROCKAWAY.—Jarvis lane, w s, 300 s Grandylew av, new water, sheet side welling, interior alterations.

FAR ROCKAWAY.—Jarvis lane, w s, 300 s Grandview av, new water closet compartment

to dwelling, new plumbing; cost, \$800; owner, S. V. Donovan, premises; architect, I. P. Card, Corona. Plan No. 287.

Corona, Plan No. 287.

FAR ROCKAWAY.—Central av, w s, 400 s Clark av, interior alterations to studio; cost, \$65; owner, P. H. McCaffrey, 12 Henderson pl, N. Y. C. Plan No. 297.

ROCKAWAY BEACH.—Brandreth av, 20, interior alterations to dwelling; cost, \$250; owner, Phillip Barnzweiz, 21 Av C, N. Y. C. Plan No. 292.

292.

FLUSHING.—Eroadway, 66-68, install new elevator in office building; cost, \$500; owners, Jackson & Stock, premises. Plan No. 283.

FLUSHING.—22d st, s w cor Crocheron av, interior alterations to office and store; cost, \$2,000; owner, Realty Co. of Broadway Station, Times Building, N. Y. C. Plan No. 284.

FLUSHING.—North Prince st, 9, alter roof of shop; cost, \$175; owner, J. P. Norris, premises. Plan No. 294.

L. I. CITY.—Steinway av, w s, 436 n Jamaica av, new store front to tenement; cost, \$800; owner, Geo. Goepfert, 174 13th av, L. I. City. Plan No. 285.

owner, Geo. Goepfert, 174 13th av, L. I. City. Plan No. 285.

L. I. CITY.—3d av, 456, erect cellarway to store; cost, \$50; owner, Dora Schroeder, premises. Plan No. 302.

L. I. CITY.—Steinway av, 653, erect electric sign on store; cost, \$50; owner, B. Lewondo, premises. Plan No. 304.

L. I. CITY.—Jackson av, n w cor Payntar av, erect marquise on store; cost, \$100; owner, Wm. Ulmer Brewing Co., premises. Plan No. 298.

RIDGEWOOD.—Norman st, 2326, interior alterations to dwelling; cost, \$250; owner, Geo. Guerz, premises; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 288.

RIDGEWOOD.—Fresh Pond rd, \$46, electric sign on store; cost, \$50; owners, Guerlands & Grusmand, premises. Plan No. 290.

FOREST HILLS.—Metropolitan av, n s, \$1 s Stratford av, 1-sty frame extension, 18x15, on side 2½-sty club house, new porch, interior alterations; cost, \$5,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 303.

GLENDALE.—Cooper av, s w cor Van Dine Levice and extension, 9x9, rear cooling

N. Y. C. Plan No. 305.

GLENDALE.—Cooper av, s w cor Van Dine av, 1-sty frame extension, 9x9, rear cooling room; cost, \$300; owner, Morris Cohen, premises. Plan No. 299.

JAMAICA.—Rosevill av, 113, interior alterations to store; cost, \$150; owner, E. Stenenson, premises. Plan No. 300.

premises. Plan No. 300.

JAMAICA.—Rockaway rd, 123-125, interior alterations to store; cost, \$300; öwner, S. Greenbaum, premises. Plan No. 301.

JAMAICA.—Remsen st, n s, 75 w Norris av, 2½-sty frame extension, 14x12, rear 2½-sty frame dwelling, tin roof; cost, \$500; owner, Tony DePaula, on premises; architect, J. F. D. BeBall, Fulton st, Jamaica. Plan No. 291.

UNION COURSE.—Graves pl. n s, 165 e Enfield st, new plumbing in dwelling; cost, \$50; owner, Thos. Rubsamen, premises. Plan No. 295.

#### Richmond.

PROSPECT AV. w s, 510 s Four Corner rd, Dongan Hills, masonry, new plumbing, new partitions, 1-sty addition, roofing, etc., to frame country club; cost, \$20,000; owner, Richmond County Country Club, Dongan Hills; architect and builders, Westinghouse, Church, Kerr & Co., 37 Wall st, N. Y. C. Plan No. 33.

#### 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 Feb. 21. The location is given, but not the owner's address:

owner's address:

HOBOKEN.—Estate of Alesia Gaul, 602 Park av, a 5-sty brick, \$15,000.

NEWARK.—Braun & Oat, 585 Springfield av, 3-sty frame alteration, \$3,000; Hyman Rubin, 74, 76 and 78 Waverly av, three 3-sty frame alteration, \$1,000; Becker Constn. Co., 365 Grove st, 3-sty frame, \$5,000; Eazyl Fedczyszyn, 7-9 Ferdinand st, 3-sty frame, \$6,000; Edward A. Wurth, 432 18th av, 3-sty frame alteration, \$1,000; Joseph Denburg, n w cor Baldwin and Howard sts, 4-sty brick, \$20,000.

EDGEWATER.—Calvin R. Annett, 377 Undercliff av, 3-sty frame alteration, \$500.

BAYONNE.—Morris Penchensky, 12 and 14 East 29th st, 3-sty frame, \$10,000.

HARRISON.—Francis Kain, s e cor North 5th st and Central av, 3-sty frame, \$6,000.

IRVINGTON.—Mathias Kavecsanky, 10 Montager and street and central av, 3-sty frame, \$6,000.

5th st and Central av, 3-sty frame, \$6,000. IRVINGTON.—Mathias Kavecsanky, 10 Montrose terrace, 3-sty frame, \$5,000.

JERSEY CITY.—Clottilde E. Cuneo, s e cor Palisade av and Ravine rd, 4-sty brick, \$120,000. PATERSON.—Raffaele DiAmore, 100-102 Nagel st, 3-sty frame alteration, \$3,500.

TOWN OF UNION.—Fred Zimmerman, 539 Humboldt st, 3-sty frame, \$4,000.

ORANGE.—Giacomo Castere, 109 Mechanic

ORANGE.—Giacomo Castere, 109 Mechanic t, 3-sty brick, \$6,000.

CLIFTON.—Mary Demko, n w cor Center & Holden sts, 2-sty brick, \$5,000.

WEST HOBOKEN.—Paul Servo, 178 Summit v, 3-sty brick alteration, \$1,200.

APARTMENTS, FLATS AND TENEMENTS.

TOWN OF INION N. I.—Joseph Lugger.

TOWN OF UNION, N. J.—Joseph Lugosch, 408 Kossuth st, Union, is completing plans for a 4-sty flat house, 72x87 ft, to be erected on Bergenline, near Golden av, for Thos, McClelland, on premises, owner and lessee of corner store, Cost, about \$40,000. Architect will call for bids on general contract about March 15.

NEWARK, N. J.—Simon Cohen, 163 Spring-field av, has completed plans for a 4-sty flat to be erected at 17-19 Lillie st, for Paul Wolf, 448 15th av, owner and builder. Cost, about \$18,000.

15th av, owner and builder. Cost, about \$18,000. NEWARK, N. J.—C. F. Zachau, 45 Clinton st, Newark, has completed plans for a 3-sty frame flat, 22x52 ft, to be erected at 365 Grove st, for the Becker Construction Co., 361 Grove st, Newark, owner and builder. Cost, about \$5,500. EAST ORANGE, N. J.—William E. Lehman, 739 Broad st, Newark, N. J., is about ready to receive bids for the 4-sty apartment house to be erected at the corner of Main st and Hedden pl for the Arcand Realty Co., 738 Broad st, Newark, owner. Cost about \$35,000. DWELLINGS. DWELLINGS.

DWELLINGS.

PATERSON, N. J.—W. T. Fanning, Colt Building, Paterson, is preparing sketches for a 2-sty tile block and stucco residence, 30x40 ft., to be erected on the east side terrace, 17th av and 35th st, for James H. Roscow, 317 15th av, Paterson, owner. Cost about \$6,500.

PATERSON, N. J.—William Hart Boughton, 796 Ashland av, Buffalo, N. Y., architect, is taking bids for a residence to be erected on Derron av for Jane H. Carrol, 780 Market st. cwner. Cost about \$30,000.

NORTH BERGEN, N. J.—N. Soldwedel, 421 Bergenline av, Town of Union, has completed plans for two 2-sty frame residences, 26x50 ft, to be erected on the Boulevard for Mrs. Annie Thoms, 712 35th st, North Bergen, owner. Cost, about \$5,000.

DUNELLEN, N. J.—W. H. Clum, 152 Park

about \$5,000.

DUNELLEN, N. J.—W. H. Clum, 152 Park av, Plainfield, N. J., has completed plans for a 1½-sty hollow tile and stucco bungalow G6x18 ft., to be erected in Front st for William Castuer, Jackson av. Cost, about \$5,000.

DUNELLEN, N. J.—W. H. Clum, 152 Park av, Plainfield, N. J., has completed plans for ten 2-sty frame residences, 18x20 ft., for the Equator Land & Improvement Co., care of C. W. Schwartz, owner and builder. Total cost about \$20,000.

RED BANK, N. J.—J. Swannell, Broad st, is preparing plans for a frame residence, 32x32 ft., to be erected in South st for Howard Frey, 74 Monmouth st, owner, who is about ready for bids. Cost about \$6,000.

74 Monmouth st, owner, who is about ready for bids. Cost about \$6,000.

RED BANK, N. J.—John H. Duncan, 208 5th av, N. Y. C., is preparing plans for a 2½-sty brick and stucco residence, 160x148 ft., for Andrew Freedman, 52 William st, N. Y. C., owner, FACTORIES AND WAREHOUSES.

GARFIELD, N. J.—John W. Ferguson Co., United Bank Building, Paterson, N. J., general contractor, has completed plans for a 4-sty brick and steel worsted mill for the Garfield Worsted Mills, this place, owner. Cost about \$50,000. Work will be started about March 1.

GARFIELD, N. J.—The Hammerschlag Manufacturing Co. has had plans prepared privately for a 3-sty storehouse, 101x115 ft., to cost about \$30,000. The John W. Ferguson Co., United Bank Building, Paterson, is general contractor. Cost about \$30,000.

METUCHEN, N. J.—Joseph Broome, 123 Liberty st, N. Y. C., is preparing plans for a 2-sty reinforced concrete manufacturing plant, 92x 190 ft., for the American Tile Co., T. B. Owens, president, 137 West 25th st, N. Y. C. Cost about \$50,000. The architect will call for bids on general contract some time in April.

METUCHEN, N. J.—Wortmann & Braun, 114 East 28th st. N. Y. C. are preparing plans for

METUCHEN, N. J.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for a 1-sty brick and frame factory, 500x25 ft., and an addition to the factory, of the Phoenix Ceramic Works, 50 Church st, N. Y. C., owner. Cost about \$50,000.

mic Works, 50 Church st, N. Y. C., owner. Cost about \$50,000.

PASSAIC, N. J.—Lockwood, Green & Co., 60 Federal st, Boston, Mass., and 101 Park av, N. Y. C., architects and engineers, are preparing plans and will call for bids about March 12 for the 1 and 3-sty brick and steel weave shed and warehouse, 30x112 ft, for Samuel Hird & Sons, Inc., Garfield, N. J. Cost about \$40,000.

STORES, OFFICES AND LOFTS.

UPPER MONTCLAIR, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, N. Y. C., have been commissioned to prepare plans for a 1-sty fire-proof bank building, 46x80 ft., to be erected near the railroad station for the First National Bank of Montclair, 596 Valley rd, Montclair, T. W. Stephens, president.

NEWARK, N. J.—David M. Ach, 1 Madison av, N. Y. C., is preparing plans for a 2 or 3-sty brick and terra cotta taxpayer, 64x150 ft., to be erected at the northeast corner of Park pl and East Park st, for J. P. Meyer, 224 Washington st, Hoboken, N. J., owner. Cost about \$25,000.

MONTCLAIR, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, have been commissioned operare plans for 3-sty store buildings to be erected opposite the Montclair, Lewis B. Hubbard, manager.

Other Cities

manager.

#### Other Cities.

Other Cities.

DWELLINGS.

STAMFORD, CONN.—W. S. Moore, 30 East 42d st, N. Y. C., is preparing plans for a 2½-sty frame residence, 27x31 ft., for Miss E. W. Gould, Springdale st, owner. Cost about \$5,000.

FACTORIES AND WAREHOUSES.

ELMIRA. N. Y.—Mills, Rhines, Billman & Wordhoff, Ohio Building, Toledo, Ohio, are preparing sketches for an additional building, 1-aty brick and steel, to the plant of the Morrow Manufacturing Co., 2 Scott st, Elmira, N. Y. Compton Realty & Construction Co., corner Lake and Market sts, Elmira, is general contractor. Cost about \$350,000.

Cost about \$350,000.

HALLS AND CLUBS.
GREENWICH, CONN.—M. L. & H. G. Emery,
Bible House, N. Y. C., are ready for bids for the
3½-sty brick and stone Y. M. C. A. building,
180x126 ft., for the Y. M. C. A. of Greenwich, E.
T. Bates. Nathaniel Witherell Estate, 5 East
42d st, N. Y. C., is donor, J. R. Moore, 156 5th
av, is electrical engineer. Cost about \$200,000.

HOSPITALS AND ASYLUMS.
SONYEA, N. Y.—Bids will soon be called for
the 1-sty brick, steel and stone boiler house, 90x
40 ft., for the Board of Managers of Craig Col-

ony for Epileptics, Hon. Percy L. Lany, president, Sonyea, Dr. Shannahan, in charge, will build. Cost about \$50,000.

build. Cost about \$50,000.

SCHOOLS AND COLLEGES,
MECHANICSVILLE, N. Y.—Nial Bros. Construction Co., Troy, N. Y., were low bidders at \$89,955 for the high school to be erected in Main st, near Episcopal Church, for the Board of Education, Dr. E. C. Niekern, president. John T. Simpson, 1224 Essex Building, Newark, N. J., is architect and engineer. Cost about \$80,000.

HAMILTON, N. Y.—F. B. & A. Ware, 1170 Broadway, N. Y. C., have been commissioned to prepare plans for a gymnasium to be erected on the Colgate University Grounds for the Colgate University, Sidney Colgate, chairman of building committee.

#### PERSONAL AND TRADE NOTES

FRANCIS H. SHERRERD has been appointed Engineer of Street Repairs of Newark, N. J. EDWARD LEE YOUNG, architect, has moved his offices from 12 East 30th st to 118 East 28th

his offices from 15 c.
st.
BROWN BROS. (INC.), general contractors, have moved their offices from 33 East 20th street to 11 East 30th street.
C. W. COPP, retailer of Flushing, with branch yards in that vicinity, is adding a new lumber shed to his Flushing yard.

W. V. KARR architect, has opened offices for the contraction.

shed to his Flushing yard.

W. V. KARR, architect, has opened offices for the practice of his profession in the Lakin-Hall Building, Westfield, Mass.

ROBERT W. HIGBIE, hardwood manufacturer and wholesaler, 45 Broadway, Manhattan, is spending a season in California.

SHIPLEY CONSTRUCTION & SUPPLY CO. has moved the New York office formerly at 72 Trinity pl, Manhattan, to 66 Warren st, Brooklyn.

BATZ BUILDING & CONSTRUCTION CO. formerly at Elizabeth, N. J., has moved it offices to the new post office building at Rah way, N. J.

J. B. CONNELLAN, architect, has moved his offices from the Cutler Building to the Triangle Building, corner East Main street and East avenue, Rochester, N. Y.

avenue, Rochester, N. Y.

E. W. TRUESDELL, formerly consulting engineer at 7 West 38th st, has become a member of the firm of Joseph H. Wallace & Co., industrial engineers, 5 Beekman st.

OLMSTEAD-FLINT CO., leather belting, has moved its factory and general office from New York to Lawrence, Mass. A branch office will be maintained in New York City at 33 Sullivan street

NEEDHAM & CLINE, architects, Lo Angeles, Cal., have recently moved to net offices in the John Brockman Building, corne of Seventh street and Grand avenue, Lo

AMOS SCHAEFFER, consulting engineer for the Borough of Bronx, has resigned to become consulting engineer of the Bureau of Sewers, Borough of Manhattan, succeeding Horace

J. W. BENNETT, Deputy Commissioner the Department of Water Supply, Gas and Ele tricity, New York City, has resigned to becor consulting engineer for the Borough of t Bronx.

WILLIAM ALLEN BALCH, architect, late of the firm of Balch & Beardsley, dissolved, has opened offices for the practice of his profession in the World's Tower Building, 110 West 40th street, Room 1602.

PEERLESS SELLING CO., of Evansville, Ill., dealing in plumbing fixtures, has opened a branch office at the Eush Terminal, Brooklyn, to take care of their New England and Atlantic coast trade.

coast trade.

CENTRAL FOUNDRY CO., 90 West st, has taken over the patents held by Elmer P. Morris on ornamental lighting standards, formerly made by the Elmer P. Morris Iron Works. Mr. Morris will be sales manager of the lighting standard department of the Central Foundry Co.

E. C. CHURCH, who has been chief of the Bureau of Supplies, of the Department of Water Supply, Gas and Electricity of New York City, resigned March 1 to accept the position of assistant general manager of the Marconi Wireless Company of America.

less Company of America.

W. R. GRACE & CO. have received at this port a cargo of 800,000 feet of fir and hemlock, on their steamer, Santa Clara. The Santa Cecelie is now loading on Puget Sound with 1,250,000 feet of fir and other lumber for New York, all on order.

E. L. KIRKIN and G. M. Estabrook have formed a partnership for the conduct of a general contracting business. The new firm, under the name of "Kirwin-Estabrook Construction Co.," have opened offices at Hempstead, L. I., and are ready to give estimates and take contracts for work in their line.

PERRY & PRATT CO., Westbury, L. I., has

PERRY & PRATT CO., Westbury, L. I., has recently been organized to do a coal, mason, and general building material business. President, John R. Hill; vice-president, Arnold Kohler; treasurer, F. A. Perry; secretary, John Pratt

Pratt.

THE WESTERN ELECTRIC COMPANY announces that the sales during 1913 totaled \$78,-000,000, an increase of some \$6,000,000, or 8 per cent, over the 1912 sales of \$71,727,329. In 1911 sales amounted to \$66,211,975. The company added more than 4,000 customers last year, bringing the total up to 36,000.

SENATOR JOHN B. ROSE of the Greater New York Brick Company was the guest of honor at a dinner given by fifty friends at the Palatine, in Newburgh, on Tuesday evening. Ex-Governor Odell, Justice Tompkins of Nyack, County Judge Seeger, Lucien Washburn, Denton Fowler and Everett Fowler of Haverstraw, Senator Stivers of Middletown, John E. Sparrow of Brooklyn, William H. Hilton, Captain Dickey,

Samuel E. Shipp and E. A. Jova were in the party. Senator Rose and Mr. Washburn have just returned from abroad.

EMILE BAUMGARTEN, senior member of the firm of William Baumgarten & Co., interior decorators, 715 Fifth avenue, returned this week from a trip to the Pacific coast where he was called in connection with the work of the firm in the decoration and furnishing of the Flood residence in San Francisco, Cal.

H. W. JOHNS-MANVILLE CO., Madison avand 41st st, announce the new addresses of the Indianapolis, Ind., office as 408-410 North Capitol av, and the Louisville branch as 659-661 South 4th av. In both these new buildings additional room has been acquired to facilitate the growing business in these cities.

PUTNAM A. BATES, consulting engineer, 2 Rector street, has been appointed chief of the Bureau of Fire Alarm Telegraph of New York City, by Fire Commissioner Adamson. Mr. Bates has been a consulting engineer in New York City for a number of years. Chief among the large operations he has been interested in were the mechanical and electrical equipment in the Engineers' Building, 29 West 39th street, the Morgan Museum at Hartford, Conn., and the John F. Galvin factory at Long Island City. Mr. Bates was at one time the sales manager for the Crocker Wheeler Co., and is well known in both the engineering and manufacturing branches of the electrical industry.

The Public Service Commission has authorized the B. R. T. to let the contract for the

Mr. Bates was at one time the sales manager for the Crocker Wheeler Co., and is well known in both the engineering and manufacturing branches of the electrical industry.

The Public Service Commission has authorized the B. R. T. to let the contract for the steel for the third tracks and the reconstruction of the Fulton Street Elevated Railroad to Miliken Brothers, Incorporated. The contract covers the railroad from Nostrand av to Sackman st, a distance of 12,368 feet, and calls for about 12,000 tons of steel. The price bid for it was \$38,90 a ton, or a total of \$466,800. The Commission has awarded the contract for the supply of ties and timber needed for the Fourth Avenue Subway to J. H. Burton & Co., Incorporated. The price is \$96,540, and delivery must be made in from 100 to 240 days. The Public Service Commission has approved the assignment of the contract for the construction of Section 5 of the Seventh Avenue Interborough Subway by Canavan Brothers to the United States Realty and Improvement Co.

THE UNITED STATES REALTY & IMPROVEMENT CO. of 111 Broadway, which has specialized in a real estate and building business, is entering into railway construction work also. This week the company captured two big contracts. Its bid of \$1,837,000 was the lowest submitted among eighteen firms for the construction of the section of the Seventh Avenue Interborough Subway from Commerce st to West 16th st, which includes a local station at 14th st. The company also secured the contract for the erection of an elevated section of the Dual System in Brooklyn for the Brooklyn Rapid Transit Company.

THE NATOINAL KELLASTONE COMPANY, with offices 507-8 at 19 South LaSalle street, Chicago, purchased all of the manufacturing plants, assets and physical properties at Argo and Alton, Ill., and Muskogee, Okla., formerly owned by the U. S. Kellastone Company, recently declared bankrupt. The new company has been organized to resume the manufacture of kellastone. Its selling and distributing policies, however, will differ radically from

ders and prompt deliveries.

THE BUILDING IMPROVEMENT CO., of 17 Battery place, a corporation already organized with \$500,000 capital, has contracted with Gaetan Aiello for his patents on reinforced concrete floor construction. The main feature of the invention is an inexpensive device that forms an integral part of the construction and guarantees (no matter how careless the workers may be) the necessary protection of the tension bars against fire by keeping them at the desired height above the bottom of the construction. At the same time the device serves as a guide for the correct thickness of slab in compression, also regardless of any care in the process of construction. Illustrating pamphlets will soon be issued by the company of which R. McWilliams is the general manager and treasurer. It is stated that the above improvement will be at once adopted in the construction of a number of government buildings and schools throughout the country. Mr. Ajello is well known as an architect, having designed during the past few years various buildings, among which are a great many of the largest and successful apartment houses along Riverside drive, Broadway and other sections of the city.

#### OBITUARY

ENOS T. TAPPEN, retired general contractor, died at his home, 81 West Milton avenue, Rahway, N. J., Thursday, February 26, aged eighty-

way, N. J., Thursday, February 26, aged eightyone years.

ALEXANDER BROWN, retired general contractor, and veteran of the Civil War, died at
his home, 271 Vanderbilt avenue, Brooklyn,
Sunday, March 1. He was born in Belfast, Ireland, sixty-five years ago.

JAMES H. HARNDEN, president of the J.
H. Harnden Company, cut stone manufacturers
of Brooklyn, died on Monday from pneumonia
at Petersburg, Fla., where he had gone last January to recover his health. Mr. Harnden was
born in Alligerville, Ulster County, N. Y., fiftytwo years ago and lived in Brooklyn for thirty
years. He established the firm of Hommel &
Harnden, which was incorporated in 1905, and
was an incorporator of the People's National
Bank and a director of the Manufacturers' and
Business Men's Association of Brooklyn and
the Cornwall Estates at Lynbrook, L. I. He
is survived by his widow and a son, Wilbur.

RICHARD DESPARD DODGE, a retired civil engineer, who was formerly an instructor in the U. S. Naval Academy at Annapolis, Md., died Thursday, March 5, at the home of his son, 291 Henry st, Brooklyn. Mr. Dodge was seventy-five years of age. He was a graduate of the Rensselaer Polytechnic Institute, Troy, N. Y., and served during the Civil War on the Engineering Corps of the navy. Mr. Dodge retired from the active practice of his profession about twenty years ago. He was secretary of the New York Port Society and a manager of the Brooklyn Sunday School Union.

CHAS. H. TREAT numbing contractor, and

CHAS. H. TREAT, plumbing contractor, and cousin of Chas. H. Treat, former Treasurer of the United States, died Thursday, March 5, at his home, 456 Broadway, Flushing, L. I. Mr. Treat was seventy-one years of age and was the senior member of the firm of Charles H. Treat & Son, plumbing contractors, at 314 West 47th st, N. Y. C.

#### TRADE AND TECHNICAL SOCIETY EVENTS.

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 TWO

day of each month. Waiter 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 July and August.

THE NINTH EXHIBITION of the Brooklyn Chapter of the American Institute of Architects will be held at 131 Remsen st, Brooklyn, from Sunday, March 15th, to Saturday, March 28th, inclusive, without charge to the public. The public exhibition will be preceded by the private view, reception and annual dinner of the society, Saturday, March 14th. The exhibition committee, John B, Slee, chairman, H. Lincoln Rogers, Carroll H. Pratt, William P. Bannister and John Ph. Voelker, have spared no effort to make this year's exhibition the best in the history of the society.

INSTITUTE OF OPERATING ENGINEERS.

history of the society.

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.

THE EFFICIENCY SOCIETY (Inc.) will hold the first national efficiency exhibition and conference at the Grand Central Palace, N. Y. C., April 4 to April 11, inclusive. Interesting programs are being prepared for each session of the conference.

AMERICAN SOCIETY OF MECHANICAN

ing programs are being prepared for each session of the conference.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS.—A tentative program has been arranged for the coming spring meeting to be held in St. Paul and Minneapolis, June 16-19. Three groups of professional sessions will be held. It is expected that one session will be upon the subject of grain handling and ore handling, which is an important topic locally and an interesting one generally. Another session will be devoted to the use of powdered fuel and its efficiency and utility compared with oil and gas, for different purposes in industrial work (e. g., in openhearth furnaces, in cement kilns, in boiler furnaces, and for industrial furnaces). Reports will be presented by the Committee for Standard Specifications for Boilers and Other Pressure Vessels, and for Their Care in Service, and by the Committee on Flanges. The latter report was presented for preliminary consideration at the recent annual meeting in New York and provoked a spirited discussion.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore. Preliminary notices will soon be sent out.

MEMBERS OF THE BROOKLYN ENGI-NEERS' CLUB and a delegation from the So-ciety of Municipal Engineers of New York City will make a trip of inspection this afternoon (Saturday) to the new Municipal Street Repair Plant, 90th to 91st streets and East River, N. Y. C.

#### RECENT INCORPORATIONS.

ALEXANDER R. BOYCE is a \$10,000 corporation, chartered with a \$10,000 capitalization to manufacture and deal in engines, pumps, boilers, hardware, electric engineering and general contracting. The directors are Alexander R. Boyce, foot of Front st, L. I. City, John M. Boteler, 217 East 31st st, and John F. Moore, 68 William st. Kierman & Moore are the attorneys.

BEAR REALTY CO. has been incorporated to do a realty and construction business with offices in The Bronx. Samuel Lieberman, 17 Willoughby av, Brooklyn, Jacob Satatia, 43 West 27th st, N. Y. C., and Theo. P. Strauch, 1316 Clay av, are the directors. Samuel Goldberg, 99 Nassau st, is the attorney for the company.

RAINS-ROEDER CORP. has been chartered to do a realty and construction business with offices in The Bronx. The directors are Leon A. Rains, 1118 Forest av, William G. I. Roeder, 411 East 159th st, Samuel Solinsky, 948 Leggett av, and one other. Kantrowitz & Esberg, 320 Broadway, are the attorneys.

LUCIA AVENUE CO. is a \$30,000 corporation chartered with offices in Queens to do a realty, construction, contracting, engineering and architectural business. Jacob Rosenthal and Sarah Rosenthal, both of 16 South Remington av, Arverne, L. I., and Sylvan Metzger, 234 West 21st st are the directors. Ling & Pfeiffer, 46 Cedar st, are the company's attorneys.

## BUILDING MATERIALS AND SUPPLIES

QUICK RECOVERY FROM TIE-UP FOLLOWING SLUSH-STORM RAILROADS CROWDING LUMBER DEPARTMENT FOR POLES.

Coal Should Be Carefully Used— Record Wire Orders Expected.

T HE slush-storm of Sunday and Monday occasioned an enforced expendiday occasioned an enforced expenditure of a great deal of money for wire, poles and crossarms at a time when railway interests were holding back on supply orders. The lumber market began to feel high pressure inquiry from railroad supply houses for quick deliveries as the week closed. Big wire and cable companies were taxed to supply wire to take the place of that torn and tangled along the railroads between this city and points as far as 100 miles west and north. One railroad, the Central of New Jersey, will require about 2,800 poles with 8,000 crossarms. The Pennsylvania will need about 1,000 more poles; the Erie will take approximately 4,000, and the Lackawanna approximately 2,000. No estimate was obtainable regarding the volume of copperwire and steel cable that the telephone, telegraph and railroad companies will require; but it was estimated at not less than 5,000 miles of telegraph wire and 500 tons of steel cabling.

At the offices of the big steel companies no information could be obtained as to the probable effect of this heavy buying movement upon mill capacity; but, owing to the fact that capacity has been gauged close to current requirements, it is possible that it will result in opening other furnaces.

New York came nearer having a fuel famine this week than in generations. The coal distributing companies were just getting down to a working schedule again, following the heavy snowfall of last week, when the storm of Sunday threatened to tie up carting worse than ever. Even now, according to one company, the chaos prevailing on the coalcarrying railroads may cause a scarcity of coal at the Port Reading, Amboy and Elizabethport trestles, and managers of buildings are urged to conserve their present coal supplies as much as possible until something like normal telegraphic communication can be restored so that freight trains can be moved regularly, or about the middle of next week.

With reference to the present state of the basic building market, it is neither ture of a great deal of money for wire, poles and crossarms at a time when

Week.

With reference to the present state of the basic building market, it is neither worse nor better than it was a week ago.

worse nor better than it was a week ago. There is little construction work going ahead, because materials could not be moved during the week. Prices have not changed, but the inquiry continued fairly steady.

Title companies say that the enforced retarding of building construction in the metropolitan district during the last two months will have a beneficial effect upon construction when the weather is more settled. Applications for accommodation are more numerous, but, in accordance with the general policy of financiers, there is a tendency to postpone operations of a speculative nature until later in the season. Specialty building projects are having no difficulty in getting accommodation, although interest accordance with tiff.

building projects are having no difficulty in getting accommodation, although interest rates are still stiff. In the meantime, inquiry for building materials, while fair, has not developed as distributors here had anticipated. Few look for active contracting until the latter end of the month.

The 1914 building season opens with bright prospects as far as the volume for new building construction is concerned, although it is problematical whether the actual cash outlay will compare with that for a corresponding period last year. Supplies, such as naval stores, lubricants, linseed oil, pairts, glass and hardware are easy to firm on prices and demand is improving. No great price-list changes are expected for a fortnight.

#### MORE BRICK RIDDEN. Supply Adequate to Meet Any Demand District May Develop.

Brick riding showed to better advantage this week, although trucking companies were not disposed to risk over-working their horses in the still heavy conditions of the streets. The result was that builders could not get as much brick as they wanted, which leads to expectations of a continued sharp riding movement early next week if weather conditions prove favorable to construction work.

In fact, a sharp demand for brick is expected next week, which is the official opening of the 1914 building season, but the supply is so great that there is not the least prospect of anybody experiencing any difficulty in getting all the brick they require at prices now prevailing. A few days of continued warm weather will reopen the river and a fleet of brick barges that have been lying in Newburgh bay all winter will move on toward this market, despite the fact that there were at the wholesale docks Friday morning 79 barge loads, or approximately 27,650,000 common brick, all of which is protected from the weather and can be ridden at once.

Official transactions for Hudson common brick covering the week ending Thursday, March 5, 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:

			914.		
				27—64. Arrived.	Sold.
Friday, Fe	b. 2	7		0	0
Saturday,	Feb.	25		0	0
Monday, M	arch	2	2001/0		ŏ
Tuesday, 1					0
Wednesday,	Mar	ch 4.		0	ő
Thursday,	Marc	h 5		0	0
Total					1

# (Current and last week compared.)

	20		Feb.	27	108,000	
	21			28		
Feb.	23	Holiday		2	The second second	
Feb.	24	15,000	Mar.	3	6.000	
Feb.	25	14,000		4	103,000	
Feb.	26	57,000	Mar.	5	184,000	
То	tal	198,600		al	544,000	
1913.						
Left over, Friday A. M., Feb. 28-60.						
31000				Arrived	. Sold.	
Frid:	ay, Feb.	28		0	2	

			Arrived	l. Sold.
Friday, Feb.	28	 	0	2
Saturday, Ma	rch 1		7	2
Monday, Marc	h 3	 	5	6
Tuesday, Mar	ch 4	 	0	7
Wednesday, M	larch 5.	 	0	3
Thursday, Ma	rch 6	 	0	0
Total				00

Condition of market, dull. Prices: Hudsons, \$7 to \$7.25; covered, \$7.50; Raritans, \$7; Newark, \$8.25. Left over Friday A. M. March 7—52. Total covered, 0. Total covered barges sold, 5. Total covered left in market, 22. Total in market March 6, 1913—74.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914	87
Total No. bargeloads arrived, including left	
over bargeloads, Jan. 1 to Mar. 5, 1914 1	19
Total No. bargeloads sold Jan. 1 to Mar. 5.	-
	56
	63
Total No. bargeloads left over Jan. 1, 1913. 1	
Total No. bargeloads arrived, including left	10
over, Jan. 1 to Mar. 6, 1913 1	93
Total No. bargeloads sold Jan. 1 to Mar.	.00
6, 1913 1	41
Total No. bargeloads left over Mar. 7, 1913.	59
Tell Over Mar. 1, 1919.	0-

# MILLIKEN BROS.' REPORT.

MILLIKEN BROS, REPORT.

Steel Fabricating Concern Free From Mortgage Indebtedness.

D UILDING material and architectural interests are advised in the first annual report of Milliken Brothers, Inc., for the year ended December 31, 1913, that it is free from mortgage indebtedness and that while the restrictions imposed by the receivers of the old company had left it with little or no work on hand, trade conditions are gradually improving and a prosperous year is looked forward to. The output of the shops during 1913 was 34,389 tons. The buildings and equipment of the openhearth steel plant and rolling mills, with the exception of such buildings and equipment as are considered of special value to the fabricating plant, have been sold for dismantling and removal. With the buildings and equipment retained, and a nominal expenditure, the fabricating plant will have an annual capacity of more than 100,000 tons. There is no necessity to dispose of any part of the company's surplus real estate holdings at present. Such surplus

consists of about 140 acres situated on Staten Island and in New Jersey. It is the plan of the company to retain this land until such time as real inducements are offered to sell. The common stock of the company has been deposited under a voting trust agreement under which William Salomon, Jules S. Bache and Andrew Morrison are the voting trustees and the Guaranty Trust Company of New York is depositary,

# NEW YORK'S COAL SUPPLY.

NEW YORK'S COAL SUPPLY.

Burns Bros. Shown to Control Practically All Anthracite Used Here.

B UILDING managers, who yearly contract for steaming and heating purposes, will be interested in the revelations brought out at the hearings in a Government suit against the Reading, Jersey Central and Lehigh Coal & Navigation companies recently.

T. B. Koons, vice-president of the Jersey Central, described the routes over which the road hauls coal. It was stated by Mr. Koons that this road handles all the tonnage of the Lehigh & Wilkesbarre Coal Company, and that it has the richest anthracite fuel consumption traffic territory in the world.

It was shown by this witness that Burns Brothers have a ten-year lease with the Jersey Central as lessor and the coal firm as lessee, bearing date of June 15, 1910. Among the covenants of this arrangement is the use by Eurns Brothers of certain parcels of land and a pier in Jersey City, for which Burns Brothers pay \$30,000 annually.

Burns Brothers agreed to purchase all anthracite handled over the leased property from points north or west of Mauch Chunck and all bituminous coal and coke from such points as would give the Jersey Central the longest possible haul and to handle no less than 500,000 gross tons of coal and coke a fiscal year, giring preference on equal terms to Lehigh & Wilkesbarre Coal Company and paying the average market prices ruling from time to time at shipping points in New York harbor.

The Jersey Central, for its part, agrees to maintain the property and to deliver all coal and coke by placing loaded cars upon trestles or piers, and removing the empty cars without charge, with the stipulation that Burns Brothers should furnish at their sole cost all the labor and other services required to unload and ship the coal. The Jersey Central, however, by the same agreement grants an allowance to Burns Brothers for such services, 12 cents a ton on all soft coal, and steam sizes of hard coal at 15 cents a ton.

STEEL LINES SHOW ACTIVITY.

#### STEEL LINES SHOW ACTIVITY. Structural and Equipment Departments Reflect Improved Inquiry.

Reflect Improved Inquiry.

M ETAL for building construction or equipment has proved to be the barometer of the spring building movement during the last two weeks when building has been more or less stagnated in this city. Fabricating plants are figuring a better grade of custom, mill capacity has been increased and pig iron orders have been developing into larger tonnages than prevailed during the corresponding period last month. Hardware orders for merchandise reflect a wider scope of specifying in architects' offices. Nails, while still moderate, are nevertheless showing an improvement in demand and reinforcement is being sharply spoken for.

# THE LUMBER MARKET.

THE LUMBER MARKET.

Material Scarce and Deliveries May Be Slower As Demand Increases.

L UMBER wholesalers are discovering that they have misjudged the requirements of the metropolitan district for the spring, mainly because dealers have kept their supplies low during the winter months. This has led producers to believe that the market was well supplied, and in consequence the manufacturers have ridden fewer logs than they otherwise would have done had they known that the retail stocks were low. This accounts in some degree at least for the stiffening tone in prices of spruce, which, during the last month, topped the highest price f. o. b. mills Canada; white pine, which is reported to be bringing \$15 Canadian mill as against only \$10 last year. Yellow pine prices have slightly advanced and will go higher as the spring movement develops. Eastern spruce shows signs of opening strong, hemlock is being sold at base rate.

# ENORMOUS COAL PRODUCTION,

ENORMOUS COAL PRODUCTION,
U. S. Geological Survey Reports An Increase Over Record-Breaking 1912.

A PRODUCTION of between 565,000,000 and 575,000,000 short tons of coal in the United States during 1913 is the official estimate of the United States Geological Survey, an increase over the record-breaking production of 1912 of 30,000,000 to 4,000,000 tons, of which about 4,500,000 to 4,000,000 tons, of which about 4,500,000 tons was in anthracite and the rest in the output of the bituminous coal mines.

There were a few labor disturbances, local in extent and effect, the most pronounced was in Colorado, where a general strike was called about the middle of September, and coal production in that State during the last quarter of the year was but about 50 per cent. of normal. There was general complaint, particularly in the eastern States, of shortage of labor and inability on the part of the operators to keep their mines working at full capacity. This was probably the reason for the less than usual complaint of the inadequate or insufficient transportation service. Coal mining, like all other industries in the Ohio Valley States, was seriously interfered with by the floods in that region during the spring, and probably from 5,000,000 to 10,000,000 tons of coal would have been added to the year's output but for this. As there were no violent fluctuations in manufacturing industries, the demand for coal for industrial purposes showed only a normal increase. The continued decrease in the production of fuel oil in the mid-Continent oil field and the strike in the Colorado coal mines resulted in an increased output of coal in the southwestern States. The total quantity of coal consumed in this market is approximately 19,-000,000 tons a year, of which 7,000,000 short tone are hard coal.