

NEW YORK, MARCH 14, 1914

SHOULD ELEVATORS HAVE SAFETY DEVICES ?

The Herrick Bill Opposed on Various Grounds by Building Authorities and Representative Owners—Urged that Existing Buildings be Exempted.

MUCH opposition has developed to the Herrick bill in the State Senate which provides that every passenger elevator, except those in private residences, shall be fitted with an automatic safety appliance so that the car cannot be started while the elevator door is open. The installations must all be made within one year, in both new and old buildings, under a penalty of five dollars per day for every day thereafter that the law is violated.

The opposition is based on several grounds, principally because the law would be retroactive and affect existing buildings as well as those to be erected hereafter; and would therefore be a great hardship, as is claimed, upon the owners of existing buildings containing passenger elevators. Not only would the installations be costly, but the safety-appliances would have the effect of slowing up elevator traffic and causing congestion. The president of an elevator manufacturing company agrees that this diminished efficiency would follow and that it would probably compel the installation of more elevators in tall buildings than is now necessary.

The Superintendents of Buildings are all opposed to the bill as it stands, Supt. Miller of Manhattan holding that it would be quite impossible to equip every elevator in the city within the prescribed period of one year. A strong feeling prevails, moreover, that the owners of old buildings are being too severely treated by the Legislature, and that there should be more consideration shown for those buildings which complied with the building laws fully at the time of their erection.

On the other hand, there are those among builders and owners who favor the fundamental principle of the bill, or some fair and moderate means through which elevators should gradually be equipped with safety devices.

Driving Landlords Into Bankruptcy.

B. E. Martin, president of the Building Owners and Managers' Association, said he presumed that the bill intended to compel the installation of safeties for levers and doors of elevators, and if this was the purpose of the bill, he considered it entirely unnecessary. He added:

"On referring to records you will find that the percentage of elevator accidents is small, particularly such accidents as might be avoided by the devices in question. It is my belief that this bill would not have been brought before us but for the death of a prominent citizen recently through a very unusual elevator accident.

"The fact of the matter is that after very careful investigation I have not found a device that is absolutely reliable. If the authorities continue to compel what many consider unnecessary expenses, to business and apartment buildings in New York City, it will have a tendency to increase rents, or drive some poor landlords into bankruptcy.

"I always have and will continue to

support the authorities in their endeavors to protect human life; however, it has not been proven that the devices referred to will assist in this good work."

Favorable Opinions.

John C. Knight, manager of the Metropolitan Building, said the elevators in that building had been protected by safety devices for over six years. He had advocated an installation of this kind and has been in favor of safety devices of this type. He added:

"There may be some details about this bill with which I would not agree, but the 'handwriting on the wall' has been plain, not only in this State but in several of the other States, that this device will soon be required. I think that at this time it is only appropriate to congratulate those who have done this before they were required to."

Messrs. Bing & Bing, large builders, said they thought the equipment of elevators with safety devices a good thing, but that a little longer time than one year to install them would be advisable, as comparatively few elevators are at present equipped, and crowding the work into a short time would necessarily increase the expense.

Will Slow Up Traffic.

Lawrence B. Elliman, of Pease & Elliman, said it would mean delay for elevator traffic, and he was therefore opposed to it:

"This bill, as I understand it, requires the owner of the building to put some device on the gate of the elevator and the gate of the landing so that the elevator cannot be started until they are both closed. This would mean a great delay in the moving of people up and down in the building, and besides I do not know of any device which will do this and which would not be getting out of order all the time, when you consider the calibre of men operating the elevators in the city.

"It would undoubtedly tie up the elevator system in the buildings very often and cause untold trouble between the landlord and tenants. Besides this, in my opinion, it is not necessary, as the number of accidents which happen in comparison to the number of people carried in the elevators in the city is very small."

Supt. Carlin Opposed.

Supt. Carlin, of the Brooklyn Bureau of Buildings, does not believe that an automatic device should control an elevator car, but he agrees that the doors to the elevator shaft should be controlled automatically by closing the moment the car leaves the floor level. The automatic control called for in the bill cuts out the operating machinery. Suppose these devices had been in use in the Ashe Building at the time of the fire when the shaft doors were pried open and the operator called and tried to respond but found that the car was out of his control, due to the shaft door being opened, and therefore could not bring the elevator car up to the landing—if this had been the case, how many would have been saved of the number

that actually were saved by the elevators? Supt. Carlin further said:

"The operation of elevator cars should never be out of the control of the operator and the responsibility put right up to him. Automatic devices encourage carelessness, and very often fail to work when required and are very often the cause of accidents."

An Estimate of the Cost.

President E. B. Boynton, of the American Real Estate Co., which owns many buildings, said when interrogated:

"The evident intent of this bill is to make it impossible for an elevator to be moved when any door opening into the elevator shaft is ajar. A great number of elevators in New York City are electric, and in order to conform with the requirements of this bill, in cases of electric elevators, it would mean providing a switch or point of contact at each floor which would close when the door was closed and break the current connecting with the controller when any door is opened. Such an installation would probably not cost less than \$25 per opening, and in the case of a 12-story building with three elevators the expense would be approximately \$1,000 for an installation.

"It is easy to imagine frequent repairs on an electrical outfit having so many points of contact which are frequently opened and closed, subjected to rough use. In case of the contact failing to work on any one of the floors, the elevator would be out of commission until this was repaired, and it could not be repaired while the elevator was in use. No elevator door can be repaired with this apparatus and still run the elevator. The expense of maintenance on such an apparatus will necessarily be high.

"A building which has now barely sufficient elevator service for its occupancy will, if this law goes into effect, be unable to handle the traffic because of the longer time each elevator will take in making the run from the ground floor to the top and return.

"There is undoubtedly a strong feeling that some safety appliance should be applied to all elevators, but in my opinion this bill is not wholly satisfactory."

Retroactive Consequences Objected to.

G. Richard Davis, chairman of the Building Committee of the Allied Interests, is opposed to the bill, for one reason because it is retroactive.

"Such safety devices may be properly required on all new elevators installed," said Mr. Davis, "but on old ones there should be no such a requirement made until the present devices, which are still in their experimental stage, are perfected.

"Elevator enclosures and doors must be built to receive the present device. To be compelled to alter the present enclosures and doors, so as to make the safety device now on the market work properly, will be in some cases a prohibitive expense.

"There is no doubt that we will have to have some safety device on eleva-

tors, particularly on high-speed elevators, such as they put in office buildings. Elevators which travel slowly, such as those in apartment houses, do not need the same protection.

"It is clearly not a matter for the Legislature to interfere with, but should be one of municipal regulation. I would approve a bill which would give power to the Superintendent of Buildings to require a safety device upon all new installations. Devices to be of two kinds, one for high-speed elevators and one for low-speed elevators.

"The first device would prevent the car being operated unless every door in the shaft was closed. The second device would only require the collapsible gate of the elevator door to be closed before the car could be operated.

"This latter is a simple device and could be put on any car. I would approve of requiring this device put on all cars within one year from date, but I absolutely disapprove of requiring the first mentioned device, to wit, the one that the Herrick bill calls for, being installed by compulsion on elevators already built.

"After a year or two of experimenting with some new cars with the present device, it may be that we will then be prepared to put them on old cars, but at the present time I believe it would be impossible in a great many cases, except at a prohibitive expense, and that the courts would prevent the enforcement of such a law. In any event, it would be an unnecessary hardship, and I assure you that the real estate owners suffer from too many laws and requirements without having further ones imposed upon them."

INCOME TAX QUESTIONS STILL UNSETTLED

How Much Shall Be Written Off for Depreciation? The Chicago Real Estate Board Suggests a Schedule as a Guide to Uniformity.

THE Federal income tax schedules which real estate corporations and owners had to file previous to last week raised the question as to what sum should be charged off for depreciation of buildings. Every property owner who was called upon to make a return had to take into consideration this question, and decide in his own mind what percentage of the total value of the building he should fix upon.

No guide was supplied by the Government, or any indication given as to what percentage would be allowable as an annual charge. Neither was any explanation given as to whether economic as well as physical depreciation should be accounted for. A building may be good physically for one hundred years to come, but its economic value may not endure for more than a generation, when it will have to be removed, in order that its place may be taken by a structure capable of producing an income in proportion to the increased value of the site.

It is only in recent years that real estate owners have recognized the necessity of making an annual charge on their books for depreciation, and some still adhere to the theory that the depreciation of the value of the building need not be taken into account in view of the appreciation from year to year in the value of the land. It is within the knowledge of every reader that many buildings physically sound are annually torn down to make way for others, and that sometimes very costly buildings are scrapped. The Government requires that owners shall separate these two forces at work upon real estate and set down one sum for appreciation (under Item No. 3) and another sum for depreciation (under Item No. 4). Where depreciation of physical property is made good by renewals, replacement repairs, etc., and the expense of such renewals is charged to the general expense account of the owner, no deduction for depreciation can be made in return of annual net income. Where a depreciation reserve is set up, all renewals and replacements must be charged to such reserve, and the addition to this reserve each year must be a fair measure of the loss which the corporation sustains by reason of the depreciation of its property.

The Chicago Schedule.

The Government's instructions leave unanswered many queries natural under the circumstances, and corporation executives were free to write off for depreciation any sum their conscience permitted, provided they made an identical charge upon the books of the concern. Under these circumstances the Chicago Real Estate Board resolved to establish a schedule of percentages for depreciation for use in Chicago, and the following rates were adopted and circu-

lated during the last two weeks in February.*

"Fireproof steel buildings and reinforced concrete buildings: Depreciation one per cent on buildings five years old or less, and two per cent on buildings more than five years old.

"Mill constructed buildings and fireproof apartment buildings: Depreciation two per cent on buildings five years old or less; three per cent on buildings more than five years old. Brick and lath buildings, including ordinary flat buildings: Depreciation three per cent. to four per cent.

"Old frame and nearly obsolete buildings: Depreciation 5% and upward.

"Where the value of the power plant and machinery, including elevators, can be separated from the total value of the building, compute depreciation at ten per cent. on it; the remainder being figured at the percentage heretofore named."

Many Uncertainties Still.

When the time for filing returns of annual net income expired last week the uncertainty regarding parts of the new law was as widespread and profound as when the law was first promulgated. Persons making returns answered to the best of their ability or as their counsel advised, and are waiting for the courts to interpret the law for them. Among lawyers the opinion prevails that the courts will have to bring order out of confusion, and in the meantime one guess seems to be about as good as another.

The form which the president and treasurer of every real estate corporation were required to fill in and sign required (1) the total amount of paid-up capital stock outstanding or the capital employed in the business; (2) the total amount of bonded or other indebtedness and then (3) the gross income.

By gross income is meant the total of the gross revenues derived from the operation and management of the corporation business and properties, together with all amounts of income from other sources, including dividends received on the stock of other corporations, as shown by entries in the books of the corporations. Gross income also includes any increase in value, by appraisal, adjustment or otherwise, of the assets which has been taken up on the books as income or credited to profit and loss during the year. Dividends received upon the stock of other corporations, it is clearly stated, are not deductible in the ascertainment of the net income on which the tax is computed.

The Deductions.

The next entry to be made (Item 4) in filling out the form was a figure covering all expense items under the various heads acknowledged as liabilities by the corporation making the return and entered on its books during the year.

*The Record and Guide is indebted to Secretary Arthur C. Leuder for a copy.

Income expended in paying dividends or in making permanent improvements was not a proper deduction in ascertaining annual net income. Interest paid on mortgage indebtedness on real estate occupied or used by a corporation could be deducted, if the interest was paid as a rental or franchise charge. This item included "all rentals or other payments required to be made as a condition to the continued use or possession of the property," and has given rise to much difference of opinion.

Depreciations.

The fifth item under the head of deductions is the total amount of losses sustained during the year not compensated by insurance or otherwise. Decrease in the book value of securities owned are deducted under this item.

A further deduction is made for the depreciation in the value of buildings and other property on account of wear and tear, exhaustion or obsolescence, as referred to above. The amount taken credit for on this account, in order to be allowable, should be so entered on the books as to constitute a liability against the assets of the corporation, and the amount claimed should not cover losses in value of stocks and bonds.

A deduction is also made (Item 6a) for interest accrued and paid during the year on an amount of bonded or other indebtedness not exceeding one-half the sum of its interest bearing indebtedness and its paid up capital stock outstanding at the close of the year; or, if no capital stock, the amount of interest paid within the year on an amount of its indebtedness not exceeding the amount of capital employed in the business at the close of the year. And a further deduction (Item 6b) for the total amount of interest received from municipal, state or national obligations.

Finally (Item 7) State, national and foreign taxes are deducted, and then the total of the deductions is figured and subtracted from the gross income, leaving the net income on which the one per cent. tax is calculated.

The question has been asked if the Government intends to accept the returns as made out in every case at their face value, and the answer was made at the office of the internal revenue collector that the Government would check up the returns and in due time would take up the case of any corporation making erroneous reports.

—When so many interests are lobbying for the passage of bills by the Legislature that will impose more burdens upon and extract more money from taxpayers, it is fortunate for real estate owners that they have at least a few alert defenders on guard. The work of the Allied Real Estate Interests, of which Allan Robinson is president, in opposition to the Herrick-Schaap bill, scarcely received from the public the measure of appreciation which it well deserved.

WOULD TAX UNEARNED INCREMENT

Senate Bill Places a Supertax of 1 Per Cent. Per Annum on Increase of Land Values—Assessment of March 1, 1914, Taken as the Starting Point.

THE recent hearings, both before the Board of Estimate and the Cities Committees of the Legislature, brought out a very general opposition to the Herrick-Schaap bill to submit to a referendum vote a measure reducing by 50 per cent. the tax on buildings. However, not a few of the civic associations which took a stand against the half-tax on buildings expressed themselves in favor of an "unearned increment" tax on land, a measure previously recommended by Mayor Gaynor's Commission on New Sources of City Revenue.

A bill in line with this recommendation has therefore been expected. It has now made its appearance in the Senate in the form of an amendment to the Greater New York charter (Simpson, Int. No. 824), which provides for a tax of 1 per cent. per annum upon all future increments of land values. The tax is superadded to the existing general tax upon real estate.

Under the Simpson bill two new columns are to be provided in the books containing the annual record of the assessor's valuation of real estate. In the first column shall be entered the "basic value" of each separately assessed parcel of real estate, except special franchises; in the second, there shall be set down the amount, if any, by which the assessed value of such real estate for the current year, assessed or if wholly unimproved, exceeds such basic value. This amount shall be deemed the unearned increment, which is subject to the special annual tax of 1 per cent. imposed in addition to the regular tax on market value.

Unearned Increment Defined.

The basic value of any parcel of real estate shall always be the assessed valuation of such parcel, assessed as if wholly unimproved, as the same appeared on the annual record of assessed valuations of real estate on the first day of March, 1914; provided, however, that such basic value shall be increased from time to time by adding to the valuation as of the first day of March, 1914, the amount of any and all assessments for public or local improvements becoming due after said date, and the reasonable cost (when incurred) of bringing the land to the established street level, of making connections for water, light and sewage and street openings, when made at the expense of the owner of the parcel.

In case any separately assessed parcel of real estate is divided after March 1, 1914, the Board of Taxes and Assessments shall apportion the basic value thereof; and in case separate parcels shall be combined into a separately assessed parcel, appropriate combinations of the resulting basic values and unearned increments shall likewise be entered. Applications for additions to basic values shall be made to and determined by the Department of Taxes and Assessments at the same time and in the same manner as applications for reductions of the assessments of real estate, and the determination of said department thereon shall be similarly reviewable by certiorari.

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

Int. No. 855. Simpson. Changing the boundary between New York and Bronx Counties so as to include in the county of New York Manhattan Island, Nuttin or Governor's Island, Bedloe's Island, Bucking or Ellis Island, the Oyster Is-

lands, Blackwell's Island, Randall's Island, Ward's Island and sunken meadows in the East and Harlem Rivers. The change made in the boundary is as follows: From a point where 190th street in the borough of the Bronx extended westerly intersects the present boundary between the counties the new boundary is to run easterly along such extended line and along the northerly line of West 190th street to the west side of the right of way of the New York & Putnam Railroad, then northerly along the railroad to the southerly line of Van Cortland Park to the southwest corner and north along the west boundary of the park to the city limits on the north. To Internal Affairs Committee.

Westchester Trunk Sewer.

Int. No. 929. Healy. Amending the Laws of 1905 (Chapter 646) by authorizing the commissioners appointed to construct a sanitary trunk sewer and a sanitary outlet sewer in Westchester County to pay the cost of operating such sewer system, and increasing the amount which may be raised by the sewer commissioners from not exceeding \$3,550,000 to not exceeding \$3,866,170. The bill also provides that the money may be raised by temporary certificates issued by the county treasurer. There are also other provisions. To Internal Affairs Committee.

Int. No. 973. Carroll. Making it the duty of the proper legal authorities in New York City to institute such actions as may be necessary to establish the city's right in the thoroughfare known as North 13th street, from Kent avenue to the East River, in the borough of Brooklyn; to open up such street to the public; to cause the ejection of all persons encroaching on such street. If such authorities unreasonably delay in instituting proceedings, the taxpayers are authorized to bring mandamus actions. To Cities Committee.

Transfers on Street Railways.

Int. No. 976. Carroll. Amending the Public Service Commissions Law (Subdivision 8 of section 49) by empowering the public service commission in cities of the first class to compel the interchange of transfers between surface, elevated and subway cars and trains, at intersecting points, between lines operated by railway companies and systems between which arrangements exist for the interchange of such transfers at other intersecting points. To Judiciary Committee.

Int. No. 977. Carroll. Requiring inspectors employed by corporations furnishing gas or electricity in New York City to write down on a slip of white paper the exact figures showing the amount of gas or electricity consumed since the last reading, and attach such slip in a conspicuous place on such meter. Violation is made a misdemeanor. To Cities Committee.

A Department of Markets.

Int. No. 1018. Pollock. Amending the Greater New York Charter (Sections 3, 4, 96 and 151; new section 110-a and new chapter 18-a) by establishing a department of markets. The new department is to be under the control of a board of five market commissioners. The commissioners are to be appointed by the mayor, one from each borough. The salary of the commissioner designated as president of the market board is fixed at \$7,500 a year and the salary of each other commissioner at \$6,000 a year. The board is authorized to appoint a secretary and such subordinate officers as

may be necessary. Each commissioner may appoint and remove, subject to municipal civil service regulations the necessary market masters, market inspectors and other subordinate officers, assistants and employees. The present employees of the city engaged in the construction, repair, cleaning or maintaining of public markets, are transferred to the new department. The powers and duties of the market board are set out in detail in the bill. A free information bureau is to be established for the convenience of producers and consumers. To Cities Committee.

Repapering Apartments.

Int. No. 1036. Wende. Inserting in the Public Health Law a new section (334-a) making it a misdemeanor to repaper or recalcimine the wall or ceiling of any building or room used by human beings for tenements or working purposes, in cities or villages with a population of 10,000 or more, until all the old paper or calcimine has been removed and the walls have been thoroughly cleaned. The prohibition applies to employees performing the work as well as to the owner, occupant, contractor or builder having work done. To Public Health Committee.

In the Assembly.

Int. No. 1144. Dunlop. Establishing a minimum wage commission of five members to investigate the wages, hours and conditions of labor and the living wage of women and minors in the state and to fix the minimum living wage for such persons. Two members are to be representatives of the wage earners and two are to be representatives of the employers and the chairman is to represent the public at large. They are to hold office for three-year terms except that in the first instance two are to be appointed for one year, two for two years and the chairman for three years. The commission is to establish a wage board for any industry, when in its opinion the wages of women and minors employed in the industry are below a living wage. The wage board is to consist of three representatives of the employers to be appointed by the employers, three representatives of the employees to be appointed by the employees and three other members to be appointed by the commission to represent the public. The wage board is to recommend to the commission the minimum wage which should prevail. After public hearing the commission must approve, disapprove or modify the recommendation. It may, however, take additional evidence on its own motion. Determinations of the commission are, unless set aside by court, to remain in full force for three years unless otherwise provided by the commission and its determinations may not be reviewed by certiorari. \$25,000 is appropriated. There are also other provisions. Same as Assemblyman Birnkrant's bill of last year (A. Int. 1806, Pr. 2071).

Int. No. 1192. McGrath. Amending the Tenement House Law (section 124) by changing the penalty for violation of the Tenement House Law from \$50 to not more than \$50, and from \$250 to not more than \$250 for violations of orders to remove nuisances.

Fireproof Room for Smokers.

Int. No. 1204. A. E. Smith. Inserting in the Labor Law a new section (171-a) prohibiting smoking in mercantile establishments where there are more than 10 persons employed, except in a fireproof enclosed room set aside for that purpose.

ONE YEAR'S PROGRESS ON THE DUAL SYSTEM

The Sum of \$366,000,000 To Be Spent—One Half of City's Share of \$200,000 Contracted For During the Year—Rapid Transit For All Parts of the City.

A YEAR ago next Thursday the City of New York by the Public Service Commission entered into separate contracts with the Interborough Rapid Transit Company and the New York Municipal Railway Corporation for the construction, equipment and operation of the Dual System. New lines will add 324.9 miles of track to existing trackage, making a total of 620.9 miles. While this will be about double the existing mileage (296) the present facilities will be more than trebled, as the third-tracking and extensions of existing elevated railroads will materially help the service.

Hundreds of Millions to Be Invested.

Of the total of \$366,000,000 which will be expended on the new system the City of New York will supply about \$200,000,000, all of which will be devoted to construction work upon lines to be owned by the city. Toward the cost of such lines the Interborough Company will contribute \$58,000,000, and the New York Municipal Railway Corporation about \$14,000,000. The cost of additional construction upon the elevated railroads, as well as that of the new equipment for both subway and elevated lines, will be borne by the companies, although the equipment for the city-owned lines will be owned by the city. It is estimated that the Interborough will spend about \$25,000,000 on construction and equipment of privately owned elevated lines, and about \$22,000,000 for equipment of city-owned lines; and that the Brooklyn company will expend about \$21,000,000 for elevated construction and about \$26,000,000 for equipment. If these estimates are borne out, the total contribution of all parties for new work on the dual system will be as follows:

City of New York.....	\$200,000,000
Inter. Rapid Transit Co....	105,000,000
N. Y. Municipal Ry. Corp....	61,000,000

In addition to the above, the City of New York has already invested between \$55,000,000 and \$56,000,000 in the existing subway for its construction, and the Interborough Rapid Transit Company reports that it has expended about \$48,000,000 in equipment on the same line. When the dual system is completed, therefore, the city will have invested in rapid transit lines upwards of \$256,000,000.

Construction in Progress.

Sub-contracts for the construction of nearly \$100,000,000 worth of subway and elevated extensions of the existing systems have been entered into. Much work has already been done; there have been some notable additions to the previously existing lines and before another twelve months roll around very substantial ad-

ditions in many directions, especially in Brooklyn, will be assured for active operation by both the B. R. T. and the I. R. T. corporations, which will divide the underground and overhead traffic in both Brooklyn and Manhattan.

The city's construction work now going on includes the Fourth avenue subway in Brooklyn, the greater part of the Lexington avenue subway in Manhattan, with five sections in The Bronx, the Seventh avenue subway in Manhattan, the Centre street loop subway in Manhattan and the southern portion of the Broadway subway in Manhattan, covering that part extending from Morris street and Trinity Place northward to Broadway and 26th street. The Lexington avenue line, the Seventh avenue line and the Steinway Tunnel line will be operated by the Interborough Rapid Transit Company; the Fourth avenue, Centre street and Broadway lines by the Brooklyn company.

In Brooklyn the dual contract system includes not only the Fourth avenue subway, to which its West End and Gravesend avenue (Culver) elevated roads, and the depressed Sea Beach route will be feeders, but also the Fort Hamilton extension and the future tube to Staten Island, and a subway connection running out Flatbush avenue, alongside the Interboro extension, as far as Prospect Park plaza to afford the needed underground link for real rapid transit from a large part of Flatbush by means of the Brighton Beach Railroad, whose four-track system will be extended to the subway junction.

Queens Contracts.

In Queens seven separate contracts have been let to date, at a cost aggregating \$5,601,842, and providing for 42 miles of trackage.

To complete all the rapid transit lines in Queens that are part of the dual subway system, the following work still remains:

(a) An appropriation by the City of New York of \$350,000 for the equipment of the two upper deck tracks of the Queensboro Bridge to connect the Second avenue elevated railway; an appropriation of \$1,164,000 for the relocation and reconstruction of the two tracks on the lower deck of the Queensboro Bridge for the service of the rapid transit subway trains.

(b) The legalization of the elevated extension from Cypress Hills, Brooklyn, to Grand street, Jamaica. Until this line is fully legalized by property owners' consents, the Brooklyn Rapid Transit Company will be unable to construct it. The abutting property values on Jamaica avenue from Cypress Hills to Grand street, Jamaica, are \$13,206,650. To date property owners' consents have

been obtained to the amount of \$5,707,4450, leaving only \$895,880 in consents necessary to be obtained to secure the required 51 per cent. of the total.

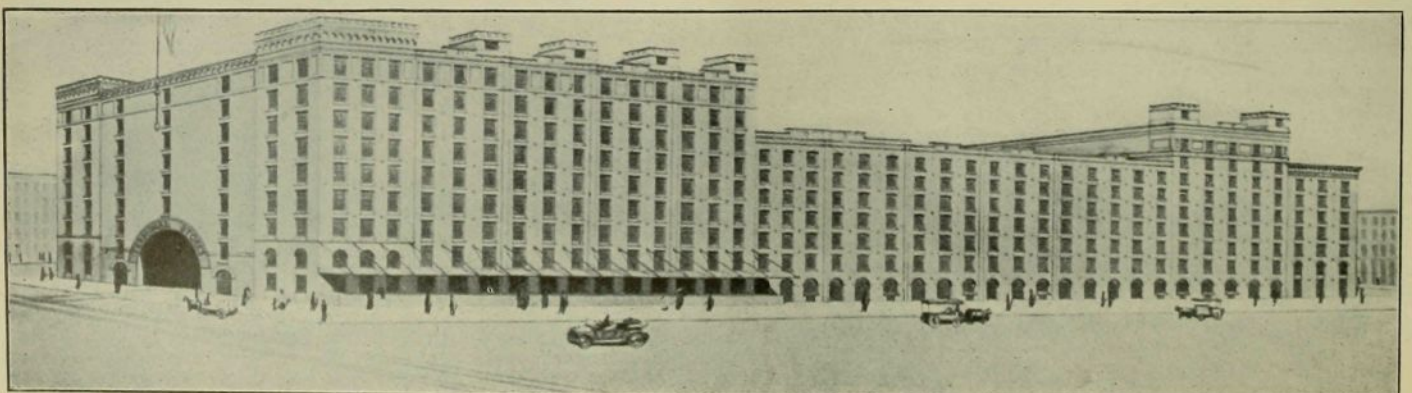
The Flushing-Bayside line was approved by the Public Service Commission April 26, 1913, and by the Board of Estimate June 12, 1913. Progress is being made in securing property owners' consents for the legalization of same. The cost of this line is estimated at over \$3,000,000.

The Seventh Avenue Subway.

With the exception of two small connections and the two-track spur to Brooklyn, the Seventh avenue subway in Manhattan, for operation by the Interborough Rapid Transit Company, is now entirely under contract from Vesey street on the south to Times Square on the north. The total amount of the contracts awarded for this road up-to-date is \$11,776,562.25. North of Park Place the line will be a four-track underground railroad, with two tracks south of that street. The contract for Section No. 5, extending from 16th to 30th streets, originally awarded to the Canavan Brothers Company, has been assigned to the United States Realty and Improvement Company, the successful bidder on Section No. 4, the adjoining section on the south.

A Sign of the Times.

The fact that the firm of Francis H. Leggett & Co. will move their main office from the historic wholesale grocery center, as well as their various warehouses and manufacturing departments, makes their move particularly significant to real estate interests. The head of the firm has explained this change to the Record and Guide by saying that the location of the main office of such a business as theirs is not the matter of high importance to customers that it once was. The telephone, the telegraph and the typewriter, as well as the traveling salesman, help to render personal visits to the office unnecessary. Firms can now more than in times past, consult their own convenience in respect to location, and this is one reason why so many other big firms, to whom good transportation facilities are of first importance, have moved to the same locality. Spurs from trunk line railroads enter the big terminal building on the east side of Thirteenth avenue, between 27th and 28th streets, to which Francis H. Leggett Co. are moving, and solve the transportation problem which has become a serious one for large merchandise houses on the lower West Side, and is obliging other firms also to make new arrangements.



NEW HEADQUARTERS OF FRANCIS H. LEGGETT & CO., 27TH AND 28TH STS., 11TH AVE AND NORTH RIVER.

WHERE REAL ESTATE IS MOST ACTIVE

The North End of the Island Was the Most Progressive Section of Manhattan Last Year—Remarkable Increase in Values in Five Years.

THE section of greatest activity in real estate development in Manhattan last year was not the midtown section, as in 1912, but the upper end of the island, north of 155th street, sometimes designated as Tax District No. 8. This was a natural consequence of the falling off in commercial construction, as the north end is essentially a residential section, and includes the newly active Dykman section, as well as the greater part of Washington Heights. In the last five years, to go no farther back than 1908, District No. 8 has had a remarkable growth, in values both of land and improvements. The taxable land which was valued at \$63,254,700 in the assessment roll for the year 1909 had risen in value to \$85,635,000 in the assessment roll of 1913, and the value of improvements from \$21,930,000 in 1909 to \$449,585,200 in 1913, or from a total valuation of \$85,184,000 for both land and buildings in 1909 to \$135,221,090 in 1913.

Figures from the Superintendent of Buildings show a decided activity for this section in 1913 over 1912, in material improvements, represented by 81 buildings commenced during the year 1912 and 118 commenced last year, which was an increase of 46 per cent; 113 were completed in 1913, compared with 92 completed the previous year, or 28 per cent. increase; and at the beginning of the current year there were 53 buildings in progress to compare with 46 under way a year before.

Business Movement Indicated.

A table which Superintendent Miller has compiled shows the continued tendency of business to move uptown to the region between the two great railroad terminals where the second most active section is found. This volume of this movement can be estimated better from the statistics of new buildings and alterations than in any other way. The alterations of old dwellings for business purposes has been a marked feature of the movement.

Dist.	Location.	New Buildings.		Alterations Com- pleted.
		Com- menced.	Com- pleted.	
1	South of Grand and Watts streets.....	21	26	626
2	Between Grand and Watts streets and 14th streets.....	35	52	673
3	Between 14th and 40th streets.....	59	98	771
4	Between 40th and 96th streets west of 6th avenue and Central Park.....	61	79	587
5	Between 40th and 96th streets east of 6th avenue and Central Park.....	80	82	471
6	Between 96th street and Harlem River, east of Central Park and Lenox avenue.	34	50	340
7	Between 96th street and 155th street, west of Central Park and Lenox avenue.	59	81	298
8	North of 155th street.	118	113	48
	Total.....	467	581	3,814

The decline in building operations in 1913 were quite general throughout the city, estimated from the latest compilations by Superintendent Miller at 33 per cent. for Manhattan, 39 per cent. in the Bronx, 14 per cent. in Brooklyn, 9.9 per

cent. in Queens, and 4.8 per cent. in Richmond. The operations in Manhattan exceeded those in all other sections combined by 8.6 per cent. Tenement house construction last year amounted to 1432 buildings out of a total for all kinds of 10,698. Among the new building projects there are always some that are abandoned before the end of the year (amounting to 9 per cent. last year), but these are excluded from the figures under consideration.

Fireproof Construction.

While the proportion of fireproof construction continues to be large, there was yet a falling off in this type of construction last year. While only a little more than one-third of the total of new buildings planned were to be fireproof, yet more than two-thirds of the new floor space to be provided by all is supplied by the buildings of the fireproof class. Two-thirds of the fireproof construction was planned for midtown and one-fourth of all the new buildings, and three-fourths of the ordinary construction, for that part of the borough above 155th street.

In the district north of 40th street and west of Sixth avenue (Tax District No. 4) 63 per cent. of the buildings of the section planned during 1913 were to be of fireproof construction, and supply 92 per cent. of all the new floor space to be provided, and 98 per cent. of the capital invested for new construction of all descriptions.

Year.	Total No. of buildings proposed.	No. to be fireproof.	Percentage to be fireproof.	Estimated cost of fireproof buildings in millions of dollars.	Percentage of total estimated cost of buildings.
1902....	758	195	25.7	53.8	74.3
1903....	859	120	13.9	35.8	57.2
1904....	1,203	96	7.9	25.2	37.8
1905....	2,144	152	7.1	38.6	34.9
1906....	1,308	151	11.5	46.8	49.5
1907....	737	130	17.6	41.8	63.9
1908....	511	104	20.3	42.2	65.1
1909....	815	234	28.7	73.0	66.0
1910....	679	213	31.3	64.9	75.6
1911....	766	302	39.4	77.5	83.2
1912....	677	297	43.8	93.8	88.2
1913....	526	182	34.6	54.9	80.7

The 182 fireproof buildings planned in Manhattan Borough last year will cover 1,550,160 square feet, or about 45 per cent. of the area of all the buildings planned, and 67 per cent. of the total amount of new floor area, according to one of the tables compiled under Superintendent Miller's direction:

OWNERS SAVED FROM LOSS.

Surety Company Held to Be Liable For Loss Due to Carpenters' Strike.

By the rendition of a verdict for \$16,374.50 on Thursday of last week in the New York Supreme Court, before Mr. Justice Delany in favor of the Riviera Realty Co. against the Illinois Surety Company, a number of questions of vital interest to owners and those engaged in general building construction were settled.

In 1910, the Riviera Realty Company was constructing the large 12-story fireproof apartment on the site on Riverside Drive, between 156th and 157th streets, covering about fifteen lots. Officers of

the company made a contract with one John Barba to furnish the labor for the rough and finished carpenter work, and exacted a bond for the performance of the contract, which was furnished by the Illinois Surety Company. The bond given for the performance of the contract provided that the surety company, among other exceptions, should not be responsible for losses resulting from "labor difficulties called strikes." The contract was the Uniform contract, adopted and recommended by the American Institute of Architects and the National Association of Builders and contained the usual provisions that if the contractor failed to supply a sufficiency of properly skilled workmen during performance, the owner should be at liberty, upon notice, to provide the labor and deduct the cost from any money thereafter to become due to the contractor; and if the architect certified that the failure to supply the sufficiency of workmen was adequate ground for such action, the owner should also be at liberty to terminate the employment of the contractor and complete the contract; and if the expenses incurred for such completion should exceed the unpaid balance due the contractor, the latter should pay the difference to the owner.

The contract also contained the customary clause for the protection of the contractor that if he should be delayed in the prosecution of the work by the "combined action of workmen in nowise caused by or resulting from default or collusion" on his part, then he should have an extension of time to complete his work, to be determined and fixed by the architect.

The surety company, upon the trial rested its defense upon the clause before mentioned in its bond, that it was not liable for loss due to "labor difficulties called strikes," and produced evidence that after the contractor had been at work for some little time, the United Brotherhood of Carpenters and Joiners of America called the carpenters off the job, and that the contractor could not get any other workmen to take their places.

The contract provided that the carpenter was to use "labor only of a recognized labor union, having affiliations with labor unions and other building trades, in order to avoid strikes." The counsel for the surety company insisted that the provision in its bond before cited, relieved it from liability as soon as a strike was declared, without regard to the cause of it. On the other hand, the Riviera Realty Co. urged that the clause in the bond was designed to cover general strikes, and did not exempt the liability of the surety company for a strike brought about by the fault or collusion of the contractor.

Evidence was produced by the plaintiff that the strike was called by the labor organization for the reason that the carpenters employed by the contractor were not paid the union rate of wages of \$5 per day.

Mr. Justice John J. Delany, presiding, took the view that a proper interpretation of the bond in connection with the contract, which was made a part thereof by express provision, did not cover a strike which was produced by the fault of the contractor, and left it to the jury to determine upon the evidence whether it had been shown that the calling out of the men on the building was due to the fact that the contractor was not paying his employees union wages. The jury found for the plaintiff on this issue, and gave a verdict for the full amount of the claim. Mark Ash was counsel for the Riviera Realty Co. and L. Laffin Kellogg, counsel for the Illinois Surety Company.

—Twenty-story buildings on side streets uptown are not so numerous that the project of the Acon Realty Company for 31st street between Madison and Fourth avenues is not a significant testimony to the continued appreciation of the district among large investors and operators.

—Firm rates for money are predicted as the first of April approaches.

CHARACTER OF CONSTRUCTION AS PROPOSED IN 1913.

Class of Construction.	Buildings.		Ground Area.		Floor Area.		Estimated Cost.	
	Number.	Per-centage.	No. Sq. Ft.	Per-centage.	No. Sq. Ft.	Per-centage.	Value.	Per-centage.
Fire proof.....	182	34.60	1,550,160	44.93	11,911,590	67.00	\$54,930,700	\$80.71
Ordinary.....	244	46.39	1,314,310	38.11	5,279,480	29.70	12,616,400	18.58
Miscellaneous.....	100	19.01	585,190	16.96	588,090	3.30	479,335	0.71
Total.....	526	100.00	3,449,660	100.00	17,778,160	100.00	\$68,056,435	\$100.00

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Building Construction and Building Management
in the Metropolitan District

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The Real Estate Board, in pursuance of plans recently adopted for extending its activities, particularly in the matter of safeguarding real estate owners against discriminating legislation, has appointed Mr. Richard Osborne Chittick executive secretary with a view to having him take charge of the board's new functions. Those who have watched Mr. Chittick's work as real estate editor of the Globe, work noted for originality and effectiveness, will congratulate the board on its choice.

The Citizens' Street Traffic Committee of Greater New York is about to undertake a broad study of the various subjects related to the use of the city's streets, including not merely the police regulation of traffic but such matters as street cleaning, proper width of roadways, etc. The size, weight and load of vehicles and their effect upon pavements under given conditions are among the topics to be investigated; and perhaps none is more important from the point of view of upkeep of pavements. The giant trucks of to-day not infrequently damage pavements, in a single trip, far beyond the value of the loads transported.

Something over a month ago a party of seventy-two representatives of manufacturing establishments in Illinois left New York by steamer for a trip to Brazil, Uruguay, Argentine and other Latin-American republics. Since then news items have been published with growing frequency relating to plans on the part of American manufacturers to investigate new outlets for trade. The study of foreign markets, impelled by tariff revision, will undoubtedly bear fruit before long in a large-scale expansion of American industry; and New York, as the foremost manufacturing and shipping center of the country, cannot fail to be the chief beneficiary of the enlarged water-borne commerce brought about by the new tariff and by the Erie and Panama canals.

The Assessment Rolls and Real Estate Values.

Those tax reformers whose plans for changing the prevalent method of local taxation are based on the expectation of an increase each year in the assessed valuation of real estate of \$150,000,000 should consider carefully the assessment rolls for the current year. The net increase in the assessed value of real and personal property over the totals of the preceding year was about \$58,000,000, of which only \$43,000,000 was chargeable to real estate. Inasmuch as there must have been added to the volume of taxable property at least \$175,000,000 of new buildings it appears that instead of an increase in the land during the current year amounting to \$150,000,000 there has been a decrease of somewhat near that amount. It must be remembered also that the assessment rolls do not take any account of the depreciation in the value of buildings, so that according to any careful system of accounting even the small increase in real estate value which has been supposed to accrue would actually be wiped out.

The answer will of course be made that the current year is an exceptional year. From the point of view of the real estate history of the city, it is undoubtedly exceptional, but the exceptional conditions which have brought it about are unfortunately by way of becoming normal. Last year the result was not any better; during the coming year it is likely to be worse. The Tax Department has not even yet fully written off the decrease in the value of real estate between Houston and 23rd streets in Manhattan. The real estate market is more stagnant than ever, and the assessors will certainly have no increases in ground value to report at the end of the new year. A smaller amount of building is under way than at any time since consolidation. The tax rolls will lose the benefit which they have been receiving from the great building movement of the past few years. It should be clearly understood also that the situation is not the result of one of the ordinary waves of depression which take place periodically in every department of business.

It is at least in part the result of a permanent change of underlying conditions, to which real estate values are struggling to readjust themselves. It is at bottom the result of the increased tax burdens which have been placed upon real estate since the various boroughs of Greater New York were consolidated in 1897. During that whole period taxes have been increasing more quickly than population and wealth. Under ordinary conditions the prevailing tax rate applied to the increase in the assessed valuation of taxable property might be expected to pay for the increasing expenses of a growing city. But such has not been the case in New York. Every unit of population or wealth is carrying twice the burden of local taxation which it carried seventeen years ago.

The consequence has been that during that period the increase in taxation has been appropriating for the benefit of the city by far the larger part of the augmentation of land values which has taken place. Of late real estate owners have not only been unable to reap any increase in ground value to compensate them for depreciation in the value of their buildings, but they have been suffering losses which could not be shifted to their tenants. The smaller prices which real estate situated between Houston and 23rd streets brings is the result in part of the increase in taxation. That increase stimulated an excessive amount of building in competing districts further north. The market became over-stocked with accommodation for mercantile trade and rents had to be lowered, particularly in the old buildings in the less favorably situated districts. This process has not yet worked itself out. Presumably the existing stagnation in building will enable property owners eventually to recover some of their losses. But no one can tell how soon or how far any recovery can be made, and in the

meantime any alteration in the burden of taxation would prevent any early chance of recovery and would indefinitely prolong the existing depression.

The Sixth Avenue Shopping District.

The announcement that the two Siegel stores on Sixth avenue south of 23d street will have to be shut down may have serious consequences for the old retail district. It is becoming doubtful whether any of the department stores which still occupy sites on that part of Sixth avenue will be able to remain permanently in their present locations. The extinction of the two Siegel stores might seem to be beneficial to their competitors in the same neighborhood, but in all probability it will not work out that way. The other stores situated in the same vicinity will lose more from the decline of the neighborhood as a center of retail trade than they will gain from the diminution of competition. The customers of department stores have a habit of going from one shop to another in making their purchases, and they are more likely to be attracted to a neighborhood in case it contains a half dozen stores than in case it contains only two or three. A motive of this kind works all the more powerfully when the neighborhood in question is itself somewhat inconveniently situated, as is this particular part of Sixth avenue.

Its original availability for the cheaper class of department stores was due chiefly to two conditions. Sixth avenue formed twenty years ago the connecting link between 14th and 23rd streets which were the two important cross-town streets given over to retail trade. Its advantage in this respect was reinforced by the fact that the Sixth avenue elevated road connected it with the increasingly populous and prosperous West Side. But now Sixth avenue is no longer a connecting link between two streets that are crowded with shoppers. They both are being occupied largely by wholesale business. At the same time the most important vehicle of travel for the population of the West Side has ceased to be the Sixth avenue elevated and become the subway. Thus the conditions which made lower Sixth avenue available for retail trade have ceased to exist. The Record and Guide has always believed that if the stores which still remain in that vicinity could hold out until the new subway system was in operation they would not be obliged to move; but it is improbable now that they will be able to hold out. The tide is running too strongly against them. During the next few years they will one by one be obliged to find other locations, and the interesting question is, what part of Manhattan is likely to be the most available?

The question will be difficult to answer. Department stores are different from dry goods stores, because they cannot afford such high rents. Their sales are made on a smaller margin of profit. At the same time they need quite as much if not more space. Locations on Fifth avenue or in the best parts of 34th and 42nd streets would be wholly out of the question. They are not likely to seek locations farther uptown on Sixth avenue because of its disfigurement with the elevated structure. Broadway north of 34th street would be too expensive. The only comparatively central avenue which remains is Seventh avenue and it is entirely possible that Seventh avenue from 30th to 42nd street may some day be lined with department stores. Property on Seventh avenue is not excessively expensive. This particular neighborhood will have the benefit of two express stations on both subway systems. It will be accessible both from the Belmont tunnel, the New Jersey tunnels and the Pennsylvania Central Stations. The improvement in the means of communication which the new subway system will bring about will certainly increase the amount of retail trade which will be transacted by the large shops in Manhattan. Ten years from now there will be more department stores situated in the central borough than there are today and the increase

will be proportionately larger than the growth in population. Is it not reasonable to believe that these stores will be situated as near as possible to the traffic center? And if such proves to be the case cannot Seventh avenue make a strong bid for some of the business, chiefly on the ground that it combines more accessibility with more cheapness than any other available avenue?

Taxes Under the Herrick-Schaap Bill.

Editor of the RECORD AND GUIDE:

HERE have been many arguments for and against the proposed Herrick-Schaap bill, and great differences of opinion exist concerning the probable effect it would have on real estate.

This bill provides that the rate of taxation on real estate in the City of New York shall be so apportioned that the rate on the value of the improvements shall be 90 per cent. of the rate on the value of the land for the year 1915, and that every year subsequent to 1915 the rate of the improvements shall be still further reduced 10 per cent., until the rate on the value of the improvements shall be 50 per cent. of the rate of the value of the land. Thereafter the rate on the value of the improvements shall be 50 per cent. of the rate on the value of the land each year.

I am stating below the tax rates for the next five years for each of the five counties of the City of New York, which I computed, and which shows the respective rates on land and improvements that would have to be levied if the Herrick-Schaap bill became a law. These computations are based on the present valuations and on the present budget, and would vary in accordance with the variations of the assessed valuation and the budget for each year.

For the present year the assessed valuations of real property, exclusive of special franchises, for the purpose of taxation, together with the tax rates in the different counties comprising the City of New York are as follows:

	Land.	Improvements.	Tax Rate.
Manhattan	\$3,161,949,660	\$1,612,328,120	1.78
Bronx	336,116,060	253,280,895	1.77
Brooklyn	783,859,159	787,627,773	1.84
Queens	280,678,120	166,008,357	1.80
Richmond	40,249,108	36,687,373	1.90
Total value	\$4,602,852,107	\$2,855,932,518	
Total assessed valuation of land and improvements	\$7,458,784,625.00		
The total budget for 1914 is	\$192,995,551.62		

In order to procure the same budget, the tax rates under the Herrick-Schaap bill for the next five years would have to be as follows:

TAX RATES FOR NEW YORK COUNTY.

	On Land.	On Improvements.	
1915	1.85	1.66½	= 90%
1916	1.91	1.53	= 80%
1917	1.98	1.39	= 70%
1918	2.07	1.24	= 60%
1919	2.14	1.07	= 50%

TAX RATES FOR BRONX COUNTY.

1915	1.85	1.66½	= 90%
1916	1.94	1.55	= 80%
1917	2.04	1.42	= 70%
1918	2.14	1.28	= 60%
1919	2.26	1.13	= 50%

TAX RATES FOR KINGS COUNTY.

1915	1.96	1.74	= 90%
1916	2.06	1.66	= 80%
1917	2.18	1.52	= 70%
1918	2.31	1.38	= 60%
1919	2.46	1.23	= 50%

TAX RATES FOR QUEENS COUNTY.

1915	1.90	1.71	= 90%
1916	2.00	1.60	= 80%
1917	2.10	1.47	= 70%
1918	2.20	1.32	= 60%
1919	2.30	1.15	= 50%

TAX RATES FOR RICHMOND COUNTY.

1915	2.00	1.80	= 90%
1916	2.10	1.68	= 80%
1917	2.22	1.55	= 70%
1918	2.35	1.41	= 60%
1919	2.50	1.25	= 50%

Thereafter the tax rate on the improvements would always be 50 per cent. of the tax rate on land.

I have also computed the yearly taxes on the five different classes of property generally found in the Bronx, showing the actual effect that the Herrick-Schaap bill would have if it were in operation.

Specific cases showing how the Herrick-Schaap bill will affect property in the Bronx:

SINGLE-FAMILY HOUSE.

	Total Taxes.	Increase on Lot.	Decrease on Bldg.	Total Savings in Each Year.
Land	\$1,500			
Improvement	3,000			
	\$4,500	the taxes would be as follows:		
1914	\$79.95			
1915	77.70	\$1.10	\$3.35	\$2.25
1916	75.60	2.45	6.80	4.35
1917	73.20	3.95	10.70	6.75
1918	70.50	5.45	14.90	9.45
1919	67.80	7.25	19.40	12.15

Total savings in 5 years.....\$34.95
After that the saving would be \$12.15 each year.

TWO-FAMILY HOUSE.

	Total Taxes.	Increase on Lot.	Decrease on Bldg.	Total Savings in Each Year.
Land	\$2,000			
Improvement	4,500			
	\$6,500	the taxes would be as follows:		
1914	\$115.05			
1915	111.93	\$1.60	\$4.72	\$3.12
1916	108.55	3.40	9.90	6.50
1917	104.70	5.40	15.75	10.35
1918	100.40	7.40	22.05	14.65
1919	95.05	9.80	28.80	19.00

Total savings in 5 years.....\$53.62
After that the saving would be \$19 each year.

THREE-FAMILY HOUSE.

	Total Taxes.	Increase on Lot.	Decrease on Bldg.	Total Savings in Each Year.
Land	\$3,000			
Improvement	7,000			
	\$10,000	the taxes would be as follows:		
1914	\$177.00			
1915	172.05	\$2.40	\$7.35	\$4.95
1916	166.70	5.10	15.40	10.30
1917	160.60	8.10	24.50	16.40
1918	153.80	11.10	34.30	23.20
1919	146.90	14.70	44.80	30.10

Total savings in 5 years.....\$84.95
After that the saving would be \$30.10 each year.

BRONX 5-STORY FLAT.
50 x 85 x 100.

	Total Taxes.	Increase on Lot.	Decrease on Bldg.	Total Savings in Each Year.
Land	\$10,000			
Improvement	40,000			
	\$50,000	the taxes would be as follows:		
1914	\$885.00			
1915	851.00	\$8.00	\$42.00	\$34.00
1916	814.00	17.00	88.00	71.00
1917	772.00	27.00	140.00	113.00
1918	726.00	37.00	196.00	159.00
1919	678.00	49.00	256.00	207.00

Total saving in 5 years.....\$587.00
After that the saving would be \$207 each year.

On a vacant lot in the Bronx worth \$10,000 the taxes are:

	Tax Rate.	Total Taxes.	Increase.
1914	1.77	\$177	
1915	1.85	185	\$8
1916	1.94	194	17
1917	2.04	204	27
1918	2.14	214	37
1919	2.26	226	49

Total increase of taxes in 5 years.....\$138

By this method the taxes on any class of the real estate in any county within the City of New York may be computed in the same manner using as a basis for computation the tax rate heretofore stated for the particular county in which the property is situated.

EDWARD POLAK.
Register's Office, Bronx Co., March 11.

Rents and Rapid Transit.

Editor of the RECORD AND GUIDE:

Real estate owners and their agents are extolling the dual subway lines as a solution for high rents. Their belated admission that rents are high is as gratifying as the assent of mankind to other self-evident propositions. It is costly stupidity, however, to construct transit lines to the farthest sections of the city to get lower rents at the expense of the tenants of the city and the people at large, instead of at the expense of landowners whose property is benefited thereby. There are tens of thousands of vacant, or practically vacant, lots within a radius of six miles of City Hall, which should be improved consecutively before, at least, the city, at general expense, constructs expensive lines to acreage tracts of cornfields assessed at \$1,200 to \$3,000 an acre.

Will transit lines alone, however, re-

duce rents? Rent is charged to cover carrying charges—including interest on the equity, taxes and profits. The tax rate this year is several points below last year's. This alone will enable landowners to hold land at a higher price than last year. The construction of the transit lines will enormously increase the price that can be demanded for vacant land benefited thereby. Were the cost of such lines assessed upon the property benefited thereby those who acquire land to construct buildings would secure it at about the price demanded minus the cost of the transit lines assessed upon the land—roughly, let us say, for a fourth less than the price they must pay because this cost is not so assessed.

The owners of buildings must, moreover, under the uniform tax rate on buildings pay roughly 1.80 per cent. in taxes. Obviously rents will not be materially reduced through the heralded subway system. They will be at least as much higher than they should be as the joint penalties on the users of the city's gift of the transit lines to the land-owners and the fine upon buildings.

The operating contract was claimed to be "a grand victory" for the people of New York City. What a melon lined with velvet it really is, and that the Board of Estimate knew it to be is admitted gleefully by that great philanthropist, Theodore P. Shonts, who said of it:

"Before the city receives any return on its investment of \$66,000,000 in the new lines, the contracts entitle the company to take out of net income approximately \$14,769,000 per year for the company's own purposes. This is \$5,409,000 in excess of the \$9,360,000 required for 5 per cent. interest and 1 per cent. sinking fund on the entire \$156,000,000 of bonds.

"In an undertaking of this sort a company ordinarily finds it necessary to furnish a large sum of money by an issue of capital stock in order to insure the security of its bonds and the payment of interest thereon. In this instance this is accomplished not by the sale of stock, but by an arrangement obviously better for these bondholders: viz., the city contributes \$66,000,000 for half the cost of the new subways and for real estate, and subordinates its claim for interest on this money."

Both the dual subways and the opposition of the Board of Estimate and Apportionment and the Legislature to a referendum on halving the tax rate on buildings justify the statement of Mr. Delos F. Wilcox, late chief of the Bureau of Franchises of the Public Service Commission: "It is orthodox among the politicians of the dominant parties in New York, among the boss selected judges and among the public officials generally to bow the knee to vested interests."

BENJAMIN C. MARSH.

Mr. Benjamin C. Marsh is wrong in declaring that rents will not be materially reduced as a consequence of the operation of the dual subway system. For a great many years the people of New York have suffered from excessively high rents because their means of communication could not carry them quickly enough to large areas of vacant land. Their inability to reach an abundant supply of vacant land would have forced them to pay high for space in which to live no matter what the system of taxation. It was merely a question of the pressure of population on space. The dual subway system not merely renders enormous stretches of vacant land available for settlement, but it enables the settlers to reach centers of employment in Manhattan in much shorter time than they do at present. The pressure of population on space will be relieved, land values will probably be somewhat increased in the newly available districts, but they will not be increased to anything like the same level as that which has prevailed hitherto. The homeseeker will have too many alternatives.—Editor.

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THE WEEK'S REAL ESTATE NEWS

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

The Bulk of the Business
Involved Small Properties.

Real Estate Board Opposed to Unearned Increment Tax.

At the regular monthly meeting of the Board of Governors of the Real Estate Board of New York, held March 10, 1914, it was unanimously resolved that in the opinion of the board the present agitation for an unearned increment tax is but another phase of the single tax agitation, which has done much to depress values in the city and the State of New York.

It was further resolved that the board was unalterably opposed to the unearned increment tax as representing an erroneous theory of taxation that not only carried with it the elemental propositions of the single tax movement but would also go far to upset the existing basis upon which the present taxing system of the city and State is founded.

If a tax on the profits of real estate (which is the unearned increment) is equitable the board believes a further tax on the profits of all business is equally fair. The taxation of profits carries with it such serious economic consequences, particularly in real estate as at present situated, that the Governors of the Real Estate Board of New York were a unit in opposition to this proposed legislation.

City and State Realty Values.

The report of the State Board of Tax Commissioners, submitted to the Legislature this week places the value of real and personalty \$8,332,069,201, figures for the year 1913 at \$11,393,720,514.

There is indicated an increase of \$277,112,561 in real estate and a decrease of \$15,160,964 in personal property, the increase being attributed by the commissioners to the amendment requiring a definite method of equalization doing away with political barter, friendship agreements and city and town coalition and compelling assessments at full value.

Of the total valuation of state realty and personalty \$8,332,069,201, figures for 1913, is for that located in Greater New York, leaving a little more than three billions as the assessed value of the remainder of the state.

On Guard at Albany.

In order to insure adequate protection to real estate and building interests from the almost interminable stream of bills which have been introduced in the Legislature and which are directed against real estate, the United Real Estate Owners' Associations have made an important and significant move. They have employed Ira J. Ettinger, a local attorney, to act as their representative at Albany during the present session of the Legislature. Mr. Ettinger will search out and oppose any bill intended to further burden real estate owners, and will remain at Albany until the end of the session. This action is taken at an opportune time, for never before have real estate interests been more seriously menaced by hostile legislation.

The Tremont Taxpayers' Association, a strong organization of real estate owners in the Tremont section of the Bronx, has been admitted to membership in the United Real Estate Owners' Associations. This is the tenth local taxpayers' association to become identified with the central body and its admission is in line with the work of the United Owners to include in its membership all the real estate owners' organizations in the city. Negotiations are under way with a number of other associations with a view of having them also become affiliated.

The United Real Estate Owners' As-

sociations sent a special committee of ten to Albany this week to appear at the hearing on the bill to amend the Secured Debt Tax Law and in the matter of the revision of the Municipal Court Act. Delegations also appeared yesterday morning before the Board of Estimate at the public hearing in relation to the report of the Advisory Commission on the Heights of Buildings. The associations have decided not to oppose the proposed increase in salaries of the borough presidents and the president of the Board of Aldermen.

Mortgage and Security Company's Earnings.

At a stockholders' meeting of the New York Mortgage and Security Company, held at the company's office, 135 Broadway, March 9, President Harry A. Kahler announced that the net earnings for the current fiscal year amounted to \$240,359.37, over sixteen per cent. on the capital stock. Also that, after deducting 12 per cent. dividends (\$180,000) paid during the year and charging off depreciation in stocks held by the company to the extent of \$50,204.45, there was added to undivided profits \$10,154.92.

President Kahler further announced that from date of organization in 1902 to March 1, 1914, the total investments in bonds and mortgages have been \$131,916,538.95. The guaranteed mortgages sold during the fiscal year aggregated \$8,916,202.77 and the guaranties cancelled by mortgages being paid off was \$6,580,094.80, showing a net gain in outstanding guaranties of \$2,336,107.97. The total of outstanding mortgages guaranteed by the company on March 1, 1914, was \$37,651,845.95. The stockholders re-elected the old board of directors, with the exception of W. T. Rosen.

Long Island Traffic.

Interesting statistics showing the growth in travel on the Long Island Railroad in the past five years are given in the March issue of the Bulletin published by the Chamber of Commerce of the Borough of Queens. The article states:

"Lying within a radius of five to fifteen miles from the business sections of Manhattan and Brooklyn is the great suburban zone of the Borough of Queens. The growth in population in the past few years has been remarkable. The total number of passengers carried on the Long Island Railroad increased from 12,837,649 in 1900 to 40,606,183 in 1913, or an increase of 216 per cent. in fourteen years.

The total number of commuters increased from 76,644 in 1905 to 203,886 in 1913, or an increase of 166 per cent. in nine years.

While the passenger traffic from both the Pennsylvania Station and Flatbush avenue Station has increased, the number of passengers from the Long Island City Station has decreased, due to the opening of the Pennsylvania Station and the operation of trolleys across the Queensboro Bridge. It is expected, however, that with the opening of the Steinway Tunnel within the next year the passenger traffic at the Long Island City Station will again increase.

Fourth Avenue Subway Equipment.

To advance as rapidly as possible the opening of the South Brooklyn subway in Fourth avenue, which is to be put in operation with trains to 25th street in the early summer, the Public Service Commission has fixed on March 17 as the date for a public hearing on the form of contract for putting in place the track materials.

Condemnation Commissioners.

Judge Benedict, of the Supreme Court in Brooklyn, has appointed Almet R. Latson, Ernest R. Pillsbury and Frederick A. M. Burrell as condemnation commissioners for the acquisition by the city of the southwest corner of Eastern Parkway and Nostrand avenue, Brooklyn. The proposed Nostrand avenue subway curves from Eastern Parkway under this property, and it is necessary for the city either to acquire the property or get an easement in it.

PRIVATE REALTY SALES.

Most of the business this week concerned small properties, principally dwellings. There were a few large transactions closed, the principal ones involving apartment houses near Columbia University, a 150-foot plot in West 151st street secured by builders and a lower Fifth avenue loft building. There has been a noticeable increase in the amount of business transacted in the past two weeks. The total number of sales reported this week doubled that of the week ending February 28. This fact, coupled with the presence of the small investor among the buyers, may be regarded as a possible sign of a revival of activity.

The total number of sales in Manhattan this week was 34, against 25 for last week and 42 a year ago.

The number of sales south of 59th street was 13, compared with 8 last week and 18 a year ago.

The sales north of 59th street aggregated 21, compared with 17 last week and 24 a year ago.

From the Bronx 14 sales at private contract were reported, against 9 last week and 17 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$475,050, compared with \$525,175 last week, making a total since Jan. 1 of \$8,454,337. The figure for the corresponding week last year was \$1,986,809, making a total since Jan. 1, 1913, of \$12,417,765.

Apartment House Deals.

Charles Hirschorn and Isidor Levy have purchased from the Carnegie Construction Co. the "Poinciana," a new ten-story apartment house occupying the southeast corner of Amsterdam avenue and 120th street. The property has a frontage of 80.11 feet on Amsterdam avenue and 150 feet in 120th street, overlooking the north end of the grounds of Columbia University. In part payment the buyers gave the three apartment houses known as the "Beauchamp," the "Studeley" and the "Clifton," at the southeast corner of Columbus avenue and 85th street. The "Poinciana" has been held at \$700,000. The sale was negotiated by Carl Lewis.

Fort Washington Lots Sold.

The Loyal L. Smith estate has sold to H. & L. Mandelbaum the plot of fifteen lots, in the north side of 161st street between Fort Washington avenue and Riverside Drive. The site does not include the two corners, each of which extends back about 150 feet. A resale of the extra plot to a builder is pending.

Lower Fifth Avenue Deal.

The Realty Assets Company has sold to a client of Henry Goldstein, attorney, 85 Fifth avenue and 5 and 7 East 16th street, northeast corner of 16th street, an eleven-and-a-half-story loft building, having a frontage of 49 feet on the avenue and 191.10 feet in the street. The combined properties are assessed by the city at \$1,040,000.

Sixth Avenue Sale.

The Record & Guide has confirmed, through Mr. Lewis, of Lewis & Conger, the report that the firm has sold the three five-story flats on plot 60.5x93, at 782-786 Sixth avenue. The property adjoins the Lewis & Conger building at the southeast corner of Sixth avenue and 45th street. No information as to the name of the buyer or his plans could be obtained.

Builders Buy in 151st Street.

The Jacobs Construction Co. (Newmark & Jacobs) has bought the plot, 150x99.11, in the south side of 151st street, located 150 feet west of Broadway, from Samuel H. Stone and others. The property will be immediately improved with a six-story apartment house.

Manhattan—South of 59th Street.

BROAD ST, 105, 5-sty building, on plot 36.2x46.1, one-fifth interest sold for Elizabeth B. Towle, as guardian, to H. and M. Mandelbaum, by F. J. Davison. The property is under lease to Fritz Lindiger for restaurant purposes.

WASHINGTON ST, 297, 5-sty building, on plot 26.5x55x irreg., adjoining the southeast corner of Reade st, sold for the Lichtenstein estate to an investor, by Robert R. Rainey.

WEST HOUSTON ST, 133-135, 6-sty tenement, with stores, on plot 38x100, sold by Pietro Alvino to Giovanni Rosasco & Sons, for about \$80,000.

12TH ST, 144 West, 3-sty brownstone dwelling, on lot 21x103, sold for the estate of Geoffrey R. Bourke to Dr. F. W. Davis for investment, by J. Irving Walsh.

17TH ST, 17-19 West, 11-sty loft building, on plot 53x92, re-sold for the 17 West 17th St. Co. to the E. M. Co. (Arthur Luria, president), by Barton Chapin. This is the third sale of the property within the last year.

31ST ST, 36 and 38 East, two old dwellings, on plot 40x98.9, sold by Henry McBurney to Sumner Gerard. The houses adjoin the 75 ft. frontage at 40 to 46 recently acquired by Mr. Gerard in the name of the Aeon Realty Co. from M. Kroenke in exchange for the apartment house at 562 to 568 West End av. His recent purchase gives Mr. Gerard a frontage of 175 ft., and plans have been prepared by the architect, Walter Haefeli, for a 20-sty loft structure to cost \$850,000.

40TH ST, 119 East, 4-sty brownstone dwelling, on lot 25x98.9, sold for Mrs. John N. Beekman to a client for occupancy, by Pease & Elliman.

49TH ST, 325 East, 3-sty and basement private dwelling, on lot 18.9x100.5, sold for E. J. Byrne to a client, by James Kyle & Sons.

2D AV, 88-90—n e c 5th st, 6-sty new law tenement, on plot 48.6x75, sold by Morris Rose and Lewis Norman to Jacob Propos.

11TH AV, 617-621, 2-sty and basement brick garage and warehouse, on plot 75.3x100, between 45th and 46th sts, sold for the Central Assets Corporation to Arthur K Ware, by George R. Read & Co. man.

Manhattan—North of 59th Street.

ACADEMY ST, s e c Cooper st, plot of four lots, 100x100, sold for Max Marx to a client, by W. J. Huston & Son.

60TH ST, 108 East, 4-sty high stoop dwelling, on lot 20x100.5, sold by the estate of Yette Dittman to Dr. Milton J. Ballin, who will occupy.

70TH ST, 44 West, 4-sty dwelling, on lot 22x100.5, sold by Samuel Sachs to a buyer for occupancy. The house is valued at about \$42,000.

79TH ST, 116 East, 4-sty and basement dwelling, on lot 18.9x102.2, between Park and Lexington avs, sold for Lowenfeld & Prager to Dr. Richard Derby, by the Douglas Robinson, Charles S. Brown Co. The buyer, who is a son-in-law of ex-President Roosevelt, will occupy the house.

96TH ST, 72-74 East, 6-sty apartment house, on plot 50x100.8, sold for Michael Noulett to an investor, by Pease & Elliman. The property has been held at \$100,000.

97TH ST, 256 West, 7-sty apartment house, on plot 50x100.11, reported sold by George J. Smith.

117TH ST, 145 West, 5-sty flat, on lot 25x100.11, sold by William Wohlgenuth to an investor.

126TH ST, 10 East, 3-sty dwelling, on lot 20x99.11, east of the Powers Building, reported sold by the Henry S. Wilson estate.

140TH ST, 271 West, 5-sty flat, on plot 55x99.10, sold for Robert F. Erts to Joseph B. Peck, by Paul A. McGorick and Nicholas Lopard.

158TH ST, 533-535 West, 6-sty apartment house, on plot 41.8x99.11, reported sold by A. & I. Kettle.

AMSTERDAM AV, 2461, 6-sty apartment house, "the Scarsdale," on plot 36x100, just north of Washington Bridge, sold by A. V. Donellan to L. D. Faccini, who gave in part payment a 50-acre farm at Northvale, N. J.

AUDUBON AV, n e c 170th st, vacant plot of five lots, 100x120, sold for Patrick Donahue to a client by Alfred J. Koch.

BROADWAY, 3550-3554, 2-sty taxpayer, on plot 75x100, sold by Martha B. Mosher to a client of Alfred J. Koch. The property has been held at \$225,000.

MARBLE HILL AV.—The A. N. Gittermann Corporation has sold to Mrs. Mary J. Gaynor the 2-sty and attic house at 90 Marble Hill av, immediately adjoining the St. Stephen's Methodist Episcopal Church at the corner of 228th st and Marble Hill av. This dwelling, built on a triangular plot, with an 86 ft. frontage, has been considered one of the show places of this section. Mrs. Gaynor will occupy the house after extensive alterations, plans for which are now being prepared, have been perfected.

ST. NICHOLAS AV, 48, 6-sty elevator apartment house, on plot 99.1x100, between 152d and 153d sts, sold by the Brown-Weiss Realities to H. R. Shares, owner of the Hotel Flanders and the Hotel Hermitage. He gave in part payment a hotel and 10 acres of land at Warwick, N. Y., known as the "Red Swan Inn," and in addition three lots in Beach st, Long Beach, L. I.

WEST END AV, 510, 4-sty dwelling, on lot 20x80, south of 85th st, sold for Simon Uhlman to Daniel B. Freedman, by Leroy Coventry. The

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house is in the midst of a group of big apartments erected along West End av within the past few years.

10TH AV, 753, n w c 51st st, plot 25.5x100, resold by Max J. Kramer to J. F. Friedmann, a marble dealer, who intends to build a 6-sty tenement, with stores. The seller acquired the plot in January from H. & M. Mandelbaum.

Bronx.

167TH ST, 488 East, 2-sty dwelling, on lot 25x75, sold for the estate of Augusta Genet to the David Mayer Brewing Co. by the Duross Co. The buyer now controls a plot 90x75 at the northeast corner of Washington av and 167th st.

BRIGGS AV, w s, 144 ft. south of 196th st, plot 50x100, sold for Minnie Fox to the Mitchell-McDermott Construction Co. by Alexander Selkin and David Mintz. The buyer will erect a 5-sty apartment house.

BRONX BOULEVARD, s w cor 222d st, plot 63.6x95x irreg, sold by Therese Bradley to George H. Janss.

CONCORD AV, e s, 100 ft. south of 147th st, vacant plot, 100x100, sold for a Mr. Canucci to a client for improvement, by Heller & Sussman.

COURTLANDT AV, 794, 4-sty flat with stores, on lot 24.6x92, sold by Cahn & Pittman to Paul and Mariene Zgurish.

HOE AV, 1154, 2-sty dwelling, on lot 25x100, reported sold by John Blaesser.

HOE AV, w s, 42 ft. south of Aldus st, 6-sty apartment house, on plot 42x100.11, sold for the Eberhardt Realty Co. to an investor, by the J. Romaine Brown Co.

HULL AV, 3075, 2-sty 2-family house on lot 25x110, sold by Alexander Selkin and David Mintz to Frederick Allen.

MAPES AV, n w c Tremont av, 5-sty apartment house, on plot 100x59, sold by the John W. Cornish Construction Co. to John Branigan.

OGDEN AV, w s, 70 ft. north of 165th st, frame dwelling, on plot 50x115, sold by William Schlechter to a builder, who will erect a 5-sty apartment house.

PARK AV, n w c 184th st, plot of 8½ lots resold for Thomas H. Roff to the Winnie Realty & Construction Co. (Maurice Muller, president), by Arthur Weyl & Co. and Kurz & Uren. The buyer will erect 5-sty new law apartment houses.

PAULDING AV, n e c Poplar st, plot 33.6x 101.6x irreg, sold for Morton M. Green to a client, by Kurz & Uren.

UNION AV, 852, 3-sty frame dwelling, on lot 20x105, sold for Frederick Bruckner to a client, by Joshua L. Evans.

ZEREGA AV, n s, 157 ft west of McClay av, plot 50x100, sold by John A. Schill to A. S. Weiss.

Brooklyn.

BERGEN ST, ETC.—Elisha T. Everett has sold 1069 Bergen st, a 3-sty and basement stone dwelling, to Miss E. T. Salomons and C. Metzinger for occupancy; also sold the dwelling at 72 Hancock st to a client.

BERKELEY PL, 125, 3-sty and basement brownstone house, 21x100, between 6th and 7th avs, Park Slope, for William E. Burke, to an investor, by Henry Pierson & Co.

GARFIELD PL, 116, 3-sty and basement dwelling, on lot 20x100, sold by the Jerome Property Corporation and Haviland & Sons to J. Corrigan.

HENRY ST, 558, 3-sty brick building, sold for Frederick Construction Co. to D. Esposito, by Visco Bros.

17TH ST, 182 East, detached dwelling, on plot 50x180, near Albemarle rd, sold for J. S. Damerel to a client, by Henry Pierson & Co.

60TH ST, s s, 150 ft. east of 16th av, plot 40x100, sold for Paul Connelly to a client, by B. J. Sforza.

63D ST, n e c 20th av, plot 100x100, sold by the Alco Building Co., in conjunction with the Realty Trust, to the Kraslow Construction Co. The buyer will improve with flat and store property.

CLERMONT AV, 221, 4-sty and basement brownstone residence, on lot 22x100, with adjoining plot in rear on Vanderbilt av, 33x100, sold for Frank A. Keeney to Emil Roos, by the Bulkeley & Horton Co.

Queens.

FAR ROCKAWAY.—John Stich & Co. sold for J. Howard a plot, 100x200, on Central av, near Neilson av, to the Congregation Gates of Prayer, of which Maurice Cohen is president and the Rev. Dr. B. A. Licher rabbi. The site will be used for a new synagogue.

FOURTH WARD.—The New York Suburban Land Co. has sold plots here to Gerard Austin, plot 40x100, on President av; Ed. Coleman, plot 60x100, on Dale pl; J. W. Dyer, plot 40x100, on Park av; Ralph Schramm, plot 40x100, on President av; Fred J. Gertis, plot 40x100, on Park av, and Philip J. Kramer, plot 40x100, on Lincoln av.

LONG ISLAND CITY.—The National Carbon Co., of Cleveland, Ohio, has bought from the American Ever Ready Co. 60 lots in the Degnon tract, having a frontage of 200 ft. on the south side of Thompson av, 200 ft. on the north side of Mott av and 600 ft. on both Manley and Orton sts. The plot adjoins the Loose-Wiles Biscuit Co.'s plant and will be improved with a factory building, occupying the entire property.

ROCKAWAY PARK.—The Rockaway Park Realty Co. has sold for Mrs. Maria Ruff a plot, 40x100, on the east side of 10th av, 100 ft. north of Newport av, to Mrs. Beulah Lasher; for Mrs. Maria Ruff a plot, 40x100, on the east side of 10th av, 140 ft. north of Newport av, to John Lynch.

Richmond.

ROSEBANK.—Cornelius G. Kolff has sold for the heirs of Isaac Florence two lots on Maryland av to John and Mary Bocca, who will hold same for improvement.

TOMPKINSVILLE.—Charles Seeber, of the Rising Sun Brewing Co., New Jersey, has sold through the office of Cornelius G. Kolff plot 50x 100 ft. in Grant st, which is a short distance from the proposed subway terminal on Staten Island. The purchaser, Mr. Alfred J. Walker, Sr., intends to hold the property for improvement.

Rural and Suburban.

BELLROSE, L. I.—George W. French, of Minneapolis, has purchased an Italian residence on Commonwealth Boulevard, valued at \$25,000. Oscar F. Alleman has purchased from Edward M. Schmand his brick and stucco bungalow on Superior rd, which he will occupy. They have also purchased from the United Holding Company an adjoining plot of 40 ft. Donald M. Lay has purchased the Jaundry house of nine rooms and two baths on Michigan rd, which he will occupy.

GARWOOD, N. J.—The New York Suburban Land Co. has made the following sales here: To John M. Foley, plot, 40x100, on South av; to Mrs. M. S. Kendig, plot, 50x100, corner Oak st and Spruce av; to Howard T. Wensley, plot, 60 x100, corner West st and Willow av; to Alfred J. Engler, plot, 40x100, on Myrtle av; to Fred B. Jervis, plot, 40x100, on Locust av, and in its development at Westfield, N. J., to Clarence E. Burtis, plot, 40x100, on Newark av; to Thomas J. Gildea, plot, 60x100, on Princeton av; to John Killoch, plot, 60x100, corner 1st st and Elizabeth av.

GREAT NECK, L. I.—The J. Romaine Brown Co. sold for W. J. Henderson his residence on Manhasset boulevard. The house is of Spanish design, the grounds and buildings covering about half an acre, and commands an extensive view of Manhasset Bay and the surrounding country.

GREENWICH, CONN.—Derschuch & Co. have sold for M. Kroncke a tract of five acres on the shore road at Greenwich, Conn., having about 500 ft. of frontage on the sound and having riparian rights. The purchaser is L. M. Robert, who owns adjoining property.

HOLLIS, L. I.—Nelson & Lee, Inc., have negotiated the exchange of Edward Bialla's country place here for 50 lots on Sherman av, Plainfield, N. J., owned by Hiram J. Scandell.

LAKEWOOD, N. J.—The Lakewood Hotel, built by Nathan Straus, has been sold to Nathan Jacobs, proprietor of Lillian Court Hotel. In making the purchase Mr. Jacobs acted for a syndicate of New York hotel and realty men. It was announced that the house would be opened on Oct. 1.

MAMARONECK, N. Y.—Lewis B. Preston has sold Marlton Hall, the estate of T. C. Meadows, one of the fine places on Orienta Point. It was built by the late Thomas Marshall at a cost of about \$500,000, and will now be occupied by Mrs. Merrill's School for Girls. The property consists of about 11 acres of ground, with a large frontage on Long Island Sound. The buildings include a large stone residence, containing 40 rooms; a squash court, stables, garage and greenhouses. Mrs. Merrill's school is now situated at New Rochelle and will move to its new home after Easter.

MONTCLAIR, N. J.—J. Irving Walsh has purchased through Hughes & Whitey a plot on the north side of Cooper av, and has awarded a contract for building a Swiss chalet for his own occupancy to Edward S. O'Neill.

NORTH WHITE PLAINS, N. Y.—Burke Stone has sold for Henry E. Welsh four lots in the Clifford B. Harmon property; also the George W. Keeling property on Marquand av, Bronx Manor, to Henry E. Welsh, consisting of a plot 125x100 ft., with a house.

OCEANSIDE, L. I.—The Windsor Land & Improvement Co. sold to Oceanside to F. H. Free a plot, 40x100, on Oceanside Parkway; at Lynbrook, to H. and A. S. Mueller, a plot, 40x100, in Charles st; at Rockville Centre, to F. De-droux, a plot, 40x100, on Cornwell pl; to H. Meyer, a plot, 20x99, on Long Beach rd, and at Hempstead, to S. Samwick, a plot, 60x97, on Greenwich av; to H. Segal, a plot, 40x100, in Allen st; to J. D. Fallender, a plot, 50x125, on Oak av.

SOUTHAMPTON, L. I.—The Mansion House Co. sold to Charles Finkelstein, of New York City, a tract containing 2,135 lots, situate at New Riverhead, Southampton, Suffolk County, L. I.

WEST HILLS, L. I.—Cocks & Willets have sold part of the Robert W. Gibson property at West Hills, L. I., to Otto H. Kahn. The property adjoins land Mr. Kahn recently purchased. The same firm has sold part of the Eugene farm at South Huntington, L. I., to Commodore Charles A. Gould.

YONKERS, N. Y.—Joseph P. Day has sold for the Odell Realty Co. four acres on Tuckahoe rd. The property was held at \$25,000 and is improved with a residence and barn. Max Schling, a florist, is the purchaser.

LEASES.**Chicago Firm in Lease.**

Babson Brothers, an Illinois corporation, has leased the building 473 Fifth avenue, facing the new Public Library, for a term of ten years at an aggregate rental of \$250,000. This concern has its principal place of business in Chicago. The lease was negotiated by William A. White & Sons and George R. Read & Co. for the Guardian Holding Company, acting for Mrs. Jenny K. Stafford.

Manhattan.

AMES & CO., INC., leased for Robt. B. Roosevelt & Son the store in 847 Broadway to the W. L. Douglas Shoe Co. of 127 Duane st, for a

term of years; also for Dr. E. Baruch to White & Doliff the parlor store in 183 Lexington av, and the store in 185 Lexington av to Chas. N. Kapner.

AMES & CO., INC., leased for R. G. D. Wendel the entire building at 477 6th av to James Carns for a term of years; also for Carolin Genet the store in 9 East 32d st to L. & I. Gutman for 5 years.

THE AMERICAN CLUB leased the 3d floor in 603 5th av from Edward Margolies for five years at \$2,000 a year. The floor will be the headquarters of the club. The lease is taken by Francklyn Lawrence, president of the club.

THE WILLIAM S. ANDERSON CO. leased for Josephine Kellogg to Dr. Anthony Lacina, of 346 East 72d st, the 3-sty dwelling at 208 East 72d st for three years.

DANIEL BIRDSALL & CO. leased the store and basement in 42 Murray st to Charles J. Smith & Co. of 41 Warren st; and the entire upper lofts to Henry Pearl & Sons of 74 Murray st.

DANIEL BIRDSALL & CO. leased in 101 Reade st, the 1st floor, basement and sub-basement to Charles Jacobs & Co.; in 97 Chambers st through to 79 and 81 Reade st, the 1st loft to Harry C. Lee & Co. of 91 Chambers st; in 88 and 90 Reade st, the 1st floor and basement to Henry Lilly Co., of 79 Reade st; in 393 Broadway, the 1st floor and basement to Reynolds & Thomson, and in 89 Grand st, the 1st floor and basement to Simon Hesselson.

GEORGE A. BOWMAN leased the 1st floor in 125 West 42d st to Wells, Mowbray & Newman, Inc.; also the 2d loft in 141 West 42d st to August Gemunder & Sons of 42 East 23d st, and part of the 3d loft in 141 West 42d st to Dr. Kennison.

CAMMANN, VOORHEES & FLOYD leased the building at 57 and 59 Front st for J. Archibald Murray to Wolf, Sayer & Heller of 84 Pearl st; also the building at 243 Water st for Baldwin & May, as attorneys, to Atlantic Eas Co. of 298 Pearl st; the store in 27 South William st for Hermanos Realty Co. to Alcohol Utilities Co. of 110 Duane st; in conjunction with Horace S. Ely & Co., the building at 159 South st to Nicola Delia & Co.; store in 95 and 97 Front st to Edward Bleecker of 90 Front st; the 4th loft in 127 and 129 Water st to Joanquin Mendendez & Co. of 129 Front st; in conjunction with William Cruikshank's Sons, store and basement in 203 Pearl st to John H. Goetze of 162 Water st; in conjunction with Ruland & Whiting Co., 2d loft in 69 Cortlandt st to New York Butchers Supply Co.

THE FIRM OF L. J. CARPENTER leased a store and basement in Claremont Hall, Broadway, northwest corner of 112th st, to David Schneider, ladies' tailor, of 2861 Broadway, for a term of years.

JOHN J. CLANCY & CO. leased the 4-sty dwelling at 174 West 86th st for Heilner & Wolf to Marie T. Conway; also the 3-sty dwelling at 364 West 55th st to David Goldberg; also, in conjunction with B. Flanigan & Sons, the 3-sty dwelling at 163 West 71st st to Ora N. Childress; also the 4-sty dwelling at 332 West 58th st to Addison H. Woods; the 4-sty dwelling at 344 West 58th st to Marie May, and the 4-sty dwelling at 352 West 58th st to a Mr. Anderson.

A. P. COBURN leased to the J. M. Horton Ice Cream Co. the 11th floor, containing 8,000 sq ft, in the Stott & Bowne Building at 409 Pearl st.

THE CROSS & BROWN CO. leased office space in the Strand Theatre Building, at the northwest corner of Broadway and 47th st, to Philip L. Ponce; the 7th floor in 16 to 24 West 61st st to J. C. Reitman; an apartment in 158 Madison av to Mrs. Florence W. Atherton, and an apartment in 673 5th av to E. C. Gun Munro.

THE CROSS & BROWN CO. leased office space in 396 Broadway to E. E. Krusher Co. and Joseph Spektorsky; also office space in 1700 Broadway to Harry Graft; also leased for the B. F. Goodrich Co. the store and 2d floor in the 8-sty fireproof building at 255 and 257 West 57th st to the Stewart Auto Academy of 231 West 54th st for a term of years. This building was formerly occupied by the Diamond Rubber Co., who have recently removed to 1780 Broadway.

THE CROSS & BROWN CO. leased office space in the United States Rubber Co. Building, at the southeast corner of Broadway and 58th st, to C. J. Cross, of 1874 Broadway; Federal Sign System, Electric, of 229 West 42d st, and to the Norma Co. of America, of 20 Vesey st.

DUROSS CO. has leased for Louise A. Mohlman, of Brielle, N. J., for three years, her residence at 16 Van Nest pl to Dr. John T. Harrison for occupancy.

L. W. ELBERSON leased for Mrs. L. W. Wright her 4-sty dwelling at 46 West 36th st to Pierre Sabathe.

DOUGLAS L. ELLIMAN & CO. leased from the plans a large apartment, consisting of 12 rooms and 3 baths, in 755 Park av, the new 12-sty apartment house on the former site of the "Freundschaft Club," to Mrs. Adrian H. Joline; also from the plans, apartments in the new building at 103 East 86th st to H. Boardman Spalding and Simon Rossman, Jr.; also an apartment in 28 East 55th st to Miss Alice Barnes.

HORACE S. ELY & CO. leased a portion of the 16th floor in the World's Tower Building, 40th st near 6th av, to William Allan Balch, architect.

HORACE S. ELY & CO. leased the store in the Wellmore apartment house, at 2170 Broadway, to the New York Transfer Co., for a term of years, for a ticket office and baggage transfer office. J. Romaine Brown Co. represented the owner.

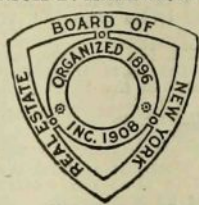
EWING, BACON & HENRY leased offices in 101 Park av to A. L. Diamant & Co., of 101 Park av; Arthur Urbane Dilley, the Oscawana Building Co., of 200 5th av; the American Flooring Co., of 149 Broadway; H. L. Brown & Co. and Hugh L. Cooper; also leased offices in the McCutcheon Building, 345 5th av, to Dr. Ralph Ware Waddell, of 45 West 34th st, and W.

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ment dwelling at 204 West 40th st, to be used as the Latin restaurant.

ROYAL SCOTT GULDEN has leased for Herbert A. Sherman the store in 41 East 41st st to the Cresta Blanca Wine Co.; for the Frank Gilman Co. the parlor floor in 19 West 46th st to the Misses Belle and Therese, milliners; and for M. & L. Hess, as agents, the 13th loft in 7-11 West 45th st to Frank Cole, ladies' tailor.

CHARLES B. HALSEY and T. J. S. Flin leased the westerly duplex store in 25 East 48th st to Lewandos, Inc., of 557 5th av.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have rented apartments at 29 East 48th st, northeast corner of Madison av, to Gay L. Schiffer, Miss Jean Newcombe and Miss Sylvia H. Orr. These leases complete the renting of the building.

M. & L. HESS (INC.) have leased offices in 432 4th av to the Ideal Illustrating Co., of 24 East 21st st, and to the Sattley Coin Handling Machine Co.; also leased space in the Eagle Building, 257 4th av, to M. Goldstein, and space in 329-331 4th av to Otto Schaefer; also leased the 11th loft in 131 West 35th st to Jacob Masur, of 150 West 22d st, and the 11th loft in 116-118 West 14th st to the Wallace Addressing Machine Co., of 29 Murray st.

WILLIAM T. HYDE, who recently sold his expensive residence at 11 East 70th st, just east of the new H. C. Frick residence, has taken a lease of the dwelling at 9 East 78th st, owned by the estate of Thomas E. Stillman. The house is 5-stys high and occupies a lot 35x100. It is said Mr. Hyde will pay \$10,000 a year for 10 years for the property.

JOHN J. KAVANAGH leased for the Estate of Cath. T. Scheffelin, 865 Madison av, a 5-sty dwelling on lot 27x100, to David W. Ross for a term of years; for Mrs. J. E. Keveney, 138 East 80th st, a 3-sty dwelling on lot 18.4x102.2; to Dr. Geo. L. Laporte for a term of years; for Robert Schnaier entire upper part of 172 East 75th st to the Herter Looms, for a term of years.

LOUIS KEMPNER & SON leased the entire 3d floor in the Riviera Theatre Building to John B. Halliday for a billiard academy; also a store in the same building to the Hartford Umbrella Co.; the 2d floor at the southwest corner of Broadway and 108th st to M. Spark for a corset shop; corner half of the 2d floor in the Riverside Theatre Building to G. Hepburn Wilson, of 33 West 42d st, for a dance studio; and a store at 2457 Broadway to Shashou & Baba for a ladies' wear establishment.

CHARLES LIBMAN, agent of the Leavitt Building, leased the entire 2d floor of the Leavitt Building to the North American Film Corporation. This lease practically completes the leasing of the entire building, as there are now but two small offices and store and basement unrented.

EDGAR A. MANNING, in conjunction with George A. Bowman, leased the 3d floor of 141 West 42d st for a term of years to Aug. Gemunder & Sons, makers of violins, who have been located on East 23d st for the past 25 years.

F. JOSEPH MARLOW leased a floor in 19 East 48th st to Mrs. E. Jackson and a floor in 48 West 36th st to Herman Jacobs for business.

M. MORGENTHAU, JR., CO. leased for the Sixth Avenue and Twenty-third Street Corporation the corner store at the northwest corner of 6th av and 22d st. This is the property formerly occupied by Ehrich Erothers and afterward by Kesners as a department store. The new tenants are Brier & Scholl of 90 Division st.

THE CHARLES F. NOYES CO. leased for the Bertfield Realty Co. the store and basement in 96 Water st to Conrad Ingold & Co. of 97 Water st for three years; the basement store in 116

Maiden Lane for the Jane Investment Co. to Jacob M. Meyers; the ground floor in 320 Pearl st for Robert B. Lawrence to the Export Sanitary Mfg. Co., of the Woolworth Bldg.; and on a temporary basis the store and basement in 332 Broadway for James N. Jarvie to the Sydney Wormser Typewriter Co.

THE CHARLES F. NOYES CO. leased for Frederick J. Agate the 3 entire lofts in 44 Murray st to Julius Palmer, of 55 Barclay st; a loft in 47 Warren st for W. F. B. Roquette to Rose Lane, and space in the Fulton-Chambers Building to Betz & Vollmer, of 102 Fulton st, John Shoemaker and the Humane Society of New York, of 102 Fulton st.

S. OSGOOD PELL & CO. have leased for John N. Golding the store in the building at the northeast corner of 5th av and 45th st to the M. & M. Importing Co. for a term of years.

PEASE & ELLIMAN leased an apartment in 850 Park av to A. D. Pratt, and one in 875 Park av to Lincoln Grant; also leased for the Century Holding Co. in 25 West 45th st space to Blewer & Smith, of 505 5th av, and also to Albert Lewis; also leased a store in 1123 Park av to B. McKeon, of 569 Columbus av; one in 1125 Park av to I. Schulman, and one in 565 West 181st st to A. Kampsera.

PEASE & ELLIMAN leased to the Rev. Dr. Jewett the apartment, containing 12 rooms and 4 baths, of Foster Milliken in 555 Park av for a term of years.

GUSTAVE BRITT leased the 3-sty dwelling at 24 Bank st for the estate of William P. Woodcock, 2d, to Amelia Sandler; also leased the 3-sty dwelling at 22 Irving pl to Elsea Alberts, and also the 3-sty dwelling at 18 Irving pl to Margaret Bogan.

GEO. R. READ & CO. leased for P. Eallantine & Sons the 5-sty building at 130 and 134 Cedar st to Geisenheimer & Co. of 81 Front st; for Horace S. Ely & Co. the store in 127 and 129 Water st to the Chicago Belting Co. of 71 Dey st; for Smith & Hemenway the 2d floor in 150 Chambers st to Bettes & Ebsen of 62 Reade st; for the Griscom-Russell Co. the 4th floor in 229 and 230 West st to Mansfield & Co. of 158 Chambers st; for the Canal Realty Co. the 4th floor in 533 to 541 Canal st to H. W. Forbush of 12 Peck slip. This completes the renting of this 8-sty loft building. The leases are all for a term of years.

GEO. R. READ & CO., with Horace S. Ely & Co., leased the store and basement in 22 East 54th st for a term of years to Patrick J. and Annie E. McMoran, doing business under the name of Annie E. McCarthy. The lessees are dealers in worsteds and furniture and are at present located at 5 West 32 st.

GEO. R. READ & CO. leased the entire 5-sty building 58 West 36th st for a term of 10 years from April 1, 1914, for Adrian H. Muller to William Schroeder and Oscar Krud.

GEO. R. READ & CO. leased to the P. Lorrillard Co., one of the largest tobacco concerns in the country, space in the Lewisohn Building at 119 West 40th st for executive offices. The company will pay \$300,000 in rentals for the offices, which are taken for a long term of years.

RICE & HILL leased for George Henry Warren to Huyler's, the store and basement in 1597 Broadway.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. and Harris & Vaughn leased for a long term of years the store in 12 East 47th st to the Vendome Co., importer of table delicacies, now at 1 East 45th st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO., as agent for the Homeray estate, leased for a term of years the ground floor in 37 Broadway to A. E. Johnson & Co., general passenger agent for the Russian American Steamship Line, located for many years in the old Stevens House at 27 Broadway.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to the Rowland & Marsellus Co., dealers in china and glassware, the store at 139 5th av for a term of years. The lessees are at present located at 67 Barclay st. This is the fourth china concern to locate in the neighborhood of 23d st and 5th av.

THE M. ROSENTHAL CO. leased the 5th loft in 48 West 22d st to S. Friedman.

THE RULAND & WHITING CO. rented 5,000 sq ft in 530 East 72d st to Gottfried & Steckler of 534 East 72d st; loft in 39 and 41 Lispenard st to the Columbia Pants Co. of 45 Lispenard st; and a loft in 16 Walker st to the Nenner Skirt Co. of 16 Walker st.

THE LOTON H. SLAWSON CO. leased space in the Cuyler Building at 116 to 120 West 32d st to George H. Powell, Alfred Fantl, the Li-Po Manufacturing Co. and the Ireland Illustrating Co.; also space in the same building in connection with Mayo G. Abrahamson to Gutmann & Gutmann, art publishers.

SPEAR & CO. rented for Herman Vogel 10,500 sq ft of space in 304 and 306 West 42d st to Meyer & Ring, dealers in picture frames, for a long term of years. The same brokers last week rented the balance of the building to E. Leins.

SPEAR & CO. rented for the International Distributors Corp. the 4th loft in 136 and 138 West 22d st to the Fix Mfg. Co., of 68 Leonard st; for Weil & Mayer the 6th loft in 50 Bond st to Schneider & Co., of 415 Lafayette st; for Wm. C. Walkers' Sons the store and basement in 108 to 111 Greene st to H. Paradise, of 141 West 17th st; for Alfred Duane Pell the 6th loft in 450 Broome st to the High Grade Mills, Inc.; for Matthew Michilano the 6th loft in 146 West 28th st to Dorfman & Kornman, of 39 Mercer st.

MRS. ROBERT STAFFORD leased to John F. Scholtz, successor to Elaine, Scholtz & Co., the 5-sty building at 471 5th av.

CHARLES B. VAN VALEN leased space in 51 and 53 Maiden lane to H. L. & A. Greenwald of 193 Pearl st; Goodstein & Cohen of 80 Nassau

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AMSTERDAM AVE.
VAULTS
FOR VALUABLES

Fletcher White, of 145 West 45th st; and at 250 West 54th st lofts to the Manly Drive Co., of 17 Battery pl, and R. F. Wallace, of 1700 Broadway.

J. ARTHUR FISCHER leased for Sundel Hyman to Mr. Le Brun the 4-sty English base-

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st; Frances X. Walter; Ciner Manufacturing Co., and I. Castagnetta & Son of 53 Maiden lane; also space in 50 to 56 John st to John Nederland.

A. VON OSTERMANN leased the 5-sty building at 107 West 47th st for Miss Emma Mittelstaedt for a term of years to William Sittenham, who will alter the premises for business purposes.

LEASES in the new 32-sty Adams Building at 61 Broadway have been made to the Vacuum Oil Co., of 29 Broadway, which has taken two floors; the American Metal Co., of 52 Broadway, and the Adams Express Co., one floor each; the United Gas & Electric Co., of 40 Wall st; Adolph Lewisohn & Son, of 42 Broadway; E. F. Hutton & Co., of 35 New st; Josephthal, Louchheim & Co., of 56 Broadway; J. H. Oliphant & Co., of 20 Broad st; Benjamin, Ferguson & McMurtry, of 49 Wall st; Nicoll, Onabel, Lindsay & Fuller, of 31 Nassau st; Herrick, Carney & Sloane; Littlefield & Littlefield, of 11 Pine st, and the estate of Marcus Daly, of 11 Broadway.

Bronx.

JOSEPH A. WASSERMAN rented for the Arc Realty Co. the large store in the apartment house on the northeast corner of Vyse av and 179th st to B. Harmowitz. The lease is for 10 years, the aggregate rental being \$7,900.

SHELDON & BECKER leased to the Bronx Poultry Co. the store and basement at 737 East 180th st for a term of years.

Brooklyn.

CHARLES E. RICKERSON leased 158 and 160 Park pl, two 3-sty detached, brick houses, on a plot 44x100, for the Estate of J. P. Durfey to the Koch Dancing Academy, who after alterations and renovations will name these buildings the Park Studios. The Kochs have been associated with their father for the last 25 years at 1252 and 1254 Bedford av. Renovations will be completed by March 15, at which time the academy will be opened.

Queens.

H. GOLDSCHMIDT rented for Mrs. Katherine J. White her house on White's lane, Cedarhurst, to Julius Loeb.

JOHN STICH & CO. rented the Kuloff at Far Rockaway for a term of years for the Banister Realty Co. to Altman & Harris, theatrical men of New York, who will conduct a high class cafe and restaurant with dancing and cabaret as special features. The building will be completely renovated and will be opened on Decoration Day.

THE LEWIS H. MAY CO. has leased for Emma V. Hatch stucco cottage 16 Grandview av, Edgemere, L. I., to Morris Golde; also for M. J. Mulqueen cottage on Wave Crest av, Edgemere, to Dr. Joseph Wiener.

Out of Town.

ROBERT B. STOUTENBURGH leased the ground floor of the new mercantile building at 44 Clinton st, Newark, to the Underwood Typewriter Co.; also space in the Gribble factory, at 2 and 4 Commercial st, to E. B. Bobula Co. and the Asbestos Products Co., of Philadelphia.

APFELBAUM & APFELBAUM, INC., leased the store on the southeast corner of Broad and Cedar sts, Newark, for Mrs. Sarah H. Holt to Arthur C. Braus, of New York City, for a long term of years, for ladies' cloaks, suits, and wearing apparel.

DOUGLAS L. ELLIMAN & CO. leased "Bytheway," the country place of Mrs. Robert Gilchrist on Collender's Point rd, Noroton, Conn., for the season to Albert E. Coon, of Corliss, Coon & Co.

JULIA BEVERLEY HIGGINS leased for William C. Le Gendre a house at Mt. Kisco to Stuyvesant Fish, Jr., for a term of 3 years.

THE M. MORGENTHAU JR., CO. rented for, Gimbel Brothers the building on Bank st, near Traverse st, White Plains, for a term of years. The building is a 1-sty brick, 50x80. The tenants are William W. Cronk and Jacob H. Farrington, of White Plains, and will occupy the building as a public garage.

PEASE & ELLIMAN leased for a term of years the country place of Lawrence B. Elliman, known as "Walnut Manor," at Highwood, N. J., to the Hon. E. J. Heppenheimer, the civil member of the Court of Appeals at Trenton, N. J. The property consists of a stone house which was built over 100 years ago, but which has all the modern improvements, and about 21 acres of land.

REAL ESTATE STATISTICS

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

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

MANHATTAN.
Conveyances.

	1914		1913	
	Mar. 6 to 12	Mar. 7 to '13	Mar. 6 to 12	Mar. 7 to '13
Total No.....	115	154	115	154
Assessed value.....	\$8,343,000	\$8,146,700	\$8,343,000	\$8,146,700
No. with consideration...	9	11	9	11
Consideration.....	\$738,125	\$849,750	\$738,125	\$849,750
Assessed value.....	\$803,500	\$759,500	\$803,500	\$759,500
Jan. 1 to Mar. 12				
Total No.....	1,335	1,655	1,335	1,655
Assessed value.....	\$5,912,613	\$105,926,912	\$5,912,613	\$105,926,912
No. with consideration.	1146	224	1146	224
Consideration.....	\$6,258,039	\$10,661,287	\$6,258,039	\$10,661,287
Assessed value.....	\$6,687,517	\$9,484,462	\$6,687,517	\$9,484,462

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Mortgages.

	Mar. 6 to 12	Mar. 7 to 13
Total No.	82	88
Amount.	\$2,233,534	\$4,485,449
To Banks & Ins. Cos.	17	23
Amount.	\$683,500	\$1,983,990
No. at 6%	34	40
Amount.	\$246,905	\$1,162,834
No. at 5½%	2	1
Amount.	\$31,000	\$300,000
No. at 5%	24	24
Amount.	\$1,218,000	\$1,469,750
No. at 4½%	.....	6
Amount.	.....	\$1,068,000
No. at 4%	.....	.....
Amount.	.....	.....
Unusual rates.	.....	1
Amount.	.....	\$1,040
Interest not given.	22	16
Amount.	\$737,629	\$483,825
Jan. 1 to Mar. 12	.....	Jan. 1 to Mar. 13
Total No.	864	1,117
Amount.	\$26,375,553	\$45,462,088
To Banks & Ins. Cos.	195	279
Amount.	\$16,012,200	\$25,630,850

Mortgage Extensions.

	Mar. 6 to 12	Mar. 7 to 13
Total No.	44	34
Amount.	\$2,202,500	\$7,554,750
To Banks & Ins. Cos.	15	13
Amount.	\$1,664,000	\$7,100,250
Jan. 1 to Mar. 12	.....	Jan. 1 to Mar. 13
Total No.	424	419
Amount.	\$18,001,685	\$20,878,585
To Banks & Ins. Cos.	119	155
Amount.	\$9,884,450	\$13,902,050

Building Permits.

	Mar. 7 to 13	Mar. 8 to 14
New buildings	4	10
Cost.	\$922,500	\$538,000
Alterations	\$304,213	\$293,582
Jan. 1 to Mar. 13	.....	Jan. 1 to Mar. 14
New buildings	85	103
Cost.	\$7,478,990	\$9,606,325
Alterations	\$2,405,684	\$1,962,667

BRONX. Conveyances.

	Mar. 6 to 12	Mar. 7 to 13
Total No.	136	131
No. with consideration.	21	9
Consideration.	\$115,663	\$90,000
Jan. 1 to Mar. 12	.....	Jan. 1 to Mar. 13
Total No.	1,135	1,349
No. with consideration.	146	145
Consideration.	\$1,370,674	\$1,624,190

Mortgages.

	Mar. 6 to 12	Mar. 7 to 13
Total No.	65	102
Amount.	\$691,394	\$976,954
To Banks & Ins. Cos.	5	10
Amount.	\$53,500	\$159,500
No. at 6%	29	42
Amount.	\$217,691	\$388,254
No. at 5½%	11	6
Amount.	\$173,000	\$67,250
No. at 5%	8	29
Amount.	\$108,000	\$336,200
Unusual rates.	2	1
Amount.	\$1,173	\$13,200
Interest not given.	15	24
Amount.	\$191,530	\$172,050
Jan. 1 to Mar. 12	.....	Jan. 1 to Mar. 13
Total No.	689	967
Amount.	\$5,884,108	\$10,448,756
To Banks & Ins. Cos.	91	110
Amount.	\$1,659,301	\$2,313,029

Mortgage Extensions.

	Mar. 6 to 12	Mar. 7 to 13
Total No.	15	13
Amount.	\$358,000	\$195,800
To Banks & Ins. Cos.	1	1
Amount.	\$45,000	\$4,000
Jan. 1 to Mar. 12	.....	Jan. 1 to Mar. 13
Total No.	172	136
Amount.	\$2,982,800	\$2,288,300
To Banks & Ins. Cos.	25	18
Amount.	\$704,000	\$510,500

Building Permits.

	Mar. 6 to 12	Mar. 7 to 13
New buildings	15	24
Cost.	\$380,300	\$626,550
Alterations	\$10,600	\$43,925
Jan. 1 to Mar. 12	.....	Jan. 1 to Mar. 13
New buildings	130	184
Cost.	\$3,078,530	\$5,046,366
Alterations	\$152,260	\$208,283

BROOKLYN. Conveyances.

	1914	Mar. 6 to 12
Total No.	412	475
No. with consideration.	47	26
Consideration.	\$365,134	\$128,837
Jan. 1 to Mar. 11	.....	Jan. 1 to Mar. 12
Total No.	4,432	4,712
No. with consideration.	477	315
Consideration.	\$4,205,487	\$2,532,112

Mortgages.

	Mar. 5 to 11	Mar. 6 to 12
Total No.	246	311
Amount.	\$1,471,449	\$973,563
To Banks & Ins. Cos.	63	77
Amount.	\$888,200	\$376,100
No. at 6%	129	172
Amount.	\$546,618	\$452,107
No. at 5½%	48	34
Amount.	\$190,950	\$131,000
No. at 5%	48	79
Amount.	\$232,600	\$301,850
Unusual rates.	5	4
Amount.	\$156,781	\$10,400
Interest not given.	16	22
Amount.	\$41,100	\$78,206
Jan. 1 to Mar. 11	.....	Jan. 1 to Mar. 12
Total No.	3,008	3,305
Amount.	\$11,802,714	\$12,183,280
To Banks & Ins. Cos.	590	803
Amount.	\$1,313,350	\$5,069,181

Building Permits.

	Mar. 6 to 12	Mar. 7 to 13
New buildings	67	88
Cost.	\$768,210	\$688,087
Alterations	\$35,005	\$53,585
Jan. 1 to Mar. 12	.....	Jan. 1 to Mar. 13
New buildings	702	736
Cost.	\$7,662,285	\$5,830,572
Alterations	\$457,349	\$638,732

QUEENS. Building Permits.

	Mar. 6 to 12	Mar. 7 to 13
New buildings	88	138
Cost.	\$449,970	\$537,080
Alterations	\$7,090	\$24,800
Jan. 1 to Mar. 12	.....	Jan. 1 to Mar. 13
New buildings	559	811
Cost.	\$2,239,032	\$2,843,067
Alterations	\$151,755	\$182,076

RICHMOND. Building Permits.

	Mar. 6 to 12	Mar. 7 to 13
New buildings	9	16
Cost.	\$22,440	\$28,546
Alterations	\$1,425	\$2,782
Jan. 1 to Mar. 12	.....	Jan. 1 to Mar. 13
New buildings	100	104
Cost.	\$177,880	\$200,716
Alterations	\$36,670	\$25,110

REAL ESTATE NOTES.

SPEAR & CO.'S new offices will be located at 840 Broadway from Monday, March 16.

TUCKER, SPEYERS & CO. have been appointed agents of the 21-sty Flemish Building at 11-13 East 26th st and 6-8 East 27th st.

FREDERICK A. WYCKOFF, formerly with the McVicker-Gaillard Realty Co., is now connected with the F. R. Wood-W. H. Dolson Co.

HOMER FOOT, JR., formerly with Horace S. Ely & Co., has opened an office at 7 East 42d st. where he will transact a general real estate business.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 274 Madison av, a 5-sty store and loft building, on a lot 24-6x120, which was recently purchased by the Billings estate from Mr. John Gellatly.

THE M. MORGENTHAU, JR., CO. has placed a first mortgage of \$57,000 on the new 5-sty apartment owned by the Silshire Co. on the east side of Intervale av, 100 ft. south of 163d st. fronting 137.1 ft.

GEORGE A. BOWMAN, Harold F. Sutton and James E. Walker have been elected to active membership in the Real Estate Board of New York, and Harold L. Flint was added to the non-resident membership.

D. A. TROTTA was the broker in the exchange reported last week of the three apartment houses at the northwest corner of Marble Hill av and 228th st for the plot of 8 lots on the west side of Amsterdam av, from 186th to 187th sts.

MOSS ESTATE TAXPAYERS' ASSOCIATION, organized by purchasers at the recent auction of the Moss property conducted by Joseph P. Day and J. Clarence Davies, has elected James R. Murphy, president; E. J. Redington, vice-president, and William L. Sayers, secretary and treasurer. The directors are M. Pleuger, George H. Tindall, John E. Bennett, Alfred Fergess, John Schrempf, Mrs. Martha Miller, John Joseph Lord, Laurence J. Kelly and Leon Dashew.

PEASE & ELLIMAN have been appointed managing agents of 565 Park av, the 13-sty new apartment house which they have just sold for Bing & Bing to Dr. J. Morgan Howe, who gave in part payment the properties 48-50 West 47th st. The same firm has also been appointed agents for the 5-sty building at 307 5th av by J. Grafton Minot, representing the Amory estate.

THE PUBLIC SERVICE COMMISSION has requested Corporation Counsel Polk to apply to the Appellate Division of the Supreme Court for the appointment of three commissioners to condemn the site on which the Grand Union Hotel stands, at Park av and 42d st. The property is needed for subway purposes. It is to form part of what is known as the diagonal route, by which the Grand Central terminal and the Lexington av line are to be connected with the present subway.

MORTGAGE GUARANTEE CO.—At the director's meeting of the First Mortgage Guarantee Company of Long Island City, held March 11, at 136 Broadway, New York, the following officers were re-elected: William H. Williams, president; Clinton R. James, vice-president; H. Pushaw Williams, treasurer; Arvine C. Leach, secretary. The directors declared a quarterly dividend of one and one-half per cent. (1½%) payable to the stockholders of record at the close of business on March 2, 1914.

CITY INVESTING CO. OFFICERS.—The board of directors of the City Investing Co. re-elected Robert E. Dowling president of the company. Lewis B. Preston was elected vice-president, succeeding Bradish Johnson, and George F. Gunther and Frederic J. Halliday were elected as secretary and treasurer respectively. The following were named as the executive committee: Robert Goelet, George C. Clark, Henry D. Hotchkiss, Robert E. Dowling, Samuel T. Peters and Lewis D. Preston.

SURROGATE FOWLER has confirmed the figure of \$871,430 as the valuation for the Gilsey property, at the southwest corner of Broadway and 29th st. This was the value put on the property by Henry Brady, an appraiser for the State in the matter of the transfer tax. The estate's appraiser fixed the value at \$763,000. The executors filed an appeal, but Surrogate Fowler upheld the value fixed by the State's appraiser. The property fronts 105 ft. on Broadway.

B. CHANNING MILLER, who has been connected with Stephen Tyng, Jr. & Co. for a number of years, announces that he will open an

office on Monday, March 16, at 853 Broadway, where he will carry on a general real estate business. He has been appointed agent for all the properties owned and controlled by Roosevelt & Son in the mid-town section, which include such buildings as 841 Broadway, 853 Broadway and 120-131 5th av, with an L to 6-8 East 20th st, formerly occupied by Lord & Taylor.

GEORGE GOULD will shortly take title, according to a report, to Clam Island, in Barnegat Bay, N. J. His representatives bid in the property at a partition sale over a year ago, but there has been some title dispute. It is understood that Mr. Gould contemplates the construction of a gunning lodge of sufficient proportions for the housing of himself and a host of friends whom he plans to take to the islands each year in the gunning season. It is his plan to have the lodge completed and fully furnished before this year's season opens.

INTERESTS identified with the Fitzgerald Building at the southeast corner of Broadway and 43d st, purchased at auction Wednesday the entire capital stock and bonds of the Godair-Wimmer Building Co., owners of the Heidelberg Tower, occupying the property on the south side of 42d st, between Broadway and 7th av. After the sale the buyers announced that they would carry out the original plans of the building prepared by Henry Ives Cobb, which calls for a 30-story structure. The bidding started at \$35,000 and after about 100 bids had been made it was sold to ex-Judge Nash Rockwood, representing the 1482 Broadway Co. for \$98,600.

REAL ESTATE APPRAISALS.

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

ESTATE OF VITO S. FERRARI—premises 327 East 116th st, valued at \$9,000.

OBITUARY

FREDERICK C. KLINCK, a realty broker and member of the firm of McInerney-Klinck Realty Co. of Brooklyn, died on Monday at his residence, 3903 Farragut rd, Flatbush. He was 25 years old, and was a son of Peter F. Klinck, a prominent real estate operator in Brooklyn.

ROBERT L. BROWN, one of the pioneer real estate operators in the Bronx, died at his home, 40 North 10th st, Mount Vernon, Tuesday. Mr. Brown, who was born in Philadelphia in 1824, had lived here since 1886. It was in 1867 that he entered the real estate business in the old Town of Morrisania. He saw the Bronx develop until 1893, when he retired at the age of seventy, and turned the business over to his two sons.

JAMES BRUCE MACDUFF, real estate dealer, died on Wednesday at his residence, 31 Linden st, Brooklyn, aged seventy-eight years. He was born in Edinburgh, Scotland, and was educated at the Edinburgh University.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Outside bidders are still in the minority at both the Manhattan and the Bronx exchange salesrooms. Only five purchased properties at the public sales this week out of a total number of twenty-four offerings. Plaintiffs and other parties in interest secured eleven, and eight were either adjourned or withdrawn. The leasehold of the Heidelberg Building at Broadway and 42d street was bought by an investor, the 1482 Broadway Co., for \$98,600. Other outside bidders were William W. Tappan, who paid \$49,000 for a vacant plot on Riverside Drive, and Louis Levy, who bid \$25,300 for the dwelling 1629 Madison avenue.

For the coming week, practically all of the properties to be sold are either tenements or dwellings. Out of a total of twenty-five offerings, there are fourteen of the former and five of the latter. The only Manhattan property which does not come into either of these classes is a vacant plot at the northwest corner of Audubon avenue and 183d street to be sold at the stand of J. H. Mayers.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 13, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st

JOSEPH P. DAY.

Houston st, 493 E (*), ss, 40 e Goerck, 20x75, 4-sty fr bk ft int; due, \$7,049.94; T & c, \$1,155; Eliza C Farnham. 6,500

Ridge st, 81, see 86th st, 302 W.
68TH st, 241 W (*), ns, 325 e West End av, 25x100.5, 2 & 3-sty bk stable; due, \$4,658.47; T & c, \$6; sub to 1st mtg \$16,500; Amy A C Montague. 17,500
86TH st, 302 W, ss, 100 w West End av, 19x102.2, 1/2 pt, 4-sty & b stn dwg; also RIDGE ST, 81, ws, 150.2 n Delancey, runs w73xs25xw27.6xn48.2xe100.5xs23.3 to beg, 1/2 pt, 5-sty bk tnt & str & 4-sty bk rear loft bldg; withdrawn.
102D st, 311 W, ns, 160 w West End av, 20x100.11, 3-sty & b stn dwg; adj Mar26.

109TH st, 337 E (*), ns, 200 w 1 av, 25x100.11, 6-sty bk tnt & str; due, \$19,800.09; T & c, \$728.49; Wm P Douglas trste, 19,000
122D st, 411 E (*), ns, 171.3 e 1 av, 16.8x100.11, 3-sty & b stn dwg; due \$4,875.19; T & c, \$9; Henry H Glass. 4,500
144TH st, 510 W, ss, 125 w Hamilton pl, 100x99.11, 6-sty bk tnt; due, \$11,299.14; T & c, \$288; sub to 3 mtgs aggregating \$179,800; Wm S Bennett. 179,950

Broadway, 1465-7, swc 42d, 51.3x99.10 to 7 av (Nos 597-9) x49.5x86.1, 7 & 17-sty bk office & str bldg, Heidelberg bldg; sale of lease and bldg, 1482 Broadway Corpn. 98,600

Convent av, 427, es, 51.11 n 148th, 16x85, 3-sty & b stn dwg; due, \$20,343.35; T & c, \$—; withdrawn.

Madison av, 1629, es, 25.6 s 109th, 25x95, 5-sty stn tnt & str; (partition); Louis Levy. 25,300

Riverside dr, ws, 1,941.1 n of ss 155th, 213.3x200x180.9x251.8, vacant; due, \$37,432.29; T & c, \$8,842.68; Wm W Tappan. 49,000

HENRY BRADY.

Cherry st, 277-81, swc Jefferson (Nos 76-8), 75x94.8x75x94, 3 & 6-sty bk loft & str bldg; adj sine die.

Jefferson st, 76-8, see Cherry, 277-81.

D. PHOENIX INGRAHAM.

130TH st, 223 W (*), ns, 262.6 w 7 av, 18.9x99.11, 3-sty & b stn dwg; due, \$10,799.83; T & c, \$217.73; Morris S Thompson et al trstes. 10,000

M. MORGENTHAU, JR. CO.

131ST st, 9 E (*), ns, 175 e 5 av, 25x99.11, 5-sty bk tnt; due, \$17,765.74; T & c, \$536.50; Anna R Spring. 15,000

HERBERT A. SHERMAN.

34TH st, 408 W (*), ss, 100 w 9 av, 20x98.9, 3-sty bk tnt & str; due, \$22,399.99; T & c, \$2,250; Cornelia W Hall et al trstes. 20,600

Total \$445,950
Corresponding week 1913..... 1,808,938
Jan. 1, 1914, to date..... 7,249,048
Corresponding period 1913 .. 11,234,391

Bronx.

The following are the sales that have taken place during the week ending Mar. 13, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Bridge st, see Barker av, see Barker av, &c.

Bridge st, swc Olinville av, see Barker av, &c.

Bridge st, see Olinville av, see Barker av, &c.

Bridge st, swc Elliott av, see Barker av, &c.

Guion pl, ss, 120 e St Lawrence av, 50x80; due, \$1,415.92; T & c, \$21.72; Ferd H Rey. 700

Swinton st, nwc Eastern blvd, see Eastern blvd, nwc Swinton.

Union st, nec Barker, see Barker av, &c.

Union st, nwc Olinville av, see Barker av, &c.

Union st, nec Olinville av, see Barker av, &c.

Union st, nwc Elliott av, see Barker av, &c.

139TH st E (*), ss, 128 e Southern blvd, 25x100, vacant; due, \$2,174.75; T & c, \$600; Jos Margoles. 500

Barker 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; due, \$7,933.34; T & c, \$11,830.49; Chas Siedler et al defts. 16,800

Boston Post rd, ws, 24.11 n Waring av, 26.1x—x71.9, gore; due, \$177.23; T & c, \$109.77; withdrawn.

Bronx Park E, es, 50.1 s Waring av, 50.1 x116.4x50x115.1; also OLINVILLE AV, es, 150 n Mace av, 100x139.1x101.8x120.9; partition; withdrawn.

Eastern blvd (*), nwc Swinton, 25x100; due, \$944.19; T & c, \$47.59; Peter J Kelly. 800

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

Trotman av, ss, 99.7 e Zerega av, 167.10 x110; due, \$1,718.70; T & c, \$1,226.47; sub to 1st mtg \$5,000; Frank Slater. 8,300

JAMES L. WELLS.

Longwood av (*), ss, 50 e Whitlock av, 25x100, vacant; due, \$1,746.25; T & c, \$796.67; Jacob Ott. 2,000

D. PHOENIX INGRAHAM.

Amundson av, ws, 125 n Strang av, see Seton av, es, 125 n Strang av.

Seton av, es, 125 n Strang av, runs n87 xe100xn—xe100 to Amundson av xs150xw200 to beg; due, \$4,955.96; T & c, \$550.23; sub 1st mtg \$5,760; withdrawn.

Total \$29,100
Corresponding week 1913..... 150,271
Jan. 1, 1914, to date..... 1,205,289
Corresponding period 1913..... 1,259,536

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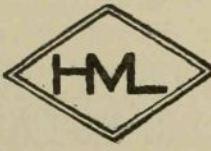
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Brooklyn.

The following are the sales that have taken place during the week ending March 11, 1914, at the Brooklyn Salesrooms, 189 Montague street:

WILLIAM H. SMITH.

E 35TH ST, nwc Beverly rd, 21x100; U S Title Guar Co. \$4,000.00
59TH ST (*), ns, 60 e 11 av, 80x100.2; Lucia W Huxford. 1,000.00
73D ST, ss, 359.10 w 7 av, 26.8x100; Anna C Grady. 2,450.00
AV R (*), nwc W 10th, 100x154; also Av R, nec W 10th, 100x336; Rudolph Reimer. 11,000.00
LINDEN AV, 96, ws, 161 s Bedford av, 75x260 to Mertense; Herman Wehlinger. 9,800.00
MORGAN AV (*), nwc Thames, 100x33; Kings County Savgs Instn. 15,000.00
ST MARKS AV, ns, 20 w Nostrand av, 20x100; adj sine die. —
SHEEPSHEAD BAY RD (*), ws, 242.6 n Emmons av, 31.1x91.9x30x100.4; Franklin Soc for Home Bldg & Savgs. 4,000.00
11TH AV (*), ses, 40.2 ne 47th, 20x72.2; Realty Associates. 6,000.00
PARCEL of land beg on Sheepshead Bay, adjacent to parcel No 4, runs se along Bay 100.6xne349.4 to Emmons av, xw100.1xsw333.7 to beg; Jay Holding Co. 2,000.00

WILLIAM P. RAE.

COURT ST (*), ses, 35 ne Sackett, 21x56x irreg; Fredk Mahoney. 6,500.00
HOYT ST, es, 80 n Bergen, 20x80.6; withdrawn. —
McDONOUGH ST (*), ns, 483.6 e Reid av, 18x100; Wm F Aukamp. 6,500.00
S 4TH ST (*), ns, 80 w Driggs av, 40.6 x35; Francesca T McGill. 100.00
MERMAID AV, nwc W 37th, 220x100; adj Apr 9. —
ROCKAWAY AV (*), ws, 775 s Sackett, 22.6x100; Jane Vandewater. 2,000.00

JAMES L. BRUMLEY.

STH ST, sws, 297 nw 3 av, 25x100; Thos Penny, Jr. 2,550.00
LAND adj land of J U Forbell, runs nw 535.6xse339xs—xnw253.6 to beg; also OLD MILL RD, es, adj land of Henry Von Dreele, —x—; David Skolkin. 11,330.00

CHAS. SHONGOOD.

GRAND ST, ns, 256.3 e Keap, 18.9x95; withdrawn. —
83D ST, sws, 336.4 se 20 av, 18.2x100; Howard Investing Co. 3,600.00

Total. \$87,830.00
Corresponding week, 1913. 451,165.00

VOLUNTARY AUCTION SALES.

Manhattan.
MAR. 18.
BRYAN L. KENNELLY.
49TH ST, 541-5 W, ns, 175 e 11 av, 75x100.5, 6-sty bk tint & strs (exr).

Brooklyn.
MAR. 18.
WILLIAM H. SMITH.
THROOP AV, 322, ws, 137 s Hart, 18.6x84.9, 2½-sty & b bk dwg (exr).

ADVERTISED LEGAL SALES.

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

Manhattan.

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

MARCH 14.
No Legal Sales advertised for this day.

MARCH 16.
120TH ST, 61 E, ns, 216.8 w Park av, 18.8x100.11, 3-sty & b bk dwg; German Savgs Bank in City N Y—Leopold Winkler et al; Meyer Auerbach (A), 42 Bway; Jno H Rogan (R); due, \$10,197.54; T&C, \$194; M Morgenthau, Jr, Co.

MARCH 17.
133D ST, 68 W, ss, 110 e Lenox av, 25x99.11; 5-sty bk tint; Wilson Marshall—Carrie D Mainzer et al; Dutton & Kilsheimer (A), 203 Bway; Martin S Cohen (R); due, \$16,979.08; T&C, \$432; James L Wells.

164TH ST, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tint; Edw D Fife, Jr—Yetta Nibur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, \$11,846.46; T&C, \$715.05; Joseph P Day.

MARCH 18.
126TH ST, 1 E, see 5 av, 2041.
183D ST, 551 W, see Audubon av, 360.
AUDUBON AV, 360, nwc 183d (No 551), 74.11 x25, vacant; Hudson Trust Co—Jno H Springer Realty Co et al; Holm, Whitlock & Scarff (A), 35 Nassau; Isaac S Heller (R); due, \$13,081.60; T&C, \$244.35; mtg recorded Apr 5'11; J H Mayers.

5TH AV, 2041, nec 126th (No 1), 99.11x120, 6-sty bk tint & strs; Manhattan Life Ins Co—Grace F Talcott et al; Rapallo & Kennedy (A), 66 Bway; Abr Stern (R); due, \$232,115.88; T&C, \$7,495; Samuel Marx.

MARCH 19.
16TH ST, 18 W, ss, 388 w 5 av, 21x103.3, 4-sty & b bk dwg; Chas C Bull et al, trstes—Julius B Fox et al; Howard Hasbrouck (A), 63 Wall; Alex Pfeiffer (R); due, \$33,419.31; T&C, \$724.91; Joseph P Day.

81ST ST, 203-13 W, ns, 100 w Ams av, 112.5x102.2, 9-sty bk tint; Jos Corn—S B Constn Co

et al; Morrison & Schiff (A), 320 Bway; Archie E Baxter (R); due, \$57,453.48; T&C, \$438; sub to mtg \$335,000; Jacob H Mayers.

82D ST, 417 E, ns, 256 e 1 av, 25x102.2, 5-sty bk tint; Jacob Werner—Henry Chipier; Gerlich & Schwegler (A), 1511 3 av; Alfred B Hano (R); due, \$6,691.07; T&C, \$526.75; sub to 1st mtg \$11,000; J H Mayers.

113TH ST, 58 W, ss, 300 e Lenox av, 17x100.11, 3-sty & b stn dwg; Danl J O'Connor, trste—Simon Ginsburg et al; Gannon, Seibert & Riggs (A), 2 Rector; Harry Eijur (R); due, \$11,126.28; T&C, \$215.05; mtg recorded Oct 10'92; J H Mayers.

115TH ST, 11 E, ns, 200 e 5 av, 34.10x100.11, 5-sty stn tint & strs; Collective Holding Co, Inc—Balou Klein et al; Saml A Telsey (A), 44 Court, Bklyn; Leo Leventritt (R); due, \$5,576.16; T&C, \$1,110.50; sub to pr mtg \$30,000; Joseph P Day.

151ST ST, sec 8 av, 48x75, 6-sty bk tint & strs; Francis C Reed—S R Constn Co et al; Reed & Pallister (A), 233 Bway; Hyman Turchin (R); due, \$52,906.33; T&C, \$1,494.60; Joseph P Day.

MANHATTAN AV, 456, es, 73.11 s 120th, 26.11x94.10, 5-sty bk tint; Peoples Trust Co, trste—Mary Stavenhagen et al; Wingate & Cullen (A), 20 Nassau; Percival H Gregory (R); due, \$26,343.42; T&C, \$—; Joseph P Day.

6TH AV, 52, es, 38.6 s W Washington pl, 19x55.4x19x56.7, 2-sty bk tint & str; Anne D Thomson—Annie B Phelps et al; Everett, Clarke & Benedict (A), 37 Wall; Ellsworth J Healy (R); due, \$13,974.09; T&C, \$109.55; Joseph P Day.

STH AV, sec 151st, see 151st W, sec 8 av.

MARCH 20.
99TH ST, 25 E, see Madison av, 1440-8.
112TH ST, 328-32 E, ss, 325 e 2 av, 75x100.10, 2-4-sty brk tnts & strs & 3-sty bk stable; sheriff's sale of all right, title, &c, which Jos Faggelle had on July 3'12, or since; Albert & Albert (A), 149 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.

MADISON AV, 1440-8, nwc 99th (No 25), 100.11 x120, 7-sty bk tint & strs; Baron de Hirsch Fund—Theo P Cooper et al; M S & I S Isaacs (A), 52 William; Enos S Booth (R); due, \$196,505.50; T&C, \$2,531.56; M Morgenthau, Jr, Co.

PINEHURST AV, 49-55, see 180th, 804 W.

MARCH 21.
No Legal Sales advertised for this day.

MARCH 23.
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.

180TH ST, 804 W, sec Pinehurst av (Nos 49-55) 100x100.2, 6-sty bk tint; Jas Douglas—Pincus Goldberg et al; Douglas, Armitage & McCann (A), 233 Bway; Jacob Silverstein (R); due, \$25,232.89; T&C, \$1,836.61; sub to pr mtg \$150,000; Henry Brady.

Bronx.

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 14, 16 & 17.
No Legal Sales advertised for these days.

MARCH 18.
214TH ST, 841 E, ns, 410.9 e Barnes av, 28.8x109.6; Johannah Hauptmann—Sophia M Woessner et al; Jno P Herren (A), 2 Rector; Melvin C Palliser (R); due, \$2,800.33; T&C, \$25.34; M Morgenthau, Jr, Co.

KEPLER AV, ws, 150 n 237th, 25x100, vacant; Tax Lien Co of N Y—Josephine Lindsay et al; Aug Weymann (A), 68 William; Jos R Truesdale (R); due, \$863.27; T&C, \$132.24; Joseph P Day.

MARCH 19.
140TH ST, 382 E, ss, 84.6 w Willis av, 22x75, 2-sty & a fr dwg; Christine Wilkie exdr &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.

176TH ST, 507, on map 509 E, ns, 97.6 w 3 av, 20x72, 2-sty fr dwg; Simeon M Barber—Matilda Leuchtenburg et al; Harold Swain (A), 176 Bway; Geo E Weller (R); due, \$1,812.31; T&C, \$421.11; Henry Brady.

234TH ST E, ns, 160.3 w Kingsbridge rd, 25x114.5; Nathan Himowich—Marie Granata et al; Murray M Himowich (A), 233 Bway; H C Stimpson (R); due, \$206.24; T&C, \$4.30; Joseph P Day.

HOLLAND AV, ws, 405 n Barnett av, 25x100; Saml Levy—Lars Larson et al; Murray M Himowich (A), 233 Bway; H C S Stimpson (R); due, \$213.70; T&C, \$52; Joseph P Day.

VAN NEST AV, ss, 100 w Rose, 25x100; Saml Levy—Thos Jones et al; Murray M Himowich (A), 233 Bway; H C S Stimpson (R); due, \$449.71; T&C, \$—; Joseph P Day.

MARCH 20.
POPHAM AV, 1725, ws, 221.4 n 176th, 25x100, 2-sty fr dwg; Margt Archibald—Emil Johnson et al; Henry D Patton (A), 27 Cedar st; Harry Eijur (R); due, \$1,178.64; T&C, \$40; J H Mayers.

VYSE AV, 2064, es, 34 n 179th, 42x101.3x42x102.1, 5-sty bk tint; Norma Realty Co—Philip Sugarman et al; Oliver E Davis (A); Max Lippman (R); due, \$5,823.89; T&C, \$705.11; sub to pr mtg \$29,000; Joseph P Day.

MARCH 21 & 23.
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 14 & 16.
No Legal Sales advertised for these days.

MARCH 17.
SEIGEL ST, ss, 50 e Leonard, 25x100; Edw A Koenig—Lizzie Stone et al; Fredk J Greifenstein (A), 957 Bway; Aug G Beyer (R); Wm H Smith.

BEDFORD AV, es, 64.11 s Bergen, 78.9x45.9x irreg; Kings County Savgs Inst—Thos Howard et al; Wm W Taylor (A), 63 Wall, Manhattan; Matthew W Wood (R); Wm P Rae.
 NEW LOTS RD, ss, 21.2 w Williams av, 84.9x 81.9x irreg; Fredk M Knowles et al—Vermont Building Co et al; Geo B Davenport (A), 203 Montague; O Grant Esterbrook (R); Wm P Rae.
 3D AV, ws, 55.2 s 47th, 20x100; Josephine G Van Pelt—Lillian I Doyle et al; Furst & Furst (A), 215 Montague; Harry J Sokolow (R); Wm H Smith.

MARCH 18.

COLUMBUS PL, ws, 144.7 n Atlantic av, 23x 105; Nicholas Rothar—Agnes L O'Dougherty et al; Nicholas Dietz (A), 44 Court; Chas R Coulter (R); Wm H Smith.
 TAYLOR ST, ss, 100 w Wythe av, 14.8x100; Fannie Johnston—Julius Grobe et al; Henry J Davenport (A), 375 Pearl; Jackson A Dykman (R); Wm H Smith.
 5TH ST, ss, 227.10 w 9 av, 20x100; Francis R Simmons—Alex J A Callaghan et al; Manning & Buechner (A), 350 Fulton; Andw F Van Thun (R); Wm H Smith.
 92D ST, sec Ft Hamilton av, 75.1x134.7x irreg; Barbara H Hayman—Albt A Smith et al; Saml Selderman (A), 26 Court; Isaac W Jacobson (R); Chas Shongood.
 OCEAN AV, es, 199.7 n Av D, 50x105; Marie Gair—Addle W Anthony et al; Manning & Buechner (A), 350 Fulton; Andw F Van Thun (R); Wm H Smith.
 SUTTER AV, nwc Saratoga av, 50x92.11; Annie Weinstein—Bristol Constn Co, Inc. et al; Frank Weinstein (A), 165 Bway, Manhattan; Chester T Krouse (R); Chas Shongood.

MARCH 19.

FAIRVIEW PL, swc Martense, 100x19.8; Germania Savgs Bank, Kings County—Sarah D Fogelson et al; Action 1; Winsate & Cullen (A), 20 Nassau, Manhattan; Henry D Lott (R); Wm H Smith.
 FAIRVIEW PL, ws, 19.8 s Martense, 18.8x100; same—same; Action 2; same (A); Edw L Collier (R); Wm H Smith.
 FAIRVIEW PL, ws, 38.4 s Martense, 20x100; same—same; Action 3; same (A); A Berton Reed (R); Wm H Smith.
 KOSCIUSKO ST, ss, 350 e Lewis av, 25x100; Gustave Lebett—Chester K Crook et al; Geo J McDonnell (A), Woolworth Bldg; Edw Kelly (R); Wm H Smith.
 53D ST, ss, 80 w 11 av, 20x100.2; Geo B Watson et al—L. W Beveridge, Inc. et al; Louis F Hollenbach (A), 367 Fulton; Abr Feinstein (R); Wm H Smith.
 CONEY ISLAND AV, es, 340 n Av I, 40x100; Harold D Watson—Mae F Greenbaum et al; Fredk M Livingston (A), 100 William; Thos J Sefton (R); Wm H Smith.
 EASTERN PKWAY, ss, 157.8 e Utica av, 19.8x 120.7; Onslow-Moore Co—Adeline A Smith et al; Gilbert Elliott (A), 44 Court; Floyd J Adams (R); Wm P Rae
 5TH AV, nws, intersec nes 41st, 40x100; Saml L Goldenberg—Harris Nevin et al; Action 1; Benedlct S Wise (A), 206 Bway, Manhattan; Chas F Moody (R); Wm P Rae.
 5TH AV, nws, 40 ne 41st, 38x78; same—same; Action 2; same (A); same (R); Wm P Rae.
 LOT 1, Block 8450, Ward 32; David Pines—Wm F Huntington et al; Theo Schwartzman (A), 44 Court; Julius Schwartz (R); Chas Shongood.

MARCH 20.

HICKS ST, ws, 131.3 s Woodhull, 18.9x80; Raymond A DeForest—Jas Gray et al; Clark, Close & Davis (A), White Plains, N Y; Frank X McCaffry (R); Wm H Smith.
 S 6TH ST, ss, 59.8 e 3d, 17.6x36x irreg; Wm O Curtis et al—Jno S McKeon et al; Strong, Smith & Strong (A), 49 Wall, Manhattan; Fred M Ahern (R); Wm P Rae.
 E 23D ST, es, 424 n Voorhies av, 63.7x182.9x irreg; Ellen C Smith—St Matthias Church et al; Harry L Thomson (A), 175 Remsen; Milton Wright (R); Wm P Rae.
 70TH ST, ss, 360.10 e Narrows av, 50x100; Eagle Savgs & Loan Co—Anne E Wallace et al; Jas C McLeer (A), 189 Montague; Robt F Manning (R); Wm H Smith.
 13TH AV, es, 40 s 75th, 20x80; Collective Holding Co, Inc—Morris Kressh et al; Saml A Telsey (A), 44 Court; Almeth W Hoff (R); Chas Shongood.

MARCH 21.

No Legal Sales advertised for this day.

MARCH 23.

GREENE ST, ss, 140 e Oakland, 125x100 to Huron; also HURON ST, ss, 250 e Oakland, 150x 100; Wm H Peer—Henry C Fischer et al; Action 2—C & T Perry (A), 845 Manhattan av; Jno B Golden (R); Wm P Rae.
 MYRTLE AV, ses, 175 sw Marcy av, 25x100; Louisa M Salisbury—Jos Naudin et al; Knox, Sender & Deignan (A), 233 Bway; Harry L Thompson (R); Jas L Brumley.
 4TH AV, es, adj lot 36, 68.4x irreg; Francis F Ripley—Mary A Graham et al; Chas S Taber (A), 189 Montague; Wm A Moore (R); Chas Shongood.

FORECLOSURE SUITS.

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

Manhattan.

MARCH 7.

CHRYSSTIE ST, 155; Ernst Plath—Lorenzo Uilo et al; F B Chedsey (A).
 THOMAS ST, nec Greenwich, 74.8x56.10x irreg; Henry Bruere as Chamberlain—J Fredk Menke; F L Polk (A).

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Foreclosure Suits, Manhattan, Continued.

4TH ST, 309 W; Frances S Quinn—Mary L
Guernsey; Wayland & Bernard (A).
59TH ST, 41 E; also COLUMBUS AV, 35; two
actions; Jno McNamee—Cath R Chenoweth
et al; A R Johnson (A).
69TH ST, 46 W; E Lansing Satterlee—Elsa L
von Arkovy et al; W A Mayou (A).
LENOX AV, es, 74.11 s 143d, 50x85; Chas H
Young et al; Saml Parnass et al; A Ritchie
(A).
7TH AV, 424; County Holding Co—Unico Realty
Co et al; Merrill & Rogers (A).

MARCH 9.

124TH ST, ns, 283 e Bway, 52x100.11; Karl
Stein—Sol Nargareten et al; H Reeves (A).
128TH ST, ss, 130 e 5 av, 20x99.11; Emma C
Stuart, trste—Isaac E Wright et al; amended;
Emmet & Parish (A).
144TH ST, 305 W; Hannah Harrison—Hervey
Thompson et al; J M Tully (A).

MARCH 10.

RIDGE ST, ws, 152.11 s Rivington, 25x50.7x
irreg; Wm J Amend, exr—Clara Levin et al;
J E Donnelly (A).
49TH ST, 126-S W; Franklin Savgs Bank in the
City of N Y—Felix Hirsch et al; W M Powell,
Jr (A).
103D ST, 150 E; Gussie Morgenstern—Jacob
Hovell et al; Hovell, McChesney & Clarkson
(A).
131ST ST, 64 W; Matthew McNamara—Sarah
McCormick et al; T J Bannon (A).

LEXINGTON AV, es, 68.2 s 75th, 17x55; Maurice
M Sternberger—Julie DuPont et al;
Cary & Carroll (A).

MANHATTAN AV, 505; Bernard Schneller et
al—Clara Lindemann et al; Tausch & Ham-
ilton (A).

8TH AV, 871; Franklin Savgs Bank in the City
of N Y—Wm Cahill et al; W M Powell, Jr
(A).

MARCH 11.

FULTON ST, 89; Rachel A Lynch—Isidor Kahn
et al; R H Southard (A).
MADISON ST, 88; City Real Estate Co—Edw
L Ginna et al; H Swain (A).
48TH ST, 332 E; Jno M Brady—Edw Ney et al;
H Swain (A).
95TH ST, ns, 167 w Ams av, 29.4x100.9; Re-
becca Locker—Kerloc Realty & Constn Co et
al; F Locker (A).
7TH AV, 1974; also 119TH ST, 200 W; Bettie
Rothfeld et al—Leona Goldberg et al; S P
Kurzman (A).

MARCH 12.

21ST ST, 137 E; Elz Kelly—Annette Pascal et
al; Corbitt & Stern (A).
93D ST, ns, 151 e Ams av, 17x88.6; Alfred W
Kiddle—Harry C Senior et al; Kiddle & Mar-
geson (A).
184TH ST, ss, 100 w Ams av, 80x99.11; Joseph-
ine E Carpenter—West 184th Street Constn
Co et al; W B & G F Chamberlin (A).
PLEASANT AV, nwc 123d, 100.11x87.11; U S
Trust Co of N Y—Pleasant Av Realty Co et
al; H Swain (A).

MARCH 13.

111TH ST, ns, 100 e 3 av, 35x—; Geo Richards
et al—Max Dunn et al; F Sowers (A).
125TH ST, 337-9 E; two actions; Wm Hughes—
Annie Federman et al; Kurzman & Frank-
enheimer (A).

Bronx.

MARCH 6.
CHARLOTTE ST, 1511; Eliza S Kernochan—
Fleischmann Realty Co, Inc, et al; H F Mil-
ler (A).
224TH ST, ns, 160 w White Plains rd, 20x114;
Anna Young—David M Mayerson et al; Shaw
& L (A).
PROSPECT AV, 960; Ferdinand C Barnman—
Michl J Greehey et al; S Wacht, Jr (A).

MARCH 7.

BECK ST, ss, 100 w Av St John, 100x125; Geo
M Krakow—Ostro Constn Co et al; Kra-
kower & P (A).
SEDGWICK AV, ** es, bet 183d & Fordham rd,
40.11x126.3; Wm L Penny et al—Eugene J
Quin et al; amended; J T Fenlon (A).
SOUTHERN BLVD, es, 90 s 167th, 40x100;
Chas Schneider—Mary Pettker; D Steckler
(A).

WILKINS AV, 1458; Morris L Woolf—
Fleischmann Realty Co, Inc, et al; Cary &
C (A).

WILKINS AV, 1460; Walter S Gurnee—
Fleischmann Realty Co, Inc, et al; Cary & C
(A).

LOT 363, map of a portion of the Hunt Estate,
Westchester Co; Helen C Tomlinson—Cath E
Giroux et al; Clocke, K & R (A).

MARCH 9.

FOX ST, es, 420.9 s Westchester av, 226.11x
105x227.1x107.11; Consolidated Industrial Co—
Julius Gottlieb et al; Brown & G (A).
LA FONTAINE AV, 2014; Thos Walsh—Rose
Kinkle et al; J R Jones (A).

MARCH 10.

TRINITY AV, 512; Henrietta Jasper—Mary
Butler; Clocke, K & R (A).
LOT 357, map of section 2 of Bronx View Park,
in 24th Ward; ns Morris Park av, 690 e
White Plains av, 50x150x irreg; Bernhard
Meyer—Jno Hyer et al; H P Lippold (A).
LOTS 192-3, on map of 369 lots owned by Hunt's
Point Realty Co.; G DeWitt Clocke—Emma R
Tompkins et al; Clocke, K & R (A).

MARCH 11.

BELMONT AV, es, 132 s Fordham rd, 25x100;
Kunegunde E Pfister—Lizzie O'Leary et al;
E A Acker (A).

MARCH 12.

KEPPLER AV, nwc 235th, 75x100; Andw C
Jung—Theo Seiner et al; Clocke, K & R (A).
LYMAN PL, 79EO.** Sdw Rennert—Emily Fed-
der et al; amended; H Swain (A).
PLIMPTON AV, ws, 75 s 170th, 22.7x100; Jas
S Alexander—Margt Kuntz et al; Paine & H
(A).

** Recorded in N. Y. County.

**JUDGMENTS IN FORECLOSURE
SUITS.**

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

Manhattan.

MARCH 5.

119TH ST, ss, 600 e Lenox av, 15x
100.11; Jas Madigan—Saml Green-
field et al; Peter Condon (A); Philip
J Britt (R); due 10,410.76
136TH ST, ss, 318.9 e Willis av, 18.9x
100; Lawyers Mtg Co—Emil Frank-
lin; Cary & Carroll (A); Max Alt-
mayer (R); due 7,359.72

MARCH 6.

136TH ST, ss, 331.3 w Bway, 43.9x
99.11; Dora Schifer—Annie Koplik;
Wolf & Kohn (A); Edw D Dowling
(R); due 46,687.50
1ST AV, 2354; Edw C Schaefer et al—
Minnie A Brian; Henry M Bellinger,
Jr (A); Jos D Kelly (R); due 7,917.71

MARCH 7.

No Judgments in Foreclosure Suits filed
this day.

MARCH 9.

56TH ST, ns, 75 w 2 av, 25x100; Fran-
cis Speir et al—Bessie Botvinick et
al; Speir & Bartlett (A); Chas L
Hoffman (R); due 14,896.36
OLD BROADWAY, es, 50.5 n 130th, 50x
100; Wm T Smith et al—Jos H Beall
et al; Edw P Lyon (A); Jno H Rogan
(R); due 12,608.00

MARCH 10.

124TH ST, ns, 125 e 7 av, 50x100.11;
Newburgh Savgs Bank—Interstate
Land Holding Co et al; Harold Swain
(A); Edw D Dowling (R); due 26,845.48

MARCH 11.

No Judgments in Foreclosure Suits filed
this day.

Bronx.

MARCH 5, 6, 7, 9 & 10.

No Judgments in Foreclosure Suits filed
these days.

MARCH 11.

QUARRY RD,** es, 201.3 s Oak Tree pl,
29.8x90.7; J Herbert Carpenter et al
—Wm G Mulligan; Butler, Brown,
Wyckoff & Campbell (A); Percival H
Gregory (R); due 4,261.66
ARTHUR AV,** es, 134.11 s 176th, 17.8x
100; same—same (A); same (R);
due 9,056.04

** Recorded in N. Y. County.

LIS PENDENS.

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

Manhattan.

MARCH 7.

21ST ST, 510-14 W; Jas S Herrman—Jeanette
C Jefe et al; action to declare lien; Greene,
Hurd & Stowell (A).

MARCH 9.

120TH ST, ns, bet 3 & 2 av, Lot 7; Rudolph
Wallach Co—Mary A Meager et al; amended
foreclosure of tax lien; A Weymann (A).
8TH AV, 2445-49; Benj Frankfeld—Belle G
Frankfeld et al; partition; Meighan & Ne-
carsulmer (A).

MARCH 10.

CENTRAL PARK W, nwc 88th, 75.6x100;
Star Hanger Co—Progress Club of City N Y;
counterclaim; J H Banton (A).

MARCH 11.

AMSTERDAM AV, 1109-11; also WEBSTER AV,
2148-60; also VYSE AV, 1566; Hans E Notz—
A C Bosselman Co, Inc, et al; action to im-
press trust; J H Deneholz (A).

MARCH 12.

WILLIAM ST, 71; Mutual Life Ins Co of N Y—
Melvin Stephens et al; specific performance;
F L Allen (A).

5TH AV, es, bet 33d & 34th, lot 81; Rudolph
Wallach Co—Arthur Simonson; amended fore-
closure of tax lien; A Weymann (A).

MARCH 13.

57TH ST, ns, 50 e 11 av, 16.8x75.5; also 11TH
AV, es, bet 57th & 58th, 25x66.8; Rural Se-
curities Co—Katherine F Reynard; notice of
attachments; E T Brackett (A).

Bronx.

MARCH 6.

WALTON AV, es, being lot 87, blk 2844, sec 11,
tax map; Anna R Crossin—Annie Rehill et
al; action to foreclose transfer of tax lien;
H Swain (A).

MARCH 7.

SOUTHERN BLVD, ws, bet 187th & 189th, lot
38, blk 3115, sec 11; Saml Goldsticker—Jos
H Flannery et al; action to foreclose tax
lien; E Jacobs (A).

TREMONT AV, ns, 100 w Prospect av, 25x100;
Chas Shapiro—Bertha Rabas et al; action to
foreclose mechanics' lien; B S Deutsch (A).

MARCH 9.

ROGERS PL, es, 492.3 n Westchester av, 30x
90x22.1x89.3; Constn, Material & Coal Co—
Guiseppina Lo Monte et al; action to declare
a certain deed fraudulent; Thompson & F
(A).

221ST ST, ns, bet White Plains av & Barnes av,
114.3x80; Bernhard Frankenfelder et al—Jno
B Lazzari et al; action to foreclose transfer
of tax lien; E Jacobs (A).

BOSTON RD, 1351-53; Francisca Barbara Hoh-
mann—Jacob Kronenberger et al; action to
foreclose mortgage; R Lowenthal (A).

MARCH 10.

BARKER AV, ws, bet Julianna & Elizabeth,
known as lot 35, blk 4622, section 16; sec
of Bronx blvd & Julianna, 100x100; Bronx

blvd, es, bet Julianna & Elizabeth, known as lot 21, blk 4622, section 16; swc of Barker av & Julianna, 100x125; Bernhard Frankenfelder—Jno B Lazzari et al; action to foreclose transfer of tax lien; E Jacobs (A).

MARCH 11.

3D ST, ss, 525 e 6 av, 19.1x109.5x25x109; Lillian W White—Arthur J Mace et al; action to foreclose transfer of tax lien; Williamson & B (A).

MARCH 12.

BECK ST, ss, 100.1 w Av St John, 200x100; Wm H Dewey—Ostro Constn Co et al; action to foreclose mechanics lien; D D Deutsch (A). 3D ST, ns, bet 5 & 6 avs, known as lot 14, blk 4688; Danl London—Arthur J Mace et al; action to foreclose a lien; J Gans (A).

GREEN AV, ss, 273 e Mapes av, known as lot 20, blk 5388; Danl London—Kate L Albee et al; action to foreclose a lien; J Gans (A). MIDDLETOWN RD, ss, 359 w Mapes av, known as lot 14, blk 5386; Danl London—Louise Deyeau Burke et al; action to foreclose a lien; J Gans (A).

WEBSTER AV, es, 320.3 s 182d, 149.11x105.2x irreg; also VYSE AV, es, 75 s 173d, 50x100; Hans E Notz—A C Bosselman Co, Inc, et al; action to appoint receiver & prevent conveyance; J Denenholz (A).

LOT 127, blk C, map Hudson P Rose, Mapes Estate, West Farms; also LOT 48, map of Neill Estate, 24th Ward; also LOT 16, map of Harrington Estate; Caroline Neat—Alfred Schwartz et al; partition suit; Clocke, K & R (A).

Brooklyn.

MARCH 5.

AMES ST, ws, 477.11 s Pitkin av, 20x100; Title G & T Co—Wolf Feldman et al; T F Redmond (A).

BERGEN ST, ss, 231.4 e Nevins, 18.7x100; Hannah M Singleton—Jane Garvey et al; H J Davenport (A).

POWELL ST, es, 200 s Dumont av, 20x100; Frank W Arnold—Saml Druck et al; T F Redmond (A).

SCHERMERHORN ST, ss, 72.9 w Smith, 69x99.9; also STATE ST, ns, 267.6 e Boerum pl, 20x20; also STATE ST, ns, 287.6 e Boerum pl, 18.6x20; also SCHERMERHORN ST, ss, 238 e Boerum pl, 23x99.9; Andw M Grout & ano—Kings Co Democratic Club et al; P Grout (A).

SMITH ST, es, 80 s Huntington, 20x75; also 13TH AV, ws, 55 n 37th, 51x80; also 58TH ST, sc 9 av, 100x100.2; also 59TH ST, sws, 220 se 9 av, 100x100.2; also 59TH ST, w c 9 av, runs sw60.2xnw100xsw40xnw20xne100.2xse120 to beg; Michl Harrison—Wm Harrigan et al; partition; W S Butler (A).

WHITE ST, ns, 999.2 e Coney Island Plank rd, 30x125; Caroline Hillmann—Giro Lanzaro et al; Harman & Howell (A).

W 19TH ST, ws, 130 n Mermaid av, 40x118.10; Gussie Morgenstein—Jacob Vogelfanger et al; Hovell, McChesney & C (A).

26TH ST, ws, 362.6 n Av M, 37.6x100; Annie Gamble—Otto Nelson et al; Van Alen & Dyckman (A).

54TH ST, nes, 180 se 17 av, 80x100.2; Title G & T Co—Jas F Morris et al; T F Redmond (A).

55TH ST, ns, 360 w 5 av, 20x100.2; Elenora Linneman—Thos F Bradshaw et al; Washburn, Ruston & K (A).

72D ST, sws, 240 se 8 av, 20x100; Adrian V Cortelyou—H A Impt Co et al; C H Edward (A).

72D ST, sws, 260 se 8 av, 20x100; same—same; same (A).

72D ST, sws, 220 se 8 av, 20x100; same—same; same (A).

E 99TH ST, ws, 320 n Av E, 20x72x20.10x78; also E 99TH ST, ws, 340 n Av E, 20x66x20x72; also E 99TH ST, ws, 360 n Av E, 20x60x20.10x60; also ROCKAWAY AV, es, 101 n E 98th, 22.11x67.5x20.10x72.8; also ROCKAWAY AV, es, 123.11 n E 98th, 22.11x62.2x20.10x67.5; also ROCKAWAY AV, es, 146.10 n E 98th, 22.11x56.11x20.11x62.2; Bklyn & Phila Realty Co—Wm D Snow et al; W F Hagarty (A).

ALABAMA AV, ws, 140 s Sutter av, 20x100; Bond & Mtg Guar Co—Williams Realty Co et al; T F Redmond (A).

ALABAMA AV, ws, 120 s Sutter av, 20x100; same—same; same (A).

DUMONT AV, nec Warwick, 20x90; Wells College of Auora—Max Miller et al; T F Redmond (A).

GREENE AV, ss, 124.5 w Franklin av, 20x118; Maria Kraemer—Leonora A Lorillard; J H Lack (A).

JOHNSON AV, sec Lorimer, 25x100; Hannah Pokorny—Abram Lavinsky & ano; partition; S Berg (A).

12TH AV, swc Bay Ridge av, runs w320xw402.5xsb6.9xe100xn100xe240xs100xe360xn200 to beg; also 12TH AV, swc 17th, 200x600; also 12TH AV, swc 71st, runs w700xs40xe100xs120xw100xs40xe700xn200 to beg; Hamilton Trust Co—Wm K Dickerson et al; McGuire, Delany & N (A).

20TH AV, nec 64th, 54.6x100x57.6x100; Siskind Rubin—Klapper-Sherman Realty Co et al; specific performance; S Silbiger (A).

MARCH 6.

BARBEY ST, ws, 312.8 s Dumont av, 19.4x100; Wm Hawkins—Brown Weiss Realities et al; H J Davenport (A).

HENDRIX ST, ns, 25e Pitkin av, 25x100; also PITKIN AV, ns, 25 w Hendrix, 25x100; Anna L Savage—Henrietta Le Veay et al; partition; J M Wilson, Jr (A).

PACIFIC ST, ns, 144.8 w Franklin av, 20x90; Chas S Taber—Susan A Ayers et al; specific performance; B Marvin (A).

E 4TH ST, ws, 120 n Ditmas av, 40x100; Aggie C Foley—Philip Kitzler et al; F G Wild (A).

W 8TH ST, es, 213.6 s Av R, 19.4x82.6; Charlotte E Findlay—Union Holding Co et al; McGuire, Delany & N (A).

BAY 17TH ST, nec Cropsey av, 20.2x88.6x20.2x87.1; Adrienne Osterman—Louis Hirsch et al; R Underhill (A).

61ST ST, nes, 397.10 se 18 av, 18x100; also 61ST ST, nes, 415.10 se 18 av, 18x100; also

61ST ST, nes, 234 nw 19 av, 18x100; also 61ST ST, nes, 216 nw 19 av, 18x100; also 61ST ST, nes, 198 nw 19 av, 18x100; also 61ST ST, nes, 180 nw 19 av, 18x100; also 61ST ST, nes, 162 nw 19 av, 18x100; also 61ST ST, nes, 126 nw 19 av, 18x100; also 61ST ST, nes, 90 nw 19 av, 18x100; also 61ST ST, nes, 54 nw 19 av, 18x100; also 61ST ST, nes, 36 nw 19 av, 18x100; also 61ST ST, nes, 18 nw 19 av, 18x100; Chas A Rippman—Brill Constn Co et al; C F Corner (A).

DITMAS AV, ss, 100 e Ocean av, 50x100; Emma Hoecker—Julia C Lovell; W A Fischer (A). NEW LOTS RD, swc Williams av, 100x120; Sea Beach Iron Works—Vermont Bldg Co & ano; foreclosure of mechanics' lien; I Solomon (A).

5TH AV, nec 16th, 28x88; Herman Gray—Irma Sessler; Hirsch & Newman (A).

MARCH 7.

LOMBARDY ST, ns, 200 w Morgan av, 75x150; Jno Geiler—Jacob Klueg et al; K C & M V McDonald (A).

MARION ST, 132; Peter Rauth—Jno H Bormann et al; G H Boyce (A).

BAY 34TH ST, ses, 590 sw Benson av, 30x96.8; Fred W Smith—Assets Realities Corp et al; Cary & Carroll (A).

381H ST, ns, 150 e 5 av, 25x100.2; also RIGHT OF WAY OF N Y & Sea Beach R R Co, nes, at int of ses 6 av, runs se2.2xw7.8xsw2.9 to beg; N Y Municipal R R Corp—Thos W Bradshaw et al; to acquire all property; G D Yeomans (A).

79TH ST, ss, 120 w 20 av, 30x100; Perry K Brandt—Chas J Carlsen et al; G A Marshall (A).

ATKINS AV, nec Stanley av, 50x96.1x65x95; Ottilie Kleinfeldt—Harry Kitchen et al; B T Hock (A).

FT HAMILTON AV, nws, 40.10 ne 60th, 20.4x70; Wm Forger—Israel J Rosenstein et al; McGuire, Horner & S (A).

FT HAMILTON AV, nws, 61.2 ne 60th, 20.4x70; same—same; same (A).

FT HAMILTON AV, nws, 81.7 ne 60th, 20.4x70; same—same; same (A).

FT HAMILTON AV, nws, 101.10 ne 60th, 20x70; same—same; same (A).

FT HAMILTON AV, nws, 121.10 ne 60th, 20x70; same—same; same (A).

FT HAMILTON AV, nws, 141.10 ne 60th, 20x70; same—same; same (A).

HUDSON AV, ws, 41.8 s Plymouth, 20.10x70; Margt L Barwick—Domonick Columbus et al; S F Strongin (A).

PLOT begins ws right of way of N Y & Sea Beach R R, 220 s Av R, 10x20; N Y Municipal R R Corp—Saml J Parkhill et al; to acquire all property; G D Yeomans (A).

MARCH 9.

BERGEN ST, ns, 525 e 3 av, 25x100; Minnie Gottlieb—Jno Glickselig et al; H L Thompson (A).

FULTON ST, ns, 23.9 w Warwick, 20x87.1x20.5x91.3; Franziska Haer—Chas M Korte et al; Watson & Kristeller (A).

WILLOW PL, ws, 148.2 n State, runs w50xn—xn25.2xe80xw25 to beg; Jno W Sutton—Jane Dillon et al; F C Haren (A).

26TH ST, sws, 80.1 n 3 av, runs sw—xw 219.10xne200.4xse219.11 to beg; Williamsburgh Savings Bank—Joshua Oldham et al; S M & D E Meeker (A).

41ST ST, nes, 120 se 13 av, 20x100.2; Bklyn Children's Aid Soc—Dufferin Realty Co et al; H L Thompson (A).

AV S, ss, 84 e W 9th, 16x100; Home Title Ins Co—Raffaella Cefariello et al; H J Davenport (A).

AV S, ss, 68 e W 9th, 16x100; same—same; same (A).

ARGYLE RD, es, 288.1 n Av D, 40x100; Mary Bolger—Lillian R Oldham et al; T F Redmond (A).

BENSON AV, wc 19 av, 20x73x20x74; Bklyn Trust Co—Kingshire Realty Co et al; H M Bellingier, Jr (A).

DUMONT AV, 617; Jacob Weinbaum—Rosie Maletzki et al; L & J Weinberger (A).

EASTERN PKWAY EXT, nec Sterling pl, runs e111.7x107.10xw131.8 to beg; Chas V Di Blanda—Adolph Behn et al; J A Kohn (A).

KNICKERBOCKER AV, sws, 75 se Willoughby av, 25x100; Katie M Wlecke—Louise Wicke et al; Coombs & Wilson (A).

LIBERTY AV, nwc Berriman, 25x100; Title Guar & Trust Co—Millie T Steinfeld et al; T F Redmond (A).

MYRTLE AV, ss, 25 w Emerson pl, 25x100; Edw A Fries—Henry Feldman et al; Mann, Buxbaum & S (A).

TILDEN AV, ss, 100 w Nostrand av, 20x100; Henry L Cochran—B & D Constn Co et al; P H Leifert (A).

PROP begins 126.4 s from we Hamilton av & Summit, runs w78.7x21.3x—75.5xw20.10 to beg; Mary A Harris—Cath Lutz et al; G J & S N Carr (A).

MARCH 10.

BARBEY ST, ws, 196.8 s Dumont av, 38.8x100; Arnold A Scharif—Max Goldman et al; to create a trust; M D Siegel (A).

POWERS ST, ss, 136.2 w Graham av, 37.6x75; also WINTHROP ST, ns, 69.10 e Nostrand av, 60x100; also WINTHROP ST, ns, 149.10 w Nostrand av, 20x100; Cornelius Westerfield—Jennie W Francke et al; to create a title; Moss, Marcus & W (A).

N 5TH ST, ns, 175 w Wythe av, 25x100; Jas S Slavin—Ralph Lipschytz et al; Overend & Buchner (A).

17TH ST, es, 10 w 16.8x60.2; Wilhelmina Muller—Jno E Hopke et al; to set aside deed; F T Warburton (A).

W 19TH ST, ws, 130 n Mermaid av, 40x118.10; Gussie Morgenstern—Jacob Vogelfanger et al; Hovell, McChesney & C (A).

BAY 34TH ST, ses, 560 sw Benson av, 30x96.8; Jno C Keeneth—Assets Realities Corp et al; Cary & Carroll (A).

59TH ST, sws, 117.4 se Cowenhaven av, 20x100.2; Henrietta Munson—Olaf Mannson; for admeasurement of dower; J Kirschenbaum (A).

BROADWAY, sws, 140 se Bartlett, 20x80.5x20.6x—; Wilhelmine Clauss—Max Manes et al; Reynolds & Geiss (A).

EASTERN PKWAY, ss, 42.11 e Dean, runs s 74.8x13x15xw25x15xw31.6xw24.1xne66.8 to beg; Henry Miles & Sons—Max Wollinsky et al; Newman & Butler (A).

SHEEP'SHEAD BAY RD, ns, 40 w W 3d, runs n76.2xw43.10xw25xw43xsw45.3xe60xs92.7xe65 to beg; Lena Keck—Ernst Garltner et al; A W Burlingame, Jr (A).

WILLOUGHBY AV, ns, 225 w Tompkins av, 20 x100; Mary M Meyer—Bessie B E Harris et al; M Reizenstein (A).

MARCH 11.

CONSELYEA ST, nec Manhattan av, 25x75; Edw Baruch—Rosa Losasso et al; E D Baruch (A).

HALSEY ST, ss, 280.11 e Reid av, 18.9x100; Geo P Ludlam—Chas H Roberts et al; Ferriss & Storck (A).

REGENT PL, ss, 54.1 e E 21st, 27.1x100; Louis Fink—Morris Cohn et al; R E Moffett (A).

REGENT PL, ss, 27.1 e E 21st, 27.1x100; Anna M Renner—Morris Cohn et al; R E Moffett (A).

MALTA ST, es, 275 s Hegeman av, 20x100; Gussie R Browner—Morris Flamme et al; to set aside mtg; J S Shapiro (A).

TILLARY ST, ns, 124.9 w Hudson av, 25.2x109.2x25x93.7; Dime Savgs Bank—Aug Feldman et al; Dykman, Oeland & K (A).

36TH ST, nes, 320 se 14 av, 20x100.2; Jno Schlegel, Jr—Ester B Johnson et al; Edwards & Levy (A).

AV U, sec W 8th, 20x100; Jas Markopolos—Ellen Northrup; specific performance; H J Davenport (A).

DE KALB AV, ns, 60 w Stuyvesant av, 40x100; Meth Epis Hospital—Ferdinand Reinert et al; H L Thompson (A).

GATES AV, ns, 156 w Nostrand av, 16x100; Gulian Ross—Jno J Edmead et al; H A Ingraham (A).

NEWPORT AV, ss, 75 w Christopher av, 25x105; State Bank—Davis Parkin et al; J A Kohn (A).

TOMPKINS AV, ws, 34.8 n Floyd, 40.4x100; Chas B Denny—Union Holding Co et al; H L Thompson (A).

VESTA AV, es, 140 s Dumont av, 100x120; Richd Brandt—Ida Kurlandzik et al; Williams, Folsom & S (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.

MARCH 7.

45TH ST, 156 W; Chas Koster—May Irwin Eilsfeldt & Marius Fabre (35). \$924.75

MARCH 9.

12TH ST, 19 E; Henry & Bahan—Light Car Corp & Jas L Lowry (40)..... 95.50

46TH ST, 46 W; Gustav B Geiger—Arthur Brisbane & Anton Strand (38) 365.35

46TH ST, 46 W; Geo H Storm & Co—Arthur Brisbane & Anton Strand (36) 217.39

138TH ST, ss, 175 e Lenox av, 50x99.11; Wakeham & Miller—African Methodist Episcopal Church of Harlem; renewal (37)..... 20,815.92

5TH AV, 424-38; N Y Foundry Co—Frank V & J H Burton, Standard Plunger Elevator Co & Howard W Williams, rec'r (39)..... 928.20

MARCH 10.

46TH ST, 46 W; Claremont Iron Works—Arthur Brisbane & Anton Strand (47)..... 235.82

100TH ST, 209 E; Philip Rosenthal—David Lite & Miller & Shapiro (44)..... 275.00

105TH ST, 251 E; Tomback & McPhee, Inc—Julia Glidenberg (45)..... 173.85

BROADWAY, 1448-50; L Kantor & Co—1st St Realty Co (46)..... 204.70

BROADWAY, 1845-7; Jas C Turley—Upright Co, Geo Rector, Joe B Mally, Louis Martin, Louis Martin, Inc & S L Waller Constn Co (42)..... 8,118.84

SAME PROP; Burdett Rountree Mfg Co—Upright Co, Louis Martin, Geo W Rector, Joe B Mally & S L Waller Constn Co (43)..... 1,145.00

MARCH 11.

30TH ST, 7-9 W; Maximilian Zipkes—Theresa Neiman & Geo Neiman (53)..... 1,405.00

52D ST, 43 W; Chas O Riker—Roberta F Frank & Morgan Post (49)..... 51.45

97TH ST, 61 E; Lewis S Davis Electrical Constn, Maintenance & Supply Co—Iron Masters Realty & Constn Co (52)..... 8.60

172D ST, 575 W; S Desowitz, Inc—Chas Pfizer, Jr, Co, Ltd (renewal) (54)..... 1,156.50

AMSTERDAM AV, nwc 177th, 84x100; Vincent Valentine Contracting Co—Chas M Rosenthal & Bretholz & Krumholz Constn Co (50)..... 490.00

AMSTERDAM AV, ws, whole front bet 176th & 177th, —; Geo H Moran, Jr—Heslock Real Estate Co & Jos T Mulligan (51)..... 213.19

RIVERSIDE DRIVE, sec 152d, 104.5x140 x irreg; Geo H Moran, Jr—Heslock Real Estate Co & Jos T Mulligan (48) 489.77

MARCH 12.

45TH ST, 7-11 W; Abr Flosch—Forty-Fifth St Realty Co & J Sinclair & Co (56)..... 144.68

46TH ST, 46 W; Larkin Lumber Co—Arthur Brisbane & Anton Strand (57) 299.78

46TH ST, 216 W; Vincenzo Avarello—Jas Moore & B Leff (59)..... 173.00

45TH ST, 14 E; Vincenzo Avarello—Verny, Inc—B Leff (60)..... 61.00

88TH ST, ss, 82.2 w Park av, 22.1x100.8; Naughton Constn Co—Petronella Kerfs (61)..... 2,225.00

BROADWAY, sec 41st, 54x173.4x irreg; Tuttle & Bailey Mfg Co—1st St Realty Co (62)..... 117.95

1ST AV, 1780-86—Jno Quinn—Cath A & Edith Newbold & Julius & Frank Locker (58)..... 29.20

Mechanics Liens, Manhattan (Continued).

MARCH 13. 10TH ST, 300 E; Alex Silverman—Jacob Weinberg & David Kohn (67)..... 120.05

Bronx.

MARCH 6. 172D ST, ws, 150 s Boston rd, 120x100; Chas Kausen—Sole Realty Co, Inc (17).....\$1,106.00

MARCH 7. 172D ST, ws, 150 s Boston rd, 120x100; National Fireproof Sash & Door Co—Sole Realty Co, Inc (19)..... 150.00

MARCH 9. PARK AV,** sec 153d; 54.6x87.6; Chas Schlesinger—Mayer Friedlander, Supreme Bldg Co & Jos Popkin; renewal (41)..... 512.50

MARCH 10. BECK ST, ss, 100 w Av St John, 100x125; Wm H Dewey—Ostre Constn Co (20)..... 3,250.00

MARCH 11. BECK ST, ss, 200 w Av St John, 100x125; Geo Goldberg—Ostro Constn Co (23)..... 937.50

MARCH 12. BECK ST, ss, 100 w Av St John, 200x125; Wm H Dewey—Ostro Constn Co (26)..... 3,250.00

Brooklyn.

MARCH 5. GOLD ST, 233; A Andersen—Jos T Belsito..... \$163.62

MARCH 6. LAWRENCE ST, 108; M Amenberg—Jas McEnery & J Farber..... 68.00

MARCH 7. BRISTOL ST, es, 260 n Sackett, 40x100; Empire City Gerard Co—Wilson Constn Co & Jas J Millman..... 1,440.00

MARCH 8. STERLING PL, ns, 100 w Saratoga av, 175x127; H B Singer—Commonwealth Impt Co..... 2,900.00

MARCH 9. CHAUNCEY ST, ss, 85 e Hopkinson av, 220x100; J T Rourke—Philip Schmitt Bldg Co, Parshelsky Bros & Henry E Kordes..... 270.00

MARCH 10. GRAND ST, 765; Monopolite Co—Thrall Constn Co..... 516.50

DE KALB AV, ss, 175 e Marcy av, 75x100; I Krassner—714 DeKalb Av Realty Corp & Curtin Constn Co..... 131.96

MARCH 11. VAN BRUNT ST, 330-34; F Hassler—Jas P Judge & Jas Kane..... 325.00

SATISFIED MECHANICS' LIENS.

Manhattan.

MARCH 7. 45TH ST, 14 E; Joel Bjork—Arthur S Vernay et al; Mar3'14..... \$660.66

MARCH 9. 46TH ST, 46 W; Fireproof Products Co, Inc—Arthur Brisbane et al; Feb 4'14..... 395.70

MARCH 10. 89TH ST, 340-2 W; American Stone Renovating & Stucco Co—Kath F Lindemann et al; Feb'14..... 150.00

MARCH 11. THOMPSON ST, 154; David Foundry Co—Citizens Investing Co et al; Jan 23'14..... 277.50

MARCH 12. 94TH ST, 216 W; Brooklyn Foundry Co—Bonta Hotel Co et al; Nov24'13.. 28.80

MARCH 13. 4TH ST, 167 E; S Shanker Metal Ceiling Co, Inc—Thos Windmuller et al; July18'13..... 285.00

Bronx.

MARCH 6. SOUTHERN BLVD, es 550 s Jennings 25x100; Chestnut Ridge White Brick Co—Danl Ostrow et al; Jan12'14.... \$63.00

MARCH 7. LORING PL,** es, 170 s Fordham rd; Giacomo Longone—Beckmann Realty & Constn Co et al; July22'13..... 217.32

MARCH 9. CHAUNCEY ST, ss, 85 e Hopkinson av, 220x100; J T Rourke—Philip Schmitt Bldg Co, Parshelsky Bros & Henry E Kordes..... 270.00

MARCH 10. GRAND ST, 765; Monopolite Co—Thrall Constn Co..... 516.50

MARCH 9. BROOK AV, 1502;** Saml Plotnick—Jas S Bryant et al; Nov19'13..... 125.00

MARCH 10. 226TH ST, 852-8;** Consolidated Plate Window Glass Co, Inc—C Arcelee et al; Nov12'13..... 79.50

MARCH 11. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 12. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 13. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 14. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 15. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 16. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 17. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 18. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 19. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 20. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 21. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 22. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 23. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 24. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 25. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 26. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 27. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 28. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 29. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 30. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 31. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 1. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 2. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 3. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 4. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 5. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 6. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 7. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 8. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 9. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

MARCH 10. 226TH ST, 852-6;** Aibt Anderson—same; Dec16'13..... 85.00

Table with columns for date (MARCH 10, MARCH 11), description of mechanics' liens, and amount.

Discharged by deposit, Discharged by bond, Discharged by order of Court.

ATTACHMENTS.

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

Manhattan.

Table of attachments for Manhattan area, including MARCH 5, MARCH 6, MARCH 7, MARCH 9, MARCH 10, MARCH 11.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

Table of chattel mortgages for Manhattan area, including MARCH 6, 7, 9, 10, 11, 12.

Brooklyn.

Table of chattel mortgages for Brooklyn area, including MAR. 5, 6, 7, 9, 10 and 11.

BUILDING LOAN CONTRACTS.

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

Bronx.

Table of building loan contracts for Bronx area, including MARCH 10.

ORDERS.

Brooklyn.

Table of orders for Brooklyn area, including MARCH 6, MARCH 7, MARCH 10.

DEPARTMENTAL RULINGS.

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

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

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

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

MANHATTAN ORDERS SERVED. Named Streets.

Table of Manhattan orders served, including Albany st, Astor pl, Attorney st, Beekman st, Bleecker st, Bond st, Broome st, Canal st, Centre st, etc.

Table of Manhattan orders served, including Greene st, Houston st, Hester st, etc.

Table of Manhattan orders served, including Mercer st, Pearl st, Spring st, etc.

4th st, 308 E—Herman Greenberg.....C-I
4th st, 308 E—Hyman Cheany.....C
4th st, 308 E—Max Herman.....C
4th st, 340-56 W—Riker & Hegeman Co.....DR
4th st, 340-56 W—St John's Park Realty Co.....DR
4th st, 422-4 E—August Kiel.....C
4th st, 422-4 E—Reuben Goldman.....C
4th st, 422-4 E—Binder & Feldman.....I-C
8th st, 16 E—Unger Cloak & Suit Co.....G
11th st, 61 E—James Surpluss.....C
12th st, 34 E—Elgart Specialty Clothing Co.....DR-G
12th st, 339-41 E—Abraham Eiseeman.....C
13th st, 58 E—Edna V Minn.....C
14th st, 111 E—Universal Film Exchange.....G
15th st, 42 W—Hardman, Peck & Co.....SS
17th st, 50-4 W—Metropolitan Life Ins Co.....SS
17th st, 515-21 E—N Y Contract & Truck Co.....SS
18th st, 157-9 W—John P Quirk.....L
18th st, 501 E—Angelo Capes.....C
18th st, 617-21 E—American Foil Co.....C
18th st, 617-21 E—Premier Metal Etching Co.....C
18th st, 623-5 E—Rocco Valluzzi.....C
19th st, 11-19 W—Martin & Co.....L
20th st, 36-8 W—Hyman, Benj, & Morris Zimmerman.....A
20th st, 36-8 W—David & Kaplan.....G
20th st, 36-8 W—Joseph Korosoff.....G-A
20th st, 36-8 W—David & Louis Pomenranz.....G
21st st, 18-20 W—Nonas & Osrow.....DR
21st st, 49-53 E—American Label & Advertising Tape Co.....C
21st st, 123 W—Wilhelmina Neiley.....C
21st st, 125 W—Mary N Condit.....B
21st st, 127 W—Calvin Tomkins.....B-C
21st st, 133-41 W—Leibman & Hurwitz.....DR
22d st, 16-18 W—L I Baron Co.....DR
23d st, 49-51 W—Geiger & Braverman Fur Co.....A
23d st, 71-77 W—Exclusive Feature Film Co.....G
23d st, 71-77 W—Famous Players Exchange.....G
23d st, 101-9 W—Anna A Murland.....C
23d st, 463 W—Margaret Lloyd.....C
24th st, 11-15 E—Metropolitan Life Ins Co.....SS-G-C
24th st, 131 W—Amelia Goodfield.....C
24th st, 131 W—Elizabeth C Brown.....C
24th st, 142-6 W—Spivock Bros.....G-C
24th st, 147 W—Ferund & Geisel.....C-A
25th st, 127-31 W—Chas S Leavy.....DR
25th st, 127-31 W—Lewis Leopold Skirt Co.....DR
25th st, 127-31 W—Emil H Schwed.....DR
25th st, 127-31 W—Royal Coat Co.....DR
25th st, 127-31 W—Ph Herzog & Sons.....DR
25th st, 127-31 W—Edward W Ballow.....DR
25th st, 127-31 W—Fox, Lederer & Co.....DR
26th st, 36 W—Katz & Mintzer.....C
26th st, 38-44 W—Weltner, Silverman & Ranchmerger.....C-I
26th st, 38-44 W—Andrew Crawford.....C-I
27th st, 28-30 W—Heineman & Fiedelbaum.....C
27th st, 104-8 W—Samuel Corn.....D
27th st, 153-9 W—Bernard Brownstein.....DR
27th st, 153-9 W—Princess Kimono & Dressing Saque Co.....DR
27th st, 153-9 W—Samuel & Morris Brecker Bros.....DR
27th st, 153-9 W—Gittelson & Steinhaus.....DR
27th st, 153-9 W—Rosenthal & Latner.....DR
27th st, 153-9 W—Wallman Bros & Galuten.....DR
27th st, 153-9 W—The J M Costume Co.....DR
27th st, 153-9 W—Cass & Rosenthal.....DR
27th st, 153-9 W—Hirsch & Bros.....DR
27th st, 153-9 W—Schlank & Filler.....DR
27th st, 153-9 W—B Geller & Sons.....DR
27th st, 153-9 W—Ettenson & Co.....DR
27th st, 153-9 W—Harry Frank.....DR
27th st, 153-9 W—Booth, Bregman & Sumburg.....DR
27th st, 153-9 W—William F Donnelly.....DR
27th st, 153-9 W—Eysoldt & Co.....DR
27th st, 153-9 W—Regina Furst.....DR
27th st, 153-9 W—David Fried.....DR
27th st, 153-9 W—Atlantic Raincoat Co.....DR
27th st, 153-9 W—Cloak & Suit Button Co.....DR
27th st, 153-9 W—The Rich Dress & Skirt Co.....DR
27th st, 158-64 W—Stemmerman Photo Service.....DR
27th st, 158-64 W—Hyman Cohn.....DR
27th st, 158-64 W—Bernard Epstein.....DR
27th st, 158-64 W—Peter Samuels & Co.....DR
27th st, 158-64 W—W Bloom & Sons.....DR
27th st, 158-64 W—Harry Frank.....DR
27th st, 158-64 W—Max W Kass.....DR
27th st, 158-64 W—W & N Garment Co.....DR
27th st, 158-64 W—G Rodbell, Inc.....DR
27th st, 158-64 W—J P Glasser Co.....DR
27th st, 158-64 W—Marmac Construction Co.....DR
27th st, 547-53 W—Berlin & Jones Envelope Co.....DR
28th st, 131-3 W—Mitchel McGuinness.....C
28th st, 215 E—Bella Hillman.....C
28th st, 215 E—Sam Lee.....C
29th st, 2 W—Second Nat'l Bank of N Y.....M
29th st, 115-23 W—Hyman & Louis Brous.....C
29th st, 129-33 W—Lorenz, Friedman & Schulhoff.....DR
29th st, 312-14 E—Morris Levin.....C
29th st, 316—Onorota & Romano.....C
29th st, 316—Celia Diamond.....C
30th st, 30 E—Womans Hotel Co.....SS
31st st, 314 E—Christian Goepfert.....C
32d st, 6-10 E—American Real Estate Co.....DR
33d st, 46 W—Mrs Lydia De R Parker.....A
33d st, 46 W—Mrs Noot Aboussleman & Mary Sraeel.....A
37th st, 146 E—Alice Kaiser.....C
38th st, 28-30 W—Frederick Hass.....G
41st st, 142 E—Boylston Bros Garage.....C
41st st, 142 E—Boylston Bros.....G
42d st, 555 W—Standard Coat & Apron Co.....DR
44th st, 161 W—F Heller & I Heller.....C
45th st, 2-4 E—Estate of Matthew Byrnes.....E
45th st, 15-17 W—Luthy & Thornton.....DR
45th st, 15-17 W—United Bead Co.....DR-A
45th st, 15-17 W—Samuel Davis.....DR-G
45th st, 15-17 W—Robert A Miller.....DR-A-G
45th st, 15-17 W—Aloysius Habisreiter.....DR-A-G
45th st, 15-17 W—Josephine Zito.....A-G-DR
45th st, 15-17 W—Joseph Caliendo.....DR-A-G
45th st, 15-17 W—Burr Lace Co.....A-DR
45th st, 15-17 W—Abraham Messer.....DR-A-G
45th st, 15-17 W—Geo Clark & John Ellis.....A-DR
45th st, 15-17 W—Annie C Carrick.....A-G-DR
45th st, 15-17 W—Knopf Fusco Co.....DR-A-G
45th st, 15-17 W—Arthur F Hermes.....C-G-DR
45th st, 15-17 W—Bertha Feiro.....A-G-DR
45th st, 15-17 W—Josephine Stickney.....A-G-DR
45th st, 15-17 W—Dr Ignatz Moress.....G-DR
45th st, 15-17 W—Adolph Schaefer.....DR-A

45th st, 15-17 W—Agnes O'Neill.....A-G-DR
45th st, 15-17 W—George Brecht.....A-DR
45th st, 15-17 W—Belle Francks.....DR-A-G
45th st, 15-17 W—Walther & Co.....A-G-DR
45th st, 15-17 W—Weinschank & Kelly.....A-G-DR
45th st, 15-17 W—Samuel Meinhardt.....DR-A-G
45th st, 15-17 W—Gebuder Mosse.....DR-G
45th st, 15-17 W—Lawn Brauer Co.....DR-A-G
45th st, 15-17 W—Midville Realty Co.....DR
45th st, 17-19 W—Midville Realty Co.....SS-C
45th st, 17-19 W—Luthy & Thornton.....A-G
46th st, 59 W—West 46th Street Realty Co.....E
46th st, 552 W—Chas Hammel.....C
47th st, 38 W—Mrs William Kraus.....C-M
48th st, 257 E—Merida Realty Co.....C-G
49th st, 329 E—Frank Hillman Realty Co.....C
56th st, 112 W—Mrs Carolyn Stickney.....K-C
56th st, 153 W—Chas Morgan.....K
58th st, 232 W—George Ehret.....C
59th st, 65 E—Edgewater Realty Co.....C
59th st, 67 E—G I C Realty Co.....C
59th st, 335 W—Millie Schwarz.....C
60th st, n w c Lexington av—Bradley Co.....C
62d st, 42 W—Louise McAllister.....C
64th st, 304-10 E—National Stable Co.....C
65th st, 200 E—Amedeo D Moran.....B-C-D
65th st, 200 E—George Langenbacher D-A-F-C-E
66th st, 162 W—Joseph Brokaw.....C
66th st, 320 E—Daniel Heede.....C
70th st, 104 W—N B Kirk Estate.....SS
72d st, 270 W—Wm D Stokes.....C
73d st, 50 E—Dr James H North.....C
75th st, 168 E—Gen Fredk R Halsey.....C
75th st, 177 E—Philo Realty & Construction Co.....M
78th st, 204 W—Mrs William R Corchran.....C
79th st, 300 E—Peter Doelger.....C
80th st, 100 W—Orlean's Real Estate Co.....D
84th st, 344-6 W—Pauline A MacArthur.....C
93d st, 417-19 E—Schiller & Cohn.....C
94th st, 55 W—Mary T Van Eps.....C
94th st, 59 W—George Fredk Mattlage Est.....C
94th st, 101 W—Mrs Sophie Tolman.....C
96th st, 33 W—Anthony Shulte.....C
97th st, 309 W—Richard Osthoff.....C
98th st, 200 E—David Stevenson Brewing Co.....C
98th st, 200 E—Thomas Tighe.....C-I
98th st, 200 E—Hyman Chanan.....C
99th st, 114 W—Abraham Dreer.....C
101st st, 100-2 W—Herman Markowitz.....DR
101st st, 23 9E—Theresa Michael.....C
107th st, 108 E—Pauline Neysn.....C
109th st, 88 E—Bronx Seltzer Mfg Co.....C
109th st, 88 E—Carrie L Jacobs.....C
109th st, 413-15 E—Moses Schwartz.....C
110th st, 170 E—Emma Powell.....C
113th st, 516 W—Swartz & Lipschitz.....C
113th st, 516 W—John M Leon.....C
115th st, 127-9 E—Wenare Holding Co.....C
115th st, 127-9 E—Winan Holdings Co.....C
115th st, 135 W—Lenox Baths.....F-A-E-C
115th st, 216 E—Mrs Emma Weinberger.....C
115th st, 239 W—Leopold Rotschild.....C
116th st, 95 E—Frederick W Sanders.....C
116th st, 304 W—Louis Langton.....I
119th st, 421 E—Jacob K Silverman.....C
120th st, 325 E—Seely Realy & Construction Co.....C
122d st, 201 W—John T Bailey.....C
123d st, 186 E—John J Campbell.....C
124th st, 223 E—Brian G Hughes.....C
125th st, 40 W—William Dengler.....C-G-E-A
125th st, 40 W—Consolidated Gas Co.....C
125th st, 127-9 W—Metropolitan Credit Co.....A
125th st, 127-9 W—Alfred Ebenstein.....A-C
125th st, 127-9 W—Broadway Electric Novelty Co.....A-L
125th st, 127-9 W—Mortimer Rossheim.....C-D
126th st, 123 E—Bessie J Moynihan.....C
126th st, 287 W—Edward J Murray.....C
127th st, 237 W—Louis Biocore.....C
142d st, 558 W—Nathan Federgreen.....C
168th st, 500 W—Chas Sermayer.....C
168th st, 500 W—Alfred Fracoglio.....M
168th st, 500 W—William S Patten.....C
Named Avenues.
Av C, 44—Federal Republican Club.....A
Av C, 44—Samuel Mendlowitz.....A
Av D, 152-60—D H McAlpin & Co.....SS
Amsterdam av, 366—Alfred Suchow.....C
Amsterdam av, 1929—John C Rodgers.....C
Bowery, 121—Chas & Joseph Levine.....C-E
Broadway, 78-82—The Union Trust Co.....SS-A
Broadway, 169-71—Richard Bauer.....I
Broadway, 203—Truly Warner.....I-C
Broadway, 335—George Barry.....M-C
Broadway, 358—Strauss Bros & Co.....DR-C
Broadway, 358—Finn Bros.....DR
Broadway, 358—Isaac Goldberg.....C-DR
Broadway, 358—Finn Bros.....C
Broadway, 395-7—Improved Property Holding Co.....SS
Broadway, 454—Florence D Hacbrouck.....C
Broadway, 456—City Real Estate Co.....C
Broadway, 473—The Nassau Mfg Co.....A
Broadway, 473—Kaufman Embroidery Works.....C-G
Broadway, 473—Mutterperl & Hillman.....A-C-G
Broadway, 473—The Mode Mfg Co, Inc.....A-C-G
Broadway, 473—Samuel Sugarman.....C-G-A
Broadway, 476—Jacobs & Janowitch.....A-G
Broadway, 476—S J Levy & Son.....A-G
Broadway, 476—M D Harris & Co.....A-G-C
Broadway, 476—The Garland Mfg Co.....G
Broadway, 476—Kemp, Lundberg & Beately.....G-A
Broadway, 476—Lowers, Auslander Co, Inc.....G-A
Broadway, 476—I Oliver & Co.....G
Broadway, 476—Samuel Salzman.....C-G
Broadway, 577-9—Velleman & Co.....DR
Broadway, 577-9—Karash & Eisen.....DR
Broadway, 577-9—Kuttner & Fibed.....DR
Broadway, 605-9—Chas A Gould.....F-G-B-E-C
Broadway, 605-9—Young Bros, Inc.....C-A-G
Broadway, 605-9—Ignatz Saymon.....A
Broadway, 632-4—Phil Walcoff & Co.....DR
Broadway, 632-4—B Stern & Son.....DR
Broadway, 632-4—Apple & Co.....DR
Broadway, 632-4—Superior Hat Works.....DR
Broadway, 632-4—The Felters Co.....DR
Broadway, 632-4—Max Kass.....DR
Broadway, 632-4—Williamson & Housman Co.....DR
Broadway, 632-4—R S Stern Co.....DR
Broadway, 632-4—Helen C Juillard.....DR
Broadway, 636-8—Berlin & Goodkind.....G-C
Broadway, 648—Samuel P Tull et al.....SS
Broadway, 702—Louis Schermerhorn.....SS
Broadway, 736—Solomon Werner Estate.....SS
Broadway, 817-19—Abr Mendelson & Bros.....G-A
Broadway, 826-8—Right Tailoring Co.....C

Broadway, 835—Samuel Valentine Estate.....C
Broadway, 1232-40—Grand Hotel Co.....C
Broadway, 1448—Irving Ruland.....D
Broadway, 1600—Mecca Realty Co.....SS
Broadway, 1725-7—Mary Fitzgerald.....C
Broadway, 2246—Varuna Realty Co.....C
Broadway, 2268—Barkin & Lasserman.....C
Columbus av, 37—James W Dugan.....C
Columbus av, 127-9—Louis Strangas.....C
Lexington av, 600—Nat'l Board of Y W C A.....F-G-C-D
Lexington av, 649—Alfred C Capen.....C
Lenox av, 664—Manhattan Av Holding Co.....S-C
Lexington av, 1224—Dela G Richardson.....G
Madison av, 1625—Fannie Pizer.....C-G
West End av, 205-13—White Company.....C
Numbered Avenues.
1st av, 220—Max Canno.....C
1st av, 538-40—Emil B Meyrowitz.....C
2d av, 57-9—Harry G Rouse.....SS
2d av, 77-9—Israel Weinstein.....C
2d av, 540—Richard Caccia.....C
2d av, 945—Esther Greenberg.....C
2d av, 947—Marcus Friedlander.....C
2d av, 949—Jerome Rice.....C
2d av, 950—Henry Herman.....C
2d av, 1397-9—Frank Kropeck.....C
3d av, 459—City Real Estate Co.....C
3d av, 1003—Adolph Frankfield.....C
3d av, 1003—Herman Kudin.....C
3d av, 1895—Bernard Gordon.....C
3d av, 1895—Leopold Weiss.....C
5th av, 761-3—Louisa M Gerry.....D
5th av, 761-3—Edison Electrical Illum Co.....D
3d av, 2128—Frank Frau.....C
3d av, 2128—George W Welsh.....C
3d av, 2563-5—Chas Purdy.....C
3d av, 2942—C Eckhardt Co.....C
4th av, 224-32—American Lithograph Co.....SS-A
5th av, 114-16—American R E Co.....DR
5th av, 303-5—Morris Kashowitz.....DR
5th av, 303-5—Julius Stein.....DR
5th av, 303-5—Henry F Schwarz.....DR
5th av, 435—Alexander Masterton.....A
5th av, 2206—Aaron Goldberg.....C
5th av, 2225—Charley Melro.....C
5th av, 2242—Jonas Weil.....G
6th av, 201—Julie Roelly.....C
6th av, 375-7—Star Pleating Co.....C
6th av, 375-7—Rochester Clothing Co.....C
6th av, 436—Rubin Buchwald.....A
6th av, 436—Jacob Brotnick.....M-C
6th av, 436—Henry Aronlinch.....C-I
6th av, 484—Harry Kaplan.....A
6th av, 484—Selmar M Jacoby.....G
6th av, 484—Valentine Mann.....G
6th av, 484—Louis Silverblatt.....I
6th av, 854—Mary Malcolm.....I
7th av, 106-10—Opalcent Bent Glass Co.....C
7th av, 106-10—Henry Seigel.....C
7th av, 832-8—Adlow Laundry.....G
8th av, 208—Alfonso Satarino.....A-C-F-D
8th av, 208—Eliza T Wray et al.....D-E-B-C
8th av, 377—Hyman & Nathan Speigel.....C
8th av, 766—Katherine G Farrell.....C
8th av, 766—David Quinn.....C
8th av, 895—Abraham Beinowich.....C
8th av, 895—Louis Jaffe.....C-I
8th av, 2718-20—Anglesa Weeks.....C
9th av, 564—William M Ruchburt.....C
BRONX ORDERS SERVED.
Named Streets.
Garfield st, 1730—John Stephenson.....C
Hoffman st, 2358—Dominick Cannizzrao.....C
Numbered Streets.
128th st, 428-46 E—Leslie R Palmer.....C
143d st, 290 E—Chas W Ratz.....C
156th st, 375 E—John Farley.....C
166th st & Nelson av—Woodychest M E Church.....A
166th st & Nelson av—Robert O Hood.....C
178th st, 711 E—Antonia Galiana.....C
178th st, 711 E—Tony Galiana.....C
179th st, 1121 E—N Y, Westchester & Boston Railway Co.....J
Named Avenues.
Beekman av, 340—Peter Sautrey.....C
Boston rd, 1080—Aetna Paainting & Decorating Co.....L
Broadway, 458—Chas A Bandonine Est.....SS
Mott av, 424-8—Sanders & Barnett.....C
Park av, 3042—David Malcolm.....C
Wales av, 432—George Saldenstock.....C
Wilkins av, 1461-63-65-61—H & H Construction Co.....C
BROOKLYN ORDERS SERVED.
Named Streets.
Court st, 429—Nick Gianello.....M
Fulton st, 453-5—Bklyn Union Gas Co.....A
Garden st, 44 (rear)—Bklyn Union Gas Co.....A
McKibbin st, 192—David Werberlowsky D-C-DR
Moore st, 102 (rear)—Bklyn Union Gas Co.....A
Morrell st, 73—Bklyn Union Gas Co.....A
Stanhope st, 76—Bklyn Union Gas Co.....A
Varet st, 251-5—Bklyn Union Gas Co.....A
Numbered Streets.
3d st, 19-27 S—Bklyn Union Gas Co.....A
Named Avenues.
Atlantic av, 361—Bernhardine Stabig.....C
Atlantic av, 3208—Bklyn Union Gas Co.....A
Broadway, 887—Bklyn Union Gas Co.....A
Bushwick av, 358—Bklyn Union Gas Co.....A
Lexington av, 13-23—Bklyn Union Gas Co.....A
Manhattan av, 52-56—Bklyn Union Gas Co.....A
Wythe av, 258—Bklyn Union Gas Co.....A
Numbered Avenues.
5th av, 657-9—Bklyn Union Gas Co.....A
QUEENS ORDERS SERVED.
Named Avenues.
Bannock blvd, ss, bet Neponist & Newport avs (Neponist)—Neponist Realty Co.....C-M
Weilman.....A-H
RICHMOND ORDERS SERVED.
Named Streets.
Main st, 494 (Concord)—Josephine Lahey.....C
Named Avenues.
Broadway, w s, bet Franklin st & Richmond terrace (W N B)—Mrs Daniel Dempsey.....J
Fingerboard rd, 228—William Schubert.....C
Jewett av, 29 (rear)—Horatio J Sharrett.....C
Matfield av, 53—Grigir Jensen.....C

BUILDING MANAGEMENT

HOW I FILLED MY NEW DOWNTOWN OFFICE BUILDING

Showing the Value of a Building Manager with an Imagination and Enterprise—Some New and Startling Office Renting Stunts that Paid.

(AN INTERVIEW)

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

THE building stands a block from Broadway. It is in the heart of the railroad and machinery district. It was erected when lower Manhattan had more than a plenty of skyscrapers, and when renting agents were bumping into and running over each other in the search for tenants to fill them. They told me I was crazy to put up a building then; that I never would be able to fill such a huge structure while lower New York is so over-supplied with office buildings. I never had so much pity conferred upon me in my life, but as I was chairman of the board I had the confidence of the directors, and that was all I wanted.

The day the building was completed we had an option on about every truck south of Fourteenth street that could handle furniture. We had them all engaged for day and night work, and, between Friday and Monday nights we moved more business houses than ever were shuffled up and redistributed before, at least since the Flood. But I'm getting ahead of my story.

Well, the first thing I did was to find a building manager that had an imagination. I found one who might have been the biggest theatrical press agent of all time if he had not agreed to come with us and fill our building. When I say he had an imagination, I mean that he was resourceful, and a resourceful manager is as valuable to an empty building as a safety pin is to a woman—both have a tendency to keep things together.

Speaking of women brings me back to the story I was asked to tell.

We got the man and our only instruction to him was to fill that building, and do it quick. We paid him enough to make him take an interest in his job.

Like every building manager, he began his campaign with an open classified telephone book, a cluster of stenographers and a pile of postage stamps that would have choked the Narrows. Out they went. Visions of an avalanche of replies beseeching space in the great structure, whose steel work was just being closed in, failed utterly of realization. From the several thousand letters, "floor plans enclosed," only three replies were received that amounted to anything. Some asked a representative to call, others complained about their leases, others said they did not care to move back downtown when the march of progress was toward the north, others said they valued their present locations too highly to take a chance of moving and others just simply forgot to reply.

Safe Uplift for Busy Husbands.

But here's where Mr. Building Manager brought his trusty intellect into play. The feminist movement was just gathering up its skirts for the leap into the limelight it has since made. Female forums were being organized everywhere. They were talking uplift and the thought flashed through his mind: "How about getting them to turn their activities in the direction of making sure that their husbands, as they were being uplifted each day to their offices, were being uplifted in safety?"

He bounded across the room to where the Social Register reposed on a desk and then began to hammer out envelopes in fine feminine script to the wives of the biggest business men who ought to have space in our building. There was going to be a luncheon to the members of the Society for the Betterment of the Condition of Pet Dogs in the Overcrowded Apartment Houses of New York and the Management of

the Building would be honored to have them present as its guests to show them how housekeeping is conducted in a giant skyscraper. Several days later the secretary wrote that the society would be very glad to accept the very kind invitation.

A Personally Conducted Tea.

And the ladies came. We gave them a menu a full yard long, put them in wheeled chairs and, with uniformed black porters dressed in white, they were personally conducted from floor to floor. The elevator men were cautioned about starting and stopping the cars suddenly. That always scares a woman. The advantage of a modern fireproof building as against a dangerous fire-trap, wherein many husbands and fathers and ardent swains not yet husbands and fathers spend the day, was adroitly brought out as the ladies, hugging close to their bosoms the feather fan souvenirs, were taken from the engine-room to the luncheon club rooms on the top floor. Even the lavatories were visited, where the sanitary equipment was pointed out. The fact that men with offices in modern buildings have their business reputations guarded by reason of the sifting which all applicants for space must undergo before they are even permitted to sign a lease, was carefully brought out.

The proximity of the building to rapid transit was also mentioned. A neighboring traffic improvement association was authority for the statement that eight thousand vehicles pass Broadway and Fulton street every business day. That made a thousand an hour, or an average of sixteen a minute. Certainly precious husbands' lives were worth too much to take chances of being run down by that traffic several times a day. A wise and farseeing building management had provided for all the comforts of the heedless business man during the day. He need not leave the building for his meals, a new necktie, a shirt, rubbers, umbrella, shoe shine or cigar. The building had all these, and, besides, direct connection with the subway.

The Women Were Good Boosters.

The women went home tired, but happy. Similar invitations were sent to the Women's Association for the Improvement of the Condition of Car Straps; the Women's Anti-Cigarette Smoking League; the Society for the Propagation of the Tango and various Mothers' Congresses, and they all came to the luncheon. Then the circular letters originally sent out began to bear fruit. The renting squad was very busy.

Tenant Sleuthing Squads.

Then that imaginative building manager pulled over another stunt. He knew that the bread cast upon the palates of the ladies had stirred up an enthusiasm for safe and germ-proof surroundings for their husbands, but he also knew that his battle was only half won. He had to prove to the men that their wives knew what they were talking about. While part of his renting department was attending to inquiries Mr. Building Manager broke in a new squad to perform a sleuthing duty that would put him wise to the business office needs of his wife-inspired prospects. It was the duty of this squad to visit the offices of these men. Each man had a particular class of prospect to look up. One took care of the railway prospects, another the machinery trade, another the building material trade, another the big corporations, another the clubs and so on down the list.

In the case of the big corporations they needed intercommunicating floors, plenty of departmental office and filing space, quick elevator service. Our building manager had architects sketch out several plans that the new building could offer. The clubs were appealed to by a specially drawn out plan for fresh air and outlook for the dining or lounging room. Supplies could be brought up and taken down on a special service elevator. Through express service on the elevators could be arranged for. The machinery men were appealed to by reason of the convenience to postoffice, transit lines, shipping points and railroads. Building material interests, like lumber, plaster and cement, were enabled to be closer to shipping centers, and thousands of persons using and buying that material almost daily passed through the building. And so on down the list. An actual office layout was ready for the prospect.

Working Floor Models.

But this plan of having architects draw out sketches became rather expensive. Then that Building Manager tuned up his imagination again.

Wouldn't it be more convincing if we had little models made of our floor plan, with sliding partitions that could be lifted out, doors that could swing or be removed, all so fixed that if a prospect wanted more than one floor we could hitch the floor models one on top of the other. All would fit into a dress suit case and would be light to carry. Spread out upon a prospect's table he could see at a glance just what he was buying and how the layout would work.

The model was made and available floor space began to melt away under the demand, so that when we opened our building we were practically filled up and the building was a paying proposition from the start, with long-term leaseholds and an established character.

A Factor in Renting.

It is a great deal easier to build a skyscraper, even a very big one, than it is to fill it with tenants.

That calls for a different kind of talent. And it is harder still to fill it without making the expected concessions for long time leases. Price cutting in rentals may make as deep inroads on profits and dividends as vacant offices will do. Price maintenance is as much a necessity, or, at any rate, a desideratum in the business of renting as it is in any trade-marked or branded proposition sold through dealers.

It is for the sake of both of these objects, filling them at the right rental, that the new Equitable Building started to advertise sixteen months ahead of completion, says Printers Ink. While the new Equitable will be the largest office building in the world, the directors are too wise to believe that by itself that will prove a sufficiently strong advertising card. They have started sixteen months ahead of time to spend \$150,000, a very much larger sum than has ever been spent before for such a purpose in local newspaper space, mostly large space, run weekly.

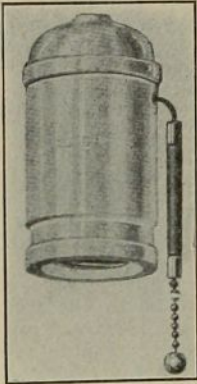
The problem is to sell \$15,000,000 worth of leases—five year leases—at \$3,000,000 a year. The advertising appropriation of \$150,000 is thus only 1 per cent. of the total expected return, or, stretched over five years, only one-fifth of 1 per cent. per year—not an extravagant figure, one would think.

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.

Cord Instead of Chain Pull.

IN order to give silent operation of incandescent lamp lighting attachments, the Arrow Electric Company of Hartford, Conn., is placing on the market a porcelain lamp socket that has a cord instead of a chain for pulling on the light. The socket is operated by a short piece of strong weatherproof cord to which is fastened the insulating chain. The cord slides easily through the opening in the porcelain shell, making an easy acting socket so desirable in sick rooms, libraries and bed rooms. It is said that the cord has been proved by tests to be even more durable than the ball chain on this type of socket.



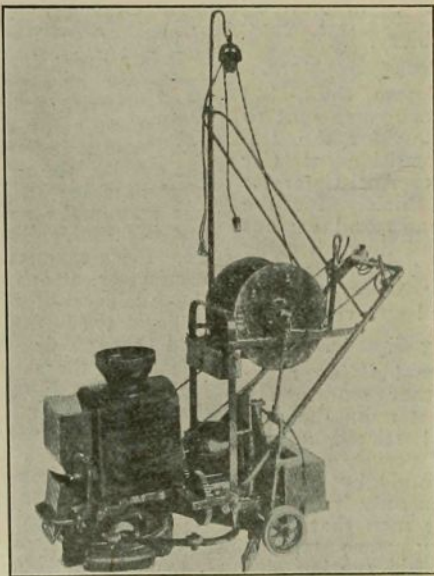
Mixing Plaster of Paris.

FOR the mixing of plaster of Paris for any purpose, add the plaster gradually to the water, instead of the contrary. Do not stir it, just sprinkle it in until you have a creamy mass without lumps. Equal parts of plaster and water is approximately the correct proportion. The addition of a little vinegar or glue water will retard the setting of the plaster. In this way the plaster may be handled a long time without getting hard.

Machine Supplants Scrub Woman.

BUILDING managers who have been floors scrubbed more efficiently than the average scrub woman can do it, will be interested in a mechanical floor scrubber that is being introduced by the Finola Manufacturing Company of Hannibal, Mo. Small and medium-sized floors can be scrubbed at a lower rate per square foot with this machine, according to the manufacturers, than by the old manual method. The scrubber is driven by an 0.25 h. p. motor, which is geared to the rotary brushes and to a reciprocating pump. Soap powder is contained in a small box on the front of the machine. From the larger tank behind the soap receptacle water is sprayed onto the floor in front of the rotary brush, mixing with the powder, which is automatically sifted as the machine moves.

Lever on the handle control the rate at which water and soap powder are delivered onto the floor and also operate a squeegee, which dries the scrubbed surface. The reciprocating pump previously mentioned sucks up the dirty water collected by the squeegee and transmits it to the removable tank at the rear of the outfit. Electricity is supplied to motor through flexible cord which is wound on a retrieving wheel. One end of this cable is connected to a plug in the wall and the other to slip-rings on the reel which lead to the motor. As the machine is pushed along the floor the flexible cable is unwound, being kept taut by a spring inside the reel.



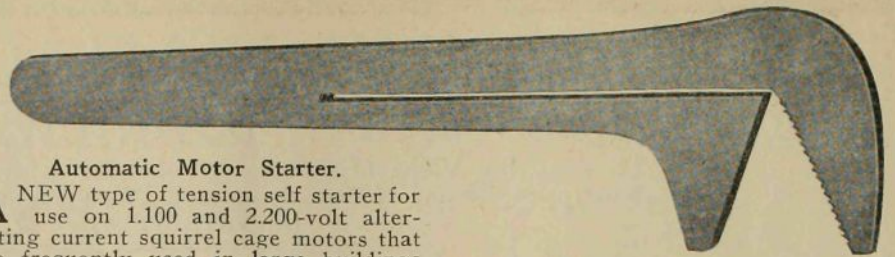
Automatic Motor Starter.

A NEW type of tension self starter for use on 1,100 and 2,200-volt alternating current squirrel cage motors that are frequently used in large buildings for driving centrifugal pumps and similar machines, is being introduced by the Cutler-Hammer Manufacturing Company, of 50 Church street, and Milwaukee, Wis.

The apparatus illustrated consists of a self-supporting frame, made of angle iron, upon which are mounted the high tension oil emersed solenoid switches and the relays required to control the motor and auto transformer circuits. The starting switches are operated by single phase solenoids and all the contacts are submerged in oil so that no parts carrying high voltage are exposed. The solenoids are operated by low tension current. When they are used for controlling motors installed in connection with an open tank system, a float switch automatically regulates the operation of the starting apparatus, while on a closed or compression tank system a gauge or pressure regulator of the diaphragm type is employed. If desired, a remote control system can be used so that the operator can push a button at one or more points which are removed some little distance from the motor to stop and start it. The apparatus is made in standard sizes, ranging from 20 to 300 h. p., for use on either 25 or 60-cycle three-phase circuits.

A New Cement Coating.

EXPERIMENTS covering a long period resulted in a new concrete dressing being introduced upon the market by Pratt & Lambert, Inc., Buffalo, N. Y., and 185 Madison avenue. It is in the form of an undercoating for the permanent white enamel that this company has perfected for concrete. This underdressing, which has been named "Vitalite Cement Undercoating," is said wholly to resist alkali, no matter under what conditions it may be encountered in concrete work. It may also be used under any paint, and it is particularly adaptable for use on factory walls. Used in connection with cement enamel it gives a high, hard polished surface that to all intents and purpose is equivalent to tile in that it may be washed. It is less expensive than tile, yet is said to give an identical effect. Two coats of this undercoating are applied, the first being thinned twenty per cent, while the second is applied straight. The first coat thinned as stated will cover approximately 300 square feet, and the second coat applied straight will cover approximately 275 feet. Two coats of enamel applied over this will generally cover about 500 square feet per gallon.



A New Pipe Grip.

THE long slot appearing in the picture of the new patented pipe grip being introduced by the Shaw Propeller Company, of the Board of Trade Building, Boston, acts as a spring. It grips and releases the pipe or rod instantly and cannot slip. It requires no adjusting and serves the purpose of a stillson, monkey, alligator and flat pattern wrenches, according to the statement of its originators. Being of one piece, it has permanent life and there is nothing about it that can get out of order. It is made thin purposely so that it can be used in tight places, such as frequently are found in machine rooms in buildings.

A Defense of the Gas Meter.

IN reports of fires the erroneous statement is frequently made that the "gas meter" exploded. A gas meter will not explode. The intense heat from a fire will sometimes melt the connection between the meter and the service pipe. There is no record in this city of a gas meter having exploded. The meter itself is thoroughly tested and sealed before it is installed on your premises. On October 1, 1913, there were 858,601 gas meters in use in Manhattan and the Bronx. For the ten months ended October 1, 1913, the Public Service Commission was asked to test 931 of the meters. Of this number 543 turned out to be absolutely correct; 148 were not measuring all the gas that passed through them, and 2 did not register at all. Slightly more than two-one-hundredths of one per cent. ran a trifle fast. This demonstrates the accuracy of the gas meter, and suggests the question, "Are you purchasing anything through more reliable scales or measures?"

Why Radiators Leak.

AT a recent meeting between an architect, an owner and a building manager at which plans for a new building were under discussion, the building manager in laying out heating equipment made this interesting statement:

"Before the radiators are installed in any building that I have anything to do with I take pains to shut off a certain form of tenant kickery by a little extra investment. I insist that each radiator be connected with a high pressure hose and water be run through it with the sections upside down for five minutes. Then I have the radiator connected with a thirty pound compressed air pipe and the air is forced through until a fine piece of muslin placed at the outlet pipe fails to catch any sand particles.

"It is a possible residue of core sand that I'm after. If this is allowed to remain in the pipe the grains get down into the valve seat and in a very short time I have my tenants about my ears complaining about leaky radiators. The danger of a leak starting in a radiator at night and doing a great deal of damage to floors and ceilings is abated at the very start. The extra cost of this work when the building is going up pays me handsomely, for I seldom have a report of a leak from my tenants.

CURRENT BUILDING OPERATIONS

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

AN INNOVATION IN CONSTRUCTION METHODS

Seven Stories of the Consolidated Gas Company's Building Suspended From Girders—Other Features That Make the Building Distinctive.

THE new building of the Consolidated Gas Company, at Irving place and 15th street, embodies in several respects a noteworthy departure from regulation methods of construction. The framework of the upper seven floors of the middle section of the nineteen-story structure is suspended from girders which rest on the columns of the two outer sections; a novel system of decorative exterior lighting has been employed, and the interior layout of the building makes unusual provision for educational and welfare work among the company's employees.

A brief reference to the enlargement of the structure from its original nucleus will help to explain the necessity for suspending part of the steel skeleton. About three years ago the officials of the Consolidated Gas Company, feeling that they had outgrown the group of reconstructed residences which they had occupied as general offices for a number of years, decided to tear down the old houses and erect a new building on the site. The property, which was at the southwest corner of 15th street and Irving place, measured 84 feet by 155. Upon this area the officials planned to erect a modern twelve-story office building. To put it up with as little disturbance as possible to the office routine, it was decided to build in two sections, the easterly section to be erected first. The work was started in the fall of 1910 and completed in July, 1911.

By the time the east section was completed, however, and the old buildings on the remainder of the plot had been demolished the question had come up whether it would not be advisable for the company to house not only its own offices but also those of all its affiliated and subsidiary companies. The question being settled in the affirmative, a much larger

building than the one originally planned was essential. Additional plots on the east were acquired, which gave a total frontage on East 15th street of 297½ feet, with 84 feet in Irving place. A nineteen-story building to cover the entire plot was decided upon as being suitable to all present demands, as well as providing for future growth.

A Puzzling Problem.

There were no difficult engineering features in the planning of the two nineteen-story additions east and west of the

twelve-story building newly completed, but to raise this building seven stories, so as to make it conform in height to the proposed additions on each side, was a task that puzzled for a time both the company's own engineers of construction and the architects.

The foundations and steel frame of the original building were not designed to carry more than the twelve stories built, and extensive alterations to them for the purpose of adding to their strength were not to be thought of on account of the excessive cost and the great inconvenience to the internal economy of the company that such a procedure would entail.

Suspended From Trusses.

The engineering staff finally solved the difficulty by deciding to span the space above the original building and between the two nineteen-story additions, by huge girders or trusses and suspend the seven additional stories from them. This method, without precedent, was adopted as the best of various ways of solving the problem and has also the merit of leaving the interior space of the added stories quite unobstructed. The accompanying diagram shows the relation of the suspended portion to the new additions as well as to the original twelve-story building.

The girders necessary to carry the suspended stories are eight in number, 81-3 feet in depth, and placed in pairs on account of the great loads and bending moments involved. The building, while it conforms favorably with the modern type of office building, is so arranged that ease of communication between departments is effected. New buildings of the "all-fire-proof" type are no longer the exception in New York, but the possibilities of interior fires and consequent loss of valuable records were recognized and the installation throughout of fireproof furniture was resorted to as the surest way to avoid such loss.



GENERAL OFFICE BUILDING FOR THE CONSOLIDATED GAS CO.

Features of this building which make it stand out as a distinct type are the provisions made for the welfare and comfort of the employees. To a casual observer the building might be considered an up-to-date club with its combination gas and electric kitchen, dining and rest rooms, baths and barber shop. The technical and social societies of the Consolidated Gas Company and the New York Edison Company are provided for in the auditorium and lecture room on the thirteenth floor. This auditorium has a seating capacity of about three hundred and is equipped

frame, others of frame and stucco, and a few of brick. The designs are mainly in the colonial, English and Italian villa styles. No two houses are exactly alike; each has some distinctive feature. They are all, however, approximately the same in size and cost. One feature that the houses have in common, is an open air sleeping porch with disappearing wall bed.

During the current year a number of additional houses will be erected, the purpose being to construct groups of two or three at a time until the entire property, consisting originally of seventy-five building lots, is improved.

To Rebuild St. Luke's Church.

St. Luke's Protestant Episcopal Church, situated on Clinton avenue, near Fulton street, Brooklyn, which was destroyed by fire on Monday of this week, is to be rebuilt at once. Immediate action will be taken for the selection of an architect and it is the intention of the building committee to replace the burned structure with one of the finest edifices in the borough. The damage to the building was given as \$400,000. The Rev. Henry C. Swentzel, 528 Clinton avenue, is pastor. Rodney A. Ward and Justice Putnam are the wardens. L. B. V. Cameron is clerk of the vestry. Other prominent members are Charles A. Angel, also a vestryman; Henry C. Mott and Joseph Slipper. The church was organized in 1842. It was destroyed by fire in 1885, and rebuilt in 1891.

Eastern Parkway Subway.

The Public Service Commission for the First District has begun advertising for bids, to be opened March 27, for the construction of Section No. 1-A of Route No. 12, the Eastern parkway subway in Brooklyn. This line, which will be operated by the Interborough Rapid Transit Company, is to be an extension of the existing subway from its present terminus out Eastern parkway as far as Buffalo avenue as a four-track underground railroad. Beyond Buffalo avenue there will be a three-track elevated railroad through East 98th street and Livonia avenue as far as New Lots road. There will also be a two-track branch from Eastern parkway under Nostrand avenue as far as Flatbush avenue. Section No. 1-A covers that part of the line in Flatbush avenue between St. Marks avenue and Plaza street.

A New Hotel for Washington, D. C.

Wyatt & Nolting, architects, Keyser Building, Baltimore, Md., have been retained to prepare plans and specifications for a new hotel to be built in Washington, D. C., to be known as the "Arlington," and to occupy the site bounded by Vermont avenue, 16th street, H and L streets. The Arlington Corporation (Oliver J. Sands, Richmond, Va., interested) is the owner. The hotel will be either four or eight stories in height, built of limestone and brick and

will be absolutely fireproof and modern in every respect. The project will cost in the neighborhood of \$3,000,000. Only tentative plans have been prepared at present, and it will be some months before the complete details of the project can be announced.

Heights of Buildings Hearing.

At the public hearing yesterday before the Board of Estimate in the matter of the report of the Advisory Commission on the Heights of Buildings, Mr. McAneny announced that an ordinance would be introduced in the Board of Aldermen giving the Board of Estimate power to regulate the heights of buildings, and that there was now a bill in the Legislature giving the city power to lay the city out into districts in which buildings of certain heights might be erected. No one appeared in opposition to the recommendations of the commission and final action will be taken by the Board of Estimate at next week's meeting.

Government to Build at Montclair.

The Treasury Department, Washington, D. C., Oscar Wenderoth, supervising architect, contemplates the erection of a postoffice building at Bloomfield avenue and Seymour street, Montclair, New Jersey, at a cost of \$130,000. Further details will be announced later.

Forty New Dwellings for Bogota.

J. J. Lock, builder, of 44 Court street, Brooklyn, has commissioned M. A. Cantor, 39 West 38th street, Manhattan, to prepare plans for forty frame and stucco dwellings, 20x30 feet, to be erected at Bogota, New Jersey, at a cost of \$4,000 each.

NO ARCHITECTS SELECTED.

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

BROOKLYN.—Chas. Werbelovsky, 806 Eastern Parkway, and Max Fried, 791 Myrtle av, contemplate the erection of a Jewish school at 795-801 Park av, west of Throop av, for which no architect has been selected.

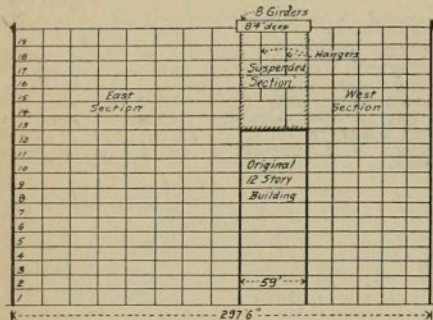
NEWARK, N. J.—The Common Council of the City of Newark, Patrick O'Brien, City Hall, contemplates the erection of a 2-sty public bath-house and recreation building at Hamburg pl, Paterson and Aleya sts, for which no architect has been selected. An appropriation of \$125,000 has been granted for site and construction of building.

STAMFORD, CONN.—The Town of Stamford is receiving competitive sketches for a 2-sty brick and steel central fire station to be erected in Main st, at a cost of about \$50,000.

BUFFALO, N. Y.—St. Paul's German Lutheran Church, Rev. Albert Dahlman, at site, is receiving competitive sketches for a brick and stone church to be erected at Clinton and Scoville sts, at a cost of about \$18,000.

ILION N. Y.—Chas. M. Gordon, 174 Elm st, Ilion, contemplates rebuilding the 3-sty brick business building, 50x72 ft., in the north side of Main st, near Otsego st, for which no architect has been selected.

ILION, N. Y.—W. J. Powers, 25 West Main st, contemplates the erection of a 2-sty brick store and office building in West Main st, near Canal st, for which no architect has been selected.



with stage, moving-picture machines and theatre lighting system.

A Decorative Lighting Scheme.

An important special feature is the system of permanent outline and decorative lighting planned for the exterior of the building. This is secured by setting cast-iron frames or edgings and spandrel panels in all window embrasures above the fourteenth floor to contain incandescent lamps in the recesses of the frames. Cornice lamps with groups of lamps in the elements of the copper projection above the cornice, with straight lines of border lamps in the window panels below the fourteenth story and two gas-torches on the roof, complete as interesting an example of decorative exterior lighting as has ever been attempted in New York City.

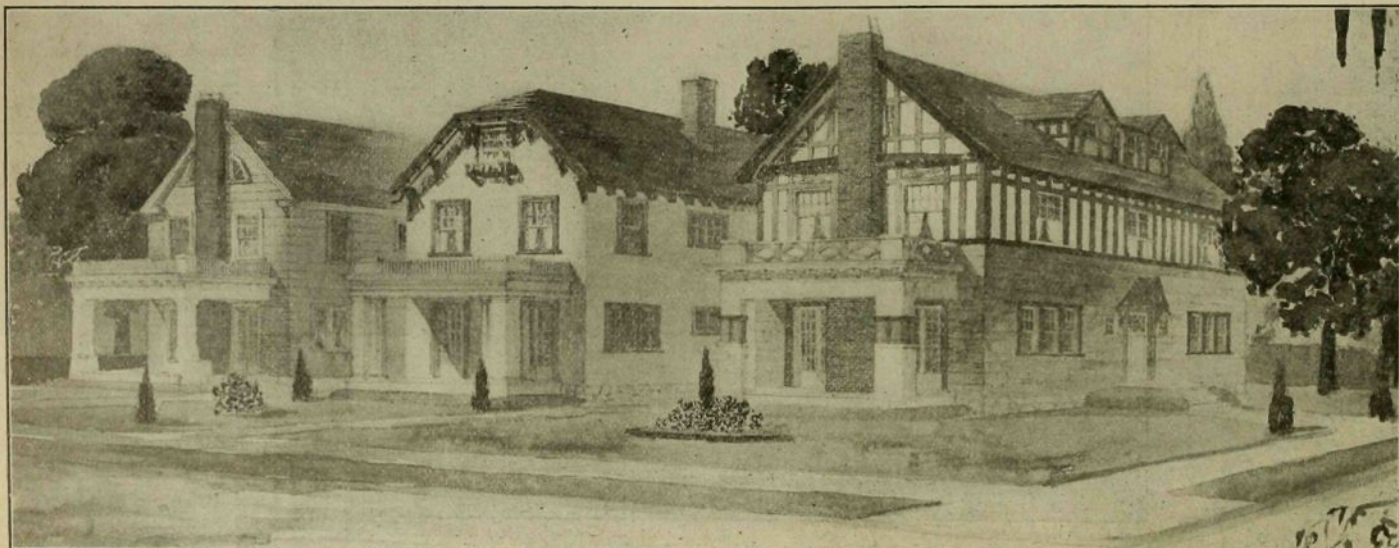
The facades of the building in East 15th street and Irving place were designed by Henry J. Hardenbergh, architect, 47 West 34th street. The engineering, designing and supervision of the building was handled by the Engineering Department of the Consolidated Gas Company, under the supervision of William Cullen Morris, engineer of construction, and was erected by the Geo. A. Fuller Company, 111 Broadway.

Some Good Suburban Houses.

(See illustration.)

The problem of introducing variety without loss of harmony in designing groups of suburban houses of moderate cost has been attacked in an interesting manner by J. Wilfred Kirst, architect for the Riverview Building Co., in the case of ten houses which the company has built on its development at North Yonkers.

The houses differ greatly in the materials used in construction, as well as in style of architecture, some being of



PROPOSED DEVELOPMENT AT YONKERS, N. Y.

J. Wilfred Kirst, Architect.

MANHATTAN.—Sol Bloom, 220 West 42d st, contemplates improving the property at the southwest corner of 7th av and 59th st with a 12-sty apartment house, for which no architect has been selected.

GLOVERSVILLE, N. Y.—The City National Bank, Chas. N. Harris, cashier, 2 South Main st, contemplates the erection of a bank building in South Main st, for which no architect has been selected.

TROY, N. Y.—The Troy Gas Co., State st near 2d st, Joseph P. Murphy, president, contemplates the erection of a store and office building in 2d st, near Broadway, for which no architect has been retained.

DELHI, N. Y.—The Board of Education of Delhi contemplates the erection of a 2-sty brick, stone and concrete school, 65x100 ft, to cost about \$60,000. J. A. Thompson is chairman of building committee.

WHITE PLAINS, N. Y.—The Board of Education of White Plains, John Y. Lavery, president, contemplates the erection of a brick school on the east side of Post rd, between Sterling and Sound View avs, at a cost of about \$45,000. Bonds have been sold, and it is expected that an architect will be selected at the next meeting.

ONEIDA, N. Y.—The Board of Managers of the Old Ladies' Home of Madison County, Mrs. R. M. Baker, president; Mrs. R. B. Downing, chairman of building committee, contemplates the erection of a 2-sty brick home for the aged at Main and Jenkins sts, at a cost of about \$28,000. No architect has been selected.

BAYONNE, N. J.—The Beth Israel Hospital Association Committee, of which A. A. Melnick, 586 Newark av, Jersey City, is a member, contemplates the erection of a brick hospital here at a cost of about \$25,000. No architect has been selected.

UTICA, N. Y.—The Estate of William H. Watson, Mr. Sheugh, manager, 270 Genesee st, Utica, contemplates the erection of two 2 or 3-sty stores and flats at Oneida sq for which no architect has been selected. Cost, about \$8,000.

CLAYVILLE, N. Y.—The Board of Education of the Village of Clayville, John R. Jones, president, contemplates the erection of a brick addition to the high school in Main st, for which no architect has been selected.

MINEOLA, L. I.—The Board of Education of Mineola, Edward J. Armstrong, president, contemplates the erection of a \$40,000 school here for which no architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

165TH ST.—Neville & Bagge, 215 West 125th st, have completed plans for five 5-sty brick tenements, 50x100 ft, to be erected in the south side of 165th st, between Clay and Teller avs, for the Wennegan Construction Co., E. Wennegan, president, 1078 Teller av, owner and builder, who is taking bids on subs and materials. Cost, about \$300,000.

MANHATTAN.—H. H. Oddie, Inc., 251 4th av, is figuring on alterations to the Clarendon apartments at 86th st and Riverside drive, for an additional story and desires bids on sub contracts prior to March 20.

BROOKLYN.—Joseph Kellner, 1311 President st, owner and builder, is taking bids on subs for two 4-sty brick tenements, 50x101 ft, to be erected in the north side of President st, 200 ft west of Nostrand av, from plans by Cohn Bros., 361 Stone av. Cost, about \$60,000.

DWELLINGS.

KATONAH, N. Y.—Harrie T. Lindeberg, 2 West 47th st, N. Y. C., architect, is taking bids for a 2½-sty stone and terra cotta block residence, 30x75 ft, for Miss Frances S. Mead, Lake Waccabuc, N. Y., owner. Cost, about \$20,000.

ENGLEWOOD, N. J.—Bids will close March 18 for a 2½-sty brick residence, 28x50 ft, to be erected in Lydecker st, for Henry Blake 239 West 39th st, N. Y. C., owner. Hays & Hoadley, Broadway and 68th st, N. Y. C., are architects. Cost, about \$15,000.

ELIZABETH, N. J.—L. Quien, Jr., 251 Elizabeth av, architect, is taking bids for a 2½-sty residence, 36x44 ft., to be erected in Cherry st, for Henry Frogg, 9 West Jersey st. Cost, about \$7,000.

SOUTH ORANGE, N. J.—Taylor & Mosley, 40 Wall st, N. Y. C., architects, are taking bids for a 2½-sty brick and stone residence, 37x69 ft., for C. F. Steifel, care of Sherring & Glatz, Maiden la and Front st, N. Y. C., owner. Cost, about \$40,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—The Libman Contracting Co., 130 West 46th st, is figuring the general contract for the kitchen building to be erected at the Kingston Av Hospital from plans by Clinton & Russell and Chas. F. Post.

HOTELS.

SYRACUSE, N. Y.—Bids will close March 24th at 12 M. for additions and alterations to the Hotel Onondaga, in South Warren st, for the Onondaga Hotel Co., Robert Dey, president. Esenwein & Johnson, 781 Ellicott sq, Buffalo, are architects. The Operating Co., Frederick W. Rockwell, president, is lessee. Townsend Carpenter, care of architects, is structural steel engineer; Gilbert M. Robinson, care of architects, is heating and plumbing engineer; Jeremiah J. O'Leary, care of architects, is electrical engineer. Cost, about \$200,000.

MUNICIPAL WORK.

BROOKLYN.—Bids will close at 11 o'clock March 18 for constructing and installing sludge digestion tank, etc., for sewage purification experimental plant in Hendrix st, for the City of New York, Lewis H. Pounds, president Borough of Brooklyn. Thomas O'Connor, 103 Cedar st, N. Y. C., is general contractor. Cost, about \$50,000.

PUBLIC BUILDINGS.

ENGLEWOOD, N. J.—Figures are still being received for the 1-sty brick and stone Carnegie Library, 40x70 ft., for the Town of Englewood, Vernon Monroe, Mayor. E. B. Tilton, 32 Broadway, N. Y. C., is architect. Cost, about \$25,000.

SCHOOLS AND COLLEGES.

BRONX.—The Libman Contracting Co., 130 West 46th st, is figuring the general contract for the Evander Childs High School at 184th st and Morris av, from plans by C. B. J. Snyder, and desires bids on all subs prior to March 20.

MANHATTAN.—Ballinger & Perrot, 1211 Arch st, Phila., Pa., architects, are taking bids to close March 19, for a 3-sty brick and terra cotta parochial school and sisters' residence to be erected in L38th st, 200 ft. east of Lenox av, for the Sisters of Blessed Sacrament, care of architects, owner.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Libman Contracting Co., 130 West 46th st, is figuring the general contract for the 14-sty loft building to be erected at 121-125 West 48th st, from plans by William H. Gompert, and desires bids on all subs prior to March 18.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, architect, is taking bids on general contract for a 3-sty brick and stone bank building, 95x100x100 ft, to be erected at the northeast corner of Summit av and Paterson Plank rd, for the National Bank of North Hudson, N. J., Summit av and Demott st. West Hoboken, N. J., owner. Cost, about \$50,000.

THEATRES.

LONG ISLAND CITY.—John Boese, 1 Bridge Plaza, L. I. City, has completed plans and will call for bids about March 18, for a 2 or 3-sty brick and stone theatre and office building, 118x120x112x68 ft, to be erected at Hunter av and Bridge Plaza, for W. E. Paynter, Bridge Plaza, owner. Cost, about \$200,000.

MANHATTAN.—H. H. Oddie, Inc., 251 4th av, is estimating on the general contract for a theatre to be erected at 153-155 West 49th st, from plans by Murphy & Dana, architects, and desire bids on all subs prior to March 19.

MISCELLANEOUS.

MANHATTAN.—Bids are being received at the office of the U. S. Engineer, Col. W. M. Black, Room 710, Army Building, 39 Whitehall st, until March 20 at 12 M., for furnishing and delivering 38,000 barrels of American Portland cement.

BROOKLYN.—The City of New York, Public Service Commission for the First District, Edward E. McCall, chairman, is taking bids to close March 27 at 12.15 P. M., at the office of the Commission, 154 Nassau st, Manhattan, for constructing part of the Rapid Transit Railroad, section 1-a, route 12 and part of the Broadway, 4th av and Eastern Parkway railroad. Security, \$200,000. Alfred Craven, 154 Nassau st, N. Y. C., is chief engineer and B. J. Arnold, 144 Nassau st, N. Y. C., consulting engineer.

JERSEY CITY, N. J.—Dodge & Morrison, 135 Front st, N. Y. C., architects, are taking bids for a 3-sty reinforced concrete and brick bath building, 50x100 ft, to be erected in Forest st, for the Peoples' Palace, George W. Saxtan, manager, care of architects.

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APARTMENTS, FLATS AND TENEMENTS.
62D ST.—Rouse & Goldstone, 40 West 32d st, have been commissioned to prepare plans for a 9-sty apartment house to be erected at 43-47 East 62d st, for a syndicate. Benjamin Mordecai, interested, Madison av and 42d st.

FORT WASHINGTON AV.—Neville & Bagge, 215 West 125th st, are completing plans for two 6-sty apartments, 98x122 ft., to be erected on the east side of Fort Washington av, from 171st to 172d sts, for the Tilman Construction Co., 961 St. Nicholas av, owner, Abraham Ruta president and builder.

79TH ST.—J. V. B. Rapp & Son, 507 5th av, are steel engineers for the 12-sty apartment house, 60x102 ft., to be erected at 156-160 East 79th st, for Hyman S. Crystal, 47 West st, owner. George & Edward Blum, 505 5th av, are architects. Cost, about \$350,000.

CHARLES ST.—B. W. Berger & Son, 121 Bible House, have completed plans for alterations to the 5-sty tenement house at 31 Charles st, for Isaac Greenwald, 144 Cray st, Mt. Vernon, N. Y., owner. Cost, about \$10,000.

90TH ST.—Gaetano Ajello, 1 West 34th st, has completed plans for alterations to the 12-sty apartment house at 225 West 90th st, for the A. C. & H. M. Hall Realty Co., 2789 Broadway, owner. Cost, about \$2,500.

110TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment house, 70.11x90 ft., to be erected at the northeast corner of 110th st and 7th av, for the Olds Construction Co., 320 Broadway, owner. Cost, about \$80,000.

2D AV.—Morris Schwartz, 194 Bowery, has completed plans for a 4-sty tenement, 21.11x50 ft., to be erected at 2218 2d av, for the Estate of Marks Cohn, 269 Main st, Greenfield, Mass., owner. Cost, about \$8,000.

AMSTERDAM AV.—The Orosant Construction Co., Inc., 184th st and Webster av, contemplates the erection of apartment houses on the west side of Amsterdam av, 186th and 187th sts, from plans by Lucian Pisciotta, 391 East 149th st.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty apartment house with stores, 100x90 ft., to be erected at the northeast corner of Sherman av and 207th st, for the 207th Street Realty Corporation, 154 Nassau st. Cost, about \$110,000.

FACTORIES AND WAREHOUSES.
130TH ST.—E. E. Timmis, 1328 Broadway, is completing plans for the 6 or 8-sty reinforced concrete or brick factory, 60x125 ft., to be erected at 611 West 130th st, for the Sinclair & Valentine Co., 611 West 129th st, owner. Bids will be called for an general contract by engineer about March 20. Cost, about \$60,000.

11TH AV.—Mulliken & Moeller, 103 Park av, have completed plans for a 3-sty brick warehouse, 75x100 ft., to be erected at 591-95 11th av, for Charles F. Pauerdorf, 111 Broadway, owner. Edward C. Striffler, 674 9th st, is lessee. Cost, about \$30,000.

HALLS & CLUBS.
5TH AV.—John Downey, 410 West 34th st, has received the general contract to erect the 4-sty marble clubhouse, 75x93 ft., at 805-807 5th av, for the Knickerbocker Club, 319 5th av, E. L. Winthrop, Jr., president, Delano & Aldrich, 4 East 39th st, are the architects. Griggs & Holbrook, 3 South William st, are heating and ventilating engineers. Cost, about \$100,000.

SCHOOLS AND COLLEGES.
MANHATTAN.—Bids were opened by the Board of Education March 9 for additional coat hooks and strips, additional lockers, mail boxes, wardrobes, etc., in the Washington Irving High School. A. W. King was low bidder at \$3,262.

MANHATTAN.—The Board of Education opened bids March 9 for furnishing and delivering glass to various schools. N. Cowen's Sons were low bidders at \$4,995.

MANHATTAN.—On March 9th the Board of Education opened bids for installing heating and ventilating apparatus in addition to and alterations in P. S. 169. E. Rutzler Co. was low bidder at \$16,389. For installing temperature regulation in same school the Johnson Service Co. was low bidder at \$1,889.

STORES, OFFICES AND LOFTS.
5TH AV.—Townsend, Steidle & Haskell, 47 West 34th st, architects, will take bids on the general contract about April 10 for the 10-sty store, loft and office building to be erected at 481-485 5th av, 41st and 42d sts, for Rogers, Peet & Co., 258 Broadway, owner of building and lessee of ground. Patterson Bros., 1182 Broadway, are electrical engineers. Nygren, Tenney & Ohmes, 1182 Broadway, are steam engineers. Cost, about \$500,000.

MISCELLANEOUS.
MANHATTAN.—John R. Pone, 527 5th av, is preparing a design for a 1-sty marble and bronze mausoleum, 50x50 ft., to be erected by the W. B. Leeds Estate, of 527 5th av. Cost, about \$50,000. Bids will be taken by the architect about March 24.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
MACOMBS RD.—Andrew J. Thomas, 2526 Webster av, has completed plans for a 5-sty tenement, 63x100 ft., to be erected on the east side of Macombs rd, 75 ft. south of 174th st, for J. Schart, 1620 University av, owner and builder. Cost, about \$50,000.

LYMAN PL.—Foundations have been completed for the 5-sty apartment house on the west side of Lyman pl, 192 ft. west of 169th st, for the Gifford Building Co., O. A. Pederson, president, 2742 Clifford av, owner. Harry Howell, 3d av and 149th st, architect. Peter Sinnott, 967 East 165th st, has the heating work;

Benjamin Kaplan, 1468 Seabury pl, plumbing, and the Klepper-Klingenbeck Cut Stone Works, 1624 Webster av, cut stone. Cost, about \$50,000.

INTERVALE AV.—J. C. Cocker, 2017 5th av, has completed 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, owners and builders. Cost, about \$45,000 each.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids March 9 for furnishing and delivering glass to various schools. The Pittsburgh Plate Glass Co. was low bidder at \$715.

STORES, OFFICES AND LOFTS.

WEBSTER AV.—Andrew J. Thomas, 2526 Webster av, is preparing plans for 2-sty brick and stone stores to be erected on Webster av, north of Fordham rd, for Arthur Murphy, care of the Bronx Democratic Organization, Bergen Building, 1932 Arthur av. William J. Bergen, 130 West 180th st, is general contractor

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
FLATBUSH AV.—Axel Hedman, 367 Fulton st, is preparing plans for four 3-sty brick apartment houses, 170x157 ft., to be erected on Flatbush av, Washington av and Lefferts st, for E. H. Bishop & Son, 20 Halsey st, owners and builders. Cost, about \$40,000. Bids will be taken about March 25.

POWELL ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty brick tenement, 50x88 ft., to be erected in the east side of Powell st, 250 ft. south of Livonia av, for the Zasmus Realty Co., William Sarnoff, president, 545 Blake av, owner and builder. Cost about \$28,000.

ROSS ST.—Charles M. Straub, 147 4th av, N. Y. C., is preparing plans for a 6-sty tenement, 50x87 ft., to be erected at 204-206 Ross st for the Solomon Kraus Construction Co., 217 Havemeyer st, owner and builder.

PACIFIC ST.—Foundations are under way for the 6-sty apartment house, 70x87 ft., in the south side of Pacific st, 150 ft east of 4th st, for Levy & Baird, 44 Court st, owners and builders. Wortman & Braun, 114 East 28th st, N. Y. C., are architects. The Raisler Heating Co., 129 Amsterdam av, N. Y. C., has the heating contract; Philip Reilly, 533 Lexington av, N. Y. C., plumbing; and the Liberty Iron Works, 462 10th av, N. Y. C., the structural steel and ornamental iron work. Cost about \$125,000.

63D ST.—M. A. Cantor, 39 West 38th st, N. Y. C., is preparing plans for five 3-sty brick flats, with stores, 20x80 ft., to be erected at the northeast corner of 63d st and 20th av for the Sherman Holding Co., Oscar Sherman, president, 1480 38th st, owner and builder. Cost about \$6,000.

2D ST.—Nast & Springsteen, 21 West 45th st, N. Y. C., are completing plans for two 6-sty tenements, 37x95 ft each, to be erected at 389-393 South 2d st, for George E. Siegel, 30 Hord st, Brooklyn, owner and builder. Cost, about \$35,000 each.

ELLERY ST.—Nast & Springsteen, 21 West 45th st, N. Y. C., are preparing plans for a 6-sty tenement, 50x100 ft., to be erected at 123-125 Ellery st, for Jacob & Harris Pomerantz, 154 Hawray st, owners and builders. Cost, about \$49,000.

55TH ST.—Thomas Bennett, 52d st and 3d av, is preparing plans for three 2-sty brick tenements, 20x80 ft., to be erected in the north side of 55th st, 240 ft. west of 8th av, for D. J. Lynch, 428 57th st, Brooklyn, owner. Cost, about \$22,500.

ALABAMA AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty brick tenements, 50x87 ft., to be erected on the east side of Alabama av, 100 ft. south of Dumont av, for the Domicello Realty & Construction Co., 1412 Madison av, owner and builder. Cost, about \$56,000.

DWELLINGS.

CLEVELAND ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for eight 2-sty brick residences, 20x55 ft., to be erected in the east side of Cleveland st, 50 ft. south of Blake av, for the Daniel Building Corporation, Daniel Fielder, president, 529 Union av. Cost, about \$28,000.

49TH ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for three 3-sty brick residences, 16x55 ft., to be erected on the west side of 7th av, 49 ft. north of 57th st, for Ascher Dann, 5223 12th av, Brooklyn, owner and builder.

MUNICIPAL WORK.

KNICKERBOCKER AV.—Chas. A. Myers, Stagz st and Morgan av, Brooklyn, was low bidder for regulating and repaving Knickerbocker and Myrtle avs for the City of New York. Lewis H. Pounds, president, The bid for Knickerbocker av was \$37,940.30 and for Myrtle av \$76,730.80.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
WHITESTONE, L. I.—Frank J. Schefelk, southeast corner of 176th st and Park av, N. Y. C., is preparing plans for a 4-sty brick tenement, 50x100 ft., to be erected at the southwest corner of 8th av and 16th st for William J. Wiesener, this place, owner and builder. Cost about \$38,000.

RICHMOND HILL, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for a 3-sty brick flat with a store, 64x65 ft., to be erected at Jamaica and Bedford avs, for the Cranston Construction Co., Leo Levy, president, 483 5th av, Brooklyn. Cost, about \$15,000.

DWELLINGS.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 47 West 34th st, N. Y. C., is preparing plans for a concrete block and brick veneer residence for Rufus G. Angell, care of the Sage Foundation Homes Co. Cost, about \$12,000.

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KEW, L. I.—Aymar Embury 2d, 132 Madison av. N. Y. C., is preparing plans for a 2½-sty frame residence, 25x42 ft., for Daniel W. Nye, care of architect, owner. Cost, about \$8,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—John Boese, Bridge Plaza, has completed plans for a 6-sty reinforced concrete paint factory, 75x150 ft., to be erected at the corner of 14th and Hancock sts., for the C. A. Willey Co., Vernon and Nott avs. Cost, about \$125,000. Bids will probably be taken from a selected list of contractors.

STABLES AND GARAGES.

RICHMOND HILL, L. I.—Frederick Wonnberger, 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 Lefferts av, 250 ft. south of Jamaica av, for Chas. W. Colin, Lefferts av, Richmond Hill, L. I. Cost, about \$8,000.

THEATRES.

ARVERNE, L. I.—Henry B. Herts, 35 West 31st st, N. Y. C., is preparing plans for a 1-sty moving picture theatre and dance hall, 100x138 ft., to be erected on the Board Walk, for Edward Margolies, 19 East 33d st, N. Y. C.

Nassau.

DWELLINGS.

HEMPSTEAD, L. I.—Henry Holder, Jr., 242 Franklin av, Brooklyn, is preparing plans for a 2½-sty frame residence, 28x35 ft., for George Green, this place, owner, who will take bids on general contract about March 20.

MISCELLANEOUS.

HEMPSTEAD, L. I.—John P. Benson, 331 Madison av, N. Y. C., is preparing plans for a 2-sty brick and frame milk distributing station, about 40x60 ft., for Alex Campbell Milk Co., 802 Fulton st, Brooklyn, owner. Cost, about \$15,000. The architect will call for estimates on the general contract about April 1.

Suffolk.

DWELLINGS.

EASTHAMPTON, L. I.—J. C. Lawrence, Bridgehampton rd, has been commissioned to prepare plans for a 2-sty frame residence to be erected at Lilly Pond lane for Dr. T. W. Onderdonk, 17 East 38th st, N. Y. C., owner. Cost about \$7,000.

WESTHAMPTON BEACH, L. I.—Leonard Bishop, this place, is preparing plans for a 2½-sty frame residence, 49x27 ft., for Dr. Sinclair Tousey, 850 7th av, N. Y. C., owner. Cost about \$12,000.

Westchester.

DWELLINGS.

SCARSDALE, N. Y.—W. S. Philips, 103 Park av, N. Y. C., has been commissioned to prepare plans for a 2-sty hollow tile and stucco residence to be erected at Murray Hill for Arthur Stewart, president of the Stewart Publishing Co., 31 East 22d st, N. Y. C., owner. Cost about \$15,000.

YONKERS, N. Y.—The American Real Estate Co., Elevator Building, Park Hill, has completed plans for a 2½-sty hollow tile and stucco residence, 38x40 ft., to be erected on Landscape av, for E. T. King, 28 Elinor pl, owner. Cost about \$13,000.

KATONAH, N. Y.—Harrie T. Lindeberg, 2 West 47th st, N. Y. C., has completed plans for a 2½-sty frame or terra cotta block residence for Mrs. Horace Brightman, Lake Waccabuc, N. Y., owner. Bids have not yet been taken.

NEW ROCHELLE, N. Y.—Louis R. Metcalfe, 2 West 47th st, N. Y. C., is preparing plans for a 2½-sty frame residence, 30x40 ft., to be erected on Mount Town rd for Joseph C. Leyendecker, Wild Cliff, owner.

SCARSDALE, N. Y.—Smith & Ross, 15 East 40th st, N. Y. C., have been commissioned to prepare plans for a 2½-sty brick residence to be erected on Walbrooke av, for R. F. Chattillion, 85 Cliff st, owner.

BRONXVILLE, N. Y.—W. H. McElfatrik, 701 7th av, N. Y. C., is preparing plans for a 2½-sty brick residence to be erected at Sagamore Park, for Samuel A. Scribner, 7th av and 47th st, N. Y. C., owner.

RYE, N. Y.—Paul R. Allen, 1133 Broadway, N. Y. C., has been commissioned to prepare plans for a 2½-sty frame residence to be erected in Purchase st, for Chas. Greer, Purchase st, owner.

SCARSDALE, N. Y.—Lord & Hewlett, 345 5th av, N. Y. C., are preparing plans for a 2½-sty frame and stucco residence, 42x70 ft., for Paul Mausoliff, White Plains, N. Y., and will take bids on general contract about March 20.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Frank A. Carr, 14 South Broadway, is preparing sketches for a 2½-sty frame and corrugated iron warehouse, 45x100 ft., to be erected on Saw Mill River rd for Chas. Finkel, 11 Clinton st, Yonkers, owner. Cost about \$6,500.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—The Windsor Construction Co., 320 5th av, has received the general contract to alter the apartment house on the east side of Broadway, 100 ft south of 104th st, for H. Lowenthal, 43 Lafayette st, owner. John P. Boyland, Fordham rd and Webster av, is architect. Cost, about \$12,000.

LONG BEACH, L. I.—C. Aarvig Co., Inc., Park pl, Long Beach, L. I., has received the general contract to erect a 3-sty brick store and apartment house, 20x90 ft., for A. N. Pierman, 20 Marshall st, Newark, owner. Cost, about \$15,000.

DWELLINGS.

TUXEDO PARK, N. Y.—Mead & Taft, Cornwall Landing, have received the general contract to make additions to the residence of Mrs. Frederick O. Stedden, this place, owner. B. Bancroft Smith, 104 West 42d st, N. Y. C., is architect.

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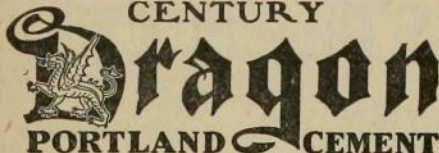
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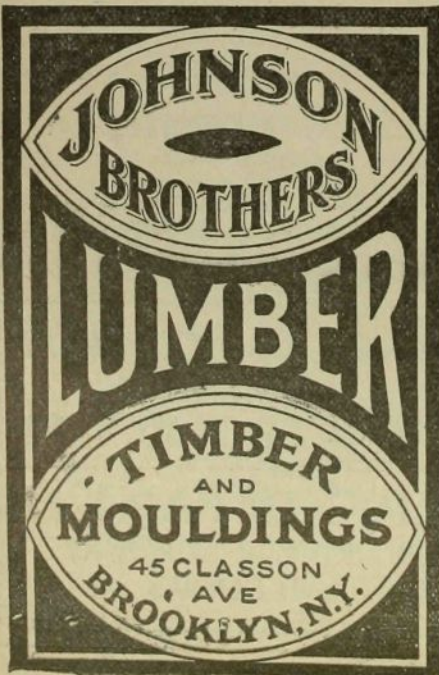
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Contracts Awarded (Continued).

NEW ROCHELLE, N. Y.—Peter Cameron, 21 Morris st, has received the general contract to erect a 2½-sty frame and stucco residence at Rochelle Heights for Mrs. Alice P. Hudson, Brookdale av, owner. Chester A. Patterson, 262 Main st, is architect. Cost about \$12,000.

FACTORIES AND WAREHOUSES.

GARFIELD, N. J.—Gustave De Kimpe, Terminal Building, Hoboken, N. J., has received the general contract to erect a 4-sty reinforced concrete factory, 100x142 ft., in Passaic st, near Cambridge st, for the American Cigar Co., 111 5th av, N. Y. C., owner, Allie L. Sylvester, president. E. W. Storm, 101 Park av, N. Y. C., is architect and engineer. Louis Schneider, 530 Hamilton st, North Bergen, N. J., has the painting work, and the Passaic Fire Escape & Railing Co., 18 First st, Passaic, the steel. Cost, about \$50,000.

BROOKLYN.—The National Fireproofing Co., Broadway and 23d st, has received the general contract to erect a 7-sty reinforced concrete factory in Duffield st, near Willoughby st, for Towns & James, 174 Fulton st, Brooklyn. Henry Otis Chapman, 334 5th av, N. Y. C., is architect. Robert W. Boyd, 105 West 40th st, N. Y. C., is structural engineer.

HOSPITALS AND ASYLUMS.

JAMAICA, L. I.—Rufus G. Brown, Inc., 350 Fulton st, Brooklyn, has received the general contract to erect a 2½-sty reinforced concrete and terra cotta block hospital pavilion, 63x195 ft., on the east side of Flushing av, 400 ft. north of Lott lane, for the City of New York. William E. Austin, 46 West 24th st, N. Y. C., is architect. W. J. Baldwin, World Building, N. Y. C., steam engineer, and C. E. Knox, 101 Park av, N. Y. C., electrical engineer. Cost about \$125,000.

PUBLIC BUILDINGS.

RIVERHEAD, L. I.—Campbell & Dempsey, 72 Clinton st, Kingston, N. Y., have received the general contract to alter and make additions to the 2-sty brick and stone town hall, 35x50 ft., for the Board of Supervisors of Suffolk County. S. J. Robinson, chairman and in charge of bids. Tooker, Marsh & Barnett, 101 Park av, N. Y. C., are architects. Cost, about \$35,000.

SCHOOLS AND COLLEGES.

MECHANICVILLE, N. Y.—The United Fireproofing Co., 1133 Broadway, N. Y. C., has received the general contract to erect the high school in Main st, near the Episcopal Church, for the Board of Education of Mechanicville, Dr. E. C. Nickern, president. John T. Simpson, 1224 Essex Building, Newark, N. J., is architect and engineer. Cost, about \$82,500.

GLEN COVE, L. I.—Carleton Co., Inc., 151 West 42d st, has received the general contract to erect a 1½-sty school and convent for St. Patrick's R. C. Church, Rev. Father Bernard O'Reilly, pastor, Glen st, Glen Cove. Frank Helmle, 190 Montague st, Brooklyn, is architect.

STABLES AND GARAGES.

THOMPSON ST.—The Wells Construction Co., 237 5th av, has received the general contract to alter the warehouse at 29½ to 35 Thompson st, for garage purposes. The Manhattan Commercial Garage Co., George F. Secor, 60 Broadway, president, is owner. B. Hustace Simonson, 315 5th av, is architect. Cost, about \$70,000.

STORES, OFFICES AND LOFTS.

FULTON ST.—R. T. Producers, 50 Fulton st, has received the general contract to alter the 4-sty brick and stone business building at 59-61 Fulton st, for Henry Leeburger, 295½ Pearl st. Cost, about \$10,000.

FRONT ST.—McDermott & Hanigan, 103 Park av, have received the general contract on a percentage basis for alterations at 282 Front st and 299 Water st, from plans by C. P. Chappell.

THEATRES.

90TH ST.—Isaac A. Hopper, Inc., 110 West 40th st, has received the general contract to erect the 1-sty theatre, 101x162 ft., at the southwest corner of 90th st and Broadway for Robert Goelet, 9 West 17th st, owner. Thomas W. Lamb, 644 8th av, architect. Coftable & Co., 440 East 116th st, are contractors for foundation work. Cost about \$100,000.

DELANCEY ST.—Joseph Bender, 605 West 28th st, has received the general contract to erect a 2-sty brick moving picture theatre, 32x75 ft., at 6-8 Delancey st, for Ernest Platt, 320 Broadway, owner. Moore & Landsiedel, 148th st and 3d av, are architects. Cost, about \$10,000.

MISCELLANEOUS.

MASPETH, L. I.—John H. Deeves & Bro., 103 Park av, N. Y. C., have received the general contract to erect an extension to the Newtown substation at Flushing av and Creek st, for the N. Y. & Queens Electric Light & Power Co., 444 Jackson av, L. I. City. Cost, about \$5,000.

PLANS FILED FOR NEW
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Manhattan.

FACTORIES AND WAREHOUSES.

11TH AV. 591-595, 3-sty brick warehouse, 75x100; cost, \$30,000; owner, Chas. F. Bauerdorf, 111 Broadway; architects, Mulliken & Moeller, 103 Park av. Plan No. 77.

STORES, OFFICES AND LOFTS.

31ST ST. 36-46 East, 20-sty brick store and lofts, 115x98; cost, \$850,000; owner, Aeon Realty Co., Sumner Gerard, president, 60 Broadway; architect, Walter Haefeli, 245 West 55th st. Plan No. 76.

MISCELLANEOUS.

DYCKMAN ST, s, 205 w Riverside Drive, 1-sty brick parish house, 45x43; cost, \$12,500; owner, The Church Extension Committee of Presbytery of N. Y., 29 West 5th st; architect, Eli Benedict, 1947 Broadway. Plan No. 78.

49TH ST, 153-155 West, 3-sty brick theatre, 41x100; cost, \$30,000; owner, Chas. R. Hopkins, 107 East 35th st; architects, Murphy & Dana, 331 Madison av. Plan No. 79.

Bronx

DWELLINGS.

232D ST, s s, 220 W Lacombe av, 2-sty and attic frame dwelling, slate roof, 21.6x48; cost, \$4,600; owner, John McTurk, 26 West 98th st; architect, Franz Wolfgang, 535 East 177th st. Plan No. 97.

STORES AND DWELLINGS.

BELMONT AV, n e cor Fordham rd, three 1-sty brick stores and dwellings, slag roof, 30x46.6 and 25.9x50; cost, \$10,000; owners, Rudolph Wallock Co., Benjamin Doddlin, 68 William st, Pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 98.

WHITE PLAINS RD, w s, 92.11 n Bridge st, 2-sty brick store and dwelling, slag roof, 25x35; cost, \$4,000; owner, Domenico Gargiulo, 2251 7th av; architect, Lucian Pisciotto, 391 East 149th st. Plan No. 100.

STORES AND TENEMENTS.

COLLEGE AV, e s, 64 n 169th st, 1-sty brick store, 16x25, tar and gravel roof; cost, \$700; owner, Jos. Schmidt, 251 West 109th st; architect, Wm. Tilden Koch, 311 East 204th st. Plan No. 94.

3D AV, e s, 52.11 s 153d st, 2-sty brick store, 50x185.3, slag roof; cost, \$30,000; owner, Harry Weaver, 154 West 118th st; architect, Albert E. Davis, 258 East 138th st. Plan No. 96.

AV ST JOHN, s e cor Beck st, two 5-sty brick tenements, 58x93 and 67x100, plastic slate roof; cost, \$130,000; owner, Normal Construction Co., John Brown, 661 Tinton av, president; architect, Chas. B. Meyers, 1 Union Square. Plan No. 96.

CLINTON AV, w s, 57.10 s 176th st, two 5-sty brick tenements, 50x88 slag roof; cost, \$100,000; owner, The Hargton Building Co., Adela M. Harrington, 1478 Vyse av, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 95.

DECATUR AV, s e cor 197th st, two 5-sty brick tenements, slag roof, 40.4x90 and 40x88; cost, \$69,000; owners, Miltner Bros., Inc., Frank Miltner, 63 Henry st, Pres.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 99.

THEATRES.

SOUTHERN BLVD, w s, 163.8 n Westchester av, 1-sty brick nicollette and stores, plastic slate roof, 159x92.6; cost, \$30,000; owner, Property Operating Corp., Geo. C. Oeters, 66 Broadway, Pres.; architect, Paul E. La Velle, 507 5th av. Plan No. 101.

SOUTHERN BLVD, w s, 163.8 n Westchester av, near open air theatre, 81.4x65; cost, \$2,000; owners, Property Operating Corp., Geo. C. Oeters, 66 Broadway, Pres.; architect, Paul E. La Velle, 507 5th av. Plan No. 102.

Brooklyn.

CHURCHES.

LINCOLN PL, n e cor Rochester av, 1-sty brick synagogue, 85x85, slag roof; cost, \$10,500; owner, Petach Tikvah, Inc., 1515 Lincoln pl; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1255.

DWELLINGS.

JEROME ST, w s, 160 s Blake av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$10,000; owners, Schwartz & Feinstein Construction Co., 877 Blake av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1170.

WARWICK ST, w s, 120 s Dumont av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$10,000; owners, Schwartz & Feinstein Construction Co., 877 Blake av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1171.

75TH ST, n s, 115 w 17th av, ten 2-sty brick dwellings, 18x18, slag roof, 1 family each; total cost, \$35,000; owner, Doric Building Co., 277 Broadway, N. Y.; architect, John C. Wandell Co., 4-5 Court sq. Plan No. 1175.

BROOKLYN AV, e s, 210 n Av D, two 2-sty frame dwellings, 18x56, gravel roof, 2 families each; total cost, \$8,000; owner, Max Spann, 1299 St Johns pl; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 1158.

BROOKLYN AV, w s, 190 n Av D, two 2-sty frame dwellings, 18x56, gravel roof, 2 families each; total cost, \$8,000; owner, Max Spann, 1299 St Johns pl; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1159.

EAST 10TH ST, w s, 190 n Av J, 2-sty frame dwelling, 22x59, shingle roof, 2 families; cost, \$5,000; owner, Albert B. Dietrich, 1410 Av J; architect, Benj Driesler, 153 Remsen st. Plan No. 1135.

LINDEN AV, n s, 232.6 w New York av, 2-sty frame dwelling, 24x57, shingle roof, 2 families; cost, \$7,000; owner, John Frank, 297 Linden av; architect, Jos. A. Brock, 863A Gates av. Plan No. 1190.

TROY AV, e s, 180 n Snyder av, two 2-sty frame dwellings, 17x41.6, slag roof, 1 family each; total cost, \$7,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architects, Cannella & Gallo, 60 Graham av. Plan No. 1186.

CLEVELAND ST, e s, 50 s Blake av, eight 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$36,000; owner, Daniel Bldg. Corp., 529 Union av, Bronx; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1221.

EAST 23D ST, w s, 124.11 n Foster av, two 2-sty brick dwellings, 20x58, gravel roof, 2 families; total cost, \$8,000; owner, Philip Bierschenk, 668 Eastern pkwy; architect, John P. Bierschenk, 668 Eastern pkwy. Plan No. 1232.

EAST 31ST ST, n w cor Snyder av, 2-sty brick dwelling, 20x38, tin roof, 1 family each; cost, \$3,000; owner, Wm. Herod, 222 East 31st st; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1246.

EAST 31ST ST, w s, 20 n Snyder av, four 2-sty brick dwellings, 20x38, tin roof, 1 family each; total cost, \$12,000; owner, Wm. Herod, 222 East 31st st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1247.

20TH AV, e s, 20 n 63d st, four 3-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, \$24,000; owner, Kraslow Construction Co., 190 Montague st; architect, Maxwell A. Cantor, 39 West 38th st, N. Y. Plan No. 1257.

20TH AV. n e cor 63d st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$7,000; owner, Kraslow Constn Co., 190 Montague st; architect, M. A. Canter, 39 West 38th st, N. Y. Plan No. 1258.

FACTORIES AND WAREHOUSES.

JOHN ST, s e s, 100 sw Davis av, 2-sty frame boat storage, 29x50, shingle roof; cost, \$2,600; owner, Sea Gull Yacht Club, 439 Central av; architect, August Wedesweiler, 446 Dill st, Plan No. 1228.

WEST 33D ST, e s, 50 n Railroad av, 1-sty frame storehouse, 36x13, shingle roof; cost, \$400; owner, Patrick S. Gleason, West 30th st and Edwards pl; architect, Geo. H. Sues, 2966 West 29th st. Plan No. 1220.

HOSPITALS AND ASYLUMS.

STOCKHOLM ST, e s, 210 n St Nicholas av, 3-sty brick home, 34.8x104.8, slag roof; cost, \$50,000; owner, German Hospital, on premises; architect, Carl L. Otto, 130 Fulton st, N. Y. Plan No. 1184.

HOTELS.

SURF AV, s s, 159.2 e West 35th st, 2-sty frame hotel, 31.2x90.2, slag roof; cost \$20,000; owners, Shapiro & Lowenthal, 245 West 135th st; architect, John P. Boyland, Fordham rd and Webster av, Bronx. Plan No. 1215.

STABLES AND GARAGES.

EAST 18TH ST, w s, 224 s Av J, 1-sty frame garage, 12x18, shingle roof; cost, \$400; owner, Arthur H. Strong, 600 East 18th st; architect, same. Plan No. 1192.

4TH ST, s s, 140 w 14th av, 1-sty frame garage, 19x21, shingle roof; cost, \$450; owner, Isidore Berman, on premises; architect, S. Gardstein, 1168 45th st. Plan No. 1193.

CORNELIA ST, n s, 126 e Bushwick av, 1-sty brick garage, 36x20, tin roof; cost, \$500; owner, Chas Moebiuson, premises; architect, Ernest Drewes, 296 St. Nicholas av. Plan No. 1223.

EAST 14TH ST, e s, 220 s Av S, 1-sty frame garage, 12x16, shingle roof; cost, \$160; owner, Mrs. Gertrude Thiel, on premises; architect, I. Rosenthal, 1206 Kings hwy. Plan No. 1254.

STORES AND DWELLINGS.

PARK PL, s s, 70 e Ralph av, 2-sty brick store and dwelling, 27x25, gravel roof, 1 family; cost, \$3,500; owner, Howard Investing Co., 26 Court st; architects, Farber & Markowitz, 189 Montague st. Plan No. 1161.

FLATBUSH AV, n w cor Newkirk av, 3-sty brick store and dwelling, 20x60, gravel roof, 2 families; cost, \$6,000; owner, Lancastershire Realty Co., 44 Court st; architect, Simon B. Eisendrath, 500 5th av N. Y. Plan No. 1266.

STORES, OFFICES AND LOFTS.

FULTON ST, s s, 60 e Sackman st, 1-sty brick office, 18x30, gravel roof; cost, \$500; owner, John Sullivan, 2360 Fulton st; architect, John M. Halloren, 1494 Bushwick av. Plan No. 1200.

STORES AND TENEMENTS.

ST MARKS AV, s w cor Saratoga av, 4-sty brick store and tenement, 40x90, gravel roof, 17 families; cost, \$30,000; owner, David Isacourtz, Inc., 312 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 1204.

SARATOGA AV, w s, 40 s St Marks av, 4-sty brick store and tenement, 39x89, gravel roof, 16 families; cost, \$28,000; owner, David Isacourtz, Inc., 312 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 1203.

WINDSOR PL, s w cor Terrace pl, 4-sty brick tenement, 107x97.10, gravel roof, 22 families; cost, \$40,000; owner, Wm. M. Calder & Co., 1648 11th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 1249.

SOUTH 2D ST, n s, 125 e Hooper st, two 6-sty brick tenements, 37.6x82, slag roof, 24 families each; total cost, \$70,000; owner, Segal Constn. Co., 30 Hart st; architects, Nast & Springsteen, 21 West 45th st, N. Y. Plan No. 1245.

52D ST, n s, 260 e 8 av, two 3-sty brick tenements, 20x74, gravel roof, 6 families each; total cost, \$12,000; owner, Annie E. Murphy, 519 54th st; architect, Emil J. Ericson, 5418 5th av. Plan No. 1266.

59TH ST, n s, 320 e 11th av, two 2-sty frame tenements, 20x74.4, gravel roof, 4 families each; total cost, \$7,700; owner, Meyer Sukenick, 1268 46th st; architect, Frank P. Sabetti, 16 Court st. Plan No. 1272.

EASTERN PKWAY, s e cor Kingston av, 5-sty brick tenement, 40x80.7, gravel roof, 10 families; cost, \$45,000; owner, Michael F. Gleason, 131 5th av; architect, F. L. Hine, 189 Montague st. Plan No. 1261.

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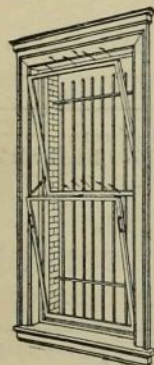
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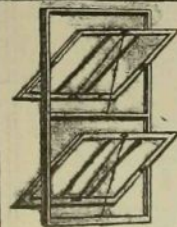
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WINE BOTTLE RACKS

Plans Filed, New Buildings, Brooklyn (Cont.)

THEATRES.

WASHINGTON ST., e s, 27 n High st, 1-sty brick theatre, 37x100, gravel roof; cost, \$10,000; owner, Jacob Sommers, West 3d st and Neptune av; architect, Geo. H. Suess, 2966 West 20th st. Plan No. 1164.

MISCELLANEOUS.

NEPTUNE AV., s s, 282 w West 12th st, 1-sty frame band stand, 27.8x27.8, shingle roof; cost \$500; owner, Luna Amusement Co., on premises; architect, Peter F. Meyer, 165 Norwood av. Plan No. 1229.

4TH AV., 1ST ST., 3D AV., 3D ST (entire block), new grand stand, 862.6x119; 8 bleachers, 164.10x36, to baseball park, composition roof; cost, \$250,000; owner, Litchfield Estate, 3d av and 3d st; architect, Corry B. Comstock, 110 West 40th st, N. Y. Plan No. 1244.

Queens.

DWELLINGS.

CORONA.—Prometcha av, s s, 50 e Evergreen av, two 2½-sty frame dwellings, 20x50, shingle roof, 2 families; cost, \$9,000; owner, G. Lindstrom, 135 Evergreen av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 425-26.

CORONA.—Park av, s s, 60 e 50th st, 2-sty frame dwelling, 18x48, shingle roof, 2 families; cost, \$3,500; owner, D. Laue, 48 50th st, Corona; architect, A. D. Anstey, 34 East Shell rd, Corona. Plan No. 422.

CORONA.—Shopoler av, w s, 100 s Markower av, two 2-sty frame dwellings, 18x46, tin roof, 2 families; cost, \$6,000; owner, A. Krausse, 20 Shopoler av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 423-24.

CORONA.—Lent st, e s, 180 n Park av three 2-sty brick dwellings, 20x50, tin roof, 2 families, cost, \$10,500; owner, J. Callan, 107 51st st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 413.

ELMHURST.—Jefferson st, s s, 45 e Manheim st, 2-sty frame dwelling, 22x44, shingle roof, 1 family, steam heat; cost, \$3,800; owner, Christian Miesel, Queens boulevard, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 420.

HOLLIS.—Roundout st, w s, 185 s Atlantic av, 2-sty frame dwelling, 24x40, shingle roof, 1 family; cost, \$3,000; owner and architect, Fred Wingerath, Hollis. Plan No. 415.

RIDGEWOOD.—Elliott av, s e cor Lilac st, seven 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families; cost, \$25,300; owner, Cutler Building Co., 312 Wyona av, Brooklyn; architect, Morris Rothstein, 627 Sutter av, Brooklyn. Plan Nos. 416-17.

RIDGEWOOD.—Elliott av, s w cor Magnolia av, 2-sty brick dwelling, 20x52, tin roof, 2 families, air heat; cost, \$3,600; owner, Cutler Building Co., 312 Wyona av, Brooklyn; architect, Morris Rothstein, 627 Sutter av, Brooklyn. Plan No. 418.

SOUTH AQUEDUCT.—Depot pl s e cor Silver st, 1-sty frame dwelling, 14x38, shingle roof, 1 family; cost, \$500; owner, G. Ordenstein, 134 Washington av, Rockaway Beach; architect, F. W. Muller, South Aqueduct, L. I. Plan No. 419.

SOUTH OZONE PARK.—Old South rd, s s, 20 w Meadow av, 2-sty frame dwelling, 17x25, shingle roof, 1 family; cost, \$1,200; owner, L. J. Kovins, 519 West 29th st, N. Y. C.; architect, O. Schmidt, Bergenfield, New Jersey. Plan No. 414.

ARVERNE.—Gaston av, w s, 225 s Ocean av, 2-sty frame dwelling, 19x44, shingle roof, 1 family; cost, \$4,000; owner, M. E. Freidbet, Clarence av, Arverne; architect, M. L. Wertheimer, Remington av, Arverne. Plan No. 474.

PELLE HARBOR.—Eavside drive, s w cor Suffolk av, 2-sty frame dwelling, 35x24, shingle roof, 1 family; cost, \$4,500; owner, Paul Zimner, 685 Elmore pl, Bklyn; architect, A. Hensen, 9 Vernon av, Rockaway Beach. Plan No. 457.

COLLEGE POINT.—13th st, e s, 75 s Schlichers ct, two 2-sty brick dwellings, 44x50, tar and slag roof, 2 families; cost, \$8,000; owner, Albert Miller, 13th st, near Schlichers of College Point; architect, E. Leo McCracken, Manhattan ct, College Point. Plan No. 478.

EDGEWATER.—Manle av, w s, 60 n Edgemere av, 2-sty brick dwelling, 22x35, tile roof, 1 family, steam heat; cost, \$4,000; owner and architect, John C. Jorgenson, Alexander av, Arverne. Plan No. 460.

EDGEWATER.—Harriman av, e s, 140 n Edgemere av, 2-sty brick dwelling, 22x35, tile roof, 1 family, steam heat; cost, \$4,000; owner and architect, John C. Jorgenson, Alexander av, Arverne. Plan No. 461.

ELMHURST.—Shell rd, s s, 100 e 17th st, two 2-sty brick dwellings, 44x50, tin roof, 2 families; cost, \$8,000; owner, Frank Wiehl, Shell rd, Elmhurst; architect, E. Leo McCracken, College Point. Plan No. 479.

FLUSHING.—15th st, w s, 250 n Myrtle av, two 2-sty frame dwellings, 18x35, single roof, 1 family; cost, \$4,000; owner, Edw. Richardson, 45 Percy st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan Nos. 469-70.

JAMAICA.—Brooklyn av, n w cor Cumberland st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$2,000; owner, John S. Hiebie, 3 Mile Mill rd, Jamaica; architect, I. M. Kirby, Jamaica. Steam heat. Plan No. 476.

JAMAICA.—Haffmann av, w s, 73 n Lefferts av, 2½-sty frame dwelling, 20x32, shingle roof, 1 family, steam heat; cost, \$2,300; owners, Mr. & Mrs. John Neuniz, Lefferts av, Jamaica; architect, Chas. Biedenapp, Lefferts av, Jamaica. Plan No. 466.

MIDDLE VILLAGE.—Himman st, e s, 400 n Market st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$2,500; owner, Jos. Kurlander, 36 Pulasky st, Middle Village; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 462.

MASPETH.—Marlon st, s s, 185 e Juniper av, 2-sty frame dwelling, 20x43, tin roof, 2 families; cost, \$2,600; owner, B. Trace, Jefferson av, Maspeth; architect, A. J. Stines, 4th st and Jackson av, L. I. City. Plan No. 465.

RAMBLERSVILLE.—Hawtree av, e s, 380 s Grimm av, 2-sty frame dwelling, 25x29, shingle roof, 1 family; cost, \$2,000; owner, Mrs. A. W. Behrens, Ramblersville; architect, A. Mass, Acqueduct, L. I. Plan No. 471.

RICHMOND HILL.—Frost av, w s, 160 s Liberty av, 2½-sty frame dwelling, 18x34, shingle roof, 1 family; cost, \$3,000; owner, Herbert G. Roscoe, 1st av, Richmond Hill; architect, Chas. Holm, 227 Briggs av, Richmond Hill. Plan No. 477.

ROCKAWAY BEACH.—Neptune av, e s, 391 s Boulevard, twenty-two 1-sty frame bungalows, 14x18, shingle roof, 1 family; cost, \$7,700; owner, Isaac Zaret, 535 Boulevard, Rockaway Beach; architect, John Lasher, Rockaway Park. Plan Nos. 431 to 452.

SPRINGFIELD.—Harbor Haven rd, w s, 800 s Rockaway rd, 1½-sty frame boat house, 14x31, shingle roof; cost, \$600; owner, Mary J. Hochdeffer, Harbor Haven rd, Springfield. Plan No. 459.

UNION COURSE.—Yaphank st, s s, 475 w Shaw av, 2-sty frame dwelling, 18x40, shingle roof, 1 family; cost, \$2,500; owner, W. Klein, 81 Yaphank st, Union Course; architect, owner. Plan No. 458.

WOODHAVEN.—Woodhaven av, e s, 200 n Elm st, 2½-sty frame dwelling, 17x44, shingle roof, 1 family; cost, \$1,950; owner, Hugo A. C. Kratzenstein, 1665 Woodhaven av, Woodhaven; architect, F. L. Rickmeyer, 4099 Ferris st, Woodhaven. Plan No. 467.

WOODHAVEN.—Shipley st, n w cor Ferry st, nine 2-sty frame dwellings, 18x40, tin roof, 1 family, air heat; cost, \$27,000; owners, Fred & Geo. Eierman, 432 Jamaica av, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 463-64.

FACTORIES AND WAREHOUSES.

L. I. CITY.—8th st, n s, 486 w West av, 3-sty concrete warehouse, 215x187, slag roof; cost, \$200,000; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 468.

STABLES AND GARAGES.

JAMAICA.—Hardenbrook av, e s, 40 n Delta av, 1-sty frame garage, 18x21, slag roof; cost, \$200; owner, Daniel K. Worell, Jr., Hardenbrook av, Jamaica; architect, N. C. Mortinson, Rosedale. Plan No. 429.

RIDGEWOOD.—Greene av, s e cor Grandview av, 1-sty frame garage, 10x15, paper roof; cost, \$20; owner, Frank Rothsmith, 501 Greene av, Ridgewood. Plan No. 430.

ROCKAWAY BEACH.—Eldert av, e s, 210 n L. I. R. R., 1-sty frame garage, 21x30, shingle roof; cost, \$300; owner, Wm. Gedel, 88 North Pleasant av, Rockaway Beach; architect, P. Caplan, 477 Boulevard, Rockaway Beach. Plan No. 480.

WINFIELD.—Prospect st, s s, 86 w Meyers av, 1-sty frame garage, 14x20, shingle roof; cost, \$400; owner, Geo. Glenz, premises. Plan No. 453.

STORES AND DWELLINGS.

LITTLE NECK.—Jackson av, n s, 109 e O'd House Landing rd, three 3-sty brick stores and dwellings, 20x53, tar and gravel roof 3 families; cost, \$19,500; owner, Albert Schneider, Jackson av, Little Neck; architect, Peter Connolly, Bayside. Plan No. 421.

RICHMOND HILL.—Jamaica av, s e cor Bedford av, 2-sty brick store and dwelling, 25x55, slag roof, 1 family; cost, \$6,000; owner, Cranston Construction Co., 483 50th st, Brooklyn; architects, Shampman & Shampman, 772 Broadway, Brooklyn. Plan No. 456.

RIDGEWOOD.—Myrtle av, n w cor Buchman av, five 3-sty brick stores and dwellings, 20x55, slag roof, 2 families; cost, \$32,500; owner, Silman Investors, Inc., 8800 Bay 21st st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 472-73.

STORES AND TENEMENTS.

L. I. CITY.—3d av, w s, 637 n Jamaica av, 5-sty brick tenement, 37x87, slag roof, 25 families; cost, \$25,000; owner, Frank Zvanovec, 70 Wilson av, L. I. City; architect, F. J. Schofield, 4168 Park av, Bronx. Plan No. 475.

RICHMOND HILL.—Jamaica av, s s, 75 e Bedford av, two 1-sty brick stores, 19x66, slag roof; cost, \$6,000; owner, Cranston Construction Co., 483 50th st, Brooklyn; architects, Shampman & Shampman, 772 Broadway, Brooklyn. Plan Nos. 454-55.

ROCKAWAY PARK.—Washington av, n s, 180 e 5th av, 1-sty frame store, 36x50, tar and gravel roof; cost, \$1,500; owner, Fred Halpfreid, 3383 Broadway, N. Y. C.; architect, John Lasher, Rockaway Park. Plan No. 428.

MISCELLANEOUS.

CORONA.—Nevins st, s s, 350 w Corona av, 1-sty frame barn, 50x22, gravel roof; cost, \$1,500; owner, James Cassello, 22 Fairview av, Corona. Plan No. 427.

Richmond.

DWELLINGS.

SUMMER ST., s s, 39 e High st, Fort Wadsworth, 2-sty frame dwelling, 21x36; cost, \$2,400; owner and builder, A. Dalesander, Fort Wadsworth; architect, C. B. Hewsker, Tompkinsville. Plan No. 82.

DECKER AV., e s, 62 s Catherine st, 3d Ward, 2-sty frame dwelling, 24x28; cost, \$2,640; owner, architect and builder, A. Anderson, 171 Morningstar rd. Plan No. 83.

MAPLE AV., n s, 60 w 4th st, Fort Wadsworth, 1-sty frame bungalow, 30x12; cost, \$250; owner, T. J. Mullen, 32 St Marks pl; architect, H. Searle, 22 Carroll pl; builder, P. Boyle, 207 Richmond Turnpike. Plan No. 80.

FACTORIES AND WAREHOUSES.

CLOVE AV., e s, and the railroad, Grasmere, 2-sty brick warehouse, 50x125; cost, \$6,000; owners, C. D. Durkee & Co., 2 and 3 South st, N. Y. C.; architect and builder, W. H. Condit, Stapleton. Plan No. 81.

SCHOOLS AND COLLEGES.

SCHOOL ST, e s, 150 s Linwood rd, Great Kills, 1-sty frame school No. 8, 50x31; cost, \$2,800; owner, City of N. Y., City Hall; architect, S. R. Brick, New Brighton. Plan No. 86.

CASTLETON AV, n s, 320 w Portland pl, Brighton Heights, 1-sty frame school No. 15, 50x31; cost, \$4,000; owner, City of N. Y., City Hall, N. Y. C.; architect, S. R. Brick, New Brighton. Plan No. 79.

DANUBE AV, w s, 100 s Steuben st, Concord, 1-sty frame school No. 12, 50x31; cost, \$2,900; owner, City of N. Y., City Hall, N. Y. C.; architect, S. R. Brick, New Brighton. Plan No. 85.

GREENLEAF AV, e s, 225 s Post av, West New Brighton, 1-sty frame school No. 19, 25x31; cost, \$1,150; owner, City of N. Y., City Hall; architect, S. R. Erick, New Brighton. Plan No. 78.

STABLES AND GARAGES.

CHERRY LA, n s, 15 w De Bois av, West New Brighton, 1-sty frame stable, 30x15; cost, \$300; owner, W. A. Horton, West New Brighton; architect and builder, R. H. Leadley, Port Richmond. Plan No. 84.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ALLEN ST, 118, new show window to 6-sty brick store and tenement; cost, \$500; owner, Samuel Kauffman, 47 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 776.

CANAL ST, 172½, masonry to 3-sty brick store and lofts; cost, \$50; owner, Simon Blum, 170 Canal st; architect, Jacob Fisher, 25 Av A. Plan No. 794.

CHAMBERS ST, 138-142, new windows to 14-sty brick offices; cost, \$600; owner, Fred Gerken, 90-92 West Broadway; architect, David M. Ach, 1 Madison av. Plan No. 729.

CHARLES ST, new front to 5-sty brick tenement; cost, \$10,000; owner, Isaac Greenwald, 144 Cray st, Mt. Vernon; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 746.

CHRISTIE ST, 66, new partitions to 4-sty brick public school; no cost, work done by pupils; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 740.

ELDRIDGE ST, 168, carpentry to 4-sty brick store and lofts; cost, \$600; owner, Julia J. Tompkins, 168 Eldridge st; architects, Horenburger & Barden, 122 Bowery. Plan No. 774.

GROVE ST, 52-54, new front wall to 6-sty brick store and loft; cost, \$14,000; owner, Geo. W. Cowen et al, 52-54 Grove st; architect, Christopher F. Bozemon, 345 5th av. Plan No. 762.

JAY ST, 23-25, alterations to 6-sty brick stores and lofts; cost, \$150; owner, Louise C. Mohlman, Brielle, N. J.; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 735.

RIDGE ST, 161, alterations to 5-sty brick store and tenement; cost, \$200; owner, Benjamin Kirschstein, s w cor Ridge st & East Houston st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 736.

SHERIFF ST, 65, new partitions and windows to 5-sty brick store and tenement; cost, \$2,000; owner, Marcus Firestone, 11 East 113th st; architect, Otto Reissmann, 30 1st st. Plan No. 779.

STANTON ST, 241, reset store fronts to 6-sty brick tenement; cost, \$300; owner, Morris Kinzler, 126 East 93d st; architect, Otto Reissmann, 30 1st st. Plan No. 819.

THOMPSON ST, 59-61, remove partitions to 6-sty brick stores and tenement; cost, \$500; owner, Selig A. Kars, 789 Elton av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 789.

THOMPSON ST, 29¼-35, new elevator, stairs, steel and fireproofing to 7-sty brick garage; cost, \$70,000; owner, Manhattan Commercial Garage Co., Geo. F. Secor, Pres., 60 Broadway; architect, B. Hustace Simonson, 315 5th av. Plan No. 753.

WALL ST, 15, new floors, stairs and partitions to 9-sty brick banking office; cost, \$2,500; owners, Estate of Matthew Wilks, N. Y. Life Ins. & Trust Co., trustees, 52 Wall st; architect, Guy Lowell, 225 5th av. Plan No. 777.

WASHINGTON ST, 255, masonry and new windows to 4-sty brick store and lofts; cost, \$1,000; owner, Wm. G. Irbig, 255 Washington st; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 801.

WILLET ST, 97, masonry and bake ovens to 5-sty brick stores and tenement; cost, \$2,500; owner, Abraham Taube, 51 East 97th st; architect, Otto Reissmann, 30 1st st. Plan No. 732.

3D ST, 282 East, new bathroom, partitions to 4-sty brick tenement and store; cost, \$300; owner, Samuel Roth, 282 East 3d st; architect, Jacob Fisher, 25 Av A. Plan No. 745.

14TH ST, 503 East, new window to 4-sty brick parish house; cost, \$500; owners, Church of the Immaculate Conception, Rev. Wm. G. Murphy, pastor, 503 East 14th st; architects, Bruno W. Berger & Son, 128 Bible House. Plan No. 734.

14TH ST, 116-118 West, 10,000-gallon gravity and 7,500-gallon pressure tanks to 12-sty brick store and lofts; cost, \$2,300; owner, Samuel Weil, 194 Franklin st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 764.

22D ST, 6-8 West, remove partitions and doors to 5-sty brick stores and lofts; cost, \$50; owner, Gertrude A. Vanderbeck, 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 731.

22D ST, 10-12 West, removal of partitions to 5-sty brick store and lofts; cost, \$200; owner, Gertrude A. Vanderbeck, 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 730.

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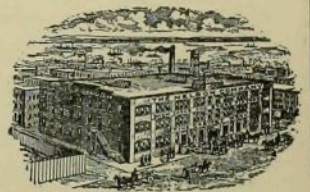
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Plans Filed—Alterations—Manhattan (Contin'd)

24TH ST, 154 East, masonry and steel to 2-sty brick stable; cost, \$50; owners, Fiss, Doerr & Carroll, 153 East 24th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 817.

24TH ST, 158 East, masonry and steel to 2-sty brick stable; cost, \$50; owners, Fiss, Doerr & Carroll, 153 East 24th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 818.

27TH ST, 27 West, new partitions, plumbing and dumbwaiter shaft to 6-sty brick store, lofts and offices; cost, \$500; owner, Wm. Morgan, 27 West 27th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 722.

28TH ST, 331 East, new partitions and runway to 2-sty brick stable; cost, \$1,000; owner, Mary Quinn, 207 East 27th st; architect, John H. Knubel, 305 West 43d st. Plan No. 820.

30TH ST, 14 East, masonry to 5-sty brick residence; cost, \$3,500; owner, Andrew C. Zabriskie, 52 Beaver st; architects, Hoppin & Koen, 244 5th av. Plan No. 744.

31ST ST, 314 East, masonry and new plumbing to 4-sty brick tenement; cost, \$500; owner, the estate of Christiana Goepfert, Louise A. Goepfert, extr., 1289 2d av; architect, Jas. H. Cole, 403 West 51st st. Plan No. 816.

32D ST, 339-349, new roof tank to 6-sty brick tenements; cost, \$900; owners, The Dudley Homes Co., 100 William st; architects, Howells & Stokes, 100 William st. Plan No. 778.

33D ST, 424-438 West, glass sash to 13-sty brick lofts; cost, \$110; owner, McKeon Realty Co., 80 Maiden lane; architect, Washington B. Reed, 312 West 43d st. Plan No. 741.

33D ST, 22 East, new brick flue to 4-sty brick store and studio; cost, \$100; owner and architect, Benj. W. Levitan, 20 West 31st st. Plan No. 758.

36TH ST, 53-57 West, fire-roof elevator shaft to 12-sty brick stores and offices; cost, \$1,000; owners, Newton Creek Dock Properties, Inc., Fred B. Mollenhauer, president, 129 Front st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 728.

36TH ST, 337 West, new partitions, stairs and steel to 4-sty brick stable and garage; cost, \$1,500; owner, Saks & Co., 33d-34th sts, Broadway; architect, Alfred Freeman, 29 West 34th st. Plan No. 821.

38TH ST, 39-41 West, new windows and partitions to 12-sty brick store and lofts; cost, \$350; owner, Burton S. Castle, 435 5th av; architect, Chas. Pace, 37 East 28th st. Plan No. 733.

42D ST, 21 West, new store front to 6-sty brick stores and offices; cost, \$200; owner, State Realty Co., Walter J. Salomon, Pres., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 737.

42D ST, 304-6 West, new partition, store front and plumbing to 5-sty brick stores; cost, \$2,000; owner, Heyman Vogel, 304 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 803.

44TH ST, 153 West, new stores and rear extension, 20x30, to 4-sty brick dwelling; cost, \$5,000; owner, Wolf Frank, 538 9th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 726.

45TH ST, 173 West, alterations to 3-sty brick stores and hotel; cost, \$300; owner, Thomas B. Hadden, 42 Broadway; architect, W. G. Howard, 13-21 Park Row. Plan No. 772.

46TH ST, 335 East, steel brackets to 3-sty brick studio; cost, \$500; owners, Donnelly & Ricci, 335 East 46th st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 759.

46TH ST, 33 West, stores to 4-sty brick residence; cost, \$250; owner, Wm. Carr, 35 West 46th st; architect, Chas. E. Reid, 132 East 23d st. Plan No. 766.

46TH ST, 16-18 West, new window to 12-sty brick store and lofts; cost, \$100; owners, 16 & 18 West 46th St. Co., Wm. Everdell, Jr., president, 151 West 42d st; architects, Hazzard, Erskine & Blagden, 437 5th av. Plan No. 786.

48TH ST, 171 West, alterations to 4-sty brick stores and dwelling; cost, \$50; owner, Daniel Clancy, 721 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 770.

49TH ST, 13 West, new bay window to 4-sty brick restaurant; cost, \$500; owner, Anna D. Atterbury, 13 West 49th st; architect, Ernest Flagg, 109 Broad st. Plan No. 812.

56TH ST, 10 East, new plumbing and fireproof partitions to 4-sty brick store; cost, \$1,500; owner, Wm. H. Wickham, 10 West 43d st; architect, Samuel Levingson, 39 West 38th st. Plan No. 790.

72D ST, 524 East, alterations to 2-sty brick offices and stable; cost, \$5,000; owner, Geo. H. Storm, 311 West 85th st; architects, Varian Bros., 2783 Webster av. Plan No. 771.

72D ST, 306 East, new front and rear extension to 4-sty brick store and offices; cost, \$5,000; owner, William Infield, 306 East 72d st; architect, Geo. Dress, 1436 Lexington av. Plan No. 804.

89TH ST, 119-121 West, new partition to 2-sty brick garage; cost, \$30; owner, Constance T. Delanone, care Cruikshank Co., 141 Broadway; architect, John J. Graham, 71 Broadway. Plan No. 767.

91ST ST, 20 West, new stairs and dumbwaiter to 4-sty brick church and dwelling; cost, \$2,000; owner, Church of the Divine Inspiration of America, 20 West 91st st; architect, S. Walter Katz, 505 5th av. Plan No. 797.

101ST ST, 203 East, new partition store front and stairs to 4-sty brick store and tenement; cost, \$1,500; owner, Anita H. H. Morell, 258 Riverside drive; architect, Max Muller, 115 Nassau st. Plan No. 739.

113TH ST, 2 East, masonry, steel and new stores to 5-sty brick stores and tenement; cost, \$5,000; owner, Irving Smith, 149 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 727.

118TH ST, 210 West, new partition and store fronts to 5-sty brick stores and tenement; cost, \$1,000; owner, Arnold Kohn, 1400 5th av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 765.

125TH ST, 332 West, reset store front to 5-sty brick store and dwelling; cost, \$500; owners, The Roanoke Realty Co., Inc., 320 West 125th st; architect, Henry Furth, 81 New st. Plan No. 785.

125TH ST, 53 West, new store fronts and partition to 4-sty brick stores, loft and dwelling; cost, \$350; owner, Chas. H. Dreyer, Engle st, Englewood, N. J.; architect, Benj. Bialek, 53 West 125th st. Plan No. 800.

132D ST, 549-559 West, new roof supports to 6-sty brick silk mill; cost, \$2,000; owner, Julius Kaufmann, 549-59 West 132d st; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 811.

147TH ST, 501 West, new store front to 5-sty brick stores and tenement; cost, \$200; owner, Peter Sackman, 1438 Jessup pl; architect, Frank J. Schefcik, 4168 Park av. Plan No. 815.

157TH ST, 500 West, house tank to 5-sty brick tenement; cost, \$100; owner, Wm. C. Schmidt, 1253 St Nicholas av; architect, Alfred A. Tearle, 569 West 184th st. Plan No. 806.

AV A, 237, toilet partitions to 4-sty brick store and tenement; cost, \$150; owner, Estate of Louis Josephthal, Geo. S. Hellman, extr., 366 3th av. Plan No. 814.

AMSTERDAM AV, 1949-1953, house tank to 5-sty brick stores and tenement; cost, \$100; owner, John Schrieber, 1949 Amsterdam av; architect, Alfred A. Tearle, 569 West 184th st. Plan No. 807.

AMSTERDAM AV, 782, new floor to 5-sty brick tenement; cost, \$300; owner, Ferdinand H. Stelham, 60 Amsterdam av; architect, John H. Knubel, 305 West 43d st. Plan No. 743.

BOWERY, 244, new show window to 3-sty brick store and loft; cost, \$300; owner, Fanny Arnheim, 767 Broadway; architect, Louis A. Sheinar, 194 Bowery. Plan No. 775.

BROADWAY, 3440-3448, alterations to 6-sty brick tenement; cost, \$250; owner, Leopold Wolfson, 30 Church st; architects, Schwartz & Gross, 347 5th av. Plan No. 808.

BROADWAY, 2182-2186, alterations from garage to 2-sty brick moving picture theatre and stores; cost, \$15,000; owners, Ed. Y. Eltonhead and Chas. Furthman, 1476 Broadway; architects, The E. C. Horn Sons, 1476 Broadway. Plan No. 749.

BROADWAY, 1157, new store front to 3-sty brick stores and loft; cost, \$200; owner, Harry H. Aronson, 365 Washington st, Boston, Mass; architects, Horenburger & Bades, 122 Bowery. Plan No. 773.

BROADWAY, 2182-86, new staircases and plumbing fixtures to 2-sty brick store and loft; cost, \$750; owner, Henry W. Coe, 69 Wall st; architect, Samuel Levingson, 39 West 38th st. Plan No. 787.

BROADWAY, 14-20, reconstruct partition to 9-sty brick offices; cost, \$50; owner, Isabella P. Hunewell, 18 Broadway; architect, Henry Regelman, 133 7th st. Plan No. 788.

BROADWAY, 687, extension of stairs to 6-sty brick store and lofts; cost, \$2,000; owner, Joseph T. Tower, Tuxedo Park, N. Y.; architect, Jas. B. Baker, 156 5th av. Plan No. 747.

BROADWAY, 2680, new entrance and marquis to two 5-sty brick tenements; cost, \$1,200; owner, Marion S. I. Martin, 331 Madison av; architect, Nathan Langer, 81 East 125th st. Plan No. 725.

BROADWAY, 1741, new stairs to 4-sty brick store and offices; cost, \$150; owner, Jane Fautou, 9 West 29th st; architect, Edgar T. Hovell, 31 Kane pl, Brooklyn. Plan No. 723.

BROADWAY, 1539-1549, new store front to 6-sty brick stores and offices; cost, \$150; owner, 46th St & Broadway Realty Co., 30 East 42d st; architect, Louis Vogel, 344 West 42d st. Plan No. 757.

BROADWAY, 474½-476, two 7,500-gallon pressure tanks to 11-sty brick store and lofts; cost, \$2,500; owner, The Adams Land & Building Co., Wm. M. Barrett, Pres., 71 Broadway; architect, The Rusling Co., 39 Cortland st. Plan No. 763.

BROADWAY, 716, new stairs to 6-sty brick stores and lofts; cost, \$600; owner, Estate of Jacob Scholle, Albert W. Scholle, Trustee, 5 Nassau st; architect, Louis Brooks, 132 Nassau st. Plan No. 756.

BROADWAY, 180, new window to 12-sty brick offices; cost, \$65; owner, Chas. A. Eudoine Estate, 1181 Broadway; architect, Edward Bauer, 244 5th av. Plan No. 802.

BROADWAY, 245, spiral stairs to 7-sty brick offices; cost, \$340; owner, Helen M. Schurman, 15 West 57th st; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 798.

LEXINGTON AV, 366, store to 3-sty brick dwelling; cost, \$148; owner, Clara Stowell, 366 Lexington av; architect, Garfield W. Steves, 1032 3d av. Plan No. 760.

LEXINGTON AV, 723, alterations to 5-sty brick stores, offices and dwelling; cost, \$4,000; owner, Israel O. Blake, 723 Lexington av; architect, Geo. Dress, 1436 Lexington av. Plan No. 736.

LEXINGTON AV, 54-56, fire escapes to 4-sty brick offices and lofts; cost, \$200; owner, Benj. W. Mayer, 44 East 14th st; architect, Harris Bernstein, 338 East 95th st. Plan No. 792.

MADISON AV, 571-591, alterations to 3-sty store and studio; cost, \$250; owner, Mary Lester, 453 West 143d st; architect, Edward B. Chestersmith, 181 Woodruff av, Brooklyn. Plan No. 809.

MADISON AV, 86, install store to 5-sty brick dwelling; cost, \$8,000; owner, Louis C. Raegener, Madison av and 29th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 810.

MORNINGSIDE AV, w s, bet 110th and 113th sts, new chapel to eastern end of 1-sty stone church; cost, \$100,000; owners, The Cathedral

of St. John the Devine, Geo. M. Miller, Sec'y of Trustees, 80 Broadway; architects, Cram & Ferguson, 33 West 42d st. Plan No. 761.

ST. NICHOLAS AV, 1393, new store front to 2-sty brick store and police station; cost, \$500; owner, Rose C. Nueman, care Prince George Hotel, 14 East 28th st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 752.

ST NICHOLAS AV, 1422-26, dance floor to 2-sty brick stores, offices and dance hall; cost, \$200; owners, Belvedere Building Co., 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 799.

WEST BROADWAY, 464, new stairway to 5-sty brick store and lofts; cost, \$300; owner, Robert Kinkele, Stapleton, S. I.; architect, Wm. H. Ludwig, 801 Eastern Parkway, Brooklyn. Plan No. 748.

1ST AV, 2036, reset store front to 5-sty store and tenement; cost, \$235; owner, Angelo De Grascio, 2036 1st av; architect, Frank J. Entusak, 442 East 105th st. Plan No. 750.

1ST AV, 16, brick extension to 5-sty brick tenement; cost, \$3,000; owner, John Melchner, 9 1st av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 724.

1ST AV, 2352-54, report for Bureau of Licenses for 4-sty brick store, tenement and dance hall; no cost; owner, Edward C. Scharium, 192 Broadway; architect, Kren. N. L. Jensen, 147 East 125th st. Plan No. 783.

1ST AV & 101ST ST, s e cor, awning to 6-sty brick stores and tenement; cost, \$1,000; owner, Morris Mufsen, 115 Norfolk st; architect, Max Muller, 115 Nassau st. Plan No. 793.

1ST AV, 2157, new store front to 3-sty brick stores and lofts; cost, \$300; owner, Peter Niarine, 1976 Lexington av; architects, De Rose & Cavallieri, 2333 1st av. Plan No. 784.

2D AV, 2095, masonry to 5-sty brick stores and tenement; cost, \$35; owner, Elias Schlimowitz, 161 Lenox av; architects, De Rose & Cavallieri, 2333 1st av. Plan No. 813.

2D AV, 1177, new partitions and store front to 5-sty brick tenement; cost, \$1,000; owner, Patrick McCauley, 229 East 39th st; architect, John H. Knubel, 305 West 43d st. Plan No. 742.

3D AV, 2057, new store front to 4-sty brick store and tenement; cost, \$250; owner, Gustave Brown, 2057 3d av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 805.

5TH AV, 292, new store front and marquise to 5-sty brick stores and offices; cost, \$450; owner, Ida C. Bracher, 292 5th av; architect, Phillip H. Goldstein, 445 West 45th st. Plan No. 751.

5TH AV, 547, new stairs and store to 5-sty brick store, office and bachelor apts; cost, \$2,500; owner, Mrs. Josephine Brooks, 826 5th av; architects, Boehm & Boehm, 7 West 42d st. Plan No. 768.

5TH AV, 858-864, new stores to 5-sty brick residence; cost, \$500; owner, Thos. F. Ryan, 858 5th av; architect, Thos. Hastings, 225 5th av. Plan No. 755.

5TH AV, 347, new fireproof roof, partitions to 16-sty brick offices; cost, \$800; owners, New York Business Bldg. Corp., Ferdinand Carstein, vice-president, 347 5th av; architects, Geo. E. Post & Sons, 101 Park av. Plan No. 791.

6TH AV, 729-35, electric sign to 4-sty brick office and store; cost, \$150; owner, David P. Hart, 975 Woodycrest av; architect, Wm. T. Totten, 354 West 50th st. Plan No. 780.

6TH AV, 304-6, house tank to 6-sty brick stores and lofts; cost, \$200; owner, Estate of Andrew Alexander, 40 East 81st st; architect, Joseph Wolf, 103 Park av. Plan No. 795.

6TH AV, 765, new partitions and store fronts to 4-sty brick office and dwelling; cost, \$1,500; owner, Home Circle Realty Co., 35 9th av; architect, Edward Necarsulmer, 507 5th av. Plan No. 769.

6TH AV, 332, new stairs and vent shaft to 4-sty brick office, lofts and stores; cost, \$500; owner, Estate of Edwin P. Smith, 266 West 23d st; architect, P. F. Brogan, 119 East 23d st. Plan No. 754.

8TH AV, 689, fireproofing to 4-sty brick stores and tenement; cost, \$100; owner, Home Circle Realty Corp., Joseph W. Strasser, pres., 35 9th av; architect and contractor, C. A. Bruhns, 152 Amsterdam av. Plan No. 738.

8TH AV, 709, wooden platform to 4-sty brick store and tenement; cost, \$100; owner, W. Waldorf Astor, 21 West 26th st; architect, Frank Hausle, 81 East 125th st. Plan No. 781.

10TH AV, 22-26, masonry to 4-sty brick storage; cost, \$400; owner, Peter D. Strauch, 22 10th av; architect, J. F. Rieger, 154 Nassau st. Plan No. 782.

Bronx.

139TH ST, 542, new show windows and new partitions to 6-sty brick stores and tenement; cost, \$500; owner, Morris Schlossman, 339 East 79th st; architect, Otto L. Spannake, 283 East 78th st. Plan No. 104.

147TH ST, 530, new roof to 1-sty shed; cost, \$200; owner, Solomon Ornstein, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 105.

165TH ST, 930 and 932, two 3-sty frame extensions, 18x16.9, and build one story of frame under two 2-sty frame stores and dwellings; cost, \$3,000; owner, Jas. G. Patton, 824 Jackson av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 107.

165TH ST, 934, 3-sty frame extension, 20x16.9, and one story of brick under 2-sty frame store and dwelling; cost, \$1,600; owner, Jas. G. Patton, 824 Jackson av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 106.

227TH ST, n s, 105 w Barnes av, 2-sty brick and frame extension, 18.10x14.8, new story of brick built under 1-sty frame dwelling; cost, \$3,000; owner, Carmine Squillante, 769 East 227th st; architect, Geo. P. Crossier, 223d st and White Plains av. Plan No. 103.

INTERVALE AV, w s, 400 s 169th st, 1-sty of brick built under and move 2-sty brick store and dwelling; cost, \$1,500; owner, Geo. Graziado, 1040 Fox st; architect, M. W. Del Gauano 401 Tremont av. Plan No. 102.

STEBBINS AV, 1275, two 1-sty frame extensions, 22.4x12.6 and 22.4x1.10, to 1-sty frame stores and dwelling; cost, \$800; owner, Eva Felsler, 1192 Fox st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 108.

Brooklyn.

BOND ST, 346 and 348, interior alterations to 1-sty wagon house; cost, \$200; owner, Planet Mills Mfg. Co., 335 Carroll st; architect, Julius Jepsen, 229 West 28th st, N. Y. Plan No. 1239.

CARROLL ST, 339-355, interior alterations to 2-sty brick foundry; cost, \$8,000; owner, Planet Mills Mfg. Co., 335 Carroll st; architect, Julius Jepsen, 229 West 28th st, N. Y. Plan No. 1235.

CARROLL ST, 333-337, interior alterations to 3-sty brick manufacturing plant; cost, \$4,000; owner, Planet Mills Mfg. Co., 335 Carroll st; architect, Julius Jepsen, 229 West 28th st, N. Y. Plan No. 1236.

COLUMBIA ST, 158, plumbing to 3-sty store and tenement; cost, \$350; owner, Louis Schloss, 156 Columbia st; architect, David A. Lucas, 98 3d st. Plan No. 1189.

DOUGLASS ST, 31, plumbing to 3-sty dwelling; cost, \$300; owner, Wm. McAdam, 313 Pacific st; architect, David A. Lucas, 98 3d st. Plan No. 1188.

FLUSHING AV, 729, exterior and interior alterations to 1-sty store; cost, \$600; owner, M. B. Evans, 839 Broadway; architect, Ignatius A. Crawford, 1095 Lorimer st. Plan No. 1182.

FROST ST, 6, plumbing to 1-sty foundry; cost, \$150; owner, Edw. Estey, on premises; architect, Chas. Schwartzman, 57 Union av. Plan No. 1240.

FULTON ST, 1292, exterior alterations to 2-sty restaurant; cost, \$2,500; owner, Mary A. Ryan, 146 Monroe st; architect, W. H. Ludwig, 801 Eastern Parkway. Plan No. 1207.

GREENWOOD AV, 306, exterior and interior alterations to 2-sty dwelling; cost, \$300; owner, Vincent Montalbino, on premises; architect, Emil F. Link, 18 East 3d st. Plan No. 1191.

HENRY ST, 114, exterior alterations to 4-sty dwelling; cost, \$1,800; owner, Alex Rea, 117 Henry st; architect, same. Plan No. 1155.

HERKIMER ST, exterior alterations to 2-sty dwelling; cost, \$350; owner, Henry Grath, on premises; architect, Martin Wuttke, 15 Hull st. Plan No. 1259.

HICKS ST, 761, plumbing to 1-sty power plant; cost, \$300; owner, Edison Elec. Ill. Co., 360 Pearl st; architect, same. Plan No. 1217.

JAMAICA AV, 171, extension to 2-sty dwelling; cost, \$1,200; owner, Bernhardt Schubert, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1199.

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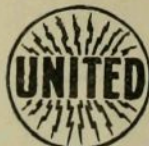
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NOTICE: After April 1, the General Offices will be located at 130 EAST 15th STREET.

Plans Filed—Alterations—Bklyn. (Cont.).

KENT AV, 334, exterior alterations to 7-sty factory; cost, \$915; owner, American Sugar Refining Co., 117 Wall st, N. Y.; architect, Wm. C. Orbell, 194 Knickerbocker av. Plan No. 1196.

KOSCIUSKO PL, 11, extension to 1-sty theatre; cost, \$3,500; owner, David Greenspan, 360 Grand st, N. Y.; architect, Geo. Wagner, 202 East 57th st, N. Y. Plan No. 1174.

LEONARD ST, 637, interior alterations to 2-sty dwelling; cost, \$350; owner, Ida Feiler, 650 Manhattan av; architect, Wm. Richter, 4411 18th av. Plan No. 1224.

LEONARD ST, 222-4, re-arrange seats in manufacturing and moving picture show; cost, \$100; owner, Anton Hecht, 226 Leonard st; architect, Morris Friedman, 154 West 131st st, N. Y. Plan No. 1231.

PRESIDENT ST, 376 to 396, interior alterations to 2-sty manufacturing plant; cost, \$1,000; owner, Planet Mills Mfg. Co., 325 Carroll st; architect, Julius Jepsen, 229 West 28th st, N. Y. Plan No. 1237.

PRESIDENT ST, 398-402, interior alterations to 1-sty manufacturing plant; cost, \$800; owner, Planet Mills Mfg. Co., 325 Carroll st; architect, Julius Jepsen, 229 West 28th st, N. Y. Plan No. 1238.

PROSPECT PL, 1247, plumbing to 2-sty dwelling; cost, \$150; owner, Jas. F. Knudson, 1339 St. Johns pl; architect, Geo. A. Barczick, 216 Utica av. Plan No. 1244.

ROEBLING ST, 219, interior alterations to 2-sty dwelling; cost, \$500; owner, Zacharias Derobowitz, on premises; architect, C. M. Straub, 147 4th av, N. Y. Plan No. 1212.

SUMPTER ST, 225, extension to 2-sty dwelling; cost, \$200; owner, Kate Le France, on premises; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 1251.

WILLOW ST, 144, plumbing to 4-sty dwelling; cost, \$200; owner, Edgar M. Cullen, on premises; architect, John H. Dillon, 541 Atlantic av. Plan No. 1222.

SOUTH 1ST ST, 34, elevator shaft to 5-sty factory; cost, \$400; owners, S. Monday & Sons, on premises; architects, Otis Elevator Co., 250 11th av, N. Y. Plan No. 1172.

SOUTH 3D ST, 29, remove wall of 2-sty store and dwelling; cost, \$250; owner, Aaron J. Friedman; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1219.

WEST 8TH ST, 2937, plumbing to 3-sty hotel; cost, \$500; owner, Adam Yockle, on premises; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 1260.

EAST 40TH ST, 597, extension to 2-sty dwelling; cost, \$1,800; owner, B. Schwab, on premises; architects, Koch & Wagner, 36 Court st. Plan No. 1265.

BROADWAY, 1368 and 1370, store front to 4-sty store and tenement; cost, \$150; owner, Jas. H. Hart, on premises; architect, Rafael J. Wolkenstein, 1876 Belmont av, Bronx. Plan No. 1241.

FLATBUSH AV, 120, interior alterations to 4-sty store and dwelling; cost, \$250; owners, Hulton & Cutting, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 1152.

MANHATTAN AV, 51, interior alterations to 4-sty synagogue; cost, \$400; owner, Louis Finkelstein, 17 West 3d st, N. Y.; architects, Brooks & Rosenberg, 350 Fulton st. Plan No. 1218.

PITKIN AV, 1652, exterior alterations to 3-sty tenement; cost, \$875; owner, Sam'l Horowitz, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1149.

STONE AV, 352, interior alterations and bay window to two 4-sty tenements; cost, \$1,000; owner, George Tonkonogy, 2936 Fulton st, Jamaica; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1167.

SUTTER AV, 908, interior and exterior alterations to 3-sty tenement; cost, \$500; owner, Morris Hitzler, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1264.

THATFORD AV, 320, interior alterations to 4-sty tenement; cost, \$500; owner, Kolmon Knopfmacher, 1282 Hinsdale st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1168.

VANDERBILT AV, 81, plumbing to dwelling; cost, \$250; owner, Wm. McAdam, 313 Pacific st; architect, D. A. Lucas, 98 3d st. Plan No. 1153.

14TH AV 1423, bay window to 3-sty dwelling; cost, \$375; owner, Jos. Pines, 1221 14th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1194.

Queens.

COLLEGE POINT.—11th st, e s, 200 s 5th av, erect new W. C. compartments to dwelling, new plumbing; cost, \$350; owner, J. Marind, premises. Plan No. 324.

CORONA.—55th st, n w cor Jackson av, 1-sty frame extension, 10x25, front 1-sty frame store and dwelling, tin roof; cost, \$400; owner, Fred Long, premises. Plan No. 314.

CORONA.—Grinnell av, e s, 140 n Jackson av, 1-sty frame extension, 8x16, rear 1-sty frame dwelling, tin roof; cost, \$400; owner, Jas. Randel, premises. Plan No. 315.

CORONA.—Radcliff av, n s, 200 e 51st st, 1-sty frame extension, 24x30, front 1-sty frame shop, tin roof, interior alterations; cost, \$800; owner, Joseph Frank, premises; architect, C. L. Varrone, Corona av, Corona. Plan No. 312.

FLUSHING.—Sandford av, s e cor Jamaica, new plumbing in convent; cost, \$60; owner, St. Joseph's Convent, premises. Plan No. 310.

FLUSHING.—Amity st, 173, new plumbing in dwelling; cost, \$130; owner, Dr. J. Bloodgood, premises. Plan No. 311.

L. I. CITY.—3d av, e s, 225 n Jamaica av, 1-sty frame extension, 20x18, front 2-sty dwelling, interior alterations; cost, \$800; owner, Jos. Rapp, 464 3d av. L. I. City; architect, Edw. Faerber, 407 Hancock st, L. I. City. Plan No. 316.

L. I. CITY.—Trowbridge st, n s, 175 e Willow st, change peak roof to flat, interior alterations; cost, \$600; owner, D. Nicastro, 68 Willow st. L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 306.

LONG ISLAND CITY.—Pierce av, n e cor Hamilton st, new plumbing, factory; cost, \$190; owner, Prospero DeNobila Co., premises. Plan No. 322.

LONG ISLAND CITY.—Hulst st, 105, gas piping in dwelling; cost, \$10; owner, M. Burke, premises. Plan No. 330.

MORRIS PARK.—Cochran av, w s, 200 s Jerome av, new plumbing, public school; cost, \$150; owner, City of New York, Park av and 59th st, N. Y. C. Plan No. 325.

RIDGEWOOD.—Ralph st, n s, 125 w Covert av, interior alterations to store and dwelling; cost, \$800; owner, A. Mossiano, 9 Moore st, Corona. Plan No. 313.

ROCKAWAY BEACH.—Thomas st, e s, 700 n L. I. R. R., 2-sty frame extension, 21x10, rear 2-sty club house, shingle roof; cost, \$200; owner, John Gaffney, 150 Amber st, Brooklyn; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 307.

ROCKAWAY BEACH.—Boulevard, s w cor Neptune av, 1-sty frame extension, 16x10, rear 3-sty hotel, shingle roof; cost, \$300; owner, John Fitzgerald, 2d av and 96th st, N. Y. C.; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 308.

ROCKAWAY BEACH.—Washington av, n s, 100 e Undine av, new plumbing, 9 bungalows; cost, \$200; owner, J. J. Egan, Rockaway Beach. Plan No. 305.

ROCKAWAY BEACH.—Wainwright st, e s, 75 s Washington st, 1-sty frame extension, 8x7, rear 2½-sty frame dwelling, slag roof; cost, \$100; owner, Miss M. Newmann, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 309.

ROCKAWAY BEACH.—Eoulevard, s w cor Brandreth av, interior alterations to bakery; cost, \$250; owner, Herschmann Bleir Co., premises. Plan No. 321.

ROCKAWAY BEACH.—Chase av, e s, 243 s Boulevard, new foundation to dwelling; cost, \$400; owner, H. Maskin, premises. Plan No. 328.

FAR ROCKAWAY.—St. Mary's Court, n s, 200 w Broadway, interior alterations to dwelling; cost, \$200; owner, Emma J. Muhlbach, premises. Plan No. 320.

MORRIS PARK.—Jerome av, s s, 150 w Beech st, new plumbing, dwelling; cost, \$50; owner, M. Weber, premises. Plan No. 317.

MORRIS PARK.—Jerome av, s s, 115 w Jerome av, new plumbing, dwelling; cost, \$50; owner, W. Kling, premises. Plan No. 318.

MORRIS PARK.—Jerome av, s s, 75 w Beech st, new plumbing, dwelling; cost, \$50; owner, Mr. West, premises. Plan No. 319.

OZONE PARK.—Oxford av, e s, 100 n Belmont av, cut new windows in dwelling; cost, \$50; owner, S. Tufano, premises. Plan No. 323.

EVERGREEN.—Cypress av, w s, 60 s Lafayette av, 1-sty frame extension, 11x10, rear 2-sty frame dwelling, tin roof; cost, \$300; owner, W. J. Mehil, 149 East 94th st, N. Y. C. Plan No. 326.

JAMAICA.—Fulton st, 312-314, repair moving picture after fire damage; cost, \$200; owner, W. C. Baker, Hardenbrook av, Jamaica. Plan No. 327.

MIDDLE VILLAGE.—Fresh Pond rd, e s, near Lutheran Cemetery, 1-sty brick extension, 25x94, side 1-sty shed; owner and architect, N. Y. Municipal Railway Co., 85 Clinton st, Brooklyn. Plan No. 329.

Richmond.

JERSEY ST, e s, 100 s Henry st, New Brighton, new roof to brick store and dwelling; cost, \$25; owner, John Fabiszewskie, New Brighton; builder, John Paczewitz, New Brighton. Plan No. 37.

RICHMOND TER, n s, 50 w Simonson av, 2737 Mariners Harbor, remove a wing to frame dwelling; cost, \$300; owner, Mrs. Thos. Nolan, West New Brighton; builder, W. C. Holman, West New Brighton. Plan No. 35.

POMMER AV, w s, and Marion av, North Stapleton, 2½-sty addition to frame dwelling; cost, \$1,000; owner, Mrs. Macklin, on premises; architect, John Davies, Tompkinsville; builder, Karlsson Eros, Tompkinsville. Plan No. 36.

OCEAN FRONT, 150 e creek, South Beach, 1-sty extension to frame bungalow; cost, \$100; owner, Charles P. Walker, 192 Grand st, Jersey City, N. J.; builder, William Anderson, 41 Mercer st, Jersey City, N. J. Plan No. 34.

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 March 7. The location is given, but not the owner's address:

EAST ORANGE.—Mariano Accardi, west side Halstead st, 100 ft n Tremont av, 3-sty frame, \$6,000.

NEWARK.—Stephan Mayernick, 808 South 14th st, 3-sty frame, \$6,000; Marcello Pietrangelo, 90 Ridge st, 3-sty brick, \$10,000; Louis Drenkin, 19 and 21 Avon pl, two 3-sty frame alterations, \$1,000.

ORANGE.—Julia Anginoli, s s Frankfort st, 68 e Lincoln av, 3-sty brick, \$7,000.

LODI.—Frank and James DeMattia, s s Autumn st, 175 ft w Prospect av, 2-sty brick, \$5,000; James Cottitta, n e cor Main st and West Lane st, 3-sty brick, \$8,000.

FORT LEE.—Gaetano Gentile, n e cor 16th st and Boulevard, 2-sty brick, \$7,000.

JERSEY CITY.—Joseph Glickman, 357, 359 and 361 Jackson av, three 4-sty brick, \$27,000; David Feingold, 311 Railroad av, 4-sty frame alteration, \$100; Isaac Robbins, 82, 84 and 86 Jewett av, three 4-sty brick, \$60,000; Michael C. Higgins, 621 Palisade av, 4-sty brick, \$1,000.

TOWN OF UNION.—Isidore Levin and Max Potoskin, s w cor Boulevard and John st, 4-sty brick, \$13,000.

HOBOKEN.—Charles Weinacht, s e cor Washington and 5th sts, 4-sty brick alteration, \$6,000.

APARTMENTS, FLATS AND TENEMENTS. NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has completed plans for alterations and additions to the flat house at the northeast corner of Springfield av and Rankin st for Mrs. Pauline Siegal, on premises. Cost about \$30,000.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, N. J., has nearly completed plans for a 4-sty apartment house, 50x96 ft., to be erected at the northwest corner of Burnett st and Lenox av for Robert Henderson, president of the Universal Flexible Conduit Co., Newark, owner. Cost about \$40,000. The architect will soon take bids.

ELIZABETH, N. J.—Oakley & Son, 280 North Broad st, owners and architects, are preparing plans for a 3-sty brick apartment house, 85x40 ft., to be erected on North av, between Newark av and North Broad st, to cost about \$20,000.

JERSEY CITY, N. J.—Nathan Weltoff, 222 Washington st, Newark, has completed plans for a 3-sty brick flat, 35x48 ft., to be erected at 84 Van Wagenen av, for Paul Shilling, 208 Jackson av, owner and builder. Cost, about \$9,000.

DWELLINGS.

JERSEY CITY, N. J.—J. A. Resch, 170 Lexington av, is preparing plans for a 2-sty frame residence, 21x40 ft., to be erected in Roosevelt st, west of Mallery av, for Thomas Cavanaugh, 225 Mallery av, owner. Cost about \$3,000.

BOGOTA, N. J.—M. A. Cantor, 39 West 38th st, N. Y. C., is preparing sketches for forty 2½-sty frame and stucco residences, 20x30 ft., for J. J. Lock, 44 Court st, Brooklyn, owner and builder. Cost, about \$4,000 each.

SOUTH ORANGE, N. J.—Taylor & Mosley, 40 Wall st, N. Y. C., are preparing plans for a 2½-sty brick and stone residence, 37x69 ft., for C. F. Steffel, care of Scherring & Glatz, Maiden la and Front st, N. Y. C., owner. Cost, about \$40,000. The architects will soon call for bids.

NEWARK, N. J.—Cady & Gregory, 40 West 32d st, N. Y. C., are preparing plans for a 2½-sty brick and stucco parsonage, 38x38 ft., to be erected at Abington and Clifton avs, for the Third Presbyterian Church, Rev. Dr. Robert Scott Inglis, pastor, 30 Walnut st, Newark.

HALLS AND CLUBS.

MORRISTOWN, N. J.—Bertram G. Goodhue, 2 West 47th st, N. Y. C., is preparing plans for a 1 and 3-sty local stone parish house for St. Peter's Episcopal Church, Rev. P. F. Sturges, rector. Architect will take bids about April 1 on general contract. Cost about \$100,000.

BAYONNE, N. J.—L. E. Jallade, 37 Liberty st, N. Y. C., has completed plans for the 4-sty brick and reinforced concrete Y. M. C. A. building to be erected at Broadway, 38th to 39th sts for the Y. M. C. A. of Bayonne, A. W. Forman, president. Cost about \$100,000.

NEWARK, N. J.—Del Guercio & Connelli, 222 Washington st, Newark, are preparing plans for a 2-sty brick, steel and reinforced concrete hall and meeting room, to be erected on the east side of Summer av, near Crane st, for the Guards of Columbus Realty Co., Richard F. Mattia, 52 Summer av, president. Bids will be received about April 1. Cost, between \$24,000 and \$25,000.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, is taking bids for a 3-sty brick parochial school to be erected at Boulevard and St. Paul's av for St. John's Roman Catholic Church, Rev. Father P. W. Smith, pastor, 3026 Boulevard.

BAYONNE, N. J.—The Board of Education of Bayonne, G. P. McCormack, president, contemplates the erection of a public school at 49th st and Broadway, to cost about \$200,000. No architect has been selected. J. J. Keeler is chairman of the building committee.

STORES, OFFICES AND LOFTS.

MONTCLAIR, N. J.—U. S. Government, Oscar Wenderoth, supervising architect, Treasury Department, Washington, D. C., contemplates the erection of a post office building at the southeast corner of Bloomfield av and Seymour st, to cost about \$130,000.

ELIZABETH, N. J.—J. B. Beatty, 78 Broad st, is preparing plans for a 2-sty frame and stucco cafe, meeting room and apartment, to be erected at 5th st and 1st av, for Nicholas Feid, 513 Elizabeth av, owner.

PERSONAL AND TRADE NOTES.

S. A. GUTTENBERG, architect, has moved his offices from the Post Office Building to new offices in the Proctor Building, North 4th av, Mt. Vernon.

J. W. ANDERSON, of the firm of Olsen & Anderson, general contractors, of Long Island City, has returned from an extended vacation trip to Sweden.

TAYLOR-HORNSBY CONSTRUCTION CO. has opened offices in the Post-Standard Building, Syracuse, N. Y., and will conduct a general contracting business.

HOWARD MAJOR, architect, formerly associated with Chas. A. Rich, 320 Fifth av, has opened offices for the independent practice of his profession at 281 Fifth av.

F. P. KELLEY, architect, 3 West 29th st, will move his offices May 1st. He will occupy jointly with Hobart A. Walker, offices in the Knabe Building, 437 Fifth av.

ARTHUR T. REMICK, architect, formerly at 103 Park av, has become associated with Henry Wilhelm Wilkinson. They have opened new offices for the joint practice of their profession at 15 West 38th st.

CARL A. HAUG, JR., architect, Little Falls, N. Y., has opened an office at Amsterdam, N. Y., in the Newton Building. He was for six years a member of the firm of Carl A. Haug & Son, architects, Little Falls, N. Y.

DE GRAFF & HOGEBOOM, INC., is the name of a new firm recently incorporated to do a general contracting business in Kingston, N. Y., and vicinity. Abram V. De Graff, president and treasurer; R. P. Campfield, secretary.

HENRY BELMONT & SON, heating engineers and contractors, successors to Henry Belmont, announce the removal of their office from 1438 Sand st, Bronx, to 103 Park av, Manhattan. Telephone, Murray Hill 5212.

E. WYATT BLANCHARD has severed his connection with the firm of Tullis & Blanchard (Inc.), general contractors, 1328 Broadway. He will in future conduct a general contracting business under his own name.

MECHANICS INSTITUTE.—The next lecture before the alumni association of Mechanics Institute, 16 West 4th street, will be delivered next Friday evening, March 20, by ex-Attorney General George W. Wickersham.

BERGER MFG. CO., 22d st and 11th av, announce that S. K. Stearns, late representative of the Eller Mfg. Co., metal ceiling contractors, is now special representative of the Berger Company's metal ceiling contract department.

WESTINGHOUSE, CHURCH, KERR & CO., 37 Wall st, have established a laboratory for the purpose of testing concrete aggregates, waterproofing materials, and investigating paints and preservative coatings for concrete and steel.

WILLIAM C. WESTON, architect, Birmingham, Ala., has opened a branch office in the Peoples' Bank Building, Room 7, Mobile, Ala. The office is in charge of John E. Davis, who would appreciate manufacturers' samples and trade catalogues.

J. F. WALSH & BRO., general contractors, formerly at 193 Lexington av, have recently moved their office to 33 West 42d st. For the past eight years they have devoted their energies almost exclusively to public work, but now propose extending their field and are prepared to figure and take contracts for work in the general contracting line.

MARTIN & BRUNGER, a new firm, have purchased all the rights and good will of the contracting firm of Dinkel & Jewell, of Tarrytown. Both members of this new corporation are residents of Irvington. Mr. Martin, for some time, has been superintendent for the Dinkel & Jewell Company.

AMERICAN EVER READY CO., of New York City, manufacturers of electrical supplies, has been incorporated with the National Carbon Co., of Cleveland, Ohio, and will hereafter be known as the American Ever Ready Co., of the National Carbon Co. Conrad Hubert, president of the American Ever Ready Co., has been elected vice-president of the National Carbon Co.

THEATRE SPECIALTY MFG. CO. has moved from the Heidelberg Building to 218 West 42d st. This concern sells a general line of theatrical and moving picture equipment, projection machines, etc., for moving picture theatres, and for educational and trade purposes. In connection with these lines the company is building a demonstrating room in the new offices. A scenic painting department is also conducted.

ALDERMAN CURRAN'S proposed ordinance limiting the size of billboards and electric signs was discussed at a hearing before the Building Committee of the Board of Aldermen Wednesday afternoon in the City Hall. Alderman James Hamilton presided and George McAneny, President of the Board of Aldermen, was in attendance. Attorneys representing the various interests asked for more time, and the committee in executive session fixed on March 25, at 2 o'clock, for a public hearing.

BARBER ASPHALT PAVING CO. has offered a prize of \$100 for the best paper written by a member of the graduating classes of the leading engineering schools on the subject of "Asphaltic Material for Highway Construction." The prize is offered to encourage investigation of methods and materials of road and street construction, and to interest engineering students in highway problems. The paper and its conclusions may be based upon service tests and the lessons of experience; the physical qualities or chemistry of asphalt; or it may combine any two of these lines of investigation. The length of the paper is limited to 3,000 words and all manuscripts must be received not later than June 1, 1914.

C. E. KNOX, who was the consulting engineer for the elevator installation of the Woolworth, Municipal and Metropolitan buildings, has been appointed consulting engineer for the elevator installation in the Equitable Building, the largest structure in the world, by the owners, the Equitable Life Assurance Society. This will be one of the largest elevator installations ever made. The total elevator trackage, according to present plans, will be approximately 20,240 feet, or nearly four miles. The speed of these elevators was originally figured out at about seven and one-half miles an hour, or about equivalent to the speed of an average trolley car. These elevators will serve a floor space of nearly 45 acres, or at least 15,000 people daily.

OBITUARY

WILLIAM JONES, general contractor, died at his home, 73 Oak st, New Rochelle, N. Y., Sunday, March 1st, aged sixty-five years.

THEODORE STUTZ, carpenter and builder, died at his home, 1821 Greene av, Brooklyn, Saturday, March 7, aged seventy-four years.

CHARLES A. MORRIS, consulting engineer, associated for many years with the Haywood Co., N. Y. City, died March 8th, at Los Gatos, Cal., aged sixty-two years.

SEBASTIAN VAN WYNEN, a retired general contractor, died of apoplexy at his home, 294 McDonough st, Brooklyn, Friday, March 6. Mr. Van Wynen was born in Holland eighty-one years ago, and came to this country when sixteen years of age, settling in Brooklyn, where he has lived since.

JOSEPH RIDGWAY, builder, died at his home, 318 Madison st, Brooklyn, Saturday, March 7, aged sixty-one years. Mr. Ridgway was formerly an inspector of public works for the Public Service Commission.

JOHN CURRAN, who for many years had been engaged in the general contracting business, died at his home, 837 St. Johns pl, Brooklyn, Friday, March 6. He was born in Ireland and had been a resident of Brooklyn for thirty-seven years.

MAURICE FORNACHON, architect, who was associated with the late Richard M. Hunt, died at his home, 520 West 114th st, Sunday, March 8th. He was born in 1841 and studied architecture in Switzerland and in the Ecole des Beaux Arts in Paris.

EDWARD C. LOFT, of the firm of Mason & Loft, general contractors, Amsterdam, N. Y., died at his home, 75 West Main st, Amsterdam, Monday, March 2d, after a short illness. He was fifty-eight years of age and was known as one of the foremost builders in Central New York.

AUGUST D. HEYNE, architect, 121 Oraton st, Newark, died Wednesday, March 4. Despondency over failing eyesight and the resultant loss of business caused him to commit suicide by taking poison. Mr. Heyne was fifty-one years old and had practiced architecture in Newark for a number of years.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortland 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.

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 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.

ARCHITECTS TO MEET.—The regular meeting of the New York Society of Architects will be held at the United Engineering Society's building, 29 West 39th st, next Tuesday at 8 P. M. A. M. Feldman, a heating and ventilating engineer, will give a lecture and the following subjects will be discussed: Registration of architects, housing law, schedule of fees and the consolidation of departments in New York.

BROOKLYN Chapter of the American Institute of Architects will open the ninth exhibition of the chapter this evening (Saturday) by a private view and reception to members, which will be followed by the annual dinner of the chapter. The exhibition is held at 131 Remsen st, Brooklyn, and will be open to the public without charge from Sunday, March 15, to Saturday, March 28, inclusive. Exhibition hours are from 12 m. to 6 p. m., and from 7 p. m. to 10 p. m. The exhibition committee, John B. Slee, chairman, has spared no effort to make this year's exhibition an interesting and instructive one and an institution worthy of the support of all patrons of things artistic and educational.

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.

RECENT INCORPORATIONS.

TWENTY-FIRST STREET AND FIFTH AVENUE CORPORATION has been chartered with a \$100,000 capitalization to do a realty and construction business, with offices in Manhattan. The directors are M. Letitia Mathews, Grace Hanson and Susan A. McMahon, all of 30 East 42d st. J. Frank, 30 East 42d st, is the attorney for the company.

FELDER ENGINEERING CO., with offices in Manhattan, has been incorporated with \$25,000 capital stock to do a general engineering and contracting business. The directors are John J. Plunkett, William A. Fleming and Paul Plunkett, all of 103 Park av. Thomas F. Keogh, 90 West Broadway, is the attorney.

J. A. VANDEGRIFT & CO. is a \$25,000 corporation, chartered to do general engineering, contracting, construction of works of public improvement with offices in Manhattan. The directors are Jos. A. Vandegrift, LeRoy Scott and Henri C. Morang, all of 149 Broadway. Walter S. Newhouse, 37 Liberty st, is the attorney for the company.

71 WEST 115TH STREET REALTY CO., realty and construction, has been chartered with a capitalization of \$10,000 with offices in Manhattan. The directors are Max Ellis Jaffe, 1475 Amsterdam av, Thomas M. Fanning, and Thomas M. Fanning, Jr., both of 3180 Broadway. Arthur W. Birkins, 217 West 125th st, is the attorney.

ENNIS REALTY CORPORATION, with offices in Queens, has been chartered with \$5,000 capital stock to do a realty, construction, dealing in building materials and manufacturing same. Arthur B. Ennis, Mabel S. Ennis and George W. Ennis, all of 21 Bayside pl, Hammels Station, Rockaway Beach. Frank H. Field, 135 Broadway, N. Y. C., is the attorney for the company.

FLINTOFF AND MALAT have filed incorporation papers with offices in Manhattan to do a general contracting, painting, decorating and dealing in supplies business. Robert P. Flintoff and Theresa M. Flintoff, both of 61 Buchanan pl, Benjamin Malat and Anna Malat, both of 64 East 102d st, are the incorporators. The company's attorney is I. Wittkind, 299 Broadway.

KARLBACH REALTY CORPORATION is a \$10,000 company chartered with offices in Manhattan to do a realty, construction, dealing in goods, wares, merchandise, brokerage, insurance and contracting business. The incorporators are Chas. A. Strauss and Sidney H. Aarons, both of 261 Broadway, and Elizabeth Smith, 2056 Mulliner av. Strouse & Strauss, 261 Broadway, are the attorneys for the company.

LOUIS KALISCHER has filed incorporation papers with \$20,000 capital stock to do an electrical contracting, construction and engineering business with offices in Brooklyn. The directors are Louis Kalischer, 475 Hancock st, Jos. Milbouer, 140 Greene av, and Louis Florence, 7665 12th av, all of Brooklyn. Weinberg Bros., 302 Broadway, are the attorneys for the company.

GRISCUOLO REALTY CO. has been incorporated to do a realty, contracting and construction business with offices in the Bronx. The papers were filed by Pietro Grisculo, 221 South 11th av, Mt. Vernon, N. Y., Pietro Conelle, 2396 Arthur av, and Gatello Cavaliere, 2167 Belmont av, N. Y. C., as directors. S. H. Golding, 135 Broadway, N. Y. C., is the attorney.

AUXILIARY CORPORATION has filed papers with \$10,000 capital stock with offices in Manhattan to do a realty, construction, contracting, acting as agent, manufacturing and dealing in goods, wares, merchandise and raw materials business. William S. Sussman, 919 Fox st, Chas. M. Lenet, 858 Kelly st, The Bronx, and L. A. Grady, 24 Scott st, Richmond Hill, are the directors. William S. Sussman, 35 Nassau st, is the attorney for the company.

17 WEST 17TH STREET, INC., is the name of a \$10,000 corporation chartered to do a realty, construction, brokerage and insurance business with offices in Manhattan. The directors are P. Chauncey Anderson, John H. Iselin and A. Livingston Norman, all of 25 Broad st. Anderson, Iselin & Anderson, 25 Broad st, are the attorneys.

GOTHIC HOLDING CO., realty and construction, has been chartered with offices in Manhattan, with Matthew M. Edelman, 155 Audubon av, N. Y. C., Eugene Levy, 190 Lincoln av, Brooklyn, and Theodore Feine, 2493 Marion av, Fordham, as directors. Louis Sachs, 52 Broadway, is the attorney for the company.

TWO HUNDRED AND EIGHTY-FOUR PEARL STREET CO. has been chartered with a \$10,000 capitalization, with offices in Manhattan, to do a realty and construction business, with Louis Solomon, 826 Ritter pl, Samuel J. Rawak, 112 West 72d st, and Jas. C. Hogan, 100 East 125th st, as directors. The attorney is Samuel J. Rawak, 256 Broadway.

COHEN IRON WORKS CO., with offices in Brooklyn, has been incorporated to manufacture and deal in iron works, steel and building materials, contracting, realty and construction. The papers were filed by Fannie Cohen and Abraham Cohen, both of 313 Dumont av, and Barnet Levingson, 1555 St. Marks av, all of Brooklyn, as directors. The attorney is George Wiener, 1757 Pitkin av, Brooklyn.

THE SCHLECKER-GREENBERG IRON WORKS has been incorporated with offices in Brooklyn to manufacture and deal in iron, steel, copper, stone, wood articles and realty. Rebecca Schlecker and Lena Greenberg, both of 234 Junius st, and Aaron Benjamin, 1773 Pitkin av, are the directors. Cook & Benjamin, 189 Montague st, Brooklyn, are the attorneys.

WILWICK REALTY CORP. has been chartered with \$7,000 capital stock to do a realty and construction business with offices in Brooklyn. The directors are Andrew F. Wilson, 629 Jefferson av, Frederick Wickstead, 10 St. James pl, and Albert Wickstead, 631 Eastern parkway, all of Brooklyn. Frank H. Field, 135 Broadway, N. Y. C., is the attorney.

BUILDING MATERIALS AND SUPPLIES

CONSTRUCTION SEASON OPENS WITH A STRENGTHENING TONE IN DEMAND AND FIRMER PRICES — LINSEED OIL ADVANCES.

Suburban Dealers Report More Business of Short Order Character.

ABOUT the only real evidence, from a contracting viewpoint, of the opening of the 1914 building season this week came in from the suburban territories for material for comparatively small operations. But the significant thing about this characteristic is that volume seems to be making up for value. In other words, the small speculator now holds the center of the stage, doubtless encouraged to come into the market when prices are attractive and terms favorable. Elizabeth, Newark, Staten Island, Jersey City and Hoboken, west of the Hudson, White Plains in particular, and Westchester in general, to the north and outlying parts of Queens to the east, are moving material freely, according to reports of local wholesalers.

As far as local distributors are concerned, there was a slight easing in all lines this week, doubtlessly traceable to the fact that nearly every construction job in the city had run out of material on hand and contractors hounded the dealers into forcing deliveries. There was an actual scarcity of new orders, but the inquiry has been growing heavier. If indications in this respect count for anything at all, the spring movement of building materials will be about on a par with that of last fall, according to opinion expressed on the floor of the Building Material Exchange, but everybody expects that the fall will compare with the volume of business taken in the spring of 1913.

In the wholesale market there is a reflection of the activity reported from the suburbs. Therefore, prices are firmer than they were a week ago, list prices are not quite so loosely maintained and some departments continue to stiffen. Linseed oil moved up one cent this week. Crushed stone mills prepared to resume operations at a time when the supply here in the city was at a comparatively low ebb. Sand and gravel also moved more easily, but mining was difficult and the insistent demand for these commodities which has existed for some time, has made prices exceedingly stiff. Lime is steady on a moderate demand, but a better inquiry is reported by most of the local agents. Building grades of lumber are also firmer.

Building stone has a better call, but nothing exceptional for this time of the year. Hardware is, perhaps, the most aggressive of all departments as far as actual selling is concerned, but a large part of this demand is dealers' business, and not building specifications, which reflects, in a measure, what already has been said regarding the building movement in the suburbs.

Structural steel continues to be the pivot of the building outlook. The business being taken just now for Eastern deliveries is much more promising than it was in either January or February, and it is expected that March will show a great deal heavier tonnage than any month so far this year. More capacity has lately been blown in at the mills, and prices continue to be firmly held. It is the constantly increasing firmness of this department that is giving the greatest encouragement to building material interests in the metropolitan district. With the mills now employing eighty per cent. of their capacity, whereas only a few months ago the total capacity was something like 60 per cent., there seems to be ground for the opinion generally expressed that business in the building material and supply department of the New York real estate market is improving.

LINSEED OIL UP A CENT.

Seed Market Turns Strong As Demand Shows Improvement.

LINSEED oil has moved up one cent. The quotation is now 53 and 54 cents for city, raw, American seed and 54 and 55 cents for city boiled.

There were two causes for this change which became effective early in the week. One was the strengthening of the seed market at Duluth and the other was the improved demand for the finished product in this district. Oil interests say that paint manufacturers and producers of floor dressings have found the demand so great that extra capacity has had to be employed at the mills earlier than was expected. The great increase in the use of damp and waterproofing compounds for use in concrete work is attributed in part, at least, to the higher prices now ruling.

\$300,000 FOR CITY CONDUITS.

Pennsylvania Takes the Lead in Protecting Signal and Telegraph Wires from Storms.

FOLLOWING the slush storm of almost a fortnight ago, when about 30,000 miles of telegraph wires were borne to the ground and about 15,000 poles destroyed, railway and telegraph companies have been considering the matter of appropriating a sufficient amount of money to permit permanent protection of all these wires. Burned clay conduit interests have been making an aggressive campaign upon the purchasing departments of railroads, advocating the inclosure of all telegraphic wires in vitrified conduits with the result that on Wednesday the Board of Directors of the Pennsylvania Railroad Company, meeting at Philadelphia, appropriated \$300,000 to be expended on vitrified clay conduits to be laid along line of the Pennsylvania Railroad between New York and Philadelphia to protect the wires of a repetition of the storm of March 1 and 2.

The work will begin immediately in putting the overhead wires into clay conduits between Rahway and Trenton and subsequently the system of conduit protection to wires now employed between the Pennsylvania Station in New York and Manhattan Transfer, will be extended through Newark and Elizabeth to Rahway. This is said to be one of the biggest orders for clay conduits ever let.

COAL SUPPLY STILL TIGHT.

Situation Rapidly Becoming Easier, However, on Steam Sizes of Anthracite.

WHILE early this week it was still impossible for either the railroads or the retailers to handle tonnage with ordinary dispatch, the situation was rapidly becoming easier and no further danger was apprehended in view of the lateness of the season.

The greatest pinch has been on the steam sizes of anthracite. For the past month it has been slow work unloading this coal from cars, and in many cases stocks were at low ebb prior to the most recent storm. A good premium could be obtained on loaded boats, but, as there was comparatively little of the steam sizes afloat, the volume of transactions was not large. F. O. B. prices were helped, but the high premiums were offered only on loaded coal.

The bituminous market has been helped materially by the events of the past ten days. The movement of coal to tidewater was virtually at a standstill for the greater part of last week on all the roads, and this led to a pretty thorough cleaning up of demurrage accumulations at the piers. Most of the demurrage coal was moved at low prices, but the bulk of it has been disposed of and as a result the market is in a healthier condition than for a long time.

Many producers are quoting five cents more than a week or two weeks ago on line shipments, and buyers are paying the higher figures readily in most cases.

FEBRUARY FIRE LOSSES.

About \$2,000,000 Less Than January's Loss Reported for U. S. and Canada.

THE losses by fire in the United States and Canada during the month of February, as compiled by The Journal of Commerce and Commercial Bulletin, aggregate \$21,744,200, as compared with \$23,204,700 in January and \$22,084,600 in February last year. The losses thus far this year reach a total of \$44,948,000, as against \$42,277,850 credited against the same time last year.

There were during the short month of February no less than 353 fires credited with causing an estimated property damage of \$10,000 or over in each instance. The following brief classification according to their destructiveness will afford interesting study:

Estimated Loss—	No. of Fires.
\$10,000 to \$20,000.....	118
\$20,000 to \$30,000.....	71
\$30,000 to \$50,000.....	51
\$50,000 to \$75,000.....	41
\$75,000 to \$100,000.....	18
\$100,000 to \$200,000.....	36
\$200,000 and over.....	18
Total	353

BRICK SOMEWHAT EASIER.

Warmer Weather and Better Riding Conditions Brings Optimism.

WITH the Hudson still closed to navigation and, in consequence, giving the market a chance to further clear the wholesale supplies of open and covered cargoes and to reduce the volume of dealers' brick lying about the city awaiting unloading, this department developed some strength as the building season formally opened. The buying is still scattered, however, although inquiry shows improvement. The temperament of the brick department is still one of hesitation for both Hudsons and Raritanans and for that reason quotations are not yet as firm as manufacturers would like to see them. But the firming undertone that is felt throughout the entire building material market doubtless will begin to be felt in the brick department ere another week passes and, indeed, there is every reason to believe that quotations now being made as nominal will stiffen perceptibly as the present local wholesale supply of brick wanes and favorable building weather continues to be the rule rather than the exception. Contractors and architects need not be afraid to specify brick in fear of a shortage as there is ample to take care of the city's needs for some time to come.

Official transactions for Hudson common brick covering the week ending Thursday, March 12, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.		1913.	
Left over, Mar. 6—63.		Arrived.	Sold.
Friday, Mar. 6.....	0	0	0
Saturday, Mar. 7.....	0	0	0
Monday, March 9.....	0	1	1
Tuesday, Mar. 10.....	0	2	2
Wednesday, Mar. 11.....	0	1	1
Thursday, Mar. 12.....	0	2	2
Total	0	6	6

Reported enroute Friday A. M., March 12—0. Condition of market, weak. Prices: Hudsons, — to \$6.50 nominal; covered, — to \$7.50; Raritanans, \$6 to \$6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7 to \$7.50 (yard). Dull. Left over, Friday A. M. March 13—57. Covered barges sold, 5. Total number covered barges, 11. Total number in market, 68.

HUDSON BRICK UNLOADED.

(Current and last week compared.)			
Feb. 27.....	108,000	Mar. 6.....	14,500
Feb. 28.....	143,000	Mar. 7.....	22,500
Mar. 2.....	—	Mar. 9.....	249,500
Mar. 3.....	6,000	Mar. 10.....	170,000
Mar. 4.....	103,000	Mar. 11.....	189,500
Mar. 5.....	184,000	Mar. 12.....	231,500
Total.....	544,000	Total.....	877,500

1913.		Arrived.		Sold.	
Left over, Friday A. M., Mar. 7—51.					
Friday, Mar. 7.....	10	4	4	4	4
Saturday, Mar. 8.....	0	2	2	2	2
Monday, Mar. 10.....	0	4	4	4	4
Tuesday, Mar. 11.....	0	1	1	1	1
Wednesday, Mar. 12.....	0	4	4	4	4
Thursday, Mar. 13.....	4	6	6	6	6
Total	14	21	21	21	21

Condition of market, dull. Prices: Hudsons, \$7 to \$7.25; covered, \$7.50; Raritanans, \$6.87½ to \$7. Newark, \$8.25. Left over Friday A. M., March 14—145. Total covered, 0. Total covered barges sold, 3. Total covered left in market, 8. 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. 12, 1914	119
Total No. bargeloads sold Jan. 1 to Mar. 12, 1914	62
Total No. bargeloads left over Mar. 13, 1914	57
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to Mar. 13, 1913.....	207
Total No. bargeloads sold Jan. 1 to Mar. 13, 1913	162
Total No. bargeloads left over Mar. 14, 1913.	45

THE STEEL MARKET.

Rolled Products Totaled About 1,060,000 Tons.

ACCORDING to report issued by the U. S. Steel Corporation and subsidiary companies the orders for rolled steel products in February exceeded shipments by 18,751 tons per day as indicated by an increase of 412,760 tons in unfilled orders, which aggregated 5,026,440 tons at the end of February. Viewing the steel market as a barometer upon which to gauge future business in other lines of building material this showing gives more promise of activity, for the reason that structural steel is not an exaggerated feature of the report. Most of the increase is directly attributable to pipe and plate construction, although it should not by any means be understood that structural business showed no important gain. As a matter of fact, structural steel showed considerable activity and the tonnage was slightly in excess of that reported for January. March, however, is the month of real structural steel activity and the tonnage being taken at present from the metropolitan district indicates a decided improvement in building conditions but nothing sensational.

The indication is that new orders were booked during the 22 active business days in February at the rate of about 48,000 tons per day. Outside of large pipe and plate orders, however, the average daily bookings were less than in January; that is, general business was smaller, but the aggregate tonnage larger than in January.

It is understood that the production of steel ingots in February was approximately 1,041,000 tons, furnace operations averaging a little less than 80 per cent. of total capacity. It is thus indicated that rolled products were produced at the rate of a little over 33,000 tons per day, or approximately 740,000 tons.