

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 13, 1915

## REAL ESTATE BOARD'S ANNUAL BANQUET

Past Conditions Reviewed and Future Dwelt Upon by the Mayor and Other Speakers—Largest Gathering in Organization's History

REAL estate was "king" at the nineteenth annual banquet of the Real Estate Board of New York, held at the Waldorf-Astoria on the evening of February 6. Fully 950 people, prominently identified with real estate, were present, but the casual observer could not detect a trace of pessimism in their attitudes. To be sure, most of them had felt the recent period of depression, but on all sides expressions of optimism were heard.

Mayor Mitchel was the principal speaker, and he was followed by Comptroller Prendergast, Dudley Field Malone, Collector of the Port of New York; Robert E. Dowling, chairman of the Workmen's Compensation Commission; Haley Fiske, second vice-president of the Metropolitan Life Insurance Company; James V. Barry, Dr. John Huston Finley and Laurence M. D. McGuire, president of the board.

### Budget of 1916.

Utmost importance was given the utterances of the Mayor, because many felt that their welfare hung on the attitude of the present administration. "The great problem that confronts the Board of Estimate in preparing the budget for 1916," said Mayor Mitchel, "is the proposed State tax, which the city could only meet by levying additional taxes on the already overburdened real estate. The budget for 1916 will have to be increased, and in order that this will not be excessive, we will have to practice the utmost economy and efficiency, as we pledged ourselves to do before we came into office.

"Some of the enormous expenditures that have kept the budget as large as it is are as follows: The Board of Education requires \$41,000,000, but if we can get the Legislature to give us control of the education in this city we will have done away with one of the principal expenses.

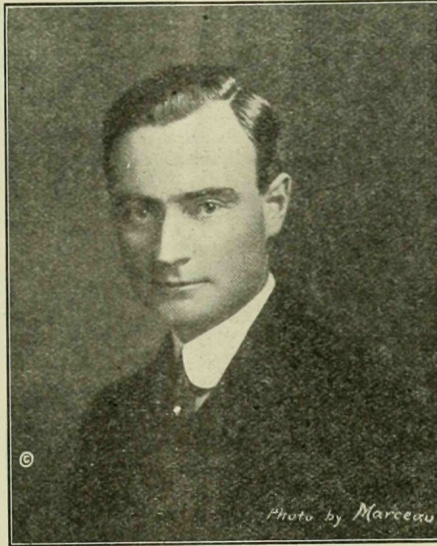
"If the city were left to itself we would not need a higher budget. The direct State tax is variously estimated from \$15,000,000 to \$22,000,000, of which New York will have to pay about 70 per cent. In this lies the real problem of the next year's budget, and for this reason the taxpayers and people of the city should take more interest in the State budget.

### \$59,000,000 Written In.

"I want to tell you that we have written into our budget \$59,000,000, which represents the present municipal debt, and which we have inherited from past administrations. I believe in absolute home rule. If the Board of Estimate had the same control over the county offices as it has over municipal offices, it would be able to make a marked reduction in the city's expenses.

"We must either increase the tax rate or develop some new sources of revenue, or reduce in amount or character the service the city government is now rendering. The first alternative I am loath to do, for I fear that real estate is carrying all the burden possible.

"In regard to the proposed taxing of incomes over \$2,000, nothing definite has been accomplished, but something must



MAYOR MITCHEL.

Principal Speaker at the Real Estate Banquet.

be done, without increasing the present tax on real estate."

Comptroller Prendergast followed the Mayor, and said that the people of the city need not become unduly disturbed about the State tax, that no reliable figures were obtainable, and that its only justification lay in the fact that the State found out that it cannot finish the barge canal under the appropriation already made.

"I can see no good and proper reason why the City of New York should be asked so abruptly to make up \$15,000,000 or so, deficit in the State debt. If all the former appropriations for the canal were made on fifty-year bonds, why should those at Albany now turn to a direct State tax? United action must be taken to prevent this act being sanctioned by the Legislature."

### Interesting Figures Given.

Mr. Fiske gave some interesting figures about the amount of money that the Metropolitan Life Insurance Company had out on mortgage in the city, and also stated that his company had not called a single loan for the purpose of increasing the mortgage rate. On the other hand, he stated that in several instances the interest rate had been reduced. "New York City will find itself again," said Mr. Fiske, "and when that time comes we will enter into the greatest era of prosperity that we have ever known. It is a law of economics that real estate is the last to feel the benefits from the turn of the tide. It is very like a valley lying to the west of a mountain which does not get the early morning sun, but receives its warmth and benefits long after its neighbors on the other side of the mountain are in darkness.

"The Metropolitan Life Insurance Company has about \$208,000,000 of its funds invested in real estate mortgages all over the country, but of that sum between \$170,000,000 and \$175,000,000 is placed upon realty in New York City.

This shows our confidence in the local market."

Mr. McGuire said, in part:

"It is estimated that the City of New York boasts 150,000 property owners, whose holdings are assessed at more than \$8,000,000,000, yet it is a lamentable fact that until the present time these interests never have been organized satisfactorily. Labor and civic organizations and various societies have gained recognition from the city and State authorities, but legislation has been enacted at times without due regard and consideration for this vast army, representing the best type of citizenship in the nation.

"Only during the last year have the various real estate organizations, realizing not only their duty to themselves but, further, their importance to the community and the tremendous value of the interests entrusted to their care, given to public matters the consideration and attention which should have been given at all times. In this short period, for the first time in the history of the city, so far as I can discover, every important public meeting of the Board of Estimate and its committees, the Board of Aldermen and its committees, has had present a representative to watch and care for the real estate interests as a whole.

"In the past the meetings of the various official bodies were, as a rule, attended only by clamoring representatives of various self-interested district organizations, ever ready to commit the city to extravagant expenditures, or else by unorganized property owners, opposing specific measures affecting them personally.

"But there has come a change. Today the real estate interests are aroused and thoroughly organized, and I believe we can discriminate as between our enemies and our friends; we are determined to fight the one and to aid the other.

"We realize fully that the \$8,000,000,000 invested in one form of wealth, while sufficiently tempting to invite attack, is also sufficiently valuable to be vigorously defended.

### Politics Not Factor.

"In our relations during the last year with the city officials, as a whole, our recommendations and suggestions have been given the attention and consideration to which they were entitled. With all my strength, and with many members of the administration present, I wish to deny, in the most positive terms, that there has ever been a single act of the Real Estate Board inspired by political motive.

"Real property in the City of New York is still the best asset, conservatively purchased and conservatively managed, that a man can have, and is entitled to the same consideration that is given other forms of wealth by the community.

"The consensus of the board is that the situation as to real estate and to business generally has greatly changed; that the government of the city, State and the nation is about to shake off the influ-



ences that in the last few years have dominated; that the pendulum which swung too far toward regulation, inspection and governmental interference is swinging back again toward more sane procedure. These are the influences that largely have been responsible for the present financial condition of the country and the great number of unemployed.

"All that the property owners and the many trades allied with real estate want is efficient and economical government

relieved from unnecessary regulations and officious interference.

"The owner of real estate, together with his agent and tenants, is in partnership with all the great loaning institutions, the building trades and associations, so that whatever may be done to injure real estate must to a degree injure all.

"The depositor in the savings bank whose money is loaned on real estate, the owner of a policy in an insurance company with assets consisting largely

of real estate and mortgages, the depositor in a trust company, each trustee and heir of every estate is actually the partner of the builder or owner who borrows from these institutions to improve his property.

"I do not feel, however, that it should not be the policy of the city to extend its activities in lines which have not as yet proven necessary, so as to make real estate unproductive or to impair the value of so great a form of wealth."

## WHAT CITY PLANNING CAN DO FOR REALTY

By Co-ordinating Public Improvements It Would Make Every Part of the City as Profitable as Possible to Property Owners

By GEORGE B. FORD \*

AN office building is not paying very well. The owner goes to the real estate expert to find out what the matter is. The expert goes minutely through all the items of maintenance, upkeep and fixed charges. He looks for waste and possibilities of improvement in janitor, elevator or cleaning service. He goes into the cost of heating, lighting and power. Does he stop there? No. He examines also the physical plant of the building. Perhaps he finds that the boiler plant is antiquated, and that it would be a distinct saving to scrap the present plant and put in a modern one.

Perhaps a change in the type of lighting would considerably improve the rentability of the offices. Possibly a rearrangement of the office units would make them more attractive. Nor does he stop even here. He figures to see whether the present improvement is all that the location and land value warrants. He may find that it would be a distinctly better proposition to scrap the whole existing structure and build larger and in a more modern fashion.

In planning such a building the expert uses all of his accumulated data and experience. He lays out his plan so as to secure the greatest ease of access from the street to all parts of the building. He lays out his courts and yards so as to secure the maximum value in well lighted rentable space. He may even find it a net economy to secure a light easement over neighboring property. Furthermore, he looks to the future and very likely makes his columns and foundations strong enough to carry additional stories at such times as the demand may warrant and he provides for the possibility of adding to his power plant and elevator service without having to rip out the present plant.

### What City Planning Is.

Let us substitute the city for this office building. The maintenance, upkeep and handling of fixed charges corresponds to the "administration" of the city's business. The rest is "city planning." The city with the suggestion and help of citizen bodies has recently been studying scientifically the whole problem of administration, with the result of effecting much economy and increase in efficiency. The Committee on the City Plan of the Board of Estimate and Apportionment, with its advisory commission, is undertaking to do the same thing for the physical plant.

It would apply the same science and put the same business-like and broad-viewed order into the control of the improving of property, whether public or private, that the real estate expert puts into the design of his plant. This is city planning. It is not a squandering of the taxpayers' money or mere prettinesses. Heaven forbid! It is a regulating of the improvements which the city must make for a healthy normal growth, so that every dollar which the city spends will go where it will count the most as a sheer business proposition.

City planning serves to stabilize real estate values. Perhaps its first duty is

to undertake to prevent, as far as possible, the demoralizing shifting of real estate values from which New York is suffering so acutely just now. Every energy is being bent to a study of this most important problem, to see what plans and control will best tend to put definiteness and evenness into the development and growth of the city. Careful studies are being made and essential data is being collected to show the trend of the growth of the city and to determine for what kind of development each portion of the city is best suited, so that the improvements undertaken, or the restrictions suggested in this district, may be such as will tend to help this development and to improve the real estate values of the neighborhood.

### Prevents Duplication of Improvements.

Again, city planning prevents duplication of improvement work. It sees to it that the subdivision plan which the city accepts for a tract in Queens will not have to be done over again with a great waste of the taxpayers' money twenty-five years hence. It would see to it that the main thoroughfares do not have to be widened at great cost when the growth of the city demands more ample facilities for traffic or transit lines.

City planning years ago would have avoided the \$7,000,000 for the extension of Seventh avenue. City planning would have avoided the spending of \$5,000,000 for three little breathing spots in the lower East Side. City planning would have avoided the great land condemnation costs for a waterfront improvement in Manhattan or Brooklyn. It would see to it that every improvement was designed with a view not only to present needs, but, as far as it is possible to foresee, to the best interests of the city and the property owner when the population is double or treble what it is now.

City planning co-ordinates the improvements of the city. For example, in considering a waterfront terminal development it would see to it not only that the actual terminal plan itself was a good business proposition for all concerned, and that it was laid out as a thoroughly economical and efficient plant, but it would also take into account the problem of so designing the whole surrounding territory as to best fit it for its normal use in connection with the terminal. It would look into the layout of approaching streets to see if they are so located and of such widths, grades and surfaces as to best facilitate trucking to and from the terminal. It would see that there are proper transit approaches for those who work in or use the terminal. It would see that the terminal railroad facilities were co-ordinated with the trunk and belt line systems of the city.

### Using Streets to the Best Advantage.

It would see that the lot and block, and street units of the immediately surrounding area were best suited to such factory and warehouse use as should go with the terminal. It would also consider the neighboring waterfront to plan for its future use as an extension of the immediate system. In short, it would make every part of the area as profitable as possible to the property owners. It would bring together into one harmonious scheme all the various improvements

in each district and would bring together district developments into one comprehensive practicable plan for the city as a whole.

City planning would determine the relative urgency of various improvements and see that the taxpayers' money was spent in each case where it would do the most good. If a group of people in a part of Queens should try to induce the city to bring an extension of the dual subway system out into their district, the data of the City Plan Committee would show not only what territory, how many families, what business and industries, how many employees, etc., would be served by this extension, but it would also show by its figures how much more urgent was, for example, a certain extension in the Bronx, only in the latter case the citizens had not gotten together to urge their needs. Good business demands that the more urgent matter be undertaken first.

### Would Fit Well.

City planning would determine a comprehensive practical plan for the development of the whole city, each part of which would fit in with every other part as in the ideal manufacturing plant. Each part would be best suited to its use. Each part could be extended as the business grew without disarranging any of the original plant and it would be elastic enough to permit of such changes in the plan as new conditions might demand.

To carry out a program as outlined above the city needs the co-operation of those who know real estate and real estate values. It is so largely a matter of getting the greatest use and value out of property that it is obvious that the city should have the advantage of the best real estate experience.

The real estate men owe it to his clients and to the city to help in every way he can.

### Conference on City Planning.

The Fine Arts Federation of the City of New York held a special meeting on Tuesday evening in the Fine Arts building, to which representatives of real estate interests had been invited to discuss city planning. About two hundred persons were present, and more than half the number were real estate men.

Frederick Dielman, for many years president of the Fine Arts Federation, called the meeting to order and introduced Secretary Bard of the Municipal Art Society as the permanent chairman. Messrs. A. W. Brunner and Pine, represented the Municipal Art Commission, President McAneeny and George B. Ford spoke for the City Plan Committee of the Board of Estimate, and R. E. Simon, Charles F. Noyes and Harold N. Phillips spoke for real estate interests.

### Public Hearing on City Plan.

The Committee on the City Plan of the Board of Estimate and Apportionment will hold a public hearing on Friday, February 19, at 3 o'clock, in Room 16, City Hall, in relation to a tentative map, as amended, for the extension of Riverside Drive, from its present terminus at West 155th street to the Harlem River Ship Canal, Borough of Manhattan.

\*Consultant to the Committee on City Plan of the Board of Estimate. Paper read at a conference between the Fine Arts Federation and representatives of real estate organizations, Feb. 9.



# EDGEWATER AN INDUSTRIAL CENTER

Community, "Just Opposite Manhattan," In Thriving Condition—  
Need for Small Apartments for Artisans Employed in Factories

**E**DGEWATER, stretching for a considerable distance along the New Jersey shore, directly opposite the upper west side of Manhattan, is a flourishing manufacturing center. Most striking in a survey of its various fields of activity is the fact that no particular class of industry is conspicuous. There is no tendency in Edgewater, as may be noted in other manufacturing districts, for kindred and associated lines of business to be grouped together in one locality.

Beginning at the Interstate Park on the north, Edgewater extends south to the Hudson County line. Along the



RESIDENTIAL STREET, EDGEWATER, N. J.

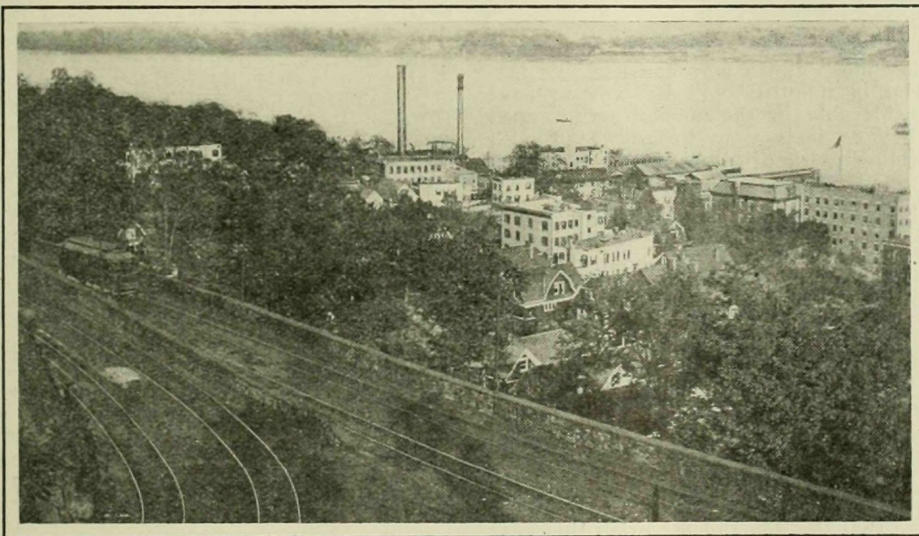
products; Herman Knoetzsch, cleaner and dyer; Bulls Ferry Chemical Company; the Edgewater Hygeia Ice Company, John J. McGarry, general contractor; D. A. Higgins & Company, yarn

including a rolling mill, piers and a reinforced concrete power house. Property adjoining has also been reported sold to a manufacturing company which will erect a plant for its own occupancy. The identity of this company or the exact nature of the contemplated improvement has not yet been made known.

Just north of the ferry, William Godfrey is building a two-story garage building, which will also contain three stores, and a short distance south Enoch J. Carlson will erect a two-story hotel and cafe building. His present property, opposite the Ferry House, has been acquired for public purposes by the Public Service Corporation of New Jersey.

This is certainly a varied field of endeavor and activity for a town which has a population of about 3,500 and which is so completely overshadowed by the Palisades that when one stands on the hill it is out of sight. The only signs of life are the dense clouds of smoke which pour constantly upward from the many busy manufacturing plants or the occasional faint whistle of a boat.

The workers in the many industries do not live in Edgewater, and in the opinion of a local "old timer" only about ten per cent. of its resident population work in the factories. The great majority of the residents are employed or engaged in business in New York City, within easy access by way of the Fort Lee Ferry connecting with Manhattan at West 130th street. The laborers in the factories reach Edgewater on the trolley



PANORAMIC VIEW FROM THE PALISADES.

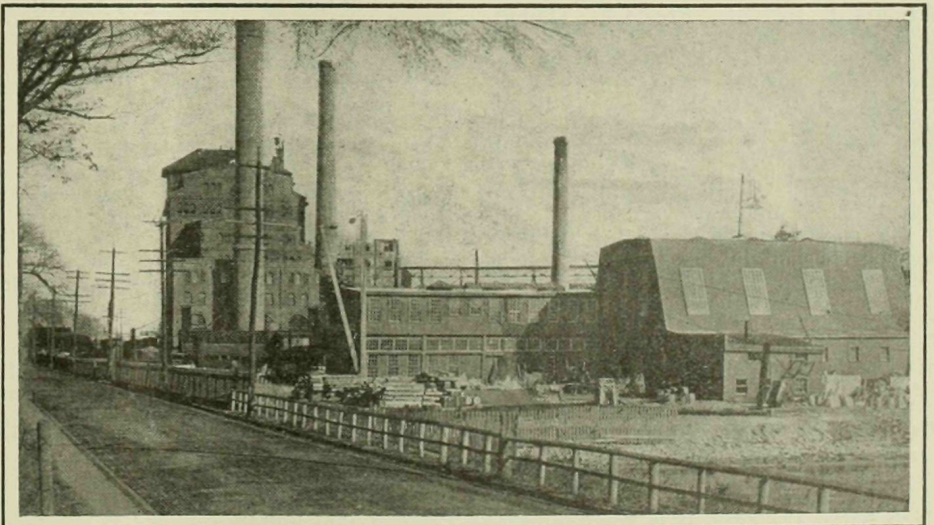
shore are located a number of large industrial concerns that have undoubtedly chosen their respective locations on account of the many advantages offered for easy shipment by water. To these facilities may also be added low taxes, good roads, and a railroad, a branch of the Erie system, which places it in close touch with New York City and all parts of the country, if shipment by rail is desired.

North of the Fort Lee ferry the United States Government is deepening the channel to thirty feet, at an estimated cost of from two to three million dollars. The completion of this project will enable large steamers to dock at various points along the shore and open the northerly end of Edgewater for further industrial expansion.

Practically all of Edgewater's large factories are located south of the ferry. The Warner Sugar Refining Company is probably the largest of the many industries clustered there, and its huge stacks are visible from the New York shore and may be seen even far down the river.

Nearby are located the Undercliff Terminal & Warehouse Company, handling freight transportation to and from all parts of the country; Batterson & Eisele, marble dealers; the Valvoline Oil Company, Corn Products Refining Company, the General Chemical Company, the Barrett Manufacturing Company, tar products; Spencer Kellogg & Son, linseed

dyers and bleachers; Sinclair & Valentine Company, lithographers and makers of printers ink; E. G. Kaufer, hay and grain; the Midland Linseed Products Company, refiners of linseed oil; E. H. Henners'



SUGAR REFINERY AND MARBLE WORKS, EDGEWATER, N. J.

Sons, planing and moulding mills; Otto Meyer, building materials and construction, and the New York, Susquehanna & Western Railroad's coal docks.

cars of the Public Service Corporation from Union Hill, Cliffside and Shadyside, and other New Jersey towns within easy riding distance.



## MATERIAL MEN URGE "BUILD NOW" CAMPAIGN

Early Construction Means Quick Consumption of Reserve Material—Mill Resumption Depends Upon Market Demand

**S**ELFISHNESS is not the basic reason why building construction and material interests urge prospective builders to proceed to "Build Now." If they were looking only at their pocketbooks they would advise delay because an increased demand automatically would do away with current competition and narrower margins of profit. These interests urge early construction for various reasons.

First and foremost, early construction means early demand for material, and that spells speedy depletion of reserve stocks. Quick movement of stored material means prompt resumption of factory and mill activity, resulting in employment for those now out of work.

For every ten men out of employment in this city, count three idle in the country. Unemployment here means disruption of manufacturing and selling organizations. With systems set awry it costs more to produce and set building materials than it does to produce or assemble it with complete organizations. That is why the longer building operations are deferred the higher costs of materials will soar.

### What Highest Steel Authority Says.

Judge Elbert H. Gary, Chairman of the Board of Directors, U. S. Steel Corporation: "This 'Build Now' movement is a good thing. Structural steel is at its lowest price. The next quotation will be a little higher and the market is going to move up as equipment orders are received. I call your attention to the fact that we are now operating 55 per cent. of our capacity, whereas we were using only 45 per cent. of it a month ago. It seems to me to be the best time for the purchase of steel. The year is going to be a good one despite the handicap all business is operating under, but now is the time to buy."

C. E. Cheney, Secretary of the National Erectors' Association: "Work can be done for less money if building construction is permitted to proceed. Generally speaking, there is a surplus of skilled labor. The best men are now available. The early builder gets the pick of the market. Better workmanship results and better buildings can be erected. That, to my mind, is the best reason in the world for going ahead with building construction now."

### Cost Below Normal.

Louis J. Horwitz, President Thompson-Starrett Company: "The cost of construction today is about fifteen per cent. below normal. As the demand increases this construction cost will advance. Now is the time for persons who contemplate the erection of buildings for their own use and government or municipal institutional buildings to go ahead. It is not, however, in my opinion, a good time to go in for ordinary speculative building. New York ought to have an opportunity to let the renting demand catch up with the supply of rentable space. There is good reason for going ahead with the proper kind of construction now. Money can be saved by starting early."

Ernest R. Ackerman, President The Lawrence Portland Cement Co.: "It is reasonable to expect that the demand for cement will be as great in 1915 as it was in 1914, if, indeed, it is not greater. Such being the case, it is apparent that there is a decided advantage accruing to the builder who can proceed with his plans now."

C. J. Curtin, of the Farnham Cheshire Lime Company, said: "Lime, both common and finishing, is ranging at prices that encourage construction at

The Record and Guide prints a number of interviews from important men directly connected with the building material field, and the consensus of opinion is that now is the time to build. Various reasons are given for this conclusion, but all agree that the principal influencing factors are the low cost of materials and the abundance of labor. Once the movement really gains headway, only a short time will elapse before prices are normal, or even high. During the last few weeks there has been a decided betterment of feeling in the trades, and practically no concessions are being made. Money can be obtained more readily now than since the commencement of the war, and loaning institutions are more willing to finance operations, where the demand seems to warrant the improvement.

this time. Those who can use this material in quantity will be able to save considerable in their construction cost. I believe it is time to go ahead with building work of all kinds."

### Brick Prices Rising.

Harold Hammond, N. Y., Representative W. K. Hammond Brick Works: "The present low price of common brick and the gradual ascending tendency of the market certainly ought to be an inducement for proceeding with building construction. I think every builder should bear in mind the fact that there is not an over abundance of common brick in the Hudson river sheds. This means that high prices may be expected after the building season starts."

A. W. Tuthill, manager Red Brick Department, Sayre & Fisher Co.: "I believe that the demand for brick this year will be in excess of that of 1914. At present the price of this material is low. Consultation with Record and Guide quotations will convince anyone, I think, that the trend of prices is upward rather than lower. This is particularly true of common red brick. Therefore, the man who can build now certainly will buy to greater advantage than he who delays coming into the market."

### Prices Now Low.

"Any efficiency engineer will tell you," said an officer of the George A. Fuller Construction Company this week, "that when a working organization is disrupted the cost of production of the factory or mill product is increased at least 33 1-3 per cent. The price of all building materials is low now. This is because factories and mills have been operating below normal. Stocks have been accumulating even at that rate. As soon as this has been worked off it must be replaced, and if disrupted organizations are used it will cost more and additional cost must be borne by the consumer. Now is the time to build."

John B. Rose, President of the Greater New York Brick Company: "No better reason could be given for the immediate resumption of building construction than the fact that building materials are low. There is talk of over construction, but this is due to the great preponderance of antiquated business buildings in this city. New construction has been absorbed, but the blame for the lethargy shown by owners of out of date buildings has been hurled upon the shoulders

of the progressive members of the community who are providing new and modern living and business quarters. All honor to the men who are behind this 'Build Now' movement. There cannot be a surplus of modern buildings. The trouble with this city is there are too many buildings that are not modern. Study the to-let signs and you will find that nine-tenths of them are on out of date buildings."

### Opinion in Cement Industry.

William P. Corbett, General Sales manager, Alsens Portland Cement Company: "My answer is that now is the time to build because material prices are low. Furthermore, money is easier. Municipalities and government authorities ought to let every bit of construction work out at the earliest possible moment, first to help the unemployed situation and, second, to save money for the taxpayers through making purchases of materials while they are inexpensive."

Francis Hager, President of the Janusch Manufacturing Company: "In our line, that of wrought iron and decorative metal work, there is every inducement being offered to investors to build now. Our trade depends a great deal upon new building and alteration work. There has not been much of either during the last nine months, but things are picking up. At present the iron, steel and brass markets are low. Copper is about the only commodity that is high. For that reason ornamental metal work can be bought cheap. It is the right time for builders to take advantage of present conditions. Some are doing so already. But there is room for more activity in this direction."

### Labor Is Plentiful.

Wright D. Goss, President of the Empire Brick & Supply Company: "If any one contemplates the improvement of their property now is the time to proceed. Construction work in large quantity has been withdrawn from the market within the last half year and in the meantime prices of materials have dropped from fifteen to twenty-five per cent. lower than they were when the market was first disrupted. Labor is more plentiful and money is easier than it was half a year ago."

John P. Kane, the John P. Kane Company: "We have been compiling a little data, with reference to the 'Build Now' movement, and the compilation convinces us that the great preponderance of new building work will be above 125th street this year. This seems to indicate that there is a demand for buildings to rent and, since money is easier, and cement and brick are perhaps lower than they will be again in a long while, this is the very class of construction that ought to move ahead now when conditions are so favorable toward the effecting of decided economies."

### Will Save Money.

William Crawford, master builder: "I believe that anyone who contemplates building should get busy at once. It is possible to build from ten to fifteen per cent. less in cost today than at any time in the history of the building industry during the last ten years. This condition will obtain only so long as scarcity of work stimulates competition among builders, to the extent that they bid even below cost to obtain a job or two in order to keep their organizations employed. A job or two in the offices of the different builders, however, will soon change present conditions and the result, 'a steady rising market,' increasing as the work increases."



# A BILL TO REDUCE BUILDING INSPECTION

Favors the Borough System and Anticipates the Mayor's Bill—Other Bills in the Legislature Centralize City Markets and Amend Title Registration

**T**HE New York City market bill, which centralizes all the city markets in one department, has received the approval of the Board of Estimate and Apportionment, and may be expected to receive the Governor's signature. It represents the culmination of the efforts of the committee of which Borough President Cyrus C. Miller was chairman to bring order out of chaos in handling the food products daily brought to the city.

No function not exercised today is required by the bill, nor does it call for the appointment of new officials, save only one Commissioner of Markets. Rather is it considered to be in line with various direct economies sought through simplifying the city systems of administration.

Statistics show that the average family in New York spends about 9 per cent. of its income on light and transportation, and the city has very important commissions to look after the 9 per cent., namely, the Department of Water Supply, Gas and Electricity, and the Public Service Commission. It spends about 20 per cent. of its income on housing, and we have the Building Department, the Tenement House Department and various other departments to care for the 20 per cent. It spends about 40 per cent. on food, but our care for the 40 per cent. amounts to nothing. This is almost unbenevolent, but facts are facts. Until this market question is taken up in a scientific way the City of New York cannot claim to be an up-to-date city.

## Unification of Inspection Departments.

Senator Lockwood, of Brooklyn, introduced on Monday the first of the bills designed to effect a unification of building inspection departments in the City of New York. His bill favors the borough system of administration as distinct from a single-headed centralized system for the whole city. The bill is supposedly backed by the Borough Presidents and anticipates action by the Mayor's committee which is seeking to co-ordinate views now in conflict.

The Lockwood bill takes from seven departments of the municipal administration and from the State Labor Department certain inspection powers now exercised over buildings, and concentrates those powers in the Building Bureaus of the several boroughs. The departments affected are the Tenement House Department, the Department of Water Supply, Gas and Electricity, the Health Department, the Police Department, the Department of Licenses, the Borough President's office, the Bureau of Fire Prevention and the State Labor Department.

The present Workmen's Compensation Law, while not opposed in principle, is decidedly unpopular both with employers and employees, though for different reasons. A largely attended public hearing was held at Albany on Thursday afternoon on various phases of the bill, particularly the Brown amendment, which gives employers the privilege of settling claims directly with their employees.

The Dunnigan-Evans bill, which certain labor interests are backing, raises the compensation for injuries from 66.2-3 to 75 per cent. of the average weekly wages, and increases the maximum limitations from twenty to thirty dollars per week for the loss of a hand, arm, foot, leg or eye.

## Title Registration.

Senator Boylan has introduced a bill (Int. 339) amending the real property law in relation to registering title to

real property. It sets apart permanently one of the Justices of the Supreme Court, in special term, to have supervision in two or more counties of his judicial district, to have general control of all the official examiners of titles, to advise, admonish, discipline and suspend, for improper official conduct or omission. A corporation, as well as an individual, may be licensed and admitted to practice as an official examiner of titles. But no official examiner may act as attorney or counselor in the matter, or be otherwise interested in it. The law is amended in numerous other respects as well, including a new section providing for registration under judicial sales.

## Bills Favored by Real Estate Interests.

The Advisory Council of Real Estate Interests through its Law and Legislative Committee (Walter Lindner, chairman) endorses among others the following bills now introduced in the State Legislature:

The bill to amend the Tenement House Law with regard to heights of buildings by providing that the width of the street which measures permissible height be deemed to include any open space or park abutting on street in front of the lot. This bill corrects inequalities which exist. An example is this: On Park avenue, 140 feet wide, apartments may be erected 210 feet high, whereas on Fifth avenue, opposite Central Park, or Central Park West, the height limit is only 150 feet.

Bill to amend the tax law with relation to refunds on mortgage tax: This bill provides that whenever, through inadvertence or otherwise, mortgage tax has been paid on a mortgage on which no advance was ever made, the tax shall be deemed to have been erroneously collected and shall be refunded on verified application within ninety days after discharge of the mortgage. This bill should be favored because if no advance ever was made on a mortgage on which tax was paid, the object of taxation never existed and the refund is therefore proper.

## Bills Opposed.

The Advisory Council opposes the following bills:

Bill to add a section to the real property law construing instruments affecting land abutting on streets and highways so that they shall release or convey the interests of the grantor in a street or highway unless the instruments shall expressly state that this interest shall not pass thereunder. This is an attempt to express the law as it has been construed by the courts, but without the necessary limitations upon the general rule.

Bill to change the time for the collection of taxes from May 1 and November 1, as they now are, to July 1 and January 1, thus deferring the time when the city gets its money by two months. This bill only imposes on the city interest charges for borrowing money for the additional two months, with no compensating advantage.

Bill to amend the real property law so as to provide that there shall be no personal liability on bonds accompanying mortgages, except for the cost of the action and expense of the sale.

The following have been introduced:

## Assembly Bills.

590. (Blakely.) Inserting in the General City Law a new article (12), providing that all members of the police force of a city shall hold office during good behavior, and no member shall be removed or fined, except upon written charges, and after a hearing, but he may

be suspended before trial in certain cases. The right of court review is granted in case of dismissal. The present article 12 of the General City Law is repealed.

616. (Brennan.) Conferring additional powers on the American Institute of Architects as follows: to carry on its business beyond the limits of the State; to establish branches or chapters in any other State, territory, dependency or the District of Columbia, and for that purpose to purchase, hold, mortgage and sell real and personal property without the State; to provide in its constitution and by-laws for annual and special elections, and for the time and place of holding such meetings; and to provide in its constitution and by-laws that during the interval between meetings of its board of trustees, the powers of such board shall be exercised by an executive committee chosen from the membership of the board.

636. (Kincaid.) Abolishing the State Department of Foods and Markets. All papers, property and office equipment of such department must be delivered on demand to the director of the State library.

## Senate Bills.

424. (Lockwood.) Repealing title 2 of Chapter 9 of the Greater New York Charter, as amended, except sections 415 and 416. These two sections are made a new title 3 of Chapter 9, and a new title 2 is inserted. The amendment creates a Bureau of Buildings in each borough, the head of which shall be known as the Superintendent of Buildings and shall be appointed by the Borough President. Every superintendent of buildings must be a competent architect or builder of at least ten years' experience. His annual salary is fixed at \$6,000 in Manhattan, \$5,000 in Brooklyn, \$5,000 in The Bronx, \$3,000 in Queens and \$3,000 in Richmond. Each superintendent may appoint a chief inspector of buildings. He may also appoint, subject to civil service rules, such other officers and employees as are necessary. The bill also creates a Board of Standards, to consist of the superintendents of buildings of the several boroughs. Among the powers of the Board of Standards is the right to exercise the powers of the Industrial Board of the Labor Department, under the Labor Law; to make, amend or repeal rules and regulations respecting factories and mercantile establishments within New York City. The jurisdiction of the Board of Standards is made exclusive in this respect. A board of examiners is also established. Such board is to consist of the chief of the fire department and certain other members named in the bill. The board of examiners is given power to permit variations from law or ordinance, or rules or regulations of the board of standards. It may also hear appeals from decisions or orders of superintendents of buildings. To Cities Committee.

466. (Cromwell.) Extending two years from December 31, 1915, the time of the New York Connecting Railroad Company to finish its road and put it in operation.

492. (Argetsinger.) Amending the Membership Corporations Law (Section 13), by authorizing a membership corporation to convey real property, without consideration, to a religious corporation. (Same as Assembly bill introduced today.) To Judiciary Committee.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management  
in the Metropolitan District

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The City of New York pays 70 per cent. of the State's expenses, but doesn't have 70 per cent. control over its own expenditures. "What's yours is mine," quotes the State.

An investigation of New York City's finances by the State Legislature will at least disclose how seriously the city has been injured in the past by mandatory legislation from Albany.

The Brooklyn Board of Real Estate Brokers, through a committee, is sending out a four-leaf circular entitled "Something to Think About, Concerning Three-Family Houses." Brooklyn is very much in earnest in the campaign for modifications of the Tenement House Law.

The importance of the automobile as an aid in the development of suburban realty is proven by the fact that no less than 347 garages were built in the borough of Queens last year, or about one to every seven dwellings erected within the same period. At the time there were erected 79 stables, 12 churches and 2,309 frame dwellings.

Some of the local public questions of the day are very old. A correspondent reminds us that the first bill in the Legislature to limit the height of building construction in New York City was introduced sixteen years ago this month, and that the files of the Record and Guide prove that the subject has been discussed for a quarter of a century.

Mentioning the subject of the New York State canals gives every good citizen a sour taste in the mouth. The latest canal scandal has generated from the discovery that the total amount of the damage claims already filed against the State on the score of property injured and destroyed, aggregate a sum almost as large as the cost of construction represented by contracts now let. These aggregate \$85,000,000 roughly, while damage claims already filed aggregate \$76,000,000.

## The Difficulty of Finding New Sources of Revenue.

Mayor Mitchell's speech at the dinner of the Real Estate Board will be remembered by its hearers chiefly for two reasons. In the first place, he stated unequivocally that real estate could not stand any further menace of taxation and that when more income is imperative it will have to be derived from other sources. This is what the Record and Guide has long been saying and what real estate owners and operators have long known; but real estate men should realize that not even the sympathetic understanding by the Mayor of their difficulties may be sufficient to prevent a further increase of their burdens.

Two important influences are operating in favor of an increase in real estate taxation. One is the existing difficulty of finding alternative sources of taxation, which are capable of yielding sufficient revenue, and the other is that real estate is an easy victim because it cannot escape, and because the community is accustomed to piling burdens on it. Real estate owners should not underestimate the force of these adverse influences. The difficulty of finding alternative sources of taxation is indicated by the hesitation which the Mayor's Commission is showing in publishing its report. It looks as if the report when it comes will be deprived of authority by a lack of unanimity in reaching definite conclusions; and it nothing should come of the commission's report, and if more revenue has to be raised, where can it be obtained except from real estate? The real estate interests of the city should appreciate the seriousness of the situation, and should seek some agreement as to the recommendations which they will make for the purpose of obtaining revenue from other sources.

The other part of the Mayor's speech which stands out is his emphasis of the huge probable increase in state taxation. This increase has been estimated at anywhere from \$15,000,000 to \$22,000,000, and if it amounts to the larger sum, New York's share will be over \$14,000,000. During the next few months the real estate organizations should devote all their efforts to an attempt to prevent or stand off the imposition of such an intolerable increase in taxable burdens. The effort may be unavailing because action at Albany is not influenced much by the interests or the opinions of the people in New York, who pay the largest proportion of the taxes; but it certainly should be vigorously made. Governor Whitman is a New Yorker, and should be familiar enough with conditions in this city to realize the loss and distress which would result to New York real estate owners if any such increase in taxation should be imposed upon them. In any event, the Mayor's recommendation that the real estate men of New York should pay more attention to the financial problems of the State is sound. The increase in State expenditure of late years has been enormous. The State has embarked on a policy of economic development and social reform which is proving to be enormously costly, and these vast sums of money are being spent without any adequate financial organization or any sufficient sense of responsibility to the taxpayer. The most effective immediate action to take would be to work persistently during the Constitutional Convention for the incorporation in the new State Constitution of a modern system of Budget-making.

## Reorganizing the State Tax Department.

Governor Whitman's determination to reorganize the Tax Department is an evidence of his honest wish to do away with the worst defects in the State administrative departments. The Tax Department of New York has always been the victim of political mismanagement, and tax experts have always agreed that nothing could be done to improve it, unless it were taken out of the Comptroller's office and made responsible to the Governor. There is no reason for its subordination to the Comptroller, because its functions have nothing to do with the auditing system of the State. It is much

to be hoped that the Republican machine will not support the Comptroller in his opposition to the transfer. The latter has no ground for opposition except a personal one, and the Republicans cannot afford to block a desirable and necessary reform measure. The Governor is receiving in his fight the efficient support of Senator Mills, who represents an east side district in this city. Mr. Mills' resolution calling upon the Comptroller for information as to the record of the department in the collection of Corporation taxes is prompted by a widespread impression that the Comptroller's office has been lax in levying corporation taxes and slow in collecting them, and it is likely to bring facts to the light which may result in the increase of revenue derived from existing laws. In any event the reorganization of the Tax Department may be accepted as one essential condition of a better financial system for the State, and in insisting on it Governor Whitman is fighting the battle of New York taxpayers. He should receive the support of the real estate associations of this city.

## Revival of Shipbuilding.

Many circumstances have come to the light during the past week, which confirm the recent prediction of the Record and Guide of a considerable increase this spring of business activity. The President of the Steel Corporation, Mr. James A. Farrell, who talks but rarely and then always from a well-furnished mind, has stated emphatically his conviction that the tide has turned and he gave a good many facts to support his assertion. Since his speech was delivered there has been a marked increase of railroad buying which has been one great cause of depression. The most interesting and hopeful recent development, however, is the sudden outburst of shipbuilding. On the first of January the shipyards of the country were occupied with nothing but government and a little repair work. Now they are filled with orders. Two of them have enough business on their books to keep them running to the top of their capacity for two years. The vessels are being ordered so as to take advantage of the high freight rates now prevailing, but the expectation is that rates will remain high after the war and that American vessels will be able to compete advantageously with those of other countries. If these expectations are justified, the operation of these vessels will be of extraordinary benefit to American commerce and finance, and particularly to the port of New York. Their building is a plain indication of a return of confidence and is the first indication of the period of somewhat excited business activity, which is apparently in store for this country. The advent of a period of speculative business development will, of course, be of more immediate benefit to New York than to any other American city, because speculative enterprises, particularly in relation to foreign trade, have to be financed in this city.

## The "Consolidation" Mix-up.

Editor of the RECORD AND GUIDE:

Since August, 1913, for more than a year and a half, those having to do with buildings, as owners, lessees, builders, real estate agents and architects, have been hoping that somehow the absurd, inefficient condition of conflicting authority in the administration of building laws would be cleared up, and that all building laws and regulations would be consolidated into one department.

Just imagine what would happen if such an unnecessary, expensive and inefficient condition of affairs were to exist in a large corporation. Either the corporation would have to wind up its affairs and go out of existence or else it would have to adopt new and modern methods because of competition.

Unfortunately the city has no competitor, and may be as stupid and inefficient as it pleases, provided the people foot the bills, either by paying extra in the way of dollars and cents or by



giving unnecessary time to all their dealings with the various and varying jurisdictions, which amounts to the same thing in many cases as paying actual cash.

Now, every one agrees there should be a larger measure of sanity introduced into the administration of our building laws, and that the most important and immediate need is that of "Consolidation," which has been so much discussed, with so little result. Although everybody is agreed that there should be consolidation, there appears to be a diversity of opinion as to how this consolidation shall be brought about.

There seem to be three groups actively interested in this subject; the first group is our statesmen, who cannot agree among themselves, one set of whom is advocating that there shall be but one head with deputies in the different boroughs, the other set maintaining that there shall be separate heads in each of the five boroughs, with a central board made up of the various heads to insure the uniform administration of the law and regulations in the different boroughs. The statesmen are accused of playing politics in this matter, each set trying to increase the patronage now under its control, at the expense of the other.

The second group is interesting in building matters only, and is also divided as to whether there shall be one head, with deputies in the different boroughs, or a separate head in each, with a board as above described.

The first set maintains that there will be more economy and more uniformity in the administration of the law. The second set maintains that the function of government is not only to see that laws are enforced, but also to assist the people in their endeavors to build by shortening as much as possible the "red tape" incident to dealings with the building departments, and also assisting the people in building economically. This set maintains that the desired result can only be obtained by having a head in each borough, who will be in intimate touch with the needs of the people and the building interests in that borough. They claim that they wish to build solidly and substantially in every particular, but feel that the administration should help them rather than hinder them, which it would be doing by dealing with them at "arm's length," as it were, by having one head, sitting in the Borough of Manhattan, miles away from the scene of their activities.

The third group are those who are taxpayers and those interested in building matters, whose only desire is that there be a consolidation. They do not care much whether there be one head over all, or one head in each borough, so long as there is a consolidation.

The Factory Investigating Commission published some time ago a tentative scheme of consolidating the various departments. This has been approved of in substance by most everybody, the only differences being along the lines above indicated, but the final bill has not yet been forthcoming from this commission. There are many real estate associations which have committees with this matter in charge. Some of them have drawn up proposed bills, but no definite steps have yet been taken.

Then again, within the last few days, the Mayor has appointed a committee, known as the "Mayor's Building Inspection Committee," and hearings are being held "to afford an opportunity to taxpayers and others to present specific cases which may have come to their attention of over-inspection or needless inspection of buildings." This matter has been thrashed out and gone over and over again during the last year or more, and people are wondering why there is any need of further investigation on this subject, as everybody agrees that it is not so much the over-inspection as it is the conflicting authority which the various departments have and maintain in accordance with the Charter, the labor law, the ordinances and the rules and regulations emanating from all of the departments and bureaus, which is the cause of so much trouble.

All the various departments and bureaus having jurisdiction over building matters seem to have the authority to make rules and regulations which have the force of laws and ordinances, and all the different departments are continuously engaged in making such rules, some of which are published and others are not, altogether making a most confused and deplorable state of affairs.

This all produces unnecessary "over-regulation" with its consequent dissatisfaction. There is no city in the world which has had its building affairs so monstrously over-regulated as New York City. More orders have been issued for changes in buildings that have been erected in New York than there have been, I venture to say, in all the other buildings of the world put together, and this in the face of the fact that New York has, without exception, the best and safest buildings of any city in the world.

It is about time that the question of patronage and theories are eliminated and some consolidation is effected, to afford the necessary and much-desired relief.

JULIUS FRANKE,  
Chairman "Consolidation" Committee,  
N. Y. Chapter, A. I. A.

### What to Do With the Old Private House.

Editor of the RECORD AND GUIDE:

The old style, high stoop, three and four-story private house has little if any future as such, be it either modest or pretentious, speaking in a general way. The question is, how may we turn these old houses into income producers, for many have been vacant for months and even years.

What may be the best thing to do, of course, varies with the neighborhood. Many have already been altered into apartment suites of two rooms and bath, sometimes with stores in the basement and first floor, and have been successful income producers.

It is surprising the demand there is for these small suites in various parts of the city. If a studio skylight or studio window is added, and the suites be advertised as "studio apartments," their marketability is increased, especially in the artists' settlement north of Washington Square.

The average house lends itself to an alteration of two suites on a floor of two rooms and bath. The ones on the top floor have studio skylights. The writer of this article has altered houses of this type into four apartments to a floor, with two of the suites having sitting-rooms, a bed-alcove and bath, and two of the suites consisting of a single small room and bath. The small room with a private bath is much needed in the average boarding house, but is seldom found, even at a high rent.

With these small suites the great problem to be solved is, where to go for your meals. The hotel apartments provide these small suites and a public dining room, which is a satisfactory arrangement; but even here the table does not satisfy every one and is generally expensive. The smaller houses, such as the altered old residences, cannot all have private dining-rooms. A "tea room" in the basement, or meals served by the janitor or housekeeper, is one way to solve the problem.

Be it in an apartment hotel, with meals served in the rooms, or even in boarding houses, there is a great demand for provision for light cooking in the rooms. Cooking is done to a large extent over a gas jet, next to a window curtain, or in a clothes closet, regardless of any laws and regardless of the great danger from fire. Many people living in small suites want to get their own light breakfasts.

The Tenement House Law provides that a house where three or more families live independently of each other, and do their own cooking upon the premises, is a tenement house. One person is counted a family, and the law prohibits cooking in more than two rooms in any house not in accordance with the Tenement House Law. It is not practical to

alter the old houses so as to comply with the said laws.

A great deal of cooking is done in this type of house, and the fact is known to the authorities. It is impractical to have an inspector in every room all of the time, and so the practice continues and grows. If a particular case is brought to the attention of an official, the cooking, of course, has to stop, and the owner is liable to a heavy fine. Consequently, an owner is not willing, knowingly, to take the chances, and so no provision for cooking can be made in the alteration.

In one case I have heard of, an inspector was examining a house of the type under consideration. In a bachelor's apartment he found a dining-room, elaborately furnished with all appointments. The inspector asked the colored valet where he did his cooking and the valet, with an offended air, replied: "We don't do any cooking; we have our meals sent in by Delmonico."

With the demand for the small suites, and recognizing the fact that people do cook in the rooms, would it not be far better for the authorities to modify the law so as to allow light cooking under reasonable conditions, and provide safe and sane means for it?

It would be an easy matter to provide a "kitchenette cupboard" or dresser with metal-lined compartment for the gas range, a suitable sink, a garbage pail, closet, etc., all properly vented. This would be a safe place to cook, convenient, and could be screened so as not to be objectionable in a small suite, such as we are considering, and would fill a great demand.

Now that we have a new State administration, a city administration which has declared itself in favor of consolidation of certain departments, and a new building law under consideration, is it not an opportune time for the real estate interests, the architectural profession and the building trades to join forces, work for and demand a change in the laws that will allow under better and safer conditions that which already exists?

HENRY H. HOLLY,  
38-40 West 32d street, New York City.

### The Tax Reform Bill.

The Advisory Council of Real Estate Interests has endorsed the plan for reorganizing the administrative side of the tax system of the State, as proposed by Governor Whitman, and provided for in the Hinman bill, and believes it advisable for all real estate organizations and taxpayers' organizations to co-operate with the Real Estate Association of the State of New York in its efforts to accomplish this reform. The proposed plan lays the foundation for a comprehensive system of taxation by placing the function of assessment of taxes in one department, similar to the tax department of the city, and leaving the collection of taxes to the State Comptroller, and the enforcement against delinquents to the Attorney General—quite parallel to the system obtaining in the City of New York.

At present, taxes are assessed not alone by the State Comptroller and the State Board of Tax Commissioners, but even by other departments. The proposal of the Governor at this time merely takes the first step in the comprehensive plan by consolidating the corporation tax bureau and the Comptroller's office with the proposed new State Tax Commission which takes over all the work of the present State Board of Tax Commissioners. Under the law at present, the State board assesses the special franchises of corporations, which assessment is based essentially on the net earnings of such corporations; the Comptroller now assesses these same corporations for their corporation franchise, and that assessment is essentially based on their gross earnings.

With this work consolidated, it could be done more intelligently and more economically than at present. In the report of the United States Commissioner of Corporations it is clearly pointed out that the old system of tax administration has been abandoned in many States.



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## REAL ESTATE NEWS OF THE WEEK

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### AN AGENT'S RESPONSIBILITY.

#### The Real Estate Board Wins an Important Test Case.

THE Real Estate Board of New York, which includes in its membership practically every prominent real estate agent in New York City, has just won an important decision affecting agents in their relation to the Labor Law. Many agents have been summoned to Court, and this fact caused the Real Estate Board to have it determined whether a law which makes it a misdemeanor for an agent to fail to comply with the Labor Department's order when he has no authority from the owner to do so, would be enforced by the courts.

The opportunity sought by the board to test the law presented itself recently, when Arthur R. Bastine, of the real estate firm of Bastine & Company, and a member of the Real Estate Board, was served with a summons to appear in the Magistrates' Court, First Division, 4th District, to answer a charge of failure to comply with a provision of the Labor Law. The order had been issued on a building in which Mr. Bastine's sole agency consisted in the right to collect rents and lease lofts. The case was tried before Magistrate Breen on Monday last. The Real Estate Board was represented by George W. Olvany and John F. O'Neil.

The counsel for the State Labor Department called as a witness, a labor department inspector, who testified that Mr. Bastine had told him that he was agent for the collection of rents and the leasing of lofts only, and that he had no authority to make repairs without the consent of the owner.

The Labor Department also called two tenants, both of whom testified that they paid rent to Mr. Bastine as agent, and one of them testified that his employer had asked Mr. Bastine to make certain repairs and had received a letter stating that the owner would not permit him to make repairs. The Labor Department also called the engineer of the building and the elevator operator for the purpose of showing that Mr. Bastine was in charge of the building.

Mr. Bastine was called to the stand and he testified that he was agent only for the collection of rents and the leasing of lofts and that he had no authority to make repairs without the consent of the owner. The Court stated that he did not think that the agent should have the right to spend the owner's money without his permission. The Counsel for the Labor Department stated that if the agent wished to be relieved from liability under the Labor Law he should resign his agency.

With this point of view the court did not agree and after hearing all the facts refused to hold Mr. Bastine, and dismissed the complaint.

#### Unprofitable for Builders.

Charles E. Rickerson, of 276 Flatbush avenue, a member of the Three-Family House Committee of the Manufacturers and Business Men's Association, this week definitely pointed out where, in the opinion of his association, the Tenement House Law stands in the way of real estate development:

"The law is so framed as to make it unprofitable for a builder to build a three-family dwelling from the fact of the size of courts which the Tenement House Law prescribes, when an interior air shaft would serve the purpose of the house of this kind just as well as a large

open court 4 x 5 would. The fire-proofing of the staircase and general restriction that not more than 70 per cent. of the lot can be built on, works a great injury to the building of three-family dwellings, as these dwellings are mostly put up in suburban locations and are of such a character that they are easily sold and the rentals obtained from them are unusually small.

"To encourage the building of three-family houses, it should be possible to use at least 85 per cent. of the lot on the first floor, so that if a three-family house were constructed on a carline thoroughfare, the storekeeper could live in the rear of the store, thereby making it possible for him to operate the store by living in the rear.

"The two-story and store properties which were constructed previous to the Tenement House Law taking effect, the store tenants are prevented from living in the rear through the fact of it bringing the house under the Tenement House Law, requiring the building to be fireproof and airshafts to comply with the conditions of the law. A law making it possible for this style of house to be built, would encourage builders to fill up many of the vacant lots in the suburbs, thereby increasing the revenue of the City and build up our outlying territory which is now lying idle.

"In many sections of the city a three-story and basement house has had to be converted into a two-family house, rather than to have three families in it, owing to the requirements of the Tenement House Law. With a modification as I have suggested, it would be possible to make improvements in the ordinary dwelling house, so that the owner could use his property for another purpose when the house could not be rented for a private residence.

"I hope through the aid of your valuable paper that it will be possible to have a three-family house bill presented or an amendment so as to encourage people to invest on property and live in New York City, rather than to migrate to the State of New Jersey to find a home where they can live modestly and rent out the balance of the house."

#### Widening of Lexington Avenue.

The work of removing the encroachments on Lexington avenue, between 41st and 61st streets will be undertaken in the near future by Borough President Marks. The need for this work has been long apparent and it is especially urgent now on account of the Lexington avenue subway construction, which has necessitated the displacement of sidewalk and street pavements on Lexington avenue.

Before these pavements are replaced, it is highly important that property-holders remove all encumbrances or encroachments so that the necessity of disturbing these new pavements may be avoided, as far as possible. Another reason is that, owing to the subway construction, the bulk of the Lexington avenue traffic temporarily has been diverted to the neighboring north and south avenues. Thus, the work can be done now with the least amount of consequent annoyance to pedestrian traffic.

A letter has just been sent by President Marks to owners and lessees of property on Lexington avenue not only in the section where the work is first to be undertaken, but also in the other sections along Lexington avenue, in order that the owners or lessees of property in these sections may have the advantage of the opportunity of removing the encroachments at this time, if they so desire.



**Washington Heights District.**

The Local Board has approved of the following resolution:

Construction of receiving basins adjacent to the northeast corner of West 132d street and Lenox avenue and the northwest corner of West 132d street and Fifth avenue, at an estimated cost of about \$810. The assessed valuation of the property within assessment area is \$1,534,500. The report of the engineer in charge of sewers states that these basins are required in order to improve drainage conditions.

Laying out an extension of West 187th street from Fort Washington avenue to Overlook terrace.

**Kips Bay District.**

The Local Board has approved of the following resolution:

Alteration and improvement to sewer in 53d street from a point about 50 feet east of Third avenue to Third avenue and in Third Avenue between 53d and 54th streets, at an estimated cost of about \$27,700. The assessed valuation of property is \$401,600,000. The proposed improvement is due to the fact that the condition of the existing sewer is very bad throughout. The crown has a very heavy crack and dirt is entering; bricks are missing at frequent intervals. At one location for about 30 feet in length the inner ring has fallen entirely.

**Yorkville District.**

Alteration and improvement to sewer in East 70th street, from the bulkhead line to a point about 75 feet westerly therefrom. Estimated cost, \$1,900. Valuation of property within assessment area, \$818,000. This work is necessary in order to improve sanitary conditions at the outlet where the existing box sewer is broken down.

**A Realty Dinner.**

The local members of the Real Estate Association of the State of New York held a monthly meeting and had a dinner at the City Club, Brooklyn, on Thursday evening. Comptroller Prendergast was the guest of honor and principal speaker.

**PRIVATE REALTY SALES.**

Despite the fact that the present week is a short one, a number of deals were closed. Several will involve or concern new building operations, with the attendant benefits to all concerned in such undertakings. Everywhere the spirit of confidence is growing and the feeling of uncertainty and hesitancy is being replaced by a conviction that the tide has turned for the better.

The placing of a large loan this week at a 4½ per cent. interest rate is an indication of the present attitude of lenders and exemplifies the tendency toward the improvement of the market. The Record and Guide has learned on good authority that the lender was a savings bank, and the significance of this fact has not been lost. The release of \$450,000 at a moderate rate, or what was formerly considered a normal rate, by an institution such as a savings bank, in the face of all the talk that these lenders are holding off on loans, should go a long way toward dispelling the illusion.

Savings banks, for many months, have been compelled, on account of their well-known conservative policy of management, to be ready for any emergency which may arise and as a consequence, cash has been accumulated. As time went on, and the war scare lessened and the timid bank depositors realized that the institutions were strong, money began to be redeposited.

As a result, these emergency funds have probably grown to large proportions and are now ready to be released. The placing of this loan, while it is an individual transaction, may be regarded as indicating a possibly newer and more liberal tendency on the part of lending institutions.

The fact remains that a well-located piece of real estate, and well maintained, is the most stable and reliable of investments for its owner; for the holder of a mortgage, it is practically a guaranteed investment. This latest development, coupled with signs of improvement in other branches of the market may be regarded as most encouraging.

The total number of sales reported and not recorded in Manhattan this week was 17, as against 27 last week and 45 a year ago.

The number of sales south of 59th street was 7, as compared with 9 last week and 7 a year ago.

The sales north of 59th street aggregated 10, as compared with 18 last week and 38 a year ago.

The total number of conveyances in Manhattan was 110, as against 171 last week, 13 having stated considerations totaling \$217,300. Mortgages recorded this week number 79, involving \$1,512,721, as against 100 last week, \$2,684,425.

From the Bronx 11 sales at private contract were recorded, as against 8 last week and 11 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$142,473 compared with \$377,221 last week, making a total for the year of \$4,729,912. The figures for the corresponding week last year were \$295,079 and the total from Jan. 1, 1914, to Feb. 14, 1914, was \$6,238,594.

**Acquires Apartment House Site.**

The Realty Company of America, Franklin Pettit, president, bought through Slawson & Hobbs, from Frank Bradley, 321 to 327 West End avenue and 303 West 75th street; also from Mrs. Clara Legg Bucknall, 305 West 75th street and from Mrs. Daisy P. Hodgman 307 West 75th street, making a plot 85 feet on West End avenue by 142 feet in 75th street. The plot was later resold to the Charmion Construction Co., Henry Mayer, president, which will erect a twelve-story apartment house for which plans are now being drawn. The land and building will represent a reported investment of about \$1,500,000.

**R. W. Goelet Purchase.**

Robert W. Goelet has taken title from the New York State Realty & Terminal Co. to the northwest and southwest corners of Park avenue and 53d street. In acquiring the four dwellings at the southwest corner, Mr. Goelet squared out a plot which gives him the entire frontage, with previous ownerships, of the westerly block-front of Park avenue, between 52d and 53d streets, comprising 200.10x100. The northwest corner purchase comprises four private dwellings, on a plot fronting 66.8x100.5. Adjoining this corner are two houses, 386 to 388 Park avenue, owned by Mr. Goelet, which gives him a frontage of 140.5 on this thoroughfare.

**Rumored West Side Deal.**

According to current rumors on Thursday, the big plot at the southeast corner of West End avenue and 89th street, fronting 100.8 feet on the avenue and 82 feet on the street, is being assembled, for improvement with a high class apartment house. The properties include six private dwellings now held in various ownerships.

**Long Island City Sale.**

Wallace J. Hardgrove, of the Queensboro Corporation, reports the sale of fifty lots in Long Island City, on Thomson avenue, at Packard and Locust streets, to an investor. The property is near the Bliss street station of the Corona subway extension of the Dual System.

**New Church for 68th Street.**

F. Augustus Schermerhorn sold to the First Magyar Reformed Church, through the firm of Leonard J. Carpenter, the three vacant lots, 75 x 100, in the north side of 68th street, 175 feet west of First avenue. A new church and parish house will be erected.

**Manhattan—South of 59th St.**

DELANCEY ST.—Weil & Mayer sold to J. Adelson, 102 Delancey st, a 5-sty tenement on lot 19.2x75.

MADISON ST.—Leo M. Mosauer sold for Louis Solinsky the 6-sty tenement at the northeast corner of Madison and Rutgers sts, on plot 48.2x60. The buyer is Julius Feinberg.

11TH ST.—Edward Ehlers has sold 732-736 East 11th st, a 3-sty factory, on plot 72.4x90.1, near the Greenpoint Ferry. The property was acquired last November at foreclosure for \$23,000 by the Rockaway Rolling Mill Co., of Rockaway, N. J., of which Mr. Ehlers is president.

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BAR FOR STORE FRONTS, which is STRONG,  
ORNAMENTAL AND LOW PRICED.**J. H. WERBELOVSKY, 86 Meserole St., Brooklyn**13TH ST.—Pollizzi & Co. resold for Francesco  
Di Lorenzo the 6-sty tenement, 509-511 East 13th  
st, on plot 37.5x103.3.38TH ST.—Richard H. Scobie sold for the  
Sinclair estate the 4-sty dwelling 130 East 38th  
st. This is the first sale of the property in over  
fifty years.49TH ST.—Mrs. Minnie Roche has sold 319  
East 49th st, a 3-sty building, on lot 17x100, to A.  
Herst, an adjoining owner.10TH AV.—Kramer Construction Co., Max J.  
Kramer, president, has sold the 5-sty loft build-  
ing at the northwest corner of 10th av and 51st  
st, on plot 25.5x100.**Manhattan—North of 59th St.**ACADEMY ST.—Hudson Investing Co. has  
purchased the vacant plot, 50x150, in the west  
side of Academy st, 275 ft. north of Broadway,  
adjoining a parcel which was purchased last  
month. A 5-sty apartment will be erected on  
the combined plots.80TH ST.—The estate of Thomas F. Kaughan  
sold through William F. O'Brien the 4-sty tenement,  
310 East 80th st, on lot 25x102.2.128TH ST.—Progress Holding Co. sold to  
Margaret F. Donnelly the 5-sty flat 71 West  
128th st, on lot 18.9x99.11. The brokers were  
Goodale, Perry & Dwight and Edgar T. Kings-  
ley.AUDUBON AV.—Esther Baum, of Columbia,  
S. C., sold to Mrs. Dorothy Laverty the 3-sty  
dwelling 394 Audubon av, on lot 18x50.WEST END AV.—Stephen A. Harrison has  
sold 584 West End av, a 3-sty dwelling, on lot  
20x100.WEST END AV.—Samuel T. Carter, Jr., sold  
586 West End av, a 3-sty dwelling, on lot 20x  
100. The buyer is also said to be the pur-  
chaser of No. 584, adjoining, reported sold,  
above.**Bronx.**HOME ST.—Thomas H. Tully Construction  
Co. sold 835 Home st, a 4-sty flat, on plot 55.5x  
107, to Benjamin Sicklick, who gave in ex-  
change lots at Colvena Park, Richmond, N. Y.157TH ST.—Kurz & Uren sold for John Muth,  
the 3-sty flat, 377 East 157th st, on lot 25x100.164TH ST.—Richard Dickson sold for Emily  
Zorar the 1-sty frame house, 661 East 164th st,  
on lot 16.8x100.176TH ST.—Benenson Realty Co. sold to the  
B. & R. Construction Co., the plot 50x100, in  
the south side of 176th st, 62 ft west of Mar-  
mion av.AV ST. JOHN.—Friedman Construction Co.,  
Henry Friedman, president, is reported to have  
sold the three apartment houses, 942, 950 and  
960 Av St. John, on plot 250x80x irreg.BROOK AV.—Benenson Realty Co. sold to the  
152d Street Construction Co. 1285 Brook av, a  
5-sty apartment house, on plot 42x100.CROTONA PARK, NORTH.—Benenson Realty  
Co. sold to the B. & R. Construction Co., the  
plot 50x96, in the north side of Crotona Park  
North, 317 ft. west of Prospect av.DAVIDSON AV.—Judge Francis B. Delehanty  
purchased from the Davidson Av. Realty Co.,  
Henry Cleland, president, the two 5-sty apart-  
ment houses on the west side of Davidson av,  
37.6 ft. north of North st, each on plot 39x  
100. In part payment, he gave old 3-sty Lem-  
out homestead on the south side of Tremont  
av, 125 ft. east of Anthony av, on plot 66.8  
x138.GRAND BOULEVARD AND CONCOURSE.—  
Richard H. Scobie sold for John P. Boyland the  
block on the east side of Grand Boulevard and  
Concourse, from Field pl to 184th st and to  
Ryer av, with a frontage of 196 ft on Grand  
Boulevard and Concourse. The broker states  
that two apartment houses will be built by the  
buyers, Miller & Galatta.HOE AV.—Galveston Building Co., Philip  
Hershowski, president, sold the 5-sty apart-  
ment house 1288 Hoe av, on plot 50x100.WALTON AV.—George W. McAdam bought  
from Martin and Mary Gilmartin, through E.  
Osborne Smith, the plot, 75x100, on the east side  
of Walton av, 50 ft. south of 179th st. The  
new owner has no plans for immediate improve-  
ment. The sellers acquired the property in 1897  
at the auction sale of the holdings of the United  
Real Estate & Trust Co. of Nebraska.**Brooklyn.**HALSEY ST. ETC.—Friday & Lehman sold  
for William Schweizer the 2-sty dwelling 684  
Halsey st, and for Jacob Rehnitz the 2-sty  
dwellings 1607-1609 Union st.1ST ST. ETC.—Jerome Property Corporation  
sold 445 1st st, a 4-sty apartment house for  
Mrs. Emma Garnier to James S. Corrigan, who  
gave in part payment the 3-sty dwelling 689  
10th st; also resold for James S. Corrigan to  
John T. Kearney 445 1st st; and for Anna  
Bickley 250 13th st, a 2-sty dwelling.79TH ST.—Shlikerman Realty & Improvement  
Co. sold the 2-family dwelling, 442 79th st, to  
Edward Earl, and the 2-family dwelling, 434 76th  
st, to John Ennis.VALENTINE AV.—Magron Realty Co. sold to  
the H. M. Construction Co., Samuel Minskoff,  
president, the northwest corner of Valentine av  
and 188th st, a plot 106.7x100, to be improved  
with two 5-sty apartment houses.WASHINGTON AV.—Bulkley & Horton Co.  
sold the 3-sty residence 198 Washington av to  
L. G. Maginis.8TH AV.—Henry Pierson & Co. sold for Har-  
vey Feldmeier to Dr. Robert J. Bell the 3-sty  
dwelling 38 8th av.**Queens.**ARVERNE.—Friday & Lehman sold for Har-  
riet L. Burggraf a plot, 35x100, on Remington  
av, near Amstel boulevard.JAMAICA.—Van Wyck Realty Co. sold to Wil-  
liam Walser twenty dwellings at Dunton Lodge,on Van Wyck, Dakota, Minnesota, Nebraska,  
Atfield and Metropolitan avs; also a dwelling in  
Napier pl.LONG ISLAND CITY.—William D. Bloodgood  
& Co. sold the plot 75x100, on the west side of  
12th av, 200 ft south of Jamaica av. The buyers  
are said to be Brooklyn builders who will im-  
prove with two 5-sty apartment houses.ROSEDALE.—New York Suburban Land Co.  
sold 60x100 on President av to J. C. Becker and  
40x100 on Oxford pl to S. Sheldon.WOODMERE.—B. B. & S. Realty Co. sold  
eighteen lots on Neptune av, including the cor-  
ner of Crawford rd, to B. H. Booth.**Richmond.**STATEN ISLAND SOUND.—Floyd S. Corbin  
sold for Mrs. Margaret D. Fitzpatrick to the  
Carpenter-O'Brien Co., lumber, of Jacksonville,  
Fla., a tract of 18½ acres opposite Elizabethport,  
N. J., which will be used as a local distributing  
point.**Nearby Cities.**NEWARK, N. J.—Louis Schlesinger and  
Arthur J. Decker sold for Wallace Bush the 2-  
family house 703 Mt. Prospect av to Leslie  
Johnson, who gave in part payment two lots,  
50x86, in Chestnut st, Kearny, N. J.**Rural and Suburban.**GARWOOD, N. J.—New York Suburban Land  
Co. sold a plot 80x100 on Spruce av to C. H.  
Taylor.GREENS FARMS, CONN.—Mrs. Margaret J.  
Totten has sold her 38-acre farm on Glenwood  
rd, adjoining the estate of the late Stewart L.  
Woodford. The property has been held at \$28,-  
000.MANHASSET PARK, L. I.—L'Ecluse, Wash-  
burn & Co. have sold to Charles B. Reade the  
old Bloodgood Cutter homestead with ½ acre  
of ground. The house, which was recently re-  
modeled, is over 125 years old and one of the  
landmarks of the north shore of Long Island.ORANGE, N. J.—Louis Schlesinger, Inc., sold  
for S. M. Benjamin and others represented by  
William E. Taylor the 5-sty elevator apartment  
house, "Fairbanks," at 477-483 Main st, on plot  
106x150, to Harold S. Maddock, who gave in  
part payment the country estate, "Ingleside,"  
near Pennington, N. J., comprising about ninety-  
five acres and an old residence.RIDGEWOOD, CONN.—George Doubleday  
bought from the estate of Francis McN. Bacon  
the estate fronting in Peaceable st, comprising  
about 100 acres, a large mansion, garage and  
outbuildings. It was held at \$100,000.YONKERS, N. Y.—On Nepperhan Heights L.  
O. Smith has purchased a plot on Fairview av,  
and Edward Gower bought a plot in Alber-  
marle pl.**LEASES.****New Tenant for Lewisohn Building.**The New York Talking Machine  
Company, distributors of Victor talk-  
ing machines and records, leased,  
through Albert B. Ashforth, Inc., the  
fourth and fifth floors in the Philip  
Lewisohn Building, 113-119 West 40th  
st., through to 114-118 West 41st st.,  
for ten years. The company is now at  
81 Chambers st., and it is thought that  
its removal uptown will shift the entire  
trade to the general neighborhood of  
Times Square.**Big Lease Pending.**Negotiations are well advanced and  
may be closed this morning for the  
lease of the property of Mrs. Lilla B.  
Hyde at the southwest corner of Madi-  
son avenue and 40th street, size 54.1x120,  
to the International Correspondence  
Schools, of Scranton, Pa. It is reported  
that if the deal is consummated, a  
twelve-story building will be erected for  
their occupancy.**Bankers to Move.**Spencer, Trask & Company, bankers,  
now at 43 Exchange place, have leased  
in the Broad Exchange Building, 25  
Broad street, the space formerly occu-  
pied by the Standard Trust Co., com-  
prising about 7,300 square feet, the entire  
second floor. The brokers were Freder-  
ick Southback and Alwyn Ball, Jr.**Manhattan.**A. V. AMY & CO. rented for the Forbin Real-  
ty Holding Co. the north store in 149 Lenox av  
to Jacob Cohen and the south store to Benjamin  
Bergman.VASA K. BRACHER leased for A. L. Mor-  
decai & Son the 4-sty dwelling 143 West 70th  
st to Mary A. Watson.BRETT & GOODE CO. leased the top floor in  
299-305 Lafayette st to Lehman & Brother,  
printer, for many years at 78 Beekman st.LEROY COVENTRY & CO. leased for Mary  
C. Maguire the dwelling 49 West 96th st to J.  
Turner.CROSS & BROWN CO. leased for the Stand-  
ard Oxygen Co. the building 216 East 42d st to  
Elizabeth Kay; offices in 396 Broadway to Will-



iam A. Tobias, of 415 Broadway, and to Barnet Lazarus, and to William H. Regan an apartment in 158 Madison av.

DUFF & CONGER leased for the Lowell Realty Co. a large apartment in 1211 Madison av to Charles P. Douglas.

DUROSS CO. leased for Henry Dazian the old 4-sty school building, 59-67 West 10th st, for 5 years to L. Abel.

DOUGLAS L. ELLIMAN & CO. leased an apartment in 410 Park av to Joseph Walker, Jr., in 276 Madison av to F. J. Curtin, and from the plans, in 399 Park av to Alan L. Corey; also a parlor floor in 542 Madison av to Hassan Khan Monif and three floors in 27 East 45th st to Mrs. Mary J. Piper.

DOUGLAS L. ELLIMAN & CO. and A. J. Robertson leased the store and basement at 21 West 46th st to the Eye Comfort Lighting Shop, of 6 East 39th st.

M. & L. HESS, INC., leased the fourth loft at 12-14 West 32d st to the Redwood Dress Co.; the fourth loft at 159-61 West 24th st to the Novelty Braid & Trimming Co.; at 112-14 East 19th st, leased offices to the Imperial Ribbon Co. and the Publishers' Information Bureau; at 476 Broadway, the first loft to A. J. Hogue & Co., of 411 Broadway, the eleventh loft at 48-50 West 21st st to Vinegrad, Merrowitz & Kaiser, of 31 West 21st st, and the ninth loft at 32-36 West 18th st to B. Fishel & Co., of 127 Mercer st.

HOUGHTON CO. leased for J. H. Freedman the 4-sty dwelling 62 West 95th st to Emily Goodwin.

HOUGHTON CO. sub-leased for George F. Martin the 3-sty dwelling 307 West 87th st to S. Struebeck Von Rejn.

HOUGHTON CO. leased in conjunction with Ogden & Clarkson, representing William Colgate, the 4-sty dwelling 69 West 95th st to Anna Reuss.

HUBERTH & HUBERTH leased a store at 1789 Broadway to De Lion Tire & Rubber Co., of Trenton, N. J.

GOODWIN & GOODWIN rented for Lowenfeld & Prager the 3-sty dwelling 145 West 120th st to Isaac Greenspan.

HENRY LINDENMEYR & SONS leased the ground floor and basement of the 6-sty building 26-30 Bleecker st, opposite their 11-sty building, to meet increasing demands for space.

MARSTON & CO. leased the dwelling at 110 East 30th st for the estate of George O. Gordon to Anthony Padilla; also the dwelling 457 East 139th st for the estate of William O'Gorman to Mrs. James O'Meara; and apartments in 645-647 Madison av for the Blaskower Estate to Goldie Appelt, Louis J. Cornell, Henry E. Decker, Mrs. Frank M. Estes, Dr. Carlton L. Griffin, Jeannette MacClanahan and Ruth Winters; and in 9 West 46th st for Henry L. Maxwell to Anna G. Larkin and Frederic H. Cruger; also a store at 1107 Broadway for the Farmers' Loan and Trust Co. to the J. B. Williams Co.; a store at 645-647 Madison av for the Blaskower Estate to the Oriental Plant Co.; the 3d loft at 9 East 48th st for Douglas Robinson, Charles S. Brown Co. to Fabricant, Inc.; space in 61 West 46th st for the estate of Edward Brown to Ethel L. Flag; in 477 5th av to Richard Newton, Jr.; in conjunction with Julius Friend, Edward M. Lewi Co., the 2d loft in 39-41 West 29th st to H. Goldwater & Co., Inc., and in conjunction with Corn & Co. the 3d loft to Gwertzman & Freyer, of 28 West 15th st, which completes the renting in this building.

SAMUEL H. MARTIN leased for Thomas Simpson the store and basement at 1974 Broadway to the Hess-Bright Manufacturing Co.

CHARLES F. NOYES CO. has sub-leased for the American Fidelity Co. to Edward E. Hall & Co., of 123 William st, a large portion of the 9th floor of the 80 Maiden Lane Building at an aggregate rental of about \$50,000; space in the Market & Fulton National Bank Building to Weeks, Numan Co.; and in 37-39 Liberty st offices to the Morris Plan Co.

A. Q. ORZA leased for Charles B. Prettyman the store and basement in 409 West Broadway to the Italian Union Importing Co. and the top loft to the Societa Tipografica Italiana.

PEASE & ELLIMAN leased for the Clark Estates the 5-sty dwelling 34 West 74th st to Mrs. A. I. Namm; an apartment in 116 West 59th st for Dr. Barney Sachs to Walter M. Berringer; in 850 Park av to Miss Edith King, and in 272 West 90th st to Gustav H. Schiff.

PEASE & ELLIMAN leased for Dr. Granville M. White the 5-sty dwelling 272 West 77th st to Anatole Levy; also 61 West 52d st for Henry Dater to John W. Brett.

PEASE & ELLIMAN leased to Meyer Wormser the westerly store in 152-154 Fulton st and to the United Cravat Co., the westerly store in 66 Delancey st.

PEASE & ELLIMAN leased the 4-sty dwelling 111 East 60th st for George F. Neidlinger to C. Laurence Smith.

PEPE & BRO. leased for Margaret Chapelle 127 Macdougall st, a 3-sty dwelling, to Anna Palumbo.

PORTER & CO. leased to Herbert F. Miller the 3-sty dwelling, 266 West 121st st.

GEO. R. READ & CO. rented the entire ground floor facing Hanover sq, and offices on the 6th floor in 113 Pearl st to Hagedorn & Co., of 6 Hanover st; also the ground floor and basement at 27-31 Bleecker st to Kaplan, Koidan, Ackerman, Trachtenberg, Lehman & Tesler; and offices in 60 Wall st to Alfred L. Hernstein, of 45 Cedar st.

RICHARD H. SCOBIE leased for Moore & Wyckoff, as agents, a store in the building at the northeast corner of Madison av and 62d st to "Levey," the cleanser.


LOUIS SCHRAG leased for the Equitable Life Assurance Society 431 6th av to Fraternal, Lehman & Rudick; also for Mandelbaum & Lewine and Jackson & Stern a store in 469 6th av to Bennett Dreyer.

SHAW & CO. leased for the W. H. Scott estate the store, 428 West 125th st, to I. & S. Cotler.

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SHAW & CO. leased for Catherine M. Dreyer the store 53 West 125th st.

SHAW & CO. leased for Henry J. Storrs the 3-story dwelling 211 West 129th st to Nicolasa Mendez.

SPEAR & CO. have rented for F. & G. Pflomm the store and basement at 12 Washington pl. to I. Goldberg; for Tanenbaum, Strauss & Co., a loft in 190-192 Greene st, to the Bee Hat Works of 155 Wooster st; the store and basement in 104 Greene st to the New Land Paper Co.; for Wm. C. Walker's Sons the 3d loft in 95 Bleecker st to Joseph Kaplan, and for Wm. H. Whiting & Co. a loft in 55 West 8th st to the Triumph Waist Co.

VAN NORDEN & WILSON leased the basement floor and part of the sub-basement, about 11,000 sq. ft., in 350 Broadway for Frank N. Hoffstot to the Merchants' Dining Rooms, of 108 Duane st. The restaurant has been for forty-six years in Duane st. It was started in 1868 by S. B. Close, at that time with the Clafin Co., and was for thirty-six years located at 102-104 Duane st, where the fire engine house now stands. For the last ten years it has been in its present location.

WILLIAM A. WHITE & SONS rented 337-339 Water st to the Richardson & Boynton Co.

**Bronx.**

JOHN J. TULLY CONSTRUCTION CO. leased to Henry Leventhal for 10 years the Seabury Theatre in East 170th st, at Charlotte st.

**Brooklyn.**

HENRY PIERSON & CO. leased the 3-story building 329 Flatbush av to Bert J. Connors for twelve years, for a chop house.

RITCHIE & CORNELL have leased the 4-story building 831 Manhattan av, on lot 25x100, where another tailoring store will be located.

**Queens.**

LEWIS H. MAY CO. leased at Arverne for S. Mosbacher, cottage on Meredith av to Mayer Stern and for William Scheer, cottage on Wave Crest av to Mrs. Deitzel.

**Suburban.**

DOUGLAS L. ELLIMAN & CO. and Fish & Marvin leased for Harold Minott his country place, "Walden," at Mt. Kisco, N. Y., to Carl Tucker.

MARSTON & CO. leased the dwelling 55 Clinton pl, Mt. Vernon, for the Wheelen estate to Edward R. Lacy.

STEWART C. SCHENCK leased the W. Bourke Cockran place at Sands Point, L. I., consisting of about 13 acres adjoining the property he occupies, to Mrs. F. Adele Carnochan.

WESTCHESTER LAND EXCHANGE rented for Mrs. A. Hathaway her home on Buckingham av, Nepperhan Heights, Yonkers, to Robert Goldsmith.

**REAL ESTATE STATISTICS**

The Following Table is a Resumé 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 1914. Following each weekly tables is a resumé from January 1 to date.

**MANHATTAN**

**Conveyances.**

	1915		1914	
	Feb. 5 to 10	Feb. 6 to 11	Feb. 5 to 10	Feb. 6 to 11
Total No.....	110	114	110	114
Assessed value.....	\$4,997,000	\$9,920,500	\$4,997,000	\$9,920,500
No. with consideration..	13	6	13	6
Consideration.....	\$217,300	\$616,775	\$217,300	\$616,775
Assessed value.....	\$282,500	\$627,000	\$282,500	\$627,000

	1915		1914	
	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11
Total No.....	791	897	791	897
Assessed value.....	\$44,836,010	\$55,726,696	\$44,836,010	\$55,726,696
No. with consideration..	94	78	94	78
Consideration.....	\$3,705,025	\$3,636,390	\$3,705,025	\$3,636,390
Assessed value.....	\$4,484,550	\$3,872,250	\$4,484,550	\$3,872,250

**Mortgages.**

	1915		1914	
	Feb. 5 to 10	Feb. 6 to 11	Feb. 5 to 10	Feb. 6 to 11
Total No.....	79	71	79	71
Amount.....	\$1,512,721	\$1,333,601	\$1,512,721	\$1,333,601
To Banks & Ins. Cos....	19	11	19	11
Amount.....	\$623,945	\$400,500	\$623,945	\$400,500
No. at 6%.....	38	28	38	28
Amount.....	\$746,451	\$214,301	\$746,451	\$214,301
No. at 5½%.....	5	2	5	2
Amount.....	\$93,000	\$22,000	\$93,000	\$22,000
No. at 5%.....	11	20	11	20
Amount.....	\$426,500	\$602,600	\$426,500	\$602,600
No. at 4½%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
No. at 4%.....	1	.....	1	.....
Amount.....	\$13,700	.....	\$13,700	.....
Unusual rates.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Interest not given.....	24	21	24	21
Amount.....	\$233,070	\$494,700	\$233,070	\$494,700

	1915		1914	
	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11
Total No.....	470	546	470	546
Amount.....	\$9,241,093	\$18,915,933	\$9,241,093	\$18,915,933
To Banks & Ins. Cos....	75	124	75	124
Amount.....	\$2,849,195	\$12,580,500	\$2,849,195	\$12,580,500

**Mortgage Extensions.**

	1915		1914	
	Feb. 5 to 10	Feb. 6 to 11	Feb. 5 to 10	Feb. 6 to 11
Total No.....	32	46	32	46
Amount.....	\$1,253,000	\$1,119,500	\$1,253,000	\$1,119,500
To Banks & Ins. Cos....	11	4	11	4
Amount.....	\$576,500	\$109,500	\$576,500	\$109,500

	Jan. 1 to Feb. 10		Jan. 1 to Feb. 11	
	.....	.....	.....	.....
Total No.....	210	295	210	295
Amount.....	\$8,133,093	\$10,457,485	\$8,133,093	\$10,457,485
To Banks & Ins. Cos....	62	61	62	61
Amount.....	\$4,223,000	\$5,235,950	\$4,223,000	\$5,235,950

**Building Permits.**

	1915		1914	
	Feb. 6 to 11	Feb. 7 to 13	Feb. 6 to 11	Feb. 7 to 13
New buildings.....	6	9	6	9
Cost.....	\$1,127,000	\$824,675	\$1,127,000	\$824,675
Alterations.....	\$575,600	\$150,585	\$575,600	\$150,585

	Jan. 1 to Feb. 11		Jan. 1 to Feb. 13	
	.....	.....	.....	.....
New buildings.....	44	50	44	50
Cost.....	\$10,154,100	\$4,605,075	\$10,154,100	\$4,605,075
Alterations.....	\$964,041	\$1,104,707	\$964,041	\$1,104,707

**BRONX.**

**Conveyances.**

	1915		1914	
	Feb. 5 to 10	Feb. 6 to 11	Feb. 5 to 10	Feb. 6 to 11
Total No.....	87	97	87	97
No. with consideration..	5	16	5	16
Consideration.....	\$4,206	\$118,325	\$4,206	\$118,325

	Jan. 1 to Feb. 10		Jan. 1 to Feb. 11	
	.....	.....	.....	.....
Total No.....	648	643	648	643
No. with consideration..	71	78	71	78
Consideration.....	\$803,011	\$800,982	\$803,011	\$800,982

**Mortgages.**

	1915		1914	
	Feb. 5 to 10	Feb. 6 to 11	Feb. 5 to 10	Feb. 6 to 11
Total No.....	42	48	42	48
Amount.....	\$277,487	\$230,732	\$277,487	\$230,732
To Banks & Ins. Cos....	3	9	3	9
Amount.....	\$130,500	\$110,000	\$130,500	\$110,000
No. at 6%.....	21	19	21	19
Amount.....	\$69,991	\$57,455	\$69,991	\$57,455
No. at 5½%.....	3	6	3	6
Amount.....	\$131,750	\$29,300	\$131,750	\$29,300
No. at 5%.....	2	3	2	3
Amount.....	\$10,500	\$48,850	\$10,500	\$48,850
Unusual rates.....	2	5	2	5
Amount.....	\$2,041	\$18,727	\$2,041	\$18,727
Interest not given.....	14	15	14	15
Amount.....	\$63,205	\$76,400	\$63,205	\$76,400

	Jan. 1 to Feb. 10		Jan. 1 to Feb. 11	
	.....	.....	.....	.....
Total No.....	339	422	339	422
Amount.....	\$2,282,005	\$3,346,567	\$2,282,005	\$3,346,567
To Banks & Ins. Cos....	15	58	15	58
Amount.....	\$270,750	\$1,076,751	\$270,750	\$1,076,751

**Mortgage Extensions**

	1915		1914	
	Feb. 5 to 10	Feb. 6 to 11	Feb. 5 to 10	Feb. 6 to 11
Total No.....	14	17	14	17
Amount.....	\$269,500	\$209,700	\$269,500	\$209,700
To Banks & Ins. Cos....	4	3	4	3
Amount.....	\$92,000	\$106,000	\$92,000	\$106,000

	Jan. 1 to Feb. 10		Jan. 1 to Feb. 11	
	.....	.....	.....	.....
Total No.....	101	116	101	116
Amount.....	\$1,782,525	\$1,914,250	\$1,782,525	\$1,914,250
To Banks & Ins. Cos....	24	17	24	17
Amount.....	\$455,950	\$438,000	\$455,950	\$438,000

**Building Permits**

	1915		1914	
	Feb. 5 to 10	Feb. 6 to 11	Feb. 5 to 10	Feb. 6 to 11
Total No.....	41	22	41	22
Cost.....	\$1,459,300	\$361,350	\$1,459,300	\$361,350
Alterations.....	\$20,050	\$10,075	\$20,050	\$10,075

	Jan. 1 to Feb. 10		Jan. 1 to Feb. 11	
	.....	.....	.....	.....
Total No.....	110	81	110	81
Cost.....	\$3,614,650	\$1,930,100	\$3,614,650	\$1,930,100
Alterations.....	\$85,810	\$102,955	\$85,810	\$102,955

**BROOKLYN.**

**Conveyances.**

	1915		1914	
	Feb. 4 to 9	Feb. 5 to 10	Feb. 4 to 9	Feb. 5 to 10
Total No.....	306	363	306	363
No. with consideration..	26	51	26	51
Consideration.....	\$155,250	\$536,662	\$155,250	\$536,662

	Jan. 1 to Feb. 9		Jan. 1 to Feb. 10	
	.....	.....	.....	.....
Total No.....	2,108	2,751	2,108	2,751
No. with consideration..	237	300	237	300
Consideration.....	\$1,237,399	\$2,867,324	\$1,237,399	\$2,867,324

**Mortgages.**

	1915		1914	
	Feb. 4 to 9	Feb. 5 to 10	Feb. 4 to 9	Feb. 5 to 10
Total No.....	213	270	213	270
Amount.....	\$669,333	\$1,120,552	\$669,333	\$1,120,552
To Banks & Ins. Cos....	29	34	29	34
Amount.....	\$208,300	\$234,650	\$208,300	\$234,650
No. at 6%.....	133	141	133	141
Amount.....	\$314,170	\$366,396	\$314,170	\$366,396
No. at 5½%.....	39	80	39	80
Amount.....	\$215,800	\$512,375	\$215,800	\$512,375
No. at 5%.....	22	28	22	28
Amount.....	\$82,550	\$193,702	\$82,550	\$193,702
Unusual rates.....	2	1	2	1
Amount.....	\$1,250	\$10,500	\$1,250	\$10,500
Interest not given.....	17	20	17	20
Amount.....	\$55,563	\$37,579	\$55,563	\$37,579

	Jan. 1 to Feb. 9		Jan. 1 to Feb. 10	
	.....	.....	.....	.....



	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11
New buildings.....	287	305
Cost.....	\$309,274	\$1,324,272
Alterations.....	\$56,623	\$87,080

**RICHMOND.**

**Building Permits.**

	1915 Feb. 5 to 10	1914 Feb. 6 to 11
New buildings.....	10	19
Cost.....	\$65,650	\$13,630
Alterations.....	\$2,310	\$2,200

	Jan. 1 to Feb. 10	Jan. 1 to Feb. 11
New Buildings.....	46	67
Cost.....	\$215,090	\$106,640
Alterations.....	\$7,010	\$13,195

pany which owns the Hotel Cecil property at St. Nicholas av and 118th st, and other New York City real estate, died in the hotel on Monday. He was seventy-two years old. He is survived by a widow and two children, who are in Dresden, Germany.

FRANK HAGAN, aged sixty-three, a real estate and insurance broker, died at his home, 372 West 57th st. He was a member of the Holy Name Society and the K. of C. of St. Paul's Church.

WILLIAM A. HAMILTON, sixty-five years old, a real estate dealer and active in civic affairs at Sayville, L. I., died at his home there on Tuesday evening.

ROBERT C. RATHBONE, founder of the firm

of R. C. Rathbone & Co., and one of the best known insurance men in the city, died, aged ninety, at his home in the Wolcott Hotel. He retired from active work about ten years ago. In 1851 he became a general agent of the Mutual Life Insurance Co., and two years later he began a general fire and life insurance business which he conducted under various names until the establishment of the present firm. He was president for many years of the New York Fire Insurance Brokers' Board and also was New York manager for the Sun Fire Office of London. He served as sergeant major of the Seventh Regiment during the Civil War. He was a member of the Veterans' Association of the Seventh Regiment, of La Fayette Post, G. A. R., and the Exempt Firemen's Association. Mr.

**REAL ESTATE NOTES.**

MARSTON & CO. have been appointed agents for 29 Mercer st.

MARK CROSKIN has opened an office at 55 Liberty st, where he will specialize in leases and mortgage loans.

LEWIS H. MAY CO. has opened a branch office at the railroad station, Edgemere, L. I., under the management of John Agnew, for the transaction of a general real estate business.

WHITLEY P. WESTERVELT has placed a mortgage loan of \$125,000 on the 6-sty elevator apartment house 618-622 West 142d st for the V. S. Building Co.

HUBERTH & HUBERTH have been appointed agents for 210 East 60th st, 166 East 83d st, 72 East 119th st, 117 West 120th st, 50 West 133d st and 227 West 134th st.

WILLIAM S. GREGORY, who recently bought the former Jacob D. Butler residence at 341 Convent av, through L. J. Phillips & Co., has conveyed it to the Lutheran Hospital of Manhattan.

REVILLON FRERES, who last week leased the southwest corner of 5th av and 53d st from Michael Dreicer, will pay a graduated rental ranging from \$32,500 to \$42,500 a year, for twenty-one years and two months.

PEASE & ELLIMAN have been appointed agents by the lessee, Barnet House, for 1 East 53d st, and also for the new 12-sty loft building to be erected at 44 East 25th st by the J. M. Slattery Building & Construction Co.

NEW YORK TITLE INSURANCE CO. has made the following loans: \$70,000 on 690-692 8th av; \$30,000 on 3173-3175 Villa av; \$12,000 on 157 East 118th st; \$10,000 on 126 East 44th st; \$30,000 on 540-546 West 41st st, and \$10,000 on 218 Centre st.

CHARLES F. NOYES Co. has negotiated a \$450,000 loan at 4½ per cent. on the Temple Beth-el, at the southeast corner of 5th av and 76th st, on plot 100x150. The announcement is important, because it is the first large loan at the 4½ per cent. rate in many months, where, the broker states, no property was given in trade.

STANLEY W. DEXTER, as referee, has signed an order upon application of Weschler & Kohn, attorneys for James N. Rosenberg, trustee in bankruptcy of the New York Real Estate Company, requiring the creditors to show cause on Feb. 27 why there should not be a sale of all the real estate holdings of the company. If the auction is held, it will be one of the largest public sales of improved properties ever conducted in New York City.

ANNOUNCEMENT is made that the G. F. Hall Company, established since 1863 at 206 Centre st, and N. A. Berwin & Co., real estate, 18-20 East 41st st, have associated themselves under the name of Hall-Berwin Corporation, permanent address of which will be announced later. The organization and personnel of each company will remain the same as in the past. Consolidated service will provide for all branches of real estate, building management and operation.

**OBITUARY**

FREDERICK BALZ, a real estate dealer, died at his home, 595 Herkimer st, Brooklyn, aged fifty-nine. He is survived by four sons and two daughters.

WILLIAM FRANKE, president of the com-

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Rathbone was a thirty-second degree Mason, one of the earliest members of Kane Lodge, and a member of Jerusalem Chapter, Coeur de Lion Commandery, the Scottish Rite, Adelphe Council and Mecca Temple. He is survived by his widow, one son and several grandchildren and great-grandchildren.

### REAL ESTATE APPRAISALS.

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

- MARY DANIEL.—441 West 43d st, Block 1053, lot 14½, 3-sty dw., 18.9x100.5, \$13,000.
- HENRY GOLDMAN.—522 West 151st st, Block 2082, lot 49, 4-sty ten., 40x99.11, \$51,000; and 263 East 10th st, Block 438, lot 46, 5-sty ten., 25x94.6, \$35,000.
- MINNA C. HAGEMEYER.—1557 2d av, Block 1526, lot 27, 4-sty ten., 18.10x80, \$13,000.
- MINNIE H. ROCHE.—312 East 49th st, Block 1341, lot 45, stable, 25x100.5, \$9,750; 319 East 49th st, Block 1342, lot 9, 3-sty dw., 17.6x100.5, \$7,000.
- JOHN RODENBERG.—523-527 West 42d st, Block 1071, lots 17, 18, 19, coal yard, shed and office, 75x100, \$45,500; 428 West 44th st, Block 1053, lot 47, 3-sty dw., 20x100.5, \$13,000; 444 West 44th st, Block 1053, lot 53, 3-sty dw., 18.9x100.5, \$12,500.
- MAGDALENA B. ZIMMER.—111 West 120th st, Block 1905, lot 24, 3-sty dw., 20x100.11, \$18,000; 309 East 76th st, Block 1451, lot 8, 5-sty ten., 28x102.2, \$21,000.

### AUCTION SALES OF WEEK.

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

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

### The Auction Market

There was spirited competition on one auction offering this week, fifty bids being registered before Julius Feinberg, became the owner of the five-story tenement, 24 Orchard street, for \$34,700.

For the coming week, there will be an unusually large number of offerings, including practically every class of property. Not all of them, however, are to be sold as the result of foreclosure actions.

On Wednesday, Joseph P. Day will auction thirteen properties of the Yung Estate, in a partition sale. A similar proceeding will result in the offering on Tuesday, of a large tract of land in the Hunts Point section of the Bronx. It is known as Greenbank and runs from Hunts Point Road to the Bronx river.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 11, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

34TH ST, 216 W (\*), ss, 599.5 e 8 av, 16.5 x98.9, 4-sty stn tnt; due, \$34,883.92; T&c, \$1,616.70; City Real Estate Co. 30,000

47TH ST, 252 W, ss, 225 e 8 av, 25x100.5, 5-sty bk tnt & str; due, \$4,558.10; T&c, \$450; sub to a pr mtg \$31,375; Phillip J Curry. 37,534

111TH ST, 86 E (\*), ss, 98 w Park av, 16x100.11, 3-sty & b stn dwg; due, \$7,071.41; T&c, \$68.80; Franklin Savgs Bank in City N Y. 5,000

SAMUEL MARX.

Montgomery st, 29 (\*), es, 120.1 s Henry, 19.11x75x20x75, 3-sty bk school; due, \$11,725.86; T&c, \$145.35; Metropolitan Savgs Bank. 9,000

72D ST, 123 W (\*), ns, 215 w Col av, 20x102.2, 4-sty & b stn dwg; due, \$49,454.67; T&c, \$1,735; Chas A Miller. 25,000

D. PHOENIX INGRAHAM.

78TH ST, 156 E (\*), ss, 95 e Lex av, 18.9x102.2, 3-sty & b stn dwg; due, \$18,236.30; T&c, \$298; Benj Welles et al. 18,600

JACOB H. MAYERS.

Orchard st, 24, es, 178 n Canal, 24.11x88x25.1x88, 5-sty bk tnt & str; due, \$5,368.83; T&c, \$15; Julius Feinberg. 34,700

Total ..... \$122,300  
Corresponding week 1914..... 242,600  
Jan. 1, 1915, to date..... 4,192,887  
Corresponding period 1914.... 5,499,098

### Bronx.

The following are the sales that have taken place during the week ending Feb. 11, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Melville av, 1743 (\*), ws, 418.9 n Van Nest av, 18.9x100; due, \$4,435.49; T&c, \$418.85; Fishkill Savgs Instn. 2,000

Oak Ter, 604 (\*), ss, 100 w Beekman av, 24.6x100, 2-sty & a fr dwg; due, \$3,731.15; T&c, \$138.90; Mary E Eistner, 3,000

JAMES L. WELLS CO.

Maclay av (\*), ss, 132.10 e Zerega av, 18x92; due, \$375.31; T&c, \$553.30; Lillian W White. 800

Maclay av (\*), ss, 150.10 e Zerega av, 20x92.6; due, \$487.93; T&c, \$608.24; Lillian W White. 500

JACOB H. MAYERS.

Blackrock av, ns, 305 e Castle Hill av, see Watson av, ns, — e Castle Hill av.

Van Nest av, 389 (\*), ns, 50 w Garfield, 25x100; due, \$6,373.30; T&c, \$1,172.76; Ella A Butler et al, exrs. 6,873

Watson av (\*), ns, — e Castle Hill av, 100x108; also WATSON AV, ss, 305 e Castle Hill av, 50x216 to Blackrock av; due, \$11,592.80; T&c, \$1,800; Jennie G Buckley et al trstes. 7,000

Watson av, ss, 305 e Castle Hill av, see Watson av, ns, — e Castle Hill av.

HENRY BRADY.

Morris av, 677-9, ws, 50 n 153d, 50x100, 6-sty bk tnt & str; adj sine die.

Total ..... \$20,173  
Corresponding week 1914..... 52,479  
Jan. 1, 1915 to date..... 537,025  
Corresponding period 1914..... 739,496

### Brooklyn.

The following are the sales that have taken place during the week ending Feb. 9, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

WEBSTER ST (\*), es, 109.2 e Albany av, 40x100; Mary L Boyson ..... 1,050.00

CHURCH AV, ns, 375 e Rogers av, 112x124.10xirreg; withdrawn ..... —

SCHENECTADY AV, ws, 140 n Winthrop, 40x100; withdrawn ..... —

18TH AV (\*), ses, 40 sw 70th, 20x90.7; So Brooklyn Savgs Instn ..... 5,000.00

18TH AV (\*), ses, 60 sw 70th, 20x90.4; So Brooklyn Savgs Instn ..... 5,000.00

18TH AV (\*), ses, 100 sw 70th, 20x89.9; So Bklyn Savgs Instn ..... 5,000.00

18TH AV (\*), ses, 140 sw 70th, 20x89.2; So Eklyn Savgs Instn ..... 5,000.00

WILLIAM J. McPHILLIAMY & CO.

MONITOR ST, ws, 26.3 n Engert av, 28.6x100; Leontine Klein ..... 11,500.00

MONITOR ST, ws, 54.9 n Engert av, 28.6x100; Leontine Klein ..... 11,500.00

OAKLAND ST, nwc Clay, 25x100; adj Mar 4. —

ST JOHN'S PL (\*), ss, 163.5 w Ralph av, 40x95.10; Geo Wolf ..... 9,120.00

73D ST (\*), ns, 260 e Narrows av, 20x100; Staten Island Savgs Bank ..... 5,135.00

OCEAN PKWAY (\*), ws, 280 s Cortel-you rd, 110x175; Francis R Silver. 14,650.00

6TH AV (\*), ws, 28 s 7th, 36x107.10; Kings County Mtg Co. .... 22,500.00

NATHANIEL SHUTER.

E 4TH ST (\*), es, 335.3 n Greenwood, 25x100; Urban Securities Co. .... 1,000.00

E 28TH ST (\*), ws, 240 s Av L, 40x100; Louis Lindenmeyer, Jr. .... 800.00

AV L (\*), nwc E 34th, 40x100; Westminster Heights Co. .... 500.00

RIDGEWOOD AV, swc Cleveland, 100x85; withdrawn. .... —

18TH AV (\*), ses, 120 sw 70th, 20x89.6; So Bklyn Savgs Instn ..... 5,000.00

CHAUNCEY REAL ESTATE CO.

E 16TH ST (\*), ws, 54.3 n Ditmas av, 60x75; Grace E Rupp ..... 7,000.00

Total ..... \$109,755.00  
Corresponding week 1914..... 97,035.00

### ADVERTISED LEGAL SALES.

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

### Manhattan.

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

FEB. 13.  
No Legal Sales advertised for this day.

FEB. 15.

40TH ST, 450 W, ss, 175 e 10 av, 25x98.9 4-sty bk stable; Clarence J Carroll—Patk J Costello et al; Wm F Clare (A), 135 Bway; Rudolph A Seligmann (R); due, \$2,580.69; T&c, \$854.74; sub to pr mtg \$14,000; Bryan L Kennelly.

44TH ST, 110 W, ss, 150 w 6 av, 20x100.4, 4-sty stn tnt; Federal Estates Corp—Jos Kornhauser et al; Wolf & Kohn (A), 203 Bway; Warren Leslie (R); due, \$9,007.32; T&c, \$45; sub to mtg \$45,500; Bryan L Kennelly.

108TH ST, 14 W, ss, 95 e Manhattan av, 75x100.11, 3-sty stn church; Wm A Martin—1st United Presby Ch of N Y City et al; Lachman & Goldsmith (A), 35 Nassau; Alex Thain (R); due, \$53,123.47; T&c, \$1,000; mtg recorded May 1, 1908; Henry Brady.

130TH ST, 243 W, ns, 306 e 8 av, 18.6x99.11, 3-sty & b stn dwg; General Synod of the Reformed Ch in America—Geo W Tower et al; Reed & Pallister (A), 233 Bway; Wilbur Larremore (R); due, \$10,998.97; T&c, \$477.92; D Phoenix Ingraham.

FEB. 16.

LEWIS ST, 155-7, see 3d st, 369 E.  
3D ST, 369 E, nwc Lewis (No 155-7), 81.4x62.1 x76x51.11, 4-sty bk loft bldg; Metropolitan Savgs Bank—Abr Kassel et al; A S & W Hutchins (A), 84 William; Henry Smith (R); due, \$29,455.62; T&c, \$759.75; Joseph P Day.



28TH ST, 141-3 W; ns, 224.2 e 7 av, 46.3x98.9x 46.5x98.9; 12-sty bk loft & str bldg; Altavista Holding Co—25th Consta Co; Cox, Simmons, Harris & Rofrano (A), 198 Bway; Jno H Rogan (R); due, \$30,427.90; T&c, \$49.50; sub to 1st mtg \$170,000; Joseph P Day.  
 32D ST, 142 W, ss, 435 e 6 av, 20x44.7x20.5x 40.2, 3-sty bk tnt; Marjorie D Cleland—Mabel R Cleland et al; Jno W Russell (A), 30 Vesey; Wm Klein (R); partition; Samuel Marx.  
 50TH ST, 154-6 W, ss, 150 e 7 av, 40x100.4, 2-3-sty stn tnts; Theo Riehl—Theresa Abelson et al; Harris, Corwin, Gunnison & Meyers (A), 150 Nassau; Eugene Frayer (R); due, \$16,981.88; T&c, \$495; sub to 1st mtg \$40,000; Joseph P Day.  
 112TH ST, 106 E, ss, 52.8 e Park av, 16.4x 100.11, 3-sty bk tnt; Anna Schneiders, indiv admrx—Annie Frankfort et al; Adolph & Henry Bloch (A), 99 Nassau; Michael J Daley (R); due, \$7,021.43; T&c, \$830; mtg recorded June 5, 1895; Joseph P Day.  
 131ST ST, 252 W, ss, 267.6 e 8 av, 17.6x99.11, 3-sty & b stn dwg; Jno S Bussing—Harold B Abrams et al; Stitt & Phillips (A), 113 Fulton; Wm D Sporborg (R); due, \$9,270.80; T&c, \$261; mtg recorded Jan 7, 1911; Bryan L Kennelly.

**FEB. 17.**  
 CLINTON ST, 177; ws, 175 s Grand, 25x100, 5-sty bk tnt & str; Sol H Kohn—Barnet Lerner et al; Baylis & Sanborn (A), 37 Liberty; Standish Chard (R); due, \$28,186.68; T&c, \$669; Joseph P Day.  
 GREENE ST, 80 & 82, es, 51 s Spring, 50x100, 5-sty bk loft bldg; Bank for Savgs in City N Y—Henry L Herbert et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Francis W Pollock (R); due, \$62,212.86; T&c, \$1,246.00; D Phoenix Ingraham.

12TH ST, 435 E, see Ams av, 2140.  
 12TH ST, 82-4 W, ss, 65.6 e 6 av, runs s 84.8x xse3.7xsl16.4xe39.9xnl103.3xw43.4 to beg, 6-sty bk tnt; Wilson M Powell et al, trstes—Harry Rosenwasser et al; Wilson M Powell, Jr (A), 7 Wall; Wilbur Larremore (R); due, \$74,216.31; T&c, \$3,470.55; Joseph P Day.  
 17TH ST, 203 E, see Ams av, 2140.  
 23D ST, 151-3 E, ns, 162 w 3 av, 52x98.9, 5-sty bk lodging house; Christian D Meyer—E 23d St Realty Co et al; Gustave Frey (A), 3429 3 av; Francis W Pollock (R); due, \$29,915.91; T&c, \$2,453.50; sub to 2 mtgs aggregating \$75,000; mtg recorded Sept 8, 1911; Joseph P Day.

66TH ST, 143 W, see Bway 1961-9.  
 68TH ST, W, nec West End av, see Ams av, 2140.  
 99TH ST, 167 E, ns, 150 w 3 av, 25x100.11, 5-sty bk tnt; Citizen's Savgs Bank—Milton C Henley et al; Pirsson & Beall (A), 5 Nassau; Jno P O'Brien (R); due, \$13,610.18; T&c, \$579.33; Bryan L Kennelly.

99TH ST, 2 W, see Central Pk W, 390.  
 115TH ST, 19 E, ns, 260 e 5 av, 25x100.11, 5-sty bk tnt; Saml A Goldschmidt et al, as trstes—Jos Liebling et al; Edw Goldschmidt (A), 26 Liberty; Edw S Greenbaum (R); due, \$19,071.69; T&c, \$945.56; L J Phillips & Co.  
 127TH ST, 145-7 W, ns, 150 e 7 av, 50x99.11, 6-sty bk tnt; E W R Realities, Inc—Inter City Land & Securities Co et al; Henry S Mansfield (A), 27 Cedar; Phoenix Ingraham (R); due, \$6,076.82; T&c, \$750; sub pr mtgs aggregating \$71,000; mtg recorded Nov 1, 1913; Joseph P Day.

132D ST, 83 W, see Ams av, 2140.  
 142D ST, 74 W, see Ams av, 2140.  
 166TH ST, 501 W, see Ams av, 2140.  
 AMSTERDAM AV, 2140, nwc 166th (No 501), 25x100, 5-sty bk tnt & str; LENOX AV, 344-6, es, 49.11 n 127th, 50x84, 2-5-sty stn tnts & str; LENOX AV, 624 to 630, see 142d (No 74), 99.11x75, 4-sty bk tnts & str; LENOX AV, 444, nec 132d (No 83), 25x84, 5-sty bk tnt & str; 3D AV, 2101, es, 26 s 115th, 25x 100, 5-sty stn tnt & str; 17TH ST, 203 E, ns, 80.5 e 3 av, runs n26xw.05xn66xe25x92xw24.7 to beg, 5-sty stn tnt & str; 4TH ST, 95 E, ns, 125 e 2 av, 25x96.2, 5-sty bk tnt & str; 12TH ST, 435 E, ns, 148.6 w Av A, 24.3x103.3, 5-sty bk tnt; WEST END AV, 180, nec 68th (No 263), 25.5x100, 5-sty bk tnt & str; Chas Yung—Anna M Blake et al; Edw J McCabe (A), 44 Wall; Phoenix Ingraham (R); partition; Joseph P Day.

BROADWAY, 1961-9, nwc 66th (No 143), 112.10 x89.1x100.5x140.8, 8-sty bk hotel, Marie Antoinette; Union Estates Co—Wm L Flanagan, Jr, et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Ashton Parker (R); due, \$26,647.49; T&c, \$1,289.20; mtg recorded May 2, 1913; Herbert A Sherman.

CENTRAL PARK W, 390, swc 99th (No 2), 25.2x100, 5-sty bk tnt & str; Benj C Faulkner et al, as trstes—Fredk Van Wyck et al; Thompson, Koss & Warren (A), 256 Bway; Jno DeW Warner (R); due, \$36,901.06; T&c, —; mtg recorded Oct 3, 1908; Herbert A Sherman.

LENOX AV, 344-6, see Ams av, 2140.  
 LENOX AV, 444, see Ams av, 2140.  
 LENOX AV, 624-30, see Ams av, 2140.  
 WEST END AV, 180, see Ams av, 2140.  
 3D AV, 2101, see Ams av, 2140.

**FEB. 18.**  
 51ST ST, 11 E, ns, 252.6 e 5 av, 27.6x100.5, 5 & 6-sty stn dwg; Metropolitan Life Ins Co—Jno Peirce et al; Woodford, Bovee & Butcher (A), 1 Mad av; Eugene L Parodi (R); due, \$227,338.00; T&c, \$15,108.85; Samuel Marx.

**FEB. 19.**  
 BROOME ST, 476-8, ns, 50 e Wooster, runs n 100xw50 to Wooster (No 62), xn24.11xe100xs 124.11xw50 to beg, 6-sty bk loft & str bldg; Bank for Savgs in City N Y—Chas Martin et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Francis W Pollock (R); due, \$76,997.33; T&c, \$1,686.46; Joseph P Day.  
 WOOSTER ST, 62, see Broome st, 476-8.

46TH ST, 606 W, ss, 125 w 11 av, 25x100.5, 5-sty bk tnt & str; Duncan Smith et al, trstes—Sarah M Stiassny et al; Levi S Tenney (A), 26 Liberty; Louis Exstein (R); due, \$12,745.03; T&c, \$187.50; Henry Brady.  
 112TH ST, 33 W, ns, 400 e Lenox av, 25x100.11, 5-sty bk tnt; V Everitt Macy et al, trstes—Sadie Schwartz et al; Davison & Underhill

(A), 50 Court, Bklyn; Francis A O'Neill (R), due, \$21,092.11; T&c, \$600.80; mtg recorded Apr 25, 1903; M Morgentnau, Jr, Co.  
 124TH ST, 536 W, ss, 88 e Morningside av, 27.10x100.11, 5-sty bk tnt; Alired M Heinschammer et al, trstes—Anthony Kappes et al; Cary & Carroll (A), 59 Wall; Melvin H Dalberg (R); due, \$24,602.12; T&c, \$558.50; mtg recorded July 13, 1909; Samuel Marx.

AMSTERDAM AV, 1487, es, 13 n 133d, 25x100, 5-sty bk tnt & str; City Real Estate Co—Herrmann Realty Co et al; action 1; Harold Swain (A), 116 Bway; Chas P Rogers (R); due, \$7,241.09; T&c, \$271.20; sub to pr mtg \$22,000; Joseph P Day.  
 AMSTERDAM AV, 1489, es, 100 n 133d, 25x100, 5-sty bk tnt & str; City Real Estate Co—Herrmann Realty Co et al; action 1; Harold Swain (A), 116 Bway; Chas P Rogers (R); due, \$7,333.98; T&c, \$645.50; sub to pr mtg \$23,000; Joseph P Day.

1ST AV, 2414, es, 50.6 s 124th, 25x100, 5-sty bk tnt & str; Julia A Sullivan—Chas S Bloch et al; Pressinger & Newcombe (A), 60 Wall; Jas O Farrell (R); due, \$9,024.20; T&c, \$543.50; mtg recorded Dec 2, 1905; Joseph P Day.

INTERIOR PARCEL of land beg at a point 65 ft n of Horatio and 33.4 e of 4th, runs n1½ in xl6.8xs2½ in xlw16.8 to beg; Gertrude Malbin—Jane F Gahn et al; Jos Sapinsky (A), 35 Nassau; Lawrence S Greenbaum (R); partition; Joseph P Day.

**FEB. 20 & 22.**  
 No Legal Sales advertised for these days.

**Bronx.**

The following is a list of Legal Sales for Bronx, to be held at the Real Estate salesroom, 3208-10 3d Avenue, unless otherwise stated:

**FEB. 13 & 15.**  
 No Legal Sales advertised for these days.

**FEB. 16.**  
 ADAMS PL, 2239, swc 183d (Nos 598-602), 120x 48, 5-sty bk tnt & str; Jas M Anderson, trste—Checcina Carucci et al; Hamilton Odell (A), 60 Wall; Phoenix Ingraham (R); due, \$43,605.79; T&c, \$1,303.64; Bryan L Kennelly.  
 183D ST, 598-602 E, see Adams pl, 2239.  
 233D ST, 627 E, ns, 55 e Carpenter av, 25x 114; Fanny B Gardner—Wm H Grill et al; Allen & Sabine (A), 55 Liberty; Edw D Bolton (R); due, \$4,077.40; T&c, \$315; Herbert A Sherman.

CASILE HILL AV, swc Gleason av, see Gleason av, swc Castle Hill av.  
 ELLIS AV, swc Pugsley av, see Pugsley av, swc Ellis av.  
 GLEASON AV, swc Castle Hill av, 105x108.1; Ebling Brewing Co—Martha Buttner et al; Eugene Cohn (A), 74 Bway; Isidor Wels (R); due, \$2,408.54; T&c, \$75; sub to 1st mtg \$6,000; Joseph P Day.

HUNTS POINT RD, es, adj land of Peter S Hoe, runs e to ss Lafayette av, xsl159.7xe — to ws Bryant av x — across Bryant av, 60x nel9.3xnel75.1xne5.11 to ws Longfellow av, thence across said av 60xne98.10xnel101.3 to ws Whittier, thence across said st, 60xe —xs&e—xn— to ns Lafayette av, xn&nw—xw —xnw307.11 to ws Drake, xn98.11xe81.7xe49.1 xs—xsw54.6xsw75.9 to Sacrahong x—5.8xsw 55.11x—22.6xsw39.6xnw44.7xw114.5 x n w 59.2 to Bacon, x—84.10x—87.11xsw140.10 to Payne, x—41.1xsw19.4x—30.7xsw28.3 x w & w x n w 88.10 to Drake, xs—xsw115.2 to Whittier, x—293.1xsw36.1xse213.1xw—x—xw— to old Hunts Point rd, xn—to beg; Chas D Dickey—Mary W D Varnum et al; Thompkins Melvaine (A), 52 William; Michael J Egan (R); partition; Joseph P Day.

PUGSLEY AV, swc Ellis av, 108x216; David L Gluck et al—Ellen Corrigan et al; Eph A Karelsen (A), 87 Nassau; Edgar Hirschberg (R); due, \$6,365.95; T&c, \$2,437; James J Donovan.

TINTON AV, 727, ws, 140.6 s 156th, runs n41.1x w—xs25xsw35.9xe13.5, 4-sty bk tnt & str; Herman C Kudlich et al exrs & trstes—Morris Holstein et al; Chas Putzel (A), 233 Bway; Jos J Silver (R); due, \$9,512.14; T&c, \$65.35; Henry Brady.

**FEB. 17.**  
 3D AV, 4058-60, es, 323.2 n 174th, 33x100, 2-5-sty bk tnts & str; Jacob A Wolf—Nathan Greenberg et al; Action 1; Wm L Levy (A), 170 Bway; John J Hynes (R); due, \$7,896.30; T&c, \$753.30; sub to pr mtg \$21,000; Chas A Berrian.  
 3D AV, 4062, es, 356.2 n 174th, 33.6x100, 5-sty bk tnt & str; same—same; Action 2; same (A); same (R); due, \$7,896.30; due, \$753.30; sub to pr mtg \$21,000; Chas A Berrian.

**FEB. 18.**  
 164TH ST, 851 E, see Prospect av, 980.  
 PROSPECT AV, 980, nec 164th (No 851), 74.7x 75, 6-sty bk tnt; Anna Scheer et al—R G Realty Corp et al; Straus & Dworsky (A), 5 Beekman; Jacquin Frank (R); due, \$12,284.24; T&c, \$850; sub to 1st mtg \$75,000; J H Mayers.

**FEB. 19.**  
 ASH ST, es, 200 n Watson av, 100x100; ASH ST, es, 100 s Watson av, 100x200, to Hazel st; HAZEL ST, ws, 400 s Watson av, 200x100, to Cortland av; VINE ST, nec Troy av, x—x —VINE ST, see Troy av, 100x100; SYCAMORE ST, es, 200 s Albany av, 200x100; Annie V Taylor—Martha E Mortensen et al; Action 1; De La Mare & Morrison (A), 140 Nassau; Harold C Knoeppel (R); due, \$5,147.43; T&c, \$1,950; sub to pr mtgs aggregating \$1,545; George Price.  
 ASH ST, es, 100 s Watson av, see Ash st, es, 200 n Watson av.  
 HAZEL ST, ws, 400 s Watson av, 200x100; Same—same; Action 2; same (A); Ely Neumann (R); due, \$1,397.32; T&c, \$850; George Price.  
 HAZEL AV, ws, 400 & 100 s Watson av, see Ash, es, 200 n Watson av.  
 SYCAMORE ST, es, 200 s Albany av, see Ash, es, 200 n Watson av.  
 VINE ST, nec and sec Troy av, see Ash, es, 200 n Watson av.  
 179TH ST, E, nwc Clinton av, see Clinton av, nwc 179th.

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(Bronx Legal Sales Continued.)

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141ST ST, 490 E, ss, 859 e Willis av, 37.6x100, 5-sty bk tnt; Eliza Dunham et al exrs—Lena Pahlis et al; Ward B Chamberlin (A), 31 Nassau; Jas C Brady (R); due, \$30,093.72; T&c, \$354.77; Bryan L Kennelly.

CLINTON AV, nwc 179th, 25x100x24.8x100, vacant; Arthur Sammis—Lawrence Kronenberg Constn Co et al; Warren E Sammis (A), 1 Liberty; Robt H Bergman (R); due, \$3,-891.62; T&c, \$120.36; Jas J Donovan.

**FEB. 20 & 22.**

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:

**FEB. 13.**

No Legal Sales advertised for this day.

**FEB. 15.**

DWIGHT ST, es, 25 n Van Dyke, 25x100; Jos Lindner—Louisa Hubner et al; Grover M Moscovitz (A), 189 Montague; Michael M Helfgott (R); Nathaniel Shuter.

56TH ST, sws, intersec ses 2 av, 100x40.2; Jno J Cunningham et al—Frank Cooi; Jas C McEachen (A), 45 Bway, Manhattan; Alfred T Davison (R); Wm J McPhilliary & Co.

RIDGEWOOD AV, swc Cleveland, 85x100; Jos M Cohen—Isidore Teplitz et al; Jos J Schwartz (A), 353 Stone av; Patk E Callahan (R); Nathaniel Shuter.

**FEB. 16.**

JEROME ST, ws, 200 n Dumont av, 20x100; Gabriel Debany—Jas Grand et al; Chas C Clark (A), 233 Bway, Manhattan; Horatio C King (R); Nathaniel Shuter.

VERANDAH PL, 12, —s, 131.11 e Henry st, 22.4 x85; Annie P Hayman—Khatoum Shwiry et al; Harry L Thompson (A), 175 Remsen; Jno J O'Neill (R); Wm J McPhilliary & Co.

22D ST, ss, 166.8 w 6 av, 16.8x100; Caroline Hillmann—Jos or Josepf Kowalski et al; Harman & Howell (A), 189 Montague; Jno H Donlan (R); Wm J McPhilliary & Co.

E 28TH ST, es, 674 n Av F, 27x100; Fredk D Herbert—Chas L Wise et al; Henry M Bellinger (A), 135 Bway, Manhattan; Wm Howard, Jr (R); Nathaniel Shuter.

50TH ST, sws, 150 se 6 av, 25x200.4 to 51st; Ray Gilbert—Thos E Oates et al; Geo W Pearsall (A), 49 Court; Wm Kinnear (R); Wm P Rae.

54TH ST, nes, intersec ses New Utrecht av, 33.7 x28.6xirreg; Chas A Hitchcock et al—Rostof Co et al; F Wright Moxley (A), 46 Cedar, Manhattan; Jas T Williamson (R); Wm J McPhilliary & Co.

VERNON AV, ns, 325 e Throop av, 18x100; Darwin R James, Jr—Nannie H Smith et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); James L Brumley.

VANDERBILT AV, es, 102.9 n DeKalb av, 18x75; Robt L Pierrepont—Caroline W Weiss et al; Wilmore Anway (A), 141 Bway; Wm R A Koehl (R); Wm J McPhilliary & Co.

**FEB. 17.**

HARRISON ST, ss, 89.9 w Court, 14x95; Sheriff's Sale of all right, title, &c, which Annie W Stephens had Dec 21, 1909, or since; Lewis M Swasey, sheriff; Wm P Rae.

58TH ST, 1155; ns, 220 e 11 av, 40x100.2; Hugh W Hamlin—Robt D Riley et al; H Ingersoll Coggeshall (A), 35 Nassau, Manhattan; Henry P Velte (R); Wm J McPhilliary & Co.

BROOKLYN & JAMAICA PLANK RD, sec Miller av, 26.9x53; Eliza M Holland—Wm T McDonald et al; Clifford S Bostwick (A), 45 Cedar; J S Jones (R); J S Jones at County Court House at 12 o'clock noon.

SHEPHERD AV, ws, 150 n Liberty av, 25x100; Atlantic Savgs & Loan Assn—Antonio Berrotta et al; Chas K Terry (A), 44 Court; Jno O Farrell (R); Wm J McPhilliary & Co.

3D AV, es, 18.9 s President, 18.9x70; Edw W Rider—Saverio Gallo et al; Jno M Rider (A), 44 Cedar, Manhattan; C Elliott Minor (R); Thos Hovendon.

3D AV, es, 37.6 s President, 18.9x70; same—same; Action 2; same (A); same (R); Thomas Hovendon.

3D AV, es, 56.3 s President, 18.9x70 same—same; Action 3; same (A); same (R); Thomas Hovendon.

**FEB. 18.**

55TH ST, ns, 266.8 e 5 av, 17.8x100.2; Elmer A Darling—Julie Penny et al; Samuel C Herriman (A), 30 Broad st, Manhattan; Ernst P Seelman (R); Wm P Rae.

79TH ST, sws, intersec ses 11 av, 460x100; Geneva C Stopenhagen et al—Abr I Goldberg et al; Geo F Alexander (A), 315 Washington; Daniel T O'Brien (R); Wm J McPhilliary & Co.

LAFAYETTE AV, ses, 170 ne Bway, 20x100; Margt Peterman, extr—Hannah S Hellwarth et al; Robt M Johnston (A), 375 Fulton; E W C Cunningham (R); Wm J McPhilliary & Co.

METROPOLITAN AV, sws, 292.7 se Bedford av, 29.6x60xirreg; Administrators' sale of est of Moses Karmel; Jos Rosenzweig (A), 99 Nassau, Manhattan; Abr Karmel, admr; Wm P Rae.

9TH AV, nec 17th, 21x93.3; Jennie Smith—Julia McCadden et al; Martin T Manton (A), 31 Nassau, Manhattan; Geo C Buechner (R); Wm J McPhilliary & Co.

**FEB. 19.**

N 8TH ST, ss, 252 e Havemeyer, 25.8x100; Wm L Felter—Maria Franzese extr et al; Edgar H Hazelwood (A), 802 Manhattan av; Wm H Orr (R); Wm J McPhilliary & Co.

RYERSON ST, es, 78.6 s Myrtle av, 33.6x131.6; Leopold Suessel et al—Sol Gugenheim et al; Jonas, Lazansky & Neuburger (A), 115 Bway; Morris Reizenstein (R); Nathaniel Shuter.

72D ST, ns, 420 e Narrows av, 20x100; Nathan Friedman—Max Aufrecht et al; Saml Bitterman (R), 309 Bway, Manhattan; Albert A Weinstein (R); Nathaniel Shuter.

**FEB. 20 & 22.**

No Legal Sales advertised for these days.

## FORECLOSURE SUITS.

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

### Manhattan.

**FEB. 6.**

18TH ST, 432 W; Wm Sieling—Hannah Lynch; O J Kalt (A).

**FEB. 8.**

BROOME ST, nec Willet, —x—; N Y Savgs Bank—Sol Kutner et al; J A Dutton (A).

BROOME ST, swc Sheriff, 25x75; Geo F Martens—Julius Tishman et al; T J Farrell (A).

94TH ST, 55 W; Bowery Savgs Bank—Margt T Van Eps et al; Cadwalader, Wickersham & Taft (A).

103D ST, 111 E; Anna Goldman—Jno H Bodine et al; Arnstein & Levy (A).

142D ST, ss, 100 w Lenox av, 100x99.11; Sound Realty Co—Jos Bloch et al; L S Marx (A).

**FEB. 9.**

HAMILTON TER, es, 479.6 n 141st, 25x96.6; German Savgs Bank in the City of N Y—Sarah Backer et al; A Roelker, Jr (A).

20TH ST, 28 E; Conrad Stein—28 E 20th St Corp et al; amended; Deyo & Bauerdorf (A).

85TH ST, 218 E; Peter Keber et al—Sara Stravitz; G A Steinmuller (A).

106TH ST, ss, 200 e 2 av, 37.6x100.11; Frank G Wild—Rubin Schlegman et al; W Stearns (A).

121ST ST, 440 E; Albt H Atterbury—Cecelia Abrams et al; A H Atterbury (A).

**FEB. 10.**

12TH ST, 648-52 E; 3 actions; Baldwin Stauch—Simon Machiz et al; M W Woods (A).

123D ST, 414 E; Eleanor Le Roy—Rocco D'Amico et al; amended; Bowers & Sands (A).

BROADWAY, nec 161st, 99.11x99.10; Guaranty Trust Co of N Y—Robt Fulton Realty Co et al; Stetson, Jennings & Russell (A).

7TH AV, ws, 50.11 n 121st, 50x95; Levi P Morton—Ephraim L Ennis et al; Winthrop & Stimson (A).

**FEB. 11.**

GOERCK ST, ws, 99.11 s Stanton, 25x100; Henry Breunich—Geo Kocher et al; H Breunich (A).

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

117TH ST, ns, 250 w Lenox av, 18x100.11; Margt O Sage—Alfd B Warwick et al; amended; De Forest Bros (A).

128TH ST, ss, 208.4 e 8 av, 20.10x99.11; Jane E Barney—Helen D White Haight et al; L S Goebel (A).

### Bronx.

**FEB. 5.**

TIFFANY ST, 1035; Abr Dorb—York Constn Corp et al; H Gottlieb (A).

8TH ST, ss, 230 n Av C, 25x100; Louis Diebold as exr—Emma A Wolfrath et al; C C Roberts (A).

PROSPECT AV, ws, 80 n 166th, 100x120; Louis Albert et al—Angel Constn Co Inc et al; H Gottlieb (A).

**FEB. 6.**

HONEYWELL AV, es, 32.5 s 179th, 22x111.6; Emma S Mason—Blume Bloch et al; F A Southworth (A).

STRONG AV, ns, 78.9 e Tinton av, 21x82.9; The Duo Co—Ellen L Keegan et al; H W Kiralfy (A).

LAND lying bet lot of J Sand, Secor and Jas Jarvis prop, located on ws of road leading from Westchester Village to Pelham Bridge; Jennie G Buckley et al, trsts—Regina Keller et al; E Berry (A).

**FEB. 8.**

BAKER AV, ns, 225 e Garfield, 25x100; Ella A Gregg et al, as trsts—Felix Farugo et al; E A Acker (A).

BAKER AV, ns, 250 e Garfield, 25x100; Ella A Gregg et al, as trsts—Felix Farugo et al; E A Acker (A).

HEATH AV, es, 645.2 s Kingsbridge rd, 50x118.6; Park Mtg Co—Wm A Mark et al; Seybel & French (A).

LOT, 44, Block 54, Map of Morris Park; Jno J Tierney—Thos Hunt; Sullivan & Cromwell (A).

LOT 32, Block 4, Map of Morris Park; Jno J Tierney—Jno Battistoni; Sullivan & Cromwell (A).

LOT 25, Block 4, Lot Nos 26, 36, 37, 38, Block 21, Lot Nos 17, 18, 19; Block 70B, Map of Morris Park; Jno J Tierney—Isaac Silver; Sullivan & Cromwell (A).

LOT 27, 28 & 29, Block 62, Map of Morris Park; Jno J Tierney—Chas S Leavy et al; Sullivan & Cromwell (A).

LOT 44 & 45, Block 41, Map of Morris Park; Jno J Tierney—Daniel Lieberfeld; Sullivan & Cromwell (A).

**FEB. 9.**

160TH ST, nwc Courtlandt av, 51.6x100; Marie Wilhelm, extr—Jno Weiser et al; H H Sherman (A).

203D ST, ns, 126 w Mosholu Pkway S, 25x95; Herman L Krieger—Alice Loretta Sanders et al; F H Schwegler (A).

KINSELLA AV, ss, 101 w Bronxdale av, 50x100; Edw M Dettner—Dennis O'Brien et al; E A Acker (A).

LOT 240, 241, 242 & 243, Map of 336 lots, prop of Sisters of Charity, situated on Eastern Blvd opposite County Club, 24th Ward; Jas B Kilsheimer, Jr—Diederick Scheffer et al; Button & Kilsheimer (A).

**FEB. 10.**

CEDAR ST, w s, 125 s Chester av, 25x100; Charlotte Recke—M Kempf Realty Co et al; J Eisner (A).

CEDAR ST, ws, 175 s Chester av, 25x100; Charlotte Recke—M Kempf Realty Co et al; J Eisner (A).

CEDAR ST, ws, 150 s Chester av, 25x100; Charlotte Recke—M Kempf Realty Co et al; J Eisner (A).

CEDAR ST, ws, 200 s Chester av, 25x100; Rebecca Fuhr—M Kempf Realty Co et al; J Eisner (A).

BURKE AV, ss, 260 e Barnes av, 40x100; Fredk C Hardy—Michl J Mack et al; L G Friess (A).



SHAKESPEARE AV, es, 175.4 s 169th, 25x 100.1; Jos Kugler—Bell Realty & Constn Co Inc et al; J Tuck (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

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

**Manhattan.**

**FEB. 4.**  
109TH ST, 130 W; Mary J Kingsland—Jas Corridan; C P & W W Buckley (A); Frank Cochrane (R); due....23,684.38  
MT MORRIS PARK W, 35-8; German Savgs Bank—N Y Real Estate Security Co; M Auerbach (A); Robt F Wagner (R); due .....145,794.45

**FEB. 5.**  
MADISON ST, 145; Susan D Griffith—Abr Lewis; Duer, Strong & Whitehead (A); Geo E Weller (R); due..27,315.27  
ST NICHOLAS AV, es, 50.6 s 128th, 25.3x93.11; Isidore Wengraf—Jno E Pye et al; I Neustaedter (A); Chas Kaufman (R); due ..... 4,962.50

**FEB. 6.**  
No Judgments in Foreclosure Suits filed this day.

**FEB. 8.**  
107TH ST, 67 W; Henry Sidenberg et al—Ethel R Prager et al; Lachman & Goldsmith (A); Fredk C Hunter (R); due .....36,178.38

**FEB. 9.**  
16TH ST, 24 W; Kate B Belloni—Mary Casey; Reeves & Todd (A); Jno J Dwyer (R); due .....26,419.16  
82D ST, 533 E; Chas F Klippert et al—Hannah Solomon; Amend & Amend (A); Denis A Spellissey (R); due..20,766.94  
BROOK AV, 553; Jonas Weil—Saml Brener et al; M Sundhaimer (A); Arthur M Levy (R); due..... 1,443.95

**Bronx.**

**FEB. 5.**  
LOT 1166, s half, map of Village of Wakefield; B Adams Burnett—North Bronx Realty Co.; Clocke, Koch & Reidy (A); J P Hennessy (R); due. 2,117.33

**FEB. 6.**  
No Judgments in Foreclosure Suits filed this day.

**FEB. 8.**  
LOTS 158, 159, 160 & 161, amended map of Adee Park; Patk O'Donnell—Adee Holding Co Inc et al; H S Mack (A); H C Knoeppel (R); due ..... 2,540.28

**FEB. 9.**  
LOT 30, parcel 4, map of subdivision of estate of Wm B Ogden at Highbridge; Corporate Mtg Co—Aug Nelson et al; H D Patton (A); J T Martin (R); due ..... 1,421.12

**FEB. 10.**  
MAPES AV, sec 182d 70.3x86.9; Geo Daiker—Jno D Weber et al; Beardsley, Hemmens & Taylor (A); O E Davis (R); due ..... 3,251.27  
LOT 445, map of Van Nest Park; Chas H McBride as gdn—Chas Ringelstein et al; F Neilson (A); R N Souffront (R); due ..... 5,302.50

**LIS PENDENS.**

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

**Manhattan.**

**FEB. 6.**  
No Lis Pendens filed this day.

**FEB. 8.**  
128TH ST, 73-77 W; Geo Bickelhaupt—David S Crakow et al; specific performance; L Wendel, Jr (A).

**FEB. 9.**  
No Lis Pendens filed this day.

**FEB. 10.**  
No Lis Pendens filed this day.

**FEB. 11.**  
RIDGE ST, 30; Wm Jasie, trste—Augusta Greenspan et al; action to set aside void, &c; A Palmer (A).

STANTON ST, nwc Norfolk, 47.5x68.8; Wm Jasie, trste—Augusta Greenspan et al; action to set aside deed, &c; A E Palmer (A).  
74TH ST, 336 E; American Iron Supply Co—Bohemian Benevolent & Literary Ass'n of City of N Y et al; action to foreclose mechanics lien; M Gollubier (A).

87TH ST, ss, 190 e Lexington av, 155x100.8; also 86TH ST, ns, 100 w 3 av, 28x100.8; Jno A Brown—Glendive Amusement Corp et al; action to foreclose mechanics lien; Eidlitz & Hulse (A).

BROADWAY, 182-4; also JOHN ST, 2-10; Kawneer Mfg Co—Convent Constn Co et al; action to foreclose mechanics lien; Phillips & Avery (A).

**Bronx.**

**FEB. 5.**  
SHELL ST, ss, bet 4 & 5 avs, known as Lot 789, map of Laconia Park; Urban Securities Co—City Equity Co et al; action to foreclose transfer of tax lien; Reeves & Todd (A).

**FEB. 6.**  
HOE AV, 1151; Sophie Pfänder—Eliz Ruhl Hirschhofer et al; action to set aside deed; Reynolds, Richards & McCutcheon (A).

**FEB. 8.**  
CLINTON AV, es, being Lot 15, blk 2934; Elway Co—Jno Reilly et al; action to foreclose transfer tax lien; H Swain (A).

**FEB. 9.**  
No Lis Pendens filed this day.

**FEB. 10.**  
No Lis Pendens filed this day.

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Brooklyn.

FEB. 4. BERGEN ST, ss, 439.2 e 3 av, 20.10x100; Herbert S Smith—Margt O'Brien et al; C F Corner (A). BERGEN ST, 1579; Ella R Bemis—Fredk J Gruner & wife; Seley & Levine (A). ERASMUS ST, ns, 300 e Lloyd, 50x152; Sarah R Smith—Jane E Larney et al; partition; H D Lott (A). QUINCY ST, ss, 175 e Bedford av, 50x100; Dime Savgs Bank of Williamsburgh—Arthur G Schaffner et al; O F Struse (A). STERLING PL, ss, 100 e Underhill av, 19.2x 123.6; Peckskill Savgs Bank—Emma A Comstock et al; H L Thompson (A). TRUXTON ST, ns, 411.6 e Stone av, 19.6x100; Harlow C Voorhees—Theo Voorhees et al; W D Leonard (A). VAN BUREN ST, nec Throop av, 50x100; Margt A Grogan—Jas Pritchard et al; W Murray (A). E 17TH ST, ws, 222 n Foster av, 36x100; S Bklyn Savgs Instn—Grace A Vaughan et al; Coombs & Whitney (A). 72D ST, sws, 117.1 se 6 av, 20x80; Iron Rome —Peter Egan & ano; C T Terry (A). 76TH ST, sec 13 av, 60x100; Title Guar & Trust Co—Dyker Heights Amusement Co Inc; H L Thompson (A). 87TH ST, sws, 175 se Narrows av, 100x100; Jas S Corrigan—Claire de la F Ford et al; H L Thompson (A). 90TH ST, sws, 436 se 2 av, 22x100; Brooklyn Hebrew Orphan Asylum—Martha Osterman et al; Cary & Carroll (A). AV P, ns, 60 w E 13th, 20x77; Emily Brown—Blanche Burkhardt; V Stillwell (A). HARRISON AV, nwc Middleton, 20x100; Annie Berger—Max Berger et al; N D Shapiro (A). HAMILTON AV, ss, 141.6 e Columbia, 40x59.5x 37.6x75.2; Fredk Newman—Morris Bloch et al; W H Garrison (A). LAFAYETTE AV, ns, 22 w Steuben, 42.6x95; N Y Investors Corp—Grace L Brown et al; T F Redmond (A). LAFAYETTE AV, ns, 64.6 w Steuben, 42.6x95; also LAFAYETTE AV, ns, 107 w Steuben, 43x 95; Bond & Mtg Guar Co—Sarah C Brown et al; T F Redmond (A). LAFAYETTE AV, nwc Steuben, 22x95; Bond & Mtg Guar Co—Grace L Brown et al; T F Redmond (A).

FEB. 5. POWELL ST, ws, 148 n Liberty av, 16x100; Saml Cooper—David Rothfeld et al; partition; Lustgarten, Weymann & Pope (A). TROUTMAN ST, nws, 275 sw Hamburg av, 25 x100; Felice Rotolo—Bartolo Olivieri et al; specific performance; J G Giambalvo (A). GRAHAM AV, 234; Abr Goldinger—Annie Baumann; to create a lien; R Stone (A). BROADWAY, sws, 123.3 n Thornton, 30x83x30x 76.5; Hillel Dworkin—Christian Schuck et al; foreclosure of mechs lien; S A Telsey (A). CARLTON AV, es, 164.10 s DeKalb av, 21x100; Augusta E Wandt—Emma N Sweeny & ano; H L Thompson (A). PUTNAM AV, ss, 295 e Tompkins av, 20x100; Jno M Rider—Nellie Wisdom & ano; J Goodman (A). PROP begins at int ocean front bulkhead & e line of lot 37 of common lands of Town of Gravesend, runs s—xe148.10xn—xw148.10 to beg; Marvin Mtg Co—Frank Saverese et al; H E Heistad (A).

FEB. 6. HERKIMER ST, 221; August M Reilly—Lillian E Mahlstadt; specific performance; A W Duckworth (A). PACIFIC ST, ns, 20 e Rockaway av, 48x80; Filomena Napoles—Antonio Napoles et al; partition; E Deutschman (A). E 2D ST, ws, 488.11 n Church la, 40x100; Godfrey H Braehman—Bertha A Brobst et al; H J Davenport (A). E 23D ST, ws, 134.8 n Av D, runs n85.3xw85.9x se83.6xe43.1 to beg; Abr Slopko—Moskowitz Bldg Co et al; Cook & Benjamin (A). 54TH ST, ns, 170 w 3 av, 17x100.2; Emma Cavanagh—Alma M Gardeline et al; G W Pearsall (A). 77TH ST, ns, 180 e 13 av, 20x100; Home Savgs Bank of Albany—Edna S Spence et al; Fuller & Prest (A). 85TH ST, ss, 100 w 13 av, 80x100; Annie M Reid—Bainbridge Farm Co et al; H L Thompson (A). SHORE RD, es, 100 s 97th, 100x100; E Strayer & Sons—Jacob P Mueller; foreclosure of mechanic's lien; R K Jacobs (A). THATFORD AV, ws, 100 s Belmont av, 25x100.1; Sidney A Clarkson—Suskind Alpert & wife; Hovell, McChesney & C (A). TROY AV, es, 102.6 s St Mark's av, 50x80; Saml Schor—Nass & Berg, Inc, et al; foreclosure of mechanic's lien; I Solomon (A).

FEB. 8. FULTON ST, ns, 240.6 w Rockaway av, 19.6x 49.1x20x44.9; Robt J Miller—Jno T Andrews et al; Smith, Doughty & W (A). JACKSON ST, ns, 250 e Humboldt, runs n100 xe24xs25xe20.6xs26.6xe06xs48.6xw45 to beg; Eliza J O'Reilly—Danl J Carroll et al; J P Judge (A). PRESIDENT ST, ss, 70 e 3 av, 30x150; Christine Johnson—Saverio Gallo et al; E L Holywell (A). UNION ST, ss, 480 e Kingston av, 20x100; Albert E Turner & ano—Celia Hetkin & ano (to set aside deed); A Lehman (A). VAN BUREN ST, ss, 90 w Stuyvesant av, 60x 100; Hannah M Lovett—Clara M Robie et al; Smith, Doughty & W (A). WINTHROP ST, ns, 2905.7 e Flatbush av, 106x 140; also WINTHROP ST, ns, 309.10 e Nostrand av, 60x106; Allan Cowperthwait—Robt Carter et al; M Miller (A). E 7TH ST, es, 320 s Av M, 60x120.6; Laure E Gamble—Josephine R Byrne et al; H L Thompson (A). GATES AV, ss, 237.6 w Throop av, 18.9x100; Alice H Goldsmith—Albt A Volk et al; H L Thompson (A). ST MARKS AV, ns, 320 e Howard av, 20x100; Williamsburgh Savgs Bank—Philip Munter et al; S M & D E Meeker (A). ST MARKS AV, ns, 340 e Howard av, 20x100; same—same; same (A).

SUTTER AV, nwc Miller av, 80x100; German Stone Co—Saml Lesselbaum et al; foreclosure of mechanics lien; I Solomon (A). 7TH AV, swc 74th, 86.6x100x125.1x—; Tunis S Bogart—Abels Gold Realty Co & ano; C H Lott (A). LOTS 74A & 75A on map 1st addition to Homecrest prop of Harbor & Suburban Bldg & Savgs Assn; also 38TH ST, es, 217.6 n Av I, 40x100; also GREENE AV, ns, 177.6 e Stuyvesant av, 17.6x100; also 49TH ST, ses, 200 se 2 av, 25x100.2; Albt E Turner & ano—Celia Hetkin & ano (to set aside deed); A Lehman (A).

FEB. 9. BAL TIC ST, nes, 529.2 nw Vanderblt av, 20.10x 131; Dime Savgs Bank—Honora Guiry; Cullen & Dykman (A). RICHMOND ST, ws, 1,775 n 3d, runs w68.2xne 68.6xss.10 to beg; Edith M Pearce—Jocelyn Paterson et al; Watson & Kristeller (A). SCHWEICKERTS WALK, cl, 133.7 s Surf av, runs s—xe113xn—xnw—xs1.2xnw— to beg; Merk Birnbaum—Sol Pariser et al; S E Klein (A). STAGG ST, ns, 325 e Union av, 25x100; Mollie Zorn—Morris Ernstoff & wife; to set aside assignment of contract; H Hetkin (A). STARR ST, ns, 150 w Irving av, 25x100; Josephine Schult—Anna Fink et al; G H Boyce (A). STATE ST, ss, 66.8 e Bond, 16.8x90; Dime Savgs Bank—Mary A Killmer & ano; Cullen & Dykman (A). TEHAMA ST, ns, 335 e Chester av, 40x100; Dime Savgs Bank—Alfonso Verniero & ano; Cullen & Dykman (A). WARWICK ST, ws, 375 s Sutter av, 25x100; Abr Klorman—Harry Schneider et al; R Cohen (A). 7TH ST, nwc 3 av, runs n60xw100xn40xw100xn 100xw40xe200xe240 to beg; Simpson Sheppard—Geo Carrizzo et al; Manning & Buechner (A). 21ST ST, sec 3 av, 25x75; Francis H Page—Margaretha Lodes et al; J M Rider (A). 72D ST, ns, 394.6 w 6 av, 20x117.4x20x117.5; College Board of Presbyterian Church in U S A—Wm A Deigan et al; H L Thompson (A). 74TH ST, ss, 280 w 3 av, 60x100; Friedrich Schfer—Annie E Cooper et al; M Hertz (A). BEDFORD AV, ws, 125.8 n DeKalb av, 19x100; Dime Savgs Bank—Hermine Kuhlmann et al; Cullen & Dykman (A). CLERMONT AV, ws, 105 n Myrtle av, 25x77.7x 25x77.8; Dime Savgs Bank—Adeline B Richards et al; Cullen & Dykman (A). JEFFERSON AV, ss, 230 e Bedford av, 16x100; Josie Callahan—Louis Escher & ano; to set aside a deed; S Rabinowitz (A). OCEANIC AV, ss, 180 e Sea Gate av, 60x100; also MANHATTAN AV, nes, 375.5 sw Highlands av, 50.4x100x60x—; Lucy E McCord—Kath Linderman & ano; R McCord (A). WILLOUGHBY AV, 726; Sol Horowitz—Fredk H Wunder; specific performance; L & M Blumberg (A). LOT 759 & 760, Map of Lincoln Park; Adele B Amrath—Bela Tokaji & wife; M B Campbell (A). LOT 2333, assessment map of a certain map of the village of Williamsburgh; Maurice Moore—Cath Moore & ano; partition; J H Lack (A).

MECHANICS' LIENS.

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

Manhattan.

FEB. 6. RIVINGTON ST, 81-83; Jacob Shapiro—Litrovnick & Co, Inc (17)..... 315.46 145TH ST, ns, 100 w Lenox av, 175x 99.11; Mulgers Iron Wks—Wm Slatery Constn Co (18)..... 610.00 AV D, 78; Eller Metal Ceiling Co—Jno Doe & 7th St Garage, Inc (19)..... 140.00 FEB. 8. 11TH ST, 54 E; Morris Sheres & Co—A T Wm Pilgrim, Theo P Pilgrim, Paul H Pilgrim, Anna Pilgrim & Clarissa Pilgrim; Benj F Fretch (20)..... 205.00 51ST ST, 33 W; Saml Gabbe—Andon Corp; Norfolk Lumber Co (23)..... 104.00 57TH ST, 436 W; Jos Rosenzweg—Fredk Oberman; Jno J Burns & Jacks Garage (24)..... 50.00 59TH ST, 38 W; Pitt Balance Door Co—Thirty-Eight West Fifty-Ninth St Co (26)..... 250.00 93D ST, 123 W; Janes & Kirtland—Dorothea H Simmons; A Simmons (27)..... 79.90 114TH ST, 21-3 E; Herman First—Lillie Lustig (25)..... 128.72 AV D, 78; Eller Metal Ceiling Co—Wendel Estate; Sam Frankforter, Jacob Klinger & Morris Pollack (22)..... 140.00 CENTRAL PARK W, 418; Poholsky & Lebow—N Y Real Estate Security Co; McVickar Gaillard (21)..... 990.00 FEB. 9. MONTGOMERY ST, 2-4; Saml Fagen—Julius H Gross (30)..... 85.00 14TH ST, 120-22 E; Rubin & Robert—Caroline E B Condit & Olive W Hall; Levy & Greenberg (28)..... 110.00 59TH ST, swc 7 av, 100x25.5; Kantor & Co—Sol Bloom; Hedden Constn Co (35)..... 8,432.49 59TH ST, 200 W; Hedden Constn Co—Sol Bloom (29)..... 31,144.62 82D ST, 120-26 W; Jno Zicherman—Clara T Bower, Theo Van D Bordell, Florence A Waldo & Chas Floyd; Nora Stubbs (31)..... 238.53 PARK AV, sec 85th, 25.6x82.6; National Freeproofing Co—Alletta N Morris; Stanley Golliek Co; renewal (32) 154.70 FEB. 10. GRAND ST, 314; Lashinsky & Lane—Estate of Thos L Caldwell; Long Acre Athletic Club (40)..... 275.00

WEST ST, 61; Lashinsky & Lane—Oliver J Wells; S G Hayeck & Co (41)..... 60.00 38TH ST, 66-68 W; Candee, Smith & Howland Co—T J Oakley & Philip Rhineland; Florence S Leighton & Eugene J Flood; Paul De Blois Leighton; renewal (36)..... 608.44 43D ST, 241-47 W; Samuel Carucci et al—Edw H Reynolds; 48th St Co (39) 650.00 59TH ST, 200 W; Fallhee & McCaul, Inc—Sol Bloom (34)..... 6,536.50 59TH ST, 200 W; Lockwood Co—Sol Bloom; Hedden Constn Co (32)..... 2,525.00 SAME PROP; Otis Elevator Co—Sol Bloom (38)..... 3,980.00 141ST ST, 617-21 W; Stephan Mesko—B & V Constn Co; I Rosenhous (35)..... 140.00 146TH ST, 407 W; Henry F Dahelstein & Sons, Inc—Mrs Gretchen Schwoerer (42)..... 95.80 AV A, nwc 22d, 172.9x117.6; National Bridge Works—Central Cross Town R R Co; Auto Truck Storage & Ex Co, Inc (43)..... 4,223.94

FEB. 11. FORSYTH ST, 78; Ike Rubin—Levy & Herzog, Greenberg & Perelman (45)..... 58.32 59TH ST, 200 W; Geo Brown & Co—Sol Bloom (46)..... 648.75 38TH ST, 66-8 W; David Stern—T J Oakley, Philip Rhineland, Paul De Blois, Leighton & Butler Davenport; renewal (44)..... 1,225.00 AV A, nwc 22d, 172.9x117.6x irreg; Fred Lauer—Central Cross Town R R Co, Auto Truck Storage & Exchange Co (47)..... 1,400.00 AV A, es, 25 s 23d, 24.8x75; Fred Lauer—Ogden Brown & Howard F White, trstes, Auto Truck Storage & Exchange Co (48)..... 126.45 WEST END AV, 654; Arthur Janes Co—Thos P McKenna (49)..... 85.00

Bronx.

FEB. 5. GARDEN ST, 775; Herman Schrank—Vertress R Edwards & Edw W Hart (7)..... 151.30 RANDALL AV, ss, 30 e Wright av, 25x 100; Hubbell Harwood Door Co—Geo A Loughran, Nellie Loughran & Walter R Barte (6)..... 775.08 FEB. 6. 180TH ST, 734-38 E; Simon Klein—R Frank Brooks & J Leslie Momand (8) 40.50 FEB. 8. WALKER AV, 2400; Richard Furlong, Inc—G F Herold; Dal G Hawkins (9) 112.52 FEB. 9. COSTER ST, es, 125 s Eastern Blvd, 25 x100; Anthony Polzella—Francesco Gallucci; Frank D'Amore (11)..... 310.95 176TH ST, ns, 95 w Washington av, 50x 98.6; Bklyn Structural Steel Corp—Trinity Congregational Church; Lechtman Chaikovsky Iron Works (10)..... 1,675.34 FEB. 10. 146TH ST, 546 E; Abr P Kramer—Caroline F Sheehy (12)..... 115.00

Brooklyn.

FEB. 4. BOGART ST, 54; H Rubenstein & ano—Kath P Lersenheimer..... 20.00 E 22D ST, es, 99.11 s Newkirk av, 60x 200; F Szemko—Dragone Constn Co.. 1,700.00 E 22D ST, es, 99.10 s Newkirk av, 60x 100; Empire City Gerard Co—Dragone Constn Co, Rubin Fishman, Jacob Praeger & Jos Lieber..... 261.00 E 23D ST, ws, 188.2 s Newkirk av, 60x 100; Empire City Gerard Co—Dragone Constn Co, Rubin Fishman, Jacob Praeger & Jos Lieber..... 261.00 ATKINS AV, es, 90 s Blake av, 160x 100; L Stein—Atlake Bldg Co..... 60.08 WASHINGTON AV, 230-8; J Hayes—Francis A Norris Realty & Constn Co & Francis A Norris..... 32.50 FEB. 5. S 3D ST, 111-3; B Goetz—S 3d St Bldg Co..... 100.00 E 14TH ST, es, 130 n Kings hway, 40x 100; W Flam—Lillian M Endress, Jemina Hand & L A Brennan..... 65.00 E 24TH ST, es, 250 s Av K, 37.6x100; Jno A Thompson—Kate C Roberts.. 79.00 E 38TH ST, ws, 285 n Av H, 40x100; Andw Stenger—Wm Wingereth..... 122.13 CHURCH AV, 2504; also JOHNSON PL, es, 73.9 s Church av, 21x50; B Goetz—Robt A Holcke & Barnett Stern..... 98.04 EASTERN PKWAY, ss, 189 w Nostrand av, 200x132; Harry L Cutting—Wilson Holding Co..... 550.00 MILLER AV, nwc Sutter av, 75x100; German Stone Co—Saml Lesselbaum, New Age Constn Co & Max Strammer as pres..... 96.00 RIVERDALE AV, nec Osborn, 30x100; Italian American Marble Co—Sieg-mund Koeppl, Inc..... 275.00 TOMPKINS AV, nwc Willoughby av, 82x131.8; Isidore Book—Congregation Ohel Moish Chevra Tilm..... 1,250.00 FEB. 6. STATE ST, 285; Gustave Auslander—Ellen Reeves & Bernard E Strauss... 50.00 FEB. 8. BERRIMAN ST, es, 190 n Pitkin av, 110x100; Sam Chodosh—Anna J Salter & Henry J Sacerod..... 1,375.00 JEWELL ST, 34; J Axelrod—Morris Reich..... 57.00 SANDS ST, 133; Wm D Moore—Ralph's, Inc..... 2,827.00 WILLOW PL, 36; S Bassewitz—Jane Dellon & Jno Dooley..... 125.00



E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; Parselsky Bros—Dorchester Building Co & Vincent Bonagur	383.00
75TH ST, 1550; Gustaf Nelson—May A O'Handley	22.00
82D ST, 1959; R Schenker—Thos Baldwin	65.00
GRAND AV, 530; Grand Plumbing Co—Salvatore & Assunta Pisacane	32.50
PROSPECT PARK SOUTHWEST, 2-3; Chas A Jeanson Jr—Leonard, Michel & Wm H Markgraf	346.61
VOORHIES AV, ns, 174 w Sheepshead Bay rd, 120x100; Saml Feinstein—Madlin Inc	364.00
VOORHIES AV, ns, 174.9 w Sheepshead Bay rd, 120x100; Poffenhauer-Nesbit Co—Chas Lindenbaum & L C Inc	481.00
PROP bounded n by Foster av xe Rogers av xs Paerdegat la & xv E 26th (certain exceptions thereof); F Seigel & ano—Himer Stolp & Co	173.00

**FEB. 9.**

BALTIC ST, 424; L Hiltzik—Nellie Freeh & Mary E McCormack	29.50
BARRETT ST, ws, 100 n Sutter av, 100x100; Bell Fireproofing Co—Regal Holding Co & Meyer Hoffman	125.74
WARWICK ST, 674; Rubin & Roberts—Isaac Brachman	235.00
HOPKINSON AV, es, 200 s Lott av, 20x100; Block & Greenberg—Mollie Lapidus	282.00
MANHATTAN AV, 120; S Dorf—Edw I Levien & Frank Korefetz	20.00
N PORTLAND AV, 132; Wm Kennedy Constn Co—Anna & Agnes Trainer	110.00
OCEAN PKWAY, es, 260 n Av M, 40x 250; T Sheiman—Clifton Bldg Corp	466.30
PARKSIDE AV, ss, 347.1 e St Pauls pl, 43.9x100.8; Parselsky Bros—Clayton Co Builders, Inc, & Walter F Clayton	267.00
PROSPECT PK S W, ss, 30.6 e Park Circle, 30.6x85; Chas A Jeanson, Jr—Wm H Markgraf & Leonard Michel	346.61
STONE AV, 208; Jas Polito—Cono & Gaetana Namarato	223.50

**SATISFIED MECHANICS' LIENS.**

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

**Manhattan.**

**FEB. 6.**

MADISON AV, 563; Louis Marks—Robt Bonner et al; Oct20'14	185.70
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**FEB. 8.**

MARKET ST, 59-63; Louis Nathanson—Highstone Co, Inc; Jan11'15	34.00
MADISON AV, 563, Pennsylvania Cement Co—Robt E Bonner et al; Nov 12'14	95.95

**FEB. 9.**

45TH ST, 7 to 11 W; Gurney Heater Mfg Co—41st St Realty Co et al; Dec20'13	2,713.80
2D AV, swc 64th; Jno Viviani—Jane Sanders et al; Dec15'14	867.60

**FEB. 10.**  
No Satisfied Mechanics' Liens filed this day.

**FEB. 11.**

2D AV, 547; Alberene Stone Co—Jno Doe et al; Feb1'15	83.20
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**Bronx.**

**FEB. 5.**  
No Satisfied Mechanics' Liens filed this day.

**FEB. 6.**

GUNTHER AV, ws, 200 s Edenwald av, 25x100; Gustaf A Johnston—Louis Pugliese et al; Nov14'14	50.00
WASHINGTON AV, 1312-14; Anthony Falciglia et al—Saml Grodzinsky et al; Dec14'14	16.80

**FEB. 8.**  
No Satisfied Mechanics' Liens filed this day.

**FEB. 9.**  
No Satisfied Mechanics' Liens filed this day.

**FEB. 10.**  
No Satisfied Mechanics' Liens filed this day.

**Brooklyn.**

**FEB. 4.**  
No Satisfied Mechanics' Liens filed this day.

**FEB. 5.**

UNION ST, ss, 200 e Buffalo av, 130x 100; Vincenzo Polito—Guiseppe & Rosa Villoni; May20'13	661.50
EASTERN PKWAY, ns, 169 w Hopkinson av, —x—; Realty Supply Co—Bond Constn Co; Jan28'15	884.99
PARKSIDE AV, 127; E T Burrowes Co—International Distributors Corp; Aug29'14	275.00

**FEB. 6.**

LINWOOD ST, ws, 75 s Sutter av, 20x 90; Morgullus & Gordon—Ameillo & Teresina N Ambrosio; Jan25'15	12.00
W 27TH ST, ws, 100 s Mermaid av, —x—; Isaac Rosenberg—Elizabeth Fehs & Albert Mayhew; Dec8'14	85.00

**FEB. 8.**

MANSFIELD PL, es, 250 s Av K, 37.6x 100; Bklyn Builders Supply Co—Kate C Roberts; Oct27'14	124.56
W 3D ST, es, 100 w Sea Breeze av, 40x 100; Frank J Byrne—Geo West, Jas Edwards, Rachel Rosenberg & C Rosenberg & Co; Mar16'14	127.00
E 24TH ST, es, 250 s Av K, 37.6x100; Benj G Hitchings, Inc—Kate C Roberts & Jacob H Roberts; Dec18'14	311.18
HOPKINSON AV, es, 200 s Lott av, 100x100; Philip Cooperman—Atlantic	

Marble Wks & Guiseppe Di Stefano, Vincenzo Luciano & Ike Cooper; Feb 4'15	87.00
SUTTER AV, ss, from Herzl, 200x100.2; David Eisenberg & ano—Westshire Constn Co & Jacob Goell; Nov18'14	4,800.00

**FEB. 9.**

HINSDALE ST, es, 200 s Dumont av, 150x100; Louis Kartt & ano—Willmont Realty Co; Jan27'15	1,832.00
PARKSIDE TER, es, 104.7 n Parkside av, 140x85; Simon Dorf—Louise & T J Sinnott; Jan17'11	30.00
BATH AV, wc 17 av, 25x100; Bernard Sternbach—Wm F Wollin; Oct23'14	75.00

- \*Discharged by deposit.
- \*Discharged by bond.
- \*Discharged by order of Court.

**ATTACHMENTS.**

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

**Manhattan.**

**FEB. 4.**

WRBSCHNER, Leo, Nathan Sondheimer, Albt Sondheimer, Ludwig Beer & Estate of Louis Feist; Richards & Co; \$3,460.80; R Sherman	
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**FEB. 5.**

W DENNIS & SONS, Ltd; Edgar Hope Pearse; \$6,588.78; H Reeves	
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**FEB. 6.**

PRESSURE LIGHTING CO; Francis H Ruhe; \$2,000; F R Greene	
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**FEB. 8.**

ULRICI, Harry H; Olive B Ulrici; \$800; E J Dryer	
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**FEB. 8.**

WASHINGTON REFINING CO; Elbert & Co; \$5,000; R B Honeyman	
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**FEB. 9.**

RADIUM CO OF AMERICA; Louis H Ingraham; \$1,019.60; Barber, Watson & Gibboney	
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**FEB. 9.**  
No Attachments filed this day.

**CHATTEL MORTGAGES.**

**AFFECTING REAL ESTATE.**

**Manhattan.**

FEB. 5, 6, 8, 9 & 10.

Buehrle, Philip H. 139th st, 279-81 E Fairbanks Co. Machinery	195.00
Lockwhit Co. Whitlock av, 832-6 Consolidated Chandelier Co. Fixtures	210.00 (R)
Pilaski, A. E. Lexington av, 1604 Fairbanks Co. Machine	88.50
Saranac Constn Co. Ft Washington av & 160th Colonial Mantel & Ref Co. Mantels, &c.	276.30 (R)

**Bronx.**

FEB. 5, 6, 8, 9 & 10.

Schwartz, Louis. 411 E 149th st. Strauss & Co. Electric Sign	210.00
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**Brooklyn.**

FEB. 4, 5, 6, 8 & 9.

Dorchester Bldg Co, Inc. E 19th st, nr Dorchester rd. General Iron Works, Inc. Iron Work, &c.	1,800.00
E B Jordan & Co. 129 Degraw st. U S Constn Co. Auto Sprinklers	15,000.00
L C, Inc. Sheepshead Bay rd, nr Voorhies av. Leibovitz & Stark East N Y Cornice Wks. Skylights	500.00
Marcus Bldg Co. Woodruff av, c St Pauls pl. Colonial Mantel & Refrigerator Co. Refrigerators	470.00
Powell Impt Co. Riverdale av, c Powell Progress Gas Fix Co. Gas Fix	385.00
Renslaw Realty Co. Bedford av, nr Farragut rd. McCloskey Bros. Boilers, &c.	3,366.00
Tilden Constn Co. E 29th st, nr Beverly rd. David Wortzman. Plumbing Supplies	900.00
Wallan & Hoffman, Inc. Williams av, nr Livonia av. Leibovitz & Stark East N Y Cornice Wks. Skylights	520.00

**BUILDING LOAN CONTRACTS.**

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

**Manhattan.**

**FEB. 8.**

THOMPSON ST, 101 & 103; Bronx Investment Co loans Thompson Holding Co, Inc, to erect a 6-sty tenement; nine payments	24,000.00
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**FEB. 10.**

160TH ST, ns, 121.7 w Ft Washington av, 150x99.11; Montrose Realty Co loans Hudson View Constn Co, Inc, to erect a —story building; 12 payments	105,000.00
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**Bronx.**

**FEB. 9.**

178TH ST, ns, 75 w Northern av, 50x 105; same loans same to erect a 5-story apartment house; 12 payments	37,500.00
NORTHERN AV, nwc 178th, 100x75; City Mtg Co loans Dayton Impt Co, Inc, to erect a 5-sty apartment house; 12 payments	59,000.00
NORTHERN AV, swc 179th, 80x125; same loans same to erect a 5-sty apartment house; 12 payments	73,500.00

**ORDERS**

**Brooklyn.**

**FEB. 6.**

59TH ST, ns, 320 e 11 av, 40x100; Pisarra Constn Co on J Lehrenkrauss & Son to pay E J McLaughlin Co	290.40
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**DEPARTMENTAL RULINGS.**

**BUREAU OF FIRE PREVENTION**

**Municipal Building. 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.)

**Key to Classifications Used by Bureau of Fire Prevention.**

- A...Auxiliary Fire Appliance (hose, hose reels, extinguishers, call boxes, watchmen's report boxes, etc.)
- B...Fire Escape (smoke towers, balconies, alterations, exit windows and doors, etc.)
- C...Fireproofing and Structural Alteration (partition blocks, concrete, fireproof windows, fire doors, etc.)
- D...Electrical Installation (fire alarms, fire detectors, etc.)
- E...Obstruction of Exit (shifting machinery, reconstruction of floors and windows, etc.)
- F...Exit and Exit Sign (illumination.)
- G...Fireproof Receptacles and Rubbish (cans, chutes, incinerators and paper compressors.)
- H...No Smoking (signs.)
- I...Diagrams on Program and Miscellaneous (printing and draughting.)
- J...Discontinue Use of Premises (possible demolition and reconstruction.)
- K...Volatile, Inflammable Oil and Explosive (precautions against explosion or escape of gases, tanks, subterranean systems, intakes and outlets, sewer flares, etc.)
- L...Certificates and Miscellaneous.
- M...Dangerous Condition of Heating or Power Plant (new boilers, structural alterations and shifting of piping.)
- O...Discontinue Use of Oil Lamps (gas and electric wire.)
- DR...Fire Drills (fire doors, installation of fire alarms, fire escapes, widening stairs, change swing of doors, etc.)
- SS...Standpipes and Sprinklers.
- W...Interior Alarms (special installations.)

Week ending Feb. 6.

**MANHATTAN ORDERS SERVED.**

*Named Streets.*

Attorney st, 108—Aaron Cohn Est.	DR-W
Bethune st, 1-9—Est Peter M Wilson	W-DR
Bleecker st, 127-33—Jaffray Realty Co.	DR-W
Cannon st, 11-13—Alice J Keteltas et al.	DR-W
Cannon st, 84—Solomon Kluger	J-C-E-F-A-G
Cannon st, 84—J Stanley Foster	J-C-L-W-D
Catherine st, 17-23—Lazarus Levy	DR-W
Fulton st, 58-60—Leonard Lewisohn Est.	DR-W
Gold st, 33-43—Excelsior Steam Power Co.	DR-W
Gold st, 36—Golden Hill Corp.	W-DR
Grand st, 281—Jacob H Schiff et al.	W-DR
Gt Jones st, 23—Est Chas Coe	DR-W
Greene st, 31—Amelia W Boardman	C-B
Greene st, 92—Michael Schultz	W-DR
Greenwich st, 349-51—Thos Wright Est.	DR-W
Henry st, 85—Machzikei Jeshbath Fiz Chalm.	J
Hester st, 117—Isaac Marx et al.	DR-W
Hudson st, 587—Peter M Wilson Est.	DR-W
John st, 85-7—James Gibson Est.	W-DR
Lafayette st, 107-9—Fred W Mattiessen	DR-W
Lafayette st, 444—O B Potter	W-DR
Laight st, 70-4—James T Pyle Est.	DR-W
Prince st, 125—Helian Co.	DR-W
Spring st, 106-12—Pittsburgh Life & Trust Co.	DR-W
Union Sq W, 29—Reliance Motion Pictures Corp.	K
West Houston st, 100-02 W—Est Gerolamo Cellar	B-C

*Numbered Streets.*

2d st, 2 E—Est Robt E Roosevelt	DR-W
11th st, 55 E—Myles Tierney	W-DR
16th st, 15-17 E—George Holding Co.	W-DR
18th st, 509-11 E—Chas Hvass	G
20th st, 28-30 W—Henry P Litchfield Est.	SS
22d st, 24 E—S & H Realities, Inc.	DR-W
22d st, 309-11 E—E W Bliss Bldgs, Inc.	DR-W
22d st, 313-9 E—Jacob & Julius Fleischauer Est.	W-DR
24th st, 56 W—Mary A Gordon et al.	DR-W
24th st, 149-55 W—Brolix Corp.	DR-W
25th st, 130-32 W—L N N W Co.	DR-W
25th st, 134-6 W—Oltroffe Corp.	W-DR
25th st, 164-66 W—Nodrog Realty Co.	W-DR
25th st, 410-16 E—Carl H Schuktz Est, Inc.	DR-W
26th st, 15-19 E—Jacob Ruppert Realty Corp.	W-DR
26th st, 110-12 W—Nason Realty Co, Inc.	W-DR
26th st, 114-20 W—Criterion Construction Co.	DR-W
32d st, 116-20 W—Cuyler Realty Co.	W-DR
37th st, 36-8 W—Ball Realty Co.	W-DR
43d st, 232-8 E—Albert Gerstendorfer	DR-W
43d st, 627-41 W—Conrad Hubert	W-DR
46th st, 4 E—Est Chas A Coe	DR-W
181st st, 562-66 W—Dumpe Realty Co.	C

*Named Avenues.*

Broadway, 412—The 412 Broadway Co.	DR-W
Broadway, 539-41—C & J Merrilan et al.	C
Broadway, 832-4—Broadway Corp.	DR-W
Broadway, 836-8—Jno E Roosevelt et al.	DR-W

*Numbered Avenues.*

12th av, 780—Thos G Patterson	DR-W
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**BROOKLYN ORDERS SERVED.**

*Named Streets.*

Gold st, 40—Arbuckle Bros.	D-C
Humboldt st, 352—Peter Ottati	A-G-C
Love Lane, 39—Thos H Southwick	D-M



# BUILDING MANAGEMENT

## IMPORTANCE OF NIGHT INSPECTIONS

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

ONE of the most important phases of the up-to-date management of office buildings is a well defined and workable system of night inspection. Its need has long since been impressed upon and realized by building managers, and the systematic inspection of a premises under his care, has become part of a manager's schedule. The details involved in the care and management of the huge structures which house thousands of workers daily are so many and varied that building management has become a science, and each department is handled scientifically in order that the greatest efficiency may be obtained. This tendency is reflected in the maintenance of the building after the usual closing hours. To the many responsibilities of the building manager has been added the further task of safeguarding the interests of the tenants after they have left their offices.

Practically all of the large office structures in New York City have inspections made by watchmen at regular intervals during the night. The hours for such investigations are usually from six o'clock in the evening until eight o'clock in the morning, when the day watchman takes up the work. His duties, however, do not include as much detail work as those of the night man. The day watchman is really a special policeman, whereas the night man combines the duties of this position with that of investigator, inspector and crime detector. He has a regular clearly mapped-out route to cover and his labors include a great many details which are further outlined below.

### Night Inspection.

The system of night inspection, now in use in one of the largest office buildings in the city, and one which combines efficiency with simplicity, is operated in the following manner:

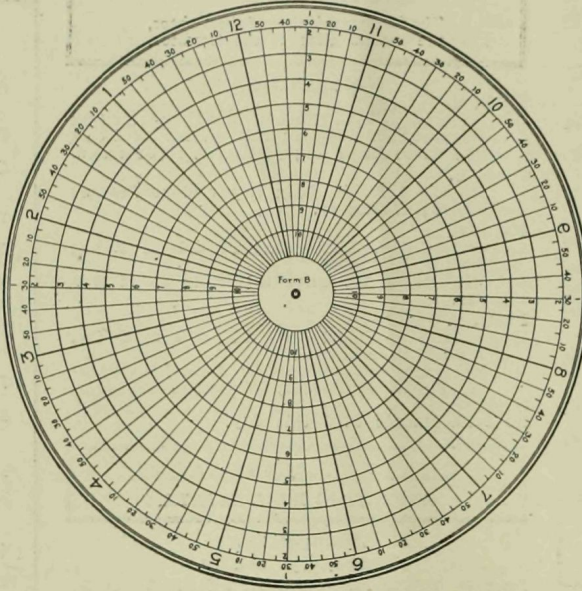
The building is divided into various districts, each one being patrolled by a watchman at regularly stated hours. On each floor there are one or more stations, where push buttons are installed connecting with the time clock in the office of the superintendent or building manager. After each patrol the watchman communicates with the office by pressure of the button which registers that "all is well."

On this page is reproduced a "paper clock" used to record a watchman's inspections. It is attached to the time clock and moves with the hour hand. On it are mapped out the hours and minutes of the night and the various stations, each one numbered. At the push of the button by the watchman the time of his inspection is recorded in the office on the "paper clock" in the column designating the particular station from which the message was sent.

### Double Purpose Served.

This arrangement serves a double purpose. It enables the building manager to see at a glance whether his man is making the regular rounds, or neglecting his work. He can also determine at what time the watchman was at any station in the building and in case any question ever should arise in this connection he can always produce the paper clock which has faithfully registered every inspection of the night watchman and is almost irrefutable.

The advantages of a good system of night inspections are manifold not only to the tenant but also to the building



manager and owner. The safety of the property of the tenant is practically guaranteed and he can leave his office with a satisfactory knowledge that his office possessions will be guarded not in a haphazard, slipshod kind of a way, but along well defined lines. The watchman does not make a superficial canvass of the offices. While he is not required to make a minute and exhaustive examination of every foot of floor space in each office, yet his inspection comprises more than a cursory glance over the premises. His great function is, of course, the detection or frustration of any attempt at burglary. This probably is his chief duty and undoubtedly the most important purpose of the night inspection.

He has, however, other duties. He looks for open windows, and safes, unlocked doors, lost valuables. He investigates the whys and wherefores of burning lights, catches smoldering fires in waste baskets caused by carelessly thrown cigars and cigarettes or from other sources. He seeks to discover leaks or running faucets and other plumbing disarrangements. In most buildings he does not allow anyone to enter the building after certain hours without proper credentials, nor will he permit suspicious characters to leave the building until they have satisfactorily established their identity.

### Making Report.

Each morning he reports back to the building manager all suspicious or unusual occurrences on his "beat." If the plumbing is out of order the building manager is enabled to effect an early repair. If a tenant has carelessly left lights burning, or left his office with the water faucets turned on, he will probably receive a brief cautionary notice to that effect and be politely requested to exercise a little more care. In this way the tenant is enabled to cooperate with the owner in order to keep down the cost of maintenance of building. There is a further bond established between the two which reacts favorably to both. The discovery of defective plumbing may be reported and remedied without interference with the office routine of the tenant and the general efficiency of the management of the building greatly increased.

Beneficial effects of a good system of night inspection are also felt by the owner of the building because the reduction in the computation of the rate of interest on his insurance is based on

the precautionary measures taken by him with reference to fire protection. A better preventive for fire could hardly be obtained than the personal inspection of an alert watchman at definitely stated periods during the night.

It is evident that a simple, workable and not too expensive system of night inspection has become a necessity in the "curriculum" of every building manager. The comparatively few robberies and fires in the huge downtown office buildings bear witness to the successful operation of the system. There are other preventatives, of course, to fire and robbery in a building, but they are all automatic contrivances and cannot be compared with the advantages of a personal inspection.

Fire and robbery will probably never be entirely eliminated in a building, but adequate safeguards and precautionary measures should be taken to reduce the possibilities to a minimum. A good system of night inspection is a long step in this direction.

"Eternal vigilance is the price of safety" is an aphorism which every progressive building manager is bearing in mind when he is not neglecting or overlooking that branch of management which has to do with the night care of buildings.

### Bronx Society Meets.

At a meeting of the Council of the Bronx Society of Arts and Sciences, held recently, a report was submitted from the Museum Committee to the effect that a conference and inspection of the Lorillard Mansion, at which plans had been formulated for the exhibition of paintings and sculpture to be loaned by the Metropolitan Museum of Art, had been held on Thursday afternoon, at which there were present Edward Robinson, Director of the Metropolitan Museum of Art, Bryson Burroughs, Curator of the Museum, Dr. W. A. Merrill, Acting Director of the N. Y. Botanical Garden, under whose jurisdiction the Lorillard Mansion now is, and Albert E. Davis, chairman of the Council of the Bronx Society of Arts and Sciences. At this conference it was suggested that the Museum of Natural History be asked to make a loan exhibit in the large room to the right of the hall.

A letter was read from Robert W. De Forest, president of the Metropolitan Museum of Art, acknowledging the resolutions of the Bronx Society and saying, "It is true that I have taken the initiative in this matter, but the thanks for whatever may be done should go not to me personally but to all of our trustees."

Dr. Henry M. Brown, chairman of the Committee on Industries and Applied Sciences, reported that William W. Brush, Deputy Chief Engineer of the Department of Water Supply, will speak for the society in Christ Congregational Church on Thursday evening, March 18, on the "Old and New Water Supply of New York City," illustrated with many views.

It was resolved to hold a celebration on October 14, 1915, to celebrate the tenth anniversary of the organization of the Bronx Society of Arts and Sciences. The chairman was authorized to arrange for a Municipal Art Exhibit from the Bronx, in co-operation with Charles W. Stoughton, president of the Municipal Art Society. The applications of twenty-five new members were approved.



## MAKING REPAIRS "AFTER HOURS"

Building Managers Obtain Good Results  
By Not Inconveniencing Their Tenants

IF there is one thing that the building manager wishes to avoid, particularly in the large office structures where there are a large number of tenants, it is the undue, unwarranted or uncalled-for interference with their routine of business. If any annoyance or inconvenience to the tenant, by reason of faulty or negligent service, or for other causes of any nature or description, can be traced back to the jurisdiction of the building manager, his chances for successful operation of the building are materially diminished, and he loses not only the respect of the tenant, but also the confidence of his employer.

In these days of constant additions to the already large number of tall structures, the task of the renting agent is rendered more difficult with each new skyscraper, and every building manager is faced with keener competition and a greater possibility of removals. Therefore, he is forced to exert every effort to retain the present occupants of his buildings.

### Cleaning at Night.

As a general proposition, it is conceded that the mechanical and sanitary departments of a building must be operated with the least possible discomfort to the tenant. For this reason, building managers have realized that most of the cleaning, with its resultant clouds of dust, pails of dirty water, piles of dirtier rags, etc., may be better done at night, when the tenants are less liable to be annoyed.

For the same reason, the innumerable repairing jobs constantly becoming necessary in the large building are also being attended to in the evening after the tenants have departed, unless the break is of such importance that immediate action is imperative.

In the night the carpenters and plumbers may hammer and otherwise make a noise without a possibility of disturbing the man in the "next office."

There is nothing more annoying to a busy man than the entrance of a more or less untidy mechanic, with an imposing array of tools, who begins to tinker around and create havoc generally.

### Catering to the Tenant.

In most cases of repairing, unless as has been said, the need is of immediate urgency, the mechanical ailments of a building can be remedied at night. The principal objection to such hours is the double wage scale, which may at the end of the month reach a higher total than the careful manager wishes to check up against his budget of expenses. Since the prime object of every real estate owner is to obtain reputable and desirable tenants, and since his income and, therefore, his return on the investment depends entirely on his rent roll, it stands to reason that he must make things pleasant for every rent-payer in his building. If the comfort of these people is to be a criterion of a satisfied tenant and a successful investment, he could not very well sacrifice it on account of double pay to a small number of mechanics.

The slogan in every business is "the greatest efficiency for the smallest outlay." It is generally conceded, however, that outlay "in a pinch" must be sacrificed in favor of efficiency, and it is usually considered good judgment, particularly in a large building, to add to the expense of maintenance rather than run the risk of losing good tenants.

Practically every detail of the mechanical operation of a building can be taken care of after closing hours. The cleaning, inspection and repairing of the

boilers and engines and all the incidentals thereto; also of the plumbing, electrical fixtures; of the steam heat, ventilation and power plants, and the painting and partitioning of the offices and all matters directly affecting the offices can be relegated to the night time.

### Repairing Elevators.

The matter of repairing elevators is another important consideration. The advantages of "after hours" work are many. The passenger traffic in the average down-town skyscraper is enormous, and the placing of even one car out of commission for a day may interfere seriously with the service. The cleaning of the cars at night is invariably an inspection at the same time, and a great many minor defects or breaks may be remedied immediately upon their discovery. There is as a consequence no delay and no necessity for hoisting the "Not Running" sign. The post of this sign is another development which the manager carefully seeks to avoid.

The timid traveler usually experiences a qualm when the car darts up or drops down through space and he realizes that he is absolutely "in its power." The repetition of the "Not Running" sign plastered on the elevator doors, even if not pertaining always to the same car, may raise a doubt as to the general safety of the whole outfit. If this idea is given time to develop it becomes almost a conviction and the results are obvious.

Then, again, the repairing of an elevator during the day in a busy building with its unceasing throngs passing back and forth is considered objectionable.

### Must Obviate Dissatisfaction.

A squad of laborers with a formidable array of hammers, wires, bolts or grease pots, working industriously on an elevator, which carried you to the twenty-sixth floor yesterday, creates a rather uncomfortable feeling. The general atmosphere of a repairing job is distasteful, particularly on a carrier like an elevator, where so much depends on the seemingly slender cables and wires. The oiling of the apparatus is another matter which can be taken care of in the evening. A disgruntled passenger, be he tenant or visitor, is not likely to be soothed by being bespattered with grease.

The safety of the worker himself is also to be considered, and his feeling of security is reflected in his capacity to do better work. When there is no traffic, no bustle and excitement, he is himself more at ease and calmer and less liable either to "slip up or botch the job." There are no curious onlookers and he does not feel that he is on parade or under surveillance. He does not have to dodge, involuntarily, when a car shoots past him, not quite two feet away.

All things considered, while the expense may be for the time being somewhat larger in the final analysis, it will be counteracted by the greater efficiency in having repairs, whenever and wherever possible, made at night. It means greater comfort to the tenant, smoother sailing for the building manager in that it cements greater cordiality and pleasanter relations. In the long run, its benefits also accrue to the owner.

## ADVERTISING REAL ESTATE.

### To Be Considered by a National Committee of Seventeen.

At the meeting of the Executive Committee of the National Association of Real Estate Exchanges held in Akron recently, it was decided to organize a

national committee on real estate advertising. This committee is to report on the ethics and efficiency of real estate advertising and to prepare an exhibit for the next convention, which will be held in Los Angeles in June.

President Thomas Shallcross, Jr., of Philadelphia has appointed the following committee, to which notices are now being sent by Executive Secretary Tom S. Ingersoll of Minneapolis:

L. D. Woodworth, chairman, Garfield Real Estate Co., 1 Exchange street, Rochester, N. Y.; H. P. Haas, Freehold Real Estate Co., 311 Fourth avenue, Pittsburgh; James Webb, J. W. S. Webb & Sons, 549 The Arcade, Cleveland; Paul Steinbrecher, Paul Steinbrecher & Co., 7 South Dearborn street, Chicago; William Pearson, Wm. Pearson & Co., Canada Permanent Building, Winnipeg; J. C. Nichols, 911 Commerce Building, Kansas City; Charles C. George, George & Co., City National Bank Building, Omaha; L. F. Eppich, 612 Eighteenth street, Denver; R. W. Hill, Hoge Building, Seattle; R. B. Armstrong, Guy B. Rush Co., 901 Story Building, Los Angeles; Forrest Adair, George & Forrest Adair, 208 Atlanta National Bank Building, Atlanta; Emmet Morris, vice-president, Mercantile Trust Co., Little Rock; H. B. Van Sickle, Toledo; E. G. Walton, E. G. Walton Co., 114 South Fourth street, Minneapolis; W. H. Stillwell, secretary, Chatham Real Estate & Improvement Co., 11 Bryant street East, Savannah; John Sinberg, 1218 Chestnut street, Philadelphia; John F. Watson, Roland Park Co., Baltimore; Secretary T. S. Ingersoll, Andrus Building, Minneapolis.

The committee is urging through the real estate and general periodicals that it be placed in immediate receipt of booklet, periodical or newspaper advertising pertaining in any way to real estate, all material being sent in duplicate as far as possible. Advertising managers are requested to send their most notable productions, and even "horrible examples" will be welcomed, especially when accompanied with a statement of the "reasons why."

The committee will be especially grateful for suggestions of any kind from experienced advertisers. All letters and material should be sent to the chairman at once.

### The Supremacy of Broadway.

Older Broadway remains the natural channel of Manhattan Island life and commerce. Backbone of the city, treasury of its major traditions, pioneer of its growth, it still stretches straight and strong, as the most powerful symbol of New York City. Along its primitive paths and its pavements have passed the marching men and the greatest episodes of its career and that of the city. In a sense, New York City is Broadway. Indian, Dutchman, Britisher and American have left their indelible sign upon its atmosphere and its structure. It greets the newcomer, who is to bring greater power to his adopted country and to find the highest free civilization on the globe.

Through forests of towers on each side it inspires with the feeling of man's advance in the arts of human development for beneficent ideals. It has no trace of sordidness in the splendor of its plan. Up its lower reaches have gone, for 300 years, presidents, princes, patriots, heroes, leaders of men, armies and the troops of plain people that make the character of a nation.

Festivals and funerals have followed each other through its length. Washington, Lafayette, Hamilton, Clay, Webster, Kossuth, Lincoln, Grant, have heard the roar of a grateful nation well and swell between its walls of stone and its living walls of citizens. And here and there still appear religious reminders of the higher life, cases of sanctity, green jeweled lawns, strewn with white memorials of great and worthy souls in New York history, and lifting human thought from passing financial aims and ambitions to everlasting faiths.—Wall Street Journal.



## 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.

### An Electric Water Heater.

WINDOW washers and scrub women and others requiring hot water in buildings will save the manager considerable time if he will place at their disposal electric hot water heaters, which may be attached to any lighting plug in the office or room. This device is on the market and has been tried with success.

This device was patented by an engineer, who made an exhaustive study of the problem of heating water quickly and thoroughly in quantities from 30 to 30,000 gallons. Installations can be made so that the device may be used as an auxiliary heater in hot water supply tanks situated far from origin of heat, especially after it has been pumped through the piping of a building and it is made small enough so that a scrub woman or cleaner can use the device for heating the water in his portable bucket.

The cost of installation is considerably lessened by the special flat rates per month now being made by electric companies and based upon continuous operations. The heater itself occupies a space covering 3 by 30 inches and can be installed anywhere. It requires no attention nor even switches, according to the manufacturers, who say that it gives no trouble of any kind.

### Measuring Wood Lots.

SO many suburban developments are going ahead on which standing trees are located that some of our readers may be interested in knowing how to compute the market value of standing timber. The New York State College of Forestry at Syracuse sends the following information:

"Most woodlot owners sell their standing timber for a ridiculously small price, because they do not know how much they have. By using the following method a fairly close estimate may be made:

Count all the trees in a circle 118 feet across; 1-4 acre. Select a sample tree as nearly average as you can. Determine how much of the tree you can saw (or use for any purpose) into 16-foot logs (8-foot logs count as halves). Add the top and bottom diameters inside the bark, and divide by two. (Only solid wood considered, bark excluded.) This will give you the average diameter of the used length.

Square the average diameter thus obtained, subtract 60, multiply by .8, and you will have the contents of an average 16-foot log. Multiply by the number of logs in the tree and then by four times the number of trees on your plot (since 1-4 acre plot was used), and you will have the contents of that area in board feet.

Basswood, 85 feet total height, can saw 40 feet of it (2 1-2 logs). Top diameter inside the bark, 10 inches; diameter of lower cut, inside the bark, 20 inches (average diameter, 15 inches).

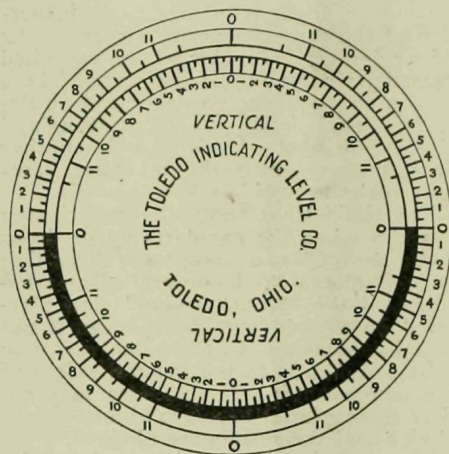
15 squared=225; (225-60) x .8=132 B. F. contents of average log. 132 x 21-2 logs=330 B. F. contents of tree. 10 trees on plot 33 x 40=13,200 B. F. per acre.

By selecting 8-10 sample plots in different parts of your woodlot the average stand per acre may be found. Before selling the woodlot for a lump sum, get the correct acreage (measure, if necessary), take 8-10 sample plots and find how much you are being offered per thousand feet board measure.

### The Level That "Talks."

HOLD on there, you are a quarter of an inch off to the foot!" "How would you like to have a level that talked to you like this, checking up your work as you go along so that all the time you could be sure of proceeding with absolute accuracy?" asks the American Carpenter and Builder.

This is almost what the Toledo Indicating Level does. With this level, instead of guessing at it and then testing with the spirit glass, you simply raise or lower an eighth or a quarter inch or whatever the level says and the work is done. It is only necessary to refer to this indicating level once to be sure of accuracy.



It consists of a shallow pan filled exactly half way up with red unfreezeable fluid. Over this pan of fluid is placed a heavy piece of frosted plate glass. On the face of this glass all lines and figures are in blue enamel and so very easy to read. The red fluid shows through only in the free circle inside the indicating marks. The reading is always the top line of the liquid.

Every figure on this dial has a practical meaning that is fully explained in the circular of instructions. Builders find this indicating level indispensable in laying walls, getting proper grade for cement floors, getting pitch of roof, and also for all leveling and plumbing work. In construction it is practically unbreakable, so simple it cannot get out of order; never has to be adjusted.

### Proper Ventilation.

IT is generally assumed that the proper quantity of free air to be introduced into a room in order to obtain the accepted standard of purity is as follows: For offices and workshops where the work is light, 2,000 cubic feet of air per hour per person. In public halls, theatres and the like, 1,500 cubic feet of air per hour per person. In factories where the work is heavy 3,000 cubic feet of air per hour per person. The above figures are quoted from recognized authorities.

While the above figures are accepted as sufficient for proper ventilation, in summer months, when it is desired to cool as well as ventilate, more air must be exhausted. Where the source of heat is only from the persons at work, a change of air every 4 to 5 minutes is necessary. In factories, laundries, engine rooms, etc., in which there are sources of heat other than the employees, a change of air every 2 to 3 minutes should be figured, and in extreme cases as often as one change per minute.

The inside temperature can seldom be kept lower than 5 to 10 degrees Fahrenheit above the outside temperature (in the shade). However, the air kept in rapid circulation through being exhausted, will feel cooler to the body

than the thermometer would indicate, due to the evaporation which is set up by moving air coming in contact with the body. For example: Air in motion at 90 degrees F. of 75 per cent. humidity will feel considerably cooler than still air at 80 degrees and the same percentage of humidity.

### Ready Heating Rules.

FREQUENTLY in heating a church or school building it is the practice to use but one register placed immediately above the furnace, and the size of the pipe and register is usually determined by the heating contractor in accordance with the experience he has had with such work. In order to prevent the errors which might naturally be made by the inexperienced man, the Utica Heater Co., Utica, N. Y., has presented the following advice, according to the Building Age.

"When only one register is used immediately above the furnace, the following sizes of warm-air pipes and registers are recommended, the register faces in all cases to be without valves, so that it will be impossible to shut off the outflow of air heated by the furnace and permit the furnace to be excessively heated with disastrous results.

"An 18-in. fire-pot furnace will fill one 16-in. pipe which should be connected with a 24-in. round register or an 18x24-in. register.

"A 22-in. fire-pot furnace will fill one 20-in. pipe which should be connected with a 28-in. round register or a 24x27-in. register.

"A 24-in. fire-pot furnace will fill one 23-in. pipe which should be connected with a 33-in. round register or a 24x36-in. register.

"A 26-in. fire-pot furnace will fill one 26-in. pipe which should be connected with a 36-in. round register or 26x36-in. register.

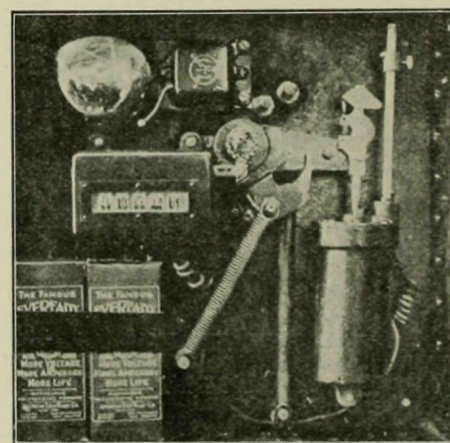
"A 28-in. fire-pot furnace will fill one 30-in. pipe which should be connected with a 30x36-in. register.

"A 30-in. fire-pot furnace will fill a 34-in. pipe which should be connected with a 38x42-in. register.

### A Batch Timing Device.

THIS attachment, called the Batchometer, consists of a small recording meter and an automatic signal bell, housed with necessary dry batteries in a metal case with glass doors 14 in. square by 4-in. thick. This case is shown in the accompanying view.

When the side loader is raised the short arm shown is also raised, operating the meter and at the same time raising the rod piston in the cylinder, which is filled with glycerin. After a definite time, which can be adjusted as required by a little contact point fastened by a set screw to the vertical rod, and has a range of from 3 sec. to 3



min., the bell is rung as a signal to the operator to dump the batch. The same signal can be used to control the operation of the side loader so that loading and dumping can be made practically simultaneously. Such an equipment eliminates guesswork from the time of batch mixing and should assure the uniform mixing of all the batches. At the end of the day there is also readily available a complete record of the total number of batches mixed.



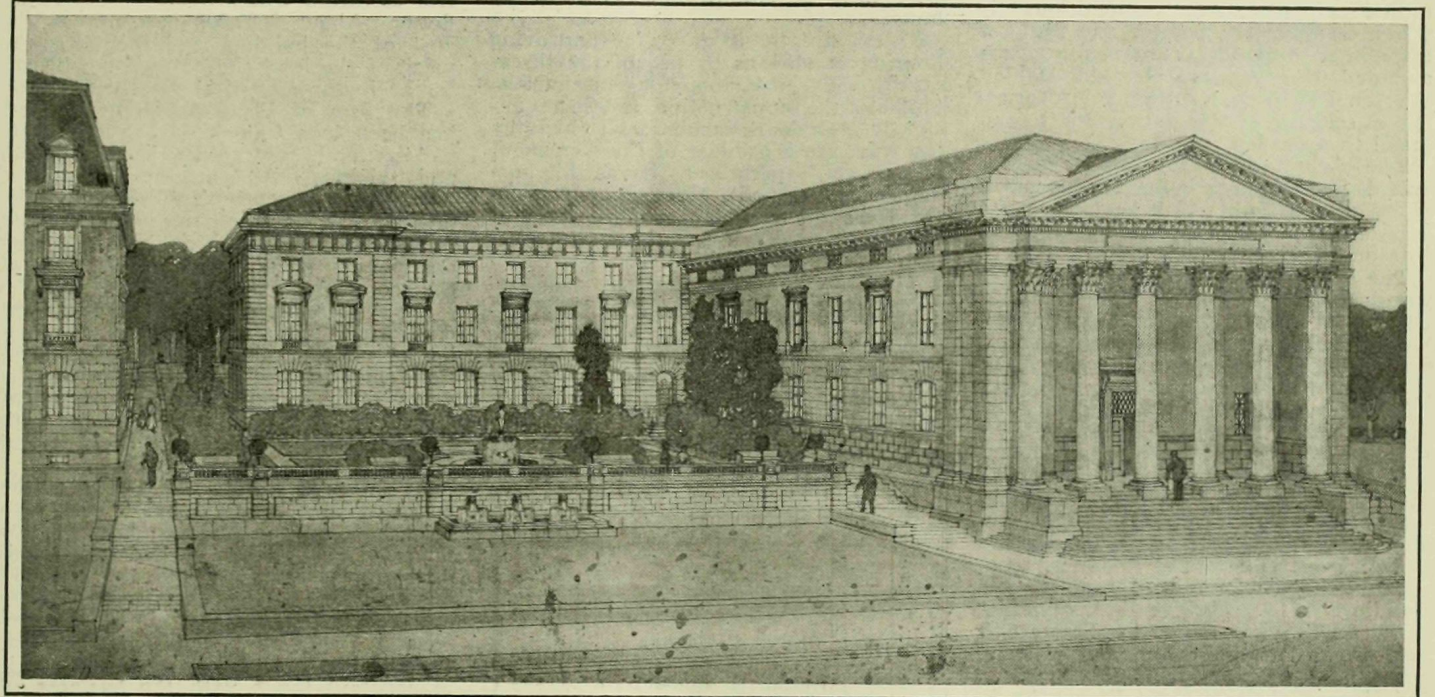
# CURRENT BUILDING OPERATIONS

New Richmond County Court House, at St. George, S. I.,  
To Be a Monumental Structure, Costing About \$500,000

**T**HE Borough of Richmond as a community is growing rapidly, and improvements of various types, both private and municipal, have recently been started or are scheduled to advance this spring. The construction of the new Richmond County Court House, which

supported by six large limestone columns of Corinthian design, 40 feet high and about 4 feet in diameter. On this floor will be located the entrance vestibule, recording room, coroner's court, coroner's private office, coroner's general office, witness room, county clerk's general office, Court of Special Sessions,

court floor, will be found the Supreme Court rooms for the Supreme Court judge and clerks, stenographers' room, main lobby, County Court room, quarters for the County Court judge and clerks, sheriff's general office, sheriff's private office, deputies' consulting room, Surrogate Court, surrogate's private



Carrère & Hastings, Architects.

Carrère & Hastings, Architects.

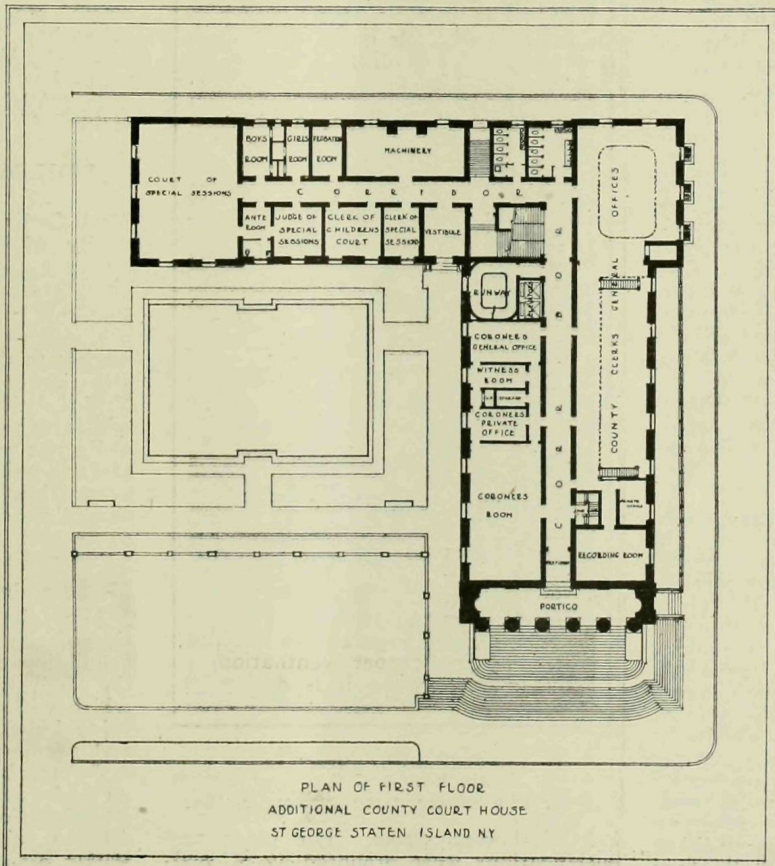
NEW COURT HOUSE TO BE, ERECTED AT ST. GEORGE, S. I.

has been under consideration for the last five years, now to go ahead, is an example that business activities of this borough of the city have outgrown their present facilities and have now made necessary the immediate erection of a modern court house for the city government. The site is located at DeKalb, Stuyvesant, Jay and Hamilton streets, St. George, S. I.

Messrs. Carrere & Hastings, architects for the new court house, have completed plans calling for an expenditure of about \$500,000, not including the cost of the site. Architecturally the building will be monumental in design, following closely in exterior detail to the Borough Hall, adjoining, the scheme being to form a group idea.

The general contract was awarded on January 6th to the John H. Parker Company, of 315 Fourth avenue, Manhattan, but no subcontracts with the exception of the structural steel which was awarded on Thursday, February 4, to the W. B. Shafer Company, Inc., of 105 West 40th street, Manhattan, have yet been placed. It is expected, however, that the balance of the awards will be announced at an early date.

The building will be L-shape, with dimensions of 127.8x192 feet, three stories in height. The main entrance in Jay street is entered through a portico on the ground and first floor, which is



quarters for the judge of Special Sessions, boys' and girls' rooms, probation room, clerk of Children's Court, clerk of Special Sessions, toilets for men and women, a large steel vault and machinery room.

On the second floor, which is the main

office, record room, recording clerk's room, recording room for the chief clerk, secretary and stenographers' office and telephone booths.

The third story will be divided into quarters for the Grand Jury, and in the front wing a large law library, 62x64.9 feet, lawyers' room, judge's room, commissioner's private office, commissioner of juror's room, trial jurors' room, witness room, district attorney's office, and toilet accommodations for men and women.

Besides its monumental staircase there will be minor staircases built in marble throughout, and further vertical communication is afforded by two spacious elevators. There has also been provided a spiral or in-runway to serve all floors in easy access to all trial rooms. All floors throughout will be of marble with marble wainscoting, and the main lobby will be treated in an elaborate monumental manner. The plumbing and heating systems will be of the very best make, but the type has not yet been specified by the architects.

The exterior will be entirely composed of cut limestone with an ornamentation of pilasters and turned limestone balustrade. The roof will be of copper and all outside doors will be kalamein with cast mouldings and ornamental iron grills over the doors,



## ARCHITECTURAL LEAGUE.

### Opening of the Exhibition—Annual Dinner—Prizes Awarded.

The annual exhibition of the Architectural League opened last Saturday afternoon with a reception at the Building of the American Fine Art Society, following the annual dinner on the evening before. Cass Gilbert, president of the league, Arnold W. Brunner, Karl Bitter, Royal Cortizzoz, Charles Dana Gibson, R. C. C. Clifton Sturgis, president of the American Institute of Architects, and Henry Hornbostel were the after-dinner speakers.

The prize for architecture was not awarded this year. The medal of honor for sculpture was awarded to Robert Aitken for his "Fountain of the Earth" at the Panama-Pacific Exposition in San Francisco, a replica of a section of which is conspicuously shown in the galleries in West 57th street.

The collaborative competition, in which an architect, painter and sculptor unite in an ornamental composition, was awarded this year to Jerauld Dahler, Warren Dahler and Anthony T. Terizzi for a scheme of decoration for a terminal to a garden.

The Avery prize for sculpture was awarded to Hans Schuler for his small figure of a nymph which he made for a garden terminal designed by William Gordon Beecher.

The exhibition is exceptionally rich in paintings and sculpture. There are a number of decorations for the Panama-Pacific Buildings. Among the architectural examples represented by drawings, sketches, or photographs are:

Minneapolis Museum of Fine Arts and the McKinley Birthplace Memorial, by McKim, Mead & White; Morgan Memorial, Hartford, Conn., by La Farge and Morris; Arlington Memorial, Washington, D. C., by Carrere & Hastings; Municipal Building, Pittsburgh, E. B. Lee and Palmer, Hornbostel & Jones, associate architects; J. P. Morgan & Co. Building, by Trowbridge & Livingston; Lord & Taylor's store, by Starrett & Van Vleck; bridge connecting railway, Queens Boulevard, by A. W. Brunner, and Church of St. Vincent Ferrer, by B. G. Goodhue.

Quadrangle Club at Princeton, H. O. Milliken; alterations to residence of Theodore Boettger at Hackensack; houses at Englewood and New Canaan, by Murphy & Dana; house and grounds of Marshal Fry at Southampton, Aymar Embury II.; studio for Mrs. Harry Payne Whitney at Roslyn, by Delano & Aldrich; house at Westbury, by Peabody, Wilson & Brown; house of A. A. Fowler at Peapack, N. J., by Hewitt & Bottomley; pavilion for William Fahnestock, by Charles A. Platt; house for Paul Moore at Convent, N. J., by H. T. Lindeberg; residence for Eugene Van Rensselaer at Berkley Springs, Va., by Oswald C. Herring and Douglas Fitch; Trowbridge & Ackerman, Taylor & Levi, Alfred Hopkins, Hunt & Hunt, W. W. Bosworth, Wilson Eyre, W. F. Dominick, Bernhart Muller are other architects represented on the walls of the exhibition.

### Small Houses Preferable to Huge Ones.

Albert E. Kleinert, builder, of 316 Flatbush avenue, said in answer to an inquiry concerning the three-family house problem, that if the Tenement House Law had not made a building occupied by three families a tenement house, the Borough of Brooklyn would never have been troubled by the congestion problem. Prior to 1902, the greater number of buildings erected as dwellings were three-family houses. After the passage of the act it was practically impossible to erect a three-family house or tenement on a 20-foot lot from an economic standpoint. This condition forced the erection of five and six-story tenements, containing from twenty-four to thirty families, on plots of 50-foot frontage.

"From every viewpoint which is better, a building containing three families, using a common entrance, or a building containing thirty families, using a common entrance? I believe that if the law should be amended to eliminate this class of dwellings from the Tenement House Act, and the Building Code amended so as to cover this class of buildings, it would provide all essentials necessary for the lighting and ventilating of the interior rooms, and bring the cost of construction to a paying basis. This would also make it possible to alter the present or existing three-story-and-basement private houses into three-family dwellings, which is at the present time next to impossible.

"Can one imagine a better dwelling than one of these former private houses (and probably now occupied by the same number of persons as a private house as it would be if converted into a three-family house) remodeled at a low cost into a comfortable three-family house?

"I am greatly in favor of improving housing conditions by use of the three-family house, and abolishing as much as possible the construction of those unsightly New York incubators (which, by the way, are a product of the Tenement House Act, especially as far as this borough is concerned), because, apart from the Borough of Manhattan, the rest of Greater New York has the land to accomplish it."

## LOFTS ON THEATRE SITE.

### Another Change for Middle Broadway—An Arcade Planned.

Workmen will soon start to demolish the old Bijou Theatre, on Broadway, near 30th street. On its site will be erected a modern store, loft and office building by Isaac A. Hopper, Inc., general contractor, as owner and builder.



1237 AND 1239 BROADWAY.  
S. Walter Katz & I. G. Feiner, Arch'ts.  
Owner and Builder, Isaac A. Hopper, Inc.,

110 West 40th street. The plans and specifications were prepared by S. Walter Katz and I. G. Feiner, associated architects, 505 Fifth avenue. The proposed new building will oc-

cupy numbers 1237 and 1239 Broadway and run through the block to 502 and 504 Sixth avenue. The Broadway frontage is 39.11 feet and that on Sixth avenue is 41.1 feet. Plans of the structure call for facades of buff brick with limestone and terra cotta trimmings, designed in the style of a modified Gothic. The first floor will have an arcade, running through the building from Broadway to Sixth avenue, which will be lined with small shops. The structure will be remarkable for the fact that it is one of a very few buildings erected on so narrow a plot to such a height. The approximate dimensions of the plot are 40 x 240 feet.

Construction of the building will be strictly fireproof throughout and it will be equipped with automatic fire alarm system, a sprinkler system of 100 per cent. efficiency and other apparatus for the protection of life and property from the fire hazard. Five high-speed electric elevators will provide access to all floors. About \$600,000 is given as the cost of the building and including the price of the land the operation will call for an investment of about \$1,500,000.

The firm of Isaac A. Hopper (Inc.) has been long known among architects and general contractors in Manhattan and vicinity. An attractive booklet, which was recently published by the firm and circulated among architects and prospective owners throughout the city, describes in detail the organization of the company from its foundation by Isaac A. Hopper in 1883 to the present day. In it has been included a number of photographs of important operations erected by this firm during the years of its activity and a number of facts and statistics in connection with their business, which are interesting and instructive.

At the present time the affairs of the company are managed by officers who have been in the building business for many years. Walter F. Hopper, president of the firm, entered the building business in 1900 and has been actively engaged in it since that time. He personally closes all general contracts for construction, supervises all work and is in constant touch with the business of the firm. George B. Hopper, vice-president, has charge of all office work, purchases all materials, closes all sub-contracts, etc. Morris P. Altman, whose name has been associated with that of Isaac A. Hopper for the last eighteen years, has full charge of all finances and assists Walter F. Hopper in the supervision of construction.

## BUILDING CODE REVISION.

### New Ordinance on Strength and Quality of Materials in Preparation.

The Building Committee of the Board of Aldermen, acting through ex-Supt. Rudolph P. Miller, has in preparation a preliminary draft of an ordinance with respect to the materials used on the construction of buildings in the City of New York. When completed and enacted it will form part of the Building Code. The ordinance will provide for testing materials and will describe the qualities and proportions that materials and mixtures should possess. Mr. Miller is prepared to receive at this time pertinent criticisms and suggestions.

### Memorandum from Lime Manufacturers.

Appreciating the desire of the authorities of the City of New York to enact a building code which will be fair to all the industrial interests affected, and which will at the same time tend to develop building along the lines of safety and permanency, the Lime Manufacturers' Association of New York, through its code committee, has put before the Building Committee of the Board of Aldermen and its expert adviser, ex-Supt. Miller, a memorandum which sets forth the ideas of the manufacturers with respect to the use of lime mortar in building construction. One of the signatures



to the document is that of Prof. McGregor, of Columbia. An annexed petition contains the signatures of sixty or more builders.

It is claimed that the restrictions upon the use of lime contained in the code prepared by the preceding Building Committee and inherited by the present committee are arbitrary and not based on the results of physical tests. Thus in section 92 it is provided that walls in buildings over 75 feet in height shall be laid in Portland cement mortar to which no lime has been added. This is claimed to be arbitrary, unless it can be proved that a lime-cement mortar would not give the required strength.

The petitioners submit that in the light of experiment and practical experience lime mortar should be used under certain conditions, and under other conditions a mixture of lime and cement. They claim that in all cases a percentage of lime is beneficial, and that the percentage allowed in any case should be dependent upon the various conditions of its use. The memorandum then proceeds to the construction at length of the various sections in the code concerning the use of lime.

#### New Riverside Drive Apartments.

Plans are being prepared by Valentine & Kissam, architects, for an apartment house to be erected on the property of the L. W. Whitney Estate on Riverside Drive, near the 157th street station of the subway. The plot to be improved contains about 7,000 square feet and is situated on the new service road overlooking the old Riverside Drive about 250 feet north and west from the corner of Audubon place and 158th street.

#### Plans for McAlpin Addition.

Warren & Wetmore, architects, 16 East 47th street, are preparing plans and specifications for a twenty-five story addition to the Hotel McAlpin, which will be erected at 46-48 West Thirty-fourth street immediately adjoining the present

structure. The addition will be on a plot 50x98.9 feet and will cost more than \$500,000. With furnishings and equipment the improvement will represent an outlay of about \$1,000,000. The addition will in design conform to that of the present hotel. Four additional elevators will be installed and much space in this section will be devoted to the exclusive use of women. Two hundred additional bedrooms will also be included.

#### New Building for Hampton Shops.

Plans are being prepared by W. L. Rouse, L. A. Goldstone and Jos. L. Steinam, architects, 40 West 32d street, for a modern store and loft building which will be erected for the Hampton shops of the Grand Rapids Furniture Co., 34 West 32d street, in East 50th street, opposite St. Patrick's Cathedral. The facades will be of Gothic design and will harmonize well with the surroundings. The structure will be eleven stories in height, on a plot 56x100 feet. The entrance to the new building will be through a loggia, setting well back from the building line. The first floor will be 25 feet in height, with galleries. Approximately \$200,000 is given as the estimated cost of the building.

#### Proposed Hotel for Artists.

George Mort Pollard, architect, 127 Madison avenue, is working on plans for a nine-story hotel exclusively for artists. The building will be located in the north side of 67th street, one hundred feet west of Central Park West. The plot is 150x100.5 feet. The facade will be of brick and terra cotta designed in Gothic style. In plan this building will be unique in that the bedrooms will be on mezzanine floors, with studios connecting above on main floors. The first floor will contain two large exhibition rooms and on the second floor will be located the main dining room. The other seven floors will be devoted to studios. The owner of the structure is the Hotel des Artistes, Inc., Penrhyn Stanlaws, president. The cost of the project is estimated at more than \$800,000.

#### NO ARCHITECTS SELECTED.

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

HUDSON FALLS, N. Y.—The Hudson Falls Public Library, Rev. C. D. Kellogg, president, 25 Walnut st, contemplates the erection of a 1-sty public library to cost about \$5,000. No architect selected.

TROY, N. Y.—The City of Troy, Board of Contract & Supply, J. J. McLaughlin, secretary, contemplates the erection of a police station to cost about \$35,000. Architect will probably be selected by local competition.

#### PLANS FIGURING.

##### APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Jacob Axelrod, 322 West 100th st, owner, is taking bids on subs for two 12-sty apartments on the east side of Broadway, from 88th to 89th sts, from plans by George F. Pelham, 30 East 42d st. C. J. Jeppesen, Inc., 62 West 45th st, steel engineer. Cost, about \$200,000.

WHITE PLAINS, N. Y.—Plans are being figured for the 6-sty apartment, 70x90 ft., and 1-sty garage, 20x60 ft., at the northwest corner of South Broadway and N. Y. Post rd, for the Daytona Association, care of Edwin B. Day, Produce Exchange Building, Whitehall and Roosevelt sts, Manhattan. Beverly S. King, 103 Park av, Manhattan, architect. Louis E. Eden, 1 Madison av, Manhattan, steam, electrical and sanitary engineer. Cost, about \$80,000.

CEDARHURST, L. I.—Jacob Paul, Central av, owner, is taking bids on general contract for a 4-sty brick tenement, 45x91 ft., at the corner of Spruce st and Willow av, from plans by L. Danancher & Co., Fulton st, Jamaica, L. I.

##### CHURCHES.

BROOKLYN.—Bids close Feb. 16 for rebuilding the church on the west side of Clinton av, between Fulton st and Atlantic av, for St Luke's P. E. Church, Rev. H. C. Swentzel, pastor, 528 Clinton av. Dodge & Morrison, 135 Front st, Manhattan, architects.

##### DWELLINGS.

NEWARK, N. Y.—Bids close March 4 at 12 m. for the 2-sty brick and stone cottage, 100x150 ft., at the New York Custodial Asylum, for the Board of Managers of N. Y. Custodial Asylum, H. H. Stebbins, D. D., president, Lewis F. Pilcher, Capitol, Albany, State architect. Cost, about \$60,000.

##### HOSPITALS AND ASYLUMS.

WEST HAVERSTRAW, N. Y.—Bids will close February 16 at 1 p. m. for a 2-sty hospital building, 60x100 ft., at the State Hospital for Crippled & Deformed Children. Lewis F. Pilcher, Capitol, Albany, State architect. Cost, about \$35,000.

## Garagemen Must Discriminate

Last month the Automobile Club of America opened an exceptionally well appointed 4-story garage on 72d street, near Avenue A. And even before the building was completed the management signed a contract for Edison Service

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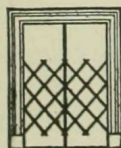
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### (Contemplated Construction—Continued.)

#### SCHOOLS AND COLLEGES.

QUEENS, L. I.—Bids will close February 15 at 3 p. m. for the 4-sty P. S. 93 at Forest and Putnam avs for the Board of Education. C. B. J. Snyder, 59th st and Park av, Manhattan, architect. Cost, about \$434,000.

WOODHAVEN, L. I.—Bids will close Feb. 23 at 3 P. M. for the 4-sty P. S. 97 at the southwest corner of Yarmouth and Shipley sts, for the Board of Education, corner of Park av and 59th st, Thomas W. Churchill, president. C. B. J. Snyder, corner of Park av and 59th st, Manhattan. Cost, about \$160,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

NORTHERN AV.—Samuel Sass, 32 Union sq, has completed plans for three 5-sty apartments on the west side of Northern av, between 178th and 179th sts, for the Dayton Realty Co., 132 Nassau st. Owner is ready for bids.

49TH ST.—George & Edward Blum, 505 5th av, are preparing plans for a 9-sty apartment, 56x100 ft., at 145-149 East 49th st for Goldberg & Kramer, 57-61 West 38th st, owners and builders. Cost, about \$200,000. Bids will be taken by owners on all subs and materials about March 5.

SEAMAN AV.—The Tremont Architectural Co., 401 East Tremont av, has been commissioned to prepare plans for three 5-sty apartment houses, 50x100 ft. each, on the west side of Seaman av, 162 ft. north of 207th st, for W. W. Adams, 391 East 149th st.

#### DWELLINGS.

PARK AV.—McKenzie, Voorhees & Gmelin, 1123 Broadway, are preparing plans for a 4-sty residence, 20x89 ft., at 713 Park av for Chas. M. Clark, care of The Bradstreet Co., 346 Broadway. Bids will probably be received by architects about March 17.

#### FACTORIES AND WAREHOUSES.

EAST BROADWAY.—Chas. M. Straub, 147 4th av, is preparing plans for alterations to the factory, 50x75 ft., at the southwest corner of East Broadway and Katherine st, for Siras & Maltzman, 64 Allen st, lessees, who will receive estimates on subs. Cost, about \$6,000.

#### SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids February 8 for playground benches for various schools. The Nelson Co., Inc., low bidder at \$1,380.

#### STORES, OFFICES AND LOFTS.

5TH AV.—Alfred Freeman, 29 West 34th st, has about completed plans and will soon take bids on the general contract for the 8-sty marble and brick store and office building at 588 5th av for Frank Bros., 224 5th av.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

226TH ST.—J. M. Felson, 1133 Broadway, has completed plans and will take bids about Feb. 24 for two 5-sty apartments, 100x90 ft., in 236th st, 80 ft. east of White Plains av, for A. M. Lubo, care of architect. Total cost, about \$80,000.

EAGLE AV.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 3-sty frame tenement at 687 Eagle av, for Mrs. McDevitt, 709 Eagle av. Cost, about \$3,000.

156TH ST.—E. J. Byrne, 148th st and 3d av, is preparing plans for a 5-sty apartment in the south side of 156th st, 100 ft. west of Elton av, to cost about \$50,000.

182D ST.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two 4 and 5-sty apartments at the northwest corner of 182d st and Ryer av, for Alexander Wilson, 319 Madison av. Cost, about \$40,000.

178TH ST.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty apartment, 72x83 ft., in the north side of 178th st, 100 ft west of Prospect av, for Jacob Bloom Realty Corporation, Jacob Bloom, president, 1832 Clinton av. Cost, about \$55,000.

PROSPECT AV.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty apartment, 50x94 ft., on the west side of Prospect av, 120 ft north of Tremont av, for Morris Silverman, 1830 Clinton av, owner and builder. Cost, about \$45,000.

#### FACTORIES AND WAREHOUSES.

BOSTON RD.—Edward J. Byrne, 148th st and 3d av, has completed plans for alterations to the theatre at 1351-53 Boston rd, for store and warehouse purposes, for Thos. B. Malcolm, 3651 3d av. Cost, about \$7,000.

#### SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids February 8 for forming an office for the Bureau of Attendance and janitor's room on the ground floor of P. S. 33. Louis Koenig, low bidder at \$693.

BRONX.—Bids were opened by the Board of Education February 8 for the general construction of new P. S. 48. Laurence J. Rice low bidder at \$247,581. For plumbing and drainage of same school. Wells & Newton Co., of New York, at \$16,549.

BRONX.—Bids were opened February 8 by the Board of Education for furnishing and delivering glass to various schools. J. H. Werbelovsky estate low bidder at \$699.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

OSBORNE ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty tenement, 25x 80 ft., in the east side of Osborne st, 100 ft. south of Livonia av, for Israel Max, 402 Osborne st, owner and builder. Cost, about \$10,000.

LINDEN AV.—George W. Springsteen, 171 Broadway, Manhattan, is preparing plans for two 4-sty flats, 46x93 ft. each, on Linden av, about

36 ft. west of Rogers av, for Church & Gough, 1344-1346 Jefferson av. Cost, about \$28,000 each.

NEW JERSEY AV.—Rosenberg & Robinow, 65 Sherman av, Newark, are preparing plans for a 4-sty tenement, 50x90 ft., at the northeast corner of New Jersey and Belmont avs, for P. Feiner, 335 West 44th st, Manhattan. Cost, about \$35,000.

WYTHE AV.—Chas. M. Straub, 147 4th av, Manhattan, has completed plans for a 6-sty apartment, 67x75 ft., at the northeast corner of Wythe av and South 2d st, for the Allen Realty, Pincus Malzman, 64 Allen st, Manhattan, president. Cost, about \$50,000.

#### CHURCHES.

BUSHWICK AV.—Hopkins & McEntee, 37 East 28th st, Manhattan, have completed plans for a 1-sty church, 56x110 ft., on Bushwick av, between Cooper and Moffat sts, for St. Thomas P. E. Church, corner Bushwick av and Cooper st, Rev. Duncan M. Genns, rector, 67 Moffat st. Cost, about \$35,000.

#### DWELLINGS.

MORGAN AV.—Bauer & Meth, 861 Manhattan av, are preparing plans for a 1-sty smoke house, 27x30 ft., and 3-sty store and residence at the southwest corner of Morgan and Meeker avs for Ernest Matens, care of architects. Cost, about \$20,000.

10TH ST.—A. White Pierce, 59 Court st, has completed plans for two 2-sty brick residences in the east side of East 10th st, 167 ft. north of Av M, for Thos. Faulk, on premises. Cost, about \$7,000.

#### FACTORIES AND WAREHOUSES.

CONEY ISLAND AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for alterations and additions to the 4-sty warehouse, 100x60 ft., on the west side of Coney Island av, about 300 ft. south of Park Circle, for Chas. D. Strang, 195 South Portland av. Cost, about \$20,000. Bids will soon be received on general contract by the owner.

#### STORES, OFFICES AND LOFTS.

UNDERHILL AV.—W. T. McCarthy, 16 Court st, has completed plans for 2-sty brick stores at 214 Underhill av for the Kessau Realty Co., 196 Prospect Park West. Cost, about \$10,000.

### Queens.

#### DWELLINGS.

EDGEMERE, L. I.—William E. Sandifer, 558 Boulevard, Rockaway Beach, L. I., has completed plans for a 2½-sty frame residence, 24x 30 ft., on the west side of Frank av, 522 ft. south of Boulevard, for W. Mehrtens, Frank av. Cost, about \$5,000.

ROCKAWAY PARK, L. I.—Farrell & Boerum, Rockaway Beach, have received the general contract to erect a 2½-sty frame residence, 30x38 ft., on North Suffolk av for F. A. Dacia, this place. Cost, about \$6,000.

WOODHAVEN, L. I.—C. Infanger & Son, 2634 Atlantic av, Brooklyn, are preparing plans for three 2-sty frame residences, with stores, at the northeast corner of Thrall av and Fulton st for Fred and George Eierman, 639 Jamaica av, Brooklyn. Cost, about \$12,000.

RICHMOND HILL, L. I.—George L. Crane, 2706 Jamaica av, has completed plans for two 2½-sty frame residences on Benedict av, 245 ft. north of Jamaica av, for Reiser & Schaeffer, Woodhaven, L. I. Total cost, about \$10,000.

JAMAICA, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for a 2½-sty frame residence, 18x40 ft. on the north side of Van Nostrand pl, 100 ft. east of New York av, for William Walters, 6 Van Nostrand pl, owner and builder. Cost, about \$4,000.

### Richmond.

#### DWELLINGS.

NEW BRIGHTON, S. I.—Fred H. Horenburger, 122 Bowery, Manhattan, has completed plans for a 2½-sty frame residence, 21x42 ft., on the north side of Richmond turnpike, 75 ft. east of Fairview av, for Miss Dorothy Heyl, 122 Bowery. Cost, about \$2,500.

NEW BRIGHTON, S. I.—Plans have been completed privately for two 2-sty frame residences on west side of York av, 551 ft. south of 3d st, for B. B. Babbitt, 85 Bay View av, New Brighton, owner and builder. Total cost, about \$7,000.

TOTTENVILLE, S. I.—C. O. Petersen, 224 Wood av, has completed plans for a 2-sty frame residence and store, 32x46 ft., at the southwest corner of Amboy rd and Brehaut av, for Joseph Krmzyen, Port Richmond, S. I. Cost, about \$8,000.

### Westchester.

#### APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—F. A. Carr, 14 South Broadway, has completed plans for a 3-sty frame apartment, 24x53 ft., at 59 Douglas av, for Caroline C. Fairlie, 123 Lake av. Cost, about \$6,500.

YONKERS, N. Y.—Anthony De Pace, 854 East 217th st, Yonkers, has completed plans for a 3-sty store and apartment house, 23x58 ft., in the south side of 2d st, east of Saw Mill River rd, for Felice Malatosta, 160 Willow st. Cost, about \$6,500.

#### DWELLINGS.

TARRYTOWN, N. Y.—C. P. H. Gilbert, 1123 Broadway, Manhattan, is preparing plans for a 2½-sty brick and stone residence on South Broadway for David L. Luke, 353 West 87th st, Manhattan. Cost, about \$150,000. Work will be started this spring.

MOUNT VERNON, N. Y.—The Manor Building Co., care of architect, S. A. Guttenberg, Proctor Building, contemplates the erection of two 2½-sty frame and stucco residences on Claremont av, to cost about \$7,000 each.

MOUNT VERNON, N. Y.—Plans have been completed privately for a 2½-sty frame residence, 23x44 ft., at 318 Hutchinson Boulevard, for John F. Fairchild, 8 South 2d av. Cost, about \$5,000.

#### MUNICIPAL WORK.

BRIARCLIFF MANOR, N. Y.—Clyde E. Potts, 30 Church st, Manhattan, has completed plans for a sewage disposal system for the village of Briarcliffe Manor, Paul M. Haynes, president. Cost, about \$60,000.



STABLES AND GARAGES.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av. has completed plans for a 1-sty brick stable, 16x95 ft., on Nepperhan av. for Harry Spiegel, 320 Nepperhan av. Cost, about \$4,500.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—William Crawford, 5 East 42d st. has received the general contract to erect nine 3-sty tenements, 27x68 ft., on Baychester av. south of Boston rd. for Henry J. Crawford, 5 East 42d st. Louis Allmendinger, 926 Broadway, Brooklyn, architect. Cost, about \$72,000.

CHICAGO, ILL.—(Sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract to install the concrete piles for the apartment house on Delaware pl and Seneca st, Chicago, Ill. William Ernest Walker, architect. McLennan Construction Co., general contractor.

DWELLINGS.

YONKERS, N. Y.—McNally & Buckholz, 529 Kimball av. have received the general contract to erect a 2½-sty frame residence, 21x30 ft., at 196 Edgewood av for Ernest Benson, U. S. Navy, 82 Crescent pl.

WEST NEW BRIGHTON, S. I.—O. H. Lee, 231 Nicholas av, Port Richmond, S. I., has received the general contract to erect a 2-sty frame residence, 22x26 ft., in the west side of Elizabeth st. 142 ft. south of Prospect st. for L. G. H. Ettlinger, 415 Richmond av, Port Richmond. Frank B. Sterner, 93 Lexington av, Port Richmond, architect. Cost, about \$3,000.

FLUSHING, L. I.—Isaac Wichselbaum, 137 46th st, Flushing, has received the general contract to erect two stores and residence at 5 Main st. for David Zion, 90 Main st. A. E. Richardson, 100 Amity st, architect. Cost, about \$8,000.

HILLSIDE, L. I.—Roberts Nash & Co., 97 Amity st, Flushing, L. I., have received the general contract to erect a 2½-sty hollow tile and stucco residence for R. O. Campion, care of architect, Frank A. Sinnott, 1328 Broadway, Manhattan. Cost, about \$15,000.

FACTORIES AND WAREHOUSES.

PITTSBURGH, PA.—(Sub.)—The contract

has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for the standard concrete piles and reinforced concrete footings for the extension of the large warehouse for H. J. Heinz Co.

LONG ISLAND CITY.—(Sub.)—The Raymond Concrete Pile Co., 140 Cedar st, has received the contract to install the concrete piles in the building for the Brett Lithograph Co. William Higginson, architect. The American Concrete Steel Co., general contractor.

HOSPITALS AND ASYLUMS.

BROOKLYN.—(Sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract to install concrete piles for the foundation of the nurses' home of the Methodist Episcopal Hospital.

CLEVELAND, O.—(Sub.)—The contract for the concrete piles for the foundation of the power plant for the City Hospital has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan. J. H. Wells, general contractor.

SCHOOLS AND COLLEGES.

RIDGEFIELD PARK, N. J.—John J. Egan, 523 Jersey av, Jersey City, has received the general contract to erect a 2-sty church and parochial school for St. Francis R. C. Church, Rev. John M. McDonald, 114 Mt. Vernon st, rector. F. J. Schwarz, 113 Ellison st, Paterson, architect. Cost, about \$50,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Thomas Reynolds & Son, 867 South 19th st, Newark, have received the general contract, and Zacher & Kurble, Madison av, Irvington, N. J., the carpentry, for alterations and additions to the building at 503 Orange st, northeast corner of Roseville av, for store, office and apartment purposes. John B. Foster, 596 Orange st, owner. F. S. & S. E. Sutton, Union Building, architects. Cost, about \$43,000.

JERSEY CITY, N. J.—(Sub.)—Peter Redfern & Son, 571 Jackson av, have received the mason contract for five 1-sty brick stores, 50x100 ft., at Monticello and Belmont avs, for W. Brown, care of architect, William Newmann, 202 Ogden av.

BROOKLYN.—Franklin Story, 748 Flushing av. has received the general contract to alter the store and office building at 776 Broadway, for the Manufacturers & Citizens' Trust Co., 774 Broadway. Shampman & Shampman, 772 Broadway, architects.

MISCELLANEOUS.

POINT O' WOODS, L. I.—H. H. Smith Building Co., East Main st, Bayshore, L. I., has received the general contract to rebuild the life saving station, boat house and accessories for the U. S. Government, Capt. S. I. Kimball, Treasury Department, 15th st and Penna av, N. W., Washington, D. C. Cost, about \$8,000. Plans prepared privately.

PHILADELPHIA, PA.—John M. Gessler's Sons, Philadelphia, Pa., have received the contract to erect the Webb Mausoleum in Laurel Hill Cemetery, here, from plans by Gillespie & Carrel, 1123 Broadway, Manhattan.

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#### Manhattan.

##### APARTMENTS, FLATS AND TENEMENTS.

19TH ST, 144-146 West, s s, 197 e 7th av, 6-sty brick stores and tenements, 49x87; cost, \$45,000; owner, Chas. I. Weinstein Realty Co., 17 West 120th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 40.

ACADEMY ST, w s, 225 n Broadway, two 5-sty brick tenements, 50x125 and 50x124; cost, \$120,000; owner, Hudson Investing Co., 27 Cedar st, Fred F. French, Pres.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 43.

161ST ST, s s, 125 w Ft. Washington av, 6-sty brick apartment, 150x56; cost, \$150,000; owner, Hudson View Construction Co, 189 Broadway, Henry Friedman, president; architects, Young & Wagner, 1204 Broadway. Plan No. 39.

#### HOTELS.

67TH ST, 3-9 West, n s, 100 w Central Park West, 9-sty brick nreproof hotel, 150x90; cost, \$500,000; owner, Hotel Des Artistes, Inc., 33 West 6th st, Pennryn Stanlaws, Pres.; architect, Geo. Mort Pollard, 127 Madison av. Plan No. 42.

#### STABLES AND GARAGES.

BROADWAY, s s, 300 w 20th st, 1-sty brick non-nreproof garage and store, 50x143; cost, \$12,000; owner, Jos. Marx, 3609 Broadway; architects, Moore & Lansiedel, 148th st and 3d av. Plan No. 41.

#### Bronx.

##### DWELLINGS.

EDSON AV, e s, 355.12 s Bussing av, 2-sty frame dwelling, shingle roof, 18x26; cost, \$2,500; owner, G. Adams, 103 West 104th st; architects, Dinnebeil Bros., 200 5th av. Plan No. 53.

##### FACTORIES AND WAREHOUSES.

LINCOLN AV, e s, 50 s 135th st, 1-sty brick shop, 25x30; cost, \$500; owner, H. Schulmborn, on premises; architect, H. F. Schlumbohm, 537 West 144th st. Plan No. 57.

#### STABLES AND GARAGES.

OGDEN AV, w s, 50 s Union pl, 1-sty brick garage, 18.1x24.1; cost, \$300; owner, Max Goldwasser, 1152 Ogden av; architect, Jacob Lurtig, 1477 Madison av. Plan No. 67.

#### STORES AND DWELLINGS.

WHITE PLAINS AV, s e cor 220th st, 3-sty brick store and dwelling, tin roof, 24.10x60; cost, \$11,000; owners, Hairpin Bros., 3842 White Plains av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 65.

#### STORES AND TENEMENTS.

BAILEY AV, n e cor 229th st, two 5-sty brick tenements, slag roof, 69.6x69.1, 46.8x73.8; cost, \$80,000; owner, Freeman St. Co., John Mulligan, 1474 Shakespeare av, Pres.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 58.

TIEBOUT AV, w s, 102.2 1/2 s Fordham rd, two 5-sty brick tenements, slag roof, 50.0 1/2 x 93; cost, \$100,000; owners, Eberhardt & Pogur, 1029 East 163d st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 60.

VALENTINE AV, e s, 88.10% s Fordham rd, two 5-sty brick tenements, slag roof, 50.0 1/2 x 107; cost, \$110,000; owners, Eberhardt & Pogur, 1029 East 163d st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 59.

176TH ST, s s, 62 w Marmion av, 5-sty brick tenement, plastic slate roof, 50x86.10; cost, \$50,000; owners, The Benenson Realty Co., Benj. Benenson, 401 East 152d st, president; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 56.

CRESCENT AV, n e cor Hughes av, 5-sty brick stores and tenement, plastic slate roof, 67x65.6; cost, \$35,000; owners, Farago Construction Co., Emilio Farago, 2407 Beaumont av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 54.

GRANT AV, s w cor McClellan st, four 5-sty brick tenements, slag roof, 40x66, 36.6x90; cost, \$115,000; owners, Kovacs Construction Co., Julian Kovacs, 293 Alexander av, president; architect, Wm. Koppe, 830 Westchester av. Plan No. 55.

COLLEGE AV, n w cor 168th st, four 5-sty brick tenements, plastic slate roof, 36x85, 38x76.6, 38x10; cost, \$145,000; owner, Albert J. Schwarzer, 369 East 167th st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 51.

MORRIS AV, n e cor 168th st, two 5-sty brick stores and tenements, plastic slate roof, 39.7x79, 40x90; cost, \$85,000; owner, Albert J. Schwarzer, 369 East 167th st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 52.

#### STORES AND TENEMENTS.

ALBANY CRESCENT, e s, 100.07 n Bailey av, 5-sty brick tenement, plastic slate roof, 112x96; cost, \$75,000; owner, Michael J. Martin, 1123 Broadway; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 66.

184TH ST, s s, 64.14 e Tiebout av, two 5-sty brick tenements, slag roof, 39x80.03, 40.59x80.88; cost, \$60,000; owner, Kovacs Const. Co., Julian Kovacs, 293 Alexander av, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 64.

184TH ST, 143.73 e Tiebout av, 5-sty brick tenement, slag roof, 127.97x60.89; cost, \$40,000; owner, Kovacs Const. Co., Julian Kovacs, 293 Alexander av, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 63.

COLLEGE AV, e s, 109.80 s 170th st, two 5-sty brick tenements, slag roof, 50x88; cost, \$80,000; owner, C. J. Carey Bldg. Co., C. J. Carey, 1879 Southern boulevard, Pres.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 68.

MORRIS AV, e s, 95 s 169th st, ten 5-sty brick tenements, plastic slate roof, 39.7x100, 39.7x79, 39.7x71; cost, \$350,000; owner, Albert

J. Schwarzer, 369 East 169th st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 61.

STEBBINS AV, w s, 569.08 s Westchester av, three 5-sty brick tenements, slag roof, 40x88; cost, \$120,000; owner, Foxvale Realty Co., Frank Starkman, 748 Beck st, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 62.

#### Brooklyn.

##### DWELLINGS.

EAST 10TH ST, e s, 167 n Av M, two 2-sty brick dwellings, 20x46, gravel roof, 1 family each; total cost, \$7,000; owner, Thos. Faulkner, on premises; architect, A. White Pierce, 59 Court st. Plan No. 703.

EAST 22D ST, e s, 180 s Av M, 2-sty frame dwelling, 24x53.6, shingle roof, 1 family; cost, \$5,000; owners, Parkin & Steiner, 5 Canarsie lane; architect, Emanuel Kaiser, 68 East 94th st. Plan No. 685.

47TH ST, n s, 140 w 16th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,000; owner, Morris Woisk, 4515 14th av; architect, Saml. Gerdstein, 1168 45th st. Plan No. 687.

EAST 10TH ST, w s, 400 n Av J, 2-sty frame dwelling, 22x50, shingle roof, 2 families; cost, \$5,000; owner, Geo. Baur, 2746 Bedford av; architect, Benj. Driesler, 153 Rensen st. Plan No. 724.

EAST 12TH ST, w s, 80 s Av J, 2-sty frame dwelling, 18x51, shingle roof, 2 families; cost, \$4,500; owner, Jean Y. Bullard, 1124 Av J; architect, H. G. Lamson, 13 Park Row, Manhattan. Plan No. 735.

EAST 28TH ST, s e cor Voorhees av, five 1-sty frame dwellings, 16x35, shingle roof, 1 family each; total cost, \$15,000; owner, Pierrepont Davenport, 13 Willoughby st; architect, John C. Simms, 2425 Valentine st. Plan No. 768.

BARREN ISLAND, east end, 1-sty frame dwelling, 21x30, gravel roof, 1 family; cost, \$350; owner, Anthony Krupin, Barren Island; architect, S. Millman, 1780 rtkin av. Plan No. 740.

EAST 2D ST, e s, 200 s Albermarle rd, eight 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, \$28,000; owner, August Wuest, 324 East 7th st; architect, B. F. Hudson, 319 9th st. Plan No. 787.

WEST 29TH ST, w s, 170 n Railroad av, 2-sty brick dwelling, 31.6x53.3, tin roof, 2 families; cost, \$9,000; owner, Seigel Contracting Co., 66 West 119th st, Manhattan; architect, Benj. W. Levitan, 20 West 31st st, Manhattan. Plan No. 715.

EAST 52D ST, w s, 140 s Tilden av, two 2-sty brick dwellings, 20x32, slag roof, 1 family each; total cost, \$4,000; owner, Israel Postreika, 560 Christopher av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 780.

STANLEY AV, n s, 15 w Pennsylvania av, 1-sty frame dwelling, 25x36, slag roof, 1 family; cost, \$500; owner, Anna Levine, 1593 Prospect pl; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 799.

3D AV, n w cor 92d st, 3-sty brick store and dwelling, 20x54, slag roof, 2 families; cost, \$7,000; owner, Waldo Strayer, 339 76th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 778.

##### FACTORIES AND WAREHOUSES.

MONTAUK AV, w s, 100 s Atlantic av, 1-sty brick shop, 20x16, gravel roof; cost, \$250; owner, L. I. R. R.; Michael Marcesa, lessee, 272 Elton st; architect, Dominick Salvati, 525 Grand st. Plan No. 721.

RAILROAD AV, n w cor West 17th st, 1-sty frame shop, 14x20, gravel roof; cost, \$300; owner, Burt G. Lewis, 2906 West 17th st; architect, Frank Schulze, 252 Kings Highway. Plan No. 750.

#### HOTELS.

WEST 29TH ST, w s, 110 n Railroad av, 2-sty frame hotel, 24x65.6, tin roof; cost, \$9,000; owner, Seigel Contracting Co., 66 West 119th st, Manhattan; architect, Benj. W. Levitan, 20 West 31st st, Manhattan. Plan No. 776.

#### STABLES AND GARAGES.

CARROLL ST, s w cor Brooklyn av, 1-sty brick garage, 12x20, gravel roof; cost, \$500; owner, Reinhard Hall, 1655 42d st; architect, Benj. F. Hudson, 319 9th st. Plan No. 754.

EAST 40TH ST, n w cor Snyder av, 2-sty frame stable, 40x30, gravel roof; cost, \$1,500; owner, Rose Moore, 271 East 40th st; architect, S. Millman, 1780 Pitkin av. Plan No. 745.

EAST 18TH ST, e s, 140 s Av K, 1-sty frame garage, 18x18, shingle roof; cost, \$300; owner, Saml. Wolf, on premises; architect, Benj. F. Hudson, 319 9th st. Plan No. 684.

#### STORES AND DWELLINGS.

FLATBUSH AV, n e cor Robinson st, 3-sty brick store and dwelling, 20x60, slag roof, 2 families; cost, \$9,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampam & Shampam, 772 Broadway. Plan No. 711.

FLATBUSH AV, e s, 20.4 s Robinson st, five 3-sty brick stores and dwellings, 20x54.2, slag roof, 2 families each; total cost, \$40,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architects, Shampam & Shampam, 772 Broadway. Plan No. 710.

MERMAID AV, n w cor w 30th st, 3-sty frame store and dwelling, 17x37, gravel roof, 2 families; cost, \$3,000; owner, Stephen S. Gorey, 1399 Pacific st; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 727.

MORGAN AV, s w cor Meeker av, 3-sty brick store and dwelling, 35.6x82.2, gravel roof, 2 families; cost, \$12,000; owner, Ernest Martens, 861 Manhattan av; architect, Christian Bauer, 861 Manhattan av. Plan No. 727.

5TH AV, s s, 36 w Orrington av, three 3-sty brick stores and dwellings, 19.11x56.8, slag roof, 1 family each; total cost, \$18,000; owner, Samuel Goldberg, 823 West End av, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 715.

5TH AV, e s, 64.4 n 84th st, two 3-sty brick stores and dwellings, 21.5x59.4, gravel roof, 2 families each; total cost, \$10,000; owner, Francis Lee, 432 67th st; architect, F. W. Stork, 7416 3d av. Plan No. 733.

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5TH AV, s s, 75.8 w Ovington av, 3-sty brick store & dwelling, 19.11x56.8, slag roof, 2 families; cost, \$7,500; owner, Samuel Goldberg, 823 West End av, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 714.

5TH AV, s s, 115.7 w Ovington av, three 3-sty brick stores and dwellings, 19.11x56.8, slag roof, 2 families each; total cost, \$18,000; owner, Samuel Goldberg, 823 West End av, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 713.

CHURCH AV, n e cor West st, 3-sty brick store and dwelling, 20x98, slag roof, 2 families; cost, \$8,000; owner, Veneer Bldg. Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 760.

CHURCH AV, n s, 20 e West st, nine 3-sty brick stores and dwellings, 19x55, slag roof, 2 families each; total cost, \$58,500; owner, Veneer Bldg. Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 759.

3D AV, w s, 20 n 92d st, four 3-sty brick stores and dwellings, 20x54, slag roof, 2 families each; total cost, \$20,000; owner, Waldo Strayer, 339 76th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 779.

STORES AND TENEMENTS.

42D ST, n s, 120 w 15th av, 4-sty brick tenement, 40x89, slag roof, 16 families; cost, \$16,000; owner, Jos. G. Parker, 1243 38th st; architect, S. Millman, 1780 Pitkin av. Plan No. 773.

MISCELLANEOUS.

THATFORD AV, w s, 100 n Pitkin av, 2-sty brick post office, 50x100, gravel roof; cost, \$15,000; owner, Jos. A. Solovei, 66 Thatford av; architect, Max Hirsch, 391 Fulton st. Plan No. 763.

CONSELYEA ST, 28, 2-sty brick shed, 25x17, slag roof; cost, \$250; owner, Antonitte Simonetti, on premises; architect, Ph. Tillion, 381 Fulton st. Plan No. 793.

Queens.

DWELLINGS.

JAMAICA.—Compton ter, s s, 320 w Homer Lee av, 2½-sty brick dwg, 45x34, tile roof, 1-family, steam heat, cost \$8,000; owner, E. W. F. Mannen, 11 Compton ter, Jamaica; architect, B. F. Mellen, 44 King st, Jamaica. Plan No. 230.

MORRIS PARK.—Mill st, s s, 75 e Wicks st, 2½-sty frame dwelling, 18x36, shingle roof, 1-family, steam heat; cost, \$2,500; owner and architect, Alex. J. Nelson, 1439 Dakota st, Dunton. Plan No. 231.

MORRIS PARK.—Repper av, e s, 303 n Metropolitan av, ten 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, \$18,000; owner, John A. Hoerning, 45 Morton av, Middle Village; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan Nos. 233-234-235-236-237.

ROCKAWAY BEACH.—L. I. R. R., n s, 200 w North Judson av, 1-sty frame dwelling, 10x30, shingle roof, 1-family; cost, \$100; owner and architect, Tilyou Realty Co., Steeplechase Park, Coney Island. Plan No. 232.

WOODHAVEN.—Benedict av, e s, 245 n Jamaica av, two 2½-sty frame dwellings, 24x48, shingle roof, 2 families; cost, \$11,000; owners, Kaiser & Schaeffer, 3926 Brandon av, Woodhaven; architect, Geo. E. Crane, Welling st, Richmond Hill. Plan Nos. 238-239.

WOODHAVEN.—Willard av, w s, 100 n Jamaica av, two 2½-sty frame dwellings, 16x37, shingle roof, 1-family, steam heat; cost, \$5,000; owners, Kaiser & Schaeffer, 3926 Brandon av, Woodhaven; architect, Geo. E. Crane, Welling st, Richmond Hill. Plan Nos. 240-241.

ELMHURST.—Chestnut st, n s, 100 w Hillcrest av, 2-sty brick dwelling, 22x44, tin and slag roof, 2 families; cost, \$4,000; owner, Valcor Svodoboda, 428 East 70th st, Manhattan; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 251.

ROCKAWAY BEACH.—Beach 108th st, e s, 582 s Boulevard, five 2-sty frame dwellings, 14x20 shingle roof, 1 family; cost, \$4,500; owner, Edw. G. Lilen, 64 Herbert st, Brooklyn; architect, E. Stelly, Jr., Arverne. Plan Nos. 246 to 250.

JAMAICA.—Humboldt boulevard s s, 126 e Jay st, 2-sty frame dwelling, 19x36, tin roof, 2 families; cost, \$2,400; owner, Marc Strenk, 25 Humboldt boulevard, Jamaica; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 245.

SOUTH OZONE PARK.—Hamburg st, e s, 300 s Shore av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$1,800; owner, Frank LaConta, Rockaway rd, South Ozone Park; architect, A. West, South Ozone Park. Plan No. 244.

OZONE PARK.—Lawn av, e s, 150 n Belmont av, 2-sty frame dwelling, 18x38, gravel roof, 2 families; cost, \$2,000; owner, V. Vinciguerra, Rockaway rd, South Ozone Park; architect, A. Cehio, Woodhaven. Plan No. 242.

FACTORIES AND WAREHOUSES.

WOODHAVEN.—Lot av, w s, 147 s Boulevard, 1-sty tile storage building, 22x100, tin roof; cost, \$800; owner, Martin M. Woods, 203 Lincoln av, Bklyn; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 228.

STABLES AND GARAGES.

MORRIS PARK.—Rockaway rd, n e cor Leferts av, 1-sty frame garage, 10x12, shingle roof; cost, \$100; owner, G. Stoutentisch, premises. Plan No. 229.

RICHMOND HILL.—Ridgewood av, s w cor Briggs av, 1-sty frame garage, 10x16, shingle roof; cost, \$150; owner, Dr. Norman C. Goodwin, Ridgewood and Briggs avs, Richmond Hill. Plan No. 227.

STORES AND DWELLINGS.

JAMAICA.—Unionhall st, e s, 311 s Fulton st, 3-sty brick store and dwelling, 22x43, tin roof, 2 families; cost, \$5,000; owner, James S. Lawson, 192 Broadway, Manhattan; architect, Albert W. Lewis, 929 Portland av, Brooklyn. Plan No. 226.

MISCELLANEOUS.

L. I. CITY.—Barn st, n w cor L. I. R. R., erect steel water tower; cost, \$1,300; owner, West Disinfecting Co., East 42d st, Manhattan. Plan No. 243.

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**Richmond.  
DWELLINGS.**

MAPLE ST, n s, 340 e Cedar st, New Dorp Beach, 1-sty frame bungalow, 14x36; cost, \$400; owner, Chas. Braun, 655 East 163d st, Manhattan; builder, Harry A. Wilkes, New Dorp. Plan No. 50.

UNION ST, e s, 330 s Chestnut st, Mariners Harbor, 2 1/2-sty frame dwelling, 19x23; cost, \$2,400; owner, John Jardine, 14 Steinway av, Astoria, L. I.; architect, C. L. Varrone; builder, Jos. Farrell, 31 Jackson av, Corona, L. I. Plan No. 56.

BUCHANAN AV, e s, 380 s Willow Brook rd, South New York, 2-sty brick dwelling, 25x25; cost, \$2,500; owners, Aliotta Gaetarro & Christopher Palmieri, 91 Elizabeth st, Manhattan; architect, Lucian Pisciotto, 391 East 149th st, Manhattan; builders, Gaetano & Palmieri, 91 Elizabeth st, Manhattan. Plan No. 53.

HOWARD AV, w s, 712 s Eddy st, Stapleton, 2 1/2-sty brick dwelling, 120.2x48.9; cost, \$45,000; owner, John H. Gans, Stapleton; architect, Henry G. Otto, 6 Jackson st, Tompkinsville; builders, Henry Spruck & Son, Tompkinsville. Plan No. 55.

RICHMOND RD, n s, 350 e Cedar av, New Dorp, 2-sty brick dwelling, 19.6x52; cost, \$5,000; owner, Benj. W. Hitchcock, 25 Ann st, Manhattan; architect and builder, Chas. D. Doroshook, Castleton Corners. Plan No. 58.

RICHMOND TURNPIKE, n s, 50 e Fairview av, New Brighton, 2 1/2-sty frame dwelling, 28x33; cost, \$3,000; owner, Dorothea Heyl, 122 Bowery, Manhattan; architect, F. H. Horenburger, 122 Bowery, Manhattan. Plan No. 51.

**STABLES AND GARAGES.**

5TH ST, s s, 131 w Guyon av, Oakwood, 1-sty frame garage, 20x15; cost, \$500; owner, Chas. A. Tecklenburg, 31 Pearl st, Manhattan; architect, Jas. Whitford, St. George; builder, E. K. Whitford, Port Richmond. Plan No. 49.

FISK AV, n w cor Waters av, Westerleigh, 1-sty tile garage, 19x14; cost, \$750; owner, G. N. W. Tallman, Westerleigh; architect, Jas. Whitford, St. George; builders, N. W. Osborn & Son, Mariners Harbor. Plan No. 52.

**STORES AND DWELLINGS.**

RICHMOND AV, w s, 84 s Harrison av, Port Richmond, 2-sty brick store and dwelling, 26x60; cost, \$6,000; owner, Richard Schnible, Port Richmond; architects, Hopkins & McEntee, 37 East 28th st, Manhattan. Plan No. 54.

**MISCELLANEOUS.**

SIMONSON AV, e s, rear of 92, Port Richmond, 1-sty frame greenhouse, 11x25; cost, \$100; owner, Thos. H. Madely, Port Richmond; owner builds. Plan No. 48.

**PLANS FILED FOR  
ALTERATIONS.**

**Manhattan.**

BROAD ST, 20-22, New st, 18-28 Exchange pl, 65-67, two panels of wind bracing between floors to be replaced with portal construction, 20-sty brick office building; cost, \$3,000; owner, Commercial Cable Co., 20 Broad st; architects, Milliken Bros., Inc., 17 Battery pl. Plan No. 245.

BROOME ST, 126; 24-26 Pitt st, remove stairs and partitions, lower beams, install elevator, install new stairs, new columns and girders, toilet rooms, plumbing, cut down windows to 6 and 7-sty brick stores and lofts; cost, \$15,000; owner, Broome Const. Co., Louis Rossin, Pres., 5-7 Attorney st; architect, Samuel Sass, 32 Union sq. Plan No. 210.

CEDAR ST, 58-64, iron stairs, terra cotta partitions to 6-sty brick office building; cost, \$3,000; owner, Mutual Life Insurance Co., 32 Nassau st; architects, Clinton & Russell, 32 Nassau st. Plan No. 213.

CHRISTOPHER ST, 53, structural steel, concrete work to 2-sty brick bakery and dwelling; cost, \$250; owner, Myra R. Harper, 331 Pearl st; architect, Clarence W. Meyers, 165 Broadway. Plan No. 221.

CLINTON ST, 100, resetting of roof beams, bulkhead, fireproof door and window, change from windows to doors to 3-sty brick store and dwelling; cost, \$500; owner, Nathan Goldstein, 100 Clinton st; architect, Wm. Huenerberg, 1114 Forest av. Plan No. 207.

DELANCEY ST, 88, removal of bathroom, new water closet to 5-sty brick stores and tenement; cost, \$250; owner, Percival C. Smith, 46 Cedar st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 227.

GOUVERNEUR ST, 47, water closet compartment to 4-sty brick tenement; cost, \$150; owner, Jennie Ginsberg, 47 Gouverneur st; architect, Samuel Cohen, 503 5th av. Plan No. 214.

GRAND ST, 54-58, steel floor beams to 2-sty brick stores and loft; cost, \$225; owner, Mary Drucker, 3609 Broadway; architect, Frank Klein, 57 Grand st. Plan No. 224.

GRAND & ALLEN STS, n e cor, 308 Grand st, partitions, metal lath and plaster, struc. steel, copper kalamein store fronts to 2-sty brick stores; cost, \$600; owner, Frank Mandel, 310 Grand st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 225.

IRVING PL, 57-59, remove brick wall, remove floors, remove roof, replace with steel columns, fireproof floors, provide new fireproof stairs to 4-sty brick garage; cost, \$15,000; owner, Estate of F. Ann Sackett, A. D. Weekes, atty. and exec., 45 William st; architect, Chas. E. Birge, 29 West 34th st. Plan No. 243.

LAWRENCE ST, 90, 1-sty brick extension to 2-sty brick shop and dwelling; cost, \$1,500; owner, Eder A. Vogdes, San Diego, Cal; architect, Jobst Hoffman, 188 St. Nicholas av. Plan No. 204.

PEARL ST, 393, tank, steel supports to 5-sty brick factory; cost, \$100; owner, M. Bayard Brown, 49 Wall st; architect, John McDonough, 47 Morton st. Plan No. 209.

RIVINGTON ST, 126, remove partitions, erect new stairway, erect new partitions to 3-sty brick dwelling; cost, \$1,000; owner, Rosa Mintz, 126 Rivington st; architect, Jacob Fisher, 25 Av A. Plan No. 234.

STANTON ST, 143, install new toilet compartment, remove present toilet structure to 3-sty brick stores and apartments; cost, \$200; owner, Dr. Louis Fischer, 155 West 85th st; architects, Gross & Kleinberger, 75 Bible House, Astor pl. Plan No. 212.

14TH ST, 60-62 East, terra cotta block partitions, cement floor, metal ceiling repairs to 3-sty brick cafe and restaurant; cost, \$1,800; owner, Palmer Estate, Walter P. Meyers, exr., 832 Broadway; architect, Wm. J. Bauer, 393 Lenox av. Plan No. 222.

14TH ST, 103 West, fire escapes, fireproof window to 5-sty brick store and lofts; cost, \$200; owner, Roberts Estate, John F. Patterson, trustee, 2 Wall st; architects; John B. Snook Sons, 261 Broadway. Plan No. 219.

18TH ST, 123 East, stairs, stair enclosures (metal, lath and plaster), fireproof doors, bulkhead, water closet compartments, fireproof windows, skylights, structural steel, mason work, fire escapes to 3-sty brick store and salesrooms; cost, \$4,000; owner, Anna M. Pender, 123 East 18th st; architect, Otto Reissmann, 147 4th av. Plan No. 215.

19TH ST, 29-33 East, iron stairway, terra cotta block enclosure, bulkhead, (terra cotta block), struc. steel to 8-sty brick store and loft building; cost, \$5,000; owner, Kendall Estate, care Merrill & Rogers, 100 Broadway; architects, Townsend, Steinkle & Haskell, Inc., 1328 Broadway. Plan No. 231.

20TH ST, 510 East, two stalls, rearrangements of front to 2-sty brick slaughter house (for use as stable); cost, \$250; owner, John Brookman, 88 Wall st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 244.

28TH ST, 42 East, install dumbwaiter, fireproof blocks, fireproof doors to 6-sty brick fireproof stores and hotel; cost, \$100; owner, Borough Realty Co., 99 Nassau st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 242.

34TH ST, 46-48 West, 23-sty brick, limestone and terra cotta fireproof addition, 50x197, to Hotel McAlpin; cost, \$500,000; owner Greeley Square Hotel Co., Chas. A. B. Pratt, president, 34th st and Broadway; architects, Warren & Wetmore, 16 East 47th st. Plan No. 216.

44TH ST, 508 West, store front to 4-sty brick tenement; cost, \$250; owner, Wm. McClane, 508 West 44th st; architect, John H. Knubel, 305 West 43d st. Plan No. 232.

48TH ST, 106-108-110 West, removal of encroachments, 1-sty brick rear extension (kitchen), stairs, partitions to three 4-sty brick dwellings (to be used as club house); cost, \$13,000; owner, Friars Club, George M. Cohan, abbot, 107 West 45th st; architects, Jacobs & Maher, 431 West 14th st. Plan No. 217.

54TH ST, 415-17-19-21-23 East, brick hoist enclosure, fireproof doors to 2-sty brick laundry; cost, \$750; owner, Louis Schnurmacher, 1st av and 62d st; architect, John F. Kuhn, 328 East 51st st. Plan No. 229.

54TH ST, 12 East, erect new wood stair to 4-sty brick dressmaker; cost, \$100; owner, Mrs. Charlotte E. Van Smith, 12 East 54th st; architect, A. L. Beineix, 432 West 160th st. Plan No. 236.

64TH ST, 402 East, new stairs, construct bulkhead, wall ventilator, wood stairs, fireproof door to 5-sty brick cigar factory; cost, \$100; owner, Francis J. Breslin, 402 East 64th st; architect, John H. Friend, 148 Alexander av. Plan No. 235.

87TH ST, 177 1/2 East, partitions to 5-sty brick stores and lofts; cost, \$175; owners, Greenwald Bros., 177 1/2 East 87th st; architect, Sidney F. Oppenheim, 133 East 80th st. Plan No. 228.

95TH ST, 38 West, bathroom, change of doors, resetting of skylight to 3-sty brick residence; cost, \$900; owner, Henry Von Bremen, cor 231st st and Palisade av; architect, Fredk. W. Acock, 35 Wyona st, Brooklyn. Plan No. 205.

103D ST, 18 West, remove brick work, install new store fronts and beams, cut wall, new sinks, cut window opening, remove partitions to 5-sty brick stores and tenement; cost, \$2,000; owner, Agnes Reaske, 455 West 40th st; architect, Geo. H. VanAuken, 1269 Broadway. Plan No. 240.

104TH ST, 106 East, remove partition, enlarge wall to 2-sty brick dwelling and store; cost, \$200; owner, Julius Bachrach, 149 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 238.

104TH ST, 85 West, galvanized iron ventilating duct, partitions to 5-sty brick stores and tenement; cost, \$250; owner, Janet Burchell, 875 Park av; architect, M. Jos. Harrison, 230 Grand st. Plan No. 233.

114TH ST, 202 West, to increase seating capacity, removal of partitions, gallery extension, structural steel to 1-sty brick church; cost, \$300; owner, German Apostolic Church, 202 West 114th st; architects, Jas. E. Brooks Co., 45 Broadway. Plan No. 220.

181ST ST, 653-65 West, 1-sty brick extension to 6-sty brick apartment; cost, \$3,000; owner, Bendheim Constr. Co., 128 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 230.

BOWERY, 104, removal of brick wall, substituting pine posts and girders to 4-sty brick store and lofts; cost, \$1,000; owner, Joseph R. Husson, 360 West 57th st; architect, George M. McCabe, 96 5th av. Plan No. 226.

BOWERY, 312-14, steps, iron doors to 3-sty brick store and lofts; cost, \$100; owner, Abraham King, 314 Bowery; architect, Benj. Levitan, 20 West 31st st. Plan No. 223.

BROADWAY, 870, iron stairs, windows (iron lintels), removal of window piers to 4-sty brick store and lofts; cost, \$1,200; owner, Daniel Edgar, 84 William st; architect, Arthur T. Sutcliffe, 109 Broad st. Plan No. 218.



BROADWAY, 350-352, new toilet room, terra cotta blocks, build partitions, fireproof door provided to 9-sty brick fireproof office; cost, \$1,500; owner, Frank N. Hoffstat, 180 Central Park South; architect, F. C. Browne, 220 5th av. Plan No. 239.

BROADWAY, 1672-74, provide kitchen, stud and plaster, partitions to 9-sty brick stores and tenement; cost, \$1,000; owner, Geo. H. Earle, 235 South 31st st, Philadelphia, Pa.; architect, Geo. Dress, 1436 Lexington av. Plan No. 241.

5TH AV, 570, fire-escapes, fireproof passage-way, terra cotta block, iron stair, fireproof doors, terra cotta block stair enclosure, fireproof windows to 6-sty brick store and lofts; cost, \$1,500; owner, Stevens Estate, U. S. Trust Co., trustee, 45 Wall st architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 208.

5TH AV, 1083, removal of rear portion of building, to reface front wall with limestone, rear addition, new tier of beams, stairs to brick dwelling; cost, \$30,000; owner, Archer M. Huntington, 1083 5th av; architect, Ogden Codman, 340 Madison av. Plan No. 206.

6TH AV, 675-677, two entrances, lintel, remove gable wall, cast iron columns, provide flower stand, new stairs, erect partitions, new toilet room, cinder concrete arches, build bulkhead to 4-sty brick stores, dwelling and lofts; cost, \$2,000; owner, Estate of Frank McDonald, James McDonald, exec., 101 West 32d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 211.

7TH AV, 2140, new store front, partitions of spruce studs and plaster, remove cellar stairs, new water closet and sink to 5-sty brick stores and tenement; cost, \$1,200; owner, Frank Windholz, 111 West 49th st; architect, W. H. C. Hornum, 11 East 125th st. Plan No. 237.

**Bronx.**

138TH ST, n e cor St. Anns av, new partitions to 1-sty frame stores; cost, \$400; owner, Mrs. R. Bernstein, 314 West 94th st; architects, B. H. & C. N. Whinston, 148th st and 3d av. Plan No. 39.

160TH ST, 430, new plumbing to 3-sty frame tenement; cost, \$200; owner, Peter Daly, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 40.

BATHGATE AV, 1595, new columns, new girders, new partitions to 5-sty brick stores and tenement; cost, \$5,000; owners, Mercy & Nicht-hauser, 32 West 38th st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 34.

BOSTON RD, w s, 251.7 s Jefferson pl, 1-sty brick extension 20x14 to two 2-sty frame store and dwellings; cost, \$7,000; owner, Thos. D. Malcolm, 3851 3d av; architect, Edw. J. Byrne, 148th st & Willis av. Plan No. 35.

CAULDWELL AV, s e cor 161st st, new store fronts, new partitions to 4-sty brick stores and tenement; cost, \$5,000; owner, Merie Furck, 654 East 161st st; architect, Edw. J. Byrne, 148th st and Willis av. Plan No. 36.

DECATUR AV, 2965, new stoop to 2 1/2-sty frame dwelling; cost, \$150; owner, Nathaniel Britton, on premises; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 36.

JESSUP AV, 1407, move 2-sty frame dwelling; cost, \$500; owners, Susan M. and Florence M. Auld, on premises; architect, Walter S. Auld, on premises. Plan No. 37.

3D AV, n w cor 148th st, new store front, new girders, &c., to 3-sty frame stores and offices; cost, \$1,800; owner, Julius Kuhn, 149 Broadway; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 33.

**Brooklyn.**

BARRETT ST, 7-9, interior alterations to 4-sty store and tenement; cost, \$300; owner, Jos. Sopinsky, 35 Nassau st, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 700.

BERGEN ST, 183, elevator to 2-sty garage; cost, \$1,800; owner, Jas. J. Fox, 284 Warren st; architect, W. J. Conway, 400 Union st. Plan No. 690.

BRIDGE ST, 72, extension to 5-sty factory; cost, \$25,000; owner, Boonin-Pease Co., on premises; architect, Chas. A. Zeh, 215 Montague st. Plan No. 698.

CONSELYEA ST, 28, exterior alterations to 2-sty store and dwelling; cost, \$350; owner, Antonette Simonelli, on premises; architect, Ph. Tillion, 381 Fulton st. Plan No. 792.

DEVOE ST, 191, interior alterations to 3-sty store and tenement; cost, \$250; owner, Eliza Gallo, on premises; architect, Gustave Etzda, 826 Manhattan av. Plan No. 681.

DIAMOND ST, 182, repair fire damage to 2-sty factory; cost, \$600; owner, Chas. Knecht, 158 Meserole av; architect, Ph. Tillion, 381 Fulton st. Plan No. 696.

ECKFORD ST, 166, interior alterations to 3-sty tenement; cost, \$700; owner, John Bowie, 211 East 8th st; architect, John G. Dreyer, 75 Oakland st. Plan No. 762.

FULTON ST, 438, interior alterations to 3-sty store; cost, \$300; owner, Miss Mary Gordon, 41 Park Row, Manhattan; architect, Irving Kudoff, 210 West 35th st. Plan No. 718.

FULTON ST, 1868, interior alterations to 2-sty store and dwelling; cost, \$500; owner, Adolph Lubeck, 854 Herkimer st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 725.

LORIMER ST, 72-74, interior alterations to two 2-sty dwelling; cost, \$600; owner, Rose Wolf, 186 Remsen st; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 688.

MADISON ST, 755, interior alterations to 3-sty tenement; cost, \$600; owner, Isidor B. Diamond, 180 Decatur st; architect, Max Hirsch, 391 Fulton st. Plan No. 786.

MELROSE ST, 101, interior alterations to 3-sty tenement; cost, \$300; owner, Sarah Maisler, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 743.

MELROSE ST, 330, erect tank on 4-sty factory; cost, \$645; owner, Sam'l Graber, 251-5 Varet st; architect, Lawford G. House, 143 West 40th st. Plan No. 788.

PACIFIC ST, 137, plumbing to 4-sty tenement; cost, \$150; owner, H. K. Raumann, 20 Washington st; architect, H. K. Raumann, 91 Washington st. Plan No. 741.

SACKETT ST, 152, interior alterations to 3-sty store and tenement; cost, \$900; owner, Michael Lopiaste, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 682.

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## PROPOSALS

**NOTICE TO CONTRACTORS:** Sealed proposals for the new sanitary work in the North Building of the Rochester State Hospital, Rochester, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:30 P. M., on Thursday, February 18, 1915, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. The contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty (30) days after official notice of award of contract, and in accordance with the terms of specification No. 1956. The right is reserved to reject any or all bids. Drawing and specifications may be consulted at the Rochester State Hospital, Rochester, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawing and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon the deposit of a certified check in the sum of \$10, made payable to the State of New York, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

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### Plans Filed Alterations (Continued).

SMITH ST, 144, interior alterations to 3-sty store and dwelling; cost, \$1,500; owner, W. T. Liddle, on premises; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 699.

STATE ST, 409, interior alterations to 2-sty fire house; cost, \$1,500; owner, City of New York; architect, Wm. S. Connell, Municipal Building, Manhattan. Plan No. 784.

VERMONT ST, 546, extension to 3-sty store and dwelling; cost, \$800; owner, Jos. Tepper, 536 Vermont st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 702.

WALTON ST, 77, interior alterations to 3-sty tenement; cost, \$300; owner, Rose Black, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 782.

WARREN ST, 525, plumbing to 3-sty store and tenement; cost, \$200; owner, Vincent Oro, on premises; architect, W. J. Conway, 400 Union st. Plan No. 758.

NORTH 9TH ST, 220, plumbing to 2-sty tenement; cost, \$250; owner, Steven J. Burrows, 336 Atlantic av; architect, Dominick Salvati, 525 Grand st. Plan No. 757.

12TH ST, 449, interior alteration to 4-sty garage; cost, \$8,000; owner, Howard Cooper, 452 12th st; architect, Arthur Wieser, 271 West 125th st, Manhattan. Plan No. 777.

EAST 15TH ST, 1067, extension to 2-sty dwelling; cost, \$600; owner, Jean Y. Bullard, 1124 Av J; architect, H. G. Lamson, 13 Park Row, Manhattan. Plan No. 747.

EAST 15TH ST, 1067, extension to 2-sty dwelling; cost, \$600; owner, Jean Y. Bullard, 1124 Av J; architect, H. G. Lamson, 13 Park Row, Manhattan. Plan No. 748.

EAST 15TH ST, 1071, extension to 2-sty dwelling; cost, \$600; owner, Jean Y. Bullard, 1124 Av J; architect, H. G. Lamson, 13 Park Row, Manhattan. Plan No. 746.

BEDFORD AV, n e cor President st, extension to 3-sty armory; cost, \$13,000; owner, Armory Board, City of New York; architects, Pilcher & Tachau, 109 Lexington av, Manhattan. Plan No. 705.

GLENMORE AV, 147, interior alterations to 2-sty store and dwelling; cost, \$600; owner, Barnett Sitkofsky, 147 Glenmore av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 734.

GREENE AV, 1370, interior alterations to 2-sty dwelling; cost, \$200; owner, Nathan Stern, 236 Floyd st; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 765.

KNICKERBOCKER AV, 338, exterior alterations to 3-sty store and tenement; cost, \$700; owner, Hyman Levy, 390 Knickerbocker av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 677.

LAFAYETTE AV, n s, 250 e Throop av, exterior alterations to 2-sty brick school; cost, \$1,600; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 723.

NEW LOTS AV, 49, interior alterations to 2-sty dwelling; cost, \$250; owner, Jos. Kushner, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 791.

NORMAN AV, 181, interior alterations to 3-sty tenement; cost, \$700; owner, Louis Vogel, 185 Norman av; architect, Jas. McKillop, Jr., 154 India st. Plan No. 737.

NOSTRAND AV, 1922, repair fire damage to 3-sty store and dwelling; cost, \$500; owner, Louis Levino, 215 Montague st; architect, S. Millman, 1780 Pitkin av. Plan No. 716.

PARK AV, 161, interior alterations to 4-sty store and tenement; cost, \$300; owner, Michael Scali, 77 Park av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 761.

PITKIN AV, 1519, plumbing to 4-sty store and tenement; cost, \$100; owner, Jos. Sorinsky, 25 Nassau st, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 701.

SNEDIKER AV, 328, interior alterations to 2-sty store and dwelling; cost, \$800; owner, Sarah Goldberg, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 771.

SUMNER AV, 18, interior alterations to 3-sty dwelling and theatre; cost, \$1,000; owner, Max Staebler, 708 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 767.

SUMNER AV, 114, extension to 3-sty dwelling; cost, \$1,500; owner, Samuel Goldinger, 493 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 720.

WYTHE AV, 498, interior alterations to 3-sty dwelling; cost, \$350; owner, Sarah Friedman, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 744.

3D AV, 5117, extension to 1-sty store; cost, \$600; owner, Abraham Bloch 5119 3d av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 772.

7TH AV, e s, bet 17th st and Prospect av, interior alterations to 3-sty school; cost, \$2,500; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 729.

14TH AV 4301, interior alterations to 3-sty store and dwelling; cost, \$500; owner, Joe Pisis, 1221 42d st; architect, M. A. Cantor, 373 Fulton st. Plan No. 766.

14TH AV, 4402, interior alterations to 3-sty store and dwelling; cost, \$500; owner, Joe Pisis, 1221 42d st; architect, M. A. Cantor, 373 Fulton st. Plan No. 770.

20TH AV, 6216, extension to 2-sty store and dwelling; cost, \$500; owner, Manhattan Ener. & Constn Co, 1929 63d st; architect, Raphael Canale, 1929 63d st. Plan No. 722.

20TH AV, 8773, move 2-sty dwelling; cost, \$2,000; owner, Stephen Jackson, on premises; architect, Adolph W. Guthell, 8758 24th av. Plan No. 709.

### Queens.

CORONA.—16th st, e s, 260, plumbing in dwelling; cost, \$150; owner, J. Heingarten, premises. Plan No. 217.

ELMHURST.—Prospect st, s s, 175 w 18th st, plumbing, dwelling, \$75; owner, A. Cerney, premises. Plan No. 190.

L. I. CITY.—Vandeventer av, n s, 303 e 15th av, excavate under dwelling; cost, \$100; owner, Louisa Kling, premises. Plan No. 216.

RICHMOND HILL.—Hillside av, s e cor Vine st, plumbing, two dwellings, \$100; H. Mogk, premises. Plan No. 197.

RICHMOND HILL.—Hillside av, 40 and 80 e Vine st, plumbing, two dwellings, \$100; owner, H. Mogk, premises. Plan No. 198.

### Richmond.

4TH ST, s s, 150 w Chestnut av, New Dorp, alteration to frame dwelling; cost, \$100; owner, Frank Frio, New Dorp Manor. Plan No. —.

ST. MARKS PL, w s, 64 n Westervelt av, St. George, store retaining wall; cost, \$50; owner and builder, Hulse & Wright, 2306 8th av, Manhattan. Plan No. —.

CAST AV, n s, 200 e Broadway, West New Brighton, alteration to brick store and dwelling; cost, \$60; owner, Mr. Morrison, West Brighton; builder, J. C. Elliott, West Brighton. Plan No. —.

FISK AV, n w cor Waters av, Westerleigh, alteration to frame dwelling; cost, \$2,000; owner, W. W. Tallman, Westerleigh; architect, Jas. Whitford, St. George; builders, N. W. Osborn & Son, Mariners Harbor. Plan No. —.

SOUTH AV, e s, 200 s Railroad av, Mariners Harbor, alteration to frame dwelling; cost, \$100; owner, architect and builder, V. Cipiano, Mariners Harbor. Plan No. —.

### 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 of the main office, Newark, N. J., to be erected in these counties for the week ending Feb. 6. The location is given, but not the owner's address.*

BAYONNE.—Richard Hayes, n e cor 39th st and Broadway, 2-sty brick, \$6,000.

BELLEVILLE.—James Ferrara, 6-8 Washington st, 3-sty brick, \$10,000.

IRVINGTON.—Mary Keifer, 98 22d st, 3-sty frame, \$5,000; Justus Helmbrecht, 14 22d st, 3-sty frame, \$6,000.

KEARNY.—Isaac Dolgan, 96 Kearny av, 4-sty brick, \$18,000.

EAST ORANGE.—Morris Weniger & H. Lasser, s e cor Halstead and Elmwood av, 3-sty brick, \$10,000.

GARFIELD.—Joseph Gaydes, n e cor Palisade av and Grand st, 3-sty brick, \$10,000.

NEWARK.—Joseph Jacobowitz, 27 Alexander st, 3-sty frame, \$5,000; Jacob, William & Joseph Gorednick, 199-201 Beymour av, two 3-sty frame, \$11,000; Harry Engelhard, 484 Market st, 3-sty brick alteration, \$200; Matthias Keck, 371 South 19th st, 3-sty frame, \$6,000; Francesco Salasano, n e cor Adams and Chestnut sts, 5-sty brick, \$30,000; Elwood D. Schenck, 415 South 12th st, 3-sty brick, \$6,000.

NEWARK.—Jacob Danburg, 101-103 Morton st, two 3-sty frame alteration, \$1,000; Leonardo Delcieto, 293 Fairmount av, 4-sty frame alteration, \$500.

JERSEY CITY.—Charles V. Hilliard, 170 Clinton av, 3-sty frame, \$9,000; John H. Beckmann, 209 New York av, 3-sty brick, \$11,000; Max Zbar, n side Gray st, near Vroom st, 3-sty brick, \$9,000.

JERSEY CITY.—Albert Ammon, 2 Webster av, 3-sty brick alteration, \$1,000; Harry J. Max, 112, 116 and 118 Tonnele av, three 3-sty brick, \$45,000.

ATLANTIC CITY.—Hampton Bros.'s Co., Ventner and Columbia avs, 3-sty brick, \$18,000.

WEST HOBOKEN.—Joseph Saldarini, 604 John st, 3-sty frame alteration, \$200; Francesco Mangone, 42 Spring st, 3-sty frame alteration, \$700.

WEST HOBOKEN.—Massimo Antonietti, 608 Demott st, 3-sty brick alteration, \$7,000.

APARTMENTS, FLATS AND TENEMENTS.

WEST HOBOKEN, N. J.—Hensel & Weir, 809 Savoye st, are preparing sketches for two 4-sty apartments, 26x69 ft., at Courtlandt and West sts, for Sonzogne Bros., Monastery and West sts, owners and builders. Total cost, about \$40,000.

JERSEY CITY, N. J.—John A. Resch, 170 Lexington av, has completed plans for a 3-sty frame flat, 25x51 ft., at the corner of Neptune av and Boulevard for Donato Carpinilli, on premises. Cost, about \$4,000.

JERSEY CITY, N. J.—Nathan Weltoff, 222 Washington st, Newark, has completed plans for two 3-sty attached flats at 13-15 Vroom st, corner of Gray st, for Israel Blum, speculative builder, 99 Andrew st, Bayonne, N. J. Total cost, about \$30,000.

WEST NEW YORK, N. J.—Arthur E. Dore, Jr., 650 Bergenline av, is preparing plans for two 3-sty apartments, 37x80 ft., at 19th st and Hudson av, for Frederick Waiser, care of architect. Total cost about \$40,000.

EAST ORANGE, N. J.—B. H. Shepard, 564 Main st, is preparing plans for a 5-sty apartment at 86 Harrison st, for the Essex Real Estate Construction Co., Peter Brøderson, president, 564 Main st.

### CHURCHES.

NEWARK, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects, will take bids on general contract, about March 1 for rebuilding the church at the northeast corner of Clinton av and Wright st for the First Congregational Jube Memorial Church, Rev. T. Aird Moffatt, pastor. Cost, about \$30,000.



## DWELLINGS.

FANWOOD, N. J.—E. W. Patterson, 1 Montgomery st, Jersey City, architect and owner, has about completed plans for a 2½-sty hollow tile and stucco residence on Paterson rd. Cost, about \$4,000.

NEWARK, N. J.—Neil J. Convery, Union Building, is preparing plans for a 2½-sty frame and stucco residence, 36x52 ft., on Clinton pl, for Christian Merz, of Merz Bros. Co., 9 Crawford st. Cost, about \$10,000.

PERTH AMBOY, N. J.—Goldberger & Greisen, Angel Building, Perth Amboy, are preparing plans for a 2½-sty frame residence, 20x42 ft., in Lowrie st, for John Klusenporf, 361 Maple st. Cost, about \$4,000.

ENGLEWOOD, N. J.—Hays & Hoadley, Broadway and 68th st, Manhattan, are preparing plans for a 2½-sty hollow tile and stucco residence at Lincoln st and Johnson av, for S. A. Sallambier, Franklin st. Cost, about \$16,000.

## FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Aug. M. Kleeman, 741 Broad st, has completed plans for a 2-sty brick factory, 23x93 ft., at 777-79 South 18th st, for Hugo Lindner, 775 South 18th st. Cost, about \$8,000. The architect will take bids about February 15.

JERSEY CITY, N. J.—Steel work is under way for the 1-sty steel and corrugated iron warehouse on the west side of Westside av, near the Central R. R., for Joseph T. Ryerson & Co., 30 Church st, Manhattan. Purdy & Henderson, 45 East 17th st, Manhattan, structural engineers. David Henry Building Co., 207 Market st, Newark, contractor for foundations and grading. W. W. Farrier Co., 44 Montgomery st, plumbing and heating. Cost, about \$20,000.

## HALLS AND CLUBS.

KEARNY, N. J.—Henry Baechlin, 665 Broad st, Newark, architect, will soon take bids for a 2-sty lodge building, 65x150 ft., on the west side of Kearny av, south of Bergen av, for the Copstone Lodge No. 147, F. & A. M., Mr. Hafstrom, 170 Pomeroy av, chairman of building committee. Cost, about \$50,000.

## HOSPITALS AND ASYLUMS.

NEWARK, N. J.—The Board of Trustees of Essex County Parental Home, Lathrop Anderson, 474 Broad st, chairman of building committee, contemplates the erection of a 3-sty parental home on Sussex av, between Duryea and Hecker sts, to cost, about \$40,000. The name of architect will be announced at a special meeting to be held soon.

## SCHOOLS AND COLLEGES.

LINDEN, N. J.—J. N. Pierson & Son, 110 Smith st, Perth Amboy, are preparing plans for a 2-sty brick and terra cotta public school for the Board of Education of Linden, Thomas H. Keyes, clerk.

EAST RUTHERFORD, N. J.—Ernest Silbey, Palisade Park, N. J., has been commissioned to prepare plans for a 2-sty school for the Borough of East Rutherford Board of Education, Frank Van Roden, president. Cost, about \$25,000.

## STABLES AND GARAGES.

NEWARK, N. J.—M. B. Silberstein, 17 Market st, has completed plans for a 1-sty brick stable and shed at 158 Charlton st, for Cohen Bros., on premises. Cost, about \$4,500.

## THEATRES.

JERSEY CITY, N. J.—Cicarrelli & Marangello, 2d National Bank Building, Hoboken, are preparing plans for a 3-sty theatre, 25x100x103 ft., at 433 Central av, near Bleeker st, for Her-ring & Blumenthal, 30 Union sq, Manhattan.

NEWARK, N. J.—H. Baechlin, 665 Broad st, is preparing plans for a 1-sty brick and stucco moving picture theatre, 90x100 feet, in North 7th st, near Orange st, for Edward W. McDonough, 207 Market st. Meyer & Singer Amusement Co., 304 Market st, lessee.

## Other Cities.

## MUNICIPAL WORK.

MIDDLETOWN, N. Y.—Plans have been approved by the State Board of Health for a sewage disposal plant, consisting of three-fourth of a mile of trunk sewer piping, filtration and sedimentation basin, at Goshen and Middletown rd, for the City of Middletown. George A. Johnson, 150 Nassau st, Manhattan, engineer. Cost, about \$100,000.

## SCHOOLS AND COLLEGES.

BEACON, N. Y.—Rasmussen & Wayland, 1133 Broadway, Manhattan, are preparing plans for a 2-sty high school on Fishkill av, for the Board of Education of Beacon, Union Free School District No. 8, Homer H. Stuart, president. Cost, about \$48,000. The owner will advertise for bids about March 7.

## PERSONAL AND TRADE NOTES.

THE LEHIGH PORTLAND CEMENT CO. has moved its New York offices from 261 Broadway to 30 East 42d st.

THE LIBMAN CONTRACTING COMPANY will continue business under the firm name of "The Libman Contracting Company, Inc."

STANDARD PAINT CO. will move its offices from 100 William st to the fifth floor of the Woolworth Building, Broadway and Park pl, about February 20.

C. HOWARD CRANE AND PERCIVAL R. PEREIRA, architects, have associated for the practice of their profession and have opened offices at 500 Fifth av.

SIDNEY DIAMANT, consulting engineer, 15 East 40th st, has been appointed a member of Citizens' Union City Plan Committee.

MODERN IRON WORKS, INC., 49-51 West 140th st, S. Wasser, president, M. Goldenberg, secretary and treasurer, is the reorganization of the Bleeker Iron Works which formerly conducted the business at same address.

GEORGE W. TILLSON, consulting engineer of the Borough of Brooklyn, New York City, has recently given a course of six lectures on street paving at Harvard University in connection with Professor George C. Whipple's course in municipal administration.

MCDERMOTT & HANNIGAN, general contractors, of 103 Park avenue, announce that they have enlarged their offices and have provided a sub-contractor's estimating room, with every convenience for the comfort of their customers. A cordial invitation is extended to the building trade to visit their offices.

IMPERIAL TRIM COMPANY, INC., 103 East 125th st, manufacturers of a general line of interior woodwork, is the reorganization of the Niagara Woodworking Co. William E. Foster is the president of the new company and T. J. McCormack, who formerly was the manager for the Niagara Co., is general manager.

EDWARD M. HAGAR has resigned the presidency of the Universal Portland Cement Co., a subsidiary of the United States Steel Corporation, to become the head of a new company which he is forming to acquire a chain of Portland cement plants covering a large part of the United States. The headquarters of the new company will be in Chicago.

CONNORS BROS., general contractors, of 64 West 88th st, have introduced a novel, though entirely practical, scheme to the members of their profession. They have turned the third floor of the 88th st house into a combination office and apartment, and are now using it in that connection. Aside from its practicability, it also possesses an economical feature that should appeal to young architects just entering the field for themselves. As an indication that the venture is catching and likely to spread, the Record and Guide has knowledge of architects who plan similar arrangements by combining with another architect, or draughtsman, thus maintaining an office at night, equipped with lounging quarters, in order to facilitate hurried work and avoid tedious commuting at a late hour.

## OBITUARY

JOHN M. HACKER, a mechanical engineer, died at his home, 267 Lembeck av, Jersey City, in his eighty-first year. He is survived by his widow, two daughters and three sons.

HENRY HOLDER, a building contractor, died after a brief illness at his home, 242 Franklin av, Brooklyn, Thursday, February 4. He was born in Brooklyn sixty-four years ago. He is survived by his widow and a son.

GEORGE T. OTIS, a prominent architect, of Rochester, N. Y., died recently at his home, 155 Gorsline st. He was born in 1852 and practiced his profession for a number of years in Rochester and vicinity. He is survived by his widow.

NORMAN BRUCE REAM, capitalist, and one of the organizers of the United States Steel Corporation, died in the Presbyterian Hospital Tuesday, February 9th, after a recent operation. He was born in Somerset County, Pa., in 1844 and was a veteran of the Civil War. He was a director in many corporations and an active member of a number of metropolitan clubs.

WILLIAM H. BENNETT, a retired general contractor, died after a long illness at his home in Long Branch, N. J., Monday, February 1. He was eighty-one years of age and had lived all of his life in Long Branch. Mr. Bennett was formerly prominent in New Jersey politics and held various public offices. He is survived by two sons and three daughters.

JOHN HOPKINS SHEPARD, a prominent landscape architect in central New York, died at his home, 142 Greenwood pl, Syracuse, Monday, February 1. Death was due to heart disease. Mr. Shepard was born in Connecticut sixty-six years ago. He drew the plans for Morningside Cemetery and also planned Oakwood Cemetery at Chicago, Ill., and Riverside Cemetery at Rochester. He leaves two sons and one daughter.

J. NEWTON APGAR, general contractor, well known in Dunellen, N. J., and vicinity, died in the Muhlenberg Hospital, Plainfield, N. J., Saturday, February 6, following an operation for appendicitis two weeks ago. Mr. Apgar was forty-four years of age and had been a life-long resident of Dunellen, N. J. During the last five years he erected the Lincoln School in Dunellen, school in Bound Brook and remodeled the Queen City Hotel in Plainfield.

LUKE A. BURKE, senior member of the firm of Luke A. Burke & Sons Company, general contractors, 25 West 42d st, died at his home, 112 West 119th st, Monday, February 1. He was fifty-six years of age and for many years had been active as a builder in this city. Many public and semi-public buildings were erected under his direct supervision. Mr. Burke was for many years a familiar figure on the Speedway, and was well known as the owner of record holding trotting horses.

EDGAR S. STRUNK, business manager of "The Lighting Journal," died at his home in Harrington Park, N. J., Tuesday, February 9. He came from Reading, Penn., in 1900, and was previously associated with the Hartford Carpet Corporation, the Holophane Glass Company, superintendent at Copper Flat, Ely, Nev., for the New York & Nevada Copper Company and "The Illuminating Engineer." He was a member of the Sons of Jove, a fraternal organization of the electrical industry, and of the Illuminating Engineering Society. He is survived by his widow and a son.

EUGENE C. GARDNER, a widely known architect and the author of a number of books on architectural subjects, died at his home in Springfield, Mass., Sunday, February 7. He was born at Ashfield, Mass., March 28, 1886, and had been a resident of Springfield for a number of years, and was the architect of many prominent buildings in that city and vicinity. In 1901 he was a member of the Massachusetts House of Representatives. From 1885 to 1887 he edited "The Builder," at Holyoke, Mass. Among Mr. Gardner's publications are "Homes and How to Make Them," "Illustrated Homes," "Home Interiors," "House That Jack Built," "Town and Country School Houses" and "Common Sense in Church Building."

GEORGE ALLEN, senior member of the firm of George Allen & Son, general contractors, 1245 Park av, died at his home Saturday, February 6. He was born in Ireland fifty-eight years ago and came to this country thirty years ago. Mr. Allen established his firm five years later, and during the last few years had assisted in the construction of many of the important buildings of this city, among them being the power houses of the New York Edison Company, the Interborough Rapid Transit and the Metropolitan Street Railways, and the power plant of the Woolworth Building. He was a member of the Twenty-sixth Assembly District Democratic Club and Livingston Lodge, No. 657, F. and A. M. Mr. Allen is survived by his widow, four sons and six daughters.

## TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its midwinter convention in New York City, February 17-19, inclusive. Secretary, F. L. Hutchinson, 33 West 39th st.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

"MADE IN THE U. S. A." INDUSTRIAL EXPOSITION will be held in Grand Central Palace March 6-13. President, H. A. Cochrane, Fifth Avenue Building, New York.

NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Syracuse February 16th to 19th, inclusive. Headquarters at the Yates Hotel. Secretary, John B. Foley, Kirk Building, Syracuse, N. Y.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

THE AMERICAN ROAD BUILDERS' ASSOCIATION will hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed and details are now under consideration.

LUMBER INTERESTS.—A conference of the lumber industries has been called for February 24 and 25 in Chicago, under the leadership of the National Lumber Manufacturers' Association. The object of the meeting is to establish a permanent advertising bureau to acquaint the public with the uses and advantages over other materials of all forest products.

NATIONAL BRICK MANUFACTURERS' ASSOCIATION will hold its annual convention at Detroit, February 14 to 20. William B. Wreford, of the Detroit Brick Manufacturers' Association, in co-operation with President Eben Rodgers, of Alton, Ill., and Theodore A. Randall of Indianapolis, constitute the committee of arrangements. The association will also bring to Detroit the National Paving Brick Manufacturers' Association, the National Clay Machinery Association, and the American Ceramic Society.

MID-WEST CEMENT SHOW.—The ninth annual Mid-West Cement Show will be held at Omaha, Neb., March 2 to 6 under the auspices of the Mid-West Cement Users' Association. The convention of cement users, for which a program of papers already has been arranged, is scheduled for March 3, 4 and 5. Further information regarding the convention and show may be had from Frank Whipperman, secretary and treasurer, 28th av and Sahler st, Omaha.

AMERICAN CONCRETE INSTITUTE held its eleventh annual convention in Chicago February 9 to 12. The convention considered the subjects of concrete roads and bridges, reinforced concrete tests and design, concrete in architecture, and concrete plant, management and costs. Among others the convention heard addresses by C. A. P. Turner, T. A. Smith, of the Turner Construction Company; William P. Anderson, of the Ferro-Concrete Construction Company, and Alfred D. Flinn, of the New York Board of Water Supply. The convention was held in connection with the eighth annual Chicago cement show, which will be held February 10 to 17.

ASSOCIATED BUILDERS OF KINGS COUNTY held their annual dinner at the Hopkinson Mansion, 428 Hopkinson av, Saturday evening, February 6, with about 500 present, including women of the members' families. William B. Roth, manager of the Brownsville branch of the State Bank, was toastmaster, and introduced the following speakers: Frank Bailey, Patrick J. Carlin, Superintendent of Buildings; Thomas H. Hickey, Deputy Tenement House Commissioner; Simon H. Kugel, president of the Brownsville Board of Trade; Audley Clarke, Alderman Isidore M. Rosenblum, ex-Alderman Alexander S. Drescher and Assemblyman Nathan B. Finkelstein. The officers of the organization are: Joseph I. Aaron, president; Abraham Brumer, vice-president; Abraham Kaplan, treasurer; Jacob Oxfeld, secretary. The reception committee included Morris Weinberg, chairman; Abraham Kaplan, Abraham Brumer and Louis Halterin.



# BUILDING MATERIALS AND SUPPLIES

EDWARD M. HAGAR, EX-PRESIDENT OF UNIVERSAL PORTLAND CEMENT CO., BELIEVED TO BE BEHIND BIG 15 COMPANY MERGER

"Build Now" Movement Bearing Fruit  
—Suburban Dealers Well Stocked

**P**RACTICALLY every building material distributor in the Metropolitan district is ready for spring specifications. A careful tour of the leading yards in New York and east New Jersey this week indicates that preparations are being made for an active building season. Some dealers, anticipating that the "Build Now" movement, which has been under way for several weeks, will catch them short of certain materials like yellow pine, common brick, sand and crushed stone, have placed supplemental reserve orders, so as to give their customers the advantage, as long as possible, of the present low price of materials.

Manufacturers' agents, however, are beginning to make restrictions in the matter of long term deliveries. Portland cement agents are not quoting \$1.37 except for immediate or thirty-day options. Yellow pine interests are even more rigid and will not make quotations at present list longer than ten days. An advance in price is expected at any time, so quotations on this commodity are made subject to change without notice. A tighter discount on window glass is also expected, owing to increasing foreign orders.

The increased capacity reported by the United States Steel Corporation, and the re-employment of more men at some of the independent steel companies have given rise to the rumor that quotations on structural steel will not long remain at the present low level of 1.85c. for shapes and sheets and 1.80c. for bars at Waverly. At least a 5 per cent. advance in the pound is considered possible.

Suburban architects are authority for the statement that the "Build Now" movement is bearing fruit. Jersey City, Newark, Paterson, Elizabeth and Plainfield are all centers of improved activity in residential building. New York, especially, above 125th street is showing signs of much greater activity in speculative construction, especially in the eastern portion. Brooklyn is reported to be developing a larger quantity of two-family and small tenement houses, with here and there a notable apartment house operation along the line of the new subway developments. Queens building material interests are reporting an improved activity in fireproof house construction.

The situation with regard to crushed stone and gravel in this market is attracting attention. Some sizes are not being quoted. Quarries are being operated as full as weather conditions have permitted, but even so the demand is considerably above the supply. Sand, however, is weak, because it is a by-

product of the gravel output, and as gravel is in greater demand than sand, owing to heavy subway requirements, the price is weaker than it normally would be.

Slate is also another commodity that is moving up. Genuine Bangor stiffened this week, subject to delivery conditions. Linseed oil is holding well despite the fluctuating condition of the flaxseed market at Duluth.

Common brick, for this time of the year, is doing well. The price levels now ruling seem to be well sustained, considering weather conditions, and riding is proceeding quite in conformity with that of last February. The next price movement promises to be upward. Most dealers are riding from stacks, which may account for the light buying, and unloading reported by the big distributors. This is particularly true of the section north of the Harlem River and in such cities as Newark and Jersey City.

Another sign of an improving market was noted in the action of the National Tube Company in opening the week with a reduced discount on wrought iron pipe. The reduction was only one point, which is equivalent to an advance of \$2 per ton for April delivery and a reduction of two points, or an advance of \$4 a ton for May and June delivery. Announcement was made that Levering & Garrigues will furnish the 500 tons of structural steel for the Joseph T. Ryerson warehouse and the George A. Fuller Company has taken the contract for the Victor Talking Machine factory extension. This will require about 1,200 tons of structural shapes. The big printing building to be erected at Eighth avenue and 33d street will require about 2,000 tons of structural shapes. Another interest has placed orders for about 2,000 tons of concrete reinforcing bars with mills. Pending steel orders that have developed since the first of the month aggregate about 9,000 tons.

All this indicates that building projects actually are going ahead and that the trend of prices is unmistakably upward on deliveries covering periods longer than sixty days.

Plan filings in New York for the current week follow. In the five boroughs in the same week last year there were 152 new building plans filed, with an estimated value of \$2,190,135.

	Week ending	
	Feb. 5	Feb. 11
Manhattan...	17 \$2,587,000	6 \$1,127,000
Bronx.....	17 450,500	41 1,459,300
Brooklyn...	48 562,000	65 338,750
Queens.....	71 177,325	31 66,650
Richmond....	12 98,850	10 65,650
Totals.....	165 \$3,855,675	153 \$3,057,350

all of it, but at a price that did not leave much margin. Other companies that were not hept wrestled with the company that later was destined to make the Panama Canal famous and Atlas, true to tradition, was supporting the cement business of the world on its shoulders. But, it always has been a question regarding how much money they made out of this tremendous volume of business. The Atlas people apparently were satisfied to get an entry into the west and said nothing.

Mr. Hagar just naturally sat there, yawning and basking in the sunshine of complacency until he thought the Atlas had loaded up with about as much cheap business as it ought to have and then he stopped yawning. When the Atlas tried to buy cement to supply its trade there was considerable difficulty in getting enough to meet demands, but it delivered the goods as per contract. When prices moved up, it was the Universal that got into the game and took the big profits.

At least this is the tradition that has endured in the eastern trade ever since that occurred. Here in New York the conditions are similar to those in the west years ago. Somebody is cutting the very heart out of the cement market here. They are selling the product

in New York at a loss. Others are biding their time.

It is quite natural to suppose that successful generalship in one big master business stroke will beget other master strokes in strategy. So when certain companies here in the east were asked recently what they valued their stock at and signs of corraling some fifteen plants, reaching from the Atlantic seaboard to the sunny slopes of the Golden West, were apparent to those on the inside of the big doings in the trade, it seemed to be a plain open and shut guess that Mr. Hagar was getting his Big Berthas ready to bombard something and that something seems to be the cement business of the U. S. A. Cement guns will, however, not be used, but rather up-to-date business methods.

Down at Allentown the story goes that B. F. Affleck, who succeeded to the presidency of the Universal, dropped into the office of E. M. Young, the helmsman of the Lehigh company, and proceeded to shave himself. Now, it is an ordinary event for a man to shave himself, but when the president of one company uses the brain department of another company as a barber shop, the Sherlocks of Pennsylvania immediately rushed to the conclusion that there must be a streak of honey connecting the two.

Somebody asked Bert Swett, the sales manager for the Lehigh, if his company was going to adopt Mr. Hagar or be adopted by him and he proceeded to comment upon the weather. So it is all along the Lehigh line. Nobody has anything to say; in fact, they are so very politely evasive that it is the impression that all concerned are taking a special course in diplomacy.

It would not surprise the East to find that some important eastern company would ultimately be found to be numbered among those identified with the pending Hagar combination. At least that is what is being talked about in the Nazareth district and in the New York market.

Colonel Trexler's name has been prominently mentioned in the underground stories about the big thing that is to come. And where the Colonel's name or presence is the trade from past experience at once jumps to the conclusion that some monumental deal is on. Coupled with the name of Edward M. Hagar the trade expects colossal things. It is no wonder that a capitalization of several hundred million dollars, right or wrong, is the Wall street rumor of the size of the new combination.

The important cement trade in New York is looking forward with considerable gratification to the formation of this company because it believes that it will carry with it the ultimate solution to indiscriminate cutting of prices here in the east, and the periodical disruption of the market.

### COMMON BRICK.

Ice Shuts Off Supply from City—Base Price Now \$6.

BASE price quotations in New York's wholesale brick market run about \$6. Ice has shut off the supply to this market from the Hudson district. Prices will trend higher. A total supply of only 15,000,000 brick is not excessive in a rising demand.

Official transactions for Hudson River brick covering the week ending Wednesday, Feb. 10, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.		
Open barges, left over, Friday A. M., Feb. 5—8.	Arrived. Sold Covered.	
Friday, Feb. 5.....	0	0
Saturday, Feb. 6.....	0	0
Monday, Feb. 8.....	0	0
Tuesday, Feb. 9.....	0	0
Wednesday, Feb. 10....	0	2
Total .....	0	2

Reported en route, Friday, Feb. 10—0.  
Conditions of market, steady. Prices: Hudsons, open cargoes, no quotations. Covered, \$5.75 and \$6.25. Raritan, \$6 and — (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7 and — (yard). Open cargoes left over Thursday A. M., Feb. 11—6. Covered, 0; covered sold, 4; total covered left over Feb. 11—37.

Unloading.					
Jan. 29....	4	77,500	Feb. 5....	8	162,000
Jan. 30....	3	37,000	Feb. 6....	5	93,500
Feb. 1....	1	snow	Feb. 8....	12	228,000
Feb. 2....	0	snow	Feb. 9....	14	346,000
Feb. 3....	6	56,000	Feb. 10....	12	155,000
Feb. 4....	6	82,000			
Total.....	20	252,500	Total.....	51	984,500

1914.		
Left over, Friday A. M., Feb. 6—10.	Arrived. Sold Covered.	
Friday, Feb. 6.....	0	2
Saturday, Feb. 7.....	0	0
Monday, Feb. 9.....	8	4
Tuesday, Feb. 10.....	0	4
Wednesday, Feb. 11....	0	0
Thursday, Feb. 12.....	0	0
Total .....	8	10

Condition of market, stiffening at top quotations. Price: Hudson, \$5.50 to \$6; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., Feb. 13—101.

### OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 10, 1915..	92
Total No. bargeloads sold Jan. 1 to Feb. 10, 1915.....	49
Total No. bargeloads left over Feb. 11, 1915..	43
Total No. bargeloads left over Jan. 1, 1914..	117
Total No. bargeloads arrived, including left over, Jan. 1 to Feb. 12, 1914.....	154
Total No. bargeloads sold Jan. 1 to Feb. 12, 1914.....	53
Total No. bargeloads left over Feb. 12, 1914..	101

### PORTLAND CEMENT. Some Rumors Concerning the Big Fifteen Company Combination.

**H**ISTORY is believed to be about ready to repeat itself in the Portland cement situation, not only in New York, but throughout the country. And Edward M. Hagar, late President of the Universal Portland Cement Company, is the little giant who is playing the role of chief scythe swinger and hour glass holder for Old Father Time.

When a man who is accredited with pulling out a stipend, equal to that which Uncle Sam pays to the second man in the realm, voluntarily resigns, it is at least human nature to surmise that he has something bigger in mind. That is why all the Lehigh district, in particular, and the Atlantic seaboard in general is wondering what the big chief in the cement industry is going to draw on an unsuspecting cement public.

Harking back to the time when Atlas was taking the west by the twenty-mule team price plowing process, Mr. Hagar sat back in the president's chair in the offices of the Universal Company and calmly smiled. He knew that Atlas was getting the business, getting practi-