

# REAL ESTATE **RECORD** AND **GUIDE.** BUILDERS

NEW YORK, FEBRUARY 27, 1915

## HARBOR IMPROVEMENTS TO HELP REALTY

The Pending River and Harbor Bill Carries Provisions that, by Widening the Channel, Will Enhance East Side Property Values

NOTHING has been more intimately associated with the healthy development of real estate in the city than the improvements of New York harbor. The industrial and commercial supremacy of the city has been founded upon the peculiar and advantageous location of New York as a trade medium between foreign ports and the entire country. The early development of the city was due primarily to shipping, but of recent years, through a lack of knowledge rather than other reasons, real estate interests have overlooked the importance of proper harbor development.

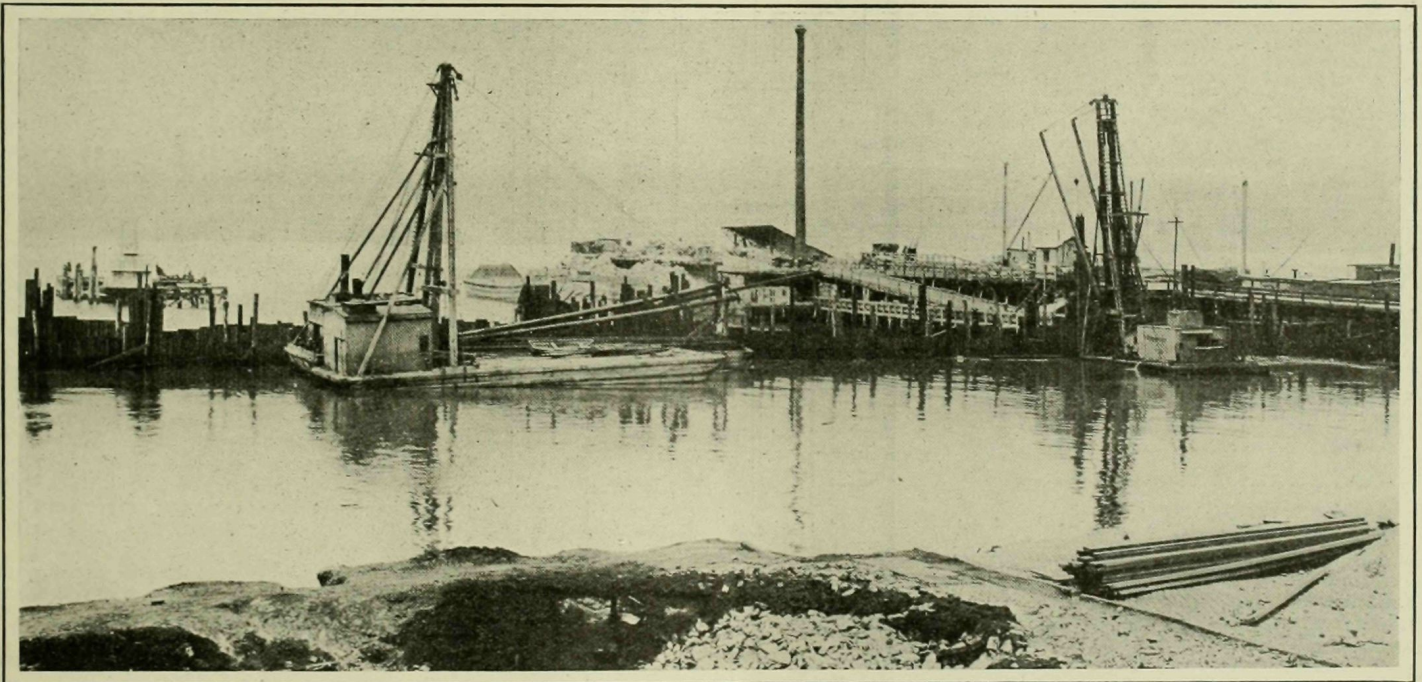
At the present time the Rivers and Harbors Bill is before Congress for consideration, and the Advisory Council of Real Estate Interests feels that the various associations throughout the city

the East and North rivers. Much can be accomplished if the various real estate associations would only display more energy to get things for their community as has been done by many of the small cities and coast towns throughout the country.

### Why East Side Real Estate Falters.

A careful examination of the maps of the War Department would show that real estate has depreciated in value along those sections of the river front where the bed has not been deepened for a number of years. In fact, extending along the greater part of the Manhattan side of the East River there are no facilities for accommodating large-draft vessels, simply because the water is less than thirty feet in depth. Extending from Grand street to 33rd street

The shifting of commercial houses from the East to the North River and over to New Jersey is due entirely to the insufficient appropriation by Congress to our harbor development. In fact, unless the channels already existing are deepened, further commercial progress will be seriously handicapped. There would be no additional expense to the city or the taxpayers, because this appropriation is rightfully due to the city by Congress, in return for the taxes that go from the city into the national treasury. The Harbor Committee of the Advisory Council, consisting of Messrs. Thomas M. Mulry, Cyrus C. Miller, Alfred E. Marling, Willard V. King and Frederick B. Pratt, would be glad to arrange for a conference with any association particularly interested in this subject.



WEST SIDE WATERFRONT IMPROVEMENTS IN PROGRESS.

should impress on their Congressmen the importance of having the appropriation for New York harbor increased, and simultaneously requesting that an amendment to the bill to be made so as to secure an increase in the width of the forty-foot channel within the boundaries of the port of New York, with a view also to securing a depth of thirty feet above the boundaries of the port.

### Justice Requires It.

Today, through the Customs House and the various federal taxes levied upon its citizens, the city of New York contributes a large annual sum to the national government. In return for the financial benefit accruing to the government, it is but reasonable to expect that instead of developing practically unknown ports throughout the country and rivers scarcely navigable, Congress should contribute to a deepening of both

there is a long reef where the rocks are no lower from the water level than sixteen feet.

Along the shore of this extensive reef there is an area of land with many houses that still bear visible evidences of a once prosperous and busy business locality, whose usefulness, however, passed along with the decadence of the sailing craft, and now the houses are chiefly decrepit tenements and junk storages, the business formerly there having gone to congest already crowded areas. With an appropriation of a few million dollars it would be possible for many of the large trans-Atlantic steamers to have their wharves here. Today a vessel drawing more than twenty-five feet cannot navigate successfully in these waters, while it is necessary for many of the vessels to utilize the narrow channel in the center of the river, in order to reach their terminals in lower Queens.

Another matter which the Advisory Council considers of vital importance at this time, which all associations should carefully watch, is the question of the abandoned canal lands up-State. When the new barge canals are placed in operation a large part of the land now used by the Erie Canal will be abandoned. This canal passes through very valuable sites in Buffalo, Syracuse and Rochester, and many of the small up-State cities. These canal lands are of considerable value, and the Council feels there should either be a constitutional amendment or adequate legislation providing that, as they are abandoned, they should be completely appraised and a law enacted prohibiting their sale at less than such appraised values.

It has been estimated that these lands are worth anywhere from between ten to two hundred million dollars, and New York City's share would be large.



# BROOKLYN NEEDS THREE-FAMILY HOUSES

But the Departmental Requirements Are Not Adapted to Narrow Lots—A Statement of Costs—The Board of Brokers Issues a Report

CONFERENCES are being held under the auspices of the Advisory Council of Real Estate Interests with a view to solving the three-family house question by harmonizing the aims of conflicting interests and obtaining remedial legislation. Representatives of the Brooklyn Board of Real Estate Brokers and the Brooklyn builders' association, Superintendents of Buildings and others have met with the committee of the Advisory Council consisting of Messrs. Bailey, Blum, Veiller, Pratt, Calder and Miller, and have discussed the advisability of taking the three-family house out of the Tenement Law altogether, and modifications of that proposition. The committee is now holding executive sessions and will soon make a report.

### Difference in Cost.

A report to the committee of the Brooklyn Board of Real Estate Brokers, from Walter B. Wills, a Brooklyn architect, shows that the difference in cost of constructing a three-story three-family brick house under the Tenement Law and a house of the same design and plan under the Building Code would be made up of the following items:

Fire-escapes.....	\$110.00
Fire passage (material, labor, studs, plaster-boards).....	60.00
Cellar steps (extra steps and risers).....	10.00
Cellar steps (extra bulkhead in first floor).....	30.00
Cellar stairs (inside 8' inclosure of brick).....	30.00
Cellar doors (fireproof top and bottom).....	25.00
Eight fireproof doors, jambs, and trim in public hall, 1st, 2d and 3d floors.....	100.00
Deafening public halls and vestibule.....	60.00
Bulkhead leading to roof of studs, sheathing, metal, also roof on same.....	55.00
Fireproof door in same.....	12.50
Skylight on roof (extra size).....	3.00
Dumbwaiter shaft of 3" fireproof blocks.....	50.00
Fireproof doors to same no additional cost.	
Entrance and stairhall partitions, both sides covered with 1/2" plaster boards, also ceilings.....	50.00
Brick filling between beams in hall partitions.....	10.00
Additional 4" on stairs, including rail, etc., 2' 8" to 3'.....	20.00
Tiling of bathrooms, also slate or marble base.....	50.00
<b>Total.....</b>	<b>\$675.50</b>

Architect Wills further says:

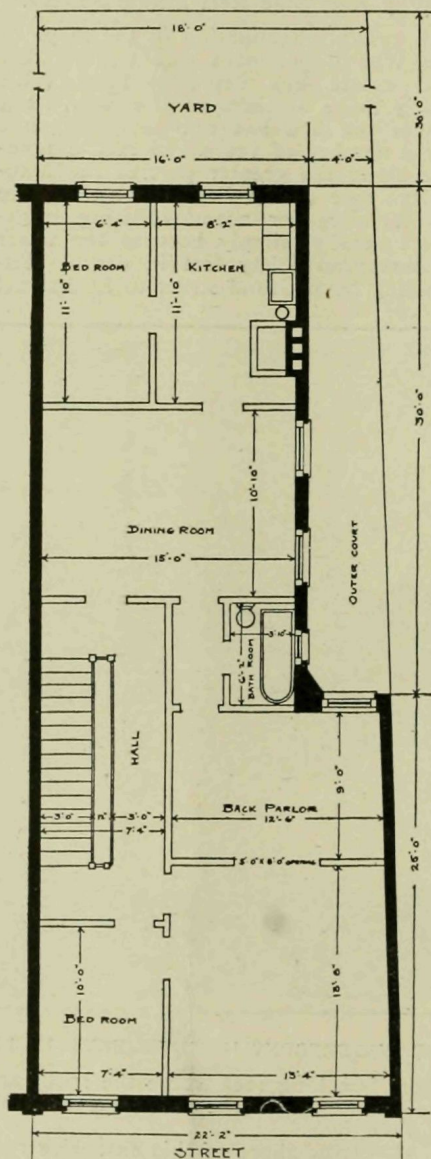
"Under the present tenement laws it is impossible to obtain a layout in a building 20x55 feet, the reason being that a bathroom must receive light and ventilation from a window opening directly on to a yard, court or street. This being required, the minimum dimensions of a building would be 20x60 feet, and below are given the items for the additional 5 feet with costs:

Additional cost of 4" brick added to the side foundation walls and side walls of superstructure, 110 run ft. x 42 ft. high, this being required under Building Code on account of the side walls exceeding 55' in depth.....	\$510
Additional cost of 12" brick wall 10' x 35' and 16" foundation 10' x 8'.....	185
Extra I-beam under the first floor and also one extra fireproof column.....	7
Excavating, 5' x 20' x 8'.....	45
Cellar cementing.....	12
Timber, labor, nails, etc., complete 5' x 20' furring extra walls 5' x 10' three floors.....	60
Extra studding for partitions dividing dining-room from kitchen, 5' x 10', three floors.....	20
Extra base, floor moulding, picture moulds.....	12
Extra base, floor moulding, picture moulds.....	5
Metal roofing, 5' x 20'.....	8
Lathing, plastering, labor.....	75
Painting.....	20
<b>Total.....</b>	<b>\$959</b>

"The additional 5 feet in depth requiring 12-inch walls with all the additional expenses, as per this sheet, is not required in the old layout, as good-sized rooms are obtained on the older layout with smaller courts. The principal item is, of course, the one representing the difference in cost between 8-inch walls and 12-inch walls."

The Brooklyn Board of Real Estate Brokers has approved of a report of its Tenement House Committee (A. J. Waldron, chairman,) which states that the members of the committee have worked one year with the tenement house officials and tenement house committee of the Bureau of Charities, trying to get rid of unnecessary requirements of the present tenement house law, as to three-family houses. They conceded practically nothing. The report further says:

"Old residences in the older sections of our city that do not pay to rent as single-family houses are suited for three families.



FLOOR PLAN OF A THREE-FAMILY HOUSE. Approved by the T. H. Dept., but requires a 22.5 ft. lot. Brooklyn lots are only 20 ft. wide.

"But the requirements for large courts, bulkhead to roof, etc., together with the building code law, restricting 8-inch walls to 55 feet in depth, make the cost prohibitive, layout of rooms small and impractical.

"The question to be answered now is, 'Shall we have a city of twenty to thirty-family tenements or shall we be allowed to use our old houses and build three-family buildings that are safe, sanitary and have good light and air, but are not prohibitive in cost and tied down by unnecessary tenement house regulations and requirements?'

"Owners of property all over the city are disgusted and discouraged at the many aggravating and often trivial annoyances and requirements of the Tene-

ment House Department, which are undoubtedly unnecessary for a three-family house. Every real estate broker and private owners all over the city have heard prospective purchasers say, 'I will not buy a tenement house and submit to the annoyances of the Tenement House Department.'

"This is driving the individual ownership of real estate out of the market.

### Plan New Three-Family Houses.

"We claim our plan for the new three-family house, that every apartment shall run through from street to yard, only one apartment on a floor, only three apartments in a building, only bedrooms and baths on courts, all living-rooms to be either front on the street or rear on the yard, to be superior in every way to the present twenty or thirty-family tenement.

"It is better that only three families pass in and out of a common hallway where, in most every case, you know the tenants in the house, or having twenty families pass in and out of a common hallway, where you do not know the families and it is impossible to restrict to the same class tenants in the careful way you would for only three families?

"In this so-called modern tenement, the law allows and the builders are building twenty to thirty-family apartment houses; some of these apartments having all of their rooms on an interior or exterior court, with no rooms either to the front on the street or rear on the yard. Does such an apartment compare with an apartment in the three-family house above described?

"We only want, in each of these three classes of properties, the right to use the old buildings, so as to get fair returns, and in the new buildings, to be able to build and rent without unnecessary requirements and regulations.

"We want and need to maintain the value of our old buildings in the older built-up sections of our city, and we want to build new three-family houses in the suburban sections of our city for our middle class people, and not drive the ownership of our real estate into the hands of large owners and real estate corporations.

"We firmly believe that in most parts of our city the three-family house is far preferable to the city at large, than the large tenements.

"The Tenement House officials and charity organizations of our city say we should only consider the value of our old houses as "so much old material on the property on top of the land value." Average value for second-hand material is \$100, while the assessors assess us from \$2,000 to \$6,000 for these old houses, and the city makes us pay high taxes on the assessors value, not the Tenement House Department's value, and the Tenement House Department officials and charity organizations keep us from using our property so we can pay the taxes on the assessors' valuations. Is this fair?

"We should be allowed to use our old properties for three families or only have to pay taxes on the land value. We believe the law of our State supreme, but we do not believe the State has a right, however, to keep on the statute books a law which confiscates any property which we bought in good faith, in many cases, before the law was enacted.

"This is confiscation without compensation, and is a just cause for rebellion of the property owners of New York City against this law in relation to our old properties, unless we can change the law so we can use them for three families."



## BUILDING APARTMENTS IN FLATBUSH

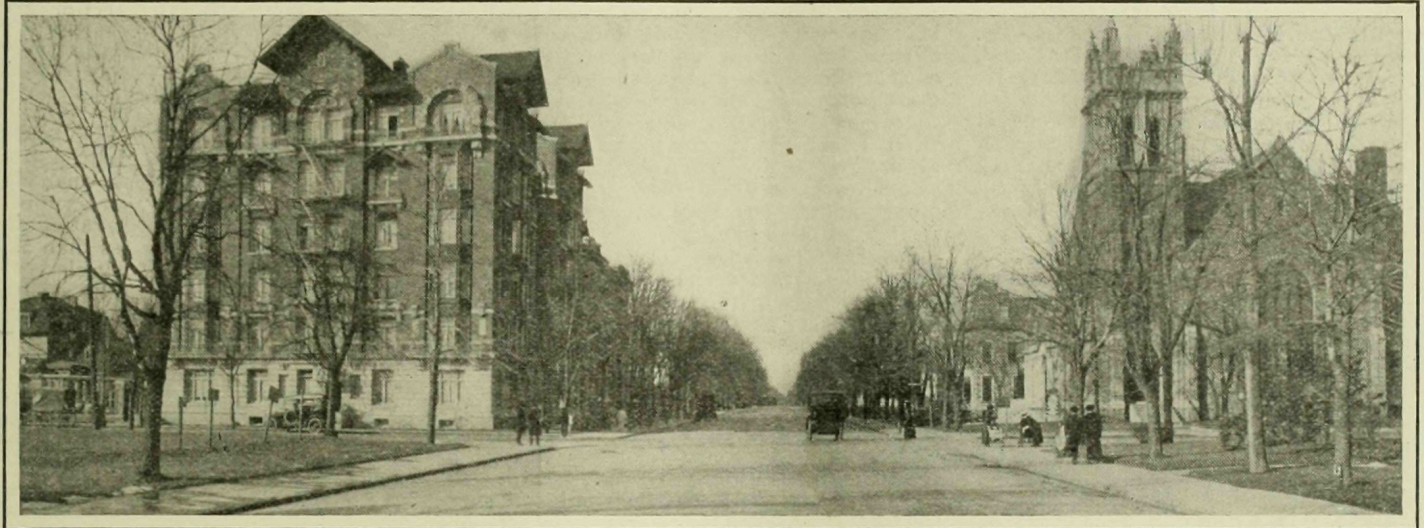
Removal of Restrictions Opens New Field for Multi-Family House Construction—Demand for Suites Exceeds Supply.

FOR years property on Ocean avenue in Brooklyn, between Prospect Park and Foster avenue, was so restricted that it permitted only the erection of high-class private dwellings. These restrictions were entailed by individual owners and were for various terms of years. As a consequence the thoroughfare developed rapidly and soon

favorably with the best type of multi-family dwellings in Manhattan. Rentals in these buildings range from \$10 to \$15 a room, with \$12 as the average price paid. On the transverse streets, rentals in apartments are somewhat lower and will average about \$10 per room.

With the exception of Buckingham Court, at the corner of Beverly road and

make them different from those in Manhattan and other sections of Brooklyn, and it is largely due to this condition that their successes as investments can be attributed. Possibly the most distinctive feature of these structures is the large interior court, which is found in a number of the buildings. As a general rule these courts provide the main entrance to the building. Many of them



OCEAN AVENUE, BROOKLYN, LOOKING TOWARD PROSPECT PARK, FROM BEVERLY ROAD.

became the heart of one of the most attractive parts of the Flatbush section, and, on account of its many handsome homes, was known as one of the borough's show streets.

During the last five years the majority of these old restrictions have expired, and speculative builders and investors were quick to realize the opportunities afforded to erect high-class apartment houses on available sites. A

Ocean avenue, which is an elevator apartment, these buildings are almost without exception four-stories in height and are generally planned with front and rear apartments. The rear apartments are not objectionable in the least, however, as they, with few exceptions, have for an outlook the extensive gardens of private dwellings abutting.

Apartment house construction along this thoroughfare has had a beneficial

have been designed in a formal fashion somewhat along the lines of an English garden with fountains, statuary, potted shrubs and evergreens. These courts are lighted at night and present an artistic and effective appearance. Another distinctive feature of these apartments, different from those in other localities, is that they are invariably set back from the building line from 14 to 20 feet. This of course detracts from the depth



OCEAN AVENUE, BROOKLYN, LOOKING TOWARD SHEEPSHEAD BAY, FROM DITMAS AVENUE.

number of these have been built and they have been so uniformly successful that many others are projected for the coming spring.

Ocean avenue apartments have attracted a desirable class of tenants. The rents obtained for apartments is comparatively high, but, when all things are considered, the prices asked are not exorbitant, especially in view of the fact that the neighborhood is unexcelled, and has numerous natural advantages. The apartments are carefully planned and built by masters of the craft, and managed by experienced superintendents. In point of service rendered, they compare

effect on property values which has extended to adjacent streets. According to prominent real estate men, who have had a long experience in this section of Brooklyn, values have increased at least 200 per cent. during the last five years. Lots which five years ago were sold at \$3,000 now are held at from \$8,000 to \$10,000 each. While the character of the thoroughfare has changed on account of the recent development, its prestige and popularity have not suffered. Ocean avenue is still and probably always will be the main artery of Flatbush for pedestrians and motorists.

Many features of these apartments

of the building, but provides ample space for ornamental planting.

Owners of the apartments have but little difficulty in obtaining tenants for these buildings, and in some instances there are waiting lists. For example, "Cathedral Arms," a forty-family apartment on Ocean avenue, near Church avenue, was completed by Wolfinger & Lasberg, owners and builders, about November 1, 1914, and by January 1, 1915, every apartment was rented and occupied. The owners have had plans prepared with the view of erecting two other buildings in the vicinity similar in plan to the first one.



## IMPORTANT LEGISLATION COMING OUT

### A Measure of Home Rule for New York—Adding to Powers of State Labor Department—To License Steam Fitters—Amendments to the Tax Law

**A** HEARING was held at Albany on Monday on Senate bill No. 136; Assembly bill No. 207, entitled "An act to amend the Tax law, establishing the State Tax Department, defining its powers and duties, and transferring thereto certain powers of the Comptroller." A brief was submitted by the Real Estate Association of the State of New York suggesting amendments.

To conciliate up-State interests, which were hostile, Republican lawmakers have decided to strike out of the tax bill, as favored by the Governor, the clause which gave power to a new commission arbitrarily to revise assessments on real estate in any county. A new paragraph provides that the commission may change or cancel assessments only by permission of a court. This, it is expected, will enable the majority to pass the bill.

Changes in the secured debt tax law which would mean millions of dollars additional revenue to the State on bonds are proposed in a bill introduced by Senator Boylan. The measure would exempt such holdings from taxation for one year on the payment of a tax of one and one-half of one per cent, and after that time tax them as personal property.

A bill making it criminal neglect not to disclose in writing in a contract of sale or deed of sale of real property any mortgage or lien of which the grantor shall have knowledge has been approved by the Advisory Council of Real Estate Interests.

The council has recommended that the bill to amend Section 948 of the Charter be opposed until properly amended. This bill provides that privately laid pavements may be classified according to their character as permanent and temporary pavements and may be accepted by the city according to their class.

With regard to the proposed repeal of Sections 242, A and B, of the Charter, under which the Commission to District the City is now sitting, the council feels that a question of policy is involved in these bills and that for the time being this should receive the serious consideration of all property owners. A hearing will be held on these bills next Wednesday.

The following new measures have been introduced:

#### Assembly Bills.

A. 831 (Stoddard).—Amending the Greater New York charter (section 56) by giving concurrent jurisdiction to the Board of Estimate and Apportionment and the Board of Aldermen to fix and regulate the salaries of all city officers and employees.

A. 836 (Ahern, by Request).—Amending the Tax Law (section 188) by providing for an annual tax equal to three per cent. of its gross earnings on trust companies insuring titles to real property or guaranteeing mortgages on real property. The tax is to be one per cent. on its capital, surplus and undivided profits, in case the gross earnings of the company shall exceed one per cent. of such capital, surplus and undivided profits.

A. 842 (Evans).—Amending the Workmen's Compensation Law generally. Every employer subject to the provisions of the Workmen's Compensation Law, at the election of the employe, must deduct from the weekly wages of such employe a pro rata share of the cost of securing compensation, based upon the weekly pay-roll. The rate of insurance paid by employers and deducted from the

weekly wages of employees is placed under the supervision of the compensation commission, who may make such orders as justice requires. An employe may have the option of bearing the cost of securing compensation, instead of having compensation paid by his employer. The employe must file a written notice of his election to exercise such option. Where the employe does not exercise his option, the failure of the employer to secure payment of compensation shall have the effect of depriving the employer of the defense of contributory negligence, or that the employe assumed the risk of the employment, or that the injury was caused by the negligence of a fellow servant. It is made larceny for an employer deducting the pro rata cost of compensation from the weekly wages of an employe, not to use such money strictly for the purpose intended.

A. 851 (Gillen).—Empowering the Board of Assessors of New York City to hear and determine claims for damages for change of grade in the construction of the Manhattan Bridge or approaches on Canal street, Chrystie street and Forsyth street, in the Borough of Manhattan, and Flatbush avenue extension, Bridge street, Concord street, Chapel street, Duffield street, Johnston street, Gold street and Prince street.

A. 852 (Green).—Inserting in the Greater New York Charter a new section (1019-b) empowering the Board of Estimate to modify or reduce, or grant other relief, in case of an assessment for public improvement confirmed after January 1, 1908, where the assessment is excessive, or the combined assessments in any two consecutive years exceeds 60 per cent. of the assessed value.

A. 868 (Keeney).—Inserting in the Real Property Law a new section (276) providing that where an action has been brought to enforce the specific performance of a contract in relation to real estate, and the party against whom a judgment is rendered does not comply within the time appointed, the court, upon its own order shall make, execute and deliver the conveyance, release or acquittance directed by such judgment.

A. 879 (Evans).—Inserting in the General City Law a new article (4-b) providing for examining boards of steam-fitters and general power pipe-fitters in cities. It is unlawful to conduct the business of steam-fitting and general power pipe-fitting unless a certificate of competency has been secured. Provision is made for the registration of steam-fitters and general power pipe-fitters at the office of the Superintendent of Buildings in the city in which their business is conducted.

#### West Side Improvements.

A. 930 (Cotter). Providing that the New York Central and Hudson River Railroad Company shall, within four months after this act takes effect, prepare and submit to the public service commission of the first district plans, specifications and profiles which shall provide for a tunnel through which shall pass all of its lines of track extending along the westbound of Riverside Park from Spuyten Duyvil creek southward to 72d street, in the borough of Manhattan, New York city; or which shall provide a covering over such tracks; or which shall provide a system of installing necessary conduits, wires, apparatus and equipment for operating trains by electricity. The board of estimate and apportionment of New York City may approve such plans, as approved by the public service commission or may amend them and approve them as amended.

#### Senate Bills.

S. 630 (Boylan).—Amending the Tax Law (sections 69, 70, 71, 81 and 94) by requiring tax collector to mail tax bills to every taxpayer of record on the assessment roll. The manner in which the property is to be described on the tax bill is given in detail. As soon as such bills are ready for mailing, the collector must publish in a newspaper, to be designated by the town board, and must post in five conspicuous places in the tax district, a notice that he has received the tax rolls and is ready to receive payment of taxes. No penalty shall attach to taxes paid within thirty days from the date of first publication of such notice. Taxes unpaid after thirty days are subject to a penalty of five per cent. To Taxation and Retrenchment Committee.

S. 651 (Hewitt).—Amending the Highway Law (sub-division 6 of section 282 and section 284) by regulating the fees for the registration of motor vehicles as follows: Ten dollars for a motor vehicle, not electric, having a rating of 25-h.p. or less; \$20 for a motor vehicle, not electric, having a rating of more than 25-h.p. and less than 4-h.p.; \$30 for a motor vehicle, not electric, having a rating of 40 or more horsepower and less than 50-h.p.; \$50 for a motor vehicle, not electric, having a rating of 50-h.p. or more. Fees are also specified for the registration of electric vehicles.

S. 698 (Spring). Amending the Tax Law (Subdiv. 7 of Section 4), by changing the total exemption of the real property of religious, charitable, educational, literary, scientific, library and cemetery corporations, to an exemption from taxation to the amount of \$100,000. To Taxation Committee.

#### New Duties for Labor Commissioner.

S. 723 (Spring). Amending the Labor Law (Sections 83-a, 83-b, 83-c, and new sections 79-g and 91), by providing that the Commissioner of Labor shall enforce all the provisions of the Labor Law relating to the prevention of and protection against fire, and all rules and regulations of the Industrial Board. In the case of fire drills, the Fire Commissioner of New York city shall have jurisdiction in New York city. In all other parts of the state the Commissioner of Labor may supervise such fire drills. Automatic sprinkler systems installed in factories hereafter constructed are to be approved by the Fire Commissioner in New York City and elsewhere by the Commissioner of Labor. The Commissioner of Labor is given jurisdiction over the inspection of all boilers, except in cities where boilers are regularly inspected by competent inspectors acting under the authority of local laws or ordinances. To Labor and Ind. Com.

S. 725 (Spring). Inserting in the Labor Law a new article (15-a), regulating the keeping and storage of explosives. The quantity of explosives that may be lawfully stored in any factory building or magazine shall depend upon the distance that such factory building or magazine is situated from buildings, railways or highways, and the protection afforded by artificial barricades. A quantity and distance table is included in the bill. Provision is made for the storage of explosives in tight metal, wooden or fibre containers, which shall be plainly marked with the name of the explosive. Construction of magazines is regulated according to the amount of explosives to be stored. There are other provisions regarding the transportation of explosives and their sale within the state. To Labor and Industries Committee.



## EXPEDITION TO THE STATE CAPITAL

Being Organized by Realty Conference Committee to Protest to the Legislature Against the Over Regulation of Buildings.

A LARGE delegation from all boroughs of the city will appear at Albany on Wednesday next to discuss the Lockwood-Ellenbogen bill for simplifying building inspection. A hearing on this bill will be given by the Joint Committee on Affairs of Cities, in the Senate Chamber at two o'clock. Trains carrying the delegates will leave Grand Central at 8:25 a. m. on Wednesday and arrive in Albany in time to allow for luncheon before the hearing takes place. Those who have not already made reservations through the Conference Committee at 115 Broadway, Room 215, are asked to do so at once.

Probably few measures have created such enthusiasm among real estate owners, architects, builders and others who come in contact with the numerous city departments as the Lockwood-Ellenbogen measure, which provides not only for making inspections simpler, but promises also a reasonable amount of economy. "The measure has been carefully amended so as to remove every reasonable objection that could be made to it, and it is now believed to be in such form as will warrant general endorsement," the committee says.

The measure, if enacted, will make it possible for architects and builders to file one set of plans for the construction and alteration of a building instead of being compelled to file, as is now necessary, seven sets of plans with different departments and then await their convenience for approval. It places jurisdiction over construction, alteration and structural changes in the Building Bureaus of the several boroughs, but does not interfere with the "housekeeping" powers of the Tenement House and the Labor Departments; that is to say, these departments still continue to have jurisdiction over maintenance and housekeeping in buildings under their control.

The changes contemplated are to be made gradually between May 1 and September 1, so as to avoid confusion.

The bill provides for a Board of Standards composed of the Building Superintendents of the several Boroughs who shall make rules and regulations covering building matters. These rules and regulations again are to be subject to the approval of the Board of Examiners composed of experts in various building trades.

In support of its argument for the passage of the measure the executive committee of the Conference Committee of Real Estate and Allied Organizations, through whom the bill was introduced, points to the fact that the present chaotic conditions governing building inspection is not only expensive, cumbersome and annoying, but is seriously hurting values in New York City. As emphasizing this fact it cites the following in the way of multiplicity of inspections:

Factory buildings are inspected by the following departments: Fire, Health, Police, Tenement House, Building Bureau, Labor and Water Supply and Gas and Electricity.

Tenement houses, by Police, Fire, Tenement House, Building Bureau, Health, Water Supply and Gas and Electricity departments.

Tenement houses, with stores or factories, by Police, Tenement House, Fire, Health, Labor, Building Bureau, and Water Supply and Gas and Electricity departments.

Hotels and office buildings, by Police, Fire, Labor, Building Bureau, and Water

Supply and Gas and Electricity departments.

Theatres and motion picture houses, by Police, Fire, Building Bureau, License Bureau, Water Supply and Gas and Electricity departments.

Churches and semi-public buildings are inspected by the Police and Fire departments, the Building Bureau, License Bureau and the Department of Water Supply and Gas and Electricity.

Private dwellings are inspected by the Building Bureau and the Department of Water Supply, Gas and Electricity.

Garages, by Police, Fire, Building and Water Supply, Gas and Electricity departments.

The Advisory Council of Real Estate Interests is also urging upon all property owners and real estate associations the necessity of attending the public hearing on the building bureau bill before the joint committee on affairs of cities at Albany, on Wednesday, March 3. The council says the agitation on the part of the real estate interests of the city to solve the perplexing problems of over-inspection has ultimately culminated in a sincere attempt on the part of real estate and allied organizations to propose legislation that, if enacted into law, should accomplish the desired reform and alleviate the repeated annoyance to which all property owners are now subjected.

"The time is now auspicious for everyone interested in this subject to unite with the delegation that will go to Albany on Wednesday. The present Legislature is sympathetic with the just conservation of property. Its members are less sensitive to the socialistic appeals of reformers than has been evident in past years. Consequently, it behooves all taxpayers' organizations, large or small, to become identified with this organized movement, which, on Wednesday, will endeavor to visualize by personal representation and statement the righteous cause for complaint against over-speculation that, in many instances, well nigh approaches confiscation of property values."

### THE WORK OF THE "UNITED."

#### Defending Property Interests at Albany,

##### City Hall and In the Departments.

The past week has been one of great activity for the United Real Estate Owners' Association. The legislative mill is working at full speed and any one who watches closely the process of expressing the vox populi as vox dei, cannot but be reminded of Governor Hill's saying: "Laws are like sausages; the less one knows how they are made, the more respect one has for them."

The halting of the Mills' bill, to create a fifth deputy police commissioner; and of the Lockwood bill, permitting contracts for disposal of city refuse to be made without public advertisement and competition, were largely due to the efforts of President Stewart Browne, of the "United," on the floor of the Senate.

On the same day, the Board of Aldermen voted down an ordinance which would have resulted in speculators on the outskirts of the city having their sidewalks renewed at municipal expense. A vigorous letter from Mr. Browne to the individual members of the board doubtless contributed much to this result.

Anxiety is still felt, however, among the representatives of property owners

as to the results of the efforts which many delegations of local real estate associations, affiliated with the "United," are making to-day to help the passage of the bill, securing justice to the city against the exorbitant appraisals of the country tax districts through which the city's water conduits pass. The Mothers' Pension bill is being strongly opposed by the United.

The influence of the association has also made itself felt in the city departments, by securing the reduction of unjust appraisements for purposes of taxation, the suspension of unjust regulations, etc. Among the latter may be mentioned the arbitrary rule that no pool-table or bowling-alley should be operated in a room below the level of the street. This has been modified so as to apply only to disreputable places.

In the reduction of tax appraisals, the "United" has been very successful. The remarkable discovery was made while the Hoffman rule was applied to the depth of lots greater or less than one hundred feet, no rule, such as the Davies rule, was applied to lots of a greater or less width than twenty-five feet. The consequence is, of course, that it is impossible to claim any scientific accuracy for the appraisements, a situation which calls for, and will doubtless receive, careful attention from property owners' organizations so soon as the work of watching the Legislature shall be over.

President Browne says: "Property owners can feel sure that their rights are being defended in Albany, at the City Hall, and in the departments, as never before, and that the idea that the New York City property owner will stand for any imposition of taxes, is rapidly becoming a thing of the past."

The following associate members have recently been elected in the "United": Franklin Pettit, Schulte Realty Company, Col. Jacob Ruppert, Jr., Ottinger & Bro., Elias Kempner, Louis Reichardt.

### Tax Conference.

Delegates from the Real Estate Board, the Allied Real Estate Interests, the Chamber of Commerce, Merchants' Association and the Bureau of Municipal Research are holding conferences to consider various plans for lightening the tax burden on real estate. They will present their findings to one or two big meetings and try to get the opinion of the general public in regard to the situation.

Secretary Robert S. Binkerd of the City Club is secretary of the conference.

While the total assessed valuation of real estate on the tax rolls last year was \$8,049,359,100, all of the personal property that the tax department could find was \$340,000,000, and of this over \$140,000,000 belonged to corporations.

In all there is \$1,873,895,600 of realty exempted on the tax assessments rolls. Of this, \$381,230,000 is held by private or semi-public institutions. The aggregate of their holdings increases each year. In 1911 it was \$356,392,000. It is said that \$80,000,000 would cover all of the exemptions that such owners could claim with reason on the grounds of public service.

The list includes realty assessed at \$188,921,000 held by churches, synagogues, monasteries, convents, mission and parish houses, seminaries and cemeteries on church plots; \$33,195,000 by asylums and homes; \$34,947,000 by hospitals, infirmaries and dispensaries; \$36,053,000 by Christian, social, moral, mental, benevolent associations, societies, nurseries, settlement and lodging houses and the Salvation Army; \$45,604,000 by colleges, schools and academies of a private character; \$28,000,000 by cemeteries; \$3,833,000 by libraries.

### Burdened to the Limit.

Mayor Mitchel in a speech advocated abolition of recreation centres and cutting the appropriation for the Board of Education as retrenchment if a direct State tax is imposed. Real estate, he said, was already burdened to its limit.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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Building interests never get tired of trying to amend the lien law; but until they first come to some agreement upon the amendments best for all concerned there is not likely to be any change.

The former practice of immortalizing local politicians of passing fame by permitting their names to be bestowed on public streets and parks is a form of advertising at the public expense no longer countenanced in well-governed towns.

It is hoped that the constituted authorities of the city and State will respond to the well-meant efforts of the people who bear the burden of government to co-operate with the lawmakers in bringing that government more into harmony with the spirit and needs of the times.

An application for a railroad franchise on Broadway used to be the signal for a public uprising. The Kingsbridge Railway Company has just asked permission to build a trolley line on Broadway from 169th street south to Manhattan street. A hearing will be held next Friday at City Hall, at the unusual hour of 9:30. If Bronx property owners have any objection to an overhead trolley to make known, they will have to be around early.

Every head of department admits all departments and bureaus which send inspectors around to buildings should be under one head—that is, all except his particular department, which should be left free. The present Commissioner of Labor, Mr. Lynch, says, "By all means let us have under one head all the duties of inspection now performed by all the city departments, but place the entire control of factory buildings with the State Department of Labor." A resolution has this week been introduced in the Legislature to abolish the office of State Labor Commissioner and make his department a bureau of the State Department. Ripper legislation is having its innings.

## The Transformation of Middle Broad- way.

The purchase of the Albemarle and Hoffman Hotels for improvement with an office building carries one step farther the transformation of Broadway south of 34th street from an amusement into a business district. This progress has been going on for many years. One by one the theatres, hotels and restaurants situated in that vicinity have been changed from profitable into unprofitable properties. A prophecy of the coming change was made when Delmonico's moved up to Fifth avenue and 44th street almost twenty years ago, but Delmonico's moved somewhat ahead of the procession. After Delmonico's left, Martin's restaurant was situated for many prosperous years on the same site. It was not until about ten years ago that the transformation began to appear to be inevitable; and its inevitability was fairly established when a few years later the Fifth Avenue Hotel was abandoned and a sixteen-story office building erected on its site. Since then the Gilsey House has been altered to accommodate wholesale business, a number of loft-buildings have been constructed on different corners, and during the past winter plans have been made for re-employing the present sites of both the Bijou and Wallack Theatres. When these plans are carried out, all but two of the theatres and the hotels between 23rd and 34th streets on Broadway will have disappeared.

### Building Activities in Prospect.

A very large proportion of the building activity of the current year will be concentrated on Broadway, Fifth avenue and Park avenue. On Broadway important improvements are likely to be undertaken on the southern half of the old Astor House plot; on the Hoffman House and Bijou sites, on the corner of 36th street; by Brokaw Bros., near 42nd street, and by a number of builders in the apartment house region farther north. Fifth and Park avenues cannot compete with this record, but still they are doing fairly well. If building on the side streets were as active as it is on the most important avenues, there would not be very much ground for complaint. On the whole, however, a fair amount of building activity is assured, provided the United States can keep out of foreign complications. At present the revival, the beginnings of which were plainly apparent some weeks ago, is checked by the uncertainty produced by the latest phase of the European war. A grave danger exists that the exports of this country to Europe may suffer seriously as the result of the British blockade and the German declaration of a war zone. Business may well hesitate until the present very serious complications are straightened out, but once a continuation of the export business is assured, there can be no doubt that a rapid revival of general business will soon follow. In the absence of such a revival, only a moderate amount of real estate and building activity can be expected, but, aided by business recovery, the prospects of a resumption of local business are excellent.

### And Now a Direct State Tax.

The message of Governor Whitman reveals the full extent of the charge which the taxpayers of New York will have to pay as a consequence of the improvident methods of financing which have recently prevailed at Albany. There will be a deficit of at least \$8,000,000 to be made up by the direct tax, which will mean an additional charge upon New York real estate of about \$13,000,000. It is a terrific addition to the burdens of an already over-taxed class of property, and in paying it the residents of New York City will have the gratifying assurance that only a small part of it will be spent for their benefit. But there is nothing to be done about it. The present Republican administration has inherited debts from its predecessor which have to be paid.

Governor Whitman and his associates cannot fairly be held responsible for the increased burden that will as a consequence be fastened on the New York taxpayer. But even though the Republicans are not responsible, they will have to be on their good behavior, in order to avoid suffering from the effects of this unavoidable increase in direct taxation. They will have to indicate unequivocally their own intention to be really and intelligently economical. Up to date they have given no such indication. The object of most of their "reform" bills up to date has been that of legislating Democrats out of office and putting Republicans in their place. There was no proper inquiry into the reasons for the enormous increase of expenses of the last four years, or the extent to which these expenses can be permanently reduced. They have not made the slightest attempt to reform the methods, which have so much to do with the apparently irresistible increase in State expenses.

The helpless and fruitless efforts of American public opinion to deal with municipal, State and national extravagance is an extraordinary and a disconcerting fact. In this State every administration and every Legislature is accused by its opponents of extravagance. Every new administration and Legislature is elected on a platform which promises retrenchment and economy. No administration or Legislature seriously tries to keep its promises, yet the voters continue to substitute one party machine for the other, and then to complain because the tide of extravagance is rising. It will continue to rise until the American voter ceases to play the game of politics according to the rules prepared by professional politicians. In the meantime, something can be done by a revision of the State political system, which will enable the voter to see and understand more clearly who is responsible for extravagance in the expenditure of public funds. The friends of economical and efficient government have a rare opportunity to do effectual work in favor of economy during the constitutional convention, which meets next month.

### Developing a Budget Procedure.

The time seems to have come when primitive methods no longer suffice in carrying on the business of this municipality. The business of the City of New York now amounts to \$250,000,000 annually. In comparison, the city government spends each year more than the national government, exclusive of its military and post office departments. It employs 90,000 persons. Conceding that this great business is being carried on with intelligence and carefulness at the present time, let us ask if it also is being managed after a good plan? Has the city government such a financial program as would meet with even the moderate approval of the heads of any great private business?

There is very good testimony to the contrary in the first monthly bulletin of the Bureau of Municipal Research. Some of the largest and most eminent business men in America are represented in the bureau. As a citizen organization the trustees of the bureau have employed a staff to discover how the city does business—to find out what are the facts about organization, methods and results, and to make these facts known to the responsible officers. Its method is one of co-operation with the governmental heads, and is not merely a campaign of fault-finding.

The present thought of the Bureau of Municipal Research, as can be learned from its publication, is that the Board of Estimate, if it begins at once, can prepare and submit, (a) a definite "financial program" for 1916; (b) a well considered "work program," with estimates of expenditures for 1916, showing what public services are to be undertaken; (c) a well considered "public improvement program," showing proposed capital outlays; (d) a well considered "revenue program," with estimate of revenue returns for 1916; and also a "borrow-



ing program," with estimates of issues and redemptions; a "balance sheet," to show present and estimated financial conditions; an "operation account," and an "appropriation ordinance" better adapted for the exercise of legislative and administrative control than the present one.

With such data before them both administration officers and citizens would have, when considering the annual budget, a basis for safe and intelligent action. If for the first time in many years, the city now knows that its assets and liabilities are, if there is less waste in expenditures and disorder in administration, if the rights of property owners are respected as never before, it is owing to the more intelligent interest which citizens have shown in municipal affairs, and in no small degree this has followed from the help and co-operation which the city officers have received from the organization which now puts forth these suggestions for a program of budget procedure.

### Good Titles and Bad Titles.

*Editor of the RECORD AND GUIDE:*

*We have no plan in contemplation for turning a bad into a good title. What we propose is, that those who have a good title should be entitled to procure a declaration of it. I believe in point of fact there are few titles which are not good.—Sir Robert Torrens.*

The principle embodied in the sentence quoted above, which was stated by Sir Robert Torrens, the originator of the Torrens System, in an essay by him in 1882, has become an axiom in Torrens Law discussions. Considerable misunderstanding, however, has grown up as to what is meant by this statement. The same thought has been restated by various writers, and in a recently contested action one of the judges of the Court of Appeals quoted with approval the statement made by one of the counsel that "the object and purpose of the law are to register good titles, not to cure bad ones." The underlying principle here stated is undoubtedly sound, but to understand exactly what is meant requires a knowledge of what is considered to be the difference between a good title and a bad title in the eyes of the law.

In England, titles are commonly referred to as being divided into three classes: (1) bad titles, (2) blistered or holding titles, (3) marketable or perfect titles. The Torrens system was not at any time considered as a means of giving to a man title to something which he did not really possess. It was devised as a method by which a man holding a certain definite title might apply to the proper public official to have that title determined and confirmed and a certificate thereof issued, which should conclusively and exactly state the rights of all parties in the property affected.

As a rule titles to real property are good. It rarely happens that a dispute arises over property involving a fundamental question of title. This is especially true in New York City, where careful conveyancing coupled with public records has been the rule for many generations. It has been said that all titles are theoretically defective. This is true only in the sense that a man's title is always subject to attack under the present system, and any irregularity, although occurring in transactions long past, may be brought out as an objection to a title. The alleged defect may be so insignificant that it would be impossible to eject an owner from his possession, but at the same time it might raise a doubtful question and in the absence of a judicial decision on the point, render a title unmarketable. Such a title is not necessarily a bad title and to do away with doubts regarding titles is one of the important advantages of the Torrens system, which makes a title conclusive and indefeasible and prevents any question being raised as to any matter which antedates the certificate of title.

For many years a form of action has been provided by the code of civil procedure, whereby title questions may be settled and clouds on titles removed. The present Torrens law contains a

similar provision, and under the law the court may find in whom the title to the property is vested and may remove clouds from the title. (Sec. 390.) The Torrens law, therefore, is broad enough to enable the court to judicially determine all questions that arise relating to real property, but there is no law that can give a man something which he does not actually possess. The phrase "bad title" applies to a case where a man claims something to which he has no legal right. For example—a man might die leaving no will and no heirs and a stranger might seize possession of the property, set up a claim of title, and apply to the court to have his title registered. Such a title doubtless would be rejected by the court in its proper exercise of judicial discretion. Under the facts stated, the title to the property would revert by escheat to the State whence it originally came. It will tend to clear the thought if it is remembered that originally and actually all titles to real estate originated from the State and that private titles to property are simply rights granted to individuals with the consent of the community.

It will be seen that in the great majority of cases, a proceeding to register title does not involve a law suit between one individual against another in which opposing rights are contested, but the proceedings simply consist of an application to the court by an owner to have his title, which is stated in the application, examined and approved, and that a certificate thereof issue accordingly. For this reason the amendments now before the Legislature, which were introduced by Senator Bennett and are advocated by me, provide a simple and direct proceeding which any attorney can prosecute with little expense. If a contest should arise, however, the right of trial by jury is reserved so that the rights of all parties may be fully protected.

JNO. J. HOPPER,  
(Register, New York County.)

### "What Real Estate Needs."

*Editor of the RECORD AND GUIDE:*

I have sent you two letters under the above heading. I now add that real estate needs more co-operation and activity on the part of the owners of large estates.

The late John Jacob Astor, at my request, joined the then Taxpayers' Congress, which lasted about one year, and in doing so he said, "Stop the waste."

I suggested in your edition of February 20 a revival of the Taxpayers' Congress, and now add the mottoes, "Stop the waste," "Stop raising salaries" and "Stop appropriating money for luxuries that can wait a year or two." These three "Stops" make a good nucleus for united action.

I shall attend the hearing before the Joint Committee on Cities at Albany, March 3, concerning the bills to amend the Torrens Law and the bill to simplify building inspection. What a good impression it would make if I should ask, "Mr. Chairman, is there anyone here from the Astor, Goelet, Clark, Eno, etc., etc., estates?" and then have Vincent Astor or Robert Goelet rise and say, "I am here for my family estate!"

The real estate interests approve of the repeal of Chapter 669 of the Laws of 1911, which pensions the City Clerks, stenographers, etc., at a cost of nearly \$200,000 a year. Every property owner should at once see or write his Senator or member of Assembly to favor this repeal bill when introduced. No time is to be lost, and the men behind this repeal measure will push it with energy.

ALFRED R. CONKLING.

157 East 70th Street.

### Activities of the United Real Estate Owners' Association.

*Editor of the RECORD AND GUIDE:*

The United Real Estate Owners' Association has a committee in New York that investigates every bill that is introduced in the Legislature; every bill that affects real estate, directly or indirectly, receives an exhaustive examina-

tion by a committee of lawyers, real estate and business men; such bills are either approved or disapproved and are discussed by a special committee at legislative hearings specially arranged for.

We also ask all members of local real estate associations in Greater New York to write to their Assemblymen and Senators to oppose or favor, as the case may be, such bills as meet with our approval or disapproval.

We attend all Friday regular meetings of the Board of Estimate, at which matters affecting the expenditure of money in the city must be brought up; this takes up from one-half to three-quarters of the day; and we spend the preceding day in getting from the several departments the full original data that constitute the items that are on the Board of Estimate calendar for the succeeding day.

We attend all the regular weekly meetings of the Board of Aldermen. We also attend all public hearings on all matters affecting real estate and held before the Board of Estimate or before the Board of Aldermen.

With the consent of the Mayor we are making a thorough and searching investigation into the details of each department of the city, borough and county government, for the purpose of ascertaining where economies can be effected. We appear before all municipal departments on behalf of real estate owners who have individual or collective grievances to be remedied. We are instrumental in having introduced at Albany bills that will give relief to realty owners.

STEWART BROWNE,  
President.

### Bleeding New York City White.

(New York World.)

The efforts of the Mitchel Administration to find new sources of taxation to meet the increased budget and the direct State tax indicate plainly enough that the city is approaching the end of its rope. When a municipal income tax can be submitted seriously to the consideration of the Board of Estimate, and the Mayor frankly declares that real estate is now taxed to the limit, it is time for the people of New York to wake up.

The Legislature imposes what financial charges it pleases upon this community. It multiplies boards and commissions, and compels the New York City taxpayers to foot the bills. It increases salaries and reduces working efficiency, and leaves the city to find the money as best it can.

There will never be a permanent solution of New York City's financial difficulties until we have a system of home rule which gives the city's financial affairs into the hands of the Board of Estimate. So long as the metropolis is ruled from Albany the burden will grow heavier and heavier, until the inevitable collapse comes.

### Pensions and Taxes.

"I'm for retrenchment. Think of paying \$7,000,000 in police pensions! I've worked for thirty years for one company and I've given as good service to it as any policeman has to the city, yet I get no pension. The city pays more and higher salaries than ever before in the history of the world. Either it's got to be stopped or taxes have to go up, and if they go up business will go down."

"As for a salary tax I'm for it. I'm for any income tax. It's the fairest tax ever devised, as it makes every man pay his fair share for the privilege of living in this city."—Frank Bailey.

### Alien Prohibition Upheld.

Albany, Feb. 25.—The Court of Appeals upholds the constitutionality of the law prohibiting employment of aliens on public works. The case will be appealed by the contractors to the Supreme Court of the United States.

Secretary Crane, of the Contractors' Association, states that Governor Whitman will be asked to send a special message to the Legislature urging the passage of a pending bill to repeal the alien clause of the labor law.



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**REAL ESTATE NEWS OF THE WEEK**  
Brokerage Sales, Auctions, Foreclosure Suits  
Together With Other Current Realty Items

**TAX RATE FOR 1915.**  
Highest Rate Since 1902—All Boroughs Suffer.

LAST Thursday the official tax rates, by boroughs, was announced, and, it ratified by the Board of Aldermen on Monday and approved by the Mayor, will mean that property owners will be taxed at a higher rate than at any time during the last thirteen years, or since 1902. The average rate, based on the individual rates for the five boroughs, is \$1.984 on each \$100. The rates, by boroughs, for the last three years is as follows:

	1915	1914	1913
Manhattan .....	1.87	1.78	1.81
Bronx .....	1.94	1.77	1.81
Kings .....	1.92	1.84	1.85
Queens .....	1.95	1.80	1.85
Richmond .....	2.24	1.90	1.92

The following are the increases, as compared with last year: Manhattan, .09; Bronx, .17; Kings, .08; Queens, .15; and Richmond, .34.

Announcement was also made last Wednesday that Governor Whitman, in his message to both houses of the Legislature, gave, as his estimate, \$18,813,303 as the amount which must be raised by the direct State tax to cover the necessary current expenditures. The estimate does not include anything beyond what is necessary to meet the deficiencies in the general fund, an amount for the barge canal construction and \$8,000,000 for the Sinking Fund, which is a fixed charge.

Some of those in touch with the situation claim that, in all probability, \$5,000,000 more would be required to create a surplus, without which the State cannot be regarded as being on a sound financial basis.

Governor Whitman gives an itemized summary of the State's finances, showing that the total estimated resources to meet budget requirements for the year ending September 30 next are \$52,881,224.38. The administration of 1914, Governor Whitman says, made these appropriations:

For general purpose of government.....	\$40,222,388.75
For sinking fund contributions.....	7,677,138.59

Other estimated expenses of the State Government, as given by Governor Whitman, are:

Special deficiency appropriation.....	\$5,000,000
Canal construction .....	4,000,000
Workmen's Compensation Commission .....	425,000
State aid for town highways.....	1,880,000
Indian reservation roads.....	40,000
State highway maintenance.....	2,000,000
Construction work at institutions.....	950,000
Grade crossing elimination.....	1,500,000

Then summarizing, the Governor says: "The total adjusted appropriations chargeable against the present fiscal year, if the above appropriations are made, will amount to \$63,694,527.74, instead of \$47,899,527.74, a difference of \$15,795,000. The total estimated resources to meet that budget for the fiscal year ending September 30, 1915, are \$52,881,224.38, leaving a balance for which no money is available of \$10,813,303.36.

"This balance of appropriations over resources, if approved by you, will have to be met by the levy of a direct tax in that amount, which will be substantially the eleven millions which it was claimed had been saved by the preceding administration. Moreover, a direct tax in such amount will not leave a dollar of surplus in the treasury on October 1, 1915, and will not provide the necessary funds to meet the State's sinking fund contributions, for which you will have

to levy a still further direct tax amounting to about \$8,000,000, making a direct tax in all, without providing a dollar of surplus or to meet any likely deficit of indirect revenue for the next fiscal year, of \$18,813,303.36."

**TAX BILL OPPOSED.**  
Objections of the State Realty Association to Administration Bill.

The Real Estate Association of the State of New York has taken definite action to oppose the passage of the Administration tax bill now before the Legislature. At a fully attended meeting at Syracuse last week this committee went on record in opposition to the bill.

This has been followed up by the submission of a carefully prepared brief which has been drawn by Jesse W. Ehrich, special counsel to the association. Points of this brief are as follows:

1. Objections made to the lack of provision as to the character and requirements of the new tax commissioners. The association insists that they should be made to devote their entire time to the work; that they should be appointed for a long enough term to insure their going into the work with the proper spirit, and should receive adequate compensation, sufficient to insure obtaining the right sort of men. The commission should be non-partisan rather than bi-partisan. The association has recommended that one commissioner should be a lawyer and one a real estate man of at least ten years' standing. The third they believe should be a business executive.

In the second place they suggest that re-assessment should be made on application by any taxpayer, provided that the Tax Commission finds that the assessments have not been made in substantial conformity with the laws. They also suggest that in case of re-assessment the same should be made by a special board of three persons, the chairman to be chosen by the commission directly, and the other two members out of a list of six men submitted by the board of supervisors of the county.

In the third place, they have suggested that the equalization of assessments should be provided for New York City, as well as the rest of the State, and that some provision be made so that there may be equalization between the five counties constituting the City of New York.

The association feels that a mistake has been made in bringing up the matter of the transfer of the assessing of corporations from the State Comptroller's office to the new tax commission at this time. While the association believes that all powers of taxation should ultimately be centralized in this commission, provided that it has demonstrated its ability to handle the job, they feel that a political element has been needlessly injected into the situation. They believe that this matter can well wait until the Tax Commission has taken hold of the real estate assessing throughout the State and placed in on a businesslike and fairly just basis. This will require the entire time of the commissioners for many months.

The representatives of the association have been in conference with the leaders of the Senate and the Assembly, with the chairman of the Conference Committee which has this bill in charge, and with representatives of the Governor, and they have been assured that their recommendations will receive favorable consideration.



## LOCAL IMPROVEMENTS.

## Washington Heights District.

At the meeting of the Local Boards the following resolutions were approved:

Laying out a widening of Dyckman street on the southerly side, from a point about 300 feet west of D street to the Hudson River. The purpose of this proceeding is to include within the lines of Dyckman street the land necessary for the extension of the sewer. On December 8, 1914, the matter of extending the sewer at the foot of Dyckman street of the necessary land.

## Corlears Hook District.

Alteration and improvement to receiving basins at the northeast and northwest corners of South and Jefferson streets originated in complaint received from the Fidelity Warehouse Company, 140 Pearl street, and from the Merchants' Association. The cost is estimated at \$720, and the assessed valuation at \$678,500.

Alteration and improvement to receiving basin at the southwest corner of Beekman and Front streets, and construction of a new sluice basin. The cost is estimated at \$420, and the assessed valuation of the property affected at \$519,800.

## Murray Hill Restriction Case.

A decision of the Court of Appeals handed down this week sustained the opinion of the Appellate Division of the Supreme Court in the Murray Hill restriction case, which held that the term "dwelling house" in the restriction includes an apartment house.

The Old South Church property at the southeast corner of Madison avenue and 38th street was sold some time ago to Bing & Bing and Harris & Maurice Mandelbaum, who announced their intention of building an apartment house. A movement was immediately started in the neighborhood by residents of the exclusive private residence colony to prevent this improvement, by invoking the restrictive covenant of 1847, which permitted only dwelling houses to be erected within a certain prescribed area in Murray Hill. The case was submitted to the courts on an agreed statement of the facts.

## Height Limit in Albany.

Albany is about to limit the height of buildings in the neighborhood of the Capitol to eighty feet, so as not to dwarf or hide the beautiful edifice. Bills in the Legislature establish a Capitol District for the purpose.

## PRIVATE REALTY SALES.

Although from the point of view of the number of sales reported, last week's total appears on the surface to make a better showing; yet this week's business may be considered better, more significant and more encouraging. While it is true that individual transactions rarely indicate a trend, yet several of the deals closed exemplify the assertions made in the Record and Guide last week and this week that the market is showing a distinct broadening tendency.

Business cannot be considered dull when it offers a \$2,600,000 transaction which marks the passing of an old hotel landmark to be replaced with a commercial structure; a \$1,200,000 apartment house investment purchase; several deals involving considerations around the half million dollar mark, and a goodly array of minor deals which show that the small dealer is taking advantage of his opportunity to acquire bargains.

There are always two ways of regarding a given situation. The pessimist will review the week's activity and say that one swallow does not make a summer and that two large deals do not mean the restoration of the market; the optimist will remember that a \$1,900,000 building loan by an insurance company on a midtown building operation is not an everyday occurrence and that there is something in the increased number of small sales to newcomers in the real estate field in spite of all the talk of depression.

The initiative and daring of the New

York speculative builder was never more strikingly illustrated than in the Hoffman House and Albemarle Hotel deals. The present Hoffman House was built only seven years ago at an estimated cost of \$1,300,000. The other hotel was said to have cost Mr. Kinney \$1,250,000 when he bought it ten years ago. These two structures which represent, with the land, between \$4,000,000 and \$5,000,000 in values are to be torn down and replaced with an entirely new class of building, namely, a commercial structure. And yet there may be people who will say that even this week the real estate market was dull.

The total number of sales reported and not recorded in Manhattan this week was 21, as against 30 last week and 17 a year ago.

The number of sales south of 59th street was 7, as compared with 9 last week and 3 a year ago.

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

The total number of conveyances in Manhattan was 92, as against 133 last week, 12, having stated considerations totaling \$716,600. Mortgages recorded this week number 52, involving \$1,162,650, as against 61 last week, totaling \$2,050,654.

From the Bronx 20 sales at private contract were recorded, as against 33 last week and 15 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$856,559, compared with \$1,461,995 last week, making a total for the year of \$7,046,566. The figures for the corresponding week last year were \$568,349 and the total from January 1, 1914, to February 28, 1914, was \$6,785,763.

## Hoffman House to Go.

Trade has claimed the Hoffman House and its old neighbor, the Albemarle Hotel. The two famous hostelries are to be replaced with a sixteen-story commercial building from plans by H. Craig Severance and William H. Van Alen, to cost about \$900,000. The heirs of the estate of Francis S. Kinney sold to Louis J. Horowitz, president of the Thompson-Starrett Construction Company, representing a new corporation, the two properties, comprising a plot 159 feet on Broadway and 192 feet in 24th street, at the northwest corner of the thoroughfares. The sale also included the four-story dwelling, at 5 West 24th street. The reported price was \$1,700,000. The Metropolitan Life Insurance Company has agreed to finance the project with a building and permanent loan of \$1,900,000. The brokers were Marston & Company and the Douglas Robinson, Charles S. Brown Company.

## Cash Buyer in \$1,200,000 Deal.

The Fullerton-Weaver Realty Company, S. Fullerton Weaver, president, sold to a client of the law firm of Gerard & Smith the twelve-story apartment house, 640 Park avenue, on plot 80x100, at the northwest corner of 66th street. The building was completed last August and is arranged for one tenant to a floor, the suites comprising eighteen rooms and six baths, at rentals ranging from \$9,500 to \$12,000 per annum. The building is fully tenanted on long term leases made through Douglas L. Elliman & Company as agents. Among the tenants are Mrs. Benjamin Thaw, Dock Commissioner R. A. C. Smith, A. C. Spreckels, Stephen C. Millett, Herbert L. and George O. Pratt and Mrs. Henry S. Redmond. The asking price for the property was \$1,200,000. It is reported that the buyer paid all cash above a mortgage of \$750,000. The sale ranks as one of the most important of the year.

## Metropolitan Life Sells Corner.

The Metropolitan Life Insurance Company has sold the nine-story store, office and loft building at 434-438 Broadway, northeast corner of Howard street, on plot 60.10x97.8. The seller bought it at foreclosure for \$430,000 in April, 1913. The name of the buyer could not be learned.

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**Mr. Hammerstein Sells Opera House.**

For a reported price of \$820,000, Oscar Hammerstein has sold his Lexington Avenue Opera House property to the Gersten-Cramer Amusement Company, Frank Gersten, president. The property is known as 567 and 569 Lexington avenue. It forms an "L" around the corner of 51st street with a frontage of 50 feet on the avenue and 200 feet in the street. The land and buildings are said to represent an investment of about \$1,000,000. Mr. Hammerstein acquired the property about two years ago from Harris & Maurice Mandelbaum and Bing & Bing. He originally intended it for the presentation of grand opera in English but he was subsequently prevented in carrying out this idea by a court order, interpreting the agreement which he had made with the Metropolitan Opera Company. The theatre has been used for moving picture and vaudeville purposes, and this policy will probably be continued, at least temporarily, by the new management.

**New Federal League Ballgrounds.**

Patrick T. Powers, who recently obtained the franchise of the Kansas City Federal League, has acquired at Harrison, N. J., a tract of land to be used as a baseball field for the Newark Federal League Club this season. The property contains about 110 lots in the west side of 3d street, extending from the north line of Burlington street to the center of the block between Somerset and Middlesex streets and west to 2d street, a total plottage of 620x550 feet.

**Mrs. Beinecke Sells Estate.**

Mrs. Bernard Beinecke has sold her thirty-five-acre estate at Oscawanna, just south of Peekskill, on the Hudson, to the 59th Street Realty Company, Albert I. Sire, president. It has been held at \$100,000 and was given in part payment for the six-story building, 22 West 59th street, adjoining the Plaza Hotel, reported sold last week. The brokers were William A. White & Sons.

**Apartment House Re-Sale.**

Harold C. Mathews, who last week bought the six-story elevator apartment house at 5 to 7 West 91st street from the Bloomingdale Estate, has resold it through William B. May & Company to Percival Kuhne, banker, who gave in part payment the five-story dwelling at the northwest corner of Madison avenue and 63d street, on lot 20x70.

**Taxpayer for Bronx Corner.**

The Gaines-Roberts Company, builders, bought from Henry S. Keil, through H. L. Phelps, the plot at the southwest corner of Fordham road and the Grand Boulevard and Concourse, fronting 111 feet on the road and 190 feet on the concourse. The plot will be improved with a one-story business building.

**Staten Island Waterfront Deal.**

James S. Graham has purchased, through J. A. Mathews, the large tract of waterfront land at Woodland Beach, adjoining his Woodland Terrace property. The property is also adjacent to Midland Beach and was the last of the holdings of the Barnes family, having been in their possession for more than two hundred years.

**Lower Broadway Sale.**

Charles F. Noyes Company sold to a client of George C. Austin the five-story building, 450 Broadway, covering about 3,130 square feet. The building is under lease to Campbell, Metzger & Jacobson and was held at \$125,000. The buyer is reported to be interested in other Broadway property.

**Manhattan—South of 59th St.**

BROOME ST.—Charles Buermann & Co. sold for the Bond & Mortgage Guarantee Co. the 4-sty building 141 Broome st, on lot 20x60.

WILLET ST.—Rachel Seiden has contracted with Henry W. Siegel to exchange 58 Willett st, a 2 and 4-sty tenement and hall on lot 25x100 for a 164-acre farm and the New Washington Hotel at Ferndale, Sullivan Co., N. Y.

27TH ST.—Rose Hill Methodist Episcopal Church has received permission from the Supreme Court to sell its church property at 221

East 27th st for \$50,000, and to apply the proceeds to paying off a mortgage on the Derbyshire apartment house, at 217-219 East 27th st, which it owns.

**Manhattan—North of 59th St.**

74TH ST.—Meyer H. Ullmann bought from the estate of Fanny Fischer, the 5-sty tenement 403 East 74th st, on plot 28x97.2.

97TH ST.—Mrs. Anna C. Burke sold 174 West 97th st, a 5-sty flat, on lot 25x100.

108TH ST.—Fred Oppenheimer sold for the Manny Fred estate the two 5-sty tenements, 165-167 East 108th st, on plot 33.8x100 to Morris Kohn.

113TH ST.—O'Reilly & Dahn sold for Amy Levy, the 3-sty dwelling, 41 West 113th st, on lot 18.5x100.11.

114TH ST.—Duff & Brown Co. sold for Louis Handros the 5-sty flat, 217 East 114th st, on lot 25x100.

118TH ST.—Lawyers Mortgage Co. sold 221 East 118th st, a 3-sty dwelling on lot 16.8x100.11.

119TH ST.—John T. Golden sold 514 East 119th st, a 4-sty flat, on lot 20x100.11.

123D ST.—Florence L. Minor sold to Ethel Donahue, 143 West 123d st, a 3-sty dwelling on lot 18.9x100.11.

204TH ST.—The Kovacs Construction Co., Julien Kovacs, president, purchased from Max Marx the plot, 75x100, in the north side of 204th st, 100 ft. west of Broadway, for improvement with a 5-sty apartment.

AUDUBON AV.—Ennis & Sinnott bought from Wurzbarger & Hecht the plot 100x100 on the west side of Audubon av, 25 ft. west of 179th st.

BROADWAY.—New York Operating Co. sold to the Cleo Construction Co. the plot, 25x116.4, at the northeast corner of Broadway and 184th st, for improvement with an apartment house.

**Bronx.**

FAILE ST.—Mitchell-McDermott Construction Co. sold 619 Faile st, a 2-family house, on lot 25x100.

FOX ST.—Richard H. Scobie sold for the P. J. Dwyer Building Co. the 5-sty apartment house, 973 Fox st, on plot 40x106.

165TH ST.—Conrad Zed sold to August Kellerman the 2-family house, 126 West 165th st, on lot 17x76.

ALEXANDER AV.—Henry Bierhoff re-sold for the College Point Savings Bank, 126-132 Alexander av, four 4-sty flats, each on lot 20x89.

CROTONA AV.—W. D. Murphy and Margaret Gleason sold to D. Schoen, the 1-sty building, 2256 Crotona av.

GARRISON AV.—Burnett-Weil Construction Co. sold to Charles McConnell, the 5-sty apartment house, 1008 Garrison av, on plot 43x101, taking in part payment 505-507 East 179th st, two dwellings, on plot 49.6x108.

LELAND AV.—George Browne bought from Henry J. Sadler the 3-sty dwelling, 1366 Leland av, on lot 18x76.

PROSPECT AV.—John A. Steinmetz sold for Walter Bertenburg, 2131 Prospect av, a 5-sty apartment house, on plot 37.6x100, to the Benenson Realty Co., which gave in exchange the 5-sty apartment house, 2120 Mapes av.

STEBBINS AV.—Richard Dickson sold for Smith Williams, the 3-family dwelling with store, 1267 Stebbins av, on lot 20x46x irreg.

TINTON AV.—George Engel sold 1249 Tinton av, a 5-sty flat, on lot 21.2x80.8, at the southwest corner of 169th st.

UNION AV.—Herman Brocker sold 707 Union av, a 6-sty apartment house, on lot 25x100, at the northwest corner of 155th st.

UNIVERSITY AV.—John Beckman bought from Oscar Willgerodt the 2½-sty residence, 2295 University av, on plot 50x100.

WALES AV.—Antonio Trezzo bought from Emma Ackerman, the 4-sty flat, 520 Wales av, on lot 25x100.

WALTON AV.—E. Osborne Smith has sold for George W. McAdam the plot 75x100 on the east side of Walton av, 50 ft. south of 179th st, to the Jayque Corporation, of which James Q. McCarthy is president. This company also purchased the adjoining 50 foot corner from the H. M. Construction Company. Its holdings now front 125 ft. on the av and 100 ft. on the st and will be improved with three 5-sty apartment houses.

WEBSTER AV.—Susan Mallahan has sold the plot 50x100 on the west side of Webster av, 25 ft. south of 204th st.

WILKINS AV.—John J. Tully has sold the 5-sty apartment house, 1462 Wilkins av, on plot 37.6x100.

**Brooklyn.**

CARROLL ST.—John Pullman sold 802 Carroll st, a 4-sty dwelling on lot 25x100, for Charles K. Buckley.

DECATUR ST.—James M. Hawley sold for Ellen T. McGuire 1260 Decatur st to Conrad Miller.

68TH ST.—Frank A. Seaver & Co. sold four lots in the south side of 68th st, 80 ft. west of 3d av, for Mrs. Parker to a builder who will erect 6-family flats; also sold for M. E. Smith, the 3-family house, 372 Bay Ridge av.

70TH ST.—B. J. Sforza sold for the estate of S. D. Pyle, the 2-fam. cottage, 1331 70th st, on plot 36x100.

MADISON ST.—Bulkeley & Horton Co. sold 62 Madison st, a 3-sty private house for the estate of John Cassidy.

ST. JOHNS PL.—Henry Pierson & Co. and the Jerome Property Corporation sold for Julia Winsor, the 3-sty dwelling, 191 St. Johns pl, on lot 20x100.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold the 2-sty building on the east side of Flatbush av, 80 ft. north of Clarkson st, on lot 20x100, for the Brooklyn Union Building Corporation.



NOSTRAND AV.—William P. Rae sold the residence at the northeast corner of Nostrand av and Halsey st for Dr. Arthur R. Jarrett to Benadotte Casodrandia.

**Queens.**

ROSEDALE.—New York Suburban Land Co. sold 60x100 on President av to S. Gerger and 60x100 in Sterling st to L. A. Lauter.

**Rural and Suburban.**

ASBURY PARK, N. J.—Henry & Walter Rosenberg purchased from William Stauffer a plot 90x150 on Cookman av, for improvement with a theatre.

GARWOOD, N. J., ETC.—New York Suburban Land Co. sold 80x100 on Hazel av to E. T. Hanson and 40x100 on Willow av to H. Greeley; also at Central Park, L. I., 60x100 on Woodbury av, to A. Walters.

GREENACRES, N. Y.—Earle C. Bacon sold to William M. Campbell a half acre plot in Brayton pl, on the Scarsdale Estates, for improvement with a residence.

MORRISTOWN, N. J.—Harry Payne Whitney has acquired from Mrs. Helen B. Alexander a 200-acre tract near Brookside.

MT. VERNON, N. Y.—Anderson Realty Co. sold for Peter H. Cram a plot 50x100 on Prospect av, opposite the New Haven Railroad Station; also for the Manor Building Co. the new dwelling on lot 304 on Claremont av, Chester Hill.

PELHAM MANOR, N. Y.—John P. Brook Co. bought from the New York, Westchester & Boston Railroad, a plot of 57 lots in Manor la.

YONKERS, N. Y.—Anderson Realty Co. sold for the Yonkers Park Association to Peter H. Cram 9 lots at Crestwood.

**LEASES.**

**Firm Stays Downtown.**

Charles F. Noyes Company leased for Gilbert F. Heubelein to the James G. Shaw Blank Book Company the building at 72 to 76 Walker street, at an aggregate rental of about \$100,000. Extensive alterations, including installation of new stairway, sprinkler systems, elevators, etc., will be made from plans by Frederick Putnam Platt. The property was vacated only a few weeks ago by Calhoun, Robbins & Company. According to the brokers, the lessees were influenced in the selection of this locality by the many advantages which it will enjoy when all the subways have been completed.

**New Country Club.**

Fish & Marvin leased for the Quaker Ridge Estates, Bradford Rhodes, president, a tract of land comprising over 120 acres in the Quaker Ridge section of Scarsdale to the Metropolitan Golf Links, at an aggregate rental of about \$100,000. The lessee retains an option to purchase in three years. The tract will be used for the purposes of a country club and the large residence on the property, known as the Pines, will be remodeled into a clubhouse.

**Cigar Dealers Go Uptown.**

Cross & Brown Company leased for ten years the store and basement in 36 to 38 West 37th street to G. W. Faber, Inc., wholesale importers of cigars and tobacco, for many years located at 1 Beaver street.

**Manhattan.**

LEON S. ALTMAYER leased the 2-sty dwelling at 206 East 56th st.

WM. S. ANDERSON CO. leased for Joseph F. Dempsey to Robert G. Stovold the dwelling 1045 Lexington av.

THE BRETT & GOODE CO. leased the front half of the 10th floor, containing about 6,000 sq ft, in 438-448 West 37th st, to Palmer & Oliver of 64 Fulton st. Stephen S. Johnson represented the owner.

THE BRETT & GOODE CO. leased for the No. 406 West 31st St. Co. to the Scientific Engraving Co. the top floor, having an area of 20,000 sq. ft., in 406 to 426 West 31st st for 10 years at a rental aggregating \$100,000. The Scientific Engraving Co., which controls branches in several large cities, has been located for many years in the Lupton Building, at 27 City Hall pl, which is to be condemned for the new Court House site.

HARRY BIERHOFF leased for William Vincent Astor store in 2814 Broadway and for the various owners, stores in 331, 333, 335 and 345 Lenox av.

GUSTAV BRITT leased the 3-sty dwelling at 261 West 11th st for Mrs. C. M. Benson to John H. Tiedman.

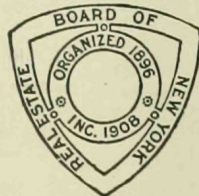
FIRM OF LEONARD J. CARPENTER has renewed for Ellen S. Auchmuty a lease on the store and basement 672-674 Columbus av to Vincent B. Villone; also for Cordelia S. Steward and others, the lease of the 2d floor in 110 Wall st to the Shortland Brothers Co.

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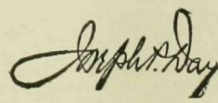
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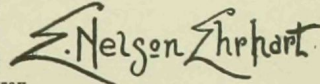
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YOUNG man, 25 years, wants position as renting and collecting clerk or charge of apartment house or office building; 6 years' experience; good hustler; understands the business; highest references. Box 504, Record and Guide.

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CROSS & BROWN CO. leased the top floor in 784 and 786 6th av to Federal Screen Co.; offices in the Strand Theater Building, Broadway and 47th st, to Joseph E. Shea; offices in 126 5th av to S. R. Babson, of 51 West 24th st.; offices in the Vanderbilt Concourse Building to Cherry River Boom & Lumber Co., of 1 Madison av; for Ellen & Jaffrey, as agent, offices in the Aeolian Building, West 42nd st, to Dr. R. J. Moolten of 13 Astor pl.

DOUGLAS L. ELLIMAN & CO. leased 36 East 49th st, a 4-sty house, for Herbert A. Sherman to a client who will alter same into stores and apartments; for the Estate of Ogden Goelet, Moore & Wyckoff, agents, a large apartment in 410 Park av to Howard S. Borden; and in 105 East 53d st to Mrs. Smithie Graves.

J. ARTHUR FISCHER leased to Charles Fuller the 4-sty dwelling at 204 West 40th st; to Richard Pheelban the 4-sty house at 150 West 14th st; to the Realty Restaurant Co., the 4-sty building at 214 West 38th st, and to Mrs. Rind, doing business as Recamier Mfg. Co., the 2d loft in 610 6th av.

EDWARD S. FOLEY & CO. leased for Mrs. Peter Klenk the 4-sty dwelling at 136 West 13th st to James Francis Dillon.

FOLSOM BROTHERS, INC., leased for Frederick W. Whitridge the 3-sty house at 25 East 11th st to Mrs. Frances R. Walton.

GOODALE, PERRY & DWIGHT rented the store and basement in 40 West 28th st to Harry A. Bunyard, who is in the seed and bulb business.

A. A. HAGEMAN leased the store and basement in 684 6th av to J. H. Maguire, optical business, which has been located in East 23d st for 16 years; the basement store in 639 6th av to Bank Electrical Co., of 647 6th av; 1st loft in 608 6th av to Frank O'Gara; 1st loft in 639 6th av to John Patrekry, and the 2d loft in 641 6th av to Frank Crawford.

M. & L. HESS, (Inc.), leased the 7th loft in 142 West 15th st to Shapiro, Silverman & Rossoff; the rear part of the 5th loft in 30-2 West 15th st to Krugman & Horwitz, and the rear easterly part of the 7th loft to David Marks.

M. & L. HESS (INC.) leased the front part of the 6th loft in 28-32 West 36th st to Tessie Carbone; the 2d loft in 127 West 30th st to the Friedman Button & Trimming Co.; the rear part of the 7th loft in 30-2 West 15th st to Aschenheim Bros. and the rear part of the 5th loft in 30-2 West 15th st to Adolph Rouden; the 1st loft at 21 West 39th st to Samuel Kahn and the 6th and 9th lofts in 3-5 West 19th st to Edward Jordan.

JOHN J. KAVANAGH leased the 5-sty dwelling at 49 East 82d st to John L. Dudley.

SOL LOWENFELD has leased for A. Cerf a store in 501 West 125th st for a restaurant and the store at 37 West 98th st to a tailor.

MULVIHILL & CO leased the private dwelling at 261 East 122d st to Mary Brunner.

CHARLES F. NOYES CO. leased, for the Aberdeen Realty Co., J. Archibald Murray, president, represented by Brett & Goode, to the Miriam Paper Co., the store and basement in 150-156 Lafayette st for 10 years at an aggregate rental of about \$80,000; the store in 30 Frankfort st for John V. Black to Sturm & Bruno, of 57 Beekman st; the store in 137 Park Row for Crex Realty Co. to Harris Farlin, and for the trustees of Sailors' Snug Harbor to Belmore Lunch Co., the store and basement in 749 Broadway.

CHARLES F. NOYES CO. leased the westerly section of the 16th floor in 71 West 23d st to the Picture Playhouse Film Co., of 110 West 40th st; the 14th and 15th floors of the same building to the Mutual Film Corporation, of 71 West 23d st. The leases aggregate about \$100,000.

CHARLES F. NOYES CO. leased a portion of the 14th floor at 46 West 24th st to the Department of Foods & Markets of the City of New York; offices in 81-83 Fulton st to Edward T. Herbert; space in the Frankel Building for the North Ward Realty Co. to Irving Wolins and D. Saks & Co.; the 2d floor of 131-133-135 Prince st to Bosco & Co. of 1358 Broadway, for 5 years.

PEASE & ELLIMAN renewed the lease of Arthur J. Cunnock on the 4-sty dwelling at 111 East 39th st, for Mrs. Frank A. Otis; as agents for 42-4 West 39th st, leased a store to the Robert C. Weiss Shoe Co.

PEASE & ELLIMAN rented for Mrs. Julia Sulzer her apartment in 344 West 72d st to Melanie Kurt; for John B. Pratt his apartment in 620 Riverside dr to Emile Chautard; and for Harris & Vaughan an apartment in 351 West 144th st to J. F. Beale, Jr.

PEASE & ELLIMAN rented the 4½-sty American basement dwelling 316 West 91st st for Mrs. Rosalie Behr Meany, of Convent, N. J., to William Fox, the well-known theatrical producer.

PEPE & BRO. leased for Wm. H. Hilts to the International Flower and Feather Co. the 2d loft in 80 West 3d st.

CHRIS. SCHIERLOH leased the private house at 335 West 46th st for Mrs. K. Reeves to Mrs. C. Fawcett.

LOUIS SCHRAG leased for Henry M. Baker the store and basement in 384-386 6th av for 15 years, to be occupied by the Cafeteria Buffet restaurant.

LOUIS SCHRAG leased for Rohe Brothers, the 3d loft in building at the northwest corner of 37th st and 8th av, to the Old Masters' Art Society, and with Cross & Brown, the top loft in 129 West 22nd st, to Michel Mouari.

LOUIS SCHRAG leased for the estate of Thomas M. Stewart the dwelling 249 West 25th st to Cucina Romagnola and for Linda S. Rau the dwelling 219 West 24th st to Lena Falkowitch.

SHAW & CO. leased for Susan R. LaGrange the 3-sty dwelling, 259 West 136th st, to Effie Ruege.

SOL STERN leased space in 31-33 East 27th st to Hammock & Co., Curtis Walters, Max L. Wolper and the Catholic Publication Society.

UNGER & WATSON, INC., leased the store in 953 2d av for Joseph Deutsch to Emanuel Fernandez for a restaurant.

WM. A. WHITE & SONS rented to Meyer London, temporarily, the building at 292 South st for Parke, Davis & Co.; in conjunction with M. H. Meyers, for the General Synod of the Reformed Church in America, dwelling at 243 West 130th st to Mrs. Dora Harms; temporarily the store and basement in 483 and 485 Greenwich st to F. C. Linde & Co.; the store and basement in 156 Reade st to the Shenandoah Produce Co.; and bachelor apartments in 152 Madison av to Captain Leo A. Dewey, U. S. A., and F. Hamilton Davis; also an apartment in 939 Madison av to Mrs. Pauline Waxman, and in 206 West 52d st to Mrs. Elen Fealy.

### Brooklyn.

BULKLEY & HORTON CO. leased the dwelling 1356 Eedford av to Mme. Camolossy; also leased 187 Baltic st and 39 So. Elliott pl.

MARK & MOHL, INC., iron works, leased a plot of ground at 3d av and 6th st, on which there will be erected a shop and office building for their exclusive use. The new building is to be ready for occupancy in May.

WM. A. WHITE & SONS have made a ground lease for Paul Bedford of the block front on 33d st, between 19th and 20th avs.

### Queens.

THE LEWIS H. MAY CO. leased at Edgemere, L. I., for M. H. Nauser cottage on Beach av to Sigmund Sternberg; and for M. J. Mulqueen cottage on Wave Crest av, to Dr. Joseph Weiner.

### Suburban.

ANDERSON REALTY CO. reports the following leases at Mt. Vernon: for William H. Mendel to John Cromelin 155 Summit av, Chester Hill; also for Sophie Schulze to James P. Bradt the dwelling 137 Urban st; for Koenen Brothers to Frank Dorian 154 North Fulton av; for E. L. Youmans to Frank Brodbeck 36 Claremont av; for Dwight E. Wheeler, exr. to Charles A. Bird, 9 Adams st; for Alfred B. Stone to James F. Ramsey, 483 Gramatan av; for Agnes Menkel to Lieut. Dawson Olmstead, U. S. Army, 323 Tecumseh av, Langdon Terrace; for E. M. Spiers to William G. Timothy, 15 Overlook st; for Mrs. Morris Wolf to William H. Patterson, on Pennsylvania av, Chester Hill Park; for Charles L. Nichols, Jr., to Edward M. Carney, at 442 Homestead av, Oakley Manor; for Langdon Terrace Co. to D. F. McGee, at 210 Langdon av, Langdon Terrace; for Margaret E. Kenny to Matilda G. Philip 35 South 8th av; for Chief of Police, Jeremiah C. Foley to Walter B. Patterson, 342 South 2d av; for Frederick B. Sewall to Edward H. Peck 128 Cottage av, Chester Hill; for Frank M. Wright to John A. Stewart, 122 Primrose av, Primrose Park, Chester Hill.

FISH & MARVIN leased for the summer, furnished, the country estate of Bradford Rhodes on Quaker Ridge at Scarsdale, N. Y., to C. J. Liebmann.

FISH & MARVIN leased the 13-acre John K. Berry estate at Rock Ridge, Greenwich, Conn., to I. M. Stettenheim.

EDWARD C. GRIFFIN & P. H. COLLINS leased at Larchmont cottages for Mrs. Henrietta P. Donnell on Park av to Mr. Albert V. Weber; for Walter T. Turner on St. Clair av to John C. Anderson; for Murray Development Co. on Magnolia av to Edmund Leamy; for the Sone estate one in Fleming Park, water front, to August E. Uihlein, and for Frank W. Harriman on Magnolia av to Sydney B. Footh.

LOUIS KAMM, INC., leased for the B. & R. Corporation of New Jersey to Wolpin & Wolpin the store and basement in 118-120 Market st, Newark, for a restaurant at an approximate rental of \$100,000.

ALFRED E. SCHERMERHORN leased the following dwellings at Southampton: For L. F. H. Betts to R. A. Franks and Charles H. Sabin; for Mrs. George R. Schieffelin to Morris W. Kellogg; for Mrs. Charles H. Godfrey to Albert Gallatin; for Mrs. N. Thayer Robb to Caleb W. Hammill; for Edward J. Corrigan to Mrs. P. F. Collier; for T. Markoe Robertson to J. Inslay Blair; for the Peabody Estate to Mrs. Louis L. Stanton and Edward H. Johnson; for Mrs. Newbold Edgar; for James D. Sawyer to Mrs. Henry A. Alexander; for Miss K. C. Budd to Dr. Walter L. Niles; for Arthur B. Claffin to Joseph S. Clark and for Mrs. Richard Newton Jr., to Mrs. William C. Gulliver.

### 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:

MATILDA HOLZMAN.—64 West 128th st, Block 1725, lot 66, 6-sty apt, 37.6x99.11, \$50,000.

MARY JONES.—559 West 161st st, Block 2120, Lot 59, 3-sty dwg., 17.11x99.11, \$14,000.

WILLIAM KLEIN.—161 East 122d st, Block 1771, Lot 24, 5-sty ten., 25x100.11, \$24,250.

JOHN McCRODAN.—30 Washington st, Block 15, lot 29, 3-sty livery stable, 26x89.6, \$28,500.

ROSANNA M. NAGLE.—37 Av B, Block 386, lot 1, 4-sty bldg with 3-sty bldg in rear, 24.1x97, \$40,750; 39 Av B, Block 386, lot 2, 4-sty bldg with 1-sty bldg in rear, 24.1x97, \$26,500; 167 East 64th st, Block 1399, lot 26½, 3-sty dw., 26½ x100.5, \$23,750; 559 West 44th st, Block 1073, lot 1½, 5-sty ten., 26x75, \$15,000.

LYDIA J. WAITE.—44 East 53d st, Block 1268, lot 63, 4-sty dw, 18x100.5, \$44,000.

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## 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 table is a resume from January 1 to date.

### MANHATTAN

#### Conveyances.

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
Total No.	92	129
Assessed value.	\$4,841,300	\$7,485,400
No. with consideration.	12	15
Consideration.	\$716,600	\$292,750
Assessed value.	\$767,500	\$372,000

Jan. 1 to Feb. 25 Jan. 1 to Feb. 26

Total No.	1,016	1,166
Assessed value.	\$56,271,810	\$70,021,613
No. with consideration.	130	119
Consideration.	\$5,545,425	\$4,979,864
Assessed value.	\$6,809,550	\$5,361,267

#### Mortgages.

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
--	-----------------------	-----------------------

Total No.	52	71
Amount.	\$1,162,650	\$1,355,605
To Banks & Ins. Cos.	8	12
Amount.	\$454,600	\$672,500
No. at 6%	21	38
Amount.	\$167,950	\$304,474
No. at 5½%	1	1
Amount.	\$310,000	.....
No. at 5%	16	18
Amount.	\$482,250	\$529,510
No. at 4½%	1	1
Amount.	\$27,000	\$30,000
No. at 4%	.....	.....
Amount.	.....	.....
Unusual rates.	.....	.....
Amount.	.....	.....
Interest not given.	13	14
Amount.	\$175,450	\$491,621

Jan. 1 to Feb. 25 Jan. 1 to Feb. 26

Total No.	583	695
Amount.	\$12,454,397	\$22,871,556
To Banks & Ins. Cos.	95	161
Amount.	\$4,759,295	\$14,896,700

#### Mortgage Extensions.

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
--	-----------------------	-----------------------

Total No.	35	21
Amount.	\$1,011,300	\$1,885,000
To Banks & Ins. Cos.	14	8
Amount.	\$461,500	\$1,562,000

Jan. 1 to Feb. 25 Jan. 1 to Feb. 26

Total No.	276	349
Amount.	\$10,590,943	\$13,901,535
To Banks & Ins. Cos.	88	81
Amount.	\$5,591,000	\$7,349,950

#### Building Permits.

	1915 Feb. 20 to 26	1914 Feb. 21 to 27
--	-----------------------	-----------------------

New buildings.	10	8
Cost.	\$886,900	\$88,915
Alterations.	\$71,875	\$148,435

Jan. 1 to Feb. 26 Jan. 1 to Feb. 27

New buildings.	64	66
Cost.	\$12,114,000	\$5,039,715
Alterations.	\$1,161,696	\$1,886,171

### BROXN.

#### Conveyances.

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
--	-----------------------	-----------------------

Total No.	87	122
No. with consideration.	9	10
Consideration.	\$40,580	\$96,959

Jan. 1 to Feb. 25 Jan. 1 to Feb. 26

Total No.	847	880
No. with consideration.	86	99
Consideration.	\$901,091	\$994,268

#### Mortgages.

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
--	-----------------------	-----------------------

Total No.	34	62
Amount.	\$146,673	\$497,052
To Banks & Ins. Cos.	1	10
Amount.	\$5,000	\$136,800
No. at 6%	22	22
Amount.	\$93,073	\$76,387
No. at 5½%	2	7
Amount.	\$7,000	\$94,750
No. at 5%	2	11
Amount.	\$22,600	\$145,465
Unusual rates.	.....	.....
Amount.	.....	.....
Interest not given.	8	22
Amount.	\$24,000	\$180,450

Jan. 1 to Feb. 25 Jan. 1 to Feb. 26

Total No.	439	564
Amount.	\$2,931,640	\$4,524,910
To Banks & Ins. Cos.	19	80
Amount.	\$289,750	\$1,466,301

#### Mortgage Extensions

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
--	-----------------------	-----------------------

Total No.	8	10
Amount.	\$118,900	\$197,250
To Banks & Ins. Co.	1	4
Amount.	\$2,500	\$165,000

Jan. 1 to Feb. 25 Jan. 1 to Feb. 26

Total No.	126	146
Amount.	\$2,132,175	\$2,429,300
To Banks & Ins. Cos.	27	23
Amount.	\$470,950	\$641,000

### Building Permits

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
--	-----------------------	-----------------------

New buildings.	12	5
Cost.	\$401,600	\$136,100
Alterations.	\$4,750	\$5,800

Jan. 1 to Feb. 25 Jan. 1 to Feb. 26

New buildings.	136	106
Cost.	\$4,463,950	\$2,373,030
Alterations.	\$112,935	\$133,230

### BROOKLYN.

#### Conveyances.

	1915 Feb. 18 to 24	1914 Feb. 19 to 25
--	-----------------------	-----------------------

Total No.	371	350
No. with consideration.	45	39
Consideration.	\$228,473	\$418,272

Jan. 1 to Feb. 24 Jan. 1 to Feb. 25

Total No.	2,883	3,558
No. with consideration.	317	387
Consideration.	\$1,481,097	\$3,513,533

#### Mortgages.

	1915 Feb. 18 to 24	1914 Feb. 19 to 25
--	-----------------------	-----------------------

Total No.	262	248
Amount.	\$1,114,219	\$1,056,486
To Banks & Ins. Cos.	39	56
Amount.	\$299,450	\$520,950
No. at 6%	150	138
Amount.	\$429,810	\$369,174
No. at 5½%	70	49
Amount.	\$538,050	\$241,580
No. at 5%	25	39
Amount.	\$85,400	\$330,620
Unusual rates.	.....	6
Amount.	.....	\$12,800
Interest not given.	17	16
Amount.	\$60,959	\$102,312

Jan. 1 to Feb. 24 Jan. 1 to Feb. 25

Total No.	2,159	2,461
Amount.	\$7,380,238	\$9,204,507
To Banks & Ins. Cos.	292	463
Amount.	\$1,783,091	\$3,042,950

### Building Permits.

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
--	-----------------------	-----------------------

New buildings.	74	80
Cost.	\$541,450	\$432,000
Alterations.	\$74,002	\$26,504

Jan. 1 to Feb. 25 Jan. 1 to Feb. 26

New buildings.	505	599
Cost.	\$3,848,810	\$6,291,550
Alterations.	\$555,702	\$367,969

### QUEENS.

#### Building Permits.

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
--	-----------------------	-----------------------

New buildings.	71	38
Cost.	\$282,810	\$96,175
Alterations.	\$38,935	\$21,140

Jan. 1 to Feb. 25 Jan. 1 to Feb. 26

New buildings.	484	408
Cost.	\$1,521,976	\$1,538,137
Alterations.	\$113,195	\$153,755

### RICHMOND.

#### Building Permits.

	1915 Feb. 19 to 25	1914 Feb. 20 to 26
--	-----------------------	-----------------------

New buildings.	15	10
Cost.	\$31,325	\$18,825
Alterations.	\$1,670	\$1,575

Jan. 1 to Feb. 25 Jan. 1 to Feb. 26

New Buildings.	65	88
Cost.	\$258,265	\$140,740
Alterations.	\$10,690	\$15,245

### OBITUARY

TIMOTHY BARRY, real estate dealer, died of pneumonia, on Wednesday, in the Brooklyn Hospital, aged fifty-one. He lived at 1469 58th st, Brooklyn.

GEORGE J. THEISS, real estate broker, in business with his brother, Jacob B. Theiss, at 17 West 42d st, under the firm name of Theiss & Co., died in the Post Graduate Hospital after a brief illness, aged fifty-three. He was a resident of White Plains, N. Y.

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### REAL ESTATE NOTES.

LEWIS H. MAY CO. has been appointed agent for 211 West 58th st.

ANTON HERBST has opened an office at 46 West 33d st for the transaction of a general real estate business.

LEON S. ALTMAYER has been appointed rental agent for the apartment houses 1126 Park av and 62-64 East 90th st.

ROBERT E. FARLEY tendered a dinner at the New York Athletic Club to the real estate salesman on the various estates of the Robert E. Farley Organization.

SOL LOWENFELD has moved his real estate and insurance office from 19 East 116th st to 102 East 97th st. He has been appointed agent for 187 St. Nicholas av and 219-221 East 97th st.

CROSS & BROWN CO. has been appointed managing agent for the 9-sty building 11 West 20th st and for the 7-sty building at the north-east corner of Broadway and 39th st.

HOUGHTON CO. has been appointed agent for 107 West 76th st, 126 West 97th st; 62 West 95th; 525 West 113th st; 435 West 117th st; 83 West 118th st, and 251 West End av.

CHARLES F. NOYES CO. has been appointed agent for the 10-sty office building, 25 Pine st, owned by the Royal Insurance Co.; also for 20 Fulton st, sold last week by John Munro.

WEST END ASSOCIATION will hold its regular monthly meeting on Monday evening, March 1, at 8.30 p. m., in the Hotel Ansonia, Broadway and 73d st. Hon. Lawson Purdy will make an address.

HARRY BIERHOFF was the broker in the recent sale of the apartment house, 897 East 169th st, by the Machenley Realty Co. to the Naroxany Realty, which gave in part payment the plot 75x100 on the east side of Woodycrest av, 25 ft north of 165th st.

SMITH & PHELPS have placed a first mortgage loan of \$7,500 on the plot of six lots at the junction of Tremont, Pugsley and Newbold avs and \$5,000 on the plot, 75x100, on the east side of Jerome av, 150 ft. north of Bedford Park Boulevard.

ELLEN STEWART, as plaintiff, became the owner of the Anderson property at White Plains, N. Y., which was sold at public auction on Wednesday. It consists of about 14½ acres on the Post rd. Her bid was \$75,000. Liens against the property aggregated about \$91,000.

### AUCTION SALES OF WEEK.

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

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

### The Auction Market.

Interest next week will center on the offerings of another special sales day, on Tuesday, and the adjourned Supreme Court partition sale of the Yung estate on Wednesday. Holdings of the estates of Nicholas Schultz, Christiana Hills and John R. Costen will be offered at the former sale. Among the other properties which are scheduled to be put up at auction are the seven-story office building at the southeast corner of DePeyster and Front streets, being foreclosed by the Manhattan Life Insurance Company, and the four-story store and loft building at 206 Fifth avenue, through to 1126 Broadway, against which the Emigrant Industrial Savings Bank has a claim of \$262,000.

Lending institutions figure prominently among the plaintiffs in the various foreclosure sales of the coming week, the list including the Lincoln Trust Company, the Manhattan Life Insurance Company, Public Bank, City Real Estate Company, the Emigrant Industrial Savings Bank, the Mutual Life Insurance Company, Corn Exchange Bank, the First National Bank of Amsterdam, N. Y., and the Seamen's Bank for Savings.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 26, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

26TH st, 436 W (\*), ss, 375 w 9 av, 25x 98.9, 5-sty bk tnt & str; due, \$21,529.93; T&c, \$470.92; Jas Forbes, 21,250

36TH st, 163 E (\*), ns, 80 w 3 av, 20x 82.3, 4-sty & b stn dwg; due, \$4,900.74; T&c, \$233.50; sub to pr mtg \$18,000; Amy A C Montague, 22,150

71ST st, 328 W (\*), ss, 275.6 w West End av, 17.6x100.5, 3-sty & b stn dwg; due, \$18,865.15; T&c, \$784; Eliz J Haynes, 17,000

117TH st, 147 W (\*), ns, 200 e 7 av, 25x 100.11, 5-sty bk tnt; due, \$6,267.65; T&c, \$611.15; Phillip Specht, 28,000

119TH st, 123 W (\*), ns, 285 w Lenox av, 20x100.11, 3-sty & b stn dwg; due, \$16,888.18; T&c, \$219.15; Chas H Lowerre Jr et al. exrs., 16,000

125TH st, 532 W (\*), ss, 332.6 e Bway, 26.6x100.11, 5-sty bk tnt & str; due, \$5,587.55; T&c, \$630; sub to pr mtg \$22,000; Jno H Lambert, 22,100

Claremont av, 184 (\*), es, 140 n 125th, 40x100, 5-sty bk tnt; due, \$12,357.71; T&c, \$553; sub to pr mtg \$39,000; Jos Matzger, 46,661

Claremont av, 186 (\*), es, 180 n 125th, 40x100, 5-sty bk tnt; due, \$13,932.31; T&c, \$553; Joe Matzger, 46,661

Madison av, 1320 (\*), ws, 84.8 n 93d, 16 x87.9, 3-sty & b stn dwg; due, \$20,119.70; T &c, \$706.33; Rosie Bernheimer et al. 19,000

HENRY BRADY.

Sheriff st, 86 (\*), es, 175.4 n Rivington, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; due, \$23,050.44; T&c, \$521.90; Amelia B Gunther, 20,000

42D st, 229 E (\*), ns, 205 w 2 av, 20x 100.5, 4-sty bk tnt & str; due, \$19,113.47; T&c, \$338.90; Sarah A Kerr, 19,600

108TH st, 14 W (\*), ss, 95 e Manhattan av, 75x100.11, 3-sty stn church; due, \$53,123.47; T&c, \$1; Wm A Martin, 42,000

BRYAN L. KENNELLY.

Cannon st, 128 (\*), es, 125 s Houston, 25x100, 5-sty bk tnt & str; due, \$23,147.72; T&c, \$1,247.31; Isabella Schwab et al., 23,600

Mercer st, 235, ws, 125 s 3d, 25x100, 6-sty bk loft & str bldg; due, \$41,511.44; T&c, \$372.10; adj Marll., 23,600

L. J. PHILLIPS & CO.

153D st, 445 W, ns, 300 e Ams av, 132.3 x—x188.4x99.11, 6-sty bk tnt; also 153D ST W, ns, 432.3 e Ams av, 62.6x41 to St Nich av x69.5x—; also 153D ST W, nwc St Nich av, 25.1x41x32.9, gore vacant; due, \$36,410.28; T&c, \$937.45; sub to pr mtg \$200,000; Jno C Welwood, a party in interest, 241,000

153D st W, nwc St Nich av, see 153d, 445 W.

153D st W, ns, 432.3 e Ams av, see 153d, 445 W.

St Nicholas av, nwc 153d, see 153d, 445 W.

2D av, 2026 (\*), es, 25.11 n 104th, 25x75, 4-sty stn tnt & str; due, \$13,756.13; T&c, \$139.65; Moses Aufses, 13,000

JACOB H. MAYERS.

118TH st, 14-6 W (\*), ss, 241 w 5 av, 44 x100.11, 5-sty bk tnt; due, \$6,496.91; T&c, \$110.40; Golconda Realty Co., 45,000

HERBERT A. SHERMAN.

204TH st W, ss, 100 e Ams av, 150x99.11, 3-5-sty bk tnts; due, \$66,731.84; T&c, \$438.40; Homer Foot, Jr, for a client, 61,000

SAMUEL GOLDSTICKER.

58TH st, 5 W (\*), ns, 125 w 5 av, plaza, 20x100.5, 7-sty bk office bldg; partition; Wm F Wonnely, 103,637

Total .....	\$807,659
Corresponding week 1914.....	419,639
Jan 1, 1915 to date.....	6,042,646
Corresponding period 1914.....	6,421,073

### Bronx.

The following are the sales that have taken place during the week ending Feb. 26, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Stebbins av, 1006-S (\*), es, 188.9 s 165th, 50x80, 5-sty bk tnt; due, \$8,139.92; T&c, \$—; sub to 2 mtgs aggregating \$28,500; Mary Hebron, 29,300

HENRY BRADY.

Morris av, 1068 (\*), es, 350 n 165th, 20x 95, 3-sty bk tnt; due, \$8,079.67; T&c, \$488; Emma D Rodman, 7,000

Washington av, nec Westchester av, see Westchester av, nec Washington av.

Westchester av, nec Washington av, 50x 96.1; due, \$3,460.66; T&c, \$944.43; Cora E Doherty, 7,575

White Plains rd (\*), es, 76.5 s Magenta, 25x82.1x25x85.6; due, \$1,759.07; T&c, \$332.42; Adelaide A Wabst, 1,600

GEORGE PRICE.

187TH st, 527 E, ns, 25 w Bathgate av, 25x100, 2-sty Ir dwg; due, \$2,521.49; T&c, \$670; Jas J Maloney, 3,425

Total .....	\$48,900
Corresponding week 1914.....	148,329
Jan 1, 1915 to date.....	1,005,920
Corresponding period 1914.....	933,039

### Brooklyn.

The following are the sales that have taken place during the week ending Feb. 24, 1915, at the Brooklyn Sales-room, 189 Montague Street:

WILLIAM P. RAE CO.

OLIVE PL, es, 75 n Atlantic av, 18.6x 97; A B Roberts, 2,100.00

55TH ST, ns, 266.8 e 5 av, 17.8x100.2  
Ida Schumann, 4,075.00

74TH ST (\*), ns, 188.8 w 18 av, 16.11 x100; So Bklyn Savgs Instn., 3,000.00

METROPOLITAN AV, sws, 292.7 se Bedford av, 29.6x60x irreg; Dora Karmel, 20,000.00

WILLIAM J. McPHILLIAMY & CO.

HOYT ST (\*), es, 30.1 n 3d, 20x86;  
Mary E Lawrence et al, 1,500.00

WEIRFIELD ST, es, 120 ne Central av, 20x100; Henry F Olrlcht, 6,750.00

N 8TH ST (\*), ss, 252 e Havemeyer, 25.8x100; Wm L Felter, 12,500.00

79TH ST (\*), sws, intersec ss 11 av, 460x100; Geneva C Stopenhagen et al, 10,000.00

AV K (\*), nwc Ocean av, 151.6x70;  
Frank Wellbacher et al, 4,500.00

CHESTNUT AV, ss, 500 w Liberty, 20x100; Jas M Berard, 2,500.00

CLASSON AV (\*), es, 60 s Monroe, 20 x100; Louis W Slocum, 5,100.00

FLUSHING AV (\*), nec Kent av, 25x 100; Lena Muhs, 8,500.00

FT HAMILTON AV, swc Gravesend av, 48.2x126.2; adj sine die, —



LAFAYETTE AV, ses, 170 ne Bway, 20x100; withdrawn. —  
 ST MARKS AV, ns, 20 w Nostrand av, 20x100; withdrawn. —  
 9TH AV, nec 17th, 21x93.3; Peter J Smith. 13,200.00  
 NATHANIEL SHUTER.  
 RYERSON ST (\*), es, 78.6 s Myrtle av, 33.6x131.6; Leopold Suessel et al, 2,000.00  
 72D ST, ns, 420 e Narrows av, 20x100; M Wolfe. 5,705.00  
 5TH AV, sec 75th, 21.11x95.9; adj Mar 23. —  
 5TH AV, es, 68.7 s 72d, 20.7x93.5; withdrawn. —  
 5TH AV, es, 44.7 s 72d, 24x88.3; withdrawn. —  
 BULKHEAD LINE of Atlantic Ocean, w W 32d, 41.1x135 to Sea pl 4x11x —; J Kopf & L Viti. 11,225.00  
 MEADOW LAND (\*), bet Indian Creek on the es and Wyckoff Creek on the ws, adj meadow land of Jno C Bergen in old town of Flatlands, containing 3,649 acres; Jos J Swan et al. 800.00  
 REFEREE'S SALE.  
 BROOKLYN & JAMAICA PLANK RD (\*) sec Miller av, 26.9x53; Eliza M Holland. 1,200.00  
 RECEIVER'S SALE.  
 PALMETTO ST, nws, intersec sws Hamburg av, 80x20; HART ST, ses, 100 ne Bway, 20x73.8xirreg; Mercantile Stores Corp. 25,000.00  
 Total. \$139,655.00  
 Corresponding week, 1914. 274,750.00

**VOLUNTARY AUCTION SALES.**

**Manhattan.**

JOSEPH P. DAY.

**MAR. 2.**  
 St Marks pl, 13, ns, 204 e 3d av, 26x112.10, 5-sty & b stn tnt (exrs).  
 St Marks pl, 16, ss, 230 e 3d av, 26x120, 5-sty stn tnt & str (exrs).  
 St Marks pl, 25, ns, 224 w 2d av, 26x112.10, 5-sty bk tnt & str (exrs).  
 19th st, 243 E, ns, 100 w 2d av, 16.6x92, 4-sty & b bk & stn dwg (vol).  
 112th st, 168-72 E, ss, 145 w 3d av, 65x100.11, 5-sty stn tnt & str (exrs).  
 10th av, 315, ws, 24.8 n 28th, 24.8x100, 5-sty bk tnt & str (exrs).

**Bronx.**

JOSEPH P. DAY.

**MAR. 2.**  
 Anthony av, ws, 95 s Prospect pl, runs w185 to es Clay av, xs75xe95xs25xe90xn100 to beg, vacant (vol).  
 Mt Hope av, es, 25 s 174th, 50x95, vacant (vol).  
 Mt Hope av, es, 195 n 175th, 100x95, vacant (vol).  
 Tillotson av, swc Tieman av, runs s200xw200 to Westervelt av, xn25xe100xn175xe100 to beg, vacant (exrs).

**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. 27.**  
 No Legal Sales advertised for this day.  
**MAR. 1.**  
 CANNON ST, 66, es, 100 s Rivington, 25x100, 5-sty bk tnt; Lambert Suydam—Gussie Meyers et al; Wm B Adams (A), 25 Broad; Jos R Truesdale (R); due, \$27,295.08; T&c, \$587; Joseph P Day.  
 119TH ST, 355 W, ns, 100 w Manhattan av, 19.1x100.11, 3-sty & b bk dwg; Frances M Cavanaugh—Josephine A Cavanaugh et al; Thos M Rowlette (A), 35 Nassau; Wm T Quinn (R); due, \$17,219.47; T&c, \$480.12; Henry Brady.  
 140TH ST W, swc Edgecombe av, see Edgecombe av, swc 140.  
 140TH ST W, sec St Nicholas av, see St Nicholas av, sec 140.  
 EDGECOMBE AV, swc 140th 99.11x70, vacant; Lincoln Trust Co et al—City N Y et al; Elkus, Gleason & Proskauer (A), 170 Bway; Louis Exstein (R); due, \$24,279.01; T&c, \$694.20; Joseph P Day.  
 ST NICHOLAS AV, sec 140th, 101.3x68.2x99.11 x85, vacant; Lincoln Trust Co et al, trstes—Charter Constn Co et al; Elkus, Gleason & Proskauer (A), 170 Bway; Louis Exstein (R); due, \$31,230.26; T&c, \$729.80; Joseph P Day.  
 8TH AV, 781, ws, 100 n 47th, 19.3x100, 3-sty bk hall & str; Veronica Mock et al—Ellen Leonard et al; Jos J Harris (A), 99 Nassau; J Campbell Thompson (R); due, \$4,313.61; T&c, \$1,466.16; sub to mtg \$25,000; Henry Brady.  
**MAR. 2.**  
 DE PEYSTER ST, 24 & 26, sec Front (Nos 133-7), 81.5x57 to Pine (No 90) x89.8x54.8, 7-sty bk office & str bldg; Manhattan Life Ins Co—Benj Wolf et al; Samford, Rapallo & Kennedy (A), 66 Bway; Jno H Rogan (R); due, \$180,410.88; T&c, \$3,600; M Morgenthau Jr Co.  
 FRONT ST, 133-7, see De Peyster, 24-6.  
 PINE ST, 90, see De Peyster st, 24-6.  
 SUFFOLK ST, 24, es, 150 s Grand, 25x100, 6-sty tnt & str; Public Bank N Y C—Chas Malawista et al; Stroock & Stroock (A), 30 Broad; Albert B Unger (R); due, \$11,016.95; T&c, \$798.40; sub to two pr mtgs aggregating \$28,000; mtg recorded Feb 2, 1909; Saml Marx.

12TH ST, 229-31 E, ns, 400 e 3 av, 49.6x103.3, 7-sty bk tnt; Leopold M Rothman et al—State Holding Co et al; Arnstein & Levy (A), 128 Bway; Walter R Herrick (R); due, \$16,825.18; T&c, \$1,189; Joseph P Day.  
 83D ST, 37 E, ns, 50 e Madison av, 18x102.2, 4-sty & b stn dwg; City Real Estate Co—Sarah J Walker et al; Harold Swain (A), 146 Bway; Jno H Rogan (R); due, \$26,662.14; T&c, \$1,020.20; mtg recorded Mar 10 1909; L J Phillips & Co.  
 107TH ST, 169-71 E, ns, 185 w 3 av, 34x100.11, two 4-sty stn tnts; Anna M Taylor—Alice T O'Brien et al; Neu, Gilchrist & Spedick (A), 26 Court, Bklyn; Abr Nelson (R); due, \$2,799.41; T&c, \$873.20; Joseph P Day.  
 112TH ST, 250-2 W, ss, 150 e 8 av, 50x100.11, 6-sty bk tnt; Esther Schilt et al—Ray S Abrams et al; Myron Sulzberger (A), 38 Park Row; Phoenix Ingraham (R); due, \$10,643.11; T&c, \$2,000; sub to 1st mtg \$58,900; D Phoenix Ingraham  
 BROADWAY, 1126, see 5 av, 206.  
 5TH AV, 206, ws, 56.5 n 25th, 28.2x112.4 to Bway (No 1126), x30.2x101.1, 4-sty stn loft & str bldg; Emigrant Industrial Savgs Bank—206 Fifth Avenue Co et al; R & E J O'Gorman (A), 51 Chambers; Phoenix Ingraham (R); due, \$262,005.85; T&c, \$5,429; Joseph P Day.

**MAR. 3.**  
 3D ST, 49 W, ns, 350 e Thompson, runs n109.8xe 23xs2xe2.4xs104.6xw25.4 to beg, 6-sty bk loft & str bldg; Manhattan Life Ins Co—Geo H Pigueron et al; Samford, Rapallo & Kennedy (A), 66 Bway; Wm B Ellison (R); due, \$53,291.09; T&c, \$1,530; Bryan L Kennelly.  
 4TH ST, 95 E, see Ams av, 2140.  
 121H ST, 435 E, see Ams av, 2140.  
 17TH ST, 203 E, see Ams av, 2140.  
 54TH ST, 223-31 E, ns, 200 w 2 av, 125x100.5, 3-sty bk brewery; Mutual Life Ins Co, N Y—Jos Doelger et al; Fredk L Allen (A), 55 Cedar; Melvin H Dalberg (R); due, \$64,909.65; T&c, \$157.60; Joseph P Day.  
 68TH ST, 263 W, see Ams av, 2140.  
 132D ST, 83 W, see Ams av, 2140.  
 142D ST, 74 W, see Ams av, 2140.  
 166TH ST, 501 W, see Ams av, 2140.  
 AMS1ERDAM 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, sec 142d (No 74), 99.11x70, 4-sty bk tnt & str; LENOX AV, 444, nec 132d (No 83), 25x84, 5-sty bk tnt & str; 3D AV, 2101, es, 26 s 115th, 25x100, 5-sty stn tnt & str; 17TH ST, 203 E, ns, 80.5 e 3 av, runs n26xw.05xnt66xe25xs92xw24.7 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.  
 LENOX AV, 344-6, see Ams av, 2140.  
 LENOX AV, 444, see Ams av, 2140.  
 LENOX AV, 624-30, see Ams av, 2140.  
 ST NICHOLAS AV, 348-50, es, 50.6 s 128th, 50.8x 101.4x49.11x93.11, 2-5-sty bk tnt & str; Isidore Wengraf—Jno E Pye et al; Isidore Neustaedter (A), 63 Park Row; Chas Kaufmann (R); due, \$5,193.65; T&c, \$659.15; Joseph P Day.  
 WEST END AV, 180, see Ams av, 2140.  
 3D AV, 1407, es, 20 s 80th, 20x73, 5-sty stn tnt & str; Jno H Cromwell et al exrs & trstes—Celesta M Bozeman et al; Harold Swain (A), 146 Bway; Wm T Quinn (R); due, \$14,072.08; T&c, \$392.70; Henry Brady.  
 3D AV, 2101, see Ams av, 2140.

**MAR. 4.**  
 141ST ST, 117-35 W, ns, 275 w Lenox av, 250x 99.11, 2-6-sty bk tnt; 142D ST, 148-58 W, ss, 100 e 7 av, runs s199.11 to 141st st (Nos 137-45), xel25xn99.11xe25xn99.11 to st xw150 to beg, 2-6-sty bk tnts; sheriffs' sale of all right, title, &c, which Kramer Contracting Co had on June 24, 1913, or since; Olcott, Gruber, Bonyne & McManus (A), 170 Bway; Max S Grifenhagen, sheriff; Danl Greenwald.  
 142D ST, 148-58 W, see 141st st, 117-35 W.  
 LEXINGTON AV, 2011, es, 28.9 n 122d, 14.5x60, 3-sty stn tnt; Corn Exch Bank—Nathan Dreeben et al; Albt Falck (A), 115 Bway; Marcel Levy (R); due, \$1,674.67; T&c, \$162; sub to a 1st mtg of \$6,000; J H Mayers.

**MAR. 5.**  
 7TH ST, 270 E, ss, 183.8 w Av D, 22.6x90.5, 4-sty bk tnt; Caroline Hurry et al—David Shapiro et al; Levi S Hulse (A), 66 Bway; Jas A Foley (R); due, \$15,927.95; T&c, \$342.80; Henry Brady.  
 109TH ST, 130 W, ss, 325 e Ams av, 25x100.11, 5-sty bk tnt; Mary J Kingsland—Anna Liel et al; Chas P & Wm W Buckley (A), 141 Bway; Frank Cochrane (R); due, \$24,033.06; T&c, \$549.60; Saml Marx.

**MAR. 6.**  
 No Legal Sales advertised for this day.  
**MAR. 8.**  
 MINETTA ST, 4, ws, 131.1 n Bleecker, 22.1x75x 21.11x75, 2-sty fr bk ft tnt; Rudolph Wallach Co—Melvin G Palliser et al; August Weymann (A), 68 William; Arthur M Levy (R); due, \$1,178.75; T&c, \$323; Joseph P Day.

**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. 27.**  
 No Legal Sales advertised for this day.  
**MAR. 1.**  
 MACY PL, 872, ss, 75 w Hewitt pl, 25x94.9, 2-sty fr dwg; Mary A Robitzek et al exrs—Nora Stanton et al; Harvy Robitzek (A), 2808 3 av; Oliver E Davis (R); due, \$6,554.48; T&c, \$81.37; Henry Brady.  
**MAR. 2.**  
 148TH ST, 231 E, ns, 375 w Morris av, 25x106.6, 3-sty fr shop; Isabella Hart—Eric Borkstrom et al; Sigmund Wechsler (A), 233 Bway; Anthony J Griffin (R); due, \$5,075.36; T&c, \$154.39; Henry Brady.

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### Legal Sales, Bronx (Continued).

181ST ST E, es, —n 180th, 254.9x84.11x250.3x 143.10, vacant; Margt J Becker—Ernest Wengemann et al; Geller, Rolston & Horan (A), 22 Exchange pl; Geo B Hayes (R); due, \$4,392.49; T&c, \$136.43; M Morgenthau Jr Co. KINGSBRIDGE RD, nec Morris av, see Morris av, 2676.  
MACLAY AV, 2410, es, 96.11 n Zerega av, 18.7x 92; Rafael Diez de la Cortina—Michl J Hogan et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due, \$1,960.22; T&c, \$497.98; Jas L Wells.  
MACLAY AV, 2412, es, 115.6 n Zerega av, 18.3x 92; Smith Williamson—Danl J Daily et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due, \$1,958.22; T&c, \$477.43; Jas L Wells.  
MORRIS AV, 2672-6, nec Kingsbridge rd (No 51), 107.1x54.2x112.4x57.11, 5-sty bk tnt; Frank S Nute—First National Bank of Amsterdam, N Y et al; Brewster & Farries (A), 165 Bway; Geo H Taylor (R); due, \$17,394.12; T&c, \$140; sub to a 1st mtg of \$52,000; Henry Brady.  
QUIMBY AV, 2067, ns, 130 w Olmstead av, 25x 108; Benj Seh et al—Fredk Uhl et al; Michl B McHugh (A), 115 Bway; Geo B Hayes (R); due, \$2,025.63; T&c, \$350; Henry Brady.  
TOWNSEND AV, ws, 440.11 s Belmont, 42.10x 183.6x—x149, vacant; David Wallace—Jas A Woolf et al; Action 8; Benj G Bain (A), 176 Bway; Henry Fluegelman (R); due, \$2,181.70; T&c, \$317.50; Joseph P Day.  
PARCEL beg at a point 164.3 nw Townsend av, runs nw50xsw25xse50xne25 to beg, vacant; Simeon M Barber—Jas A Woolf et al; Action 2; Benj G Bain (A), 176 Bway; Henry Fluegelman (R); due, \$340.62; T&c, \$57.25; Joseph P Day.  
**MAR. 3.**  
203D ST E, nwc Barnes av, 100x91.7; Patk O'Donnell—Adee Holding Co Inc et al; Hugo S Mack (A), 7 Beekman; Harold C Knoepfel (R); due, \$2,726.04; T&c, \$692.59; Bryan L Kennely.  
ANTHONY AV, 1640-2, es, 178.10 s 173d, 98.11x 96.1x104.5x101.6, 2-5-sty bk tnts; Realty Operating Co—Associate Contractors & Builders, Inc, et al; Middleton S Borland (A), 46 Cedar; Wm E Smith (R); due, \$5,799.96; T&c, \$374; Joseph P Day.  
BARNES AV, nwc 203d, see 203d E, nwc Barnes av.  
ST LAWRENCE AV, 1531, ws, 304 s Walker av, 25x95; Georgianna McDonough—Mary A Carter; Lawrence E French (A), 41 Park Row; Phoenix Ingraham (R); due, \$1,187.21; T&c, \$128; D Phoenix Ingraham.  
SUMMIT AV, ws, 336.7 s 165th, 25x87.6, vacant; Jas Corry—Hugh Reilly; B W B Brown (A), 52 Wall; Edw F Moran (R); due, \$2,289.26; T&c, \$46.02; Henry Brady.

**MAR. 4.**  
BRUNER AV, ss, 300 e Burke av, see Wickham av, ns, 300 e Burke av.  
BURKE AV, es, whole front bet Bruner & Wickham avs, see Burke av, ws, whole front bet Bruner & Wickham avs.  
BURKE AV, ws, whole front bet Bruner & Wickham avs, 200x100; BURKE AV, es, whole front bet Bruner & Wickham avs, 200x300; Bessie K Pleger—Robt D Elder et al; Action 1; Geo W Olvany (A), 165 Bway; Harry Bijur (R); due, \$7,190.65; T&c, \$1,756.59; J H Mayers.  
WICKHAM AV, ns, 300 e Burke av, 200x100; BRUNER AV, ss, 300 e Burke av, 100x100; same—same; Action 2; same (A); same (R); due \$3,051.71; T&c, \$486.18.

**MAR. 5.**  
179TH ST E, swc Monterey av, see Monterey av, 2031.  
ARTHUR AV, 1911, es, 200 s 177th, 201.8x163.5 to Belmont av x200x189.1, 2-sty fr dwg & vacant; Seamen's Bank for Savings in the City of N Y—Mary A Fall et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Sydney W Fish (R); due, \$53,279.82; T&c, \$20,950.73; Herbert A Sherman.  
BELMONT AV, ws, 200.5 s 177th, see Arthur av, 1911.  
MONTEREY AV, 2031, swc 179th, 50.9x99.3x48.8 x100.1, 5-sty bk tnt; Gussie Morgenstern—Konrad Kromer et al; Stanislaus N Tuckman (A), 320 Bway; Arthur N Geigerich (R); due, \$5,427.62; T&c, \$737; sub to 1st mtg \$35,000; Henry Brady.  
**MAR. 6 & 8.**  
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. 27.**  
No Legal Sales advertised for this day.  
**MAR. 1.**  
79TH ST, nes, 470 nw 18 av, 20x100; Bklyn Trust Co—Gustaf A Johnson Bldg Co et al; Cullen & Dykman (A), 177 Montague; Michl F McGoldrick (R); James L Brumley.  
**MAR. 2.**  
DEAN ST, ss, 121.4 e Stone av, 19x107.2x irreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7x irreg; Sheriff's sale of all right, title, &c, which Carlo Corrado et al had on Feb 26, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.  
DECATUR ST, ns, 138 sw Hamburg av, 18x 100; Magdalena Bischoff—Mary Werner et al; Wm C McGann (A), 1012 Gates av; Jno H Steenwerth (R); Wm P Rae.  
HENRY ST, ws, 62.7 n Degraw, 20x88.6; South Brooklyn Savings Institution—Anna Meade et al; Coombs & Whitney (A), 44 Court; Jno L Mitchell (R); Jas L Brumley.  
LAKE ST, es, intersec nes 86th, 50x192; also LAKE ST, ws, intersec nes 86th, 72.6x45; Dora M Miller, gdn—Rose Nowak et al; Harry L Thompson (A), 175 Remsen; Augustus J Koehler (R); Wm J McPhilliary & Co.  
ROBINSON ST, ns, 92.6 w Nostrand av, 80x 122.6; Home Title Ins Co of N Y—Sara O Brown et al; Henry J Davenport (A), 375 Pearl st; Isadore Kallet (R); Wm J McPhilliary & Co.  
RUTLEDGE ST, ses, 445 ne Marcy av, 20x100; Louise S Faul—Fanny Klauber et al; Wm E Buckley (A), 391 Fulton; Peter P Smith (R); Wm J McPhilliary & Co.

SANDS ST, ns, 126.6 e Jay, 25x120; Frances E Barker—Florence L Cook et al; Henry J Davenport (A), 375 Pearl st; Horatio C King (R); Jas L Brumley.  
WARWICK ST, es, 170 n Sutter av, 20x90; Dime Savgs Bank of Brooklyn—Louis Horowitz et al; Clarke & Frost (A), 215 Montague; Leone D Howell (R); Jas L Brumley.  
S 1ST ST, nes, 25 s Hooper, 25x73.9x irreg; Francis Co et al—Henry Segelke et al; Levy, Gutman & Goldberg (A), 816 Bway; David Senft (R); Nathaniel Shuter.  
E 31ST ST, ws, 500 n Snyder av, 96.8x100; St John's Roman Catholic Church in the City of Brooklyn—Edw McHugh et al; Owens, Gray & Tomlin (A), 189 Montague; Edw Q Carr (R); Wm J McPhilliary & Co.  
67TH ST, nec 13 av, 100x13; Jno F Gardes, exr—Margt Petersen et al; Geo Eckstein (A), 44 Court; David Hirshfield (R); Nathaniel Shuter.  
78TH ST, ss, 90.7 w New Utrecht av, 361.4x100x 358.5x100; 79TH ST, ss, 185.8 e 16 av, 113.1x 93.8x114.9x89.2; Bank of Flatbush—Abram F Bucher et al; Hovel, McChesney & Clarkson (A), 50 Court; Geo W Gibbons (R); Wm J McPhilliary & Co.  
ATLANTIC AV, nec Gelston av, 27x100; Caroline G McClellan—Thos F Murray et al; Henry J Davenport (A), 375 Pearl; Jno C Stemmermann (R); Wm J McPhilliary & Co.  
PROSPECT AV, ns, 250 se 10 av, 25x93.11x25x 97.9; Investing Associates—Anna A McKeon et al; Action 1; Ralph W Kenyon (A), 44 Court; Jesse Fuller, Jr, (R); Wm J McPhilliary & Co.  
PROSPECT AV, ns, 225 se 10 av, 25x90.1x25x 93.11; same—same; Action 2; Wm J McPhilliary & Co.  
PROSPECT AV, ns, 150 e 10 av, 25x82.6x25x78.8; same—same; Action 3; same (A); same (R); Wm J McPhilliary & Co.  
PROSPECT AV, ns, 125 e 10 av, 25x78.8x25x 74.10; same—same; Action 4; same (A); same (R); Wm J McPhilliary & Co.  
TROY AV, es, 97 s Flatlands av, 24x100; Isaac W Sherrill—Max Spector Building Co et al; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm J McPhilliary & Co.

**MAR. 3.**  
73D ST, ns, 95 e 15 av, 75x100; Cecelia R Dimmick—Anna C Grady et al; McGuire, Delany Niper & Connolly (A), 189 Montague; Jno T Bladen (R); Wm J McPhilliary & Co.  
GATES AV, ns, 250 w Reid av, 20x100; Minnie Zechiel—Herman Moschkovitz et al; Louis C Wills (A), 84 Bway; Alois J Keogh (R); Wm J McPhilliary & Co.  
METROPOLITAN AV, ns, 26.11 e Vandervoort av, runs n271.10 to cl Dickson, xw55 to cl Vandervoort av, xn180xw130xn25xcl30xn55 to cl Calboun, xw434.1 to Morgan av, xs across Morgan av, 262.4 x cl Dickinson, xs58.6xe585.1 to beg, except parts released; Mutual Life Ins Co of N Y—Martin Kalbfleisch Chemical Co et al; Fredk L Allen (A), 55 Cedar, Manhattan; Arthur D Strahl (R); Wm P Rae Co.  
THATFORD AV, es, 60.1 s Liberty av, 19.11x60; Josephine K Schuck et al—Harry D Spero et al; J Baldwin Hand (A), 52 Wall, Manhattan; Jos J Speth (R); Wm P Rae.  
LOTS 131 & 132, block 7297; Edw Bailey—Ralph Stout; Reynolds & Geis (A), 359 Fulton; Herbert Peake (R); Wm F Rae.

**MAR. 4.**  
BAY ST, ses, intersec nes Bath av, 60.10x90.10; Gustave Selner—Gertrude A V Maxwell et al; Jacob M Peyser (A), 26 Court; Arthur Weil (R); Nathaniel Shuter.  
BEADEL ST, ns, 250 w Morgan av, 25x100; Sheriff's sale of all right, title, &c, which Palma Tuozza had; Lewis M Swasey, sheriff; Wm F Rae.  
OAKLAND ST, nwc Clay, 25x100; Adele Meinhold—Brown Realty Co et al; Mervyn Wolff (A), 299 Bway; Wm Watson (R); Wm J McPhilliary & Co.  
SMITH ST, ws, 100 n Garnet, 33x80; Title Guarantee & Trust Co—Richd A Irving et al; Harry L Thompson (A), 175 Remsen; Jos Pidgeon (R); Wm J McPhilliary & Co.  
STOCKTON ST, sec Lewis av, 99x46; Bertha Lurie—Rialto Realty Co et al; L & M Blumberg (A), 922 Bway; Leon R Jacobs (R); Wm P Rae.  
W 9TH ST, ss, bet Hicks & Henry, Lot 13; Dennis O'Connor—Mary Donohue et al; Jas H Gilvarry (A), 261 Court; Algernon I Nova (R); Nathaniel Shuter.  
12TH ST, ss, 147.10 e 2 av, 31.10x100; 67TH ST, ns, 180 w 11 av, 20x100; Thos F Ennis—Cath Ennis et al; Danl L Donovan (A), 188 Montague; Wm R A Koehl (R); Henry Brady.  
15TH ST, ns, 510.10 e 8 av, 19x100; Dinah J Harris—Edw J Murphy et al; Elliott, Jones & Fanning (A), 215 Montague; Wm F Pickett (R); Wm J McPhilliary & Co.  
W 15TH ST, ws, 880 n Neptune av, 87.1x104.3x irreg; Chas A Mitchell et al—Alfredo Santo et al; Jos G Giambalvo (A), 26 Court; Asa F Smith (R); Nathaniel Shuter.  
BAY 24TH ST, ws, 57.6 s Bath av, 57.6x73.11; Thos B McNickle exr—Jas Wright et al; Andw F McNickle (A), 5 Beekman, Manhattan; Harry K Davenport (R); Wm J McPhilliary & Co.  
72D ST, ss, 240 e Narrows av, 20x100; Emma Reineking—Emily C Pletsch et al; Kiendl & Sons (A), Atlantic & Pennsylvania avs; Jos A Hahn (R); Wm J McPhilliary & Co.  
81ST ST, ssw, 304 nw 17 av, 17x100; Anthony Jireek—Antonio Libertini et al; Edwin Kamp-ton (A), 215 Montague; Wm R Murphy (R); Wm J McPhilliary & Co.  
RALPH AV, ws, 80 s Sumpter, 20x50; Frank Hasbrouck, Supt—Wm H Allen et al; Frederic G Dunham (A), 58 William, Manhattan; Meier Steinbrink (R); Wm P Rae.  
14TH AV, ses, 40 sw 78th, 20x52.6x irreg; South Brooklyn Savgs Institution—Malvine Weltman et al; Coombs & Whitney (A), 44 Court; Wm Howard, Jr (R); Wm P Rae.  
**MAR. 5.**  
SIEGEL ST, ss, 265 e Bushwick av, 50x100; National Savgs Bank of the City of Albany—Sarah Barfeld et al; Harry L Thompson (A), 175 Remsen; Max N Koven (R); Nathaniel Shuter.



NEW LOTS RD, nwc Williams av, 79.7x79.2, except part released; Isaak Goldberg—Georgia Building Co et al; Saml A Telsey (A), 44 Court; Wm A Moore (R); Nathaniel Shuter.  
 SNEDIKER AV, nec Newport av, 240x100; HINSDALE AV, ws, 200 s Riverdale av, 200x25 x irreg to Snediker av; NEWPORT AV, swc Snediker av, 200x325; HINSDALE AV, ws, 200 s Newport av, 170.4 to New Lots Rd x190x irreg; SNEDIKER AV, ws, 130 s Hegeman av, 420 to Vienna av x200 to Vesta av x550 to Hegeman av x100x130x100; NEWPORT AV, swc Powell, 200x500x to Sackman st & Lott av; VESTA AV, es, 325 s Newport av, 75x100; NEW LOTS RD, sec Vesta av, —x84x irreg; VESTA AV, nec Hegeman av, 480x98.7x irreg; POWELL ST, es, 81.5 s New Lots rd, 100x200 to Junius 80x100x20x100; NEW LOTS RD, nec Hinsdale av, — to Williams av, x—; NEWPORT AV, swc Alabama av, — to Williams av x—; HINSDALE AV, ws, 90 n Hegeman av, 220x100; LOTT AV, SACKMAN ST, NEW LOTS AV & CHRISTOPHER AV, block, &c; LOTT AV & SACKMAN ST, block, &c; LOTS 483 & 484, block 14; SNEDIKER AV, ws, 240 n Newport av, 240x200 to Vesta av x irreg; HINSDALE AV, ws, 200 s Riverdale av, 200x100x irreg; NEWPORT AV, swc Snediker av, 200x325; HINSDALE AV, ws, 200 s Newport av, 171.4 to New Lots rd x190x irreg; SNEDIKER AV, ws, 130 s Hegeman av, 420x200 to Vienna av x irreg; NEWPORT AV, swc Powell, 200x500 to Lott av & Sackman; NEWPORT AV, swc Sackman, 200x irreg to Lott av & Christopher av; Metropolitan Trust Co of the City of N Y—Island Cities Real Estate Co et al; Carter, Ledyard & Milburn (A), 54 Wall; Michl F McGoldrick (R); Joseph P Day.

**MAR. 6.**  
 No Legal Sales advertised for this day.

**MAR. 8.**  
 BUTLER ST, ns, 350 w Classon av, 50x131; Frances McCormick—Danl Quinn et al; Hirsh & Newman (A), 391 Fulton; Chas Harwood (R); Wm J McPhilliemy & Co.  
 CLYMER ST, ss, 179.11 w Wythe av, 19.2x80; Walter Fritz—Chas Fritz et al; Chas W Philipbar (A), 1254 Bway; Milton Hertz (R); partition; Nathaniel Shuter.  
 MORRELL ST, ws, 50 s Moore, 25x100; Bessie Lang—Max Puritz et al; Reuben Stone (A), 44 Court; Louis W Stotesbury (R); Nathaniel Shuter.  
 FLUSHING AV, ss, 25 w Bedford av, 16.8x62.2; August Krieg et al—Saml Chisdes et al; Louis Karasik (A), 44 Court; Bertram M Manne (R); Nathaniel Shuter.  
 OCEAN AV, ws, 100 n Av L, 100x151.6; Alvin F Johnson—Edw E Stewart et al; Clark Z Augustine (A), 261 Bway; Jas H McCabe (R); Wm J McPhilliemy & Co.

**FORECLOSURE SUITS.**

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

**Manhattan.**

**FEB. 20.**  
 FORSYTH ST, 18; Mela Zadek et al—Simon Landres et al; Kantowitz & Esberg (A).  
 AUDUBON AV, nwc 176th, 99.11x100; Manhattan Savgs Instn—N Y Real Estate Security Co et al; Rapallo & Kennedy (A).  
 5TH AV, es, 23.11 s 115th, 17.2x100; LENOX AV, nwc 138th, 25x75; also 139TH ST, 142 W; Philip Hess et al—Wm W Davidson; Bandler & Haas (A).  
**FEB. 23.**  
 101ST ST, 416 E; Central Trust Co of N Y—Mamie Silver et al; amended; Joline, Larkin & Rathbone (A).  
 103D ST, 131 W; N Y Trust Co—David N Carvalho et al; Bowers & Sands (A).  
 115TH ST, 9 E; Mercy M Plum—Meyer Jarulowsky et al; A A Silberberg (A).  
 124TH ST, 420 E; Equitable Trust Co of N Y—Equality Constn Co et al; Murray, Prentice & Howland (A).  
 124TH ST, 422 E; Equitable Trust Co of N Y—Alice McBain et al; Murray, Prentice & Howland (A).  
**FEB. 24.**  
 SCAMMEL ST, 29, Isaac E Harris—Gussie Vlodoisky et al; Gallert & Heilbron (A).  
 12TH ST, 648-52 E; 3 actions; Baldwin Staubach—Simon Machiz et al; amended; M W Wood (A).  
 30TH ST, 11 W; Mutual Life Ins Co of N Y—Emma F McNall et al; F L Allen (A).  
 69TH ST, 14 W; Augustus Van Cortlandt—Chas E Locke et al; S S Menken (A).  
 70TH ST, 224 E; Bklyn Trust Co—Jno H Bodine et al; Cullen & Dykman (A).  
 122D ST, ns, 296 w 1 av, 37x100.11; N Y Savgs Bank—Geo C Kline et al; J A Dutton (A).  
 2D AV, swc 97th, 25.11x75; Anna Schmidt et al—Albina Goldstein; C S Petrasch (A).  
 7TH AV, nec 141st, 39.11x100; Isabelle C Crystal—City Real Estate Co; E S Cahn (A).  
 7TH AV, 2193; General Synod of the Reformed Church in America—Joseph Oussani et al; Reed & Pallister (A).  
**FEB. 25.**  
 MOTT ST, 43; Abr Nelson—Rachel L Pasinsky et al; W V Zipser (A).  
 15TH ST, 153-59 W; N Y Life Ins Co—Alison Co et al; G W Hubbel (A).  
 58TH ST, 5 W; Hermann M Biggs—Wm F Donnelly et al; I A Place (A).  
 109TH ST, sec 2 av, 66x17; City Real Estate Co—Rose M Coyle et al; H Swain (A).  
 171ST ST, ns, 150 e St Nicholas av, 25x95; also 171ST ST, ns, 125 e St Nicholas av, 25x95; 2 actions; Edw F Cole—Jno F Barry et al; W F Wund (A).  
**FEB. 26.**  
 GRAND ST, ss, 50 w Essex, 16.8x70.9; Jos H Schwartz—Frances Lautenburg et al; Krakower & Peters (A).  
 104TH ST, 109-11 E; Esther Seymour et al—Hyman Romm et al; W M Powell, Jr (A).  
 116TH ST, 411 E; Levi S Tenney—Vincent Garofalo et al; Finch & Coleman (A).  
 142D ST, ss, 100 w 8 av, 25x99.11; Mattie C Reynolds—Marie Loos; W H Sage (A).

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(Foreclosure Suits, Manhattan, Continued.)

AMSTERDAM AV, 1493; City Real Estate Co—Mary Foley et al; H Swain (A).
2D AV, 1166; Carrie Esberg—Rosie Joseph et al; Kantrowitz & Esberg (A).
2D AV, 769; Isabelle R Homans—Gotham Mtg Co et al; Cary & Carroll (A).
2D AV, 1168; Lulu Weinstein—Rose Joseph et al; Kantrowitz & Esberg (A).
LOTS 175 to 181, map of prop of Abr R Van Nest at Inwood; Ida B McTurck—Anthony McOwen et al; McLoughlin & Martin (A).

Bronx.

FEB. 19. FINDLAY AV, es, 285.4 n 169th, 20x100; Daniel J Fitzgerald—Jno Lawrie et al; Cary & Carroll (A).
LOT 13, Map of Estate of Geo W Hunt, 24th Ward; Ellen Fitzgerald—Lizzie Reese et al; C K McGuire (A).
FEB. 20. FAIRMOUNT PL, nes, 68.5 se Clinton av, 21.5x100; Emma C Mastin et al, as exrs—Kathryn Josephine Lynch et al; Cary & Carroll (A).
LOT 1 & 2, Block 6, map of Sec 1, Bathgate Estate; Martha C McKnight—Vincenzo Manzione et al; G Squires (A).

FEB. 23. FOX ST, ns, 231.10 e Av St John, 40.7x125; Fanny Greenbaum—Nathan Lesser et al; H M Greenbaum (A).
SCHOFIELD ST, ns, adjoining land of New York City, —; Truman A Jewell—Jno F Barry et al; Hayes & Kerrgood (A).
SILVER ST, ss, bet land of A Arnov and land of Wm Adee, 75x100; Chas F Halsted, as trste—Thos B Watson et al; D Burke (A).
JESUP AV, es, 1,184.7 s Featherbed la, 75x110; Commercial Trust Co of N Y—Dennis J Killian; Campbell, Moore & Amerman (A).
LOT 191, Map of 211 lots, being portion of Downing Estate at Van Nest Station; Chas J Wacker et al—Anna Svell et al; Clocke, Koch & Reidy (A).

FEB. 24. BARTHOLDI ST, ss, 75 w Holland av, 95x95; Marie E Fincke—Wm L Phelan et al; McLoughlin & Martin (A).
BARTHOLDI ST, ss, 100 w Holland av, 95x95; Marie E Fincke—Wm L Phelan et al; McLoughlin & Martin (A).
BEAUMONT AV, 2345; Louis Epstein—Ida Brantman et al; A O Ernst (A).
LYON AV, swc Zeraga av, 25x100; Edw W Murphy—Norbort Robillard et al; S Bitterman (A).
SETON AV, es, 100 s Randall, 50x100; Annie Anderson—Augusta Nelson et al; F Carlson (A).
LOT 58, Map of Village of Morrisania; Phebe Peters—Michl Nolan et al; R K Brown (A).
LOT 159, amended map of portion of Gleason property, 24th Ward; Bernardina F E Hake et al—Emma A Mayhew et al; Frees & McEveety (A).

FEB. 25. ROSELLE ST, ws, 81.7 s Poplar, 50x122.3; Max Herzig—Cecelia F Brennan et al; A L Davis (A).
134TH ST, 411-9 E; Eliz A Le Cato—Douglas H Cooke et al; J H Hildreth (A).
140TH ST, ns, 107.2 w Brook av, 37.6x100; Jas K Paulding et al as trstes—Isidore D Morrison et al; Baylis & Sanborn (A).
168TH ST, nwc Union av, 26.6x96.2; Helene Fuld et al—Frank Mazger et al; Kurtzman & Frankheimer (A).
THOMAS AV, es, 240.9 s Kingsbridge rd, 50.2x119.6; Church of Our Lady of Mercy—Matthew J Smith et al; Amend & Amend (A).
LOT 113, map of land in partition situated at Fordham, belonging to heir of Thos Bassford; Jno H Leary—2268 Washington Av Corp et al; G B Winthrop (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

FEB. 18. 30TH ST, 25 W; Mutual Life Ins Co of N Y—Wm J Clarke exr &c; Fredk L Allen (A); Mark Goldberg (R); due 55,237.65
85TH ST, 102 W; Lillie Siegbert—Robt Lawrence; Elkus, Gleason & Proskauer (A); Jno H Rogan (R); due 42,848.75
ST NICHOLAS AV, 448-50; Baron de Hirsch Fund—Ellen Cohalan; M S & I S Isaacs (A); Saml Strasbourger (R); due 62,116.67
2D AV, 789; Fredk Bertuch—Edw P S Mulvany et al; Harold Swain (A); Max S Levine (R); due 17,603.11
2D AV, 791; Delancey Nicoll et al—Edw P S Mulvany et al; Harold Swain (A); Robt C Birkhahn (R); due 17,608.44
2D AV, 787; City Real Estate Co—Edw P S Mulvany et al; Harold Swain (A); Chas L Hoffman (R); due 17,603.01
FEB. 19. 137TH ST, ss, 125 e 7 av, 25x99.11; Jno V Coffey—Dora Oppenheimer et al; Jos P McGowan (A); Arthur N Giegerich (R); due 5,223.33
2D AV, 2134; Chas D Olendorf—Nicolo Scarmuzzo et al; Jno H Judge (A); Chas L Hoffman (R); due \$11,574.54
FEB. 20. No Judgments in Foreclosure Suits filed this day.
FEB. 23. 31ST ST, ss, 400 w 5 av, 25x98.9; West Park Presbyterian Church of N Y City—Geo W Rudkin; Cary & Carroll (A); Isidore Niner (R); due 68,240.07

131ST ST, ss, 75 w 7 av, 16.8x99.11; Sheldon Leavitt et al—Jos L O'Brien; Jno E Roosevelt (A); Saml Ecker (R); due 9,631.17
FEB. 24. 14TH ST, 344-6 W; Abr L Kass—Ig Roth Inc et al; Feltenstein & Rosenstein (A); Bainbridge Colby (R); due 8,942.00
80TH ST, 149 W; N Y Trust Co—De Witt C Flanagan et al; Merrill & Rogers (A); Bernard J Isecke (R); due 15,412.50
AMSTERDAM AV, swc 188th, 94.10x100; Edmund J Levine et al—Napolean Constn Co; Saml C Steinhart (A); Newman Levy (R); due 32,254.12
LENOX AV, sec 119th, 100.11x85; Bank for Savgs in City of N Y—Harriett B Newberry et al; Cadwalader, Wickersham & Taft (A); Chas H Murray (R); due 206,750.00
MANHATTAN AV, sec 106th, 70x17.3; Eugene J Smith—452 Convent Av Co; Cary & Carroll (A); Jno H Rogan (R); due 14,669.46

Bronx.

FEB. 19, 20, 23 & 24. No Judgments in Foreclosure Suits filed these days.
FEB. 25. 181ST ST, nec Arthur av, 70x93; Hyman Fish—Angel Constn Co et al; J Harberman (A); W T Quinn (R); due 4,160.66
LOT 13, map of prop of Estate of Geo W Hunt, 24th Ward; Ellen Fitzgerald—Lizzie Reese et al; C K McGuire (A); H A Forster (R); due 4,842.00

LIS PENDENS.

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

Manhattan.

FEB. 20. 37TH ST, 15 W; Greenwich Savgs Bank—Donald Estates Co; action to debarr, &c; B A Sands (A).
FEB. 23. No Lis Pendens file dthis day.
FEB. 24. BROADWAY, nec 95th, 121.3x127.7xirreg; & BROADWAY, sec 81st, 102.1x220.4; Juliaa Blauner, trste—N Reisler Iron Works, Inc, et al; two actions to set aside deed; I Gainsburg (A).
FEB. 25. 105TH ST, 130 E; Bluthenthal & Bickart, Inc—Morris Reiss et al; action to set aside deed; Eppstein & Rosenberg (A).
FEB. 26. 81ST ST, ss, 70 e Lexington av, 22x100.4; Johanna Feinberg—Francis L Tooley et al; action to procure judgment to title, &c; Reeves & Todd (A).

Bronx.

FEB. 19. SHERIDAN AV, ws, 200 s 167th, 200x240; also BLOCK bounded on n by 167th, on e by Grand blvd & Concourse, on s by Tudor pl, on w by Walton av; also BLOCK bounded on n by Tudor pl, on e by Grand blvd & Concourse, on s by McClellan, on w by Walton av; also BLOCK bounded on n by 167th, on e by Walton av, on s by McClellan, on w by Gerard av; Newbold Morris—Frederic Ashton de Peyster et al; partition suit; T Melvaine (A).
LOT 25, Block 3205, Section 11, on Tax Map; Fredk W Rubien—Wm H Valentine as exr, et al; action to foreclose transfer of tax lien; H Swain (A).

FEB. 20. No Lis Pendens filed this day.
FEB. 23. No Lis Pendens filed this day.
FEB. 24. LOT 25, Block 3202, Sec 11, on Tax Map; Urban Securities Co—Wm H Valentine et al; action to foreclose transfer of tax lien; Reeves & Todd (A).
LOT 40, Block 4286, Sec 17, on Tax Map; Adelaide A Wabst—Herbert Robillard et al; action to foreclose transfer of tax lien; G A Moses (A).
FEB. 25. 137TH ST, ns, 150 e Lincoln av, 50x50; also 137TH ST, ss, 100 e Lincoln av, 25x25; also 137TH ST, 314 E; also 136TH ST, ns, 100 e Lincoln av, 50x100; Jno Geelan—Henry D Bahr et al; action to set aside conveyances; L Steckler (A).
LOT 52, blk 2796, sec 11, on tax map; Jno Kennedy—Patk F Goff et al; action to foreclose tax lien; H Swain (A).
PLOT 3, blk 11, map of Fieldston, 24th Ward; Wright-Ogden Co, Inc—Geo D Strayer et al; action to foreclose mechanics lien; Phillips & Avery (A).

Brooklyn.

FEB. 18. CROWN ST, nec Washington av, runs e97.4xn 102.4xw98.6xsl02.4 to beg; Helene Wurtmann—Marie Guenther; S Seiderman (A).
E 3D ST, ws, 573.4 s Av D, 33.4x100; Thos R De Lacey—Letitia De Lacey; to create a title; R J Mayer (A).
41ST ST, nes, 240 nw 14 av, 20x100.2; Mates Jablonsky—J J Lack Constn Co et al; Ginzberg & Picker (A).
41ST ST, nes, 160 nw 14 av, 20x100.2; Ethel Bulkowstein—same; same (A).
78TH ST, ns, 280 w 14 av, 20x100; Silas W Stein—Onslow-Moore Co et al; W S Doernberg (A).
78TH ST, ns, 300 w 14 av, 20x100; same—same; same (A).
BENSON AV, nec Bay pkway, 96.8x100; Saml Wallins—Pacific-Bedford Corp et al; J O'Neill (A).

EASTERN PKWAY, ss, 103.3 w Utica av, runs se225.3xw60xnw225.3xe60 to beg; Cath A Harrison—Eliz Higgins et al; J A Kennedy (A).
HAMILTON AV, ss, 141.6 e Columbia, 59.5x40.8x75.2x37.6; Fred Newman—Morris Bloch et al; W H Garrison (A).
LENOX RD, ss, 60 w E 91st, 20x100; Home Title Ins Co—Economy Homes Co et al; H J Davenport (A).
LENOX RD, ss, 40 w E 91st, 20x100; same—Dora Nutman et al; same (A).
NASSAU AV, nwc Monitor, 25x100; Louis Warady—Wm H Hodgkinson et al; foreclosure mechanic's lien; F S Chilton (A).
SUTTER AV, ns, 60 e Warwick, 20x90; Dime Savgs Bank—Louis Horowitz et al; Clarke & Frost (A).
WILLIAMS AV, ws, 60 n Dumont av, 20x80; Edmund B Post, Jr—Williams Realty Co et al; T F Redmond (A).
WILLIAMS AV, ws, 40 n Dumont av, 20x80; Geo W Post—same; same (A).
WILLIAMS AV, ws, 20 n Dumont av, 20x80; Title G & T Co—same; same (A).
LOTS 86 & 103, Map land heirs Geo Martense (decd); Diedrich Ficken—Richard B Shannon et al; F L Gross (A).

FEB. 19. BARRETT ST, ws, 100 s Pitkin av, 50x99.11; LIVONIA AV, ns, 50 w Rockaway av, 50x100; Nathan E Levensohn—Abr Reiser et al; to set aside deed; A C Troy (A).
CORTLAND ST, es, 499.9 s Neptune av, runs n27.4xe100xs21.2xw100.1 to beg; also SCHWICKERTS WALK, cl, 133.7 s Surf av, runs s— to Bowery xel13xn—xw61.7xsl.3 xnw51 to beg; Herman Katz—Sol Pariser et al; Kantrowitz & Esberg (A).
JOSEPH LEMON ST, ss, 41.3 e Garden pl, 24x74.1 24.2x76.9; Bklyn Trust Co—Geo Abbott et al; Cullen & Dykman (A).
WALLABOUT ST, ss, 441.6 w Marcy av, 50x100; Title G & T Co—Managerial Corp et al; T F Redmond (A).
38TH ST, ws, 100 se 12 av, 25x95.2; Pinie Askin—Pauline Steinick; M Brownstein (A).
41ST ST, nes, 220 nw 14 av, 20x100.2; Katie Lehrman—J J Lack Constn Co et al; Ginzburg & Picker (A).
42D ST, ns, 140 w 14 av, 20x100; Marcus Bulkowstein—J J Lack Constn Co et al; Ginzburg & Picker (A).
70TH ST, ss, 300 e 8 av, 20x100; Edw Devine—Albert Dowdeswell et al; W H Garrison (A).
ATLANTIC AV, ns, 80.3 w Ocean pl, runs n87.9 xw16.8xs4.2xw17.7xs83.7xe34.3 to beg; Chas V Lott—David B Getz et al; W C Roe (A).
JEFFERSON AV, ss, 294 e Bedford av, 16.4x100; Geo Shaw—Grace C Shaw et al; partition; H S Renaud (A).
VIENNA AV, ns, 40 w Malta, 25x95; Nathaniel A Cohen—Minnie Schneider et al; I Levine (A).

FEB. 20. BRISTOL ST, es, 50 s Blake av, 50x100; Stone Av Realty Co—The Lirock Inc et al; A Rockmore (A).
HALSEY ST, ns, 152.6 Tompkins av, 17.6x100; Eagle Savgs & Loan Co—Almira P Jones; J C McLeer (A).
OSBORN ST, ws, 375 s Hegeman av, runs w 70.3xs94.10xs60.11xw115.1 to beg; Jacob Wiener—Sol Wolf et al; G Wiener (A).
QUINCY ST, ss, 88 e Ralph av, 22x110; Emma J Walsh—Thos J Burke et al; J F McIntyre (A).
RYERSON ST, es, 80.9 n Park av, 25x100; The Thrift—Orlando R Stevens et al; F Jordan (A).
E 9TH ST, ws, 260 s Av C, 20x100; Gertrude Wall—Eliz Seal et al; E J Forndrey (A).
41ST ST, nes, 120 nw 14 av, 20x100.2; Ida Ginzberg—J J Lack Constn Co et al; Ginzberg & Picker (A).
42D ST, ns, 100 w 14 av, 20x100; Ida Ginzberg—J J Lack Constn Co et al; Ginzberg & Picker (A).
42D ST, ns, 120 w 14 av, 20x100; same—same; same (A).
72D ST, ns, 374.6 w 6 av, 20x117.3x20x117.4; Harriet A Hartman—Jno E Sullivan et al; H L Thompson (A).
AV N, ss, 40 e E 12th, 40x100; The Thrift—Edith G Richards et al; F Jordan (A).
FT. HAMILTON PKWAY, ss, 82.5 ne 49th, runs ne20.4xs5xs83.7xs20xnw87.3xw5 to beg; Ulster Co Savgs Instn—Zerlina Lind et al; H L Thompson (A).
IRVING AV, ec Grove, runs ne230xs200xsw34.6 xw278.8xw1.7 to beg; Katie Kopp—Emily Keller et al; to set aside deed; E E Honig (A).
17TH AV, nec 71st, 60x100; Peter Piegari—Wm C Dauphin et al; T G Turkan (A).

FEB. 23. AMES ST, ws, 242.11 s Pitkin av, 25x100; Title G & T Co—Fannie Moskowitz et al; T F Redmond (A).
GRAND ST, swc Bedford av, 23.4x75x27x75; also PROP on Grand st, ss, bounded on w land Timothy Hogget x e land Thos R Clark & x s land of Jno Morrell; Kings Co Savgs Instn—Eugene L Richards et al; W W Taylor (A).
HICKS ST, nec Sackett, 20x75; Wm R Hayes—Mary C Barg et al; J M Rider (A).
HULL ST, ss, 150 w Hopkinson av, 18.10x84x18.9x81.11; Mary C Reynolds—Kath Murphy et al; W L Durack (A).
McDOUGAL ST, ss, 212.8 w Hopkinson av, 16x100; Bernard R F Devine—Mason I Doyle et al; Thornton & Earle (A).
PIERREPONT ST, 27; Albert Urbalin—Mary U Pinkney; Owens Gray & T (A).
PRESIDENT ST, sec 3 av, 100x150; Max Israel—Caterina Gallo et al; S E Klein (A).
SCHWEICHERTS WALK, cl, 133.7 s Surf av, runs s—xel13xn—xw61.7xsl.3xw51 to beg; also CORTLAND ST, es, 499.9 s Neptune av, 27.4x100x21.2x100.1; Merk Birnbaum—Sol Pariser et al; S E Klein (A).
SUYDAM ST, ns, 315.10 e Wyckoff av, 25x100; Christian Quattlander—Caroline Knipe et al; T F Redmond (A).
VERMONT ST, ws, 150 s Pitkin av, 25x100; David Starr—Benj Hoffman et al; L N Jaffe (A).
E 12TH ST, ws, 382.11 n Av R, 80x100; Chelsea Realty Co—Wm C Thompson et al; H M Bellinger Jr, (A).



BEDFORD AV, ws, 121.11 n Newkirk av, 25x 78; Mary E Bond—Eliz M Dornheim & ano; H D Lott (A).

BEDFORD AV, ws, 96.11 n Newkirk av, runs w/2.1xw/11.1xw/15.5xw/78x25 to beg; same—Eliz M Dornheim et al; same (A).

BAY RIDGE AV, sec 13 av, 40x100; Wm F Armstrong—Margt Peterson et al; R T Griggs (A).

BELMONT AV, nwc Sackman, 25x100; Henry Neugass—Louis Sternlieb et al; J A Whitehorn (A).

PARK AV, ss, 38.2 e Navy, —x—; City Real Estate Co—Sarah L Washington et al; to create a title; Lewis & Lewis (A).

STONE AV, ws, 225 s Dumont av, 50x100; North River Savgs Bank—Yette L Heler et al; T F Redmond (A).

12TH AV, ses, 40 ne 41st, 20x100; Mathilde E Lang—Margt Sheehan et al; H M Bellinger, Jr (A).

19TH AV, wc 52d, 100x100; also 52D ST, sws, 100 nw 19 av, 100x100; also 52D ST, sws, 200 nw 19 av, 100x120; N Y Mtg & Security Co—Shenandoah Realty Co et al; H M Bellinger, Jr (A).

**FEB. 24.**  
PROSPECT PL, ss, 440 e Howard av, runs s127.9 x e4.7xw/15.7xw/25.3xw 20 to beg; Chas V Di Blanda—Rose Tapis et al; J A Kohn (A).

RODNEY ST, nws, 120.6 ne Lee av, 20.6x100, Moses J Stroock—Saml Schiller et al; D Herman (A).

E 4TH ST, es, 266 n Beverly rd, runs e100xw/52x w/106.10xw/13.1 to beg; Walter B Milkman—Jose Casasa et al; to create a title; L Levy (A).

E 16TH ST, ws, 328 n Foster av, —x—; Title G & T Co—Henry F Newbury et al; T F Richmond (A).

37TH ST, ns, 90 e 12 av, 30x85; Title G & T Co—Luke Leck et al; Worcester, Williams & S (A).

55TH ST, ss, 100 w 14 av, 25x100.2; Eagle Savgs & Loan Co—Chas E Miller et al; J C McLeer (A).

AV J, ns, 80 w E 37th, 20x97.6; Evert Suydam—Parkville Builders Supply Co et al; Hubbard & Rushmore (A).

DEKALB AV, nwc Spenger, 58x100; Henry Bromm—Anton Berberich & wife; to foreclose mechanic's lien; Reynolds & Geis (A).

HAMILTON AV, ws, 52.8 s Nelson, 25x79.9x25x 79.8; Ernest W Tyler—Nathan Harris et al; H P David (A).

PITKIN AV, sec Sackman, 37.6x74.6; Sarah Mandelbaum—Sadie Meyersohn & ano; to create a lien; S A Telsey (A).

SUTTER AV, ss, 50 w Watkins, 50x100; Jos W Blaisdell—Louis Sternlieb et al; T F Redmond (A).

VERNON AV, ss, 175 e Tompkins av, 18.9x100; Wm Brown—Henry B Sladon et al; M Reizenstein (A).

LOTS 205-207, Block 6590, Map "McLaughlin R E Co's map of Glenwood-on-the-Pkway;" Sarah E Purdy—Worden A Smith et al; W Y Hallock (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. 20.**  
33D ST, 20-28 W; Raisler Heating Co—Jas S Roosevelt, Douglas Robinson & Nicholas Biddle; Bawo & Dotter (73) 40.00

102D ST, 235 E; Wm Brauer—Harry Lehr; Jos Liebner & Jacob Mendelsohn (72) 174.00

**FEB. 23.**  
67TH ST, 316 E; Jos Tino & Co, Inc—August Braun; E & J Russell Co (75) 112.10

LEXINGTON AV, 641; Flintoff & Malat, Inc—Saml Woolvont, trste; Christopher Maxwell (74) 1,266.08

**FEB. 24.**  
DIVISION ST, 242, Knickerbocker Metal Ceiling Co—Alter Gottlieb; Jos Rosenberg & Son (78) 33.00

44TH ST, 216-30 W; Hyman Steinberg—Wm W Astor; renewal (81) 128.30

68TH ST, 65 W; Florence A McConnell—Bessie M Dew; Madeline E Alexander (77) 1,450.00

76TH ST, 423-25 E; Jos Tino & Co—August Braun; E & J Russell Co (76) 112.10

BROADWAY, 1448-50; Raech Asbestos Mfg Co—41st St Realty Co; renewal (80) 417.00

FT WASHINGTON AV, nec 179th, 100.10x170; Gabriel Herman et al—Holywood Church; Chas W Hall; Morris L Wise (79) 400.00

**FEB. 25.**  
GREENWICH ST, 712; Mark Strompf—M L & C Ernst; Model Constn Co, Inc; renewal (87) 280.62

8TH ST, ss, 125 e Av C, 39.7x100; World Fireproof Door & Sash Co—Estate of Jas Lichtenstein; Ira Lichtenstein (86) 175.00

36TH ST, 506 W; Wm C Clark—Jno Doe; J A Brady, J J Leddy, Andrew Brennan (82) 285.69

130TH ST, 21 E; Eugene F Heagney—Margaerite Booker; Willis Booker (83) 60.00

AV D, 146; Nathan Cohen et al—D H McAlpin & Co; Louis Shulsky; Chas Katz, Inc (84) 3,800.00

BROADWAY, 661; Aug Mugler—Moses Salehin; Fire Door Cont Co & Barney Kerzner (85) 90.00

CONVENT AV, 470; H Miller, Inc—May C Knowles; H B Dinkelspiel agent (89) 57.19

LENOX AV, 145; Carmoll Redeman—Herman F Bindseil; Arthur R Parsons (88) 54.00

**FEB. 26.**  
ELIZABETH ST, 172; Zacher & Fierstein—Mariano Scimeca & White Iron Works (92) 87.00

KENMARE ST, 14-24; Zacher & Fierstein—Eliz Dessocker & White Iron Works (91) 50.00

37TH ST, 18 E; Jos Kaplan et al—Emery L Ferris & J J Campbell (90) 59.75

40TH ST, 108-12 W; United Metal Covered Door & Sash Co, Inc—Edw W Browning & C H Lang (95) 114.00

56TH ST, 69 E; Edw Maas—Florence S Bissell & Durando, Miller & Co (93) 30.00

101ST ST, 64 W; Morris Miller—First Presbyterian Church, Edw Shea, agent (94) 30.75

156TH ST, 546 W; Casmento Specification Roofing Co, Inc—Sherman Co & H Kellman (96) 80.00

Bronx.

**FEB. 19.**  
No Mechanics' Liens filed this day.

**FEB. 20.**  
MORRIS AV, 1543; Jacob Wolfson—Mollie B Katzen; Rothblatt-Siegel Co, Inc, & Mollie B Katzen (25) 180.00

**FEB. 23.**  
WEIHER CT, 15; Anthony M De Rose et al—Michl Almano (26) 18.00

BOSTON RD, sec 165th, 98x138; Berger Mfg. Co—Marvin Operating Co; Young Men's Hebrew Assn; Fitzpatrick Cont Co (27) 20.00

**FEB. 24.**  
180TH ST, 744-48 E; Jas P Brady et al—Giosue & Antonio Galiana (28) 575.00

**FEB. 25.**  
VYSE AV, 1209; Sol Bossel—Robt H Ernst (29) 28.00

Brooklyn.

**FEB. 18.**  
NEWELL ST, 243-55; also GREEN-POINT AV, 226-34; Harry Silverstein—Sidney J Freiden, Israel Kostell, Sam Fleischman & Wm Fetner 75.76

S 5TH ST, 50-4; J Caragna—Anna E Ring 82.60

ATKINS AV, es, 90 s Blake av, 160x 100; W Solomon—Atlake Bldg Co & Jacob Drasin 90.00

NEW JERSEY AV, 238; S Litirn—Kessler Realty Co, Purdy Constn Co & Eltoma Realty Co 48.00

**FEB. 19.**  
16TH ST, 58; Mayer & Harris—David A Ahrens & Mrs Wm A Ahrens 54.50

BAY 23D ST, ws, 106.10 s Bath av, 61x 162; C I Constn & Supply Co—Bay 23d St Constn Co 1,239.13

75TH ST, ns, 80 e New Utrecht av, 140x100; Albro J Newton Co—Acadia Bldg Co 17.50

VIENNA AV, both sides, bet Hopkinson & Rockaway av, —x—; F Brancaccio—L I Realty Agency, W T Bell & Rockaway Parkway Co 232.75

WASHINGTON AV, ss, 500 w 1st, —x —; General Gas Appliance Co—Francis A Norris Realty & Constn Co, Francis A Norris & Mrs F A Norris 168.00

**FEB. 20.**  
SMITH ST, 489; J Dempsey—Thos J & Mrs Ella O'Connor 137.00

66TH ST, ss, 100 w 12 av, 60x100; H Kressh—Doenzy Rezeserwicz 175.00

**FEB. 23.**  
GEORGE ST, 131; S Porcaro—Giuseppe Marigiaracina 90.00

E 19TH ST, 360; J Damis—Dorchester Bldg Co & Vincent Banagar 50.55

E 38TH ST, 907-9; T Ferrante—Wm Wingerath 175.00

AV J, 1413; F Napier—Edw Neilson 28.00

PARK AV, 888; H Burchhauser & Son—Jno & Rudolph Laber & Minnie Kolb 400.00

UTICA AV, es, 97.6 s Av N; Empire City Lumber Co—Lincoln Park Bldg Corpn; J L Brassington & United Realty Alliance 349.97

4TH AV, swc 41st, 60.2x140; C Maz-zary—Wayfourth Constn Co, Inc 347.00

**FEB. 24.**  
COLUMBIA ST, 165; H Schloss—Morris & Sarah Grossman 72.50

HART ST, 310A; M Rosenberg—Gussie Siedlowitz 53.00

SAME PROP; same—same & Myer Lersky 60.00

CROPSEY AV, 2214-6; A W Ahearn—Louis J Potts 435.00

HOPKINS ST, 124; M Etrus—Fanny Brody 132.00

ROCKAWAY AV, es, 100.3 n Livonia av, 150x100; P Russo—Lirock Inc 40.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

**FEB. 20.**  
BOWERY, 136; Philip Wiener—Julia A Chase; Nov24'13 59.00

SOUTHERN BLVD, es, 186.5 n Freeman; Chas Schlessinger—Daniel Augustus Realty Co; Oct29'13 150.00

190TH ST, 602 W; Unger Parquet Flooring—190th St Realty Co et al; Feb25'14 635.00

**FEB. 23.**  
14TH ST, 120-22 E; Jacob Rubin et al—Caroline B Condit et al; Feb9'15 110.00

27TH ST, 148 E; Nathan C Solomon—Fannie Levy et al; Nov12' 14 155.00

45TH ST, 7-11 W; Harry Alexander—45th St Realty Co et al; Feb27'14 601.99

110TH ST, 5 & 7 W; P Borgia et al—Louis W Morrison et al; Jan16'15 417.00

110TH ST, 9-11 W; Louis Fishman—same; Dec3'14 155.00

1SAME PROP; Jacob Efron—same; Nov14'14 107.36

110TH ST, 5 & 7 W; Eichenbaum Bros—same; Jan16'15 395.44

**FEB. 24.**  
AUDUBON AV, 369; Chas Baker et al—W 184th St Constn Co et al; May 24'13 90.00

BOWERY, 136; Barnet L Abrahamson—Isaac Schwartz et al; Dec11'13 50.00

**FEB. 25.**  
7TH AV, 2420; H Greenberg's Sons—Philip Rapatzky et al; Dec1'13 345.00

SAME PROP; S Shanker Metal Ceiling Co—; Dec3'13 155.00

SAME PROP; Wm Rosenbaum & Bro—Max Barth et al; Nov25'13 492.87

SAME PROP; Jacob Victer et al—Philip Repatzky et al; Nov26'13 800.00

SAME PROP; Jacob Efron—Max Barth et al; Nov24'13 483.62

SAME PROP; Manhattan Rolling Mill—Philip Repatzky et al; Dec15'13 420.72

**FEB. 26.**  
FEB. 26.  
85TH ST, 138 W; Harry H Meeks—Adeline Widmeir et al; Dec28'14 48.00

Bronx.

**FEB. 19.**  
No Satisfied Mechanics' Liens filed this day.

**FEB. 20.**  
SOUTHERN BLVD (\*\*), es, 186.5 n Freeman; Chas Schlessinger—Daniel Augustus Realty Co; Oct29'13 150.00

**FEB. 23.**  
No Satisfied Mechanics' Liens filed this day.

**FEB. 24.**  
MARION AV, 2975; Domenico de Filippio—S M De Pasquale et al; Feb 18'15 129.00

WASHINGTON AV, nwc 183d, 50.1x 93.6; M Rambow & Co—Church of Our Savior et al; Feb18'15 530.10

**FEB. 25.**  
No Satisfied Mechanics Liens filed this day.

\*\*Recorded in N. Y. County.

Brooklyn.

**FEB. 18.**  
SANDS ST, 133; Wm D Moore—Ralph's (Inc); Feb8'15 2,827.00

19TH ST, ws, 83.7 n Dorchester rd, 60x100; Sam Posen & ano—Dorchester Bldg Co & Jno Schaeffer; Dec7'14 105.00

1ATKINS AV, es, 90 s Blake av, 160x 100; Louis Stein & ano—Atlake Bldg Co, Inc; Feb4'15 68.08

ATKINS AV, es, 90 s Blake av, 160x 100; Tema Kramer—Atlake Bldg Co; Jan29'15 260.00

SAME PROP; Levin Kronenberg & Co—same; Jan28'15 380.00

1BATH AV, nec 17 av, 100x100; Nicola Pasquarello—Emilie Sarno; Dec29'14 260.00

**FEB. 19.**  
BAY 38TH ST, ss, 120 e Benson av, 60x96.8; Jas S Cavanaugh—Rosalia & Antonio Pipitone; Aug15'08 470.00

WILLIAMS AV, es, 200 s Dumont av, 200x100; Realty Supply Corpn—Wallan & Hoffman, Inc; Feb17'15 2,449.22

WILLIAMS AV, es, 100 n Livonia av, 100x100; Central Walk & Floor Co, Inc—same; Dec11'14 176.00

WILLIAMS AV, es, 100 n Livonia av, 200x100; Steinberg Steam Cut Stone Co—same; Nov20'14 720.00

SAME PROP; Hyman Kolovitz—same; Nov17'14 596.50

SAME PROP; Empire City Lumber Co—same; Nov12'14 720.87

WILLIAMS AV, es, 100 n Livonia av, 100x100; Powell & Gurian, Inc—same Nov13'14 1,875.00

20TH AV, ws, 20 sw 58th, 80x80; Audley-Clark Co—Up-to-Date Bldg Co; Nov9'14 545.00

SAME PROP; same—same; Nov11'14 545.11

20TH AV, nws, 20.2 sw 58th, 80x80; Jacob Kirsch—Up-to-Date Bldg Co; Feb11'15 270.00

**FEB. 20.**  
BARRETT ST, ws, 100 n Sutter av, 50 x100; Max Cohen—Regal Holding Co, Bartlett Dumont Co, Vincent Sireta & Jos Hoffman; Jan28'15 253.25

BARRETT ST, ws, 100 n Sutter av, 100x100; H Wolfman—Regal Holding Co; Oct22'14 76.12

SAME PROP; Bell Fireproofing Co—Regal Holding Co & Meyer Hoffman; Feb9'15 125.74

WASHINGTON ST, 187; East N Y Glass Works—Leon Mirel; Apr27'14 75.00

E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; Sam Posen—Dorchester Bldg Co & Jno Schaeffer; Dec7'14 105.00

LOHMANS & SAND BAY RDS, —x—; Philip Cohen—Canarsie Yacht Club & M J Shevlin Plumbing Co; Jan26'15 93.65

WILLIAMS AV, ws, 300 s Dumont av, 100x100; Chas H Parsons Marble Co—Rockford Holding Co; Jan14'15 552.70

SAME PROP; S & S Woodworking Co—same; Jan9'15 364.52

**FEB. 23.**  
HINSDALE ST, ws, 90 s Hegeman av, 160x100; Square Lumber Co—Abr Segalowitz & Abr Kabakow; Feb19'15 829.99

1E 14TH ST, es, 300 n Av X, 100x100; Walter M Meserole & ano—Ceegold Co, Inc; Dec14'14 45.00

1E 14TH ST, es, 300 n Av X, 100x100; Colonial Lumber Corpn—Ceegold Co, Inc, & Henry Sommerfeld, pres, Jacob Levy as sec, & Henry Sommerfeld & Frank P Sabetti; Oct8'14 521.93

1E 14TH ST, es, 300 n Av X, —x—; Abr Reizer—Ceegold Co, Inc, & Henry Sommerfeld & Frank P Sabetti; Dec 15'14 880.00



Satisfied Mechanics' Liens, B'klyn (Continued)

Table listing mechanics' liens with addresses and amounts. Includes entries for W 32D ST, 40TH ST, 40TH ST, 40TH ST, and TOMPKINS AV.

Table listing mechanics' liens for FEB. 24. Includes entries for E 14TH ST, SAME PROP, SAME PROP, and E 14TH ST.

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

ATTACHMENTS.

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

Manhattan.

Table listing attachments for FEB. 18, FEB. 19 & 20, FEB. 23, and FEB. 24 in Manhattan.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

Table listing chattel mortgages for FEB. 19, 20, 23, 24 & 25 in Manhattan.

Bronx.

Table listing chattel mortgages for FEB. 19, 20, 23, 24 & 25 in Bronx.

Brooklyn.

Table listing chattel mortgages for FEB. 18, 19, 20, 23 & 24 in Brooklyn.

BUILDING LOAN CONTRACTS.

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

Bronx.

Table listing building loan contracts for FEB. 19 and FEB. 25 in Bronx.

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.)

Key to Classifications Used by Bureau of Fire Prevention.

- A... Auxiliary Fire Appliance...
B... Fire Escape...
C... Fireproofing and Structural Alteration...
D... Electrical Installation...
E... Obstruction of Exit...
F... Exit and Exit Sign...
G... Fireproof Receptacles...
H... No Smoking...
I... Diagrams on Program...
J... Discontinue Use of Premises...
K... Volatile, Inflammable Oil...
L... Certificates and Miscellaneous...
M... Dangerous Condition of Heating...
O... Discontinue Use of Oil Lamps...
DR... Fire Drills...
ST... Standpipe Installation...
Spkr... Sprinkler Installation...
Sia. P. P... Siamese Perforated Pipes...
W... Interior Alarms...

Sia. Siamese connections.
Tk. Tank.

(Week ending Feb. 20.)

MANHATTAN ORDERS SERVED.

Named Streets.

Table listing Manhattan orders served by named streets, including Barclay st, Beekman st, Bleecker st, etc.

Numbered Streets.

Table listing Manhattan orders served by numbered streets, including 6th st, 8th st, 10th st, etc.

Table listing orders served by numbered streets (continued), including 42d st, 43d st, 45th st, etc.

Table listing orders served by named avenues, including 65th st, 67th st, 70th st, etc.

Table listing orders served by named avenues (continued), including Amsterdam av, Av A, Bowery, etc.

Table listing orders served by numbered avenues, including 1st av, 2d av, 3d av, etc.

Table listing orders served by numbered avenues (continued), including 1st av, 2d av, 3d av, etc.

BRONX ORDERS SERVED.

Numbered Streets.

Table listing Bronx orders served by numbered streets, including 138th st, 152d st, 164th st, etc.

Named Avenues.

Table listing Bronx orders served by named avenues, including Boston rd, City Island av, etc.



Eastchester Creek & Boston rd—Standard Oil Co. L-A
Fieldstone rd & 253d st—Riverdale Sanitarium Co. C-D
Ft Schuyler rd, 1313—John Diehl. O-A-G
Grand Concourse, 2017—Henry Brennich. H-A-G
Gun Hill rd & Steuben av—Montefiore Home. H-A-G
Intervale av, 937—H Meltzer Co, Inc. L-H
Jerome av, 1934—Jno Schreiber. C-L
Olinville av, 3301—Patrick Butler. G
Washington av, 1685—Moses Krakowski. A-G-D
Willow av, 136-62—M Resichmann & Sons, Inc. DR-W

BROOKLYN ORDERS SERVED.

Named Streets.

Bartlett st, 49—Jos Rosenberg. H-A
Beard & Conover sts—Holzappel's Amer Compositions Co. G-K
Bergen st, 1516—S Ginsberg. M
Boerum st, 118—Wolf Elterman. I
Boerum pl & Bergen st—Dreyfus & Madigan, H-A-L
Bond st, 194—Isidor Sachs. H-A-G
Bridge st, 91—Columbia Gas Fix Co. D-C
Bridge st, 19—McMullan Trucking Co. H-A
Bridge st, 352—Bklyn Mission & Tract Soc. B
Butler st, 251—Robert D Douglass. H-G-A
Chester st, 61—W Langbein. A-G
Clark st, 52—Tumbridge Realty Co. A-L
Clifton pl, 56—William Roes. H-A-D-C
Clinton st, 472—C Anderson. G-D
College pl, 2-10—C R Colyer & Sons. A-D
Columbia st, 159 1/2—D Rafelowitz. G-J
Columbia st, 537-55—H Kahustawn & Co. L
Commerce st, 3—Santo Benichasa. A-G-C
Court st, 332—Phillip Lille. A-G-C
Court st, 357—Jacob Vogel. H-A-G
Court st, 375—B Gulbin. H-A
Dean st, 641-5—John Bene. J
Dean st, 1663—Bklyn Church of 7th Day Adventist. A
Degraw st, 600—Richard Godfrey. A-E
Dodsworth st, 16—George Gratz, Jr. H-A-G
Douglass st, 267-71—Hine & Proud Co. C
Emerson pl, 39-41—R Vagt. H-A
Emerson pl, 74—R M Rodgers. H-A-G-M
Etma st, 275—Peter J Dehler. G-A
Freeman st, 250—J C Rouse. H-A
Frost st, 55—James Ormone. A-F
Frost st, 99—Max Sigal. H-A
Fulton st, 9—Hugo J Panzer & Co. D
Fulton st, 353-5—Johnson Est. B-C
Fulton st, 526-8—S S Kresge Co. C-G-A
Fulton st, 1622—M P Greenman. M
Fulton st, 1851—Pichel & Schwab. C
Gold st, 217—F Antoniello. H-A
Grand st, 225—R T Whalen Bros. C-A-G
Grand st, ss 60 w Gardiner av—Cross, Austin & Ireland. A-K-H
Grant sq, 33—I C Kirkman. C-F-L
Hart st, 86-88—Fred A Mason. G-D
Hart st, 229—Herman Reiners. H-A-G
Hart st, 442—Clarence E Cowles. H-A-G
Hart st, 444—Simon Bauer. H-A-G-M-D
High st, 412 (rear)—F Marino. H-A-G
Hope st, 53—Bronze Products Society. H-A
Hoyt st, 201—Robert Scheinick. H-A-G
Kenmore pl, 34—S Blume. A-G
Kent st, 123-7—Rev Edw W Bentley. E
Lawton st, 27-29—Matthew Korner. H-A-G-D
Lincoln pl, 90 e Ralph av—Mary Aronson. A
Lincoln pl, 751—Fredk Wesselhoff. H-A-G
Livingston st, 208—Pomeroy Co. G
Logan st, 786—Wm Scholf. A-H
Lombardy st, 33-37—Anthony P Smith. H-A
Lorimer st, 170—Louis Kurlansky. A-G-D
Lorimer st, 532—Albert F Hunt. H-A
Lynch st, 36-38—N Y & Bklyn Casket Co. A-G-D
Macon st, 905-11—E B Mueller. C
Marion st, 9—John Bloomer. A-G
Morton st, 20-30—Kay Mfg Co. D
Navy st, 227—A I Namm & Son. H-A-G
Pacific st, 216—Wm S Campbell. L
Pacific st, 804-808—Ward Baking Co. L
Pacific st, swc Henry st—L I College Hospital, H-A-G
Park pl, 426—S B Doyle, M D. H-A-G
Park pl, 762-64—F & P Transportation Co, C-L-A
Pearl st, 245—The Wendell & Evans Co. J
President st, 1281—H Roth. K
President st, nr Henry st—Maria Sabbatino, H-A-G-L-D-C
Prospect pl, 905—John N Wallace. H-A
Quincy st, 701—Norman R Bradt. C-A-H-G-D
Raymond st, 100—A Anderson. H-A-G
Russell st, 223-35—Henry Leibowitz. H-A-G
Russell st, 263—Kindel Bed Co. C-K-H-A-G
St John's pl, 652—A Tishman. H-A-G
Schmerhorn st, 75-79—H R Baker. H-A-D
Stagg st & Varick av—Natl Fireproofing Sash & Door Co. A-H
Stockholm st, 141-43—Jos Endres. C
Sullivan st, 215-19—The Mutual Co. M
Summit st, 43-51—Chas M Childs & Co, K-G-D-H-J-A
Tillary st, 170—Adler Color & Chem Wks, C-G-A-H
Townsend st & Scott av—Jos Rosenberg & Son. H-D
Troutman st, 35—Herman J Gaus. M
Union st, 906—Montauk Motor Co. L
Van Brunt st, 421—Crescent Chem Mfg Co. L
Vermont st, nr Atlantic av—G Marquardt & Co. H-A-G-D
Wallabout Market, 12—C P Economist. H-A
Wallabout st, 89-91—Artistics Novelty Co, D-A-G-H-L-C
Winthrop st, 159—J M St John. H-A
Wyckoff st, 93—Whalen Bros. K-C
Wyona st, 392-4—Bernard Schnall. A-F-E

Numbered Streets.

1st st, 165-69 N—Robert Abel. A
3d st, 507 E—Wm Williamson. A-G
3d st, 743-47—Donigan & Neilson, Inc. A-J
6th st, 107 S—De Luxe Garage Co. L
7th st, 160-66—Krantz Mfg Co, Inc. H-A-G
7th st, 288—L H Hebeline. C-D-A
9th st, 221 N—J A McCafferty & Sons. K-H-A
10th st, 110-16 N—Tuttle & Bailey Mfg Co. A-H
11th st, 478—Edward H Dilger. C-L-D
12th st, 372—Williams Auto Service Co. L-A-K-C
19th st, 312 E—Wm H Goldey. C
23d st, 335 E—F E Moore. H-A-G
28th st, 568 E—M Burckhardt. H-A-G

28th st, es, s of Av F—Anna G Meyer. C-A-G-L
31st st, 137 Bay—B G Fischer. C-H-A
33d st, 1071—J Samuels. M-C
34th st, 34—Saul Levin. G-A
34th st, 68—S Karpen & Bros. G-A
39th st, 984—The Eagle Co. H-A-G
39th st, Bay & Harway av. Wm Texter. D
48th st, 1622—Betly Norek. H-A-G
52d st, 845-7—Joseph Morton. H-A-G
55th st, 1541—H E French. H-A-G
56th st, 1238—Jas E Baker, M D. H-A-G
58th st, 1422—D Donegan. H-A-G
60th st, 1650—Michael Farnolo. H-A-G
66th st & 4th av—Carpenter, Boxley & Herrick, G-H-K-C

67th st, 1244—H C Pederson. F-A
74th st, 224 (rear)—Thos H Cooper. H-A-G-D
81st st, 2142—Ernst A Reed. A-G-C
84th st, 1830—A Glausen, M D. H-A-G
85th st, 2467—Vincent Di Baia. H-A-G
92d st, 660—Gottfried Anderson. C

Named Avenues.

Albany av, 54—Harry W Hover. H-A
Argyle rd, 99—F C Pinkham. A
Atlantic av, 326—Joe Swirsky. H-A
Atlantic av, 387—Thibault & Fleming. H-L
Atlantic av, 1558-68—Milton L Reeves. C
Atlantic av, 1717—C Striauo. C
Av F, 2811-13—Victor A Olsen. H-A-G
Blake av, 810—Borris Jacobson. D-L-H
Bedford av, 989—Bklyn Tire Co. H-A-G-C
Bedford av, 1060-62—Bedford Auto Painting & Rep Co. C-G-D
Beverly rd, 209—Estelle W Leavens. H-A-G
Blake av, 422 (rear)—Lizzie Kruss. C
Broadway, 151-53—J & H Widner. C
Broadway, 1672—Hyman Schachner. M-C
Bushwick av, 408—French Lub Oil Co. D-M-A
Bushwick av, 579—A Gorelikopf. C
Bushwick av, 594-98—Werchen Garage. C
Bushwick av, 643—Louis Berger. C-D-M-G
Bushwick av, 709—Max Levy, MD. H-A
Bushwick av, 1381—F W Williams. H-A
Bushwick av & Scholes st—Eastern Brewing Co. A

Carlton av, 1—Healy Shoe Co. C-H-A-G
Carlton av, 631—John Schmitt. A-G-K-C
Central av, 415—Isidor Richmond. A-G
Classon av, 134-36—J McQuade Co. H-A-M-K
Classon av, 345-53—Geo M Eddy Est. C
Classon av, 358—Bristol Myers Co. D-H
Classon av, 510—Lux & Baumann. J
Clermont av, 490—Fred W Phillips. C-M-H
Clinton av, 122—Geo R Kuhn. C
Clinton av, 191—Chas E Bedford. A
Clinton av, 410—A C Bedford. C-M
Clinton av, 440—P A Reque, M D. C-H-A
Cortelyou rd, 1416—The Traube-Berger Co. C
DeKalb av & Emerson pl—John M Cardiza, M D. H-A-G

Division av, 202—Sterling & Forman. H-A-M
Dumont av, 30—Louis Goldfarb. D
Dumont av, 356—Julius Friedman. J
Dumont av, 412—David Baum. H-A-I
Eastern pkway, 1492—Max Schultz, M D. H-A-G
Eastern pkway & Bedford av—Hanson, Peacock Corp. C
East N Y av, 1800—Moses Bookman. A
Flatbush av, 144—Frank Cowan. M
Flatbush av, 946—Ed Theriault. H-A
Flushing av, 693—J Zemel. D-A
Flushing av, 1259—Thos Parker Co. H-A-G
Flushing av, 1323—M B Streeter. H-A-G
Forcé Tube av, 168—B Schubert. H-A-G
Ft Hamilton av, 4118—Chas Blum. H-A-G
Ft Hamilton av, 6502—H C Catozzi. C-A-D
Franklin av, 677—Samuel Michael Co. H-A-G-M
Gates av, 372—E T Jenkins. H-A
Grand av, 227—Griffin White Shoe Co. D-A-G
Greene av, 259—Emil F Rughhaase. H-A-G-C
Greene av, 495—H A Wade. H-A-G-D
Greenpoint av, 450—Columbus Distilling Co. F
Hamburg av, 475—K Burstein. H-A
Hamilton av, 15—Brown Bros. J
Howard av, 585—Brownsville & F M Trucking Co. A-L-C

Hudson av, 360—Max Hockman. H-A
Hudson av, 473—Buick Motor Co. C-K-G-D
Jamaica & Lott avs—Forest Park Hygienic Co. C
Jefferson av, 137—W G H Randolph. C-D
Johnson av, 557—Herman Gabbe. H-A-G
Kent av, 828—Coyne & Delany Co. G-D
Kent av, 917—Thos F Madden. H-A-G
Kent av, 963—Schaeffer & Budenberg Mfg Co. L
Kent av & Cross st—Bklyn Union Gas Co. L
Knickerbocker av, 295—Harris Seskin. A-G-J
Lafayette av, 573—J A Shields, MD. H-A-D
Lafayette av, 830—Mutual Hospital. A-F
Lenox rd, 56—J Hagerty. H-A-G-D
Lenox rd, 190—John M Jones. H-A-G-D
Lexington av, 259-69—L A Disbrow. C-L
Lexington av, 421—John J Bedson. H-A-D
Lexington av, 819—Henry Meyer. L
Liberty av, 732—Giuseppe Ditta. A-D
Liberty av, 1195—Geo H Wachenfeld. H-A
Manhattan av and Newton st—J Herms. H-A
Mermaid av, nwc 21st st—John W Pierce. H-A-G
Metropolitan av, 1105—Acme Oil Works. D-A
Morgan av, 661-67—Greater N Y Metal Bed Co, H-A-D-A

Myrtle av, 640—Isaac Brown. M
Myrtle av, 775—Max Albert. A
Myrtle av, 776—Abraham Kimelman. H-A-J
Myrtle av, 814—M Gold. H-A
Myrtle av, 1079—Wm H Meyer. C
Myrtle av, 1446—David Lachmann. A-D
Nassau av, 109—A E Gilmartin, M D. H-A
New Jersey av, 777—Jos & Annie Birnbach. C
New York av, 1549—Franklin B Warner. H-A
Nostrand av, 237—Kalman Klein. C
Nostrand av, 572—G W Callmender. A
Nostrand av, 1511—L Welikson. C-O-H-A
Ocean av, 57—J D O'Connell. H-A
Ocean pkway, 48—Circle Garage. C-M-L-D
Ocean pkway & Prospect—Hans P Madsen. L
Ovington av, 331—B G Blackman, M D. D
Park av, 319—Fred W Huber. G-C
Park av, 410—Eugenio Barbuto. C
Parkside av, 152—George Beyer. H-A-D-M
Parkside av, 172—Edw H Mowlan. L-C
Patchen av, 84—Eclipse Vulcanizing Wks. H-A
Putnam av, 1219-29—Frank Hartman. H-A
Reid av, 11—Mrs Geo H Smith. H-A-G
Reid av, 31—Harry Deutsch. H-A-G-J
Ridgewood av, 469—Geo Murman Mfg Co. H-A-G
Rockaway av, 629—A Antopolsky. J
Saratoga av, 316—Jos Nowick. D-H-A-G
Snyder av, 49-51—John Halpern. C

Snyder av, 180—Peter Larsen. C-H-A
Stone av, 32—Hoberg Bros. C
Stone av, 458—Jos G Riokin. C
Surf av, swc 30th st—Mrs Ernestine Feig. F-B
Sutter av, 336—Morris Lieb. H-A
Sutter av, 1001—D Behn & Co. H-A-G
Thatford av, 1—Sam Goldstein. A-J
Thatford av, 68—J A Solover. H-A-J
Thatford av, 180—Alter & Schneider. H-A-C
Tompkins av, 457 (rear)—Chas Scharp. C
Union av, 45—Abraham Strauss. H-A
Vandervilt av, 263—Harold I Pratt. C
Vanderbilt av, 359—Eveisley Childs. C-D-J-K
Vanderbilt av, 375—Mrs Saml A Wood. H-A-G-D
Varick av, 233—Pure Oil Co. M
Washington av, 379-85—Jean C Venetos. F
Waverly av, 11-13-15—Waverly Storage Co, Inc. C-M-A-G
Waverly av, 241—Matthew Burley. J-L
Waverly av, 332—J T Underwood. C
Willoughby av, 665—E S Fensterstein, M D, H-A-G-D

Wythe av, 684—Benjamin Raizin. H-A-G-C

Numbered Avenues.

3d av, 436-40—Kruger Bros & Co. C-D-G-H-A-K
3d av, 536—Sol A Ring. G
3d av, 694—Atlantic Oil Ref Co. A-G
3d av, 722—John Munroe & Son. K-C
3d av, 5610—Isidor Tabnik. H-A-J
3d av, 6415-21—H B Fred Kuhls. D
3d av & 6th st—Wm A Nicoloy. L-A
4th av, 922—G O Larsen. G-A-I
5th, 529-31—ricker Bros, Inc. A
5th av, 4507—Max Wilensky. C
7th av, 4602—Mrs A Kronenberger. M
7th av, 4616—Antonio Nicolasi. M
7th av, 4622—Geo P Hedebeck. M
7th av, 4624—Calogio Lamberta. M
7th av, 4918—Isidore Griogold. H-G-C
9th av, 221—Joseph Lewis. H-A-G-D-C
9th av, 5423—John Klein. H-A
12th av, 3820—Mr Hansberg. H-A-J
13th av, 5203—S Waldman. A
18th av, 7905—Morris Nason. M-A
18th av, bet 65th & 64th sts—Home Aged Men & Women. B

QUEENS ORDERS SERVED.

Named Streets.

Creek & Meadow sts (L I C)—Mark Cross Co, G-A
Elm st & Atlantic av (Richmond Hill)—Herbert N Heins. C
Grand st & Hoffman blyd (Elmhurst)—Newtown Gas Co. C
Hallett st, 12 (L I C)—Walter J Bond. C
Liberty st, 22-24 (Jamaica)—The Ford Shop, H-A-G-D-C
Lincoln pl & Pacific st (Jamaica)—The Methodist Co. J
Main st, ws (Douglaston)—John J Smith. K-M
Windorn st, 35 (Union Course)—Harry S Bradley. H-A-G-O

Numbered Streets.

7th st & 1st av (College Pt)—M L Strauss, H-A-G
13th st, 322-24 (College Pt)—Chas E Johnston. J
18th st & 7th av (Whitestone)—Jos L Daly. L

Named Avenues.

Atlantic av, Norton's Bridge (Far Rockaway)—Aug P Blunt. L
Borden av, 45-57 Y M C A. F
Eradish av, nwc Cyster st—J F Fitzpatrick. C
Brenton av & Douglass st (Jamaica)—De Milt Bros. C
Broadway, 47-49 (Flushing)—Flushing Grain & Hay Co, Inc. A-F
Broadway, 107 (Flushing)—Flushing Garage Co. C-L
Broadway, 355 (Astoria)—L C Schlegel. C
Flushing av, 1462-66 (Maspeth)—Wm Kroemer. H-A-G
Gherardi av, 825, 828, 829, 832, 814, 815, 820, 823 (Woodhaven)—Anna Emerick. C
Gherardi av, 826, 827, 830, 831, 833, 816, 819, 821, 823 (Woodhaven)—Mrs M Johanson. C
Gherardi av, 834 (Woodhaven)—John Polhemus. C
Gherardi av, 813, 817 (Woodhaven)—Frank J Bell. C
Gherardi av, 818, 822, 824 (Woodhaven)—Frank S Jones. C
Grand av, 276-78 (Astoria)—Astoria Sheet Metal Wks. H-A
Grandview av & Linden st (Ridgewood)—Herman Basch & Co, Inc. A
Hillside av & Kew Garden rd (Richmond Hill)—Robert Burton. L
Jamaica av, 317 (L I C)—Herman C Asendorf. H-A-G
Metropolitan av (Richmond Hill)—Mrs A S Purchase. C-H-L
Metropolitan av (Richmond Hill)—Geo H Wicke. M
Mt Olivet av (Maspeth)—Solomon Blum. A-E
Ocean av, nr Broadway (Far Rockaway)—Thomas Wakefield. K
Ocean av, nr Broadway (Far Rockaway)—J B Reimer. C-A
Palo Alto av & Flushing (Hollis)—F W Dunton. H-A-G-D
Pulvis av (Bayside)—C W Bergen. H-A-G
Review av (L I C)—The Aeolian Co. L
St Nicholas av, 363 (Ridgewood)—O L Schwartz. G
Shelton av & Ray st (Jamaica)—Mary Immaculate Hospital. K-C-M
Skillman av, 160-72 (L I C)—Akron Tire Co. A
Thompson av & Hull st (L I C)—Wm S Burke. K
Van Wyck av (College Pt)—Wm Needham. L-A
Webster av, 148-52 (L I C)—R Voras & Co. A
Whitney av, 50 (Elmhurst)—Sam'l Smyth. H-A-G

RICHMOND ORDERS SERVED.

Named Streets.

Broad st, 293 (Stapleton)—Louis Wintermeyer. H-A-G-D
Main st, 127 (Tottenville)—Dr W Washington. O-K-A-G

Named Avenues.

Castleton av, 413—E J Lockwood. C-L
Clove av, 1825—Chas Schenk & Co. A-C-L
Davis av, 115 (W N B)—Wm G Wilcox. H-G-C-D-O



# BUILDING MANAGEMENT

## WIRING THE HOUSE FOR ELECTRICITY

By THEODORE DWIGHT, of the Society of Electrical Development, Inc.

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

ARCHITECTS and Building Managers, as a rule, do not and cannot be expected to keep up with the rapid development in the varied uses of electricity in the modern edifice, whether home, apartment, hotel or other type of building. Progress in efficient illumination has been so rapid and the use of electricity for power and heat is increasing to such an extent that the rules of yesterday do not apply to today. This rapid growth makes it important that in planning the electric wiring of a building, the architect should not only provide for the requirements of today, but for the needs of tomorrow.

The "National Electrical Code" of the National Board of Fire Underwriters prescribes the minimum gauge of wire, and the class of fittings that may be used. Some city ordinances go somewhat further, but none emphasize strongly enough the desirability of liberal provision for the future.

### Science of Illumination.

The science of illumination has attracted able men to make it their profession, but a study of their writings shows that they generally have specialized in this branch so closely that they confine their specifications to strictly lighting requirements and ignore the electrical utensils and apparatus with their larger consumption of current and consequent need for adequate wiring. The scope of this article will be limited to the presentation of a few tables and to suggestions for the adequate wiring of the home. It should be borne in mind, that: Inadequate size of wire means loss to consumer of current; inadequate wiring means risk of fire; inadequate wiring means inefficient operation of lamps and apparatus; central stations bear the loss of current to meter, but consumers pay for loss beyond; a three-volt drop in a 110-volt circuit means over 15 per cent. loss in illuminating power of a 110-volt lamp, and a three-volt drop in a 110-volt circuit means at least 10 per cent. loss in efficiency of heating and cooking devices. Surely this is a big price to pay as perpetual interest on the saving of a few dollars in initial cost of wire.

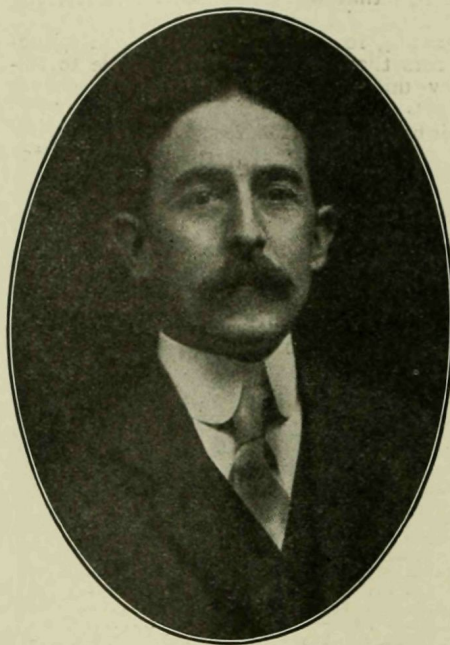
The following table is from the "National Code," 1913, edition, with added column of watts at 110 volts.

### Capacity of Rubber-Covered Wire.

B & S Gauge.	Circular Mils.	Amperes.	Watts (at 110 volts).
18	1,624	3	330
16	2,583	6	660
14	4,107	15	1,650
12	6,530	20	2,200
10	10,380	25	2,750

"The National Code" requires for branch or tap circuits not less than 14 gauge wire, but 12 or 10 gauge at an added cost of a couple of dollars per room will permit the future use of electrical utensils without costly rewiring. The electrical installation means much in the comfort and efficiency of the home today, and should no longer be classed as a luxury, but rather as a necessity.

Architects frequently allow for electric wiring an amount equal to only a little over 1 per cent. of the cost of the building. Is this important part of the equipment not entitled to more consideration? Three or even four per cent. would be a fair rate to charge to security, comfort and efficiency. As indicating the wide and growing demand for electrical appliances in the household, it is interesting to state that there are about one hundred different appliances in use, and



THEODORE DWIGHT.

an aggregate of over 6,000,000 devices have been sold to date.

### Function of the Engineer.

Is it not fair to ask that the architect, for the sake of "safety first," eyesight and "economy and efficiency" in the operation of the household and for the beauty of the interior of the home, should write the specifications for the wiring of his building only after the most careful study of the subject, and not leave the matter to a generally uninformed client, or to the contractor making the lowest bid? Let him, however, consult with the illuminating engineer, the central station management and with reliable contractors, who must all of them keep up with the latest developments. Co-operation will pay. Before planning the electrical installation it is essential to consult the central station management to learn the character of service obtainable and local regulations for securing current.

While the rules of the "National Electrical Code" generally govern, there are sometimes additional local rules or ordinances which must be observed. To save misunderstanding, the standard wiring symbols as adopted by the American Institute of Architects and the National Electrical Contractors' Association should be used on the plans.

### Important Factors.

The following are important factors in specifications: 1—Liberal size of wires, 2—Ample number of lighting outlets, 3—Good switch control, and 4—Appliance outlets (heating, cooking, power).

1—For lighting circuits with occasional use of small appliance, use not less than No. 12 B & S, preferably No. 10 gauge wire. To kitchen, laundry and also to dining-room separate circuits should be run, to be used for current for cooking and power purposes. This will permit of connection to a separate meter where special rates are made by central stations for such uses. Specify that if radiator is to be used (unless a small one), not less than No. 10 wire should be installed.

In the dining-room the following devices, two or more of which might be operated simultaneously, will require liberal wiring and special outlets and plugs. A toaster uses 400 to 500 watts, an egg boiler uses 400 to 500 watts, a percolator uses 400 to 500 watts and a chafing dish uses 400 to 500 watts, making a total of

from 1,600 to 2,000 watts, 15 to 18 amperes. A 10-gauge wire has a permissible capacity of 25 amperes.

2—Too few outlets are a constant source of regret to owners and tenants and the addition of new outlets in completed buildings is expensive and troublesome. Different grouping of furniture may require change of fixtures. Change in decoration and color of wall paper may require rearrangement of fixtures and call for twice the number of lamps for the same effective illumination.

### Importance of Color Scheme.

The color of walls and ceilings has very much to do with the quantity of electric light needed to properly illuminate any given room, but not only do the table surfaces and other objects in the room receive the rays of light directly from the electric lamp, but they also receive additional reflected light from the walls and ceilings. This reflected light varies greatly in quantity, depending on the wall coverings used.

In indirect lighting all of the light is reflected from ceiling and side walls and a knowledge of what color and finish such ceiling and walls will have is imperative. Semi-indirect lighting depends on having this same information, only in a lesser degree. Generally speaking, the lighter the surface, the less amount of light required.

The following list of wall colors are given in their descending reflecting values: White cartridge, about 80 per cent.; cream, about 74 per cent.; chrome yellow, about 62 per cent.; orange, about 50 per cent.; clean plain deal, about 45 per cent.; yellow painted wall, about 40 per cent.; light pink, about 36 per cent.; emerald green, about 18 per cent.; dark brown, about 13 per cent.; cobalt blue, about 12 per cent.; deep chocolate, about 4 per cent., and black cloth, about 1/4 per cent.

### Switch Control.

3—Switch control. Both convenience and economy are served by installing a liberal number of switches. Lights will be promptly turned out when not needed, if a switch is handy. The following are recommended: Entrance door light-control from both outside and inside of doorway; veranda lights controlled by inside and outside switch; hall, one switch for single lamp, another for full lighting; living room, switch for single lamp, one or more switches for general ceiling illumination; dining room, one switch for partial illumination, one for full illumination, and one switch for control of butler's pantry light; butler's pantry, one switch; also one switch for single dining-room light; cellar stairs, one switch at top of stairs in combination with one below; upper floor halls, combination switch at each end; bed rooms, dependent on class of illumination, and master bed room, special switch controlling general illumination of first floor, as protection against burglars.

4—Outlets for electrical appliances; special plugs and receptacles for heating and cooking and other appliances using large amount of current should be placed in base board or wall of kitchen, laundry and cellar at convenient points, and wherever radiators are to be used. For table utensils in dining room and living room special types of floor plugs are advisable, but for limited use special types of lamp sockets may be sufficient.

There is at present a very lively discussion as to the relative merits and efficiency of "direct," so-called "semi-indirect," and "indirect" methods of illumination, so that as the doctors disagree,

(Continued on page 361.)

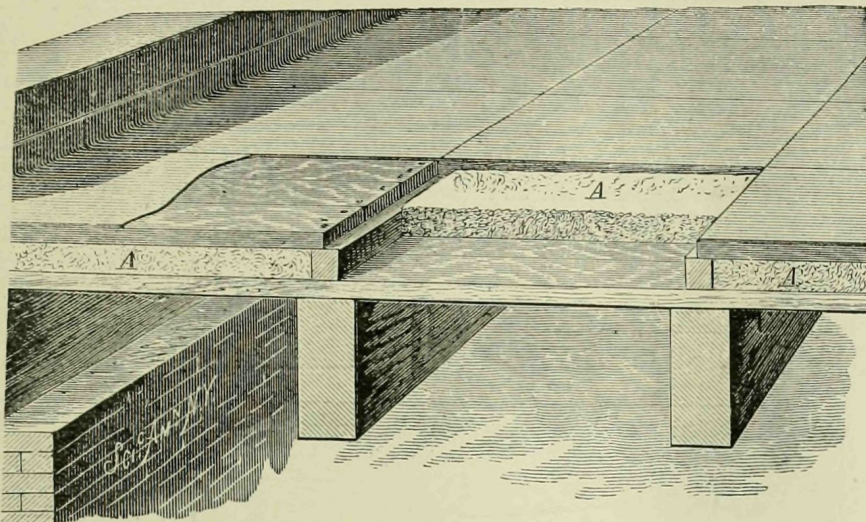


## USEFUL APPLIANCES

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

### Mineral Wool.

MUCH speculation is rife concerning the character of mineral wool, and there is considerable doubt as to where and how this should be applied. It is essentially a vitreous substance, converted to a fibrous conditions. In appearance it consists of a mass of very fine fibres interlacing each other in every direction, thus forming an innumerable number of minute air cells. The resemblance of these fibres to those of wool or cotton has given to the material the name of mineral wool in this country,



and of Silicate Cotton elsewhere; but it is only in appearance and softness that any similarity exists between the mineral and organic fibres.

Mineral wool partakes of the nature of glass without its brittleness, the fibres being soft, pliant and inelastic. It is made by converting scoria and certain rocks, while in a melted condition, to a fibrous state.

By improved processes of manufacture lately invented and perfected, the quality of the wool produced is much improved in strength of texture, lightness and freedom from dross over that hitherto made.

One of the most important qualities of mineral wool is its power to resist the transmission of heat and cold. No other material, either natural or manufactured, which can be used practically in the arts approaches this as a non-conductor of heat. This can readily be accounted for in the fact that mineral wool holds in confinement a greater proportion of air than any other material.

Air is so subtle and rapid in movement when unconfined and slow to carry heat, except by its own motion, that it is at once the best distributor of heat and also the greatest barrier to its transmission, according as it has or has not freedom to circulate.

So long as air may circulate at all, it is conveying heat from one place to another.

Mineral wool possesses especial value as a non-conductor of sound. Its elasticity and want of solidity prevents the transmission of sound through it, and the material is coming more and more into use as a "deadener" or "deafener" of the floors and walls of buildings. As sound is communicated by the actual contact of beams, and especially by the vibrations of the air between them, it can be well understood how a porous material like mineral wool will have a muffling influence on the solid parts of the building and so occupy the space that wave motion will not be possible. No other material in general use for heat-proofing and fireproofing possesses also the property of sound-proofing. The cut shows the application of mineral wool under a flat roof, thereby insuring comfortable rooms all year round,

### Boric Acid in Paint.

A COMMON difficulty experienced in painting glass is to get a uniform surface, and to prevent the oil from separating out from the color, especially when using reds, says the Painters' Magazine. Not long ago this was brought to the attention of a chemist, who made some experiments and found that the use of five per cent. of boric acid in the thinners gave a beautiful, smooth and even color and one that appeared brighter than when linseed oil alone was used. While we cannot guarantee the results that will be obtained by the use of boric acid, it suggests a line of experimenting for painters and paint manufacturers that might be worth while to follow up. There may be other uses in paint mixing for which this material might be adapted. Remember that boric acid should be used, and not borax, for while the latter is a derivative of the

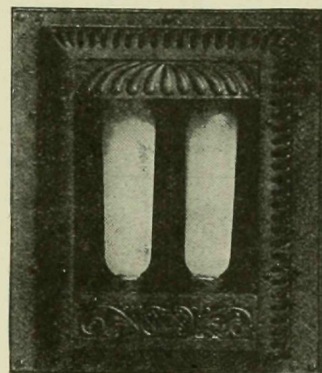
las fir, svcamore and soft maple to equal a ton of coal, and two cords of cedar, redwood, poplar, catalpa, Norway pine, cypress, basswood, spruce and white pine.

Equal weights of dry, non-resinous woods, however, are said to have practically the same heat value regardless of species, and as a consequence it can be stated as a general proposition that the heavier the wood the more heat to the cord. Weight for weight, however, there is little difference between various species; the average heat for all that have been calculated is 4,600 calories, or heat units per kilogram. A kilogram of resin will develop 9,400 heat units, or about twice the average for wood. As a consequence, resinous woods have a greater heat value per pound than non-resinous woods, and this increased value varies, of course, with the resin content.

### Electric Grate Heaters.

ARCHITECTS looking for a novelty to show their customers in the form of blind mantels may find ready purchasers in a device that is now being introduced. It is in the form of an electric fireplace, giving all the comfort of the old burning log without the danger of flying sparks, and the draught that sometimes makes fireplace rooms uncomfortable.

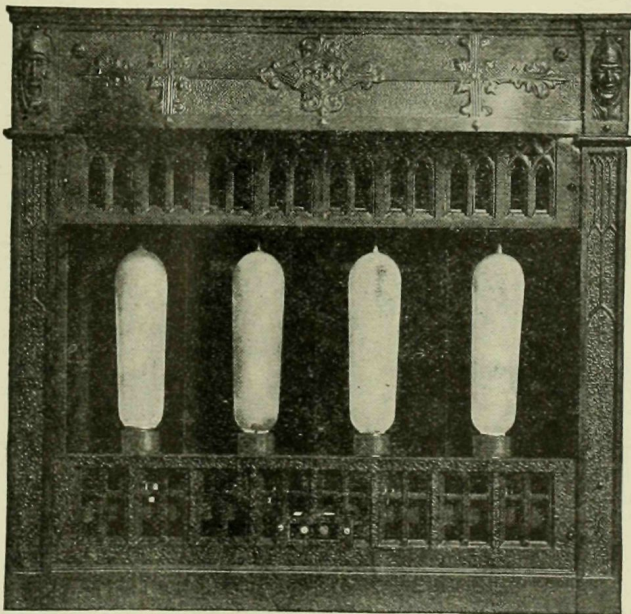
A complete line of luminous radiators for use in the mantel place is being mar-



former, the effect of the two is very often quite different. Boric acid, for example, will soften leather, while borax has a tendency to render it hard and brittle. Those who wish to experiment along these lines will be able to obtain boric acid at any drug store.

### The Fuel Value of Wood.

TWO pounds of wood have a fuel value equivalent to that of one pound of coal. This is given as the result of certain calculations now being made in the Forest Service Laboratory, which show also about how many cords of certain kinds of wood are required to obtain an amount of heat equal to that in a ton of coal.



Certain kinds of wood, such as hickory, oak, beech, birch, hard maple, ash, elm, locust, longleaf pine and cherry, have fairly high heat values, and only one cord of seasoned wood of these species is required to equal one ton of good coal. It takes a cord and a half of shortleaf pine, hemlock, red gum, Doug-

keted, ranging in size from fifteen and a half inches square to thirty by thirty inches, several artistic designs being available in each size. The radiators use from two to four luminous heating units each, the individual heating units requiring about 250 Watts.

The radiators are adapted for intermittent service, particularly for use in removing the chill before or after the regular heating system is in use. Their safety from danger of fire or fumes makes them ideal for nurseries, bathrooms, reception halls and similar enclosures.

Each radiator consists of a handsomely finished ornamental front with polished copper reflector and two, three or four heating units which are readily removable. The fireplace radiators are furnished in polished brass, antique brass, oxidized copper, or practically any electroplating finish desired. Bath-room radiators are finished only in polished nickel. This plating is of double thickness, laid on brass, insuring long wear.

In manufacture these radiators have been equipped with the best of material. The lights are remarkably long lived, being made so they cannot be damaged by rough handling. Any number of units can be employed so as to give exactly the degree of warmth desired. The cost of operation is not as much as that for coal, including time and labor consumed in handling fuel and ashes, cleaning up debris and maintenance of andirons and other fixtures necessary to a coal or wood fire.



## CURRENT BUILDING OPERATIONS

### Interesting Operation in East Sixty-second Street, Involving Alteration of Old Dwelling into Small Apartments

**A**N interesting building operation, calling for the remodeling of an old fashioned brownstone front residence into a modern, high class, bachelor apartment building, has been planned by Samuel R. T. Very, architect, 2623 Grand Central Terminal. Mr. Very has made a special study of problems of this type and his past efforts have been uniformly successful. His present problem

doctor and including a reception room, office, operating room, foyer, bedroom, bath and separate lavatory.

When desired, the management of "Knickerbocker Chambers" will provide hotel and valet service. The building is located in close proximity to the principal clubs and is central to all of the city's attractions.

There has been a consistently growing demand for small suites in this section of the city. Several plottages have been assembled in the various side streets adjacent to Madison and Park avenues and new structures erected on the site, or the old buildings remodelled. At the present time there is a decided shortage of three and four-room suites, with kitchen, or kitchenette, and the prices obtained are high enough to insure a good return to the owner on his investment.

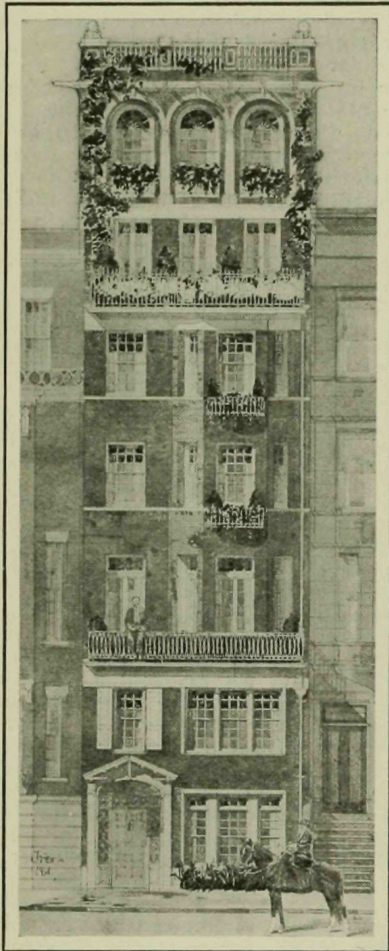
In Madison avenue, north and south of Fifty-ninth street, there are numerous

examples of where old four-story dwellings have been converted into store and apartment properties, and a vacancy is a rare thing. Good rentals are obtained for the stores, usually from those classes of tenants who cater to the wants of the immediate neighborhood.

One of the principal problems that the owners have to face is the elimination of the Tenement House Department, and, in order to avoid violations, many have adopted the plan of making two of the suites with kitchens, while the others are of the non-housekeeping variety.

Even in the newer houses it is rare to find more than one vacancy in a building, and in many instances the entire structures are leased to small families.

It is only a question of time before the private residence will be a thing of the past in this section, with the exception of that zone immediately adjacent to Fifth avenue.

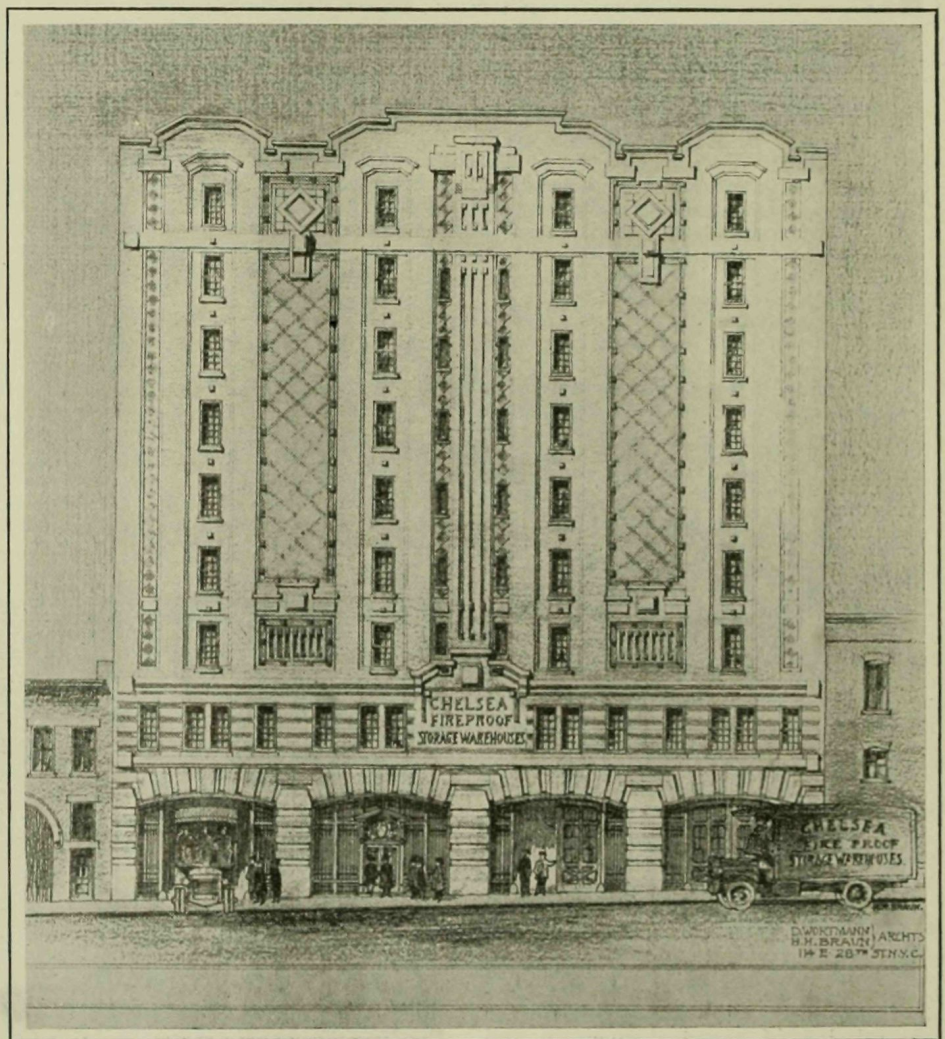


Sam'l R. T. Very, Architect.  
22 EAST 62D STREET.

called for the reconstruction of the four-story and basement residence, at 22 East 62nd street, by the addition of two extra stories and the construction of a new front of brick and limestone, with extensive interior alterations and improvements. The remodeled structure will be known as the "Knickerbocker Chambers" and has been designed to provide high class accommodations for bachelors exclusively. E. De Forest Simmons, 2 East 58th street, is the sole agent and representative of the owners.

By judicious planning all the available floor space has been utilized to yield an income, without destroying the possibility of comfort and luxury to the future tenants. As designed, the individual suites consist of one and two bedrooms, with bath; also three rooms, with two baths. Three duplex suites, consisting of a large living room, two bedrooms and baths, are to be included in the building. The living rooms in these suites are designed for dancing and as an additional attraction include an open, wood-burning fireplace. These suites have excellent built-in closets, valets' service rooms, and all equipment and appointments of the most modern character. The first floor has been designed as an office and apartment for a

### WEST SIDE STORAGE HOUSE PROJECT



Wortmann & Braun, Architects.

**T**HE Chelsea Storage Warehouse Company, Louis Schramm, president, is erecting a new nine-story warehouse and garage, in the south side of 107th street, 225 feet west of Columbus avenue, on a plot 100x100.11, which, when completed, will be one of the most modern structures of its type in the city. D. Wortmann and H. H. Braun are the architects. The floors are designed for heavy storage and will carry 150 lbs. load per square foot. Two freight and one passenger elevators will be installed. The floors are waterproofed and pitched

to front and rear. The second story, of one side of the building, is to be used for piano storage and is so arranged that two pianos can be stored, one over the other. There will be a mezzanine floor over the office, for show room purposes, and two large silver vaults will be provided. Roofs will be concreted and arranged for open storage. The first two stories, of half the building, will be used for the storage of automobiles and heavy trucks. The facade will be of a light colored brick, dark brick for panels and blue stone for trimmings.



**BUILDING CODE REVISION.****A New Chairman for the Building Committee—Ordinances in Preparation.**

For several weeks the office of chairman of the Building Committee of the Board of Aldermen has been vacant, since Alderman Hamilton resigned to accept the office of Deputy State Treasurer. The vacancy was filled this week by the appointment of Alderman J. McNally, of 603 Beach Terrace in the 34th Aldermanic district, as a member of the committee and his subsequent election as chairman. The committee is charged with the duty of revising the Building Code, with Rudolph P. Miller, C. E., formerly Superintendent of Buildings, appointed by the Board of Aldermen, to assist the committee as editor.

A preliminary draft of an ordinance relative to iron and steel construction is now in course of preparation, and Mr. Miller will arrange personal interviews to discuss any of the provisions, if desired. Since the existing code was promulgated, in December, 1899, the city has had a wonderful era of steel construction. Most of the skyscrapers have been erected within that period.

This proposed ordinance makes little change in the present practice regarding iron and steel construction. Mr. Miller said this week:

"Reference to wrought iron columns is omitted, as these columns are no longer used.

"On cast iron columns more specific provision is made as to the flanges at top and bottom.

"In steel column construction provision is added to the present requirements that columns spliced must be riveted.

"The thickness of outstanding angles on steel columns is also limited.

"A little more detailed requirements are provided for column bases of cast iron or steel.

"The provisions of the present law as to cast iron lintels are continued. It might be questioned whether their limited use now justifies any provision in the Building Code.

"In regard to steel beams and girders there is some question as to the proper ratio of length of the compression flange to the width of such flange. The preliminary draft fixes the ratio at 20, whereas there have been suggestions to allow as much as 40.

"While wrought iron has gone generally out of use for structural work, there is some question as to whether there is still any chance of its being used for bolts. If it is, should not possibly some provision be made for working stresses on wrought iron?"

"Section 110 of the present Building Code provides for the enclosing of wall columns in a specified amount of brick work or masonry. In actual practice this applies really to fireproof construction. The question is raised whether it should possibly not also apply to buildings generally in which steel frame construction is used."

An ordinance in relation to working stresses and loads is also in preparation.

**Madison Square Improvement.**

During the last few months interest has been centered largely in the new building projects of size, which have been started, the last and one of the most important of which being the improvement of the old Hoffman House site, in the west side of Broadway, between Twenty-fourth and Twenty-fifth streets, owned by the Francis S. Kinney estate.

The property, together with the old Albemarle Hotel adjoining, at the northwest corner of Broadway and Twenty-fourth street, will be improved with a sixteen-story office and store building, plans for which have been prepared by H. Craig Severance and William Van Alen, architects, 4 West Thirty-seventh street. The Thompson-Starrett Co., 51 Wall street, has been awarded the general contract. The hotel will close its doors on March 15, and one month later possession will be given to the wreckers

and the active work started on the operation. The Albemarle hotel discontinued a couple of months ago, on account of the construction of the new subway.

It has been estimated that the new building will cost about \$900,000 and will cover a ground area of about 22,000 square feet, the combined properties having a Broadway frontage of 159 feet and measuring 191 feet in Twenty-fourth street, the other dimensions being irregular. The new structure is designed to be ready for occupancy in the spring of 1916.

No attempt has been made to follow any particular style of architecture, but the facade will be plain and severe in appearance, in direct contrast to the Hoffman House, which was considered one of the most over-decorated buildings of its time, thousands of dollars having been spent for stone carving.

One of the features of the building is that the fronts of the first four floors will be almost entirely of glass, only enough steel sash being used to insure safety. This is the first time that glass has been brought to this height, there being instances where two and three stories have been treated in this way, but never four stories. The principal idea of the architects is to provide the maximum amount of light and air.

**Plan for "All Americas" Building.**

At the dinner of the Pan American States Association in the Hotel McAlpin Wednesday evening, February 24, it was announced that plans were well advanced for the erection of a fifty-five story structure at Broadway and 55th street. A committee was named and included the following, to appoint the permanent officers and to direct the erection of the building: George Foster Peabody, Alton B. Parker, Ogden Mills Reid, John D. Crimmins, Dr. E. R. L. Gould, John Hays Hammond, Amos Pinchot, Henry Ford, Joseph Emery, Charles Ferguson, R. P. V. Ritter, Pahnor J. Eder, Manuel Gonzales, C. R. Macauley, Carl Laemle, Henry White and John Barrett. Plans were prepared some time ago by Francis H. Kimball, architect, 71 Broadway, and full particulars of the building were announced in

the Record & Guide October 4, 1913, but the project was postponed.

**Plans Completed for Broadway Loft.**

Maynicke & Franke, architects, 25 East 26th street, have completed plans and will be ready for bids about March 1 for the erection of a store and loft building at the northeast corner of Broadway and 26th street, for the Estate of Frederick Ayer, Boston, Mass. Pattison Bros., 1182 Broadway, are the steam and electric engineers. The structure will be of brick, limestone and terra cotta, on a plot 105x51 feet, and will be sixteen stories in height. The cost is estimated at about \$800,000.

**Contract Awarded for Woolworth Residences.**

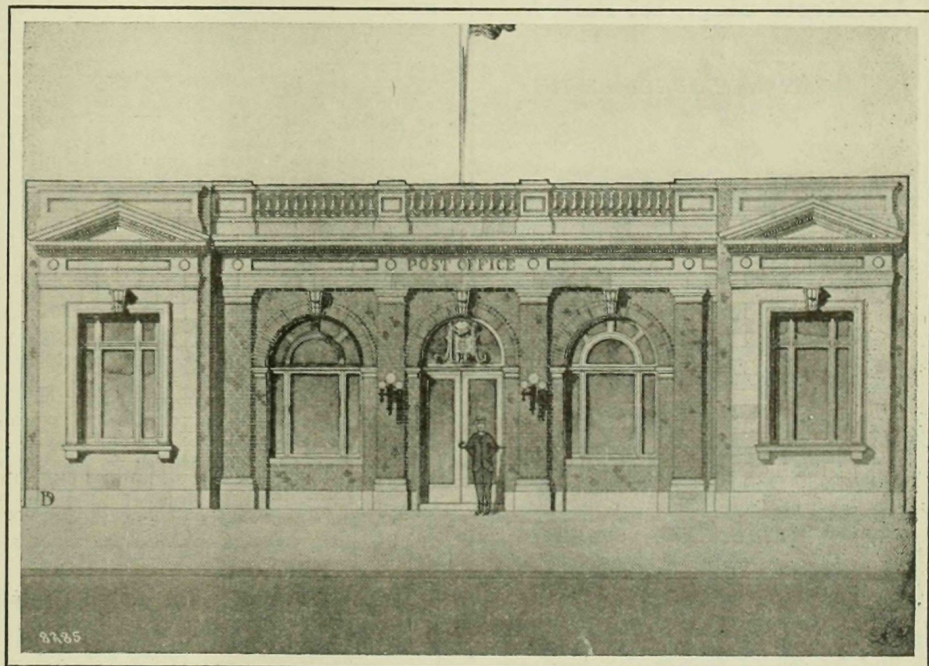
John I. Downey, Inc., 410 West 34th street, has received the general contract to erect the two residences at 4 and 8 East 80th street for Frank W. Woolworth, from plans by C. P. H. Gilbert, architect, 1123 Broadway. Full particulars of the operation were announced in a recent issue of the Record and Guide.

**L. A. Sheinart Plans Annex to Home.**

Louis A. Sheinart, architect, 194 Bowery, is preparing plans for a five-story annex to the Home of the Sons and Daughters of Israel to be erected at 230-232 East 10th street, and adding an additional story to the present building. The new building and the additional story to present building to be of fireproof construction. A new passenger elevator will be installed. The front to be of lime stone and front brick. Cost of construction is \$40,000.

**Narrowest Broadway Office Building.**

J. C. Green, architect, 2 Columbus Circle, has prepared plans for the construction of a 12-story office building at 1562 Broadway, adjoining the Palace theatre. It will have a frontage of 20 feet in Broadway and a depth of 80 feet. It will be one of the smallest office buildings in the city. The facade is to be limestone and terra cotta, in French Renaissance style of architecture. The L. F. H. & M. Company is the owner. It will cost \$65,000.

**NEW POST OFFICE TO MEET DEMAND**

Shampan &amp; Shampan, Architects.

**I**N order to meet the growing demands in the Ridgewood section of Brooklyn, a new post office, known as Station J, was recently opened. The building was designed by Shampan & Shampan, of 772 Broadway, architects, and is one story high, on a plot 66x126.6x irregular, covering an area of about 6,600 square feet. It is located in the south side of Myrtle avenue, 96 feet west of Madison

street. The facade is in Roman classic style of architecture, of red textile brick, laid up in Flemish bond, with white pebble dash joints and Indiana limestone trimmings. The lighting system is the semi-indirect type. The building is owned by Welz & Zerweck, brewers, and is leased by the United States Government. Louis Kalischer, contracting engineer, installed the lighting system.



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### NO ARCHITECTS SELECTED.

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

MANHATTAN.—Joseph Reiss, 1509 Bryant av, contemplates the erection of three 5-sty apartments on the east side of Haven av, between 178th and 179th sts. No architect selected.

INWOOD, L. I.—The Board of Education, Franklin B. Lord, 49 Wall st, Manhattan, is receiving competitive sketches to close March 3 for a school to cost about \$90,000.

LONG ISLAND CITY.—The American Clip Co., Fredrick J. Klein, 366 Gerard av, Manhattan, contemplates the erection of a 4-sty factory, 100x150 ft, probably of concrete construction. Cost, about \$100,000. Architect will probably be selected about April 1.

FORT EDWARD, N. Y.—The Village of Fort Edward, George W. Matthews, clerk, Main st, contemplates the erection of a 2-sty brick village hall to cost between \$15,000 and \$20,000. No architect selected.

COHOES, N. Y.—The Y. M. C. A. of Cohoes, M. V. Van Santvoord, president, 226 Remsen st, Cohoes, is raising funds for the erection of a Y. M. C. A. building here to cost about \$30,000. No site and architect have been selected.

GARFIELD, N. J.—The Board of Education of Garfield, Chas. H. Wright, president, contemplates the erection of a 2-sty public school here to cost about \$55,000. Site and architect have not been selected.

ROCHESTER, N. Y.—The Knights of Columbus, James Dunnigan, Canandaigua, N. Y., Deputy Grand Knight, contemplates the erection of a clubhouse here. Site will probably be selected about March 1, and architect will be selected by limited competition. Cost, about \$150,000.

RUTHERFORD, N. J.—The Board of Education of Rutherford, W. W. Rich, president, 43 Donaldson av, contemplates the erection of a 2-sty public school on Orient Way, opposite Garfield Place, to cost about \$50,000. No architect selected.

### PLANS FIGURING.

#### FACTORIES AND WAREHOUSES.

TOTENVILLE, S. I.—Lockwood Greene & Co., 101 Park av, Manhattan, architects, are taking new bids for a 1-sty shelter building, 125x200 ft, for the Nassau Smelting & Refining Co., 603 West 29th st, Manhattan. Cost, about \$100,000.

#### HALLS AND CLUBS.

MANHATTAN.—Anton Pirner, 2069 Westchester av, architect, is taking bids on general contract for the 2-sty clubhouse, 50x165 ft, in the south side of 165th st, near Park av, for the United Bohemian Societies of Bronx, John Pirner, president, 2066 Black Rock av. Cost, about \$30,000.

#### MUNICIPAL WORK.

ROSELLE PARK, N. J.—The Borough of Roselle Park, Harwood Finch, mayor, is taking bids to close March 5 for a 2-sty hollow tile and stucco municipal building in Chestnut st, foot of Warren st, from plans by Floyd Parsons, 1133 Broadway, Manhattan. Cost, about \$12,000.

BRONX.—The Police Department, 240 Centre st, owner, is taking bids to close March 6 at 10 a. m., for the 5-sty police station at the southwest corner of Brook av and 142nd st, from plans by Thain, Hewlett & Reddy, 1181 Broadway. Seelye & Rossi, 101 Park av, structural engineers. Cost, about \$150,000.

#### PUBLIC BUILDINGS.

ROSELLE PARK, N. J.—The Borough of Roselle Park, Harwood Finch, mayor, is taking bids to close March 5 for the 2-sty hollow tile and stucco municipal building in Chestnut st, foot of Warren st, from plans by Floyd Parsons, 1133 Broad-

way, Manhattan, architect. Cost, about \$12,000.

PLAINFIELD, N. J.—Oscar Wenderoth, Washington, D. C., architect, is taking bids to close April 2d at 3 p. m., for construction complete of a post office building here. Bids to include mechanical equipment, interior lighting fixtures and approaches. Cost, about \$120,000.

#### MISCELLANEOUS.

ROSEBANK, S. I.—Bids will close March 1 at 11:30 A. M. at the office of Dr. J. O'Connell, Health Officer of the Port of New York, Quarantine Station, Rosebank, for the construction, heating, plumbing, drainage and gas-piping and electric work of an animal building at Quarantine Station for Port of New York, Lewis F. Pilcher, Capitol, Albany, architect.

NEWARK, N. J.—Bids will close March 4 at 12 M. for the 2-sty hospital, 125x150 ft., for the New York State Custodial Asylum, for the Board of Managers of New York State Custodial Asylum, Rev. Henry H. Stebbins, 741 Granite Building, Rochester, N. Y., president. Lewis F. Pilcher, Capitol, Albany, state architect. Cost, about \$60,000.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

APARTMENTS, FLATS & TENEMENTS.  
BROOME ST.—Adolph Mertin, 34 West 28th st, has completed plans for a 6-sty tenement, 20x48 ft, in the north side of Broome st, 75 ft west of Mulberry st, for Vincenzo De Luca, 186 Grand st. Cost, about \$20,000. Owner is ready for bids on all subs.

HAVEN AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 5-sty apartment, 98.9x81.2 ft, at 96-100 Haven av, for the Filrose Construction Co., 92-4 Haven av. Cost, about \$90,000.

ST. NICHOLAS AV.—Moore & Landsiwell, 148th st and 3d av, have completed plans for the 6-sty apartment on the east side of St. Nicholas av, 408.9 ft south of 145th st, for Jas. O'Brien, 647 6th av. Cost, about \$110,000.

#### DWELLINGS.

36TH ST.—Plans are being revised by Adolph Mertin, 34 West 28th st, for alterations to the private residence, 46 West 36th st, into store and residence purposes, for the Collingwood Realty Co., Seth H. Moseley, 45 West 35th st, president.

#### SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education, February 23 for furnishing and delivering glass to various schools. James Edgar Morris, low bidder, at \$2,914.

#### STORES, OFFICES AND LOFTS.

42D ST.—Maynicke & Franke, 25 East 26th st, will complete plans about April 1, for the 22-sty loft building, 120x120 ft, in West 42d st, between 8th and 9th avs, for C. H. Darmstadt, care of architects. Cost, about \$1,500,000.

92D ST.—Louis E. Dell, 1133 Broadway, is preparing plans for a 3-sty office building 50x100 ft, in the north side of 92d st, near 3d av, for George Ehret, 3 av and 92d st. Bids will probably be taken about May 1 by architect.

6TH AV.—Stuckert & Sloan, Crozier Building, Phila., Pa., have completed plans for a 2-sty automat restaurant and office building at 604-606 6th av, for Horn & Hardart Co., 600 West 50th st, to cost about \$25,000. The architects will soon take bids.

2D AV.—Louis A. Sheinart, 194 Bowery, is preparing plans for alterations to the building at 138 2d av, for show rooms, to cost about \$3,000.

#### THEATRES.

BROADWAY.—Eugene Schoen, 25 West 42d st, is preparing plans for a moving picture theatre and stores at Broadway, 160th st and Ft. Washington av, for P. H. Lynch, 520 West 142d st. Cost, about \$100,000. Owner will take bids about March 18.

#### HALLS AND CLUBS.

44TH ST.—Sidney Diamant, 15 East 40th st, has been retained as consulting engineer for new club house for The Lambs Club, at 132-134 West 44th st, to cost, about \$250,000.

#### Bronx.

APARTMENTS, FLATS & TENEMENTS.  
183D ST.—The Tremont Architectural Co., 401 Tremont av, is preparing plans for a 5-sty apartment, 50x105 ft, at the northeast corner of 183d st and Bathgate av, for the Benenson Realty Co., Benjamin Benenson, president, 407 East 152d st. Bids will be received by the owner on subs about March 2. Cost, about \$75,000.

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**Brooklyn.****APARTMENTS, FLATS & TENEMENTS.**

**OVINGTON AV.**—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 20x81 ft, at the southeast corner of Ovington and 5th avs, for Sigmund Goldberg, 823 West End av, Manhattan. Cost, about \$20,000.

**54TH ST.**—Wortmann & Braun, 114 East 28th St, Manhattan, are preparing plans for sixteen 3-sty apartments, 25x92 ft, in 54th st, near Fort Hamilton av, for Caspar Iba, builder, 526 56th st.

**15TH AV.**—M. A. Cantor, 373 Fulton st, is preparing plans for a 3-sty tenement, 20x60 ft, at the southwest corner of 15th av and 44th st, for the Sherman Building Co., 310 Windsor Place, owner and builder. Cost, about \$8,000.

**DORCHESTER RD.**—Shampan & Shampan, 772 Broadway, has prepared plans for two apartments at the northeast corner of Dorchester rd and East 21st st, Flatbush, for the Brooklyn Union Building Corporation, to cost about \$75,000.

**COOK ST.**—Shampan & Shampan, 772 Broadway, are preparing plans for an apartment at 105-107 Cook st, for The Reiss Realty & Construction Co.

**DWELLINGS.**

**BEDFORD AV.**—Benjamin Driesler, 153 Remsen st, has completed plans for a 2½-sty frame residence, 22x38 ft, on the west side of Bedford av, 52 ft south of Foster av, for Arthur H. Strong, 585 East 18th st. Cost, about \$15,000.

**5TH AV.**—F. W. Stork, 7416 3d av, Brooklyn, has completed plans for a 3-sty store with dwellings, 21x59 ft, on the east side of 5th av, 64 ft north of 84th st, for Francis Lee, 426 67th st. Cost, about \$10,000.

**MONTAUK AV.**—S. Millman & Son, 1780 Pitkin av, have completed plans for five 2-sty residences on the north side of Montauk av, 90 ft north of Belmont av, for Pirozzi & Son, Inc., 2024 Pacific st. Cost, about \$20,000.

**12TH ST.**—H. G. Lamson, 2425 Ocean av, has completed plans for two 2½-sty frame residences, 22x48 ft, in the west side of East 12th st, 280 ft north of Av K, for Howard B. Bullard, 1124 Av J. Cost, about \$9,000.

**EAST NEW YORK AV.**—Jas. A. Boyle, 367 Fulton st, has completed plans for two 2-sty residences, 17x38 ft, on the north side of East New York av, 211 ft. east of New York av, for G. Abrozso, 470 Lincoln rd. Cost, about \$5,000.

**54TH ST.**—F. W. Eisenla, 16 Court st, has completed plans for six 2-sty brick residences, 20x50 ft, in the south side of 54th st, 200 ft. west of 8th av, for Iba Bros., Inc., 579 50th st, owners and builders. Cost, about \$30,000.

**JAMAICA AV.**—William C. Winters, 106 Van Sicten av, is preparing plans for three 2-sty residences, 20x55 ft, on the south side of Jamaica av, 100 ft west of Barbey st, for Frank Richards, 147 Sunnyside av, owner and builder. Cost, about \$4,000 each.

**THEATRES.**

**LIVONIA AV.**—Louis A. Abramson, 220 5th av, Manhattan, has completed plans for a 1-sty brick and terra cotta moving picture theatre and stores at the southeast corner of Livonia and Williams avs, for the Blake Miller Co., 118 Cleveland st. Cost, about \$25,000.

**Queens.****APARTMENTS, FLATS & TENEMENTS.**

**LONG ISLAND CITY.**—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for a 5-sty tenement, 48x102 ft, at the southwest corner of Vanderverter and 7th avs, for the Erdrey Realty Co., Gustave Erda, 826 Manhattan av, Brooklyn. Cost, about \$30,000.

**DWELLINGS.**

**RICHMOND HILL, L. I.**—William Debus, 86 Cedar st, Brooklyn, is preparing plans for three 3-sty brick residences, 20x55 ft, at Jamaica and Greenwood avs, for Meruk & May, 189 Montague st, Brooklyn. Cost, about \$24,000.

**SCHOOLS AND COLLEGES.**

**QUEENS.**—The Board of Education opened bids February 23 for the general construction of P. S. 97, Frymier & Hanna Co., low bidder, at \$155,990. For plumbing and drainage of same school, Christopher Nally at \$10,764.

**QUEENS.**—Bids were opened by the Board of Education February 23 for furnishing and delivering glass to various schools. Pittsburgh Plate Glass Co., low bidder at \$1,496.30.

**Richmond.****DWELLINGS.**

**PORT RICHMOND, S. I.**—Louis Larsen, 112 Lexington av, has completed plans for a 2-sty frame residence, 19x41 ft, in the east side of Catherine st, 445 ft. north of Richmond av, for S. Lindquist. Cost, about \$3,500.

**WEST BRIGHTON, S. I.**—John C. Haabstad, 151 Hatfield Place, Port Richmond, has completed plans for a 2-sty frame residence, 20x28 ft, on the west side of Kissel av, 175 ft south of Prospect av, for M. J. Smith, New Brighton. Cost, about \$2,500.

**Nassau.****APARTMENTS, FLATS & TENEMENTS.**

**LONG BEACH, L. I.**—Alfred Busselle, 132 Madison av, Manhattan, has completed plans for a 3-sty apartment on the Board Walk here, for H. F. Snyder, care of Crown Music Publishing Co., 1437 Broadway, Manhattan. Bids are now being received on the general contract.

**Suffolk.****DWELLINGS.**

**HUNTINGTON BAY, L. I.**—William Debus, 86 Cedar st, Brooklyn, is preparing plans for a 2½-sty frame residence at Beach av and Sound View Drive for C. A. McGuire, Johnson av and Newtown Creek, Brooklyn. Cost, about \$7,500.

**Westchester.****DWELLINGS.**

**NEW ROCHELLE, N. Y.**—Henry G. Morse, 101 Park av, Manhattan, is preparing plans for 2½-sty stone and timber residence, 40x80 ft, at Wykagyle Park, for C. A. Briggs, 154 Nassau st, care of N. Y. Tribune. Bids will probably be received about March 17. Cost, about \$25,000.

**YONKERS, N. Y.**—W. Ormiston Tart, Rossmore av, Bronxville, N. Y., has completed plans for a 2½-sty frame residence, 36x33 ft, on Van Cortlandt Park av, for Charles Recht, 80 Maiden Lane, Manhattan. Cost, about \$6,500. Jas. A. Cosgrove, Bryn Mawr Park, Yonkers, general contractor.

**FACTORIES AND WAREHOUSES.**

**TUCKAHOE, N. Y.**—W. L. Stoddard, 9 East 40th st, Manhattan, is preparing plans for a 4-sty reinforced concrete factory, 50x70 ft, for the Hodgman Rubber Co., South Railroad av. Bids will be received about March 1 by architect.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS & TENEMENTS.**

**MANHATTAN.**—John G. Johnson, 303 East 78th st, has received the general

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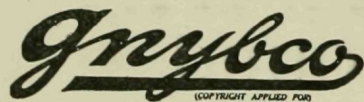
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### Contracts Awarded—Queens—Continued.

contract for alterations to the 5-sty tenement, at 2466-2468 8th av, for Anna R. Morris, 12 West 53d st. George Dress, 1436 Lexington av, architect. Cost, about \$6,000.

BRONX—(Sub.)—George Jung, 3924 Park av, has received the plumbing contract for the 7-sty apartment, south side of 193d st, between Decatur st and Webster av, for the Wedgwood Co., Henry F. Keil, 401 East 163d st, president. A. J. Thomas, 2526 Webster av, architect. Auletta Construction Co., 17 1st st, Yonkers, stone mason. Wenemer Construction Co., at site, brick mason. Foundations are completed. Cost, about \$200,000.

### CHURCHES.

BROOKLYN.—Frank Seery, 30 East 42d st, Manhattan, has received the general contract to erect a 3-sty gymnasium and nursery building at Manhattan av and Milton st, for St. Anthony of Padua R. C. Church, Manhattan av and Milton st. A. F. Norris, 552 Rugby rd, architect. Excavating is under way.

### DWELLINGS.

NEWARK, N. J.—Winterbottom & Van Houten, 14 N. J. R. R. av, have received the general contract to erect a 2½-sty frame and stucco residence at 34 Conklin av, for Harry W. Birrell, 55 and 57 Lafayette st, to cost about \$5,000.

BULLS HEAD, L. I.—E. W. Howell, George st, Babylon, L. I., has received the general contract to make alterations to the 2½-sty frame residence, near Syosset, for A. S. Alexander, care of Delano & Aldrich, architects, 4 East 39th st, Manhattan. Cost, about \$35,000.

SMITHTOWN, L. I.—A. E. Hansen, Landing rd, Glen Cove, has received the general contract to make alterations to the frame residence for Mrs. E. L. Smith. James W. O'Connor, 3 West 29th st, Manhattan, architect. Cost, about \$17,000.

CASTLETON CORNERS, S. I.—Isaac Schwartz, 486 Hegerman av, Brooklyn, has received the general contract to erect a 2½-sty frame residence, 21x42 ft., on the north side of Richmond Turnpike, 5 ft south of Fairview av, for Miss Dorothy Heyl, 122 Bowery, Manhattan. Fred H. Horenburger, 122 Bowery, architect.

ENGLEWOOD, N. J.—John S. Westervelt, 43 Brook av, has received the general contract to erect a 2½-sty brick veneer on hollow tile residence, 45x26 ft, for Jos. P. Wilsey, Sherwood pl, Aymar Embury 2d, 132 Madison av, Manhattan, architect. Cost, about \$12,000.

BOGOTA, N. J.—The Bogota Construction Co., Fort Lee rd, has received the general contract to erect three 2½-sty hollow tile residences at Elm av and Main st, for Mary Kohn, 145 Monroe st, Newark, N. J. Cost, about \$4,500 each.

### FACTORIES AND WAREHOUSES.

MANHATTAN—(Sub.)—The Rapp Construction Co., 30 East 42d st, has received the contract for fireproof floor arch construction necessary for the 11-sty brewery and stock house at 206-210 East 92d st, for the Jacob Ruppert Brewing Co., 1639 3d av. Maynicke & Franke, 25 East 26th st, architects. Murphy Bros., Madison av and 42d st, general contractors. Cost, about \$150,000.

MANHATTAN.—The J. J. Hearn Construction Co., 69 West 46th st, has received the general contract to make alterations to two 5 and 7-sty brick factories, 1016-1020 2d av, for the United Cigar Mfg. Co., 1016 2d av. Sommerfeld & Steckler, 31 Union sq, architects. Cost, about \$8,000.

### HALLS AND CLUBS.

MANHATTAN.—Brown Bros., Inc., 11 East 30th st, have received the general contract to erect an addition and make alterations to the 7-sty club house for the Lambs' Club at 132-134 West 44th st, from plans by George Albrete Freeman, 311 Madison av. Sidney Diamant, 15 East 40th st, consulting engineer. Cost, about \$250,000.

ARLINGTON, N. J.—A. W. Abel, Devon st, has received the general contract to erect a 1-sty masonic temple on Kearny av, opposite Lincoln School, for the Tribune Lodge F. & A. M., Robert Orrock, president. M. A. Lee, 35 Rutherford Place, architect. Thos. Barwick Engineering Co., 21 Park Row, Manhattan, consulting engineer.

### HOSPITALS AND ASYLUMS.

MANHATTAN.—Thos. T. Hopper Co., 1326 Broadway, has received the general contract to make alterations to the 10-sty hospital, corner of 61st st and Amsterdam av, for the New York Nursery & Childs' Hospital, 161 West 61st st, Jacob W. Miller, 45 Exchange Place, owner. Chas. Volz, 2 West 45th st, architect. Cost, about \$100,000.

### PUBLIC BUILDINGS.

STAMFORD, CONN.—Charles McCaul Co., 1715 Sansom st, Phila., Pa., has received the general contract to erect a

post office building for the U. S. Government, Hon. W. McAdoo, Washington, D. C. Oscar Wenderoth, Washington, D. C., architect.

### SCHOOLS AND COLLEGES.

NORTH PLAINFIELD, N. J.—L. Bellenccio Bros., South 7th st, Elizabeth, N. J., have received the general contract to erect the 2-sty brick and hollow tile school on Harrison av, for the Board of Education of North Plainfield. J. N. Pierson & Son, 130 Smith st, Perth Amboy, N. J., architects. George W. Stilwell, 287 King st, Perth Amboy, heating and ventilating engineer. Cost, about \$30,000.

### STABLES AND GARAGES.

BROOKLYN.—The Greenpoint Contracting Co., 319 Manhattan av, has received the general contract to erect a 2-sty brick garage, 32x100x40 ft., on the west side of 3d av, 28 ft north of 7th st, for George Carrizzo, 200 6th st, Brooklyn. Raphael Corporale, 1929 63d st, Brooklyn, architect. Cost, about \$8,000.

### STORES, OFFICES AND LOFTS.

MANHATTAN.—Valentine Lynch & Co., 13-21 Park Row, have received the general contract to make alterations to the 6-sty loft building, 104x50 ft, at 76 Trinity Place, for the Alliance Realty Co., William Chesebrough, president, 115 Broadway. Rouse & Goldstone, 40 West 32d st, architects. Cost, about \$10,000.

### NEW JERSEY NEWS.

#### APARTMENTS, FLATS & TENEMENTS.

PLAINFIELD, N. J.—J. C. Westervelt, 36 West 34th st, Manhattan, is preparing plans for a 4-sty terra cotta block and stucco apartment in East 7th st, near Franklin Place, for C. C. Alexander, 359 West 26th st, Manhattan, who will take bids on subs about March 9.

UNION HILL, N. J.—John Messmer, 610 Summit av, West Hoboken, is preparing plans for a 3-sty tenement, 21x47 ft, at 789 Hackensack Plank rd, for M. Schwarzwachter, on premises.

JERSEY CITY, N. J.—E. M. Patterson, 1 Montgomery st, has completed plans for a 5-sty apartment at Monticello and Fairmount av, for L. P. Hansen, 91 Montgomery st, owner and builder. Cost, about \$30,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, has completed plans for two 3-sty flats at 147-151 Highland av, for David and Rose Lerner, 146 Pearsall av, owners and builders. Cost, about \$24,000.

WEST HOBOKEN, N. J.—Joseph Turck, 770 Bergenline av, West New York, has completed plans for a 3-sty apartment, 24 x74 ft, on the south side of Hackensack Plank rd, for Veneelo Lasprogato, 511 West st, owner and builder. Cost, about \$10,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has about completed plans for a 5-sty apartment, 50x82 ft, in Camp st, near Broad st, for the J. H. Mazel Co., 65 South Munn av, owner and builder. Cost, about \$50,000.

### CHURCHES.

ASBURY PARK, N. J.—E. C. Benner, Appleby Building, is preparing plans for alterations and additions to the church and parsonage, 40x76 ft, at Grand and Monroe av, for the Evangelical Lutheran Church of the Atonement, Louis Van Gilluwe, chairman, Central av, Ocean Grove. Cost, about \$10,000. Bids will be received by architect about March 1.

### DWELLINGS.

HACKENSACK, N. J.—Plans have been prepared privately for ten 1½ and 2½-sty frame and stucco residences, 25x30 ft, at Fairmount Heights, for the Jersey Realty Co., W. W. Bowman, 220 West 42d st, Manhattan, president. Cost, about \$35,000.

MONTCLAIR, N. J.—H. Messinger Fisher, 483 Bloomfield av, is preparing plans for a 2½-sty frame residence on Mt. Hebron rd, for Arthur J. Clark, 460 Bloomfield av, owner and builder. Cost, about \$5,500.

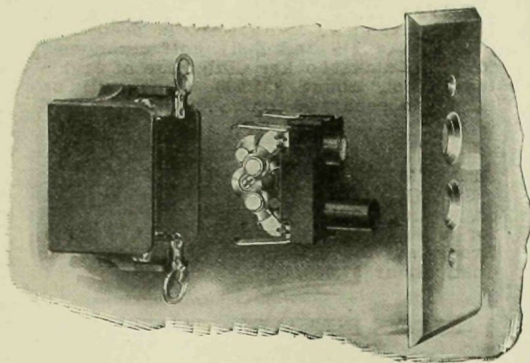
SUMMIT, N. J.—Axel S. Hedman, 371 Fulton st, Brooklyn, has completed plans for a 2½-sty hollow tile and stucco residence, 36x26 ft, on Ashwood av, for Axel W. Newman, 108 7th av, Brooklyn. Cost, about \$6,000.

WOODCLIFFE, N. J.—John Messmer, 610 Summit av, West Hoboken, is preparing plans for a 2½-sty hollow tile and stucco residence in 28th st, for Joseph Copallo, 28th st, Woodcliffe. Cost, about \$5,000.

WOODCLIFF, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for five 2-sty brick residences and five stores, 100x26 ft., at Broadway and 28th st, for Jacob Welitoff, 13 Wegman Court, Jersey City, owner and builder. Cost, about \$14,000.



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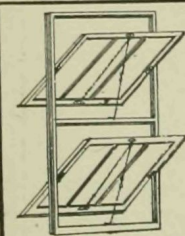
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**HALLS AND CLUBS.**

TENAFLY, N. J.—Aymar Embury 2d, 132 Madison av, Manhattan, is preparing plans for a 1½ and 2-sty golf clubhouse, for the Knickerbocker Club, care of architect. Cost, about \$35,000. Bids will be taken on separate contracts about March 1.

**Other Cities.****APARTMENTS, FLATS & TENEMENTS.**  
STAMFORD, CONN.—J. Moses, 1 Bank st, Stamford, Conn., is preparing plans for a 3-sty frame apartment, 28x70 ft, in Brook st, for I. Fishman, 9 Chapel st. Cost, about \$7,000.**PLANS FILED FOR NEW  
CONSTRUCTION WORK.****Manhattan.****FACTORIES AND WAREHOUSES.**

13TH ST, 703-23 East, and 14th st, 702-24 East, 10-sty brick, fireproof storage and office bldg, 64x90; cost, \$150,000; owner, Eagle Pencil Co., Emil Berolzheimer, 377 Broadway; architects, Buchman &amp; Fox, 30 East 42d st. Plan No. 55.

37TH ST, 29 West, 1-sty frame storage building, 9x19; cost, \$150; owner, Chas. H. Bull, 27 William st; architect, Chas. Volz, 2 West 45th st. Plan No. 60.

74TH ST, n s, 98 e Av A, 2-sty brick, non-fireproof storehouse, 77x38; cost, \$30,000; owner, Manhattan Railway Co., 165 Broadway; architect, Geo. H. Pegram, care of owner. Plan No. 62.

**STABLES AND GARAGES.**

90TH ST, 431-35 E, n s, 107 w Av A, 2-sty brick, fireproof garage, 62x93; cost, \$20,000; owner, John Arfman, 329 East 90th st; architect, Peter M. Coco, 16 Court st, Brooklyn. Plan No. 63.

**STORES, OFFICES AND LOFTS.**

BROADWAY, 1562, e s, 80 s 47th st, 12-sty brick and terra cotta, fireproof store and office building, 20x72; cost, \$65,000; owner, Geo. B. Burnett, Hotel St. Dennis; architect, Jas. C. Green, 3 Columbus Circle; lessee, F. H. M. Co., Inc., Chas. H. Hyde, president, 47 West st. Plan No. 58.

BROADWAY, 1457-63, and 7th av, 587, 11-sty brick fireproof store and offices, 92x99; cost, \$500,000; owner, Henry Phipps Estates, John S. Phipps, president, 787 5th av; architects, Rouse &amp; Goldstone, 38 West 32d st; lessees, Brokaw Bros., 22 Astor pl. Plan No. 61.

**STORES AND TENEMENTS.**

ST NICHOLAS AV, 676-678 6-sty brick; cost, \$120,000; 2 tenements, 62x87; owner, Placid Realty Co., 3785 Broadway, John Katzman, president; architect, Abraham Berres, 1484 St. Mark's av, Brooklyn. Plan No. 59.

**MISCELLANEOUS.**

CHERRY ST, 361, s s, 111 e Montgomery st, 1-sty brick, non-fireproof wagon shed, 21x61; cost, \$1,500; owner, Chas. F. Schmale, 604 Water st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 57.

PITT ST, e s, 150 s Delancy st, 1-sty non-fireproof sales booths, 99x4 (angle irons covered with corrugated metal); cost, \$250; owner, Pauline Springer, 37 West 21st st; architect, Samuel Levingson, 101 West 42d st. Plan No. 56.

**Bronx.****DWELLINGS.**

WHITEHALL PL, n s, 54.6 w Barnes av, 1-sty brick dwelling, tin roof, 21.4x34; cost, \$1,800; owner, Nicola Guarino, Mt. Vernon; architect, Francis A. Gallow, 1 Stearns av, Mt. Vernon. Plan No. 81.

**HALLS AND CLUBS.**

166TH ST, s s, 97.8 e Park av, 2-sty brick club house and dance hall, 50x165, slag roof; cost, \$30,000; owners, United Bohemian Soc. of the Bronx, Inc., John Pirner, 2066 Blackrock st, president; architect, Anton Pirner, 2069 Westchester av. Plan No. 75.

**STABLES AND GARAGES.**

CRANFORD AV, n s, 20 e Barnes av, 1-sty frame garage, 12x18, shingle roof; cost, \$300; owner, H. C. Heiser, on premises; architect, J. L. Garland, 756 St. Owen's pl. Plan No. 80.

SOUTHERN BLVD, e s, 325 n Barretto st, 2-sty brick garage, 50x100, slag roof; cost, \$50,000; owners, Columbia Constn. Co., John Cantwell, 3210 3d av; architect, Edw. J. Byrne, 148th st and Willis av. Plan No. 79.

**STORES AND DWELLINGS.**

TRINITY AV, e s, 53.7 s 160th st, 1-sty brick store and dwelling, tin roof, 25x47.8; cost, \$3,000; owner, Jacob Marx, 35 Nassau st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 83.

**STORES AND TENEMENTS.**

VYSE AV, n w cor 180th st, three 5-sty brick stores and tenements, tar and gravel roof, 75x80, 50x84.9, 50x93.7; cost, \$195,000; owner, Mott Ave. Realty Co., Hyman Barnett, 447 Tinton av, Pres.; architects, Goldner &amp; Goldberg, 391 East 149th st. Plan No. 82.

HOME ST, s e cor Vyse av, two 5-sty brick stores and tenements, 50.4x88.3½, 50.4x90.3½, slag roof; cost, \$117,000; owners, Vyse Bldg. Co., Peter Sinnott, 967 East 165th st, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 78.

**STORES, OFFICES AND LOFTS.**

ANDREWS AV, w s, 473 s 179th st, 1-sty brick stores, 78.1x45.9, slag roof; cost, \$4,000; owner, David Kaufman, 81 Av B; architects, Katz &amp; Feiner, 505 5th av. Plan No. 77.

**MISCELLANEOUS.**

PURDY ST, n w cor Starling av, 1-sty frame comfort house, 16x16, slag roof; cost \$500; owner, Kate Sehring, 1501 Purdy st; architect, Anton Pirner, 2069 Westchester av. Plan No. 76.

**Brooklyn.****DWELLINGS.**

HINSDALE ST, e s, 370 n Hegeman av, three 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, \$7,600; owner, Abr. Berland, 682 Williams av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1010.

WEST 31ST ST, w s, 220 n Mermaid av, 1-sty frame dwelling, 14x21, shingle roof, 1 family; cost, \$300; owner, Chas. Uhlinger, 489 Graham av; architect, Wm. Richter, 4411 18th av. Plan No. 1024.

BEAUMONT ST, e s, 100 n Oriental blvd, 2-sty frame dwelling, 28x39, shingle roof, 1 family; cost, \$6,000; owner, Daniel A. O'Hara, 257 West 92d st, Manhattan; architect, Wm. C. Lauritzen, 31-33 East 27th st, Manhattan. Plan No. 1037.

LINCOLN PL, n s, 120 e Rochester av, two 2-sty brick dwellings, 19x41, tin roof, 1 family each; total cost, \$6,000; owner, Howard Inv. Co., 1934 Prospect pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1064.

EAST 21ST ST, e s, 340 s Av J, 2-sty frame dwelling, 25x51.6, shingle roof, 1 family; cost, \$5,000; owner, Mrs. Martin Steiner, 1021 Ocean av; architect, Emanuel Kaiser, 68 East 94th st. Plan No. 1069.

WEST 32D ST, e s, 25 n R. R. av, 2-sty frame dwelling, 20x55, gravel roof, 2 families; cost, \$3,000; owner, Domenico Guifere, on premises; architect, Jas. Moulda, 3938 Broadway, Woodhaven, Queens. Plan No. 1075.

EAST 51ST ST, e s, 140 n Snyder av, three 2-sty frame dwellings, 20x50, shingle roof, 1 family each; total cost, \$7,500; owner, Christian Stechel, 605 65th st; architect, Christian Stechel, 605 65th st. Plan No. 1050.

73D ST, s s, 220 w 13th av, three 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$12,000; owner, Iver Iverson, 128 East 42d st; architect, Chas. G. Wessell, 1118 Av J. Plan No. 1062.

WEST 2D ST, w s, 310 n Av P, two 1-sty frame dwellings, 17x47, — roof, 1 family each; total cost, \$5,000; owner, Andrew Klam, 677 East 2d st; architect, Wm. Richter, 4411 18th av. Plan No. 984.

WEST 31ST ST, w s, 100 s Mermaid av, 1-sty frame dwelling, 14x24, gravel roof, 1 family; cost, \$300; owner, Mrs. Bernadine Boyes, on premises; architect, Wm Richter, 4411 18th av. Plan No. 981.

43D ST, 1262, interior alterations to 2-sty dwelling; cost, \$3,000; owner, Jos. Steinberg, 3513 Ft. Hamilton av; architect, M. A. Cantor, 373 Fulton st. Plan No. 974.

54TH ST, s s, 200 w 8th av, six 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$30,000; owners, Iba Bros., Inc., 579 50th st; architect, F. W. Eisenla, 16 Court st. Plan No. 977.

EAST N. Y. AV, n s, 211.3 East New York av, two 2-sty brick dwellings, 17x38, slag roof, 2 families each; total cost, \$5,000; owner Gaetano Alrozzdo, 470 Lincoln pl; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 979.

EAST 12TH ST, w s, 55 n Av O, 2-sty brick dwelling, 20x53, gravel roof, 2 families; cost, \$4,200; owner, Godfrey B. Heckman, 185 Bay 20th st; architect, Wm. Heckman, 185 Bay 20th st. Plan No. 1084.

32D ST, s s, 120 w 8th av, two 2-sty brick dwellings, 20x20, slag roof, 2 families each; total cost, \$8,000; owners, D. &amp; A. Realty Co., 19 West 112th st; architects, S. Millman &amp; Son, 1780 Pitkin av. Plan No. 1098.

EAST 40TH ST, e s, 160 n Snyder av, 1-sty frame dwelling, 20x30, slag roof, 1 family; cost, \$2,000; owner, Pat Byrnes, 292 East 40th st; architects, S. Millman &amp; Son, 1780 Pitkin av. Plan No. 1097.

AV K, n s, 60 w East 9th st, 3-sty frame dwelling, 24x34, shingle roof, 1 family; cost, \$5,000; owner, Wm H Barnes, 1203 Beverly rd; architect, Wm. H. Barnes, 1203 Beverly rd. Plan No. 1088.

ROGERS AV, n e cor Union st, 4-sty brick dwelling, 32.4x88, gravel roof, 16 families; cost, \$35,000; owner, Philip Burschen, 668 Eastern pkway; architect, F. L. Hine, 189 Montague st. Plan No. 1086.

WEST 33D ST, w s, 220 s Mermaid av, four 1-sty frame dwellings, 16x30, shingle roof, 1 family each; total cost, \$3,200; owner, B. Shapiro, 2909 West 33d st; architect, Wm. Richter, 4411 18th av. Plan No. 1110.

RUTLAND RD, n s, 100 w Bedford av, nine 3-sty brick dwellings, 17x59, gravel roof, 1 family each; total cost, \$45,000; owner, Brighton Bldg Co., 135 Westminster rd; architect, P. J. Collins, 135 Westminster rd. Plan No. 1116.

**FACTORIES AND WAREHOUSES**

GARDEN ST, w s, 275.7 s Flushing av, 1-sty brick storage, 60x100, slag roof; cost, \$2,000; owners, Jos. Kurtz &amp; Sons Co., 756 Greene av; architect, A. Ulrich, 371 Fulton st. Plan No. 1080.

WALTON ST, n s, 150 w Harrison av, 1-sty brick storage, 25x26 gravel roof; cost, \$500; owner, Pinkas Greenfield, 439 St. Mark's av.; architect, Tobias Goldstone, 49 Graham av. Plan No. 1076.

CONY ISLAND AV, w s, 100 n Av Q, 1-sty brick shop, 20x46, gravel roof; cost, \$1,000; owner, Chas Wagner, 1567 East 15th st; architect, Chas. Wagner, 1567 East 15th st. Plan No. 1106.

3D AV, e s, 50 s 6th st, 1-sty brick shop, 39.4x138, slag roof; cost, \$5,000; owner, Richard Von Lehn, Jr., 464 East 24th st; architects, Richard Von Lehn Sons, 2701 Glenwood rd. Plan No. 1108.

**STABLES AND GARAGES.**

LOGAN ST, 133, 1-sty brick garage, 12x18, gravel roof; cost, \$300; owner, John Proceller, on premises; architect, William C. Winters, 106 Van Sielen av. Plan No. 1029.

GEORGE ST, s s, 83.4 e Hamburg av, 1-sty brick stable, 16.8x25, tin roof; cost, \$1,000; owner, Francisco, Messinio, 280 Bushwick av; architects, Cannella &amp; Gallo, 60 Graham av. Plan No. 1013.



ROCKWELL PL, w s, 122.3 s Fulton st, 1-sty brick garage, 25.4x79.10, gravel roof; cost, \$4,000; owner, Percy G. Williams, Islip, L. I., architect, J. G. Glover, 222 Navy st. Plan No. 1020.

46TH ST, 1446, 1-sty brick garage, 20x20, gravel roof; cost, \$400; owner, Ray Greene, on premises; architect, Harry Dorf, 614 Kosciusko st. Plan No. 967.

52D ST, n s, 140 e 15th av, 1-sty frame garage, 15x17, shingle roof; cost, \$5,000; owner, Sunrise Realty Co., 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 978.

33D ST, e s, 278.9 n Av K, 1-sty brick garage, 17.4x22, shingle roof; cost, \$200; owner, Jas. B. Roche, 899 37th st; architect, G. B. Webb, 104 West 42d st, Manhattan. Plan No. 1085.

48TH ST, s s, 225 e 14th av, 1-sty frame garage, 13.8x22.8, shingle roof; cost, \$500; owner, Morris Wolfinger, 346 Broadway, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 1105.

PRESIDENT ST, 1461, 1-sty brick garage, 17x20, slag roof; cost, \$400; owner, John Elles, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1125.

EAST 32D ST, w s, 304.6 s Glenwood rd, 1-sty frame garage, 16x20, shingle roof; cost, \$250; owner, Hy. Bosselman, 1477 New York av; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 1117.

ARLINGTON AV, 163, 1-sty brick garage, 14x20, slag roof; cost, \$350; owner, E. L. Rockefeller, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 1127.

SUNNYSIDE AV, s s, 180 w Barbey st, 1-sty brick garage, 24x20, gravel roof; cost, \$400; owner, Frank Richards, 148 Sunnyside av; architect, Wm. C. Winters, 108 Van Siclen av. Plan No. 1121.

**STORES AND DWELLINGS.**

STERLING PL, s s, 53 e Washington av, 2-sty brick store and dwelling, 20x35, slag roof, 1 family; cost, \$3,000; owner, Hy. Voegel, 745 Washington av; architect, Chas. C. Wagner, 26 Court st. Plan No. 1046.

STERLING PL, s s, 73 e Washington av, 2-sty brick store and dwelling, 27x28.6, slag roof, 1 family; cost, \$3,400; owner, Hy. Voegel, 745 Washington av; architect, Chas. C. Wagner, 26 Court st. Plan No. 1047.

WASHINGTON AV, e s, 28.9 s Sterling pl, 2-sty brick store and dwelling, 16.4x41.8, slag roof, 1 family; cost, \$4,000; owner, Hy. Voegel, 745 Washington av; architect, Chas. C. Wagner, 26 Court st. Plan No. 1045.

**STORES AND TENEMENTS.**

65TH ST, n s, 140 e 8th av, two 3-sty brick tenements, 20x74, gravel roof, 6 families each; total cost, \$15,000; owner, Boyd Realty Co., 434 Senator st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1059.

ALABAMA AV, e s, 200 s Dumont av, two 4-sty brick tenements, 50x88, slag roof, 23 families each; total cost, \$50,000; owner, Hy. Freidland, 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1028.

WILLOUGHBY AV, n s, 175 w Sumner av, 4-sty brick tenement, 50x93.9, slag roof, 24 families; cost, \$40,000; owner, G. & M. Improvement Co., 26 Court st; architects, Shampian & Shampian, 772 Broadway. Plan No. 1025.

55TH ST, s s, 360 e 5th av, 4-sty brick tenement, 40x87.7, slag roof, 20 families; cost, \$25,000; owner, Bay Ridge Home Bldg. Co., 605 Hendrix st; architect, S. Millman, 1780 Pitkin av. Plan No. 1017.

HINSDALE ST, w s, 250 s Livonia av, two 4-sty brick tenements, 25x78, slag roof, 8 families each; total cost, \$23,000; owner, Wm. Robb, 322 Snedicker av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1096.

15TH AV, s e cor 42d st, 4-sty brick tenement, 20.2x90, slag roof, 8 families; cost, \$15,000; owner, Sherman Holding Co., 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 1091.

AV F, n w cor East 3d st, 4-sty brick tenement, 50x90, slag roof, 20 families; cost, \$40,000; owner, Rania Bldg Co., 35 West 39th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 1112.

AV F, n s, 50 w East 3d st, 4-sty brick tenement, 50x88, slag roof, 16 families; cost, \$35,000; owner, Rania Bldg Co., 35 West 39th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 1113.

**THEATRES.**

WILLIAMS AV, s e cor Livonia av, 1-sty brick store and theatre, 100x80, slag roof; cost, \$25,000; owner, Blake Miller Co., 118 Cleveland st; architect, Louis A. Abramson, 220 5th av. Plan No. 976.

**MISCELLANEOUS.**

ROCKAWAY AV, 2205, interior alterations to 1-sty restaurant; cost, \$600; owner, Canarsie Operating Co., 181 Montague st; architect, Gus Falk, 1720 East 93d st. Plan No. 964.

SURF AV, s s, 100 e West 37th st, three 1-sty brick locker rooms, 16x24, tin roof; total cost, \$1,350; owner, McMahon Hotel & Bath Co., on premises; architect, Geo. H. Sness, 2966 West 29th st. Plan No. 1043.

**Queens.**

**DWELLINGS.**

BELLE HARBOR.—Cronston av, n e cor Beach 134th st, 2-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, \$3,600; owner, John C. Rutledge, Henly and Bayside av, Belle Harbor; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 350.

CORONA.—46th st, e s, 115 e Jackson av, 2-sty brick dwelling, tin roof, 2 families; cost, \$3,000; owner, Chas. Nelson, 46th st, Corona; architect, W. S. Worrall, Bridge plaza, L. I. City. Plan No. 334.

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## PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., February 15, 1915.—Sealed proposals will be opened in this office at 3 p. m., March 22, 1915, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of a two-story and basement stone and brick faced building of 10,300 square feet ground area, fire-proof construction, composition roof, for the United States post office at Everett, Wash. Drawings and specifications may be obtained from the custodian at Everett, Wash., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

### Plans Filed, New Buildings (Continued).

FAR ROCKAWAY.—Frank av, w s, 522 s Boulevard, 2½-sty frame dwelling, 25x30, shingle roof, 1 family; cost, \$3,000; owner, Whillenia Mehrrens, So. Frank av, Edgemere; architect, W. E. Sandifer, Fairview av, Rockaway Beach. Plan No. 349.

GLENDALE.—Meade st, w s, 97 n Myrtle av, ten 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$50,000; owner, Maurice Goodman, Inc., 492 Warwick st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 356.

MIDDLE VILLAGE.—Furman av, n e cor Cross st, two 2-sty frame dwellings, 20x50, tar and gravel roof, 2 families; cost, \$4,000; owner, H. Drilling, 74 Furman av, Middle Village; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 360.

MIDDLE VILLAGE.—Fulton av, e s, 375 n Market st, 2-sty frame dwelling, 20x49, tin roof, 2 families; cost, \$2,250; owner, Jos. Kurlander, 45 Hinman st, Middle Village; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 361.

RICHMOND HILL.—Willard av, e s, 77 n Jamaica av, 2-sty frame dwelling, 20x43, shingle roof, 1 family, steam heat; cost, \$3,900; owner, Robert Bayer, Ferris st, Woodhaven; architect, G. N. Nelson, 4099 Ferris st, Woodhaven. Plan No. 336.

RICHMOND HILL.—Church av, e s, 278 s Liberty av, two 2½-sty frame dwellings, 16x39, shingle roof, 1 family, steam heat; cost, \$5,600; owner and architect, Howard Juster, 72 2d st, Union Course. Plan Nos. 341-342.

BAYSIDE.—Highland st, e s, 205 n Washington av, 2½-sty concrete dwelling, 26x30, tile roof, 1 family, steam heat; cost, \$4,000; owner, Mrs. Eliz. Djorup, 212 West 84th st, Manhattan; architect, Enard Djorup, 25 Broad st, Manhattan. Plan No. 383.

BROOKLYN HILLS.—Freedom av, e s, 20 n Brazil st, four 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$18,000; owner, Minnie E. Koepple, 15 Spruce st, Morris Park; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 376.

CORONA.—47th st, e s, 240 n Burnside av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$7,600; owner, Umberto Buldrine, 42 48th st, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan Nos. 378-79.

CORONA.—Haves av, n s, 60 e 48th st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$3,800; owner, Provendenzi Cali, 54 48th st, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan No. 380.

ROCKAWAY BEACH.—Dakota av, e s, 168 s Washington av, 2-sty tile dwelling, 28x40, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Dr. V. E. Quinn, 889 Cauldwell av, Bronx; architect, H. A. Hogan, 16 Beach 116th st, Rockaway Beach. Plan No. 377.

ROCKAWAY BEACH.—Beach 108th st, w s, 56 s Boulevard, five 1-sty frame bungalows, 16x29, shingle roof, 1 family; cost, \$3,500; owner, John C. Schrade, 2132 Beverly rd, Brooklyn; architect, W. E. Dietz Co., 127 No. Remington av, Rockaway Beach. Plan Nos. 343-4-5-6-7.

WOODHAVEN.—Manor av, n w e Brandon st, two 2½-sty frame dwellings, 20x43, shingle roof, 1 family, steam heat; cost, \$9,000; owner, Wm. Chappelle, 20 Vandever av, Woodhaven; architect, L. J. Frank, Jr., 206 Crescent st, Brooklyn. Plan Nos. 338-339.

WOODHAVEN.—Benedict av, w s, 1,220 n Jamaica av, 2½-sty frame dwelling, 25x50, shingle roof, 1 family, steam heat; cost, \$5,800; owners, Christian & Catherine Meyer, 293 Broadway, Brooklyn; architect, C. W. Ross, 347 Benedict av, Woodhaven. Plan No. 351.

WOODHAVEN.—2d st, n s, 100 w Shaw av, two 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Chas. W. Ross, 347 Benedict av, Woodhaven. Plan Nos. 352-353.

ELMHURST.—Chestnut st, s s, 140 w Hillcrest av, 2-sty brick dwelling, 22x46, slag roof, 2 families; cost, \$4,000; owner, Anton Hirsch, 428 East 70th st, Manhattan; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 370.

ROCKAWAY BEACH.—Smelka pl, e s, 200 s Lefferts av, 1-sty frame dwelling, 23x16, shingle roof, 1 family; cost, \$575; owner, E. Berger, on premises; architect, C. F. Lyon, 22 Beach 90th st, Rockaway Beach. Plan No. 374.

FACTORIES AND WAREHOUSES.  
FLUSHING.—Collins pl, e s, 100 n Broadway, 2-sty brick storage, 50x85, slag roof; cost, \$7,000; owner, V. Maruca, 48 W. Jackson av, Corona; architect, A. J. Grimm, 46 W. Jackson av, Corona. Plan No. 335.

STABLES AND GARAGES.  
FLUSHING.—Sandford av, s s, 103 e Bowne av, 1-sty frame garage, 12x8, tin roof; cost, \$285; owner, J. H. Clark, 231 Sandford av, Flushing. Plan No. 365.

WOODHAVEN.—Svosset pl, 4001, 1-sty frame garage, 12x18, shingle roof; cost, \$200; owner, F. Foster, premises. Plan No. 384.

MIDDLE VILLAGE.—Stone st, w s, 180 n Juniper rd, 1-sty frame barn, 20x22, tin roof; cost, \$400; owner, Duke Building Co., Morningside av, Jamaica; architect, owner. Plan No. 368.

RICHMOND HILL.—Lefferts av, e s, 155 n Jamaica av, 1-sty brick garage, 16x60, slag roof; cost, \$900; owner, Mrs. F. Kernochan, Lefferts av, Richmond Hill; architect, H. T. Jeffrey, Richmond Hill. Plan No. 373.

STORES AND DWELLINGS.  
GLENDALE.—Myrtle av, n w cor Meade st, 3-sty brick store and dwelling, 20x60, tin roof.

2 families; cost, \$8,000; owner, Maurice Goodman, 492 Warwick st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 358.

GLENDALE.—Myrtle av, n s, 20 w Meade st, five 3-sty brick stores and dwellings, 20x58, tin roof, 2 families; cost, \$35,000; owner, Maurice Goodman, Inc., 492 Warwick st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 359.

RIDGEWOOD.—Woodbine st, s s, 70 w Woodward av, two 3-sty brick stores and dwellings, 20x50, slag roof, 2 families; cost, \$7,000; and Woodbine st, s s, 110 w Woodward av, 3-sty brick dwelling and store, 40x34, slag roof, 2 families; cost, \$3,500; owner, Chas. Tritschler, 753 Fairview av, Ridgewood; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan Nos. 363-364.

—2d st, e s, 100 n Lamartine av, 2-sty frame store and dwelling, 16x40, shingle roof, 1 family; cost, \$2,500; owner Mike Lamarode, 2d st, Bayside; architect, J. Smulzewski, 51 Vernon av, Bayside. Plan No. 366.

MIDDLE VILLAGE.—Stone av, w s, 180 n Juniper rd, 2-sty frame store and dwelling, 18x36, tin roof, 1 family, steam heat; cost, \$2,600; owner and architect, Duke Building Co., Morningside av, Jamaica. Plan No. 369.

RIDGEWOOD.—Fresh Pond rd, e s, 175 n Catalpa st, four 3-sty brick store and dwellings, 18x55, tin roof, 2 families; cost, \$24,000; owner, Manor Construction Co., 1223 46th st, Brooklyn; architect, Adam E. Fischer, 373 Fulton st, Brooklyn. Plan No. 371.

STORES, OFFICES AND LOFTS.  
WOODHAVEN.—Liberty av, n s, 20 w Emerald st, 1-sty frame store, 17x30, tin roof; cost, \$300; owner, S. Eliz. Horeig, 1285 Liberty av, Woodhaven. Plan No. 340.

STORES AND TENEMENTS.  
LONG ISLAND CITY.—Jackson av, s s, 75 e Orchard st, 5-sty brick tenement, 25x106, slag roof, 12 families; cost, \$25,000; owner, Jere J. Ryan, Bridge Plaza, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 337.

GLENDALE.—Myrtle av, n s, 40 e McKinley av, two 3-sty brick tenements, 28x79, slag roof, 3 families; cost, \$20,000; owners, Bauer & Pfundtein, 5 McKinley av, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 381-82.

MISCELLANEOUS.  
CORONA.—Jackson av, n e cor John st, frame fence, 40x100; cost, \$100; owners, Cohen & Blom, 268 Corona av, Corona. Plan No. 354.

RIDGEWOOD.—Hughes st, 2316, 1-sty brick shed, 27x15, gravel roof; cost, \$200; owner, Anthony Geyer, 878 Woodward av, Ridgewood. Plan No. 375.

FLUSHING.—Whitestone av, s s, 65 w 4th st, 1-sty frame shed, 18x100, paper roof; cost, \$1,800; owner, Otto Muller, Jackson av, s e cor 3d st, Woodside. Plan No. 355.

MASPETH.—Betts av, w s, 340 n Old Town highway, 1-sty frame shed, 9x16, gravel roof; cost, \$100; owner, Gimbel Bros., premises. Plan No. 362.

RIDGEWOOD.—Kossuth pl, w s, 47 s Edsall av, 1-sty brick wagon shed, 30x20, slag roof; cost, \$1,000; owner, B. Klee, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 357.

BAYSIDE.—Jackson av, s w cor Ashburton av, 1-sty frame shed, 12x16, tin roof; cost, \$200; owner, D. Bennet, on premises. Plan No. 372.

JAMAICA.—Morningside av, n s, 40 e Keystone av, 1-sty frame shed, 12x18, tin roof; cost, \$100; owner, Duke Building Co., on premises. Plan No. 367.

### Richmond.

#### DWELLINGS.

ANN ST, n s, 55 e Richmond av, Port Richmond, 2-sty frame and stucco dwelling, 19.6x41; cost, \$2,000; owner, Geo. Sasek, Port Richmond; architect and builder, J. O. Johnson, Port Richmond.

PINE ST, w s, 100 n Stanley av, New Brighton, two 2-sty frame dwellings, 21x45; cost, \$4,000; owners, Desguin & Deckerbaum, New Brighton; architect, John Davies, Tompkinsville.

PROSPECT ST, n s, 150 w Bement av, West Brighton, 2-sty frame dwelling, 20.6x42; cost, \$3,000; owner, Andrew Petersen, West Brighton; architect and builder, John H. Johnson, West Brighton.

ROSEWOOD PL, n s, 125 e Turnpike, Tompkinsville, two 2½-sty frame dwellings, 22x46; cost, \$5,200; owner, Meyer Rosenholz, Tompkinsville; architect, John Davies, Tompkinsville; builders, Block & Uslan, New Brighton.

BAY WAY, w s, 425 s Clément st, Tottenville, 1½-sty frame bungalow, 20x32; cost, \$1,400; owner, Thos. Brown, 17 Vernon st, Jersey City; architect and builder, C. O. Petersen, Tottenville.

BARD AV, s w cor Prospect st, West Brighton, 2½-sty frame dwelling, 30x28; cost, \$3,400; owner, Wm. P. Hart, West Brighton; architect and builder, Frank B. Sterner, Port Richmond.

FOSTER RD, s w cor Sheldon av, Prince Bay, 1½-sty frame dwelling, 20x26; cost, \$1,300; owner, Mrs. L. Carr Hugenot; architect and builder, Geo. B. Carr, Tottenville.

HANOVER AV, s s, 700 w s Seguire av, Prince Bay, 1½-sty frame dwelling, 12.6x24; cost, \$1,000; owner, M. Shay, 420 Union st, Brooklyn; architect, W. J. Conway, 400 Union st, Brooklyn.

NEWARK AV, e s, 225 n Ennis st, Port Richmond, 2-sty frame dwelling, 18x44; cost, \$2,000; owner, John Mojeckl, Port Richmond; architect and builder, Jos. Buttermark, Port Richmond.

TOWNSEND AV, e s, 100 s Richmond av, Arrochar, 2-sty brick dwelling, 31x33; cost, \$3,000; owner, Salvatore Pasquella, 316 East 102d st, New York; architect, M. A. Nastasi, 81 Old Town rd, Richmond.

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**STORES AND DWELLINGS.**

**JERSEY ST.**, e s, 25 n Hill st, New Brighton, 3-sty brick store and residence, 22.6x45; cost, \$4,000; owner, Antonio Maggio, care architect; architect and builder, Jos. Destefano, West Brighton.

**PLANS FILED FOR ALTERATIONS.**

**Manhattan.**

**BARCLAY ST.**, 26-28, metal store front, g. i. cornice, struc. steel to 5-sty brick store and lofts; cost, \$800; owner, Katherine A. Wood, 317 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 312.

**BAYARD**, 13-15, erect brick walls to 5-sty brick store and tenement; cost, \$200; owner, Estate Meyer Baum, 170 Broadway; Yetta Friedman, 170 Broadway; Louis Friedman, exr.; architects, Gross & Kleinberger, Bible House, N. Y. Plan No. 330.

**CHAMBERS ST.**, 81, stairways, bulkheads (plaster block, metal covered) to 5-sty brick stores and lofts; cost, \$450; owner, Franklin Bldg. Co., Lewis C. Ledyard, president, 54 Wall st; architect Chas. H. Richter, 68 Broad st. Plan No. 347.

**CHARLTON ST.**, 129-135, cut down window, forming door to 10-sty brick (fireproof) storage; cost, \$600; owner, Estate of J. F. and W. S. Pyle, 428 Greenwich st., S. W. Fairchild, exr.; architect, Frank McGarrett, 47 West 34th st. Plan No. 331.

**DUTCH ST.**, 7, erect terra cotta block partition, cut opening, fireproof sliding doors to 5-sty brick store and lofts; cost, \$250; owner, Estate of J. J. Murphy, Inc., Hotel Bell Claire, Broadway and 77th st, Clara Murphy, president; architect, Chas. M. Straub, 147 4th av. Plan No. 337.

**FULTON ST.**, 22, lengthen balconies, new iron stairways, construct counterweighted stairway, windows to be made fireproof to 4-sty brick store and lofts; cost, \$300; owner, Estate of John Brosnan, Francis Brosnan, exr., 32 Nassau st; architects, J. B. Snook Sons, 261 Broadway. Plan No. 336.

**GRAND**, 466-470, new fireproof stairway, tile walls, kalamein doors to 3-sty brick (fireproof) settlement house theatre; cost, \$500; owner, The Terrain Realty Co., Hy Nelson, president, 95 Liberty st; architects, H. C. Ingalls and F. B. Hoffman, Jr., 15 East 40th st. Plan No. 333.

**GRAND ST.**, 100-102, stairs, f. p. enclosure, f. p. doors and windows, mason work, fire-escape stairs, plumbing to 6-sty brick store and lofts; cost, \$6,000; owner, Grand St. Realty Co., John E. Cowdin, Pres., 126-8 5th av; architects, George & Henry Boehm, 7 West 42d st. Plan No. 318.

**HOUSTON ST.**, 253 East, new stairs, beam levels and story heights to 3-sty brick store and lofts; cost, \$5,000; owner, Sprung Estate, Harry J. Sprung, exr., 126 West 118th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 320.

**JOHN ST.**, 43, erect new partition, cut opening, provide fireproof doors to 4-sty brick store, lofts and storage; cost, \$250; owner, J. B. Colgate, president, 36 Wall st; J. B. Colgate, exr.; architect, Chas. M. Straub, 147 4th av. Plan No. 338.

**KING ST.**, 132-8, cut down window forming door to 10-sty brick (fireproof) storage; cost, \$600; owner, Estate of J. F. & W. S. Pyle, 428 Greenwich st, S W Fairchild exr.; architect, Frank McGarrett, 47 West 34th st. Plan No. 332.

**LAFAYETTE ST.**, 295-309, and Mulberry st, 273-281, steel girders, iron columns to 8-sty brick offices and lofts; cost, \$500; owner, Ottmann Estate, 295 Lafayette st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 308.

**MADISON ST.**, 176, erect new brick walls, new iron beams and window to 5-sty brick tenement and stores; cost, \$200; owner, Dworetz Realty Co., 213 Rutledge st, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 335.

**MONTGOMERY ST.**, 9-11, removal of all partitions and stairways, fireproof stairways and hall, 1-sty and basement brick rear extension to two 3-sty brick dwellings (combined buildings to be used as school); cost, \$10,000; owner, The Jeshibath Eiz Chaim, Jacob Hecht, president, 166 East 95th st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 355.

**READE ST.**, 15-17, stair extension f. p. bulkhead to 4-sty brick lofts; cost, \$400; owner, American News Co., 11 Park pl; architect, Walter S. Timmis, 315 5th av. Plan No. 316.

**SPRUCE ST.**, install new beams, remove and reset present stairs, install new toilet compartment to 2-sty brick offices; cost, \$500; owner, Arthur Lawrence, 19 Spruce st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 345.

**VESEY ST.**, 41-43, elevator, partitions, metal ceilings, tile floors to 5-sty brick grocery store and lofts (to be used as store, restaurant and lofts); cost, \$10,000; owner, Callanan Estate, Jas. J. Callanan trustee, 68 West 11th st; architect, A. D. Pickering, 103 Park av. Plan No. 351.

**WALL ST.**, 112, structural steel, shoring to 7-sty brick offices; cost \$100; owner, Willis Lyman, care Horace C. Elv & Co; architect, Ludwig Lindenmeyer, 37 West 28th st. Plan No. 348.

**3D ST.**, 124 East, w. c. compartments, steel to 5-sty brick store and tenement; cost, \$1,500; owner, Edw. Horavth, 124 East 3d st; architect, Otto Reissmann, 147 4th av. Plan No. 313.

**10TH ST.**, 140 West, alter partitions, change servants' rooms to apartments with baths to 12-sty brick (fireproof) apartment hotel; cost, \$1,200; owner, Estate of H. B. Kirk, Ralph L. Spotts, exr., 105 Hudson st; architect, Chas. E. Birge, 29 West 34th st. Plan No. 340.

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**Plans Filed Alterations (continued).**

11TH ST, 229 East, partitions to 6-sty brick stores and tenement; cost, \$150; owner, Adolph Jabloner, 231 Rivington st; architect, Morris Perlstein, 37 Fulton av, Middle Village, L. I. Plan No. 321.

12TH ST, 24-26 East, and University pl, 88, gravity tank, pressure tank, tank enclosure, steel supports to 11-sty brick store and lofts; cost, \$2,200; owner, Germania Life Insurance Co., 50 Union sq; architect, The Rusling Co., 39 Cortlandt st. Plan No. 325.

22D ST, 34 East, store front, g. i. cornice to 4-sty brick store and dwelling; cost, \$300; owner, Almy G. Gallatin, 34 East 22d st; architect, John H. Knubel, 305 West 43d st. Plan No. 326.

25TH ST, 147-149 West, gravity tank, pressure tank, steel supports, fireproof tank enclosure to 12-sty brick lofts; cost, \$2,300; owner, Mary W. Carden, care Henry Kressler, 45 Washington sq; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 359.

32D ST, 5-7-15 West, fireproof wall and sprinklers to 12-sty brick stores and offices; cost, \$400; owner, 32d and 33d St Corporation, Leslie R. Palmer, president, 68 William st; architect, Wm. Allen Balch, Inc., 110-12 West 40th st. Plan No. 353.

37TH ST, 167 East, store front, partitions to 4-sty brick store and tenement; cost, \$500; owner, Lillian Hof, 4509 Ft. Hamilton av, Brooklyn; architect, M. Joseph Harrison, 230 Grand st. Plan No. 354.

39TH ST, 104-106 West, gravity tank, steel supports to 6-sty brick hall building; cost, \$300; owner, Wm. McDonald, 677 6th av; architect, Franklin Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 358.

40TH ST, 105-111 West, enlargement of pent house to 12-sty brick stores and offices; cost, \$3,000; owner, City Real Estate Co., John H. Ward, president, 176 Broadway; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 310.

40TH ST, 108 W, gravity tank, steel supports to 6-sty brick offices; cost, \$600; owner, Edw. W. Browning, 110 West 40th st; architect, Maxwell Engineering Co., 146 24th st, Brooklyn. Plan No. 360.

42D ST, 401 West, steel floor beams, floor arches, tile floor to 4-sty brick hotel; cost, \$900; owner, Wm. J. Daniel, 583 9th av; architect, Thos. H. Styles, 1451 Broadway; general contractor, John Jordan, 1451 Broadway. Plan No. 307.

45TH ST, 414 West, doorway, stairway, stair enclosure (metal covered), change of runway, removal of freight elevator to 3-sty brick stable; cost, \$150; owner, Glenwood Sand & Gravel Co., 414 West 45th st; architect, W. G. Clark, 232 West 40th st. Plan No. 309.

45TH ST, 133-135 West, remove partitions forming toilet room, brick up opening, install stairs, erect brick enclosure, erect angle and iron frame to 4-sty brick stores, club and furnished rooms; cost, \$1,000; owner, The 135 West 45th St Realty Co., 2 Rector st, Arthur Rosenberg, president; architects, B. W. Berger & Son, 121 Bible House. Plan No. 341.

46TH ST, 61 West, fire-escapes, stair extension, bulkhead (wire lath, cement plaster, metal-covered) to 5-sty brick stores and dwelling; cost, \$1,000; owner, Brown Estate, John J. Bird, trustee, 11 Broadway; architect, Robt. Teichman, 22 William st. Plan No. 328.

56TH ST, 249 East, w. c. compartments to 4-sty brick store and tenement; cost, \$500; owner, Edgar J. Moloney, 59 West 87th st; architect, Otto A. Standt, 966 2d av. Plan No. 327.

60TH ST, 162 East, steel beams, concrete fire proofing, clay flue lining to 4-sty brick work rooms; cost, \$500; owner, Bloomingdale Estate, Samuel J. Bloomingdale, trustee, n w cor 59th st and 3d av; architects, Buchman & Fox, 30 East 42d st. Plan No. 356.

61ST ST, 3-5-7 West, steel beams, concrete arch, cinder fill, flooring, fireproof doors, elevator car and machinery (in present shaft) to 7-sty brick studio and offices; cost, \$5,000; owner, Columbus Circle Realty Co., Chas. G. Stoddard, 1808 Broadway; architects, Wallis & Goodwillie, 56 West 45th st. Plan No. 357.

72D ST, 17 East, bathroom compartment, rearrangement of partitions, bulkhead (wire lath and plaster) to 4-sty brick residence; cost, \$1,000; owner, Jas. Stillman, 9 East 72d st; architect, Louis S. Weeks, 101 Park av. Plan No. 315.

107TH ST, 66 West, brick extension to 6-sty brick tenement; cost, \$500; owner, Joseph Schenk, 66 West 107th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 311.

118TH ST, 221 East, 1-sty brick rear extension, iron sidewalk doors to 3-sty brick dwelling; cost, \$500; owner, Peter De Respiris, 221 East 118th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 362.

124TH ST, 128 West, partitions to 4-sty brick dwelling; cost, \$400; owner, Col. Frank H. Hines, 104 West 124th st; architect, Henry J. Von der Lieth, 104 West 124th st. Plan No. 324.

BROADWAY, 2586-98, install new fireproof mezzanine, install stairway to 12-sty brick (fireproof) stores and apartments; cost, \$1,200; owner, Samuel Borchardt, Plaza Hotel, 59th st and 5th av; architect, J. D. Harrison, 2248 Broadway. Plan No. 342.

BROADWAY, 729-31, removal of encroachment to 12-sty brick store and lofts; cost, \$300; owner, Duncan Realty Co., 241 West st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 329.

BROADWAY, 338, floor beams, partition to 6-sty brick store and offices; cost, \$200; owner, Walter P. Bliss, 71 Broadway; architect, Julius J. Diemer, 118 East 28th st. Plan No. 361.

COLUMBUS AV, 800-802, build light shaft, terra cotta blocks to 5-sty brick (fireproof), stores and tenement; cost, \$1,000; owner, Jacob Selig, 240 Audubon av; architect, Adolph Meritin, 34 West 28th st. Plan No. 343.

LENOX AV, 338, stairs, general repairs to 4-sty brick stores and tenement; cost, \$100; owner, Thos. O'Reilly, 30 East 42d st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 363.

PARK ROW, 110-112, construct new passage to 4-sty brick tenement; cost, \$1,200; owner, Harris Mandelbaum, 135 Broadway; architect, S. Cohen, 503 5th av. Plan No. 344.

RIVERSIDE DR, 454-56, build passage, steel beams, sash doors to 12-sty brick (fireproof) dwelling; cost, \$125; owners, B. Crystal & Son, Inc., 47 West st; architects, Blum & Blum, 503 5th av. Plan No. 339.

1ST AV, 1996-98, raise building from 1-sty to 2-sty, new beams, cut opening on No. 1996, remove partitions, remove windows, brick up openings, put in new skylight on No. 1998 to 2 and 1-sty brick and frame store and bed rooms; cost, \$1,800; owner, Harlem Market Co., 109 East 14th st, G. T. Lawrence, president; architect, James J. Geiser, 561 11th av. Plan No. 346.

2D AV, 733, erect new partitions, remove partition and shift door to 4-sty brick tenement and stores; cost, \$500; owner, Wolf Baumgarten, 733 2d av; architect, Jacob Fisher, 25 Av A. Plan No. 334.

2D AV, 603, w. c. compartment to 4-sty brick store and tenement; cost, \$50; owner, Christopher Donleavy, 507 West 173d st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 314.

2D AV, 415, rear extension, steel girders, iron columns, partitions, plumbing to 5-sty brick stores and tenement; cost, \$2,500; owner, Wm. Goldstone, 2 West 89th st; architect, Max Muller, 115 Nassau st. Plan No. 350.

6TH AV, 796, store front, change of stairs and partition to 4-sty brick store and dwelling; cost, \$500; owner, Current Estate, on premises; architect, Max Muller, 115 Nassau st. Plan No. 349.

6TH AV, 1014-18, plaster board partitions, stairs, doorways, toilet to 3-sty brick studios and apartments; cost, \$1,000; owner, White Estate, 560 5th av; architect, Kenneth M. Murchison, 101 Park av. Plan No. 317.

6TH AV, 362, floor beams, pine flooring, copper store front, mason work to 4-sty brick stores and offices; cost, \$1,000; owner, Lawrence Estate, Chas. S. Phillips, 113 Fulton st; architect, Cornelius S. Morrell, 59 Ann st. Plan No. 322.

7TH AV, 789, 1-sty brick extension to 5-sty brick store and tenement; cost, \$500; owner, Mary J. Cunningham, 46 Hamilton pl; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 323.

10TH AV, 370-72, windows, skylights, partitions, plumbing to 4-sty stores and tenement; cost, \$1,000; owners, Malone & Leahy, 368 10th av; architect, W. G. Clark, 232 West 40th st. Plan No. 352.

**Bronx.**

138TH ST, s s, 450 e Willis av, new partitions to 7-sty brick stores and tenement; cost, \$150; owner, Croton Realty Co., Leslie R. Palmer, 68 William st, Pres.; architects, B. H. & C. N. Whinston, 148th st and 3d av. Plan No. 53.

ALBANY RD, 3111, 1-sty frame extension, 3x6, to 2 1/2-sty frame dwelling; cost, \$200; owner, Martin Passauant, 3158 Albany rd; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 57.

CASTLE HILL AV, w s, 70 s Watson av, 1-sty frame extension, 11x9, to 2-sty frame dwelling; cost, \$150; owner, Rev. Urban Magelisen, 1071 Castle Hill av; architect, John Schwalbenberg, 2160 Ellis av. Plan No. 58.

CLAREMONT PARKWAY, n w cor Bathgate av, new show windows, new partitions to 5-sty brick stores and tenement; cost, \$1,500; owners, Wattenberg, Cohn & Pittman, 406 East 149th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 56.

GLEBE AV, s s, 150 w Rowland st, 1-sty frame extension, 16x12, to 1 1/2-sty frame dwelling; cost, \$1,000; owner, J. F. Barriecott, Rowland st; architect, B. Ebeling, 135 Westchester sq. Plan No. 52.

McGRAW AV, 1893, new toilet, new partitions, &c., to 2-sty frame dwelling; cost, \$500; owner, Julia Mezenberg, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 55.

SOUTHERN BOULEVARD, e s, 60.8 n 135th st, new stairs to 5-sty brick factory; cost, \$750; owners, Ludwig & Co., 136th st and Willow av; architect, Frank Hausle, 81 East 125th st. Plan No. 51.

WEBSTER AV, 2767, new partitions, new toilet to 3-sty frame dwelling; cost, \$500; owner, John Hofmann, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 54.

**Brooklyn.**

AMITY ST, 48, plumbing to 4-sty tenement; cost, \$327; owner, Mary McDonald, 237 Baltic st; architect, Michael J. Hart, 420 Degraw st. Plan No. 1026.

CHAUNCEY ST, 166, interior alterations to 2-sty tenement; cost, \$200; owner, Cath. Talm. on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 1095.

ENFIELD ST, 568, new stoop to 2-sty dwelling; cost, \$250; owner, Lewis Kassebaum, on premises; architect, Ernest Dennis, 241 Schenk av. Plan No. 1090.

HALSEY ST, 634, interior alterations to 2-sty garage; cost, \$250; owner, Albert A. Greene, on premises; architect, Ernest F. James, 497 Franklin av. Plan No. 1055.

HALSEY ST, 634, plumbing to 2-sty dwelling; cost, \$200; owner, Albert A. Greene, on premises; architect, Ernest F. James, 497 Franklin av. Plan No. 986.

HIMROD ST, 115, extension to 2-sty dwelling; cost, \$1,000; owner, Chas. B. Oehme, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av, Ridgewood. Plan No. 1042.

HUNTINGTON ST, 194, extension to 1-sty storage; cost, \$5,000; owner and architect, Doehler Die Casting Co., 193 West 9th st. Plan No. 1126.

LEONARD ST, 282, interior alterations to 3-sty tenement; cost, \$150; owner, Stasia Schwarz, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 1018.

LUQUEER ST, 16, extension to 2-sty dwelling; cost, \$500; owner, Jos. Macolusso, on premises; architect, John Burke, 372 Union st. Plan No. 1118.

OSBORN ST, 350, interior alterations to 2-sty dwelling; cost, \$250; owner, Jacob Glickman; architect, S. Millman, 1780 Pitkin av. Plan No. 1016.

POWERS ST, 251, interior alterations to 2-sty dwelling; cost, \$150; owners, Hirt & Brabank, on premises; architect, Wm. C. Winters, 106 Van Sielen av. Plan No. 1030.

PRESIDENT ST, 34, interior alterations to 3-sty store and tenement; cost, \$200; owner, Antonio Galtavarda, 38 President st; architect, John Burke, 372 Union st. Plan No. 1057.

SKILLMAN ST, 95, extension to 2-sty store and tenement; cost, \$400; owner, Martino Castellano, on premises; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 1052.

THORNTON ST, 20, interior alterations to 3-sty store and tenement; cost, \$350; owner, Rialto Realty Co., 115 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1074.

VARET ST, 111, interior alterations to 3-sty store and dwelling; cost, \$125; owner, George Fichtenbaum, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 1131.

WALTON ST, 75, extension to 3-sty tenement; cost, \$500; owner, Pinkas Greenfield, 439 St. Marks av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1077.

WINTHROP ST, 229, exterior alterations to 3-sty dwelling; cost, \$350; owner, Maria W. Carlson, on premises; architect, E. O. Holmgren, 371 Fulton st. Plan No. 1078.

SOUTH 2D ST, 263, interior alterations to 4-sty store and tenement; cost, \$800; owner, Max Rosenberg, 712 East 17th st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 1068.

5TH ST, 150, interior alterations to 4-sty store and tenement; cost, \$200; owner, Mrs. Mary Kresch, 352 Hamburg av; architect, Lew Keon, 9 Debevoise st. Plan No. 1061.

WEST 5TH ST, 2839, extension to two 2-sty stores and dwellings; cost, \$1,200; owner, Nicola Ruggiera, on premises; architect, Wm. Richter, 4411 18th av. Plan No. 1038.

38TH ST, n s, 220 e 10th av, 1-sty brick garage, 15x27, slag roof; cost, \$300; owner, Daniel Lee, 1031 38th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 988.

86TH ST n s, 60 w West 7th st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 993.

AV O, n s, 45 w West 7th st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 999.

AV R, s s, 58 w West 7th st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 991.

AV T, s s, 43 w West 7th st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 996.

AV U, n s, 10 w West 7th st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 997.

BEDFORD AV, w s, 72 s South 4th st, 6-sty brick tenement, 47.9x90.6, slag roof, 29 families; cost, \$50,000; owner, H. & P. Const. Co., 277 Quincy st; architects, Shampain & Shampain, 772 Broadway. Plan No. 987.

BEDFORD AV, 437, interior alterations to 4-sty theatre; cost, \$1,000; owner, Amphion Academy Co., 72 Broadway; architect, Wm. A. Gorman, 110 Roosevelt av, Corona, Queens. Plan No. 1132.

DRIGGS AV, 776, interior alterations to 2-sty theatre; cost, \$1,100; owner, Theodore F. Jackson Estate, 177 Montague st; architects, Farber & Markwitz, 189 Montague st. Plan No. 982.

EMMONS AV, 2009, interior alterations to 2-sty dwelling; cost, \$3,000; owner, Herman Schwarzwald, 1521 Emmons av; architect, Edw. Long, 2769 East 23d st. Plan No. 1079.

FLATBUSH AV, 125, extension to 2-sty post office; cost, \$15,000; owner, L. I. R. R. Penn. R. R. Station, Manhattan; architect, J. R. Savage, Hilton and 8th st, Garden City. Plan No. 1066.

FT. HAMILTON AV, e s, 20 n 62d st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 995.

HARRISON AV, 171, interior alterations to 4-sty tenement; cost, \$750; owner, Saml. Zaretsky, 886 Flushing av; architect, Lew Keon, 9 Debevoise st. Plan No. 1100.

HAMILTON AV, 360, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Mildred Silsman, 373 Fulton st; architect, M. A. Cantor, 373 Fulton st. Plan No. 973.

HOWARD AV, 462, interior alterations to 2-sty dwelling; cost, \$600; owner, Carlo Musso, 73 Osborne st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1014.

HUDSON AV, 309, exterior alterations to 3-sty tenement; cost, \$300; owner, Agnese Marzulli, 121 Navy st; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 1087.

HUDSON AV, 196, interior alterations to 3-sty dwelling; cost, \$400; owner, John Delegro, 184 4th av; architect, D. Salvati, 525 Grand st. Plan No. 990.

KINGS HIGHWAY, s s, 10 w West 7th st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 1001.



KNICKERBOCKER AV, 312, interior alterations to 4-sty store and tenement; cost, \$200; owner, Abr. Bernstein, 748 Flushing av; architect, D. Salvati, 525 Grand st. Plan No. 989.

NEW UTRECHT AV, e s, 20 s 62d st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 994.

NEW UTRECHT AV, 5714, extension to 3-sty store and dwelling; cost, \$600; owner, Anna George, 4714 12th av; architect, Christian Stechel, 665 65th st. Plan No. 1049.

NOSTRAND AV, 1808, extension to 2-sty dwelling; cost, \$750; owner, John J. Grace, 175 Underhill av; architect, Alfred L. Perpignan, 610 Sterling pl. Plan No. 1122.

OCEAN PARKWAY, 13, interior alterations to 1-sty theatre; cost, \$200; owner, Hans P. Madsen, 6510 Ft. Hamilton av; architect, Wilson H. Harrington, 510 57th st. Plan No. 1031.

PITKIN AV, 1609, extension to 3-sty store and dwelling; cost, \$2,000; owner, Rose Watson, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1072.

PITKIN AV, 1710, interior alterations to 3-sty store and tenement; cost, \$500; owner, Rachel Kaplan, 141 Dumont av; architects, Farber & Markwitz, 189 Montague st. Plan No. 1070.

ST. MARKS AV, 1715, interior alterations to 2-sty dwelling; cost, \$1,600; owner, Jos. Livine, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1035.

SCHENCK AV, 257, plumbing to 2-sty dwelling; cost, \$150; owner, John J. Carson, 259 Schenck av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 1081.

SHEFFIELD AV, 111, extension to 2-sty dwelling; cost, \$400; owner, Annie Rothschild, 55 East 109th st, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1101.

TOMPKINS AV, 162, extension to 3-sty store and dwelling; cost, \$2,000; owner, Saml. Nulty, on premises; architects, Shampam & Shampam, 772 Broadway. Plan No. 1011.

3D AV, 3901, extension to 2-sty store and dwelling; cost, \$2,800; owner, North American Bwy. Co., Hamburg and Greene avs; architect, Chas. Braun, 459 41st st. Plan No. 1099.

3D AV, 889, extension to 3-sty store; cost, \$500; owner, John McCormack, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 985.

4TH AV, 9002, extension to 1-sty store; cost, \$1,000; owner, Dominiek Fusaro, 373 91st st; architect, Hy Rocker, 9004 5th av. Plan No. 1051.

7TH AV, e s, 200 s 61st st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 1002.

8TH AV, s w cor 62d st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 1003.

11TH AV, w s, 10 n 62d st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 1005.

15TH AV, e s, 10 s 63d st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 998.

18TH AV, w s, 83 s 63d st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 1000.

20TH AV, e s, 82 s 63d st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 1004.

22D AV, e s, 80 s West 7th st, plumbing to 1-sty railroad station; cost, \$1,000; owner, N. Y. Municipal R. R., 85 Clinton st; architect, H. C. Anthony, 85 Clinton st. Plan No. 992.

### Queens.

CORONA.—41st st, 164, 1-sty frame extension, 7x11, rear dwelling; cost, \$100; owner, W. Hoyt, premises. Plan No. 280.

EAST WILLIAMSBURG.—John st, 12, 1-sty frame extension, 8x3, rear tenement; cost, \$200; owner, Max Toubin, 503 Pennsylvania av, Brooklyn. Plan No. 275.

ELMHURST.—Queens boulevard, s s, 300 e Grand st, general interior alterations to church; cost, \$28,000; owner, 1st Pres. Church of Newtown, premises; architect, F. A. Collins, 24 Locust st, Flushing. Plan No. 276.

ELMHURST.—4th st, w s, 75 n Ludlow av, 1-sty frame extension, 9x9, side brick church; owner, St. Bartholomew's R. C. Church, premises; architect, F. J. Berlenbach, 360 Graham av, Brooklyn. Plan No. 288.

EVERGREEN.—Park pl, s s, 75 w Prospect st, new foundation to dwelling; cost, \$150; owner, L. McBride, premises. Plan No. 264.

EVERGREEN.—Wyckoff av, e s, 485, interior alterations to store and dwelling; cost, \$200; owner, Geo. Ermewein, 483 Wyckoff av, Evergreen; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 289.

FLUSHING.—Main st, w s, 25 s Broadway, new foundation to dwelling; cost, \$250; owner, S. Caroline, premises. Plan No. 278.

FLUSHING.—Broadway, 90, repair dwelling after fire damage; cost, \$200; owner, Mrs. Anthony Fisher, State st, Flushing. Plan No. 285.

GLENDALE PARK.—Walnut st, n s, 100 e Northern boulevard, alterations to cow stable; cost, \$150; owner, L. Compo, premises. Plan No. 290.

GLENDALE.—Myrtle av, 1843, electric sign on store; cost, \$75; owner, Myrtle Realty Holding Co., 1155 Myrtle av, Glendale. Plan No. 262.

JAMAICA.—Rockaway rd, e s, 80 s Catherine st, interior alterations to dwelling; cost, \$200; owner, J. J. Greenbaum, premises. Plan No. 270.

JAMAICA.—Rockaway rd, 139, interior alterations to store and tenement; cost, \$150; owner, Jennie Feder, premises. Plan No. 286.

JAMAICA.—South st, s e cor Prospect st, erect porch to dwelling; cost, \$215; owner, M. Sockin, premises. Plan No. 304.

JAMAICA.—Lincoln av, s s, 100 e Allen st, plumbing in dwelling; cost, \$125; owner, J. Van Siclen, premises. Plan No. 305.

JAMAICA.—Homer Lee av, w s, 220 n Wexford terrace, interior alterations to dwelling; cost, \$225; owner, M. J. Degnon, 30 East 42d st, Manhattan. Plan No. 263.

L. I. CITY.—Weil pl, w s, 395 n Flushing av, interior alterations to store and dwelling, tin roof; cost, \$300; owner, Jas. Curran, 37 Weil pl, L. I. City. Plan No. 268.

L. I. CITY.—13th av, 434, interior alterations to store and dwelling; cost, \$150; owner, Domineck Scognamielo, premises. Plan No. 279.

L. I. CITY.—Jackson av, 297, interior alterations to tenement, new plumbing; cost, \$300; owner, Mary Beston Smith, 173 12th st, L. I. City. Plan No. 265.

L. I. CITY.—17th av, 295, 1-sty brick extension over present extension on rear of 2d sty, interior alterations; cost, \$700; owner, P. Weber, premises; architect, J. Berger, 349 13th av, L. I. City. Plan No. 271.

L. I. CITY.—Jamaica av, n e cor Ely av, new foundation, new store front and interior alterations to dwelling; cost, \$600; owner, Geo. Flick, 201 Jamaica av, L. I. City. Plan No. 293.

L. I. CITY.—Ridge st, n s, 125 w Court st, 1-sty frame extension rear of tenement; cost, \$350; owner, V. Polenta, on premises. Plan No. 294.

L. I. CITY.—Chestnut st, w s, 215 s Flushing av, 1-sty to be built underneath dwelling, new foundation; cost, \$800; owner, S. Polante, 16 Chestnut st, L. I. City; architect, T. Reidy, 76 Hoyt av, L. I. City. Plan No. 295.

MANHATTAN AV, 903, exterior alterations to 4-sty store and dwelling; cost, \$150; owner, John M. Engles, 34 Greenpoint av; architect, Jas McKillopp, 154 India st. Plan No. 969.

RICHMOND HILL.—North Vine st, w s, 75 s Central av, plumbing to dwelling; cost, \$80; owner, C. L. Salvesta, premises. Plan No. 291.

RICHMOND HILL.—Beech st, w s, 275 n Jerome av, plumbing to dwelling; cost, \$100 (two houses); owner, W. Gordan, premises. Plan No. 282-283.

RIDGEWOOD.—Onderdonk av, 770, interior alterations to tenement and store; cost, \$300; owner, S. Liebman Brewing Co., 36 Forest st, Brooklyn; architect, Chas. Pfaff, 673 Enfield st, Brooklyn. Plan No. 266.

RIDGEWOOD.—Woodward av, 564, 1-sty brick extension, 25x45, rear tenement, interior alterations; cost, \$2,000; owner, Sol. Blum, 833 Park av, Brooklyn; architect, Tobias Goldstone, 49 Graham av, Brooklyn. Plan No. 307.

RIDGEWOOD.—Myrtle av, 2307, electric sign on store; cost, \$100; owner, Max W. Gross, premises. Plan No. 300.

ROCKAWAY BEACH.—Beach 90th st, w s, 199 s Boulevard, 1-sty frame extension, 13x20, rear dwelling, tin roof; cost, \$450; owner, W. Holland, premises. Plan No. 306.

ROCKAWAY BEACH.—Boulevard, n s, 110 e Beach 80th st, new store front to dwelling; cost, \$150; owner, J. Meyout, premises. Plan No. 287.

ROCKAWAY BEACH.—Boulevard, s w cor Van Wyck av, interior alterations to hotel; cost, \$900; owner, David Valenti, 71 Park av, Manhattan. Plan No. 267.

WHITESTONE.—18th st, s s, 50 w 8th av, 1-sty frame extension, 24x40, rear dwelling, tin roof, interior alterations; cost, \$800; owner, Sol. Blum, 23d st, Whitestone; architect, J. F. Hansen, Whitestone. Plan No. 292.

### Richmond.

N. E., 1000 ft. NEW CREEK, South Beach, alteration to frame bungalow; cost, \$100; owner, J. Spurrier, South Beach.

RICHMOND AV, w s, 114 n Grove st, Port Richmond, alteration to brick theatre tank; cost, \$200; owner Emma De Hart, Port Richmond; architect, H. R. Goelder.

RICHMOND TURNPIKE, s s, 100 n Obra av, Tompkinsville, alteration to stone retaining wall; cost, \$240; owner, M. Rosenholtz, Tompkinsville; builders, Black & Usan, New Brighton.

RICHMOND TURNPIKE, 1968, Brighton Heights, alteration to frame dwelling; cost, \$200; owner, George J. Palmer, New Brighton.

SEAVIEW AV, s s, 200 e Linden st, Garrettson, alteration to frame dwelling; cost, \$800; owner, Mrs. Kabus, Garrettson; architect, Harry J. Bush, Castleton Corners.

### PERSONAL AND TRADE NOTES.

AUDLEY CLARKE, building materials, is spending a few weeks in the South.

ROBERT W. DE FOREST, former Tenement House Commissioner, is touring the West Indies.

WALTER S. SCHNEIDER, architect, has moved his offices to 12 West 31st st. Telephone 8690 Madison Square.

F. H. FAYE TUCKER, of the firm of Renwick, Aspinwall & Tucker, 320 Fifth av, has sailed for Bermuda, W. I., to be gone until April 1.

ALBERT STURR, architect, formerly connected with Esenwein & Johnson, Buffalo, N. Y., is practicing his profession at 63 East 179th st, N. Y. City.

SAMUEL SASS AND GEORGE W. SPRINGSTEEN, JR., have formed a partnership for the practice of architecture under the firm name of Sass & Springsteen, architects, 32 Union sq.

SENATOR HENRY M. SAGE, chairman of the Senate Finance Committee, has named Senators Lockwood, of Brooklyn, and Bennett, of Manhattan, to investigate the State Architect's office.

A. LOWENBEIN'S SONS, interior decorators and furniture dealers, now at 586 5th av, will move to more spacious quarters at 13 East 47th st, as soon as extensive alterations are completed.

G. LESLIE RYDER, architect, has opened offices at 42 Market st, Poughkeepsie, where he will resume the practice of his profession. Mr. Ryder was until recently the acting secretary and general manager of the Ryder Motor Co.

TREDWELL & KRAFT, architects, 3407 Michigan av, Indiana Harbor, Ind., whose offices and contents were entirely destroyed by fire recently, desire catalogues, samples and price lists from manufacturers interested in the building trades.

### WIRING THE HOUSE.

(Continued from page 348.)

it is perhaps wise for the architect and builder to give the owner, at a trifling additional cost, the choice of using either system by providing auxiliary outlets.

The idea seems to prevail that electrical household appliances are expensive to operate. As a matter of fact many of them consume very little current, though of necessity a few are high in first cost.

### Cost of Operation.

Note the following examples of what ten cents' worth of electric current (at 10c per Kw.Hr.) will do: It will operate 16 candle-power light (Mazda) 50 hours; an 8-inch fan for 50 to 75 hours; toaster, for 12 minutes each day, 10 days; coffee percolator, 15 minutes each day, for 10 days; water sterilizer, to produce 10 gallons; vacuum cleaner (portable), ½ hour daily, for 25 days; flat-iron (6 lbs.), 3 to 4 hours, with great saving of laundress' time; washing-machine with wringer, 8 hours for say 3 or 4 wash days; chafing dish, 2 to 4 hours, equivalent to 4 to 8 times; vibrator, 10 minutes daily for 240 days; heating pad, about 30 to 60 hours; sewing machine, 12½ hours' continuous running; curling iron, 16 hours, and luminous radiator, 2 to 4 hours.

As a matter of fact, many of these appliances would generally be used on special circuits with a rate of possibly 5 or 6 cents for current and run about twice as long for 10 cents.

With the current at 5 cents per unit (kilowatt hours) electric ranges for six persons will cost to operate: Breakfast—cereal, boiled ham, saute potatoes and muffins, 9 cents; dinner—soup, roast, 2 vegetables and pudding, 20 cents; or, for a simple meal—lamb chops, string beans, potatoes and pudding, 10 cents.

### Explanations of Electrical Terms.

The ampere (a) designates the rate of flow of a certain unit of electricity.

Volts (v) designates electrical pressure or potential, as one would use the term pounds per square inch pressure in water service. Lighting circuits in buildings are commonly of 110 volts.

Watts (w) designates electrical energy as "horsepower" (H.P.) expresses energy in mechanics. Watt is the product of volts (pressure) times amperes (rate of flow). 1,000 watts equal 1 kilowatt (K.W.). 746 watts are equal to 33,000 foot pounds or 1 H.P. 1 kilowatt (K.W.) is equal to 1 1/3 H.P. Reduced to incandescent electric lighting usage 1 carbon lamp of 16 candlepower consumes about ½ ampere at 110 volts (3.1 watts per candlepower) or about 50 watts, or approximately 20 lamps to the kilowatt, or 15 lamps to the horsepower.

Tungsten (Mazda) lamps give an average of nearly 1 candlepower per watt, or three times as much illumination for the same expenditure of current as the carbon filament lamp.

Electrical energy is generally charged for at a given rate per kilowatt-hour—1 kilowatt for period of 1 hour. Example: 100 volts—10 ampere—1 hour equals 1 Kw. Hr.

Architects are often called upon to plan buildings in localities remote from their own, with consequent difficulty in obtaining information on local ordinances affecting electrical installations.

The Society for Electrical Development, 29 West 39th street, Manhattan, has, in its library, ordinances of the majority of cities in the United States, and its files may be freely consulted by architects.



**BUILDING MATERIALS AND SUPPLIES**

**BIGGER VALUE FOR 1915 BUILDING PLANS THAN IN CORRESPONDING PERIOD LAST YEAR—CEMENT WAR NEAR END**

Month Closes With Conspicuous Record  
For Price Adjustments—Steadier Tone

**F**EBRUARY doubtless will go down into building material history as an epoch-making month. First, there was a general reaction in the price of Portland cement. Glass dropped ten points in discounts on certain kinds of business. Hydrated lime was variously quoted early in the month. Some grades of lumber weakened perceptibly from official lists and steel remained at low levels. Pig iron has hardly been a factor and flashing and tin have been too stiff to encourage much business.

Portland cement for a week has been quoted by certain companies at the basis of 55 and 60 cents, mill. But prospects are good for an early termination of the war that has lost sight of selling profits entirely and has done more damage to the trade commercially than years of creative work have accomplished, save to those concerns that have held aloof from the whirlpool that personal jealousies and highly competitive business policies have created. Negotiations are under way for a speedy adjustment of differences, which probably will mean a complete capitulation by the companies originally causing the trouble.

The demand for window and plate glass is bringing about a firmer discount list although some companies have persisted in quoting lower than 90-30 for the latter. Specifiers can still make advantageous glass purchases if they can move it direct to jobs and discount their bills. Lime is steadier. The supply is somewhat diminished which has brought prices to a firmer tone. Kilns are beginning to reopen for the spring. Brick is steadier at \$5.75 to \$6.00 wholesale, dock, New York. There is more moving out now at \$6 than there were two weeks ago at \$5.75.

Lumber, as a whole is a little firmer than it was at the first of the month. Lath, shingling, siding and shingle lath are featureless. There is some speculation in one or two lines, but plenty of full plaster lath can be bought here for \$3.75. Hardwoods are beginning to show

a tendency to get back to list. Structural steel is without change in quotation although there are some who believe that if the February unfilled tonnage shows a gain over the 4,248,571 reported on the last day of January, prices of structural steel in this market may be expected to move up. Just as soon as that occurs architects may expect a similar movement in other lines. If February with only twenty-two business days can show a better tonnage than January, a full month, one of the great props of the chronic pessimist will be knocked from under him. There are some big railroad orders pending that are expected to bring the February tonnage up to, if not in excess of, the January total.

The American Steel & Wire Company is having no trouble in getting the extra dollar recently levied for its products, probably because no differential on galvanized was made, as previous prices had been based upon eight-cent spelter. If this commodity advances in price another increase in the price of wire goods may be looked for. The week closed with spelter stiffening. This will effect fence wire especially and the demand for fencing material probably will increase immediately. Jobbers already are laying in extra supplies. Any advance by jobbers will be immediately reflected by hardware merchants to consumers.

Plan filings in the five boroughs follow. In the corresponding week last year 141 new building plans were filed. Their estimated value was \$782,015. From January 1 to February 27, last year there were 1,267 new building plans filed with an estimated value of \$15,383,172. In the same period this year there were 1,290 new building plans filed valued at \$23,100,000.

	Week ending			
	Feb. 19		Feb. 26	
Manhattan...	10	\$1,073,000	10	\$ 886,900
Bronx.....	14	447,700	12	401,600
Brooklyn....	104	806,900	74	541,450
Queens.....	126	929,892	71	282,810
Richmond...	4	11,850	15	31,325
Totals.....	258	3,269,342	182	2,144,085

figure. If not the customer is likely to shift his patronage to the concern which has followed a safer and saner business policy. The quotations made at extreme low prices cover only immediate riding and discounted bills, and in large quantities.

**GLASS.**

**Export Business Improving—Domestic Demand Better.**

**F**EBRUARY glass business is reported to be improving, both on domestic and export trade. The quotations placed on a new level in January is said to have developed considerable speculative buying, especially since some of the larger companies have been guaranteeing orders against decline up to the first of April. Not all interests are willing to take business on this basis, but there is enough of it moving to bring out new specifications, principally from jobbers, however.

Distributors in Newark, Brooklyn and Manhattan say that if the volume of business that is developing is any sign of the tendency in building construction spring requirements will be strong. Most of the bookings call for qualities of glass which usually go into industrial and inexpensive speculative operations.

Plate glass approaches March with a distinct tendency toward a former base. There is less shading on current lists.

**TILE.**

**Domestic Manufacturers Planning to Absorb European Trade.**

**A**RT tile manufacturers of the Perth Amboy Trenton and East Liverpool sections are making preparations for handling a volume of domestic business this year that promises to break all records. Practically all foreign tile has been shut out of this market by the war. The result is that American producers are reporting an increasing volume of business, not only for home, but for foreign consumption. Some South American business has developed in some of the Perth Amboy and Trenton plants, but as most of this business involves long term

credits with a part of the world whose financial credits have not been entirely satisfactorily arranged, preference is being given to domestic business.

Some plants which have been working at from 40 to 65 per cent of capacity for a year or more are now running at 75 per cent of capacity. East Liverpool, Ohio, tile plants are reporting increased activities. In the mean time prices have been quoted low. In this line contracts have been taken at prices which indicate keen competition, but the trade has expectations that as the specifying architects come to a fuller realization of what American manufacturers can produce in comparison with the English and Flemish tiles they have been using, that quotations will not be crowded so close to the profit margin line as the demand for better grades of tile develops. Many plants are putting in new machinery and enlarging their equipment in anticipation of a period of big tile business.

**COMMON BRICK.**

**Holiday Cuts Into Unloading Movement—Dealers Ride From Stacks.**

**D**EALERS in building materials are riding brick from stack so as to make room for cement at the low levels now prevailing. With the Hudson River practically open to Poughkeepsie and a fair supply assured from barge to job many supply men are taking a chance on a spell of real winter level when the market temporarily may be caught short of brick. In consequence the movement of brick from barge to job and from barge to stack this week was light. The brick now moving was bought when the price was \$5.50, and dealers are obliged to move it out early to save the overhead that begins to sap profits on bargain purchases when it is held too long.

Official transactions for Hudson River brick covering the week ending Thursday, Feb. 25, 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. 19—4.	Arrived.	Sold.	Covered.
Friday, Feb. 19.....	0	0	0
Saturday, Feb. 20.....	0	0	0
Monday, Feb. 22.....	0	0	0
Tuesday, Feb. 23.....	0	0	0
Wednesday, Feb. 24.....	0	0	0
Thursday, Feb. 25.....	0	1	0
Total.....	0	1	0

Reported en route, Friday, Feb. 26—0.  
Conditions of market, steady. Prices: Hudsons, open cargoes, no quotations. Covered, \$5.75 and \$6. Raritan, \$6 and — (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7 and — (yard). Open cargoes left over Friday A. M., Feb. 26—3. Open sold, 1. Barges. Covered, 0; covered sold, 13; total covered left over, Feb. 26—16.

Unloading.			
Feb. 11..12	253,500	Feb. 19.. 9	183,500
Feb. 12..10	270,000	Feb. 20..10	187,500
Feb. 13..10	220,000	Feb. 22.. 4	100,500
Feb. 15..11	295,200	Feb. 23..14	419,500
Feb. 16..10	250,300	Feb. 24..11	146,000
Feb. 17..10	367,000	Feb. 25..10	125,500
Feb. 18..11	286,300		
Total...74	1,942,300	Total...58	1,162,500

1914.			
Left over, Friday A. M., Feb. 20—65.	Arrived.	Sold.	Covered.
Friday, Feb. 20.....	0	0	0
Saturday, Feb. 21.....	0	0	0
Monday, Feb. 23.....	0	0	0
Tuesday, Feb. 24.....	0	0	0
Wednesday, Feb. 25.....	0	0	0
Thursday, Feb. 26.....	0	1	0
Total.....	0	1	0

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. 27—64.

**OFFICIAL SUMMARY.**

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 25, 1915	92
Total No. bargeloads sold Jan. 1 to Feb. 25, 1915 .....	76
Total No. bargeloads left over Feb. 26, 1915	16
Total No. bargeloads left over Jan. 1, 1914.	87
Total No. bargeloads arrived, including left over, Jan. 1 to Feb. 26, 1914.....	119
Total No. bargeloads sold Jan. 1 to Feb. 26, 1914 .....	55
Total No. bargeloads left over Feb. 27, 1914	64

**LUMBER.**

**New York and New Jersey Manufacturers Expect Good Spring.**

**S**PRING orders in paints and varnishes give encouragement to manufacturers. Distributors in this city say they are finding a good outlet for alteration and some interior renovation work in varnishes and allied commodities. Ready mixed paints have not developed particular strength at this time, but those expecting to use paints in any quantity will do well to get into the market early. Waterproofing paints are weak on demand, partly because structural steel work is still below normal. Some interests in this department look for conditions similar to those now prevailing in the cement market.

The present state of the linseed market is not conducive to early advancement of prices in paints and varnishes, but pigments are hard to obtain owing to the war and this is said to be keeping this commodity in a fairly balanced price level. Paint prices are not expected to shift materially at present.

Varnish is approaching its best season. Manufacturers say it is hard to obtain gum for good varnishes and some threaten to shift prices upward toward the latter part of next month. Favorable datings are being given by both paint and varnish manufacturers to induce dealers to place orders early.