

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 6, 1915

WHERE THE NEXT LAND BOOM WILL START

The Fourth Avenue and Sea Beach Divisions of the Dual Subway System to be in Operation July First—A Big Building Movement to Follow

THE city is on the edge of another speculative movement in real estate, one which will have a definite point of origin and will receive fresh acceleration from time to time from other quarters during a period of years.

The movement will follow from the opening of a new subway traffic system, just as the previous movement resulted from the operation of the first subway lines. Within a few months, probably some time during the month of July, trains will be running from City Hall to Coney Island through the Fourth avenue tube and over the new Sea Beach division.

For a number of years the real estate market has been waiting for a fresh impulse. Here is one coming. The prediction is made on the basis of a market's past experience. Every forward leap it has taken in the last half century has resulted from the opening up of fresh territory to development by new lines of transit. The original subway lines gave us a new East Bronx, a new Morningside Heights and a new Washington Heights. The first results from the new Dual System will be a new Bay Ridge and a greatly improved Fourth avenue section in Brooklyn.

The Sea Beach division is ninety-nine per cent. completed. A splendid four-track high-speed electric railroad, depressed below the surface on a stone-balasted roadbed between retaining walls of concrete masonry. It intercepts both the Fourth avenue subway and the Fifth avenue elevated, and is being built by the Brooklyn Rapid Transit Company. Station platforms are at Eighth avenue, Fort Hamilton avenue, New Utrecht avenue, Eighteenth avenue, Twentieth avenue, Twenty-second avenue, Kings Highway, Avenue U and 86th street. Last week the Public Service Commission approved of the proposed award of the construction of nine station buildings to Post & McCord (Inc.) for \$331,163.

The Fourth avenue division has been seven years under construction, and from Manhattan Bridge to 43d street, it is 100 per cent. completed. The extension from 43d street to 61st street, which has been under construction since October, 1912, is officially 84 per cent. completed.

At the office of the Public Service Commission this week it was said that the expectation is that trains from the Sea Beach division will be running through the Fourth avenue tunnel to

Manhattan Bridge and City Hall on or about July 1. This is the first time that the officials have been willing to set a date for this event. As soon as Spring opens the first signs of the big speculation should be discerned—auction sales of lots and purchases of large blocks of lots by builders.

Owing to atrocious traffic accommodations in the section to be served by the Sea Beach division, there has been, in anticipation of the opening of the road, less immigration than there otherwise would have been, and not a few tenants have left the district. Tracts along the line are still being farmed, and for all practical purposes it is still in part an undeveloped territory from the point of view of the city builder.

"A year ago there was scarcely a high-class real estate broker in Manhattan who could be induced to even give consideration to any part of Brooklyn as

probably that section lying north of Atlantic avenue and west of Clinton avenue), will enjoy a period of real estate prosperity such as we have never before witnessed."

Local brokers and operators say that the Sea Beach section would have been in a more advanced state but for the poor transit facilities. With high-speed express trains running from Kings Highway to City Hall in twenty-five minutes, there is bound to be a great accession of population as soon as homes are provided. Disappointment over the long delay in furnishing the Fourth avenue line has also had a discouraging effect on builders.

The new development will consist mainly of private dwellings at first, it is said, but with stores and tenements near the stations. Lots for improvement with dwellings are quoted at \$1,200 on the average at present, which is a price

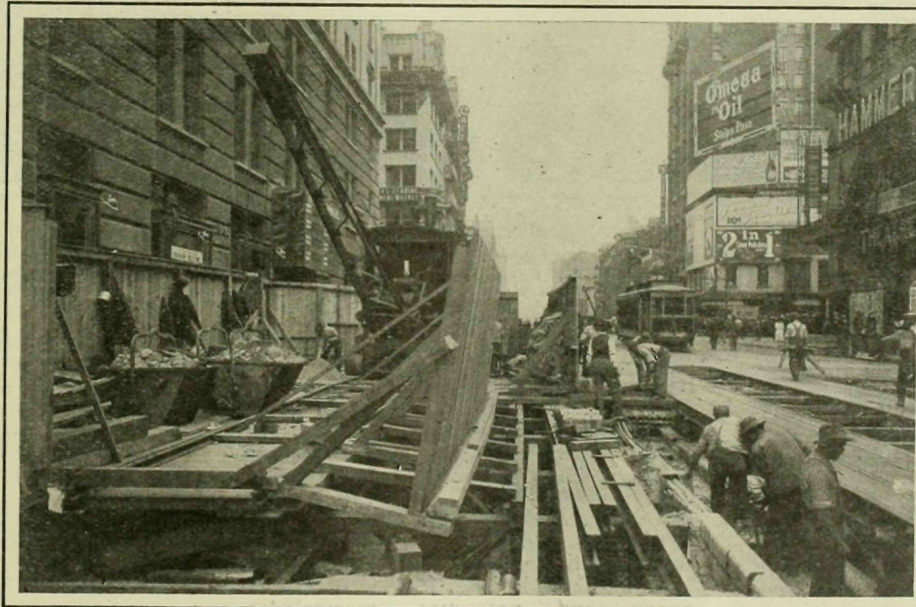
that offers a very fair opportunity for homeseekers.

The participation of the Fourth avenue section in the expected building movement will be of a different nature. The section is for the most part improved, and during all the years since the construction of the underground road was legally authorized, the benefits to be derived have been to some degree anticipated. It will be a varied development, with larger units than the Sea Beach operators will deal with, and it will be a slower movement.

The most uncertain element in the case comes from the fact that there will be other rapid transit lines opened later on and that other new sections of the city will then share in the development. For that reason no one should expect to see repeated in the Bay Ridge, Sea Beach and Fourth avenue sections of Brooklyn the same amount of speculation and as rapid construction as followed the opening of the first Manhattan and Bronx subway divisions.

While it will be, at the start, a more moderate movement, it will be one which will be lasting, and as new rapid transit lines are opened next year in Queens and the year after in Manhattan and the Bronx and other parts of Brooklyn it will spread all over the city in time. The Sea Beach movement will therefore simply be the beginning of greater things.

The alien labor troubles were suddenly terminated this week by the injunction granted by the U. S. Supreme Court.



SUBWAY CONSTRUCTION—THE "BOARD WALK" IN TIMES SQUARE.

a field for operations," says William E. Harmon. "Within the past month, not less than three or four have asked us for advice concerning the Sea Beach line, values, etc., and now, to my mind, all these things point to one clear conclusion, and that is either before, or immediately following the opening of the Sea Beach subway, all the cheap land along this subway will be picked, and picked up by men who understand how to create a big public interest in things in which they have secured a prior interest.

"The significance of this little center of activity to the whole Borough of Brooklyn is very clear, when we appreciate that, step by step, new lines of transportation will be completed. Each to be accompanied by a like upward movement, and renewed real estate activity. Like a snow ball, this will gain size, so that at the time of the completion of the subway programme, the whole Borough of Brooklyn (except

STATE HAS PLANS FOR MARKETS HERE

Four Already Arranged For—Railroads Will Build Three—Co-Operative Companies to Lease and Manage Under State Supervision

THE State of New York, doubtful of the readiness of the City of New York to undertake the permanent solution of the food distributing problem here, has organized the Department of Foods and Markets, which is now working out plans for a dozen or more terminal wholesale markets to be built with private capital under the supervision of the State.

The Department has opened an office at 71 West 23d street. John J. Dillon of Orange county, editor of the Rural New Yorker, is Commissioner, and Ezra A. Tuthill is Deputy Commissioner. Both have the fullest knowledge of conditions on the farm and in the city concerning food production and distribution. Mr. Tuthill was three years ago a member of the State Food Investigating Commission, serving without pay,

for Brooklyn and Queens will be at Long Island City, near Newtown Creek, at Bush Terminal, Wallabout Basin, over the Carlton avenue yard of the Long Island Railroad, and still another at East New York. Staten Island will also need one.

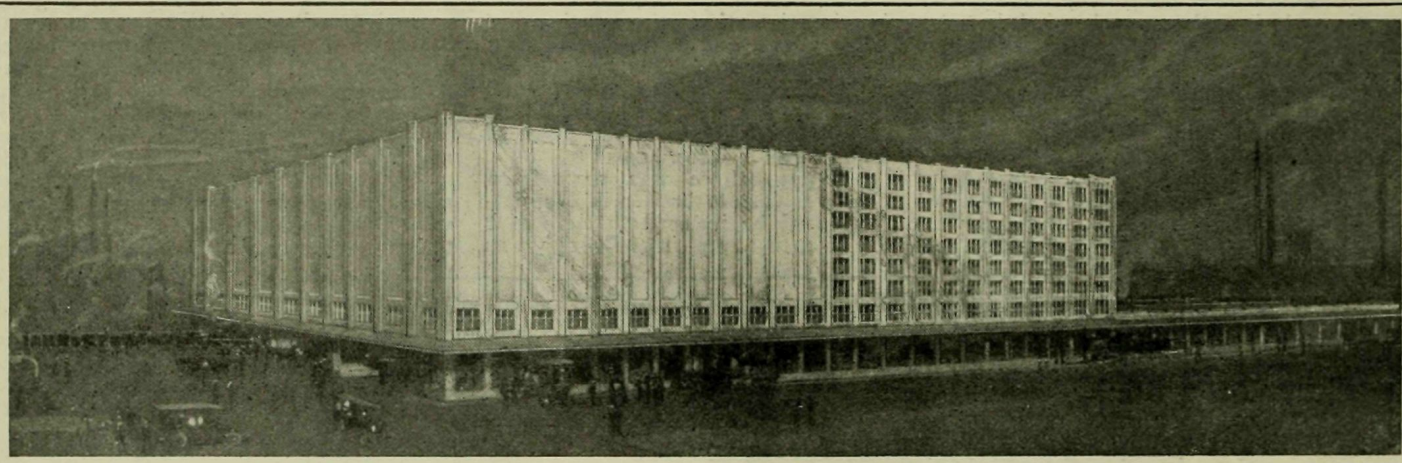
A Co-operative Company.

Regarding the financing and administration of the markets Deputy Commissioner Tuthill said:

"We are organizing a co-operative operating company, under the supervision of the State Department of Foods and Markets, to lease the terminal buildings and to finance the entire work of the operation of the merchandising. It is not proposed that the State shall go into the business. Under the provisions of the co-operative corporation law, passed in 1913, as an additional article to the business corporation law, which

34th street and Twelfth avenue, in Manhattan, is awaiting the consent of the Board of Estimate for the laying of the rails. The long and much vexing question of the future location of the railroad tracks on Eleventh avenue is involved, and it is not known whether the tracks will be laid on the surface, overhead or beneath the surface. Their location will affect the plans of the terminal, and we await a general settlement of the whole question.

"The market at Mott Haven will be built in connection with the New York, New Haven and Hartford Railroad. We will enlarge the present market building at that point and put up the extra stories for cold and dry storage and manufacturing. The work will be done by the railroad under our supervision. They will have facilities for lightening cars from the Pennsylvania Railroad



THE WEST AND SOUTHERN ELEVATION OF THE PROPOSED NEW TERMINAL MARKET AT 34TH STREET AND NORTH RIVER.

The solid walls indicate the cold storage space. The windows light up the dry storage lofts. Beyond this is a one-story shed. Loaded cars enter from the west end by four tracks. The market will have a capacity of 80 cars and will load over 300 wagons or trucks at one time. Elevators will carry the goods to storage lofts. The top story will be fitted up for a manufacturing plant to take care of tender and surplus products.

and, although a retired Brooklyn lawyer of means, has been a practical and scientific grower of farm crops on Long Island for twenty-five years.

Primarily in the Farmers' Interests.

Speaking of the proposed terminals, Mr. Tuthill said:

"These receiving terminals for food-stuffs were organized primarily for the benefit of New York State farm crop producers, but it was soon recognized that, in order to make the terminals a success, that a much wider range of merchandise must be dealt in; that there must be assembled under one roof nearly everything the retailer needs to make up or replenish his stock. It has been the failure to follow this plan that has caused the failure of a large number of wholesale co-operative or corporation markets. Products will be brought to these terminals from all parts of the world."

The markets will be built at points where they will have both rail and water communication whenever possible. The sites selected in Manhattan so far are: (1) at Manhattanville; (2) at Twelfth avenue, 34th and 35th streets; (3) near 14th street and North River, or near the present Gansevoort Market; and three others on the East Side waterfront.

Of the four or more markets which the Bronx will need, one will have to be situated on a railroad line near the geographical center; one will be at Mott Haven on the Harlem and one at Dyckman street and North River.

The sites of the proposed terminals

was one of the results of our work, these companies are permitted to become the lessees of the receiving terminals and warehouses, and they will be in active charge of the distribution.

"They will not only have charge of the immediate distribution of fresh, perishable goods direct to the retailer, but will run a cold storage and a dry storage plant, and they will manufacture such perishable fruits and vegetables as would otherwise be lost into canned goods and preserves, marmalades, pickles, dried and evaporated fruits.

"In the organization of this co-operative operating corporation we propose to enlist the producing men, capitalists and the retail dealers and consumers, including the large hotel proprietors, as investors. The proposed capitalization is \$500,000. The preliminary organization has been effected.

Four Terminals Assured.

"We now have the positive assurance of the establishment of four large terminals each 100 feet in depth and 400 feet and upward in width and eight or nine stories in height. One of these will be built by the New York Central Railroad at its 34th street and Twelfth avenue property on the North River front, another by the Bush Terminal Company on its South Brooklyn property; one by the New York, New Haven and Hartford Railroad in the Bronx, and another by the Long Island Railroad at Dutch Kills Creek near Newtown Creek, Long Island City.

"The beginning of the construction of the New York Central terminal, at

and for the receipt of stuff from New England and the Pennsylvania Railroad by way of the New York Connecting Railroad. They will make charges for transportation moderate."

The department is also working out plans for several of the up-State cities, but it is realized that the first and most important undertaking to be carried out is in New York City.

A Market Hearing At Albany.

Two events at Albany this week had a bearing on the subject of markets. Mayor Mitchel's bill to authorize the city to construct a terminal railroad along the Brooklyn waterfront was passed by the Senate. The enactment of the bill, which is now assured, will mean greatly enlarged facilities for the contemplated public markets.

The second event was the hearing granted by the Joint Committee on Affairs of Cities on the Market Department bill, introduced by Senator Mills at the request of the Mayor's Committee on Food Supply. The bill sets up a Department of Markets in this city to be headed by a Commissioner. All rules and regulations adopted by the Commissioner must be approved by the Board of Estimate. Open retail markets are not contemplated by the bill.

Victor K. McElheny, Jr., led the opposition to the bill, on the ground of added cost to the city. He said he spoke for twenty-seven organizations of real estate men.

THE VARIED TENANCY OF 116TH STREET

All Classes of Construction Represented in Crosstown Artery—
Increasing Population Has Encouraged Places of Amusement

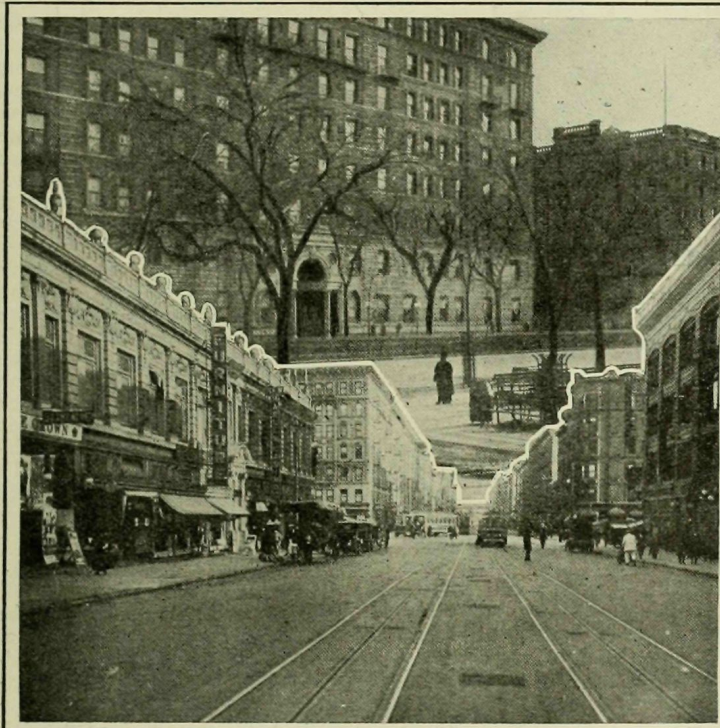
IN the 1914 report of the Commissioner of Taxes and Assessments, buildings are classified into ten divisions: The one-family dwelling; the two-family dwelling; tenements without elevators; hotels and elevator apartment houses, warehouses, loft buildings and department stores; office buildings; factories; stables and garages; theatres and special structures. In connection with 116th street it is interesting to note that each class has its representation, which is the more unusual when it is

Division eight of the classification of buildings is represented by the stables of the Department of Street Cleaning, which occupies a large plot in the west side of the street near Pleasant avenue. The Borden Condensed Milk Company has its stables near Third avenue.

The theatres include the Regent, at the southwest corner of Seventh avenue and 116th street, on a plot 100.11x144 feet, built two years ago, by Robert S. Marvin, at an estimated cost of \$150,000. The 116th Street Theatre is on the next block to the east and was erected two

Economic League also maintains headquarters in this street. The City of New York has further representation at No. 219 East, where the third branch of the Detective Bureau of the Police Department is stationed, and at No. 420 East, where there is a tuberculosis clinic of the Board of Health. Among the prominent firms established in the street are the Riker and Hegeman Corporation, druggists, Friedman & Ebstein, furniture, and Simon Strauss, wholesale wines and liquors.

Six banks are located in 116th street



LOOKING EAST IN 116TH STREET.

considered that the thoroughfare is one of the shortest of the important crosstown streets, practically ending at Morningside Park, and extending only thirteen blocks.

The one and two-family dwellings are to be found in great numbers, east of Third avenue; tenements without elevators are located in all parts of the thoroughfare. The elevator apartment houses are mainly in the vicinity of Morningside avenue, although there are several further east, notably Graham Court, an eight-story structure owned by William Waldorf Astor, and occupying the block front on the east side of Seventh avenue, from 116th to 117th street.

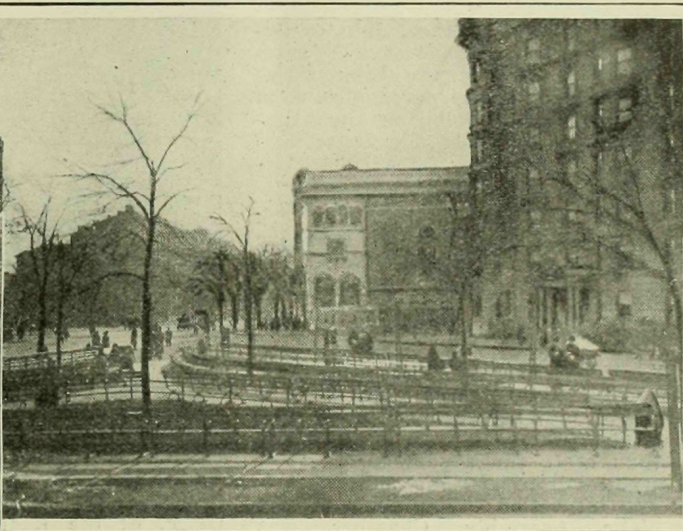
At the extreme easterly end of 116th street, near the ferry that connects with the Manhattan State Hospital, at Ward's Island, are the warehouses and loft buildings, which include among others the big plant of the Standard Gas Light Company. At No. 179 to 185 East 116th street, the Harlem Branch of the Metropolitan Tobacco Company is established in a three-story, up-to-date loft building, the top floor being occupied by a skirt manufacturer. Office buildings are represented by the Bernheimer Building at the northwest corner of Lenox avenue and 116th street and by the four-story building at the southeast corner of Eighth avenue and 116th street. The factories are to be found east of Pleasant avenue. Between Lenox and Fifth avenues the Columbia Typewriter Company occupies a three-story structure with a frontage of 100 feet.

street. Between Eighth and Third avenues in the north side there are located the Crown, at No. 115 West; another at No. 11 West; the Mt. Morris theatre, and the Bunny. In the south side are the Regina theatre, the Princess, the Empress, the Atlantis and the Mecca, and, near First avenue, another which caters to the Italian colony in the neighborhood. At 2133 Eighth avenue, just south of 116th street, Hyman Sonn is building another motion picture theatre, at a cost of about \$45,000.

The special structures not included in the above which are worthy of mention are the Sydenham Hospital with its affiliated institutions between First and Second avenues; two churches, the East Harlem Presbyterian Church and the Grace Emmanuel P. E. Church, both between Second and Third avenues, and one Temple, Ohab Zedek, just west of Fifth avenue, well known among Harlem Jewish religious institutions. Station I of the Post Office is located at No. 232 West.

The street has a supply of educational institutions, including Public School No. 184, one of the largest in the city; there is also an annex to Public School No. 57; the St. Joseph's Roman Catholic Settlement and the Sisterhood of the Temple of Israel.

A good deal of the political activity of the 28th Assembly District is centered in 116th street in the club houses of the regular Democratic and National Progressive District Organizations and the headquarters of the Austro-Hungarian Progressive Club. The Harlem



VIEW OF KILPATRICK SQUARE.

years ago, by the Ormond Realty Company, at an estimated cost of \$140,000.

Altogether there are twelve moving picture theatres in 116th

and include the Colonial Bank, the Mutual Alliance Trust Company, Public Bank, Lionello Perera & Company, the Harlem Branch of the New York Produce Exchange Bank and Joseph S. Marcus & Sons.

Alfred V. Amy in discussing the situation said this week: "The large number of moving picture theatres established in 116th street, within recent years, reflects the increase of the population in the streets in the immediate vicinity, which seems interested in this form of amusement. The attraction of these crowds nightly, to the various theatres, has resulted in a traffic beneficial to the retail keepers in the neighborhood and incidentally strengthened both the property values and renting conditions. There is an excellent store demand, particularly in locations east and west of Lenox avenue, which may be called the hub of the street."

The principal activity is centered around Kilpatrick square, formed by the junction of St. Nicholas and Seventh avenues and 116th street. The name was derived from extensive holdings of the Kilpatrick family, many years ago, when the section was composed of farms. Splendid transit facilities have been provided for the section, for not only is the district fed by the subway, but also by the elevated system and several surface car lines, which issue transfers.

The thoroughfare does not end at Morningside Park, but continues westward on the Heights to the Hudson River, where are grouped a number of high-class elevator apartment houses, and the many beautiful structures associated with the various departments of Columbia University. The buildings in this section of 116th street furnish further interesting data in an examination of the street's developments.

In the west side of the street, east of Broadway, is the Columbia College Library, noted the world over for the beauty of its architecture.

REALTY'S DEMONSTRATION AT ALBANY

Important Hearings Draw Hundreds of Representatives of the City's Official and Business Life—Ripper Bills Coming Out Fast

THREE scheduled hearings drew a large company of men, and some ladies, representing New York City real estate, building and related interests to the State capital on Wednesday, several hundred persons in all. No less than one hundred and sixty-five composed the party under the guidance of the Conference Committee of Real Estate and Allied Organizations, to support the Lockwood bill.

Others were interested in the Markets Department bill, and still others in the bill repealing the powers of the Board of Estimate to limit the height of buildings. The hearing on the height limitation bill was deferred until next Wednesday, and the time of the Joint Cities Committee until nearly seven o'clock in the evening was devoted to the arguments for and against the other two measures.

Made a Good Impression.

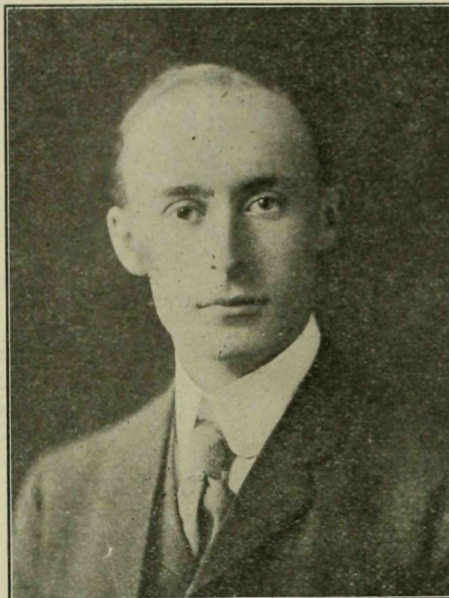
The impression which the New York real estate men made and the influence they exerted were marked. "Whenever the real estate interests of the City of New York decide to stand as one for any single measure," it was remarked, "they will carry everything before them here." At the hearings under consideration real estate interests were divided on both bills. The Markets Department bill occupied the time until four o'clock, and then came the argument over the Lockwood bill to simplify and co-ordinate the inspection of buildings in this city. The Assembly Chamber was packed to the doors.

As all phases of the subject have been discussed in the Record and Guide, it is sufficient to say in respect to the arguments presented that there was no dissent from the proposition that property owners here are being imposed upon by over-regulation and also by its attendant expense, and the difference of opinion related to whether the various inspection departments and bureaus should be centralized in one city department, as provided for by the Citizens Union and other bills before the committee, or whether they should be reorganized after the plan proposed in the Lockwood bill, with one department in each borough and a central board of standards and a central board of examiners over all.

The Speakers.

The question being on the Lockwood bill, Secretary Binkerd, of the City Club; Commissioner Murphy, of the Tenement House Department; Commissioner Adamson, of the Fire Department; Alfred Marling, of the Allied Interests, and William M. Ivins, spoke in opposition; also, A. R. Watson, former Corporation Counsel; E. R. L. Gould; Francis Perkins, of the Committee of Safety; Joseph Hammitt, head of the Fire Prevention Bureau; Darwin R. James, Jr., of the Brooklyn Bureau of Charities; James Lynch, State Labor Commissioner; Dr. Haven Emerson, Deputy Health Commissioner; Mrs. Rosalie Loew Whitney, of the Women's Municipal League; William Williams, Commissioner of Water Supply, Gas and Electricity; E. J. McGoldrick, Assistant Corporation Counsel, and George H. Bell, Commissioner of Licenses, and a letter was read from ex-Mayor Low.

Speakers in favor of the bill were Robert E. Simon, chairman of the Conference Committee on Real Estate and Allied Organizations, forty-eight in number, which had signified their adherence to this bill and including associations of owners, architects, builders



ROBERT E. SIMON.

Chairman Conference Committee of Real Estate and Allied Organizations.

and real estate operators and managers from every borough; President Walter Stabler, of the Metropolitan Life; Julius Franke, of the American Institute of Architects; Borough Presidents Marks, Pounds and Connelly; President McGuire, of the Real Estate Board, and Stewart Browne, president of the United Real Estate Owners.

What the outcome of the hearing will be is problematical. If it should become apparent that the committee is unable to decide between the two methods of consolidation, a compromise bill is likely to be proposed, rather than permit present conditions to continue.

The following new bills have been introduced:

Assembly Bills.

A. 991. (Goldberg.) Amending the Greater New York Charter (Section 837), by directing the commissioner of docks to set aside a recreation pier at the foot of East 70th street on the East River. (Same as Assembly Int. 491, Pr. 496, of 1914, by Goldberg.)

A. 1042. (Callahan.) Authorizing the Board of Assessors of the city of New York to estimate and allow damages sustained by owners of real property fronting upon streets or roads running transversely underneath the Grand Boulevard and Concourse, caused by the erection of approaches from such streets or roads to such Grand Boulevard and Concourse.

A. 1081. (Smith.) Authorizing the Board of Estimate of New York City to consolidate, readjust, reorganize and reconstitute the various departments, boards and bureaus insofar as their jurisdiction relates to the inspection, construction, alteration, conversion, equipment, occupancy or use of buildings. (Same as Senate bill introduced last week.)

A. 1088 (Simpson.) Amending the Tenement House Law (Sections 18, 22a, 23 and 66a), by permitting the construction of stairs and stairhall partitions of hollow cement blocks not less than four inches thick, which shall have successfully withstood a three-hour standard fire test. The same material may be used in the construction of tower fire-escapes or stairways, and for the enclosure of entrance halls and elevator shafts.

A. 1092. (Kelly.) Amending the Workmen's Compensation Law (Subdiv. 6 of Section 15), by providing that an employee who is suffering from a previous disability may enter into an agreement with his employer, subject to the approval of the Workmen's Compensation Commission, waving any claim for compensation for a later injury in excess of the compensation allowed for such injury when considered by itself and not in conjunction with the previous disability.

West Side Track Improvements.

A. 1106. (Ellenbogen.) Making the operation of trains at grade on the tracks of the New York Central and Hudson River Railroad Company in the streets of the Borough of Manhattan, New York City, a public nuisance. No action may be maintained, however, to abate the nuisance or enjoin the operation of trains within nine months after this act takes effect. The railroad company is authorized to prepare plans and profiles, in accordance with which the use of streets for railroad tracks at grade may be discontinued. In case the railroad company shall not desire to make an agreement under the provisions of this act, and shall submit to the Public Service Commission of the first district suitable plans and profiles within three months after this act shall have taken effect, then the public service commission shall cause plans and profiles to be prepared for the removal of railroad tracks at grade. Such plans and profiles must be approved by the board of estimate and apportionment.

Building Inspection.

A. 1107. (Flamman.) Inserting in the Greater New York Charter a new Chapter (IX-b), creating a Board of Building Standards to consist of the Fire Commissioner, Health Commissioner, Tenement House Commissioner, Commissioner of Buildings, and Commissioner of Water Supply, Gas and Electricity, the members of the board to serve without compensation. The Board of building standards is empowered to make investigations of the enforcement and effect of all laws, ordinances or departmental regulations relating to the construction, alteration, equipment, conversion, occupancy or use of buildings. It may make, amend or repeal rules and regulations, which shall take precedence over the rules and regulations of the fire, health, tenement house, buildings, and water supply, gas and electricity departments. The Board of Estimate and Apportionment is authorized, in its discretion, to change the membership in the board of building standards.

Another Tax On Real Estate.

A. 1110. (Green.) Amending the Greater New York Charter (Section 900 and new section 892-b), by imposing a tax upon the unearned increment, in addition to the general tax upon real estate. Two additional columns are provided in the books for the annual record of the assessed valuation of real estate, in the first of which shall be entered the basic value of each separately assessed parcel of real estate except special franchises; and in the second column there shall be set down the amount by which the assessed value of such real estate for the current year, assessed as if wholly unimproved, exceeds such basic value. This excess shall be deemed the unearned increment. The bill provides for a tax of one per cent. per annum upon all future unearned increments of land values. (Same as Senate Int. 824, Pr. 896, of 1914, by Simpson.)

A. 1120. (Thorn.) Amending the Labor Law (Subdiv. 2 of Section 52 and new subdiv. 5 of Section 51), by authorizing the Industrial Board to suspend the enforcement of mandatory requirements of the Labor Law, when upon investigation after written application, such requirements are deemed unnecessary, until the next regular session of the Legislature. At least three affirmative votes are necessary to the adoption of any order of suspension of any such mandatory requirements. There are other provisions requiring publication of such notice of suspension.

A. 1121. (Thorn.) Amending the Workmen's Compensation Law (Section 23) by permitting appeals from awards of the commission to the appellate division of the supreme court in any department. At present, such appeals must be taken to the appellate division of the third department.

A. 1122. (Thorn.) Amending the Workmen's Compensation Law (Section 28), by reducing from one year to six months the time after injury within which claims for compensation must be filed. The bill also reduces from one year to three months after death within which claims for compensation must be filed.

A. 1123. (Thorn.) Amending the Labor Law (Subdiv. 2 of Section 79-b), by making applicable to six-story buildings, the provisions of this section requiring all interior stairways serving as means of exit in buildings more than

five stories high, and the landings, platforms and passageways, shall be enclosed on all sides by partitions of fire resisting material extending continuously from the basement.

A. 1126. (Thorn.) Amending the Workmen's Compensation Law (Section 17), by providing that compensation shall not be paid to dependents of aliens not residents of the United States at the time of the accident.

A. 1127. (Thorn.) Inserting in the Workmen's Compensation Law a new section (20-a), providing that any employer may advance to any injured employee, or the principal dependent of a deceased employee, on account of an award to be made by the commission, money so advanced is advanced at the employer's risk.

Teachers Want More.

A. 1134. (Fertig.) Amending the Greater New York Charter (Section 1092), by providing for a tax of one-tenth of one mill shall be levied on each dollar of assessed valuation of real and personal property, for the public school teachers retirement fund.

A. 1140. (Oliver.) Amending the Greater New York Charter (Section 411), by including one member of the American Society of Engineers, Architects and Constructors among those who compose the board of examiners for the hearing of appeals from decisions of the superintendents of the buildings of the several boroughs.

MURRAY HILL RESTRICTIONS.

No New Doctrine Expounded in the Latest Court Decision.

No question as to the binding character of the Murray Hill restrictions was raised in the test case between the trustees of South Church and the Madison Avenue Building Company just decided by the Court of Appeals. The sole question determined was whether the restriction established by the covenant permits the erection upon the premises of modern apartment houses, and the decision is in the affirmative.

The restriction, known as the Murray Hill Restriction, is contained in an agreement made and recorded in 1847, wherein the parties covenanted that "neither they nor their heirs or assigns would erect or cause to be erected any building or erection other than brick or stone dwelling houses of at least two stories in height and with the ordinary yard appurtenances, and except churches and stables of brick or stone for private dwellings."

The effect of the decision is to open up the exclusive Murray Hill quarter to improvement with dwellings of a type unknown at the time the covenant was made. Judging from the history of other exclusive sections, it is now only a question of time when there will be a very general architectural transformation. As the decision in favor of apartment houses was anticipated years ago, no very considerable readjustment of values is expected to follow now. The restriction still holds against all kinds of buildings except those named. Jabish Holmes was counsel for the church trustees.

The opinion handed down by the Court of Appeals says: "It seems very clear that the simple term dwelling house used in this covenant is broad enough to include and permit an apartment house. We require little aid from dictionaries or decisions to enable us to see that within the ordinary meaning of language a dwelling house is a house or structure in which people dwell, and such concededly is the character and purpose of an apartment house."

Hearing on the Torrens Bill.

The Assembly Committee on Judiciary will hold a hearing on Tuesday next in the Assembly Chamber, Albany, on the Ahern bill (Assembly Int. 613), "amending the Real Property Law in relation to registering of titles to real property." The companion bill in the Senate is Boylan Int. 339.

This is the bill introduced at the request of the Real Estate Board of New York, after a thorough investigation of the Torrens system of title registration in this and other States and abroad by a committee of which Professor Alfred G. Reeves is chairman. The Boylan-Ahern bill is designed to so amend the existing Torrens act as to make it cheaply workable and to simplify the registration of titles.

The Real Estate Board will be represented by its committee, which includes the following: Professor Alfred G. Reeves, chairman; Henry R. Chittick, Walter Lindner, Cyril H. Burdett, George W. Olvany, Charles H. Ayres, Edward A. Alexander, David A. Clarkson, Irving Ruland, Harry Percy David, A. N. Gitterman and Laurence M. D. McGuire.

There will be heard at the same time the advocates of the Bennett-Bourke bill, which also provides amendments to the existing act but which the board's committee believes will not secure the desired object. This bill is Senate Int. 555 and Assembly Int. 784.

The Real Estate Board is urging its members and lawyers and property owners, who have not already done so, to write their Senator and Assemblyman in support of the Boylan-Ahern bill.

—Don't be too sure that your judgment is infallible. The number of absolute truths in the world having the force of axioms is small.

FOR NEW SOURCES OF STATE REVENUE

State R. E. Association Has a Bill in Preparation to Derive an Income for Both State and City and Relieve Real Estate

A committee of the Real Estate Association of the State of New York is preparing a bill to uncover new sources of public revenue. Edwin R. Finch is chairman of the committee. The bill frankly grapples with the problem of personal property taxation, a "source" which has been heretofore little developed in this State as a subject of direct taxation. The position is taken that there is an almost universal sentiment among fair-minded persons that this class of property owes a tax-paying duty to the community equally with real estate. No fine spun theory is permitted to becloud this plain obvious fact. The effort has been made to find a way to place a tax upon the persons who have a tax-paying ability, arising from their ownership of property, whether tangible or intangible.

"Here in New York State, as in other States," says President M. Morgenthau, Jr., "where the old general property tax at full local rate has been imposed upon securities and personalty, the result has caused universal evasion. Because the efforts which have been made in other states to strengthen the administration of this unjust law with a view to compelling disclosures has universally failed, the recourse to the classification of personal property and the subjection of it to taxation at a lower rate than is imposed upon real estate, has been neglected.

"This plan, which is now proposed, contains nothing revolutionary or even novel. It has been introduced in one form or another in nearly all of the Eastern States where there are large holdings of personal property. Maryland, for instance, passed such an Act in January, 1896. The Law went into effect the following year. The rate, including both State and local taxes, amounted to .5734, against a rate in Baltimore, which had previously prevailed, of about 2.00. The assessment at the new rate increased on this class of securities alone from six million dollars to \$58,703,795. So that while the rate was reduced one-quarter, the amount of taxes realized was increased three-fold. This amount has steadily increased until for the year 1915, the total assessment is \$208,431,712. Compared with the assessment of \$6,000,000 in 1896 the increase is over 33 per cent. As Allan C. Girdwood, secretary of the

Maryland Tax Commission says: "The result demonstrates conclusively that this class of property can be taxed."

"Similar results have been obtained in other States, such as Minnesota, where with a rate of 3 mills introduced in 1911 the assessment has jumped from about \$14,000,000 in 1910 to nearly \$200,000,000 in 1914. It is interesting to note what the Minnesota Tax Commission says regarding this tax after it has been in operation only two years: 'We believe it is a decided improvement over the old method of taxing money and credits, because it is more equitable and will eventually produce more revenue than the old system did. Above all, it makes for good citizenship, because it reduces the premium on dishonesty, and permits men to be truthful in the tax statements without the fear of having their property confiscated in excessive tax rates.'

"In Pennsylvania a flat rate of 4 mills on each dollar of value of intangible property uniform for the whole State is imposed. Three-fourths of this tax has of recent years been returned to the several counties, the remainder going into the State treasury; but, beginning with 1914, all of the tax from this source is to go into the local treasuries. The amount of property assessed shows the same remarkable growth from year to year as in other states. From about \$160,000,000 in 1885, we find over \$600,000,000 in 1894, about \$900,000,000 in 1904, and about one and one-half billion in 1914.

"The proposed bill will follow very closely the precedents established by Pennsylvania and Maryland. All intangible personal property which is income producing will be placed in one class and assessed by State authorities at a rate which will probably be established at between 2½ and 4 mills. The proceeds from this tax will probably be divided, 70 per cent. going to the locality and 30 per cent. to the State. Experts have figured that the holdings of this class of personal property, which should be assessable with an efficient administration of the law, at four thousand million dollars in this city alone. A 4 mill tax should therefore yield \$16,000,000, which would be a very substantial new source of revenue. If the experience of other States is duplicated here in New York, this income will increase by leaps."

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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Unlimited construction is malconstruction. Two many skyscrapers will spoil even the best sections.

The farmers up-State are getting impatient for better markets here to distribute their products and are saying that if the city doesn't do something about it they will see that the State does. Why not?

Cheer up! Congress has adjourned, the alien labor troubles has been settled, the Legislature is going to stop the over-regulation of buildings, the Governor is not going to permit as heavy a direct tax as at first intended—and spring will soon be here.

Lawson Purdy says no single cause has done more to reduce the value of buildings on Fifth avenue south of 33rd street than the erection of lofts of excessive height and now used as factories. What has happened to the lower Fifth avenue section is just as likely to happen to the financial district, if it doesn't watch out.

Are you sure that every site south of Fulton street is suitable for a skyscraper, and therefore worth a skyscraper price? Suppose every site should be covered with a tall building. Most of the owners would go broke for lack of paying tenants, even if they took in manufacturing firms, instead of the bankers and brokers they expect. Most of the low buildings down there are bigger interest earners than tall ones would be on the same site.

The old Western Union Building was an architectural marvel in its day, and in some respects the new one will be, too. The scheme of constructing the new skyscraper in three parts has permitted the telegraphic work of the great corporation to be carried on without interruption, which is a great accomplishment in itself, and of the highest importance to the business interests of the city and country.

The Evils of Over-regulation.

On Wednesday of the past week the real estate interests of New York made a most impressive demonstration at Albany in opposition to the expensive and burdensome method of building regulation which now prevails in this city. The existing system is expensive in two ways. It increases the cost to the city by multiplying the number of inspectors. It increases the cost to the property owners and occupiers by encouraging an unnecessary amount of inspectors and by resulting in the issuance of many conflicting orders. The evil gradually became more acute until it was literally intolerable. A more gross and inexcusable case of administrative mal-organization could not be conceived.

The representations made by the real estate interests at Albany are likely to have important results. The defects of the existing method of building inspection are too flagrant either to be overlooked or misunderstood. The system has been built up piecemeal under the influence of agitators in favor of the remedying of particular abuses, and it plainly needs to be reorganized in the interest of simplified operation and concentrated responsibility. Considerations of this kind were urged by the New York representatives on the legislative committeemen with great effect.

It was all the more necessary to put the general cost of the simplification of building inspection strongly before the Legislature, because opinion among real estate men is not agreed as to the particular kind of remedial legislation which ought to be passed. The majority are in favor of the Lockwood bill, which provides for the organization of the inspection service under borough control; but a strong minority prefers that the system of inspection should be centralized as well as consolidated, and that the Tenement House Department should remain an independent administrative organization. The opinions of the majority are sustained by the Merchants' Association and other important commercial organizations. The preferences of the minority have been supported by most of the daily papers. The Lockwood bill also has the disadvantage of not receiving the cordial approval of the city administration.

The friends of the Lockwood bill should be able to judge soon whether that measure has a sufficiently good chance of being passed by the Legislature and of being signed both by the Mayor and the Governor. If they can get it through, so much the better. But what if they fail to overcome the very formidable opposition which has been stirred up against the bill? And what if the great necessity of a simplified method of inspection fails to receive adequate recognition, merely because of a minor difference of opinion as to the details of remedial legislation? Under such circumstances all real estate men should unite in urging the passage of any legislation which promises to ameliorate the evils of the existing system and which has a fair chance of being adopted. What the real estate and building interest needs above all is a simplified inspection system. How that system is organized is a minor matter, and the advocates of different methods of organization should, if necessary, be willing to compromise their differences in the interest of the all-important end of actually getting adopted some effective remedial legislation.

More Building Operations.

In three boroughs out of five building during the first two months of 1915 has been more active than it was during the first two months of 1914. These three boroughs are Manhattan, Bronx and Richmond, and of the three the increasing activity in the Bronx possesses greater significance and interest. The plans for new buildings filed in Manhattan during these two months were augmented considerably by at least two instances of a manifest intention of avoiding the inconvenience of a possible future restriction in the height of buildings. But the larger number of build-

ings that are being planned for the Bronx are the result of a real improvement in conditions. For several years the amount of new construction planned for sites in the Bronx has been very much below normal.

The Bronx suffered particularly from a deficiency in means of communication which enabled its residents to reach the Financial District quickly, pleasantly and cheaply. Only those parts of the borough which were served by the subway were even tolerably well off. This condition still continues, but its importance has diminished. Residents of the Bronx do not to the same extent as formerly find their means of subsistence in the lower end of Manhattan. The amount of business transacted in middle and upper Manhattan and in the Bronx itself has very much increased, and this fact is and will continue to be of great assistance to the borough during the years when it is deprived of adequate transit connections with the rest of the city. Fortunately, those years are now drawing to an end. It will be some time before the new subway system gets into operation; but the improved service on the elevated roads will be running very much sooner. A more adequate elevated express service on the East Side, while it will not promote building by opening up much, if any, new territory, will so improve existing means of communication as to bring a considerably increased population to the more settled parts of the Bronx.

The "Grand Central" Problem.

The present appearance of the area to the north of the Grand Central Station makes justified an extraordinary comment on New York real estate. For years the New York Central has been trying to lease for improvement this wonderfully situated property, but nearly all its attempts have failed. The erection of both a new Opera House and a Fine Arts building has been more or less discussed, but the projects fell through. New York is not building art museums and opera houses at present and is not likely to do so for many years to come. It looks as if the plan of the New York Central R. R. Co. of filling the space on Park avenue with semi-public buildings would have to be abandoned.

It is difficult to imagine what kind of a public or semi-public organization would want to erect on any of the Park avenue frontages a low and architecturally impressive building. In all probability the railroad company will have to alter its policy, and permit the erection of other kinds of structures on these block fronts. It cannot afford to keep this property idle, and no money is available for the carrying out of this original plan.

The only alternative seems to be the leasing of this space for ordinary business purposes and the abandonment of the proposed restriction to low and formal buildings. Unless the company succeeds soon in getting rid of some of its burden according to its adopted plan, it seems manifest that the plan itself will have to be changed. Real estate interests will cordially welcome the substitution of any new policy, which will result in the improvement of the large holdings of the railroad company in this peculiarly important neighborhood.

The Time to Act.

New York is not the only city in this State where the taxes on houses and lands have become too heavy to bear. In most of the old towns the rate of growth is slow, but the cost of government keeps increasing. Progressive elements demand asphalted and bricked streets, paid firemen and motor apparatus, more public parks, finer schools, and generally a more extended and higher salaried civil service. The simple and inexpensive ways of the fathers won't do for the sons.

The consequence has been that taxes have about doubled, while rents and incomes have contracted. Old people who had just enough to live on from the rents of a few apartments, are economically pinched and greatly worried

by the yearly increase in taxes and the long-continued business depression.

There has been little, if any, enlargement of the assessed valuation of many towns by reason of new buildings erected; in some years there has been no new construction whatever, but values have been steadily "jacked" up, until assessments are being levied not on a basis of thirty-three and one-third per cent. of market value, as they once were, but on a basis of supposed value which the property would not bring if put up at auction.

Public meetings to protest against the wrong being done to property owners have been held, and a great deal of consideration is being given to the advisability of changing the form of local government to one under which the resources of the city will be conserved and the cost of administration more equally distributed. It follows that this is the time, when public opinion all over the State is strong for retrenchment, for New York City taxpayers to strike for their rights and liberties, and be assured that they will have the sympathy and support of taxpayers in the rest of the State.

The Direct State Tax.

March 1st, 1915.

Editor of the RECORD AND GUIDE:

The State of New York proposes to include in this year's budget an item of about \$11,000,000 necessary to complete the Barge Canal. The reason for including this amount in the Budget and not financing it, as was done for the rest of the cost of the canal, by the issuance of bonds, is that contracts in excess of the authorized amount of the bond issue have been let, and the contractors will be demanding payment for their work before the people can have an opportunity to vote upon the question whether they are willing to authorize the additional bond issue. Over 70 per cent. of this amount will have to be paid by the City of New York.

This is a most favorable time for disposing of short term paper. Why should not the State Controller be authorized to issue certificates payable within one year? Then at the next election a referendum could be submitted to the people. There is no doubt that it would be voted upon favorably authorizing the issuance of additional bonds for the amount necessary to complete the work, similar to the bonds previously authorized for the same purpose, and these notes could be paid from the proceeds of the sale of the bonds. Should the referendum fail the amount could be included in next year's budget and the notes redeemed at that time.

The burden of taxation upon real estate in the city is so heavy that this matter is of vital importance, and I would be obliged to you if you would bring this suggestion to the attention of your readers in order that this matter may be discussed.

30 East 42d street. R. E. SIMON.

Large Owners Coming to the Front.

Editor of the RECORD AND GUIDE:

In your issues of the 20th and 27th ult., appear letters by Hon Alfred R. Conkling, entitled, "What Real Estate Needs," and advocating, the one, the revival of the town meeting in the City Hall, and the other, the presence of representatives of large estates at the Legislative hearings at Albany.

May I suggest that Mr. Conkling has left—"Das veilchen unbemerkt, das dort am wege blüht"? If he had, on the hearing of March 3rd, asked (as he expressed the wish to do) if there were representatives of large estates present, he could have received answers from among the delegates of the "United," that men owning individually hundreds of pieces of real estate, or single buildings, valued above the million-dollar mark, were present, and, what was of much greater importance from the legislator-politician point of view, that thousands of smaller property owners were represented, by these delegates of the "United" who would be heard from on Election Day.

As to Mr. Conkling's other sugges-

tion, of a mass meeting of property owners at the City Hall and local organizations in the several wards, he can find the latter in working order in our several "locals," covering a large part of Manhattan Island, and the former in operation in our meetings of delegates at the Hotel Astor, on the second and fourth Tuesday evening of each month.

As for the legislation required by the city, if Mr. Conkling would attend one of the Saturday afternoon meetings of our Law and Legislation Committee, he would, I venture to think, find an aggregate of practical knowledge on the subject, which could not be duplicated in this city.

Our "locals," our "Law and Legislation Committee" meetings, our delegates' meetings, are well worth the attention and support of public spirited, energetic gentlemen like Mr. Conkling; they are the natural results of years of struggle against over-taxation and official extortion, and, in this work of the "United," I believe lies the one hope of our City for real permanent, better government.

J. BLEECKER MILLER,
Executive Secretary,
United Real Estate Owners'
Association.

The Strength of Organized Real Estate.

Editor of the RECORD AND GUIDE:

The possibility of accomplishing effective remedies to relieve real estate of the burdens which today weigh upon it was no better evidenced than by the large and enthusiastic delegation of real estate owners and brokers which appeared in Albany before the Joint Committee on Affairs of Cities, to present its arguments for the consolidation of the various building inspection departments of the city.

The intrinsic strength of organized real estate movements lies entirely in the activity of the individual real estate owner to correct many of the abuses which have heretofore confronted him. By a united effort on the part of the 125,000 property owners of the city, both the Legislature and the city administration would come to realize that real estate is entitled to consideration equal to the tax burden it bears, rather than commensurate with the political proportion of the population it represents.

The time is now opportune for real estate owners, both large and small, to unite with their various neighborhood associations or large real estate organizations in order to make a sincere and honest effort to present to the public the true facts surrounding the depressed conditions of real estate for the last few years. If this were to be done in a proper and sensible manner, there is no doubt whatsoever that other owners of property outside of real estate, and the vast majority of our citizens will be willing to assume their share of the obligations to properly finance and administer our municipal government.

The encouraging feature of the meeting in Albany was the widespread and intelligent knowledge of their affairs shown by the large assemblage of real estate men, drawn from the various organizations throughout the city. It is evident that property owners are coming more and more to a realization of the necessity of paying close attention to governmental actions which affect their property. A few years ago it would have been impossible to gather a company from all walks of life possessing so good an understanding of the complicated difficulties confronting it. It is evident that property owners have been able to gather many able men to represent them.

CYRUS C. MILLER,
Chairman Executive Committee,
Advisory Council of Real Estate Interests.

"What Real Estate Needs."

Editor of the RECORD AND GUIDE:

For the fourth time I send you a letter under the above heading. The hearing at Albany before the Joint Committee on Affairs of Cities shows what real estate needs. A special train of seven cars took a good bunch of earnest real estate operators, agents and owners to the capital last Wednesday,

to attend the hearings on the bill to establish municipal markets and the Lockwood-Ellenbogen Real Estate Interests bill, to unify or to simplify the system of inspection of real estate in this city. The hearings lasted about four hours, and I guess the Markets bill is dead, but the one-inspection system bill will be favorably reported, perhaps with a few amendments.

There was "ginger" at both hearings. It was the dawn of a brighter and better day for real estate after years of depression. As an owner and manager of buildings of less than seven stories, I say real estate needs more "ginger" at hearings before the Board of Estimate and at Albany. The city officials need some prodding, but let us proceed by evolution, not revolution, and not raise either the red flag or the white flag.

It is rumored that the Board of Estimate will investigate and revise the pension system, especially the term of retirement for the police. I am told about \$6,000,000 are paid yearly for all the city pensioners and the Assembly has just passed a good law to prevent such pensioners from holding clerical positions under the city. Think of the "modesty" of a municipal employee drawing a pension on half pay for life, say from the age of 45 or 50 years, then holding a \$2,000 or even a \$1,000 job under your overburdened Father Knickerbocker! The poor old gentleman. This pension business must be revised and settled "right now."

ALFRED R. CONKLING.
157 East 70th Street.

Safe and Sanitary Construction.

In reference to the advisability of taking the three-family house out of the control of the Tenement House Department, the Superintendent of Buildings in Brooklyn, in a letter to the Tenement House Committee of the Brooklyn Board of Brokers, says:

"So far as safe and sanitary building construction is concerned, all requirements can be enforced by the Building Bureaus of the Department of Health, which is clothed with ample power to enforce the laws with regard to cleanliness. Far better for the health and morals of the community would three-family houses be than the sixteen to twenty-family houses now being erected for the crowded occupancy of human beings in an attempt to realize profitable investments—projects in which real estate speculators are seemingly more earnestly concerned with their possible incomes than with the welfare of their tenants.

"In Brooklyn there is a large number of three-story and basement houses which with but little or no alteration, can be used for the housing of three families, and which will give better and safer accommodation to small families than most buildings now arranged for that purpose, and which, under existing laws cannot be used in that way."

Will They Get It?

When George W. Pople, president of the Flushing Business Men's Association, and representatives of other civic associations of Queens Borough, appeared before the Public Service Commission to urge the extension of the Corona rapid transit line in Queens from Main street, Flushing to Bayside, the delegation was informed that the commission is willing to order the construction of the extension if the route can be legalized and the Board of Estimate and Apportionment will provide the money.

Thirty Thousand Food Retailers.

About thirty thousand firms are engaged in the business of wholesaling and retailing foodstuffs in the City of New York. A very large part of their expenses are represented by trucking, delivery and telephoning. Investigators have estimated that these items add twenty per cent. to the cost of the merchandise. In the city of Cleveland there is a general market co-operatively managed by retailers which serves forty thousand persons on Saturdays, but it contains no telephone and delivers no goods.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits
Together With Other Current Realty Items

CITY'S VALUATION.

Shifting Values in Manhattan—The Tax Rate Fixed.

The Board of Aldermen officially fixed the tax rates for 1915 and made public the revised assessment figures. As printed last week, the tax rates for this year are: Manhattan, 1.87; Brooklyn, 1.92; Bronx, 1.94; Queens, 1.95, and Richmond, 2.24.

In the revised assessment figures the assessment of franchises shows a marked falling off in each county.

The increases in real estate assessments are: Manhattan, \$6,248,275; Bronx, \$17,828,501; Brooklyn, \$24,570,835; Queens, \$18,199,767; Richmond, \$2,262,504. The recapitulation for all counties shows the following totals compared with last year:

	1914.	1915.	Increase.
Real est. . .	\$7,458,784,625	\$7,527,894,077	\$69,109,452
R.R. Corp . .	186,654,976	200,897,090	14,142,114
Fran's. . .	404,420,311	379,973,070	*24,447,241

Totals . . \$8,649,859,912 \$8,108,764,237 \$541,095,675

*Decrease.

The total assessments for all counties for 1915 of real estate and personal property are given as follows:

	Real Estate.	Personal.	Total.
Man. . .	\$5,145,802,495	\$292,349,590	\$5,438,152,085
Bronx . .	677,126,664	6,804,800	683,931,464
Bklyn. . .	1,691,912,426	43,606,010	1,735,518,436
Queens . .	509,519,423	7,635,650	517,155,078
Rich. . .	84,403,224	1,655,705	86,058,929

Total. . \$8,108,764,237 \$352,051,755 \$8,460,815,992

Tax Commissioner Purdy says that more than any other borough Manhattan has suffered from changes in centres of trade and from failure to regulate the erection of buildings. No single cause has done more to reduce the values of buildings and land on Fifth avenue and south of 33rd street than the erection of lofts of excessive height used for factories. South of 40th street there was a great reduction in the assessed valuation of land. If it hadn't been for the increase from 40th street to 96th street, Manhattan this year would have shown a decrease.

BRONX CHAMBER MEETS.

Public Affairs Under Discussion—Support for the Lockwood Bill.

The Bronx Chamber of Commerce met at 550 Bergen avenue on Saturday evening, Albert E. Davis presiding. The Secretary, Joseph M. Taylor, reported a conference with the Vice-President of the New York, New Haven and Hartford railroad, who stated that the traffic agreement with the New York Central would prevent stopping main line New Haven trains in The Bronx.

John C. Walworth said he never could see the wisdom of having five separate county governments in one city. Charles L. Ullman was of the opinion that the duplication of offices created complexity and extravagance. Henry S. Gamp viewed the subject with an open mind but would like to be shown how county government could be successfully administered without separate establishments in each borough. George Simpson asked how there would be any economy effected if deputies of a central government were substituted for local officials. H. Gerald Chapin asked if the administration of justice would not be clogged if county courts were abolished.

Mr. Simpson moved that the Bronx senators and assemblymen be urged to support the Lockwood Senate Bill and the Ellenbogen Assembly Bill for simplicity in building inspection by vesting in the Bureau of Buildings as now constituted, all power and authority over

the erection and alteration of buildings now exercised by many different city and state departments. The resolution was adopted.

Mr. Chapin moved and Mr. Leavin seconded a resolution, which was adopted, that Governor Whitman be requested in the event of a reorganization in the Public Service Commission, to appoint a Bronx member, as the interests of the Bronx in transit facilities demanded such representation.

A letter was read from Mayor Mitchel to the effect that the New York City Railways Co. would not apply for a franchise for the Madison avenue bridge so as to run their cars into The Bronx and could not be compelled to, and that a franchise had been granted to the Union Railway Co. to operate over the Willis avenue bridge, but that the city was not in a position to spend money for the necessary changes in the bridge, so the matter was in abeyance.

Public Service Commissioner Woods wrote that within two months plans for the Westchester avenue elevated extension to Pelham Bay Park would be advertised and let.

A lengthy communication was presented from Borough President Mathewson in defense of expenditures for repaving.

Orders \$15,000,000 Sale.

Stanley W. Dexter, referee in bankruptcy of the New York Real Estate Security Company, has granted an order for the sale of the holdings of the company, upon application of Weschler & Kohn, counsel for James N. Rosenberg, trustee. The properties include 42 Broadway, a number of apartment houses in Manhattan and acreage in Westchester county. Allen Wardwell, of Stetson, Jennings & Russell, counsel for the bondholders' committee, consented to the sale.

Old Nassau Street.

At the opening of the nineteenth century Nassau street was a fashionable center, the home of the Brinckerhoffs, Jays, Radcliffes, Waddingtons and others claiming social supremacy. At the southeast corner of Nassau and Spruce streets was Martling's, famous after 1798 as the home of Tammany Hall. Abraham M. Martling was the host, and for twenty years members of Tammany were known as "Martling's men." The long room, parallel with Nassau street, had been previously the resort of the "Sons of Liberty" and the "Sons of 1776."—Wall Street Journal.

PRIVATE REALTY SALES.

Considerable variety marked the business of the week. There were purchases of property of practically every description by builders, operators and investors. There was a demand, not a remarkable one, but nevertheless a demand, for apartment houses, loft buildings, dwellings and building sites, and nearly every section of the city contributed in the form of one or more transactions. Buyers appeared from Ohio, Pennsylvania and Massachusetts. A number of the deals involved exchanges; there were important cash sales.

Of interest is the consummation of the recently announced deal, which means the passing of Wallack's Theatre; the next of the historic playhouses to fall before the advance of trade northward on Broadway. In the Bronx the sale of

three unimproved city blocks may foreshadow the opening of a large vacant area for improvement. There was considerable activity in the West Bronx.

No greater testimonial to the stability and fundamental soundness of well-located Manhattan real estate could possibly have been tendered than the recording of the \$1,200,000 building loan by the Metropolitan Life Insurance Company to cover the cost of the new building to be erected on the vacant plot at the northeast corner of Fifth avenue and 37th street, a week after the same company had agreed to finance for \$1,900,000 a new Madison Square mercantile building. The significance of the release of millions of dollars into new building operations from this source alone, should not be overlooked or regarded other than in a most encouraging light.

The total number of sales reported and not recorded in Manhattan this week was 26 as against 21 last week and 25 a year ago.

The number of sales south of 59th street was 13, as compared with 7 last week and 8 a year ago.

The sales north of 59th street aggregated 13, as compared with 14 last week and 17 a year ago.

The total number of conveyances in Manhattan was 182, as against 92 last week, 26 having stated considerations totaling \$3,024,200. Mortgages recorded this week number 106, involving \$4,264,538, as against 52 last week, totaling \$1,162,650.

From the Bronx 23 sales at private contract were recorded as against 20 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,525,037, compared with \$856,559 last week, making a total for the year of \$8,573,603. The figures for the corresponding week last year were \$525,175 and the total from January 1, 1914, to March 7, 1914, was \$7,879,287.

End of Wallack's Theatre.

The Gresham Realty Company, Bing & Bing, has concluded negotiations for the sale, to the Fabian Construction Company, Moses Crystal, president, of the plot 70 x 98.9, at 29-33 West 31st street, the easterly portion of the site now occupied by Wallack's Theatre, and occupied with part of the stage and the dressing rooms. It is reported that a twelve-story store and loft building is contemplated. In exchange, the buyer gave the twelve-story loft building 122-126 West 26th street, on plot 67 x 98.9. Bing & Bing acquire the theatre property in an exchange for a West Side apartment house. The present deal, with the proposed building operation, involves about \$1,000,000. The brokers were Heil & Stern.

Three Bronx Blocks Sold.

A syndicate consisting of the Alliance Realty Company, William H. Chesebrough and Daniel B. Freedman, has purchased from the trustees of Henry Maillard, of Paris, about ninety-five lots on Grand Boulevard and Concourse, McClellan street, Gerard and Walton avenues, and East 166th street, comprising practically three entire blocks between 165th and 167th streets. The property has been in the family of the seller since 1864. The tract is along the line of the proposed Jerome avenue subway and is in a district which has experienced considerable recent building activity.

"Chatsworth" in \$2,000,000 Trade.

John S. Melcher sold the twelve-story "Chatsworth" apartment house, in West 72d street, facing the plaza at the southerly entrance to Riverside Park, to the 59th Street Realty Company, Albert I. Sire, president, and William F. Donnelly, treasurer, which gave in part payment the twelve-story mercantile building, 153-159 West 27th street, on plot 100 x 100, now rented at \$50,000 per annum. The brokers were John H. Berry & Co., and De Selding Brothers; they have also negotiated a net lease of the 27th street building for ten years. The considerations involved, including the lease, aggregate about \$2,000,000. Titles passed to the new owners on Monday.

Lower Fifth Avenue Sale.

A new corporation, the Merchants' Central Building Company, capitalized at \$250,000, and with a directorate of Eugene E. Adams, James A. Corcoran and John A. Clarke, has acquired from the 400 West 51st Street Company, 141-147 Fifth avenue, two eleven and twelve-story mercantile buildings, on plot 94 x 90, at the southeast corner of 21st street. The sellers acquired the property about a year ago in an exchange with the McCready estate and have held it at \$1,000,000.

New Owners for "El Dorado."

Marking the fourth conveyance in two years, title to the eight-story apartment house, "El Dorado," on Central Park West, from 90th to 91st streets, passed this week from the Secured Holding Company to the El Dorado Holding Company, said to represent Pennsylvania capital. The property was transferred subject to a mortgage of \$910,000. Max Raymond holds the building under lease for five years at an annual rental of about \$51,000.

Banker to Build Home.

Harris Fahnestock, of the banking firm of Fahnestock & Company, has bought from the United States Trust Company, trustees of the Costello estate, 13-15 East 66th street, two four-story dwellings, on plot 41 x 105. Plans are being prepared by Frank V. Hoppin for a new residence to be occupied by Mr. Fahnestock. The property is assessed at \$167,000.

Loft Building for Westerners.

The Cleveland Holding Company, Maurice M. Robinson, president, said to represent a syndicate of Cleveland, Ohio, investors, bought from Frederick Brown the twelve-story loft building, 40-42 West 27th street, on plot 45.9 x 100. In part payment, the seller took a tract of 6,000 lots known as the Shanmont estate, adjoining Belle Terre, Long Island. The deal involved about \$500,000.

Builder Sells Loft Building.

The George Backer Construction Company has sold the new twelve-story mercantile building, 31-37 East 31st street, on plot 85.8 x 98.9. It is tenanted by manufacturers of women's wearing apparel. The transaction is reported to be a cash deal involving about \$700,000.

Buying on Jerome Avenue.

William H. Chesebrough purchased from the estate of William F. Havemeyer its interest in the property of the Jerome Barnard Associates, consisting of twenty-seven unimproved lots facing St. James Park, with frontages on Jerome avenue of 268 feet north of 192d street and 386 feet south of that street.

Three-States Exchange.

Nathan Greene, of Massachusetts, has purchased from the Rossmore Holding Company, "Watts Court," a seven-story elevator apartment house, at 161-169 West 140th street, on plot 126 x 99.11. In part payment he gave the Breezy Point Hotel, in Woodville, New Hampshire, and a summer home at Hancock Point, Maine.

Builders in Bronx Trade.

William Goldstone sold the block front on the west side of Leggett avenue, between Beck and Fox streets, 250 x 110, to Silverberg and Shiran, builders, who gave in exchange, the two five-story apartment houses at the southeast corner of Tinton avenue and 150th street, on plot 75 x 100, recently built by them.

Manhattan—South of 59th St.

BARROW ST.—John Wattenberg bought from the estate of Josephine A. Habirshaw the 3-story dwelling 51 Barrow st.

COLUMBIA ST.—Moses Bard resold to the Congregation Agudas Chawerim Anshe Marmoros, 65 Columbia st, a 3-story hall, on plot 25x100.

MERCER ST.—John R. Davidson sold for the 190th St. Holding Co. the 6-story loft building, 237 Mercer st, on lot 25x100. The buyer gave in part payment a residence at Long Branch, N. J.

25TH ST.—D. H. Jackson Co. bought from the Katherine E. Fitzpatrick estate, the 4-story dwelling, 242 West 25th st, on lot 15x80. The brokers were William A. White & Sons.

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29TH ST.—O'Reilly & Dahn sold for the
Lawyers Mortgage Co. to Helen Norris 319-321
East 29th st, a 5-sty tenement on plot 35x98.9.42D ST.—The estate of Margaret M. Lynch
has sold the 5-sty tenement, 350 East 42d st, on
plot 28x98.9.52D ST.—Estate of Helene Gillman sold 535
West 52d st, a 5-sty tenement, on plot 26x100.3,
through Harris & Vaughan, Inc.56TH ST.—Seamen's Bank for Savings is re-
ported to have sold 50 West 56th st, a 4-sty
dwelling on lot 20x100, acquired last November
at foreclosure for \$59,000.**Manhattan—North of 59th St.**ARDEN ST.—Martin H. Cohen has resold the
5-sty apartment house 15 Arden st, on plot 27x
100. Bronx property is said to have been given
in exchange.76TH ST.—Pease & Elliman sold for Mrs.
William F. Seamans, the 4-sty dwelling, 11 West
76th st, on lot 25x100, held at \$60,000.103D ST.—Ennis & Sinnott bought through
John R. Davidson, from the Service Realty
Co., 153 West 103d st, a 5-sty apartment house
on plot 31.3x101.111TH ST.—J. Romaine Brown Co. sold for
the Franklin Savings Bank, to Harris & Maur-
ice Mandelbaum, the 3-sty dwelling 86 East
111th st, on lot 16x100.11.118TH ST.—Jacob Loewenthal sold 71 East
118th st, a 5-sty flat, on lot 25x100.11.140TH ST.—Earle C. Bacon sold through
Thomas & Son the 3-sty dwelling, 457 West
140th st, on lot 18x100.143D ST.—Gustav J. Haase sold 151-153 West
143d st, a 5-sty tenement on plot 37.6x99.11.
The buyer gave in exchange 2132 Prospect
av, a 5-sty apartment house on plot 50x150.158TH ST.—L. J. Phillips & Co. have sold for
Mrs. Mabel G. Krieger her property on plot
50x100, 622 and 624 West 158th st, improved
with a frame and brick dwelling.PARK AV.—George H. Chivvis & Co. sold for
Catherine E. McMorow 1608-1612 Park av, a
5-sty flat, on plot 27x100, at the southwest
corner of 115th st, held at \$50,000.WEST END AV.—Henry G. Vogel sold to
Franklin Pettit, the 3-sty dwelling, 329 West
End av, on lot 20x75. Mr. Pettit resold it to
the Charmion Construction Co., Henry Mayer,
president. The brokers were Slawson & Hobbs
and Leroy & Coventry. With this purchase the
buyer, which, last month, acquired from Frank-
lin Pettit seven adjoining dwellings, comprising
the northwest corner of West End av and 75th
st, now controls a plot fronting 105 on the ave-
nue and 142 in the street, which will be im-
proved with an apartment house.4TH AV.—The estate of Valentine Euler has
sold the old 4-sty building 83 4th av, on lot 24x
72.2x irreg. It is the first sale since 1863.**Bronx.**FOX ST.—Gussie Friedman has contracted to
buy from Checchina Carucci the two 5-sty
apartment houses 651-655 Fox st.FREEMAN ST.—Cahn & Pittman sold to a
client of Hatch & Clute, the 1-sty taxpayer, 950
Freeman st, on lot 25x95.FREEMAN ST.—Louis E. Kleban sold the
new 5-sty apartment house, 55x100, in the
north side of Freeman st 70 ft east of Stebbins
av. The structure is one of two houses re-
cently erected by the seller at the northeast
corner of Stebbins av and Freeman st.BAINBRIDGE AV.—Richard Dickson has sold
for the Value Realty Co. to Lawrence Davies
and Daniel Freedman the northwest corner of
Bainbridge av and 194th st, on plot 34.57x104x
irreg., a new 1-sty building recently completed
by the seller.BARRY ST.—Factory Sites Co. sold the plot
105x100 in Barry st, between Longwood and
Leggett avs. The buyer is said to be a baker,
who will build.KELLY ST.—Kurz & Uren, Inc., and D.
Thomas Costar sold for the J. W. R. Realty
Co. 878 and 882 Kelly st, two 5-sty apartment
houses, each on plot 38x100.BEAUMONT AV.—Paul A. McGoldrick has
purchased from David Stern the 4-sty flat, 2304
Beaumont av, on plot 37.6x100.BELMONT AV.—Ruland & Whiting Co. sold
for H. C. Mathews and others to a client of
Philip J. Dunn the vacant plot 101.40x41.01x
irreg. on the east side of Belmont av, 89.13 ft.
north of 179th st.BRYANT AV.—Joseph Reiss is reported to
have sold the 5-sty tenement 2014 Bryant av,
on plot 46x99.6.CRESTON AV.—Richard H. Scobie sold for
Edward Costello the plot 100x58 at the south-
west corner of Creston av and Field pl to A.
Hamilton & Son, builders.CROTONA PARK SOUTH.—Elwood M. Town-
send & Co. sold for Barney B. Bennett the 3-sty
store and apartment building 1426 Crotona
Park South.GRAND BOULEVARD & CONCOURSE.—
Richard H. Scobie sold for James T. Murray
the plot 50x80 ft. on the west side of Grand
Boulevard and Concourse, about 230 ft. north
of 184th st. This property has been in the Mur-
ray family for more than fifty years.GRAND BOULEVARD & CONCOURSE.—
Richard H. Scobie has sold for Gottlieb Schul-
theis the southwest corner of Grand Boulevard
& Concourse and 184th st. This property has
been in the Schultheis family for the last
twenty-five years.MAPES AV.—William J. Diamond bought
from Benjamin Polack the plot 66x145 on the
east side of Mapes av, 125 ft. south of 180th st.SOUTHERN BOULEVARD.—Pollack & O'Neill
have sold the 5-sty apartment house at the
northwest corner of Southern Boulevard and
183d st, on plot 35x177, facing Bronx Park.WEST FORDHAM RD.—The Mt. Eden Realty
Corporation, W. R. Osborn, president, bought
from W. S. Patton 16 West Fordham rd, a 3-
sty building, 25x100, irregular, adjoining the
corner of Davidson av, purchased by this cor-
poration about a year ago. By acquiring this
lot, they now have a plot fronting 50 ft on
Fordham rd, and 146 ft on Davidson av. B.
H. Weisker was the broker.WALTON AV.—D. Sylvan Crakow has sold
2155 Walton av, a 3-sty dwelling, on lot 19x80.WALTON AV.—George W. McAdam bought
through E. Osborne Smith from Sylvan Leh-
maier the plot 43x95 at the southwest corner
of Walton av and 183d st.**Brooklyn.**HARMAN ST.—James M. Hawley sold for the
estate of Sophia Hagermeyer the dwelling 480
Harman st to Sophia Ankner.STERLING PL.—Bulkeley & Horton Co. sold
for Mrs. C. A. Hoffmire to James A. Henry the
3-sty apartment house 635 Sterling pl. The
same firm has been appointed agent for the
property.UNION ST, ETC.—Realty Associates sold the
following dwellings: 1178 Union st to Edward
E. Albee; 37 Sterling st to Joseph Tibball; 39
Sterling st to George E. Lucas, Jr., and 47
Sterling st to Albert Casan.4TH ST.—Charles E. Rickerson sold for Otto
E. Reimer the 3-sty dwelling 536 4th st.EAST 15TH ST, ETC.—Elwood M. Townsend
& Co. report the sale of nine 1-fam. houses
in East 15th st and Neck rd for the Vanadian
Building Co.; also the triangular block bounded
by East 15th st, West st and 37th st for Thad-
deus G. Helm; and a 2-family house in the
north side of Union st, west of Troy av, for
the K. & L. Construction Co.58TH ST.—B. J. Sforza sold for Gustav Lind
the 2-family dwelling 1066 58th st, on lot 20x
100.BEDFORD AV.—Pepe & Bros. sold for H.
Hageman 444 Bedford av, a 4-sty building, on
lot 25x75, to Alice Loughran.WOODRUFF AV.—C. B. Gwathmey and the
M. M. Hayward Co. sold for the McNeil es-
tate the old mansion and large plot with a
frontage of 238 ft. on Woodruff av, 204 ft. in
St. Paul's pl, and 209 ft. on Parkside av. In
part payment the buyers gave the two 16-fam.
apartment houses just being completed by them
on the east side of Argyle rd, between Caton
and Church avs, having a frontage of 106 ft.6TH AV.—Tutino & Cerny sold for William L.
Condy the 2-sty house 5414 6th av.**Richmond.**PORT RICHMOND.—J. Sterling Drake has
sold for Elizabeth A. Lefevre to Thaddeus and
Carrie Kosowiski the old homestead in John st,
on plot 50x100. The property has been in the
family of the seller since 1869.**Queens.**JAMAICA JUNCTION.—Rockaway Construc-
tion Co. bought 100 lots on Farmers, Mills and
Murray avs, part of the Murray Farm, at Ja-
maica Junction, near New York av. It is said
the property will be improved with dwellings.RIDGEWOOD.—The Borough Development
Co. property on Wyckoff av, between Halsey
and Hancock sts, extending through to the pri-
vate right of way of the Long Island Railroad,
has been sold to the Utica Av. Realty Co. for
about \$100,000. It comprises about forty-three
lots.ROSEDALE.—New York Suburban Land Co.
sold a plot 80x100 on Park av to E. C. Cross.**Nearby Cities.**JERSEY CITY, N. J.—Central Storage &
Realty Co. bought from the Marconi Wireless
Telegraph Co. eighteen lots having a frontage
of 354 ft. in Kenneth st, 232 ft. in Warwick st
and 200 ft. in Florence st.NEWARK, N. J.—Louis Schlesinger, Inc., sold
for John C. Smith the 3-sty dwelling 378 High
st to William J. Knowles; also for Terence M.
Mears to Nicholas Casole and Salvatore Lillofa
the vacant plot, 50x100, 141 Park av. The
broker reports the buyers will improve with a
4-sty apartment house.**Rural and Suburban.**BEDFORD, N. Y.—Seaman Lowerre & Co.
have sold for F. S. Male his farm, consisting of
75 acres, to Miss Mary C. Knowles. The prop-
erty was held at \$45,000.BELMAR, N. J.—S. L. Pakas has sold to the
Land and Loan Co. of Red Bank, N. J., a tract
of nineteen lots, located on North boulevard
and Snyder av.GARWOOD, N. J.—New York Suburban Land
Co. sold 60x100 and 40x100 on Hazel av to M.
J. Moore and 50x100 on Spruce av to J. J. Hol-
loran.GREAT NECK, L. I.—Mrs. Oliver H. B. Bel-
mont has purchased the O'Rourke property of
about eighteen acres, adjoining the house of
John F. O'Rourke. The property acquired by
Mrs. Belmont contains the famous Briar Knoll,
which is the highest point, except Harbor Hill,
on the north shore of Long Island.GREAT NECK, L. I.—L'Ecluse, Washburn &
Co. leased for the season David Provost's estate,
"Anoatok," to Charles Strauss, chairman of the
Aqueduct Commission.LARCHMONT, N. J.—Mrs. Jackson Gouraud
has sold to Rudolph J. Schaefer her 12-acre
estate, "La Hacienda," on Beach, Helena and
Oak Bluff avs, held at \$250,000. In part pay-
ment the buyer gave a 2-acre estate on Pryor la
and Premium Mill Pond, held at \$100,000.MORRISTOWN, N. J.—George H. Quennard
bought from the estate of Charles Y. Swan the
13-acre estate on Egbert Hill.

LEASES.

New Development in a Deal.

The southerly portion of the Frederick W. Vanderbilt property at the southeast corner of Fifth avenue and 40th street, fronting 30 feet on the avenue, and part of the site recently leased to Arnold, Constable & Company, has been sub-leased to a retail concern, at a reported rental of \$40,000 per annum. The Arnold, Constable & Company building will be six stories high and cover 92.10 feet on Fifth avenue. On the plot just leased adjoining the Union League Club, will be erected a two-story building for the new tenant whose identity has not yet been made known. The brokers were Douglas L. Elliman & Company.

Yorkville Public Market.

In addition to three buildings, 1353, 1355 and 1357 Third avenue, previously reported as having been leased for public market purposes, Schindler & Liebler also report the leasing for the respective owners of the adjoining building, 1351 Third avenue, and part of 201 East 77th street, all of which, after extensive alterations, will be opened up as the Yorkville Public Market. Schindler & Liebler also report a brisk demand for stands in the market.

Enlarges Building Site.

August Heckscher leased from George D. Sherman the building 307 Madison avenue for twenty-one years with renewal privileges. The property adjoins Mr. Heckscher's holdings on Madison avenue and 42d street, giving him a total frontage of 75 feet on the avenue. He recently filed plans for a twenty-story building on this plot. The brokers were Clark T. Chambers, Heckscher & De Saulles and Frank D. Veiller.

Tobacco Firm on Fifth Avenue.

Philip Morris & Company, Ltd., tobacco manufacturers, for many years on West Broadway, at Broome street, have leased the seven-story building, 72 Fifth avenue, formerly occupied by D. Appleton & Company, publishers. The brokers were the Douglas Robinson, Charles S. Brown Company and W. J. Schoonmaker.

Stern Brothers' Warehouse.

J. Arthur Fischer has concluded the lease for Ferguson Brothers to Stern Brothers, of the six-story building and the adjoining two-story structure on plot 100 x 100 at 429-435 West 31st street, containing about 70,000 square feet, at \$12,000 per annum. Stern Brothers will use the premises for a warehouse.

New Harlem Market.

The United Public Market is reported to have leased from I. Wit the three-story building at the northeast corner of Third avenue and 121st street, on plot 75x67, for ten years, at an aggregate rental of about \$200,000.

New "Thompson" Restaurant.

The John R. Thompson Company, which operates a number of restaurants in New York City, has leased from Edward Berger, the property 747 Sixth avenue, for sixteen years, at an aggregate rental of about \$160,000.

Manhattan.

LEON S. ALTMAYER leased for Sandford & Green the store in 238 East 86th st for a restaurant.

ROBERT F. BONSALE and Stephen S. Johnson leased for the A. T. Del A. Mare Printing and Publishing Co. the 9th and one-half of the 8th floors in the Underhill Building, 436-448 West 37th st. The lessee has been for twenty years at 2 Duane st.

GEORGE BOCKHAUS CO. leased for the James Everard Brewery to Charles Foges the property 23-25 East 134th st.

GUSTAV BRITT leased 263 West 11th st, a 3-sty dwelling, for Mrs. C. M. Benson to Sonvein Monnett; also 251 West 11th st, a 3-sty dwelling, for George Jeremiah to Mrs. Martha Gross.

CARSTEIN & LINNEKIN, INC., leased space at 229 4th av to Henry Seagull; at 874 Broadway offices to D. Robert Sturatt, Charles McLaughlin and N. G. Cohen; space at 1161 Broadway to Joseph Lipman; part of the 6th loft at 30-32 West 16th st to Adolph Rouden; and in conjunction with M. & L. Hess the 1st loft at 21 West 39th st to Samuel Kahn.

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WANTED—A Solicitor, by a General Contractor specializing in alterations and repairs to buildings, preferably a young man acquainted in the Real Estate line, and with a slight knowledge of the building business. Apply Box 516, Record and Guide.

REAL ESTATE broker and apartment house manager, age 26, eight years with present firm, district of Fifth Ave., desires change; best credentials. Box 512, Record and Guide.

RENTING or general real estate position desired by young man, 30, thoroughly experienced in all branches of the business; salary or salary and commission. Box 498, Record and Guide.

YOUNG man familiar with the real estate business wanted to specialize in renting; downtown firm; exceptional opportunity. Box 520, Record and Guide.

ACCOUNTANT, competent and reliable, offers part of his time to estates, trustees and individuals at moderate rates. J. W. ENGLISH, 65 South Oxford st, Brooklyn.

American Real Estate Company

Founded 1888

Owner of
Harriman National Bank Building, 44th St. and Fifth Ave.
Stockton Building, 5-9 E. 31st St.
Arenas Building, 39-41 W. 31st St.
Hendrik Hudson Apartments, Broadway, 110th Street, Riverside Drive.

Developer of A-R-E-CO districts, The Bronx, and Park Hill, Yonkers.

On these types of properties are based its 6% Bonds, offered to investors in Coupon form for direct investment, and in Accumulative form purchasable by installments.

Correspondence invited.

American Real Estate Company

Capital and Surplus, \$3,247,789.13

527 Fifth Avenue, New York

To Real Estate Men

A real estate corporation of the highest standing, making a specialty of the management of business and apartment house properties, desires to enlarge its business and seeks to open negotiations with one or more real estate concerns having established business.

They are in a position to acquire the entire business by purchase outright, or by making arrangement whereby the present owners may be associated with their organization on satisfactory terms.

Correspondence invited, which will be held in the strictest confidence.

Address Box 541, General Post Office, New York City.

CARSTEIN & LINNEKIN, INC., leased part of the 5th floor at 874 Broadway to M. Suskind & Co.; the 2d loft at 21 West 39th st to Landauer & Perl, Inc., of 28 West 34th st; additional space at 450 4th av to the New Era Mfg. Co.; offices at 320 5th av to Sidney Webster, U. S. Mfg. Distributing Co., Carleton Von Valkenberg, Jacob O. Lief, Kazuo Kawaguchi, of 147 West 23d st; King, Ogden, Covell & Day; and at 347 5th av to LaRose, Brassier Co., and in conjunction with Stephen H. Tyng & Co. to Joseph E. Baer, Inc. of 251 5th av.

CORN & CO. leased for the Interstate Haberdashery Co. the store and basement at 46 West 34th st; and for the 108 West 25th St. Const. Co. the 11th floor in 108-10 West 25th st to the K. & M. Cloak Co., of 237 Mercer st.

THE CROSS & BROWN CO. has leased the 8th floor at 136-46 W. 52nd st to William Berkowitz, Morris Schwartz & Nathan Schneers, the 6th floor at the southeast corner of Broadway and 57th st, to Colt-Stratton Co., of 1770 Broadway; space on 6th floor at 16-24 W. 61st st to Harry C. Beaver, and office at 396 Broadway to Aaron Potrich.

DOUGLAS L. ELLIMAN & CO. leased apartments in 929 Park av for the Park Union Holding Co. to Mrs. George F. Shady; and furnished in 103 East 86th st for Mrs. Lawrence Dilworth to John M. Perry; also for Mrs. Samuel Willets to Harley L. Stowell the 3-sty dwelling 13 West 11th st.

HORACE S. ELY & CO. leased for the Land Brokerage Co. the store at 507 Madison av to Frans Middlekoop, dealer in Holland delft tiles and Dutch antiques, who has been located at 19 East 16th st for twenty-six years.

J. ARTHUR FISCHER leased for Mary A. Early the store at 534 7th av to Fox & Davis, clothiers; also the store at 723 10th av to Adolf Kahn.

J. ARTHUR FISCHER leased for the Federal Estates Co., Samuel H. Stone, president, the 4-sty building 110 West 44th st to Peter Da Prata for ten years at an aggregate rental of about \$50,000, to be conducted as the "Old Maria" restaurant.

FOLSOM BROTHERS, INC., leased for William L. Clark, the store, basement and 2d floor in 31 West 26th st, to Joseph Mandl, for a restaurant.

M. FORMAN & CO. leased for Bing & Bing the 4th floor in 146 West 28th st to Bernard Herrman; for Henry Hellman space in 159 West 25th st to Morris & Friedner; for the Marmac Construction Co. in 30 West 24th st to the Victoria Undergarment Co., of 91 Mercer st; and subleased for Robinson's London Shop about 200 sq. ft. in the store at 27 West 42d st. The firm recently leased the entire store, comprising about 10,000 sq. ft.

M. M. HAYWARD & CO. leased for Alfred Dodman the dwelling 869 West End av for Alfred Dodman to Richard Williams, and for William Degener the dwelling 322 West 89th st to Mrs. Young.

HOUGHTON CO. leased for the Hennessey Realty Co., Joseph Polstein, president, the 4-sty dwelling 47 West 82d st to Margaret H. Darcy.

A. KANE & CO. rented for Jacob Leitner the 3-sty dwelling 266 West 130th st to Edith Wilcox and Anna Taylor.

SAMUEL H. MARTIN leased offices in the Simpson Building, Broadway, southeast corner of 67th st, to G. E. Rarig; and for Eliza J. Arkenburgh, the store and basement in 1985 Broadway to the King Tire Co.

MOORE, SCHUTTE & CO. leased for Dr. T. J. Low, Jr., the 3-sty dwelling 531 West 141st st.

CHARLES F. NOYES CO. has leased the 2d floor of 30-38 Ferry st for the Charles A. Schieren Co. to A. Tepel, Inc., dealers in leather; also a loft at 30 Burling Slip for the Phelps-Stokes Estate to A. Epstein, and a floor at 116 Maiden la for the Jane Investment Co. to James C. Beach.

CHARLES F. NOYES CO. leased offices in 81 and 83 Fulton st to Edward T. Herbert and Nathan & Semerad; floor in 213 Pearl st for Cecelia Hermann to I-X-L Printing Co. of 20 Fulton st for 5 years; and offices in 102 and 104 Fulton st to Charles Michael; the 2d and 3d lofts in 20 Fulton st to R. Gangemi & Co., cigar manufacturers, of 192 Water st; store, basement and sub-cellar in 29 Beekman st for Potter & Ero., Inc., to M. M. Elish & Co. for 5 years; the store in 114 Fulton st for the One Hundred Fourteen and Sixteen Fulton St. Corporation to Thomas F. Tierney; the basement store in 124 Front st for Max Marx to Charles Davidson, of 114 Wall st; for F. & G. Pflomm on a temporary basis the store and basement in 86 Nassau st to Frank Migdalsky; the 6th floor in 594 and 596 Broadway for E. S. Willard & Co. to Konig & Stolz, of 412 Broadway and in conjunction with Alexander J. Roux for the Excelsior Estate Corporation the 1st loft in 133 to 139 Center st to Edward R. Ladew Co., of 82 Fulton st for 5 years.

O'CONNOR & ELLISON leased for the 42d St. & Madison Av. Co. the store in 306 Madison av to H. K. Brewer & Co. for a branch.

OGDEN & CLARKSON CORPORATION leased for the Ritz Realty Corporation the store, basement and 5th floor in 14 East 46th st; also the building 56 West 8th st to R. Geissler, Inc.; the buildings 125-127 5th av to William Sittenham, of 59 West 37th st; in 56 East 11th st the 4th loft to Rubin & Glantz and the 8th floor to Steinberg, Goldberg & Shulman; in 43 East 20th st a loft to the Alpha Neckwear Co., of 100 Grand st, and in conjunction with the Houghton Co. the dwelling 69 West 95th st to Mrs. Anna Reuss.

OGDEN & CLARKSON CORPORATION leased the building 66 Pearl st, also 342-346 Washington st, 209-213 Franklin st, 212-215 West st, and 50 Harrison st; also 315 Washington st to H. G. Miles & Co.; the store and basement at 104 Franklin st to John Hood Co., Ltd.; 2d loft at 104 Franklin st to E. Zolty and the store and basement at 106 Franklin st to George Wood Sons & Co.

A. Q. ORZA of the office of L. Porrino leased for the Gerbereaux Co. to Frank A. Perrotta the 6-sty apartment house 60-62 King st, on lot 21.8x100, for 5 years at an aggregate rental of about \$30,000.

PEASE & ELLIMAN leased for Mrs. Middleton, her apartment in 40 East 62d st to F. R. Wheeler; also renewed the lease of Mrs. Arthur T. Sullivan of the dwelling 30 east 52nd st for Henry F. Southard and others; and rented an apartment in 850 Park av to Mrs. Fordham Morris, for the 850 Park Av. Co., George F. Johnson, president.

PEASE & ELLIMAN rented an apartment in 929 Park av to Edward Mayer; in 294 West 92d st for the Sperry Realty Co. to Arthur D. Holmes, and for the Riverdale Realty Co. an apartment in the Riverdale, Riverside drive and 79th st, to R. G. Neidlinger.

PEASE & ELLIMAN leased for Potter Brothers an apartment in the "Montana," Park av and 52d st, to Mrs. James Campbell, of St. Louis; also for Bing & Bing an apartment in 955 Park av to Edward B. Boise.

L. J. PHILLIPS & CO. leased for Solomon Schinasi to the New York School of Music & Arts the 5-sty dwelling, 40.8x50, at the north corner of Central Park West and 95th st.

RICE & HILL have leased the store 58 Church st to Isaac Leichtag, tailor and the store 60 church st to V. Moorhali, fruiterer.

SHAW & CO. leased for the Hamilton Holding Co. the 3-sty dwelling 48 West 128th st to Dora A. Downing.

SHAW & CO. leased the parlor store, 1935 Madison av to the Operative Plasterers' Union, Local No. 60.

UNGER & WATSON, INC., leased for Solomon Kahn to Thomas Wells the 3-sty dwelling 335 East 51st st.

EDWARD C. H. VOGLER has leased for Cushman's Sons, Inc., to Rinaldi Bros., the corner loft at the northwest corner of 111th st and Broadway; also subleased for H. Schloss & Son, 442 Amsterdam av, store and basement, to Daniel Reeves, Inc.

SIDNEY L. WARSOWER leased for Charles Koch the first loft in 645 8th av to Cassini & Tomburi.

MARINUS WILLETT and W. H. Jipson leased to P. L. Barry and W. H. Raynor at an annual rental of about \$17,000 a year, the second floor and part of the ground floor in 1926 Broadway. The tenants will continue the garage business of Willett & Jipson, known as the Lincoln Square Garage.

Brooklyn.

BUSH TERMINAL CO. leased in its manufacturing buildings space to E. W. Bliss & Co., Rubin Brothers, Latham Litho & Printing Co., All Package Grocery Stores Co., Julius W. Westphal, Acme Die Casting Co., Garland Mfg. Co., of 476 Broadway, American Textile Co., of 346 Broadway, Boulevard Machine Co., of 437 Southern Boulevard, and the Vant Wood Rubber Co. also leased additional space to American Tobacco Co., National Peroxide Co., James H. Callander and A. Lessberger & Co.

REALTY ASSOCIATES leased the 1st floor at 151 Remsen st to Andrew J. Corsa & Son for 5 years.

Queens.

LEWIS H. MAY CO. Rockaway Park Office, Inc., has leased at Belle Harbor, L. I., for Miss M. Baum cottage on Orienta av to Joseph R. Oppenheimer, and for A. E. George cottage on S. Montauk av to Ernest Wagner.

LEWIS H. MAY CO. leased for A. Gussow the Ostend Hotel, at Ostend, Far Rockaway, L. I., fronting on the ocean, to the Ostend Hotel Co.

Suburban.

EASTERN MILL & MATERIAL CO., Robert E. Farley, president, leased to the Auto-Aero Supply Co. its property at the corner of Martine av and Bank st, White Plains.

CHARLES FIELD GRIFFEN & CO. leased for the Birchmere Estates their property, "Marlton Hall," at Orienta Point, Mamaroneck; also for H. Ollesheimer his place, "Isalina Court," at Tarrytown.

FISH & MARVIN rented to S. W. Peck the Towle Homestead at Brevoort Farm, Rye, N. Y., with ten acres of land; also the 8-acre estate of Herbert Lakin in the Heathcote tract at Scarsdale to Dr. Richard Lewisohn and for the James Jones Estate its property at Greenburgh to Bern Budd.

BRYAN L. KENNELLY leased for Mrs. Eugenia Le Cordia Toussaint her estate at Purchase, N. Y., to Carl H. Randebrock. It comprises twenty-five acres, with a dwelling and outbuildings.

WESTCHESTER LAND EXCHANGE leased for O. L. Wood his residence at 107 Fisher av, in the Ridgeview development of the Scarsdale Estates to Lester Milius; the Scarsdale Estates rented the former Johnston property on Central av, Scarsdale, to Dr. John J. Kimpel and a residence in Gilmore court to W. D. Welsh.

E. S. WILLARD & CO. rented for William C. Adams his estate at Glen Cove, L. I., to Charles E. F. McCann.

OBITUARY

HENRY R. BRAKMAN, an insurance agent, died in St. Catherine's Hospital, Brooklyn, following an operation for appendicitis. He was forty-five years old and lived at 703 Rogers av, Brooklyn.

CHAUNCEY MARSHALL, president of the Brighton Beach Development Co. and the Manhattan Beach Development Co., died at his home, 405 Park av, aged sixty. He was a graduate of Yale in 1877 and a prominent clubman.

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 resumé from January 1 to date.

MANHATTAN

Conveyances.

	1915	1914
Feb. 26 to Mar. 4	Feb. 27 Mar. 5	
Total No.....	182	144
Assessed value.....	\$12,277,000	\$7,548,000
No. with consideration..	26	18
Consideration.....	\$3,024,200	\$540,050
Assessed value.....	\$1,773,500	\$522,750

Jan. 1 to Mar. 4 Jan. 1 to Mar. 5

Total No.....	1,198	1,310
Assessed value.....	\$68,548,810	\$77,569,613
No. with consideration..	156	137
Consideration.....	\$8,569,625	\$5,519,914
Assessed value.....	\$8,583,050	\$5,884,017

Mortgages.

	1915	1914
Feb. 26 to Mar. 4	Feb. 27 to Mar. 5	
Total No.....	106	87
Amount.....	\$4,264,538	\$1,270,463
To Banks & Ins. Cos....	23	17
Amount.....	\$2,179,787	\$432,000
No. at 6%.....	35	36
Amount.....	\$354,088	\$326,140
No. at 5½%.....	6	3
Amount.....	\$1,609,800	\$18,000
No. at 5%.....	30	22
Amount.....	\$1,595,250	\$484,750
No. at 4½%.....	1	3
Amount.....	\$20,000	\$185,000
No. at 4%.....
Amount.....
Unusual rates.....	2	8
Amount.....	\$21,500	\$43,323
Interest not given.....	32	15
Amount.....	\$663,900	\$213,250

Jan. 1 to Mar. 4 Jan. 1 to Mar. 5

Total No.....	689	782
Amount.....	\$16,718,935	\$24,142,019
To Banks & Ins. Cos....	118	178
Amount.....	\$6,939,082	\$15,328,700

Mortgage Extensions.

	1915	1914
Feb. 26 to Mar. 4	Feb. 27 to Mar. 5	
Total No.....	44	31
Amount.....	\$1,671,000	\$1,897,650
To Banks & Ins. Cos....	15	13
Amount.....	\$1,061,000	\$870,500

Jan. 1 to Mar. 4 Jan. 1 to Mar. 5

Total No.....	320	380
Amount.....	\$12,261,943	\$15,799,185
To Banks & Ins. Cos....	103	94
Amount.....	\$6,652,000	\$8,220,450

Building Permits.

	1915	1914
Feb. 27 to Mar. 5	Feb. 28 to Mar. 6	
New buildings.....	7	15
Cost.....	\$657,600	\$1,516,775
Alterations.....	\$103,200	\$215,300
Jan. 1 to Mar. 5	Jan. 1 to Mar. 6	
New buildings.....	71	81
Cost.....	\$12,771,600	\$6,556,490
Alterations.....	\$1,264,896	\$2,101,471

BROOKLYN.

Conveyances.

	1915	1914
Feb. 26 to Mar. 4	Feb. 27 to Mar. 5	
Total No.....	156	119
No. with consideration..	15	26
Consideration.....	\$156,900	\$260,743

Jan. 1 to Mar. 4 Jan. 1 to Mar. 5

Total No.....	1,003	999
No. with consideration..	101	125
Consideration.....	\$1,057,991	\$1,255,011

Mortgages.

	1915	1914
Feb. 26 to Mar. 4	Feb. 27 to Mar. 5	
Total No.....	75	60
Amount.....	\$810,051	\$667,804
To Banks & Ins. Cos....	8	6
Amount.....	\$134,000	\$139,500
No. at 6%.....	34	28
Amount.....	\$378,140	\$135,075
No. at 5½%.....	8	10
Amount.....	\$56,500	\$276,700
No. at 5%.....	6	9
Amount.....	\$31,300	\$138,200
Unusual rates.....	2	2
Amount.....	\$8,123	\$2,029
Interest not given.....	25	11
Amount.....	\$335,988	\$115,800

Jan. 1 to Mar. 4 Jan. 1 to Mar. 5

Total No.....	514	624
Amount.....	\$3,741,691	\$5,192,714
To Banks & Ins. Cos....	27	86
Amount.....	\$423,750	\$1,605,801

Mortgage Extensions

	1915	1914
Feb. 26 to Mar. 4	Feb. 27 to Mar. 5	
Total No.....	24	11
Amount.....	\$463,480	\$195,500
To Banks & Ins. Cos....	4	1
Amount.....	\$94,500	\$18,000

Jan. 1 to Mar. 4 Jan. 1 to Mar. 5

Total No.....	150	157
Amount.....	\$2,595,655	\$2,624,800
To Banks & Ins. Cos....	31	24
Amount.....	\$565,450	\$659,000

Building Permits

	1915	1914
Feb. 26 to Mar. 4	Feb. 27 to Mar. 5	
New buildings.....	21	9
Cost.....	\$567,250	\$325,200
Alterations.....	\$23,750	\$8,430
Jan. 1 to Mar. 4	Jan. 1 to Mar. 5	
New buildings.....	157	115
Cost.....	\$5,031,200	\$2,698,230
Alterations.....	\$136,685	\$141,660

BROOKLYN.

Conveyances.

	1915	1914
Feb. 25 to Mar. 3	Feb. 26 to Mar. 4	
Total No.....	531	462
No. with consideration..	48	43
Consideration.....	\$319,396	\$326,820
Jan. 1 to Mar. 3	Jan. 1 to Mar. 4	
Total No.....	3,414	4,020
No. with consideration..	365	430
Consideration.....	\$1,800,493	\$3,840,353

Mortgages.

	1915	1914
Feb. 25 to Mar. 5	Feb. 26 to Mar. 4	
Total No.....	363	301
Amount.....	\$1,246,510	\$1,126,758
To Banks & Ins. Cos....	55	64
Amount.....	\$285,000	\$382,200
No. at 6%.....	208	169
Amount.....	\$578,053	\$406,285
No. at 5½%.....	86	52
Amount.....	\$386,550	\$253,658
No. at 5%.....	34	64
Amount.....	\$171,100	\$385,750
Unusual rates.....	2
Amount.....	\$3,000
Interest not given.....	33	16
Amount.....	\$107,807	\$81,065

Jan. 1 to Mar. 5 Jan. 1 to Mar. 4

Total No.....	2,522	2,762
Amount.....	\$8,626,748	\$10,331,265
To Banks & Ins. Cos....	347	527
Amount.....	\$2,068,091	\$3,425,150

Building Permits.

	1915	1914
Feb. 26 to Mar. 4	Feb. 27 to Mar. 5	
New buildings.....	176	36
Cost.....	\$1,095,775	\$602,525
Alterations.....	\$117,250	\$54,375
Jan. 1 to Mar. 4	Jan. 1 to Mar. 5	
New buildings.....	681	635
Cost.....	\$4,944,585	\$6,894,075
Alterations.....	\$672,952	\$422,344

QUEENS.

Building Permits.

	1915	1914
Feb. 26 to Mar. 4	Feb. 27 to Mar. 5	
New buildings.....	96	63
Cost.....	\$284,970	\$250,925
Alterations.....	\$23,475	\$20,890
Jan. 1 to Mar. 4	Jan. 1 to Mar. 5	
New buildings.....	580	471
Cost.....	\$1,806,946	\$1,789,062
Alterations.....	\$136,670	\$174,645

RICHMOND.

Building Permits.

	1915	1914
Feb. 26 to Mar. 4	Feb. 27 to Mar. 5	
New buildings.....	12	3
Cost.....	\$14,865	\$14,700
Alterations.....	\$3,395	\$20,000
Jan. 1 to Mar. 4	Jan. 1 to Mar. 5	
New Buildings.....	77	91
Cost.....	\$273,130	\$155,440
Alterations.....	\$14,085	\$35,245

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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:

SAMUEL CAMPBELL.—443 West 162d st, Block 2110, Lot 50, 3-sty dwg, 19.6x112.6, \$15,000.

SAMUEL HENRY COHEN.—16 West 31st st, Block 832, lot 55, 4-sty dw, 25x98.9, \$95,000; 121 Attorney st, Block 349, lot 66, 5-sty ten, 25x100, \$30,000.

MARION W. CUTTING.—538 10th av, Block 1050, Lot 1, 4-sty ten, 29.5x40xirreg, and 461-467 West 40th st, Block 1050, Lot 1½, 4-sty loft, 100x90.3, \$50,000; 463 West 42d st, Block 1052, Lot 6½, 4-sty ten, 20x100, \$18,000; 433-435 West 42d st, Block 1052, Lot 15, 4-sty front and rear loft, 50x100.0, \$50,000; 95 Chambers st, through to 77 Reade st, 5-sty business bldg, 77.3 in Chambers st and 24.4 in Reade st, with depth of 150.3, \$145,000.

FRANK FARRELL.—Decedent owned 21-year lease from May 1, 1906, on 525-527 West 28th st, Block 700, lots 18-19, a 4-sty ten and a 2-sty ten with 2-sty stable in rear, 50x98.9. At his death, there was an unexpired term of 11 years and 9½ months and this interest was valued at \$3,355.

FRANCES F. HART.—332 East 57th st, Block 1349, Lot 39, 3-sty dwg, 25x64.8, \$12,000.

HENRY H. HERRMAN.—3421 Broadway, Block 2087, Lot 93, 6-sty apt, 99.11x75, \$205,000.

ROSALIE W. HORNER.—894 West End av, Block 1875, Lot 63, 3-sty dwg, 20x67, \$23,500.

JAMES NEALIS.—121-123 8th av, Block 735, lot 45, 3-sty bldg, 36.4x100x irreg, \$30,000; 231 East 5th st, 4-sty front and rear ten, 25x97, \$29,000; 233 East 5th st, 5-sty ten, 25x97, \$32,000.

REAL ESTATE NOTES.

A. FRANK SHAW has been appointed receiver for 2193 7th av.

DUFF & CONGER have been appointed agents for 120-122 East 85th st and 1911 2d av.

RICE & HILL have been appointed agents for 88 Broad st and 17 Stone st.

RICHARD H. SCOBIE has placed a first mortgage of \$10,000 at 5 per cent. on 130 East 38th st.

COLONIAL PARK LAND CO. has moved its offices from 80 Maiden la, Manhattan, to 941 Intervale av, Bronx.

NEW YORK TITLE INSURANCE CO. made a loan of \$100,000 to the Rocky Mountain Club on 114-16-18 West 44th st.

S. L. RICHTMYER is now connected with the office of Henry Brady, in charge of the appraisal department.

EDLIN REALTY CO., Edwin C. Gibbs and Jacob Karlin, has opened offices at 938 East 163d st for the transaction of a general real estate and insurance business.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for 640 Park av, title of which passed on Feb. 26 from the Fullerton Weaver Realty Co. to the Shafpa Realty Corporation.

JOHN A. STEINMETZ was the broker in the recently recorded sale of the plot 67x147 on the west side of Southern Boulevard, 100 ft. north of 181st st for C. Gomprecht to Charles A. Schrag and Henry Boschen.

CHARLES F. NOYES CO. has arranged a five-year extension of the mortgage 72-76 Walker st, corner of Cortlandt alley, for \$100,000 at 4 per cent. The same firm also obtained a replacement of the \$90,000 mortgage on 597 Broadway at 5 per cent. interest.

RICHARD H. SCOBIE was the broker in the recently recorded sale of the plot 50x100 on the south side of Tremont av, 50 ft. west of Southern Boulevard for Annie Matthies and Jerome Eisner to the Wicklow Building Co. He also negotiated the sale of the 2-fam. house 736 Kelly st for Joseph Kelly to the P. J. Building Co.

WILLIAMSON & BRYAN were the brokers in the recently recorded sale for the P. J. Dwyer Building Co. to Angela G. V. Ulrich, of the two 5-sty 50-ft. front apartments, including 19-ft. front 1-sty taxpayer, on the west side of Southern Boulevard, commencing 57 ft. north of 176th st. The owner has been holding the property at \$150,000. The brokers report that it was a cash deal.

MURRAY HILL INVESTING CO. took title on Monday, from Catherine T. Moulton and others, executors of Mary Lewis, to the plot 74.1x125 at the northwest corner of 5th av and 37th st for a stated consideration of \$1,800,000, subject to a mortgage of \$1,000,000. There were also recorded a \$1,200,000 loan made by the Metropolitan Life Insurance Co. to cover the cost of the contemplated structure, and a \$300,000 mortgage to the Lawyers Title Insurance & Trust Co.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Properties of the Yung estate, thirteen tenement houses, brought a total of \$355,700 at auction on Wednesday in

the partition sale conducted by Joseph P. Day. All but one parcel went to parties in interest. Stephen J. Duffy, an outsider, paid \$50,050 for the north-east corner of West End avenue and 68th street. On the previous day, five holdings of the Nicholas Schultz estate brought \$158,000. A large number of operators were present on both days and figured in the bidding. Leonard Weill bought the dwelling, 243 East 19th street, for \$10,250.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 5, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Cannon st, 66 (*), es, 100 s Rivington, 25x100, 5-sty bk tnt; due, \$27,295.08; T&c, \$587; Lambert Suydam. 26,000

St Marks pl, 13, ns, 204 e 3d av, 26x 112.10, 5-sty & b stn tnt (exrs); Mildred & Eleanor Schultz & Mary E Schall. 37,000

St Marks pl, 16, ss, 230 e 3d av, 26x 120, 5-sty stn tnt & str (exrs); Mildred & Eleanor Schultz & Mary E Schall. 34,000

St Marks pl, 25, ns, 224 w 2d av, 26x 112.10, 5-sty bk tnt & str (exrs); Mildred & Eleanor Schultz & Mary E Schall. 29,000

12TH st, 229-31 E, ns, 400 e 3 av, 49.6x 103.3, 7-sty bk tnt; due, \$16,825.18; T&c, \$1,189; sub to a pr mtg \$74,531; Leopold M Rothman et al. 88,531

19TH st, 243 E, ns, 100 w 2d av, 16.6x92, 4-sty & b bk & stn dwg (vol); Leonard Weill. 10,250

54TH st, 223-31 E, ns, 200 w 2 av, 125x 100.5, 3-sty bk brewery; due, \$64,909.65; T &c, \$157.60; adi sine die.

107TH st, 169-71 E (*), ns, 185 w 3 av, 34x100.11, 2-4-sty stn tnts; due, \$2,799.41; T&c, \$873.20; Anna M Taylor. 15,500

112TH st, 168-72 E, ss, 145 w 3d av, 65x x100.11, 5-sty stn tnt & str (exrs); Mildred & Eleanor Schultz & Mary E Schall. 55,000

140TH st W, swc Edgcombe av, see Edgcombe av, swc 140.

140TH st W, sec St Nicholas av, see St Nicholas av, sec 140.

Broadway, 1126, see 5 av, 206.

Edgcombe av (*), swc 140th, 99.11x70, vacant; due, \$24,279.01; T&c, \$694.20; Lincoln Trust Co et al. 25,200

St Nicholas av (*), sec 140th, 101.3x68.2 x99.11x85, vacant; due, \$31,230.26; T&c, \$729.80; Lincoln Trust Co et al trstes. 28,000

5TH av, 206 (*), ws, 56.5 n 25th, 28.2x 112.4 to Bway (No 1126), x30.2x101.1, 4-sty stn loft & str bldg; due, \$262,005.85; T&c, \$5,429; Emigrant Industrial Savgs Bank. 250,000

10TH av, 315, ws, 24.8 n 28th, 24.8x100, 5-sty bk tnt & str (exrs); Edward J McNally. 24,000

4TH st, 95 E, ns, 125 e 2d av, 25x96.2, 5-sty bk tnt & str (partition); Alfd W Beck, a party in interest. 20,100

12TH st, 435 E, ns, 148.6 w Av A, 24.3x 103.3, 5-sty bk tnt (partition); Saml Schumacher, a party in interest. 23,250

17TH st, 203 E, ns, 80.5 e 3 av, runs n 26xw.05x66xe25xs92xw24.7 to beg, 5-sty stn tnt & str (partition); Henry J Schumacher, a party in interest. 24,200

Amsterdam, 2140, nwc 166th (No 501), 25x100, 5-sty bk tnt & str (partition); Jas L Corrigan, a party in interest 35,100

Lenox av, 344-6, es, 49.11 n 127th, 50x 84, 2-5-sty stn tnts & str (partition); Saml Schumacher, a party in interest. 49,100

Lenox av, 624-30, sec 142d (No 74), 99.11 x75, 4-sty bk tnt & str (partition); Henry J Schumacher, a party in interest. 82,900

Lenox av, 444, nec 132d (No 83), 25x84, 5-sty bk tnt & str (partition); Jas S Corrigan, a party in interest. 40,400

West End av, 180, nec 68th (No 263), 25.5x100, 5-sty bk tnt & str (partition); Stephen J Duffy. 50,050

3D av, 2101, es, 26 s 115th, 25x100, 5-sty stn tnt & str (partition); J B Goggin, a party in int. 30,750

HENRY BRADY.

7TH st, 270 E (*), ss, 183.8 w Av D, 22.6 x90.5, 4-sty bk tnt; due, \$15,927.95; T&c, \$342.80; Caroline Hurry et al. 12,600

119TH st, 355 W (*), ns, 100 w Manhattan av, 19.1x100.11, 3-sty & b bk dwg; due, \$17,219.47; T&c, \$480.12; Frances M Cavanaugh. 5,000

3D av, 1407, es, 20 s 80th, 20x73, 5-sty stn tnt & str; due, \$14,072.08; T&c, \$392.70; Dr Nathan G Bozeman, party in interest. 14,800

8TH av, 781 (*), ws, 100 n 47th, 19.3x 100, 3-sty bk hall & str; due, \$4,313.61; T &c, \$1,466.16; sub to mtg \$25,000; Veronica Mock et al. 26,104

M. MORGENTHAU JR CO.

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; due, \$180,410.88; T&c, \$3,600; Manhattan Life Ins Co. 158,500

Front st, 133-7, see De Peyster, 24-6.

Pine st, 90, see De Peyster st, 24-6.

SAMUEL MARX.

Suffolk st, 24 (*), es, 150 s Grand, 25x 100, 6-sty bk tnt & str; due, \$11,016.95; T&c, \$798.40; sub to 2 pr mtgs aggregating \$28,000; Public Bank N Y City. 30,062

109TH st, 130 W (*), ss, 325 e Ams av, 25x100.11, 5-sty bk tnt; due, \$24,033.06; T &c, \$549.60; Mary J Kingsland. 20,000

BRYAN L. KENNELLY.

3D st, 49 W (*), ns, 350 e Thompson, runs n109.8xe23xs2xe2.4xs104.6xw25.4 to beg, 6-sty bk loft & str bldg; due, \$53,-291.09; T&c, \$1,530; Manhattan Life Ins Co. 50,000

L. J. PHILLIPS & CO.

83D st, 37 E (*), ns, 50 e Madison av, 18x102.2, 4-sty & b stn dwg; due, \$26,-662.14; T&c, \$1,020.20; City Real Estate Co. 25,000

DANIEL GREENWALD.

141ST st, 117-35 W (*), ns, 275 w Lenox av, 250x99.11, 2-6-sty bk tnts; also 142D ST, 148-58 W, ss, 100 e 7 av, runs 199.11 to 141st (Nos 137-45), x125xn99.11xe25xn 99.11 to st xw150 to beg, 2-6-sty bk tnts; sheriff's sale of all right, title, &c; B O Bernhardt. 30

142D st, 148-58 W, see 141st, 117-35 W.
Total \$1,320,427
Corresponding week 1914..... 382,025
Jan. 1, 1915, to date..... 7,363,073
Corresponding period 1914..... 6,803,098

Bronx.

The following are the sales that have taken place during the week ending March 5, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Anthony av, 1640-2 (*), ns, 178.10 s 173d, 98.11x96.1x104.5x101.6, 2-5-sty bk tnts; due, \$5,799.96; T&c, \$374; Realty Operating Co. 70,200

Anthony av, ws, 95 s Prospect pl, runs w185 to es Clay av, xs75xe95xs25xe90xn100 to beg, vacant (vol); bid in at \$14,000.

Mt Hope av, es, 25 n 174th, 50x95, vacant (vol); bid in at \$9,000.

Mt Hope av, es, 195 s 175th, 100x95, vacant (vol); bid in at \$4,800.

Tillotson av, swc Tieman av, runs s200x w200 to Westervelt av, xn25xe100xn175xe 100 to beg, vacant (exrs); Mildred & Eleanor Schultz & Mary E Schall. 3,500

Townsend av (*), ws, 440.11 s Belmont, 42.10x183.6x—x149, vacant; due, \$2,181.70; T&c, \$317.50; David Wallace. 100

Parcel (*), beg at a point 164.3 nw Townsend av, runs nw50xsw25xse50xne25 to beg, vacant; due, \$340.62; T&c, \$57.25; Simeon M Barber. 100

HENRY BRADY.

Macy pl, 872, ss, 75 w Hewitt pl, 25x94.9, 2-sty fr dwg; due, \$6,554.48; T&c, \$81.37; Anna McCormick. 7,000

148TH st, 231 E (*), ns, 375 w Morris av, 25x106.6, 3-sty fr shop; due, \$5,075.36; T&c, \$154.39; Isabella Hart. 4,900

179TH st E, swc Monterey av, see Monterey av, 2031.

Kingsbridge rd, nec Morris av, see Morris av, 2676.

Monterey av, 2031, swc 179th, 50.9x99.3x 48.8x100.1, 5-sty bk tnt; due, \$5,427.62; T&c, \$737; sub to 1st mtg \$35,000; Our Realty Co. 42,100

Morris av, 2672-6 (*), nec Kingsbridge rd (No 51), 107.1x54.2x112.4x57.11, 5-sty bk tnt; due, \$17,394.12; T&c, \$140; sub to 1st mtg of \$52,000; Frank S Nute. 62,000

Quimby av, 2067 (*), ns, 130 w Olmstead av, 25x108; due, \$2,025.63; T&c, \$350; Beni Seh et al. 1,000

Summit av (*), ws, 336.7 s 165th, 25x87.6, vacant; due, \$2,289.26; T&c, \$46.02; Jas Corry. 2,100

JACOB H. MAYERS.

Bruner av, ss, 300 e Burke av, see Wickham av, ns, 300 e Burke av.

Burke av (*), ws, whole front bet Bruner & Wickham avs. 200x100; also BURKE AV, es, whole front bet Bruner & Wickham avs. 200x300; due, \$7,190.65; T&c, \$1,756.59; Bessie K Fieger. 3,400 over prior liens

Burke av, es, whole front bet Bruner & Wickham avs, see Burke av, ws, whole front bet Bruner & Wickham avs.

Wickham av (*), ns, 300 e Burke av, 200 x100; also BRUNER AV, ss, 300 e Burke av, 100x100; due, \$3,051.71; T&c, \$486.18; Bessie K Fieger. 1,200 over prior liens

BRYAN L. KENNELLY.

203D st E (*), nwc Barnes av, 100x91.7; due, \$2,726.04; T&c, \$692.59; Patk O'Donnell. 2,250

Barnes av, nwc 203d, see 203d E, nwc Barnes av.

M. MORGENTHAU, JR. CO.

181ST st E, es, —n 180th, 254.9x84.11x 250.3x143.10, vacant; due, \$4,392.49; T&c, \$136.43; Theodore Boehrs. 4,760

D. PHOENIX INGRAHAM.

St Lawrence av, 1531 (*), ws, 304 s Walker av, 25x95; due, \$1,187.21; T&c, \$128; Georgianna McDonough. 3,625

HERBERT A. SHERMAN.

Arthur av, 1911, es, 200 s 177th, 201.8x 163.5 to Belmont av x200x189.1, 2-sty fr dwg & vacant; due, \$53,279.82; T&c, \$20,-950.73; withdrawn.

Belmont av, ws, 200.5 s 177th, see Arthur av, 1911.

Total \$204,610
Corresponding week 1914..... 143,150
Jan. 1, 1915, to date..... 1,210,530
Corresponding period 1914..... 1,076,189

Brooklyn.

The following are the sales that have taken place during the week ending March 3, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

DEAN ST, ss, 121.4 e Stone av, 19x 107.2xirreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7xirreg; People of the State N Y 200.00

DOUGLASS ST, ss, 100.8 e Court, 15x 96x14xirreg; withdrawn METROPOLITAN AV, ns, 26.11 e Vandervoort av, runs n271.10 to cl Dickinson, xw55 to cl Vandervoort av, xn 180xw130xn25xe130xn55 to cl Calhoun, xw434.1 to Morgan av, xs across Morgan av, 262.4 x cl Dickinson, xs 58.6xe585.1 to beg; except parts released; Chas R Smith.....27,594.00
THATFORD AV (*), es, 60.1 s Liberty av, 19.11x60; Josephine K Schuck et al 2,514.00
LOTS 131 & 132, block 7297; Jno C Langan 900.00

WILLIAM J. McPHILLIAMY & CO.

LAKE ST, es, intersec nes 86th, 50x 192; also LAKE ST, ws, intersec nes, 86th, 72.6x45; Jas J Lahey 1,250.00
MORTON ST, ss, 92 w Bedford av, 23x 75; A B Roberts 6,000.00
ROBINSON ST, ns, 92.6 w Nostrand av, 80x122.6; withdrawn RUTLEDGE ST (*), ses, 445 ne Marcy av, 20x100; Louise S Paul 6,900.00
3D ST (*), ns, 225 n Bond, 15x90; Cath A Lambert 2,300.00
E 31ST ST (*), ws, 500 n Snyder av, 96.8x100; St John's Roman Catholic Church in the City of Brooklyn..... 2,450.00
78TH ST, ss, 90.7 w New Utrecht av, 361.4x100x358.5x100; 79TH ST, ss, 185.8 e 16 av, 113.1x93.8x114.9x89.2; withdrawn ATLANTIC AV, nec Gelston av, 27x100; adj March 16 GATES AV, nec Central av, 50x100; Josephine E Neuman 14,050.00
GATES AV (*), ns, 250 w Reid av, 20x 100; Minnie Zechiel 5,900.00
PROSPECT AV (*), ns, 250 se 10 av, 25x93.11x25x97.9; Investing Associates 500.00
PROSPECT AV (*), ns, 225 se 10 av, 25x90.1x25x93.11; same 500.00
PROSPECT AV (*), ns, 150 e 10 av, 25x82.6x25x78.8; same 500.00
PROSPECT AV (*), ns, 125 e 10 av, 25x78.8x25x74.10; same 430.00
SKILLMAN AV (*), sec Union av, 100x 50; Antonetta Acquavella 20,627.00
SUTTER AV (*), ns, 20 e Ashford, 20 x90; Fredk W Hearn 3,300.00
TROY AV, es, 97 s Flatlands av, 24x 100; U S Title Guar Co 2,500.00

JAMES L. BRUMLEY.

HENRY ST, ws, 62.7 n Degraw, 20x88.6; Jos Martiniano 6,200.00
SANDS ST, ns, 126.6 e Jay, 25x120; Florence L Cook, def 4,800.00
WARWICK ST (*), es, 170 n Sutter av, 20x90; Dime Savgs Bank of Bklyn... 3,000.00
79TH ST, nes, 470 nw 18 av, 20x100; Gustaf A Johnson 5,300.00

NATHANIEL SHUTER.

DWIGHT ST, es, 25 n Van Dyke, 25x 100; withdrawn OSBORN ST, ws, 375 s Hegeman av, 115x50.11; withdrawn S 1ST ST, nes, 25 s Hooper, 25x73.9x irreg; withdrawn E 32D ST, es, 107.6 s Av G, 50x102.6; Cornelius J Dwyer 6,800.00
52D ST (*), nes, 140 se 3 av, 20x100.2; Ellen A Borgstrom 2,850.00
6TH ST (*), nec 13 av, 100x13; Jno F Gardes, exr 3,000.00

Total \$130,465.00
Corresponding week, 1914..... 128,671.00

ADVERTISED LEGAL SALES.

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

Manhattan.

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

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

MAR. 8.
MINETTA ST, 4, ws, 131.1 n Bleecker, 22.1x75x 21.1x75, 2-sty fr bk ft tnt; Rudolph Wallach Co—Melvin G Palliser et al; August Weymann (A), 68 Willam; Arthur M Levy (R); due, \$1,178.75; T&c, \$323; Joseph P Day.

MAR. 9.
ELDRIDGE ST, 113, ws, 87.6 s Broome, 25x 119.10, 5-sty bk tnt & str & 5-sty bk rear tnt; Jeruchin H Simpson—Morris Lipschitz et al; Jos A Michel (A), 203 Bway; Louis I Cuviller (R); due, \$8,361.28; T&c, \$70; sub to 1st mtg \$32,500; Henry Brady.

16TH ST, 24 W, ss, 455 w 5 av, 25x103.3, 4-sty & b stn dwg; Kate B Belloni—Mary Casey; Reeves & Todd (A), 165 Bway; Jno J Dwyer (R); due, \$26,734.68; T&c, \$2,117.35; mtg recorded Jan 24, 1908; Henry Brady.

82D ST, 533 E; ns, 125.4 w East End av, 36x 102.2, 5-sty bk tnt; Chas F Klippert et al—Hannah Solomon et al; Amend & Amend (A), 119 Nassau; Denis A Speltiss (R); due, \$21,-177.36; T&c, \$1,193.65; mtg recorded Nov 10, 1909; Bryan L Kennelly.

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 \$58,500; D Phoenix Ingraham

127TH ST, 5-7 W, ns, 100 w 5 av, 40x99.11, 3-sty & b bk dwg, 1-sty rear bldg; Sophie H Atkinson et al, exrs—National Nassau Bank of N Y et al; Lewis A Ackley (A), 15 Willam; Jno F Couch (R); due, \$17,608.55; T&c, \$403.60; Joseph P Day.

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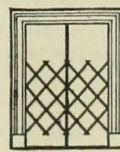
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(Legal Sales, Manhattan, Continued.)

BROADWAY, 1651-65, ws, whole front bet 51st (No 213-5) & 52d (No. 224-6), 201x108.2x 200.10x103.11, 5-sty bk hotel; Louis Leavitt et al—Waldemar Co et al; Lindsay, Kalish & Palmer (A), 27 William; Henry C Wilcox (R); due, \$110,527.12; T&C, \$19.00; sub to ground rent \$41,000; Joseph P Day.

MAR. 10.
111TH ST, 249 W, ns, 164 e 8 av, 36x100.11, 6-sty bk tnt; Simon Pretzfeld et al—Sarah R Greenblatt et al; Heymann & Herman (A), 35 Nassau; Myron Sulzberger (R); due, \$39,423.29; T&C, \$558; Joseph P Day.

111TH ST, 251, ns, 128 e 8 av, 36x100.11, 6-sty bk tnt; Saml H Wolfe et al—Sarah R Greenblatt et al; Heymann & Herman (A), 35 Nassau st; Edw H Kelly (R); due, \$39,433.01; T&C, \$561; Joseph P Day.

111TH ST, 255, ns, 56 e 8 av, 36x100.11, 6-sty bk tnt; Emma Pretzfeld et al—Sarah R Greenblatt et al; Heymann & Herman (A), 35 Nassau; Cletus Keating (R); due, \$35,443.11; Joseph P Day.

116TH ST, 64 E, ss, 190 e Mad av, 20x100.11, 5-sty bk tnt & str; Ella L Murphy—Jas E Grape et al; Edw C McParlan (A), 9 Jackson av, Long Island City; Edw R Finch (R); due, \$21,761.47; T&C, \$1,228.61; Joseph P Day.

162D ST, 615 W, nec Ft Washington av, 184.10 x68.9x170.9x11, 6-sty bk tnt; N Y Life Ins Co—N Y Real Estate Security Co et al; Henry M Bellinger, Jr (A), 135 Bway; Geo J Gillespie (R); due, \$211,236.22; T&C, \$403; Joseph P Day.

ST NICHOLAS AV, 348-50, es, 50.6 s 128th, 50.8x 101.4x49.11x93.11, 2-5-sty bk tnts & 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.

MAR. 11.
MERCER ST, 235, ws, 125 s 3d, 25x100, 6-sty bk loft & str bldg; N Y Savgs Bank—Clarence M Busch et al; Bowers & Sands (A), 46 Cedar; Wm F Clare (R); due, \$41,511.44; T&C, \$372.10; Bryan L Kennelly.

27TH ST, 151-9 W, ns, 106.2 e 7 av, 99.1x99.9x 97.3x98.9, 12-sty bk loft & str bldg; Morris W Levine—28th St & 7th Av Realty Co et al; Morris & Saml Meyers (A), 220 Bway; Warren W Foster (R); due, \$53,043.43; T&C, \$94.78; sub to mtg \$300,000; M Morgenthau, Jr, Co.

118TH ST, 130 W, ss, 336 w Lenox av, 20x100.11, 3-sty & b stn dwg; Otto I Metzger et al, exrs—Harry Schreier et al; Harold Swain (A), 176 Bway; Carl Ehlermann, Jr (R); due, \$16,181.58; T&C, \$3,425.91; Joseph P Day.

136TH ST, 118 W, ss, 209 w Lenox av, 16.6x 99.11, 3-sty & b stn dwg; Lincoln Trust Co, comm—Jennie E Weigand et al; Bowers & Sands (A), 46 Cedar; Horace E Deming (R); due, \$10,991.06; T&C, \$537.03; mtg recorded Jan 29, 1894; Joseph P Day.

173D ST, 555 W, nwc Audubon av (No 160), 100x100, 6-sty bk tnt; Penrose Realty Co—Fletcher Court Co et al; Gates Hamburger (A), 220 Bway; Jos C Levi (R); due, \$5,988.01; T&C, \$5,327.75; sub to mtg \$150,000; mtg recorded Feb 3, 1912; L J Phillips & Co.

LEXINGTON AV, 2011, es, 28.9 n 122d, 14.5x60, 3-sty stn tnt; Corn Exch Bank—Nathan Dreeben et al; Albt Palek (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. 12.
BROOME ST, 318, ns, 62.4 e Chrystie, 22.7x100 x21.4x100, 4-sty bk loft & str bldg; Albert E Valentine—Rose Sonneberger et al; Cary & Carroll (A), 59 Wall; Wm Allen (R); due, \$18,022.76; T&C, \$1,769.23; mtg recorded Apr 6, 1911; Samuel Marx.

GREENWICH ST, 611-5, sec Leroy (Nos 120-8), 100.4x108.4x100x100, 4-3 & 1-4-sty bk tnts & str & 2-sty bk stable; D Comyn Moran et al exrs & trsts—Jno M Williams et al; Bowers & Sands (A), 46 Cedar; Jas A Lynch (R); due, \$54,090.53; T&C, \$1,416.95; Henry Brady.

39TH ST, 551-3 W, ns, 100 e 11 av, 50x98.9, vacant; 71ST ST, 324 W, ss, 241.6 w West End av, 17x100.5, 3-sty & b stn dwg; Jno B Clark—David Shannon Co et al; Hamilton C Rickaby (A), 176 Bway; Myron Sulzberger (R); due, \$15,876.66; T&C, \$528; sub to pr mtg \$10,000; Samuel Marx.

131ST ST, 125 W, ns, 274 w Lenox av, 17x99.11, 3-sty & b stn dwg; Corn Exch Bank—Bernhard Moral et al; Bowers & Sands (A), 46 Cedar; Saml C Herriman (R); due, \$9,881.53; T&C, \$179.10; mtg recorded Mar 2, 1906; Henry Brady.

MT MORRIS PARK W, 35 to 38, swc 124th. (No 52), 100.11x100, 6-sty bk tnt; German Savgs Bank in City of N Y—N Y Real Estate Security Co et al; Meyer Auerbach (A), 42 Bway; Robt F Wagner (R); due, \$146,177.23; T&C, \$3,000; mtg recorded Nov 4, 1912; Henry Brady.

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

MAR. 15.
MADISON ST, 145, ns, 134.10 w Pike, 25.3x100.3, 5-sty bk tnt & str; Susan D Griffith—Abr Lewis et al; Duer, Strong & Whitehead (A), 43 Wall; Geo E Weller (R); due, \$27,694.36; T&C, \$1,424.19; mtg recorded Mar 26, 1890; Henry Brady.

ADRIAN AV, ns, 106.11 e Terrace View av, 100x 179.11 to Terrace View av x114.1x126.1, vacant; Kate B Murray—Everette A Levy et al; Saml W Levine (A), 271 Bway; T Louis A Britt (R); due, \$26,675.63; T&C, \$516.30; Samuel Marx.

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:

MAR. 6 & 8.
No Legal Sales advertised for these days.

MAR. 9.
214TH ST, 738 E, ss, 369 e White Plains rd, 25 x100; Robt C Schlegel—Pietro Serrilli et al; Michl B McHugh (A), 115 Bway; Francis S McAvoy (R); due, \$1,201.80; T&C, \$825; Chas A Berrian.

MAR. 10.
BRONX TER, es, 168.2 s 226th, 50x105; B Adams Burnett—North Bronx Realty Co et al; Clocke, Koch & Reidy (A), 391 E 149th; Jos P Hennessy (R); due, \$2,387.54; T&C, \$946.11; Henry Brady.

WEBSTER AV, 1472, es, 43.9 s 171st, 18.9x95.7 x—94.8, 4-sty bk tnt; Wm H Schumacher—Ella Weiss et al; Jno Kadel (A), 2069 Westchester av; Harold Straus (R) due, \$2,507.78; T&C, 473; Joseph P Day.

MAR. 11.
UNIONPORT RD, 1721, ws, 199.8 n Van Nest av, 25.1x107.2x25x109.4; Chas H McBride, gdn—Chas Ringelstein et al; Franz Neilson (A), 80 Wall; Randolph N Souffront (R); due, \$5,583.21; T&C, \$456.10; Chas J Dunn.

MACLAY AV, 2410, es, 96.11 n Zerega av, 18.7x 92; Rafael Diez de la Cortina—Danl J Daily 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, \$1,960.22; T&C, \$497.43; Jas L Wells.

MAR. 12.
168TH ST, 193 W, ns, 116.6 w Lind av, runs n 74.1xw17.1xw20x83.11x25 to beg, 2-sty & b fr dwg; Corporate Mtg Co—August Nelson et al; Henry D Patton (A), 27 Cedar; Jno T Martin (R); due, \$1,597.52; T&C, \$250 sug to 1st mtg \$5,000; Bryan L Kennelly.

BRONX & PELHAM PKWAY, sec, land of N Y C & H R R Co, 902.2x279.7x779.9, vacant; Jno T McChesney—Colorado Realty Co et al; Edwin L Scofield (A), 258 Bway; Bernard J Tinney (R); due, \$32,813.02; T&C, \$2,139.74; Joseph P Day.

NETHERLAND AV, es, 484.4 s 261st, 103x105.2 x—130.9, vacant; Rubv H Popper et al—Jas J Devaney et al; Maurice W Monheimer (A), 35 Nassau; Daniel B Murray (R); due, \$2,889.69; T&C, \$175.52; Henry Brady.

MAR. 13 & 15.
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:

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 McPhilliamy & 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 Chlsdes 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 McPhilliamy & Co.

MAR. 9.
BEADEL ST, ns, 250 w Morgan av, 25x100; Sheriff's sale of all right, title, &c, which Palma Tuozza has in above; Lewis M Swasey, sheriff; Wm P Rae.

BOERUM ST, ss, 100 w Lorimer, 75x97xirreg; David Shapiro et al—Saml Sheindelman Co et al; Simon B Kuzel (A), 170 Bway; Jacob A Friedman (R); Nathaniel Shuter.

CRYSTAL ST, ws, 100 s Liberty av, 20x100; Stansbury Hagar—Chas Poland et al; Dorman & Dana (A), 48 Wall; Chas E Hunter (R); 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.

EAGLE ST, ss, 300 w Manhattan av, 25x100; Jas Reddy—Jno F Hanlon et al; Selev & Levine (A), 215 Montague; Danl D Whitney (R); Nathaniel Shuter.

CENTRAL AV, ssw, 100 se Troutman, 25x100; Victor Liota—Giovanni Tumminello et al; Gasper J Liota (A), 356 Fulton; Harris G Eames (R), Wm P Rae.

MAR. 10.
SACKETT ST, ss, 185 w Smith, 20x100; Payne Estate—Jas M Gorman et al; Reeves & Todd (A), 165 Bway; Saml Y Gitlin (R); Nathaniel Shuter.

TAYLOR ST, nws, 133.8 ne Kent av, 19.11x80; Daisy M Williamson—Antonio Perrotta et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Albert C Aubery (R); Wm J McPhilliamy & Co.

TRUXTON ST, ns, 25 e Sackman, 19.6x84; Chas W Fuller et al—Nannie Tropauer et al; Edw J Reiley (A), 8 Broome; Sidney F Strongin (R); Nathaniel Shuter.

UNION ST, nes, 502.3 nw Van Brunt, 21.3x97.5; H B Scharmann & Sons—Ella Benigsohn et al; Frank Obernier (A), 44 Court; Geo R Holahan, Jr (R); Wm J McPhilliamy & Co.

VOORHEES LA, ws, adj land of Obediah S Aumack, 70x152.7; May F Randolph—Jno B Telesca et al; Dean, Tracy & McBarron (A), 160 Bway; Chas Harwood (R); Wm P Rae.

73D ST, ns, 95 e 15 av, 75x100; Cecelia R Dimick—Anna C Grady et al; McGuire, Delany Niper & Connolly (A), 189 Montague; Jno T Bladen (R); Wm J McPhilliamy & Co.

83D ST, ss 100 w 19 av, 70x100; Globe Constn

Co—Aranka Balassa et al; Julius Schwartz (A), 215 Montague; Michl Rose (R); Nathaniel Shuter.

AV D, swc E 31st, 100x36; City of N Y—Examiner's Realty Co et al; Frank L Polk (A), Municipal Building; G Burchard Smith (R); Wm J McPhilliamy & Co.

CLARENDON RD, sec E 35th, 100x100; Eltoma Realty Co—Comet Constn Co, Inc, et al; J Stewart & Leroy W Ross (A), 44 Court; Maurice L Rippe (R); Nathaniel Shuter.

EAST NEW YORK AV, ns, 306.1 sw Buffalo av, 111.4x173.11; Amelia Singer—Alexander Clancy et al; Wm J Mahon (A), 44 Court; David F Price (E); Wm J McPhilliamy & Co.

MYRTLE AV, ns, 50 e Ryerson, 29x100.2; Rufus T Griggs—Jno C Hubbard et al; Albert C Aubery (A), 35 Nassau, Manhattan; Wm J Grange (R); Wm J McPhilliamy & Co.

13TH AV, nws, 40 sw 53d, 22x41.5; Chas F Hendrycy—Rostof Co et al; action 1; Wm S Miller (A), 837 Manhattan av; Alex McClinchie (R); Nathaniel Shuter.

MAR. 11.
DEGRAW ST, ss, 225 w Smith, 25x100; Anga Von Elff—Harry B Davis et al; Edwin Kemp-ton, Jr (A), 215 Montague; Michl Stein (R); Wm J McPhilliamy & Co.

PROSPECT ST, ws, 200 s Tilden av, 25x100; Carrie G Hogel—Co-Operative Development Co et al; Henry Hetkin (A), 44 Court; Harry H Altman (R); Nathaniel Shuter.

WEST ST, es, 233.10 n Av C, 18x100; Jas P Whiskeman—Watpit Realty Corp et al; Cary & Carroll (A), 59 Wall, Manhattan; Jay S Jones (R); Wm J McPhilliamy & Co.

WEST ST, es, 251.10 n Av C, 18x100; Emma B Carpenter—Bristol Bldg Co et al; Cary & Carroll (A), 59 Wall, Manhattan; Jas S Jones (R); Wm J McPhilliamy & Co.

WEST ST, es, 269.10 n Av C, 18x100; Theodora Finks—Wallingford Realty Corp et al; Cary & Carroll (A), 59 Wall, Manhattan; Meier Steinbrink (R); Wm J McPhilliamy & Co.

3D AV, ses, 100.8 ne 100th, 50.4x105.9xirreg; Jennie L Church extrr—Frank B Byrns et al; Cullen & Dykman (A), 177 Montague; Geo C Buechner (R); Wm P Rae.

LOTS 1291 to 1295, map of land of heirs of Nicholas Schenck, Town of Flatlands Jno Vanderveer—Jno Whittaker et al; Henry D Lott (A), 164 Montague; Portescue C Metcalfe (R); James L Brumley.

MAR. 12.
ADAMS ST, es, 125 s Tillary, 25x102.9; Annie Kuhnle—Extension Realty Co et al; Henry M Bellinger, Jr (A), 135 Bway; Jose E Pidg-con (R); Wm J McPhilliamy & Co.

BERRIMAN ST, es, 250 n Dumont av, 20x100; Geo W Titcomb—Jos Miller et al; Frank E Johnson, Jr (A), 215 Montague; Chas H Fuller (R); Wm J McPhilliamy & Co.

CONOVER ST, nws, 225 ne Sullivan, 25x100; Walter J Minns—Grazio Gentile et al; Geo W Sickles (A), 44 Court; Saml E Faron (R); Wm J McPhilliamy & Co.

50TH ST, ssw, 100 se 3 av, 100x100.2; Bowery Savgs Bank—Jno Dobbin et al; Harry L Thompson (A), 175 Remsen; Adolph H Goetting (R); Nathaniel Shuter.

GRAVESEND AV, ws, 439.11 n Av S, 19.6x75; Anne MacEdward—Fanny Kahn et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Fredk M Mathews (R); Wm J McPhilliamy & Co.

HEGEMAN AV, ss, 80 e Milford, 80x90; Patrick H Dougherty—Daniel Dougherty et al; Virtus L Haines (A), 375 Fulton; Harold T Edwards (R); Wm J McPhilliamy & Co.

13TH AV, nws, 103.3 ne 54th, 35x41.4xirreg; Chas F Hendrycy—Rostof Co et al; Wm S Miller (A), 837 Manhattan av; Fred G Milligan (R); Wm P Rae.

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

MAR. 15.
MADISON ST, ns, 20 w Reid av, 25x100; Edw F Gundrum et al—Gregory J Archbold et al; Harrison C Glore (A), 391 Fulton; Harry L Thompson (R); Nathaniel Shuter.

VERMONT ST, ws, 125 s Liberty av, 25x100; Delia Conway—Wm E Smith et al; Hyman Lurio (A), 61 Thatford av; Robt E Doherty (R); Wm P Rae.

W 11TH ST, nec Av R, 718x100; Henry E Zipkie—Otto Singer Development Co et al; Towers & Stiles (A), 375 Fulton, Jamaica, N Y; Benj Ammerman (R); Nathaniel Shuter.

14TH ST, ssw, 100 nw Prospect Park West, 19.11x100; Abr Levy—Caterina Gallo et al; Jones, McKinny & Steinbrink (A), 215 Montague; Alexander S Drescher (R); Nathaniel Shuter.

ROCKAWAY AV, ws, 325.6 n Hegeman av, 20x 100; Syndicate Development Co, Inc—Mary Scheu et al; Chas H Levy (A), 26 Court; Henry E Wilke (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

FEB. 27.
RIVINGTON ST, nec Allen, 22.4x75; Abr L Kass—Michel Karp et al; Phillips, Mahoney & Wagner (A).

64TH ST, 115 E; U S Savgs Bank of City of N Y—Albert J Kramer et al; Merrill & Rogers (A).

106TH ST, 332 E; Rachele Podesta—Jas G Andriacolo et al; W Ryerson (A).

111TH ST, 517-23 W; Geo E Chiselm et al—Jas M Rosenberg, trst; Bowers & Sands (A).

119TH ST, ss, 337.6 w 1 av, 18.8x100.10; Law-yers Mtg Co—Abraham H Sarason et al; Cary & Carroll (A).

123D ST, 143 W; Sarah C Doty et al—Adelaide G Hoyt et al; B E Rabell (A).

VERMILYEA AV, ss, 100 e 207th, 50x150; Michl J Sullivan et al—Cath F Shady et al; M J Sullivan (A).

7TH AV, nwc 123d, 100.11x75; Anna L Daly—Jno H Springer et al; D Daly (A).

7TH AV, es, 43.8 s 130th, 18.9x75; Geo W E Atkins—Jos Oussani et al; E H Updike (A).

MAR. 1.

HENRY ST, 231; Geo G Kip—Barnett Levy et al; DeWitt Lachman & DeWitt (A).
127TH ST, 254 W; Annie V Fox et al—Isidor H Alexander et al; M L Decker (A).
137TH ST, ss, 258 w 7 av, 16.6x99.11; Germania Life Ins Co—Chas Meyer et al; Dulon & Roe (A).
140TH ST, 271 W; Carrie B Weill—Lenz Erts et al; G A Steinmuller (A).
142D ST, 234 W; City Real Estate Co—Thos J Brady et al; H Swain (A).
PLEASANT AV, 423; Miriam M Cromwell—Geo C Kline et al; H Swain (A).
LOTS 12 to 18, 23 to 25 & 33 to 35, map of Inwood, 12th Ward; Robt R Perkins—Owen Burns et al; H Swain (A).

MAR. 2.

45TH ST, 71-79 W; Broadway Savgs Instn of City of N Y—Jos H Bannigan et al; R Kelly (A).
72D ST, 40 W; Broadway Savgs Instn of City of N Y—Bryant Real Estate Co et al; R Kelly (A).
133D ST, 31-33 E; Chas W Watson—Melrah Realty Co, Inc, et al; H M Bellinger, Jr (A).
LEXINGTON AV, nwc 93d, 75.8x40; Gertrude R de Chezelles—Elias A Cohen, admx, et al; Parsons, Clossen & McIlvaine (A).

MAR. 3.

SHERIFF ST, es, 60 s Rivington, 40x75; Robt J Macher—Rosie Hochman et al; D G McConnell (A).
127TH ST, 370 W; Bertha R Ober—Henry Wiegand et al; Parker, Davis & Wagner (A).
1ST AV, 289; City Real Estate Co—Jno H H Menken et al; H Swain (A).
8TH AV, ws, 49.9 n 29th, 21x19xirreg; Meta A Southmayd—Mary E O'Farrell et al; amended; Cary & Carroll (A).

MAR. 4.

14TH ST, ss, 126 e 6 av, 25x103.3; Guaranty Trust Co of N Y—Frances A Cohen et al; Stetson, Jennings & Russell (A).
30TH ST, 11 W; Mutual Life Ins Co of N Y—Emma F McNeil et al; amended; F L Allen (A).
123D ST, 239 W; Caroline H Field—Mary T Mulry et al; Curtis, Mallet-Prevost & Coit (A).
5TH AV, 73; also 15TH ST, 1 E; Margt O Sage—Wm McBrien et al; DeForest Bros (A).

MAR. 5.

MOORE ST, 32, Caroline M Child et al; M Riker, Jr (A).
MOORE ST, 30; Sarah E Townsend—Robt F Parkinson et al; M Riker, Jr (A).
80TH ST, 313 W; Mary Matilda Cruikshank et al—Marie Barnes; J H Hickey (A).
123D ST, ss, 96 w 7 av, 16x100.11; New Church Board of Publication—Adelaide G Hoyt et al; W B Safford (A).
LEXINGTON AV, sec 126th, 99.11x60; Geo R Smith—Jno L Lytle, recr, et al; J M Rider (A).
2D AV, swe 97th, 25x75; Anna E Schmidt et al—Albina Goldstein et al; C S Petrasch (A).
8TH AV, 2572; Hnat Bincarowsky—Sylvester Pelechatz et al; Wolf & Kohn (A).

Bronx.

FEB. 26.
GARFIELD ST, es, 395 s Morris Park av, 25x100; Minnie Hummel—Theo Weberg, Jr, et al; L E French (A).
166TH ST, nwc Prospect av, 80x100; Jas T Byrne—Angel Constn Co, Inc; A Zimmerman (A).

FEB. 27.

170TH ST, 609 E; Morris Nagel—Carl Horn et al; H B Davis (A).

MAR. 1.

MAIN ST, ws, 61 n Prospect, 49x64.3; Jennie Y Hallock—Mary L Roeder et al; C P Hallock (A).
MAIN ST, es, 134.6 s Fordham av, 25x87.1; Jno B Livingston—Mary L Roeder et al; C P Hallock (A).
175TH ST, 779 E; Maryon J Fischer—Michl Mercurio; B E Kopelman (A).
LOTS 163, 164 & 165, amended map of prop of Cammann Estate, Fordham Heights; Sophie F Senior—Maze Realty Co; Arrowsmith & Dunn (A).
LOTS 186 & 187, map of prop of Joel Wolfe Estate, 24th Ward; Leodegar Siebert—Phelan Bros Constn Co; Shaw & Landon (A).

MAR. 2.

AV ST JOHN, nwc Southern blvd, 50x100; Jos Roth—McKeon Realty Co et al; B E Siegelstein (A).
LOTS 141 & 142, map of 175 lots belonging to heirs of Lewis Gouverneur Morris; Corporate Mtg Co—Edmondson Constn Co; et al; L J Tompkind (A).

MAR. 3.

233D ST, ss, 180.6 e White Plains rd, 64.6x99.3; Mary J Skillman—Gus T Smith et al; McLaughlin & Martin (A).
FOX AV, ws, 167.3 s Kingsbridge rd, 25x100; also FOX AV, ws, 192.3 s Kingsbridge rd, 25x100; Chas H Clark et al; as exrs—Chas S Terrett et al; E S Clinch (A).
MONTICELLO AV, es, 157.3 s Kingsbridge rd, 25x100; also MONTICELLO AV, es, 182.3 s Kingsbridge rd, 25x100; also MONTICELLO AV, es, 207.3 s Kingsbridge rd, 25x100; Chas H Clark et al, as exr—Chas S Terrett et al; E S Clinch (A).

MAR. 4.

140TH ST, 501 E; Emil W Oppenheim—Beekman Constn Co et al; J Rosenzweig (A).
FOREST AV, ws, 277.1 n Home, 19.3x87.6; Friedrich Lindorfer et al—Friedrich Muller et al; E J Krug, Jr (A).
WILLET AV, ws, 100 s 216th, 100x200; Jas B Kilsheimer—Cloffi Co et al; Dutton & Kilsheimer (A).
PLOT 57 & part of plot 76, map of Arden prop; Jane H Pierce as extrx—Etta G Dupout et al; E H Wells (A).

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JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

FEB. 25.
No Judgments in Foreclosure Suits filed this day.

FEB. 26.
120TH ST, ns, 237 e 7 av, 20x100.11; N Y Life Ins Co—Julia Brownold; Geo W Hubbell (A); J H Dougherty (R); due16,268.08

AMSTERDAM AV, 1491; City Real Estate Co—Herrmann Realty Co et al; Harold Swain (A); Chas P Rogers (R); due5,144.17

FEB. 27 & MAR. 1.
No Judgments in Foreclosure Suits filed these days.

MAR. 2.
LEXINGTON AV, es, 68.2 s 75th, 17x 55; Maurice M Sternberger—Jos F Tinney; Cary & Carroll (A); Jno J Hynes (R); due11,500.00

MAR. 3.
77TH ST, 12 W; Wilber A Bloodgood—Francis J Reilly et al; Thos H Baskerville (A); Michl J Mulqueen (R); due20,919.43

Bronx.

FEB. 26.
TREMONT AV, ns, 100 w Prospect av, 25x100; Saml Bitterman—Libia Realto Co, Inc, et al; M Friedman (A); E F Moran (R); due972.60

FEB. 27.
No Judgments in Foreclosure Suits filed this day.

MAR. 1.
LOT 442, southerly one-fourth, map of Unionport; Minnie Westervelt—Salvatore Dippolito et al; Clocke, Koch & Reidy (A); W E Smith (R); due. 1,348.10

MAR. 2.
160TH ST, ss, bet Trinity & Cauldwell avs, 47x153.6; Jefferson Holding Co—Seattle Realty Co; S Strasbourger (A); E J Healy (R); due.....10,302.61

MAR. 3.
PLEASANT AV, es, 366.8 s 2d, 33x100; Foster L Haviland, as trste—Jas J Doherty et al; Clocke, Koch & Reidy (A); W B Dobbs (R); due.....2,550.70

MAR. 4.
WALES AV, es, 225 s 149th, 25x100; Wm J Ruscher—Emma Ackermann et al; J P Hennessy (A); W S Fraser (R); due13,351.10

LIS PENDENS.

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

Manhattan.

FEB. 27.
118TH ST, 14-16 E; 162D ST, 524 W; also MADISON ST, 178; Gustav Schumann—Marie Schumann et al; accounting, &c; M Gerson (A).

CONVENT AV, 470; Dave Lager—May C Knowles; notice of attachment; I Witkind (A).

NEW BOWERY, 26; Manhattan Ry Co—Jno J Hughes et al; action acquire title, &c; J L Quackenbush (A).

NEW BOWERY, 59-63; same—Sarah T Gardiner et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 121-23; same—Crex Realty Co et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 131-37; same—Crex Realty Co; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 139-41; same—Wm Goldstone et al; action acquire title; J L Quackenbush (A).

PARK ROW, 165-73; Manhattan Ry Co—Frank Lewis et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 172-74; same—Wm D Foulke et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 177-79; same—Wm D Foulke et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 211-13; Manhattan Ry Co—Robt Kommel et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 217-21; same—Pantaleono Amoros et al; action acquire title; J L Quackenbush (A).

2D AV, 765; same—Chas Lane et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 762-66; same—Fredk E Sandom et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 768; same—Honora A Reilly et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 769; same—Gotham Mtg Co et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 773; same—Babetto Schuenemann et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 774; Manhattan Ry Co—Philip H Schell et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 777; same—Hannah Kempner et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 782; same—Mina Norelinger et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 786; same—Margt F King; action acquire title, &c; J L Quackenbush (A).

2D AV, 792; same—Sarah Hirsch et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 964; same—Louis C Bock et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 967; same—Augustus F Tiedeman; action acquire title, &c; J L Quackenbush (A).

2D AV, 968; same—Ida M Smith; action acquire title, &c; J L Quackenbush (A).

2D AV, 976; same—Wm E A Strohmman et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 980; same—Andrew Kopke; action acquire title, &c; J L Quackenbush (A).

2D AV, 981; same—Jno H Timoney et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 984; same—Louise Stolzenberg et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 986; same—Morris Prowler et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 990; same—Fanny Kempner et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 989-91; same—Minnie Grau et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 993; same—Ada E Klinker et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 994; same—Bernhard Kolb; action acquire title, &c; J L Quackenbush (A).

2D AV, 996; Manhattan Ry Co—Chas Doering et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 998; same—Ferdinand Graf et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 995-1001; same—Aldrin Salter et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1006; same—Bernard Kolb et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1008; same—Fredk G Kolb et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1010; same—Christian Gommel et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1012; same—Caroline Z Horn et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1014-20; same—Norwolt Corp et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1030; same—Chas Krauth et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1034; same—Edw Freund et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1033; same—Ferdinand Kerfs et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1035; same—Jos J Haupt et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1036; same—Fredk J Butenschon et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1038-40; same—Gabriel H Lang et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1041; same—Louise Lisberger et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1043; Manhattan Ry Co—Wilhelmina Harnischfager; action acquire title, &c; J L Quackenbush (A).

2D AV, 1044; same—Henne Metzger; action acquire title, &c; J L Quackenbush (A).

2D AV, 1045; same—Henry Elias Brewing Co et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1048; same—Fredk J Butenschon et al; action acquire title; J L Quackenbush (A).

2D AV, 1050; same—Saml Buchenholz et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1052; same—Jivani H Soghiriars et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1055; same—Wilhelmina Hornischfeger et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1062; same—Saml Miller et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1065; same—Jos J Haupt et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1066; same—Gustav Unger et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1068; same—Rosa Simm et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1070; same—Sarah Dowis et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1075-77; same—Anna J Becker et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1080-2; same—Jas Baird et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1083; Manhattan Ry Co—Eliza A Burggraff et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1085; same—Jno Waldvogel et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1086; same—Cath Brower et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1087; same—Salvaotro Ferraro et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1089; same—Oscar T Jones et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1091; same—Nicholas Voos et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1093; same—Fredk C Martins et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1095; same—Saml Luria et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1094-6; same—E Martin Pitezsch et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1097; same—Fredk J Butenschon et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1098-1102; same—Saml Gelb et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1110; same—Saml Luria et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1112; same—Chas Wendt et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1113; same—Jos Lauber et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1114; same—Jno Wendt et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1116; same—Jno Reilly et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 2426; same—Anna Richter et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 2428; same—Theo L Bailey et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 2432; same—Geo Ehret; action acquire title; J L Quackenbush (A).

2D AV, 2455; same—Ernestine Rosenthal et al; action acquire title; J L Quackenbush (A).

2D AV, 2499; same—Jones Woods Realty Corp et al; action acquire title; J L Quackenbush (A).

MAR. 1.
43D ST, ns, 275 e 8 av, 74.9x100; Samuele Carucci et al—Edw H Reynolds; action to foreclose mechanics lien; A J Romagna (A).

MAR. 2.
ALLEN ST, 90 & 92; Manhattan Ry Co—Sarah R Mann et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 93 & 95; same—Otto Hildenbrand et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 99; same—Anna M Frommuller et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 116-18; same—Saml Kaufmann et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 132; same—Benj J Weil et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 137-39; same—David Schoenfeld et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 138-42; same—Max Dick et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 187; same—Max Borck et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 194 & 194½; same—Geo W Fennell et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 196; same—Chas E Marsh et al; action acquire title, &c; J L Quackenbush (A).

BROOME ST, 376; Lena Grodinsky—Sarah Williams et al; partition; Roeder & Roeder (A).

28TH ST, 49-55 W; also 6TH AV, 470; Henry J Schwartz—Jas M Lehmaier et al; amended partition; Hirsch, Scheuerman & Limburg (A).

113TH ST, 6-8 W; CORTLANDT AV, swc 151st, 59x100; PARK AV, 1665-71; Saml Grodinsky—Saml Williams et al; partition; Roeder & Roeder (A).

141ST ST, ns, 275 w Lenox av, 250x99.11; also 142D ST, ss, 100 e 7 av, 150x99.11; Louis Gluck—Kramer Cont Co et al; action to set aside deeds, &c; L Kronfeld (A).

1ST AV, 55; Manhattan Ry Co—Adam A Schopp et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 113; same—Jos Lauber et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 454-56; same—Chas M Weeks et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 508; same—Margt Aijen et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 546; same—Marion Smith; action acquire title, &c; J L Quackenbush (A).

2D AV, 833; same—Anna Bardes et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 836; same—Fanny E Olefson et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 838; same—Jno Treanor et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 840; same—Annie R Scott et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 847; same—Margt C Baldwin et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 856; same—Fannie Weil et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 869; same—Chas F Loeffler et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 897; same—Elizabeth A McMahon et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 935; same—Celia Lent et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 934-40; same—Saml Levy et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 939-41; same—Herman Brill et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 943; same—Henry Michaels et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 954; same—Max Koppel et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 956-58; same—Jno Schneider et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 968; same—Ida M Smith et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1283; same—Geo Ehret; action acquire title, &c; J L Quackenbush (A).

2D AV, 1825; same—Jacob Harris et al; action acquire title; J L Quackenbush (A).

2D AV, 1287; same—Clara S Rydstrom et al; action acquire title; J L Quackenbush (A).

2D AV, 1315; same—Henrietta Stern et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1319-21; same—Peter J Schneider et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1322; same—Estelle Kempner et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1326; same—Geo Ehret et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1331; same—Theresa M Getzen; action acquire title, &c; J L Quackenbush (A).

2D AV, 1338-40; same—Sol Silsberger et al; action acquire title; J L Quackenbush (A).

2D AV, 1341; same—Frank Malatzky et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1342; same—Lillie Cohn et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1390; same—Green Holding Corp et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1397-99; same—Fredk Herrmann et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1407; same—Mamie G Kaufman et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1414½; same—Anna Schwarz et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1416; same—Geo Rice et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1423-25; same—Louisa Woldt; action acquire title, &c; J L Quackenbush (A).

2D AV, 1442; same—Frida Schwarz et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 1456; same—Geo Ehret; action acquire title, &c; J L Quackenbush (A).

2D AV, 1464; same—Max Frankl et al; action acquire title, &c; J L Quackenbush (A).

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HAMILTON AV, ss, 141.6 e Columbia, 40.8x59.5x 37.6x75.2; Arthur Smith—Bloch Realty Co et al; S T Carter, Jr (A).

KENT AV, es, 107.10 s S 8th, 44.4x107.6x45x 115.5; also KENT AV, es, 25.5 s S 8th, runs s 82.5x115.5x85.7xw51.10x52.5xw76.6 to beg; Title Estates & Mfg Co—Anna E Ring et al; G H Boyce (A).

LIVONIA AV, nwc Hendrix, 75x100; also LIVONIA, ns, 25 e Van Siclen av, 50x100; Feinstein & Schwartz Constn Co—Anthony L Williams & ano; specific performance; A Ablovitz (A).

SUTTER AV, ss, 75 e Barbey, 25x100; Saml Patrick—Saml Glassman et al; H Lurio (A). LOT 8, map of prop John Hayman (decd) on Gravesend Bay; also LOT 12, map of land under water in Gravesend Bay; Wm Matthews—Geo F Dobson et al; W W Butcher (A).

MAR. 2. CLAY ST, ss, 150 w Oakland, 50x100; Margt Ougheltree—Cath A Seguin et al; G J Goldberg (A).

MARION ST, ns, 300 e Rockaway av, 18.4x100; Albert C Weller—Philip Schmitt et al; Mann Buxbaum & S (A).

PARK PL, ss, 100 w Franklin av, 30x131; Herman Lowenstein—Theresa Koropjeck et al; J J Speth (A).

UNION ST, ns, 224.8 w Smith, 53.4x100; Henry C Ibbatson—Marba Realty Corp; foreclosure of mechanic's lien; Watson & Kristeller (A). 10TH ST, ssw, 189.6 se S av, 18.9x100; Caroline D Cortleyou—Margaretha Fawcett & ano; F B Colton (A).

EASTERN PKWAY EXTN, nws, 117 sw Lincoln pl, runs nw74.6x139.2xsw117 to beg; Cornfeld, Inc—Arenkay Amusement Co et al; Kugel & Saxe (A).

MAR. 3. COOPER ST, nws, 100 sw Knickerbocker av, 50x 200; Fred Roeder—Mayer Silver; foreclosure mechanic's lien; W I Karle (A).

ELTON ST, es, 375 n Liberty av, 25x90; Adeline Fry—Oscar A Perine et al; C J McDermott (A).

MADISON ST, ns, 100 e Stuyvesant av, 30x100; East Bklyn Savgs Bank—Jno F Gompert et al; Phillips & Avery (A).

MOORE ST, ns, 75 e Leonard, 75x100; Title G & T Co—Morris Magaril et al; T F Redmond (A).

SCHERMERHORN ST, ss, 325 e Bond, 50x81.11; Annie E McManamy—Z Matilda Bergen et al; W R Doherty (A).

VARET ST, ss, 172.10 w Bogart, 25x100; Nachman Goldstein—Morris Stander; specific performance; M M Kahn (A).

E 2D ST, ws, 120 s Beverly rd, 20x100; Adolph Bechtold—Annie Bechtold; to create a trust; H E Heistad (A).

7TH ST, ns, 314.2 e 4 av, 16.8x100; Anna M Everitt—Jas O'Rourke et al; G W Pearsall (A).

8TH ST, ss, 175 e 5 av, runs s180xe125xn95xe 6.3xn85xw131.3 to beg; American Sheet Metal Lath Co—Plumb & Bourquin, Inc, et al; foreclosure of mechanic's lien; Lewis & McNamara (A).

N 9TH ST, ns, 125 e Berry, 25x100; also N 9TH ST, 135, 141 & 143; Jno Meyer—Jno O'Grady et al; G L Stamm (A).

E 10TH ST, ns, 514 n Av P, 26x100; Bway Trust Co—Chas T Mauder et al; H D Lott (A).

E 19TH ST, ws, 340 s Av K, 40x100; E 19TH ST, ws, 380 s Av K, 40x100; Wm J Staudinger—Clara J Raynor et al; F W & A E Hinrichs (A).

50TH ST, ss, 340 e 16 av, 37.6x100.2; E Rosalie David—Thos J Hennessy et al; H J Davenport (A).

58TH ST, ns, 540 w 13 av, 20x100.2; Jacob S Hoffman—Mary Smith et al; H J Davenport (A).

58TH ST, ne 14 av, 60.2x100; Henry F Lemmerman—Ada F Coney et al; S M & D E Meeker (A).

66TH ST, ssw, 342.6 nw 19 av, 17.6x100; Henry Metcalfe—Aplo Constn Co et al; Dean, Tracy & Mc (A).

66TH ST, ssw, 274.5 nw 19 av, 17x100; Alice M Cordier—Aplo Constn Co et al; Dean, Tracy & Mc (A).

66TH ST, ssw, 291.5 nw 19 av, 17x100; same—same; same (A).

66TH ST, ssw, 240 nw 19 av, 17.5x100; Fredk W Koop—same; same (A).

66TH ST, ssw, 308.5 nw 19 av, 17x100; Fannie Rose—same; same (A).

66TH ST, ssw, 257.5 nw 19 av, 17x100; Nancy Steinhardt—same; same (A).

66TH ST, ssw, 325.5 nw 19 av, 17.1x100; Ella D Koch—same; same (A).

AV J, nec Flatbush av, 19.6x62.6x23.7x75.9; Church Charity Foundation of L I—Jas Graham et al; T F Redmond (A).

AV V, ss, 74 e W 9th, —x—; AV V, ns, 74 e W 9th, 10x100; Henry A Ingraham—Wm E Platt & wife; A S Hart (A).

BROADWAY, ssw, 25 se Ellery, runs se25xsw101.9 xn35xne76.5 to beg; Jacob N Herrle—Harry Miller et al; R E Moffett (A).

EASTERN PKWAY, ss, 189 w Nostrand av, 132.7 x200; John Connor—Wilson Holding Co & ano; foreclosure of mechanic's lien; I F Greene (A).

ROCKAWAY AV, es, 460.2 s Av D, runs ne161.10 xse160xw100xse20xne100xse20xsw 60 x s e 100 x s w 20 x n w 10 x s w 20xse100xsw20xne100xsw80xne40xne100xsw100xsw95.5xne68.9 to beg; E 99TH ST, nes, 320 se Av D, runs ne200xse380xsw40xne100 x s w20xse100xsw80xne100xsw20xse100xsw20xne100xsw20xne280 to beg; E 100TH ST, nes, 333.9 se Av D, runs e 48xse358.1sw 119.4xne366.2 to beg; E 100TH ST, nes, 100 se Av E, runs ne40xne100xne93.5xse152.6xsw—xn 30.5xsw100xne20 to beg; E 99TH ST, ec Av E, runs ne200xse149.9xsw200xne248.10 to beg; E 98TH ST, ec Av E, runs ne200xse148.7xsw 200xne147.9 to beg; Louisa H Petzoldt—Bklyn & Philadelphia Realty Co et al; McKennell & Appel (A).

SUMNER AV, ws, 100 s Decatur, runs w104.1xs 25.4xe91.8xne25 to beg; Williamsburgh Savgs Bank—Jennie E Hodgson et al; S M & D E Meeker (A).

THROOP AV, nec Lafayette av, runs n100xe58.4 xs20xw16.8xsw80xw41.8 to beg; Bond & Mtg Guar Co—Ira Weinberg et al; T F Redmond (A).

LOTS 174 to 185, map of land of Asa W Parker in Bath Beach; Bank of Flatbush—Chas F Lutz; Hovell, McChesney & C (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. 27. CHAMBERS ST, nec W Bway, 100.1x 76.1; Jacob Aloy et al—J Weintraub; Harry W Pearlman (100) 108.00

71ST ST, 346 W; Monroe M Golding—Adw H Litchfield; Manhattan Realty Appraisers (39) 30.97

76TH ST, 532-36 E; S Wolis Iron Works Co—Farmers' Feed Co; Andrew Greis Co, Inc (97) 290.00

110TH ST, 5-7 W; Sol Hurwitz—Louis W Morrison; Aaron Rosenstein, Lolis Medwin & Rosewin Amusement Co, Inc (98) 203.00

MAR. 1. 37TH ST, 438-48 W; Anthony Laura—Elise T Underhill; Morris L Weiss & Whitney Co (4) 490.00

39TH ST, ns, 410 w 5 av, 25x98.9; Jno Laura & Co—Engineers Club; Richard Reeves & Son; Morris L Weiss (1) 145.00

57TH ST, 436 W; J Beaumont Spencer—Fredk Ordeemann; Jno J Burns (5) 330.00

71ST ST, 346 W; Monroe M Golding—Edw H Litchfield; Manhattan Realty Appraisers (6) 30.97

71ST ST, 342-44 W; Monroe M Golding—Sadie Bonwit; Manhattan Realty Appraisers (7) 97.91

LEXINGTON AV, 311; Anthony Laura—Allerton 38th St Co; Morris L Weiss (2) 80.00

MADISON AV, 617; Anthony Laura—59th St & Madison av Realty Co; Morris L Weiss & Jno T Brady & Co (3) 69.50

MAR. 2. GRAND ST, 466-70; Northern Waterproofing Co, Inc—Miss Bessie Lewishohn; Murphy Constn Co & Morris L Weiss (10) 190.00

40TH ST, 108-12 W; C H Lang, Inc—Edw W Browning; Lester D Mayne (11) 846.00

SAME PROP; same—Edw W Browning; Jno Lions (12) 384.00

SAME PROP; Salvatore Cutrone—Edw W Browning; Christian H Lang (13) 279.13

57TH ST, 429 E; Julius Shipman—Albert Hartog, exr (14) 25.00

105TH ST, 251 E; Tomback & McPhee, Inc—Julia Gildenberg; renewal (16) 173.85

BOWERY, 50; Shanker Metal Ceiling Co—Wm Kramer Sons Realty Co, Inc; Wm Kramer Sons (8) 348.00

BROADWAY, ws, bet 147th & 148th, —x—; Jos B Friedlander Co—Louis M Morrison & Alice M Morrison; renewal (15) 1,301.03

7TH AV, ssw 59th, 25x100; Union Roofing Co—Sol Bloom; Hadden Constn Co; Morris L Weiss (9) 105.00

MAR. 3. MORTON ST, 9-11; Louis Neuburger, Inc—Miriam L Trigg; David S Ferkin (18) 545.26

40TH ST, 108 W; Spray Electric Co—Edw W Browning; Lester D Mayne; C H Lang, Inc (19) 130.00

BROADWAY, ssw 20th, 27.6x94.11x irreg; Reissmann—Edw H Mount; August Hillers (17) 110.00

MAR. 4. 40TH ST, 108-10 W; Thos McLaughlin—Edw Browning; Julius Lion (20) 101.00

SAME PROP; National Fire Proofing Co—Edw W Browning; Lester D Mayne; C H Lang, Inc (21) 169.34

BROADWAY, 18; D M Dillon Steam Boiler Works—Francis W, Walter & Arthur Honeywell; Thos J Burke (22) 1,877.70

MADISON AV, 338; Miller Reed Co—Florence A Alker; Wm P Buckner (24) 6,060.00

2D AV, 126; also ST MARK'S PL, 42½; Jno Sammartano et al—Augusta V H, Robt R & Amalia Stuyvesant, & S Ralph Davis; Clark & Appleman (23) 450.00

MAR. 5. 161ST ST, 508-10 W; Thos Mulligan Constn Co—Washington Heights Congregation (25) 11,141.00

Bronx.

FEB. 26. No Mechanics Liens filed this day.

FEB. 27. TREMONT AV, 79 W; Frank Martirano—Jno Q McCarthy (30) 128.00

MAR. 1. No Mechanics' Liens filed this day.

MAR. 2. 174TH ST & Watson la, 48x100; Transformer Station; Northern Waterproofing Co, Inc—N Y Edison Co; Hermanns Madden Co & Morris L Weiss (1) 319.63

MAR. 3. No Mechanics' Liens filed this day.

MAR. 4. ANTHONY AV, 1936 (1956) Sam Solotoroff—Jos & Mary Lewis & Jos Lewis (2) 206.50

Brooklyn.

FEB. 25. KOSCIUSKO ST, ns, 150 e Reid av, 50x 100; Goetz & Bro—Tinton Impt Co... 172.86

LIVINGSTON ST, ss, 336.7 w Nevins,

70.9x—; Gabriel Herman—Frank A Keeney, Morris L Wise & Jno H Parker Co. 260.00

PARK PL, nec Rochester av, runs n 128.3xne99.11xse161.8xw126.9 to beg; A Kessler—Willen & Schnittman Bldg Co, Joe Harris, Jake Sittelman & Hyman Mendelowitz 180.00

HOPKINSON AV, 955; M Annenberg—Mollie & Sam Lapidus 160.00

NOSTRAND AV, 594; A I Pollick—Victoria Berger 305.00

FEB. 26. E 5TH ST, 337; P Lille—Philip & Fanny Herbst 175.00

44TH ST, ns, 200 w 15 av, 120x100.2; Caranza Roofing Co—Diaz Bldg Co, S Himmelstein & A Arker 365.00

BROADWAY, 579; E Oban—Henry J Kempf & Frank Locascio 295.00

EASTERN PKWAY, nwc Lincoln pl, —x—; H A Cousins—Ell B Cont Co & Arenkay Amusement Co 185.00

LIBERTY AV, sec Van Siclen av, 150x 100; R Sangiamo—Diaz Bldg Co & S Himmelstein 450.00

FEB. 27. S 4TH ST, 252-4; Kendel Gayer, Inc—Ph Levy Cont Co 505.00

ATLANTIC AV, 108-10; L Polakoff—Alex Dicker, Isaac Chait & Issac Lustgarten 90.00

MAR. 1. BARRETT ST, ws, 100 n Sutter av, 100 x100; S Marceca—Regal Holding Co. 225.00

HART ST, 310; M Leikin—Gussie Seidlowitz & Meyer Lerasky 128.00

BAY AV, ns, 100 w Elm av, —x—; G F Flinn—Mr & Mrs A Levy 28.55

MAR. 2. STOCKHOLM ST, ns, 150 e St Nicholas av, —x—; Sun Fire Proof Sash & Door Co—German Hospital & Tower Constn Co 475.00

E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; Bklyn Fireproof Sash & Door Co—Dorchester Bldg Co 60.00

HOWARD AV, ws, 275 n Sutter av, 100 x100; Colonial Mantel & Refrigerator Co—Adler Holding Co 160.00

NEWKIRK AV, ss, 91 w Flatbush av, 40x92; Bklyn Fireproof Sash & Door Co—Maxberg Realty Co 175.00

MAR. 3. DITMAS AV, nec E 17th, runs n109.1xne 31.11xse27.2x—xw100.2 to beg; Thatcher Furnace Co—Geo H Edwards & Henry Dedrich 156.15

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. 27. FORSYTHE ST, 78; Rubin & Robert—Levy Herzog; Feb11'15 58.32

AUDUBON AV, 109; Jno Charles—Gustave Boehme et al; Jan19'14 69.00

AUDUBON AV, sec 171st; Emil Nikolai—same; May1'14 100.00

AUDUBON AV, es, 74.11 n 183d; Saml Miller—West 184th St Constn Co et al; May31'12 59.00

MAR. 1. 116TH ST, 110 W; E N Little's Sons, Inc—Wm H Hall et al; Sept26'14 480.00

119TH ST, 419 W; Crystal & Gold Contracting Co, Inc—138 E 38th St Co, Inc, et al; Nov21'13 1,073.85

1175TH ST, ns, whole front bet St Nicholas & Audubon avs; Frank Falk Co—Moses Goodman Corp et al; May 4'14 120.00

SAME PROP; Dicco Donata—same; May 2, 1914 54.00

8TH AV, 711 to 715; Nathan Strom—Wm W Astor et al; July13'08 225.00

MAR. 2. 180TH ST, 712-14 W; Louis Cantor et al—Cornelius W Butler Estate et al; Nov24'14 135.45

MAR. 3. No Satisfied Mechanics' Liens filed this day.

MAR. 4. MONTGOMERY ST, 35-37; Elias M Pilzer—Hebrew Kindergarten & Day Nursery et al; Aug25'14 400.00

57TH ST, 301 W; American Wood Carpet Flooring Co—Henry C Copeland et al; Nov6'14 454.00

1ST AV, nwc 28th; Jas F Gillespie Co—Ely F Reiser Co et al; Jan20'15 15.85

MAR. 5. 67TH ST, ss, 213.6 e 2 av; Jos Tino & Co—Aug Braun et al; Feb23'15 112.10

Bronx.

FEB. 26. SOUTHERN BLVD, es, 186.4 n Freeman, 100x100; Chas Schlesinger—Danl Augustus Realty Co et al; Oct 17'14 150.00

FEB. 27. No Satisfied Mechanics' Liens filed this day.

MAR. 1. No Satisfied Mechanics' Liens filed this day.

MAR. 2. No Satisfied Mechanics' Liens filed this day.

MAR. 3. INTERVAL AV, 993-95; Morris Marks et al—Angel Constn Co, Inc, et al; Dec17'14 135.00

MAR. 4. No Satisfied Mechanics Liens filed this day.

Brooklyn.

FEB. 25. KOSCUSKO ST, ns, 150 e Reid av, 50 x100; Bernhard Goetz & ano—Tinton Impt Co; Jan18'15	172.86
SAME PROP; Geo Rumsussen—same; Jan15'15	540.00
SAME PROP; Abr Fogel—same, Harry Levin & Lewis Schaner; Feb10'15..	100.00
E 14TH ST, es, 300 s Av W, 100x100; C & I Constn Supply Co—Ceegold Co, Inc, Chas Goldnauer & Frank P Sa- betti; Oct9'14	1,067.05
BLAKE AV, 105S; Phillip Malowitz— Haim Eisenstein; Dec16'12	138.80
*PLATBUSH AV, nwc Newkirk av, 79.6x 120; Michl Hellebrand—Hanabel Constn Co, Inc; Nov11'14	100.00
PLOT begins 250 w from stake dividing lands of Christopher Davis & Wm C Davis, 75x200; on the border of Ja- maica Bay; John Koerner—Canarsie Yacht Club & T H Fraser Co; Feb 15'15	85.61
SAME PROP; Martin A Fullerton— same; Feb15'15	78.00
SAME PROP; Alex McLean—same; Feb 15'15	153.00
SAME PROP; Saml Thomsen—same; Feb15'15	160.48
SAME PROP; Alex Nichol—same; Feb 15'15	87.13
SAME PROP; Wm J Nichol—same; Feb 15'15	87.13
SAME PROP; Wm J & Alex Nichol— same; Feb15'15	310.00
SAME PROP; same—same; Feb15'15..	365.00
SAME PROP; Burger & Gohlke, Inc— same; Feb11'15	196.00
SAME PROP; Rosario Nigri—same; Nov9'14	26.64
SAME PROP; Antonio Grazino—same Nov9'14	33.25
SAME PROP; B M Cullimore—same; Nov9'14	28.00
SAME PROP; same—same; Nov9'14..	22.75
SAME PROP; same—same; Nov9'14..	28.00
SAME PROP; same—same; Nov9'14..	25.75
SAME PROP; same—same; Nov9'14..	105.00
SAME PROP; same—same; Nov9'14..	50.00
SAME PROP; same—same; Nov9'14..	32.00
SAME PROP; same—same; Nov9'14..	50.00
SAME PROP; Henry C Quaritus— same; Nov9'14	48.92
SAME PROP; D A Linsky Co—same; Nov9'14	558.00

FEB. 26.
TOMPKINS AV, ss, 25 e Pulaski, 25x
100; Nathan Baskin—Isaac Price &
"Jacob" Ponemone; Dec2'14

FEB. 27. BELMONT AV, nwc Junius, 100x100; Bklyn Fireproof Sash & Door Co— Junius McBell & Abr Koeppel; Sept 14'14	1,490.00
SAME PROP; Curtis Bros Lumber Co —Bell-Junius, Inc; Nov20'14	2,979.30
SAME PROP; Carter Black & Ayers— same; Nov19'14	750.00
JOHNSON AV, 26S; Isidor Shkolnick— Isaac Feingold & Nathan Salter; Aug 19'14	85.00
NEWKIRK AV, sec Ocean av, 125x157 Weisberg-Baer Co—Kirk-New Realty Co; Nov11'14	6,500.00
TROY AV, es, 102.6 s St Mark's av, 50 x100; Saml Schor & ano—Nass & Berg, Inc; Jan26'15	327.00
LOT 31, map of prop belonging to H Lohman at Canarsie; also PROP at Jamaica Bay, 250 w land C & W C Davis, 75x200; Realty Supply Corp— Canarsie Yacht Club & T H Fraser Co; Nov6'14	543.15
SAME PROP; Sylvester Gass—same; Nov16'14	438.20
PROP at Jamaica Bay, ss, extending 300 n shore & about 1500 e Canarsie Dock bet prop Wm Hale & Wm Rigby, Jos H Benzing & Co, Inc—Ca- narsie Yacht Club & T H Fraser Co; Nov4'14	1,335.55

MAR. 1. GEORGE ST, ns, 300 w Knickerbocker av, 25x100; Sam Porcaro—Giuseppe Mangiaracina; Feb23'15	90.00
LIVINGSTON ST, ss, 336.7 w Nevins, runs s70.9xe36.7xs100.9xw221.3xn100.9x e154.7xn70.9xe30 to beg; Gabriel Her- man & ano—Frank A Keeney, Jno H Parker Co & Morris L Wise; Feb25'15	260.00
58TH ST, 113S; J P Duffy Co—Salva- tore & Antoino Boniello; Feb15'15..	254.90
ROCHESTER AV, nec Park pl, runs n 128.3xne99.11xe161.8xw126.9 to beg; Aaron Kissler—Willen Schnitman Bldg Co, Inc; Joe Harris, Jake Shitl- man & Hyman Mendelowitz; Feb25'15	180.00
SUTTER AV, nwc Miller av, 75x100; German Stone Co—New Age Constn Corp & Saml Lesselbaum; Feb5'15..	96.00

MAR. 2. BERGEN ST, ss, 424.6 w Ralph av, 40x 127.9; Barnet Sundock—Worth Pat- terson Constn Co; Nov14'12	1,550.00
MCDONOUGH ST, 141; Wm R Young, Jr, Inc—Chauncey G Cozine; Feb10'15	135.00
E 28TH ST, sec Newkirk av, —x—; Co- lonial Art Glass Co—St Stephens Evangelical Luth Church & Luther D Gable; Nov28'14	400.00
BATH AV, 171; H F Meistrell Heating Co, Inc—Antonio Di Candia & S E S Realty Corp; May4'14	286.46
*BATH AV, sec Bay 17th, —x—; Terker Iron Wks, Inc—Antonio Di Candia & Saverio Ursetti; Jan10'14	350.00
BELMONT AV, nwc Junius, 100x100; Saml Kahn—Bell Junius, Inc, & Abr Koeppel; Oct19'14	100.00
LOHMAN'S RD, es, extending to low water mark, Jamaica Bay, 200x75; Bergor Mfg Co—Canarsie Yacht Club & F H Fraser Co; Nov9'14	251.55

MAR. 3. CAMBRIDGE PL, 110-18; Jno Lally & ano—Morris Jarcho & King's Iron Wks; Dec22'14	75.00
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FULTON ST, ns, 25.6 e Linwood, 28.9x 99.10; Marcus Kahn—Katie & Albt Markert; Aug14'13	70.00
W 32D ST, 2940; Oreste Pachi—Michl D & Margt Gilmartin; Aug18'14..	499.50
*W 32D ST, ws, 340 s Mermaid av, 80x 118.10; D A Ziccardy Trim Co—Michl D & Margt Gilmartin & Oreste Pachi; Sept1'13	348.80
BROADWAD, 694-96; Hillel Dworkin— Christian Schuck, Julius Held, Orient Ins Co of Hartford & Capital Ins Co of Hartford, N H	150.00

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

ATTACHMENTS.

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

Manhattan.

FEB. 25, 26 & 27. No Attachments filed these days.	
MAR. 1. HEYWOOD, Albert E J; Plympton Gardiner & Co; \$1,658.16; Van Vorst, Marshall & Smith.	
MAR. 2. MT CARMEL-IRON WORKS; Wm C Merry- man; \$1,034.22; Pratt, Koehler & Boyle.	
MAR. 3. FLETCHER SAVINGS & TRUST CO; Hollar Co; \$741.21; I W Goodhue.	

CHattel MORTGAGES.
AFFECTING REAL ESTATE.

Manhattan.

FEB. 26, 27, MARCH 1, 2, 3 & 4.	
Alonze Gaetano. 4th st, 97 E.E Es- posito. Barber Fix.	62.50
Centrifugal Pump Co. 72d st, 42 W.. S B Wetton & Co. Pumps.	145.00
Same. 72d st, 118 W..Same. Pumps..	145.00
Same. 73d st, 126 W..Same. Pumps..	145.00
Groha, Fritz, Broadway, 1672..Roesser & Sommer Co. Fixtures	60.00
Junio Realty Co. Lenox av, nec 110th ..Consolidated Chandelier Co. Fi- xtures.	4,100.00
Newmark & Davis, Inc, & Carnegie Constn Co. Riverside dr, es, bet 141st & 142d..Consolidated Chande- lier Co. Fixtures	17,790.00
Same. Same prop..Same. Fixtures..	1,170.00
Palagianio, Angelo R. 39th st, 260 W.. E Esposito. Barber Fix.	108.00

Bronx.

FEB. 26, 27, MARCH 1, 2, 3 & 4.	
James Butler, Inc. 63 Main st, West- chester..Automatic Refrigerating Co of Hartford, Conn. Compressor....	1,600.00

Brooklyn.

FEB. 25, 26, 27 & MARCH 1, 2, 3.	
Bon Ton Constn Co. Rogers av, c Bev- erley rd..Elsie E Kerby as extrx.(R)	244.00
Dorchester Bldg Co, Inc. 360 E 19th st ..Union Stove Wks. Ranges.	336.00
Get-a-Home Realty Co. 1303-5 E 40th st..Robt Findlay Mfg Co. Gas Fix..	88.00
Parken & Lepofsky. 44th st, nr 13 av ..Elsie E Kerby as extrx.....(R)	693.00
Rentow Bldg Co. Lincoln pl, nr Al- bany av..Colonial Mantel & Re- frigerator Co.	125.00
Schur, M. 425 Pennsylvania av..Wm Kerby Co.	50.00
Van Wagner Constn Co. 159-61 Rem- sen st..Wm H Curtin Mfg Co. Heat- ing Apparatus.	838.00
Vermont Mantel & Refrigerator Co. Vermont st, bet New Lots rd & Hege- man av..Colonial Mantel & Refrige- rator Co.	112.00
Windsor Bldg Co. 4th st, bet 6 & 7 avs ..Elsie E Kerby as extrx.....(R)	101.00
Windsor Bldg Co. 45th st, nr 15 av.. Elsie Kerby as extrx	240.00
Yosco, Robt J. Bay 23d st, nr Bath av ..Bay 23d St Constn Co—Bayside Chandelier Co. Gas Fix.	537.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

MAR. 2. HAVEN AV, nec 178th, 97x60; Man- hattan Mtg Co loans Nevah Constn Co, Inc, to erect a 5-sty apartment; 13 payments	65,000.00
HAVEN AV, es, 60 n 178th, 65x97; same loans same to erect 5-sty apart- ment; 13 payments	65,000.00
HAVEN AV, sec 179th, 60x97; same loans same to erect 5-sty apartment; 13 payments	65,000.00
5TH AV, nec 37th, 74.1x125; Metropoli- tan Life Ins Co loans Murray Hill In- vesting Co, Inc, to erect 11-sty of- fices; 9 payments	1,200,000.00
MAR. 3. LEXINGTON AV, 1626-28; Ver Planck Estate loans Lexington AV & 102D St Co to erect a 6-sty apartment; 7 payments	11,000.00
MAR. 4. FT. WASHINGTON AV, es, 126.5 s 170th, 51.5x80.10; Van Dyck Estate loans County Engineering Co, Inc, to erect a 6-sty apartment; 13 payments..	70,000.00

Bronx.

FEB. 26. 176TH ST, ss, 62 w Marmion av, 50x 100; Rockland Realty Co loans V R Bldg Corp to erect 5-sty tenement; 14 payments	35,000.00
FEB. 27. CROTONA PARK, N, ns, 317 e Prospect av, 50x96.9; Rockland Realty Co loans V R Building Corp to erect 5-sty apartment; 14 payments	35,000.00
167TH ST, swc Clay av, 108.9x110.4; City Mtg Co loans A J Schwartz Co to erect three 5-sty apartments; 10 payments	70,000.00
176TH ST, nec Crotona pkway, 44.4x 163.6; City Mtg Co loans S B Build- ing Corp to erect 5-sty apartment with stores; 10 payments.....	50,000.00

ORDERS

Brooklyn.

FEB. 26. TROY AV, nec Prospect pl, —x—; A Williams on Home Title Ins Co to pay Kittanning Sales Co.....	253.00
MAR. 2. NEWKIRK AV, sec Ocean av, 46x125; Kirknew Realty Corp on Williams- burgh Savgs Bank to pay Arlando Marine	112.00
MAR. 3. JUNIOR ST, nwc Belmont av, —x—; Bell-Junius, Inc, on Williamsburgh Savgs Bank to pay Curtis Bros Lum- ber Co	500.00

DEPARTMENTAL
RULINGS.IMPORTANT ANNOUNCE-
MENT.

Commencing with the issue of
March 13, the Record and Guide
will print the addresses of those
against whom orders have been
issued, by the Bureau of Fire Pre-
vention, in each of the five bor-
oughs of Greater New York. These
orders frequently call for new
equipment, as well as structural
work, and the list should be of
great value to those seeking leads
for construction prospects.

BUREAU OF FIRE PREVENTION.

Municipal Building.

ORDERS SERVED.

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

- A..Auxiliary fire appliances.
- B..Fire escape orders.
- C..Fireproofing and structural al-
terations.
- D..Electrical installation.
- E..Obstruction of exits.
- F..Exits and exit signs.
- G..Fireproof receptacles and rub-
bish.
- H.. "No smoking."
- I..Diagrams on programs and
miscellaneous.
- J..Discontinue use of premises.
- K..Volatile inflammable oils and
explosives.
- L..Certificates and miscellaneous.
- M..Dangerous condition of heat-
ing or power plants.
- O..Discontinue use of oil lamps.
- DR..Fire drills.
- W..Interior alarms.
- ST..Standpipe installation.
- Spkr...Sprinkler installation.
- Sia. P. P..Siamese perforated
pipes.
- Sia...Siamese connections.
- Tk...Tank.

(Week ending Feb. 27.)

MANHATTAN ORDERS SERVED.

Named Streets.

Bleecker st, 13—Benj Schwartz & Son....A-C
Beekman st, 60—Hunter & Martin.....C
Canal st, 245—Fred Hollender.....DR
Cannon st, 8—Schlossberg & Spiegel.....DR
Cannon st, 8—Grossman Bros.....DR-A-C-G
Cannon st, 8—Lazarus Krieger.....DR-C-A-G

Cannon st, 8—Mitchel Smoleroff.....C
Cannon st, 8—Gd Columbia Ice Cream Co
DR-A-C
Cannon st, 8—Solomon Levine.....G-A-C-DR
Cannon st, 8—Schlossberg & Spiegel.....A-C-G
Centre st, 122-30—Jno H Hanan Realty Co..DR
Chambers st, 75—Geo E Schmidt.....C
Chatham sq, 6—Est David McClenahan.....C
Chatham sq, 6—Robert Miller.....F-C
Cherry st, 169—Market St Realty Co.....DR
Christie st, 87—Nathan Harrison Realities..DR
Clinton st, 225—Morris Singer.....DR
Dey st, 76—David W Bishop.....E-C
Dey st, 78—O C & K R Wilson, Inc.....E-C
East Houston st, 29-31—Wm Ottman et al..DR
Elizabeth st, 23—Est Martin Schrengelsen..C-G
Gansevoort st, 32—Angelino Sartirano.....C-G
Grand st, 273-5—Benson Construction Co...DR
Grand st, 385—Est J S Barclay.....C-E
Grand st, 401—Geo C Hallock et al.....DR
Great Jones st, 25—Nathan Strumpf.....DR
Great Jones st, 25—Hirsch Finer.....DR
Greta Jones st, 25—N Y Rubber Hat Co.....DR
Great Jones st, 25—Mintz & Hollub.....DR
Great Jones st, 25—Harry Kirchner.....DR
Great Jones st, 25—Ernest Mayer.....DR
Great Jones st, 25—Saresky & Deischer.....DR
Harrison st, 41—Mary E Callender.....E
Henry st, 295—Est Gould Thorp.....E
Hester st, 55—Theresa Feinberg.....C-DR
Hester st, 55—Hyman Meyerson.....G-C-I
Hester st, 55—Simon Gershonowitz.....C-G-I
Hester st, 55—Jacob Herstin.....C-G-I
Hester st, 55—Israel Smolowitz.....C-G-I
Hester st, 55—Max Goldberg.....C-G-I
Hester st, 55—Abr Horowitz.....C-G-I
Hester st, 55—Samuel Goldberg.....C-I
Hester st, 55—Louis Silverstein.....C-G-I
Hester st, 55—Hyman Castleman.....G-C-A-I
Hester st, 55—Solomon Berkowitz.....A
Hester st, 55—Congregation Kanessis.....A
Hester st, 55—Adam Happel.....DR
James st, 3—John A Foster.....B-E
Lafayette st, 401—Eugene Morgenthau.....DR
Maiden la, 1—D A Cushman Realty Corp..DR
Maiden la, 47-9—Interstate Land Holding Co.Sia
Mangan st, 27—Jacob Rader.....C
Mercer st, 121—N Y Eye & Ear Infirmary..DR
Mercer st, 187-9—Est Chas A Chesebrough..DR
New Bowery, 44-8—Geo Papastratis.....C
Pine st, 31-33—Henry S Redmond Est.....Sia
Prince st, 131-5—Jno A Stewart et al.....DR
Reade st, 83—Silver Slipper Co.....G
Rivington st, 305—Jos Golepsky.....DR
South st, 21—Amos F Eno.....B-C
Spruce st, 15—Fred W Schnelle.....G
Union sq W, 37—Duncan Realty Co.....DR
Walker st, 34—S Horwitz & Sons.....G
Walker st, 118-26—Burton-Pierce Co.....G
Washington st, 161—Andrew Nolan.....G
Washington st, 161—Hoff Bros & Co.....A
Washington st, 161—Leonard & McCoy.....A
Washington st, 603-09—Sam S Stafford.....DR
Water st, 158—Robert Connor.....B
West Houston st, 11-13—Klein & Nussbaum
A-C

Numbered Streets.

8th st, 417 E—Stephens W Roach et al.....DR
10th st, 84 E—Isidore Freid.....DR
12th st, 39-41 E—F A Seitz Realty & Constn
Co.....DR
13th st, 12 E—Harris Paper Co.....DR
13th st, 12 E—Hanger & Fisher.....DR
13th st, 12 E—Peerless Emb Works.....DR
13th st, 12 E—Lefter Eros.....DR
13th st, 12 E—Jno Moscini.....DR
13th st, 405-9 W—Henry Aubert.....G-A
13th st, 405-9 W—Geo F Fish.....A
13th st, 405-9 W—Jas R Roosevelt et al.....DR
15th st, 29 W—Belenko Bros.....G
15th st, 29 W—Arlington Dress Co.....G
15th st, 60-2 W—Chas C Wittenauer Est.....DR
16th st, 43-7 W—Greenberg & Schulberg.....G
16th st, 55 W—Guarantee Dress & Waist Co
A-C
16th st, 55 W—Textile Prtg & Emb Co.....A-G
16th st, 629-33 E—Jno J Radley.....DR
17th st, 37 W—Nathan Marmelstein.....G-A
17th st, 37 W—Isadore W Narelstein.....G
17th st, 37 W—Harris Weinstein.....A
19th st, 21 W—Anna Trachtenberg.....DR-A-G
19th st, 21 W—Gustave Bodenheuer.....DR
19th st, 21 W—Noah Levy.....C-DR
19th st, 21 W—Max Davis.....DR-O
19th st, 21 W—Max Herman.....G-DR-A
19th st, 21 W—Rapid Delivery Express Co..DR
19th st, 29-33—Daniel R Kendall et al.....DR
20th st, 26 W—The F & F Exchange.....DR
20th st, 26 W—Jacobs Bros.....DR
20th st, 26 W—Drachman, Ball & Green.....DR
20th st, 26 W—Margulies & Jess, Inc.....DR
20th st, 26 W—Capin, Cohen & Capin.....DR
20th st, 120 W—Chas Connor.....DR
22d st, 532-40 W—Chas Hofferberth.....DR
23d st, 49-51 W—Michael Coleman.....ST
23d st, 304-10 E—E W Bliss Buildings, Inc..DR
23d st, 521-3 W—Margaret V C Macnutt.....DR
23d st, 548-50 W—Henry W Crain.....DR
26th st, 165 W—Friedman & Poppel.....I-C
26th st, 22-4 W—Samuel Richman.....C
28th st, 130 W—Julius Gottreich & Miaskin..G
28th st, 130 W—Workman & Silver.....G
28th st, 130 W—Jno Silverstein & Bro.....C-G
28th st, 130 W—Silberfard & Halprin.....C-G
28th st, 146-8 W—Charter Construction Co..DR
29th st, 116-8 W—David & Louis Herman.....G
29th st, 157-61 W—Josephine M Schweinler..DR
29th st, 157-61 W—Louis Gleitsman.....DR-A
29th st, 157-61 W—Imperial Paper Box Co
DR-C-G
29th st, 157-61 W—Est Alfred Lawson.....DR
29th st, 157-61 W—T B Doyle Co.....DR-A-C-G
29th st, 157-61 W—Frisch Toilet & Mirror Co
DR
29th st, 157-61 W—Jno E Kohrbeck.....DR-C-G-A
29th st, 157-61 W—Consolidated Gas Co.....C
29th st, 163 W—N Monfort Mfg Co.....G
29th st, 163 W—Schwartz & Di Costa.....G
31st st, 5-9 E—F A O Schwarz.....G-L
31st st, 5-9 E—J & H Rosenberg, Inc.....G-DR
31st st, 5-9 E—J & W Goetz.....DR
31st st, 5-9 E—S & L Silver.....G-C
31st st, 5-9 E—Kupper Bros.....G
31st st, 5-9 E—J & M Cohen.....G-L
32d st, 404-8 E—Sawyer Biscuit Co.....DR
35th & Herald sq—N Y Herald Co.....DR
37th st, 9-11 E—Eliz M Anderson.....DR
40th st, 317-25 E—Cutting Est.....DR

40th st, 461-7 W—Hall-Brochert Co.....C
42d st, 109 W—Crowel Adams Est.....C
43d st, 539 W—Geo Reichard et al.....C
45th st, 141 E—Maze Realty Co of N Y.....C
46th st, 20 E—James Peerson.....DR
46th st, 22 E—Geo T Stevens.....DR
47th st, 7 E—Madeline I Dinsmore.....DR
49th st, 21 E—Mary Sexton.....DR
52d st, 15 E—Harley T Proctor.....DR
55th st, 518-26 W—Jacob New Realty Co...DR
56th st, 206-8 E—Aaro Altmayer Est.....DR
57th st, 10 E—Annie Douglass.....DR
57th st, 26 E—Henry H Rogers.....DR
61st st, 306-16 E—John Joruan.....DR
64th st, 250 W—Ine Phipps Houses, Inc...DR
71st st, 502 E—Anarogyros, S, Inc.....DR
72d st, 503 E—Godfrey Knoche et al.....DR
72d st, 503 E—Stancourt Laundry Co.....DR
72d st, 503 E—Mayer & Levenson Co.....DR
72d st, 503 E—Chamberlayne, Inc.....DR
72d st, 503 E—D S Hess & Co.....DR
78th st, 145-51 W—Hilborne L Roosevelt...DR
78th st & Lexington av (subway)—Patrick
McGovern.....A-G
87th st, 113-5 E—Henry D Greenwald.....DR
91st st, 438-40 E—Wm F Cunningham et al..DR
101st st, 421-5 E—Lambert S Quackenbush..DR
107th st, 409 E—Jos Scarella.....DR
111th st, 232-4 E—Gerton Realty Corp.....DR
117th st, 203 E—Frank Sammartano.....A-C
129th st, 156 E—Est Henrietta Manning....W

Named Avenues.

Amsterdam av, 892-98—Soc Relief Destitute
Blind.....W
Av D, 155-63—Av D & 11th St Realty Corp..DR
Bowery, 25—Nathan Lyons.....F
Bowery, 96—Consolidated Gas Co.....C
Bowery, 105—Chas A Chesebrough Est.....G-B
Bowery, 188—Wm T Inees.....DR
Bowery, 212—Anna R Morris.....B
Bowery, 243—Salvation Army.....F
Bowery, 276-8—Astor Est.....E-G
Bowery, 276-8—Lyons & Co.....C-F
Bowery, 280-2—Chas D Horsee.....A-D-E
Bowery, 280-2—Astor Estate.....B-C-G
Bowery, 295—Max Reinbach.....G-A
Bowery, 295—Areta Gennara.....G-C
Bowery, 295—Carrie Schlie.....G-C
Bowery, 300—Margaret H Barsatti.....C-F-E
Bowery, 351-58—John J Campbell.....A-E
Broadway, 312-16—O B Potter, Inc.....DR
Broadway, 388—Jno E Parsons.....C
Broadway, 521—Elbridge T Gerry.....C
Broadway, 530—Postal Life Ins Co.....DR
Broadway, 533-57—Louis Ettinger.....DR
Broadway, 591—Chas W Engel.....DR
Broadway, 663-5—663-5 Broadway Co.....DR
Broadway, 683-5—Robert Hoe Est Co, Inc..DR
Broadway, 693—Kiegel & Roos & Co.....G
Broadway, 713—Hermine H Clark et al.....DR
Broadway, 1681—Ernard A Mattheesen.....C
Broadway, 2042-52—Winton Motor Car Co..DR
Lexington av, 373-5—Est Robt Goelet.....DR
Lexington av, 740—Henry Born.....E-L
Lexington av, 46th-47th sts—Merchants &
Migrs. Exchange of N Y.....C-E-Tk-Spkr
Madison av, 1615—Brown Bros.....G-A
Park Row, 103—Thos J Wayne.....E
Park Row, 180—Sarah A B Downs.....C-E
West Broadway, 450—Lillie Hull est, et al..DR
West Broadway, 535—Consolidated Gas Co...C

Numbered Avenues.

1st av, 398—Frank & Jos Campbell.....C-F
2d av, 2035—Jas A Renwick et al.....DR
3d av, 2291—W J & C E Nauss.....E-B
4th av, 395-401—Hewitt Realty Co.....DR
5th av, 67—Palm Fechteler Co.....A-G-DR
5th av, 67—Chas Bloch.....C-A-DR
5th av, 67—Morris Bergin and Max Gross
I-DR-G
5th av, 67—Henry Spingler.....DR
5th av, 140—Heien C Juillard.....St-Sia-P-P
5th av, 634—Columbia College Trustees.....DR
5th av, 715—705 5th Av Co.....DR
6th av, 346—Hall, Lary Cooke Realty Co..DR
7th av, 2513—Mrs. Tessie Kaiser.....G
11th av, 150—Acme Mortgage Co.....DR
11th av, 210-16—Finn Building Co.....DR
11th av, 250—Otis Building Co, Inc.....DR

BRONX ORDERS SERVED.

Named Streets.

Kelly st, nr Av St John—Bd of Education...I

Named Avenues.

Brook av & 159th st—Bd of Ed...C-B-E-G-A-D
Gerard av, 370—Forsman Printing Co...A-DR

BROOKLYN ORDERS SERVED.

Named Streets.

Boerum st, 131 (rear)—Jos Goldstein & Max
Davis.....A-C
Boerum st, 131 (rear)—O Pas & J Geller..G-A-C
Boerum st, 131 (rear)—Bklyn Union Gas Co..C
Boerum st, 131 (rear)—Max Schwartz.....G-A-C
Boerum st, 131 (rear)—A Jacobs & Abr Pearl-
man.....A-C-G
Boerum st, 131 (rear)—Samuel Schundelman
DR-C

Eogart st, 15 (front)—Joseph Pinsin.....A
Bridge st, 373-9—James Goss.....B
Concord st, 16-18—John B Taaffe.....C
Devoe st, 34-42—Chas Voit.....DR
Floyd st, 133-43—John Sklar.....DR
Front st, 258-60—Cornelius Weiss.....G-DR
Fulton st, 66-68—Brooklyn Union Gas Co...C
Fulton st, 66-68—Eusibo Ghelardi.....F-E-C
Fulton st, 178—Michael Flynn.....C-F-E-G
Fulton st, 1120—Colin K Urquhardt.....C
Fulton st, 1170—Charles Winkle.....G
Hudson st, 471—Chas W Church.....B
Humboldt st, 426-8—Frank Meyerhoover..C-DR
Humboldt st, 426-8—Raphael Zubis..A-C-DR-G
Humboldt st, 426-8—Chas Juzaskas.....C-G-DR
Humboldt st, 426-8—Louis Freedman.....DR
Jay st, 19-25—The Chas William Stores.....G
McKibben st, 17-19—Jessie Samelson.....DR
McKibben st, 17-19—Samuel Silverstein.....DR
McKibben st, 17-19—Dryfuss Lessberg Nast
& Co.....DR
McKibben st, 17-19—N Y Hat Co.....DR
McKibben st, 17-19—Belgium Mirror Works..DR
McKibben st, 17-19—Omeria Specialty Works..DR
McKibben st, 17-19—John Koniecs.....DR
McKibben st, 17-19—Schindle Estate.....DR
Noll st, 6-8—Star Bread Box Co.....C-G

Pacific st, nwc 4th av—Episcopal Chrch..C-M-A
Palmetto st, 130-2—D M Balsam Co.....DR
Sackman st, 503-7—Harry Silverstein.....C
Scholes st, 56-60—Lorimer & Scholes Co...DR
South Oxford st, 138—Emma J Carr.....W-D
Sterling pl, 357—Bklyn Union Gas Co.....C
Stockton st, 32-40—John Clarke Est, Inc..C-M
Vermont st, 124-32—George A Colby....E-G-M
Wallabout st, 193-5—Bklyn Parlor Frame Co..A
Warren st, 51—Bklyn Union Gas Co.....C
Warren st, 51—Satoris Stratis.....A-F-D-E
Wyckoff st, 269-71—J D Williams, Inc.....DR

Numbered Streets.

1st st, 58-60 N (rear)—David Eisenhart.....A
1st st, 58-60 N (rear)—Sargoy Bros.....A
1st st, 58-60 N (rear)—David Eisenhart.....C
1st st, 141-49 E—Wright Cake Co.....C-G-DR
1st st, 141-49 E—Samuel Bitterman.....DR
1st st, 141-49 E—Montauk Leather Specialty
Co.....G-DR-A-C
1st st, 145-9 N—Brooklyn Union Gas Co...C
2d st, 396-400 S—Eugene H Shotwell.....DR
2d st, 396-400 S—International Folding Paper
Box Co.....A-DR
3d st, 111-19 N—J H White Mfg Co.....DR
6th st, 109 S—Waldo DePalma & J Hoskwith..C
6th st, 285-7 N—Diamond Candy Co.....DR
6th st, 285-7 N—Saml Simon & A Barken...DR
6th st, 285-7 N—Peter Kaupas.....DR
6th st, 285-7 N—Abraham Baratz.....DR
6th st, 285-7 N—Mrs Celia Diamond.....DR
15th st, 418-20—N Y & Queens Gas Co.....C
32d st, 112—Est G Molinari.....C-A
41st st, 1279—Harry Pomerantz.....M

Named Avenues.

Atlantic av, 911-13—Henry J Smith.....DR
Atlantic av, 911-13—Chivers Book Binding
Co.....DR
Atlantic av, 1396-40—Mrs Mary Skelly.....B-C
Atlantic av, 1717 (rear)—John Striano.....C-M
Broadway, 71—Universal Art Glass Co...G-A
Broadway, 1517—R Epstein & Co.....DR
Christopher av, 208—Mary Jaffe.....M
DeKalb av, 207—Evelyn E Dunn.....M
East av, 344-52—Samuel Bloomfield.....F-D
East New York av, 1567—Guitana Ferraro..M
East New York av, 1660—Samuel Rottenberg..C
Flushing av, 302-4—Galewitz & Weiner.....G
Flushing av, 345—Samuel Rothchild.....G-C
Forbell av, 182—Henry Rockmors.....C
Forbell av, 184-86-90—Mrs Mary E Stark...C
Forbell av, 192—Mrs Carolina Sauerbrun...C
Forbell av, 194—Henry W Ueltzer.....C
Forbell av, 196—Frederick Keenan.....C
Forbell av, 198—Chas Humbert.....C
Forbell av, 200—Ernest Richter.....C
Forbell av, 202—Samuel Malkin.....C
Forbell av, 204—John Klein.....C
Forbell av, 206—John Fitzgerald.....C
Forbell av, 210—Henry Curran.....C
Forbell av, 212—Carrie Vaillant.....C
Forbell av, 214—Mrs Mary Bethge.....C
Forbell av, 216—Henry Rockmore.....C
Glenmore av, 245—Shapiro & Aronson.....G-A
Glenmore av, 439—David Warshawsky.....C-M
Graham av, 28—Isaac Goldberg.....DR
Graham av, 28—Samuel Lipshitz.....DR
Graham av, 28—Jacob Kamar.....DR
Grand av, 227—Algier Shoe Mfg Co.....DR
Grand av, 227—Griffin, White Shoe Co.....DR
Grand av, 227—Sheldon-Foster Co.....DR
Grand av, 227—William Epstein.....DR
Grand av, 227—Julius Grossman, Inc.....DR
Greenpoint av, 289-93—Mrs Charlotte M Bier-
schenk.....DR
Greenpoint av, 289-93—J Friedman Co.....DR
Greenpoint av, 289-93—L Rabinowitz & L
Sacks.....DR
Hamilton av, 32-34—Domenico Curcio.....C-E
Johnson av, 26-30 (rear)—Chas Hausner.....C
Kent av, 828-34—Coyne & Delaney Co.....DR
Lafayette av, 687—Bklyn Kindergarten &
High School Assn.....C-A-F-B-D
Lincoln rd, 29—Henry Deegan.....J
Myrtle av, 835-43—Chas A Bonoff.....DR
Park av, 284-53—Rigney & Co.....DR
Park av, 294-300—William Chase.....DR
Park av, 294-300—Albert G Jennings.....DR
Pennsylvania av, 252-6—Elliot C Carter &
Son.....DR
Pennsylvania av, 252-6—Shuttle Embroidery
Works.....DR
Pennsylvania av, 252-6—Joseph Halperin.....DR
Pennsylvania av, 252-6—Hoffman Bros.....DR
Pennsylvania av, 252-6—Hurwitz Bros.....DR
Pennsylvania av, 252-6—Joseph Krimsky.....DR
St Marks av, 1719—Louis Goldstein.....A
St Marks av, 1719—Nathan Rosenberg.....A
Stone av, swc Newport av—Samuel Epstein..M
Washington av, 60—Joseph Leuci.....A
Washington av, 320—Graham Home for Old
Ladies.....B-C
William av, 254-8—Elias Lerner.....DR-G

Numbered Avenues.

3d av, 87-91—Scholtz & Atkinson.....C
6th av, 24-36—Bklyn Union Gas Co.....C
6th av, 24-36—A G Spalding Bros Mfg Co..DR
7th av, 4604—John G Anderson.....M
7th av, 4618—Charles Hiller.....C

QUEENS ORDERS SERVED.

Named Streets.

Amity st, 159 (Flushing)—Philip Bach.....A
Main st, 197-203—East River Gas Co.....C

Numbered Streets.

3d st & Van Alst av (L I C)—Columbia
Paper Box Co.....DR

Named Avenues.

East av & 8th st—Metropolitan Elec Co...DR
Forest av, 8 (Maspeth)—Bosch's Milk Dairy..A
Jamaica av, 4728 (Richmond Hill)—Arthur L
Reed.....C-DR
Jamaica av, 4728—Wallace Platinum Paper
Co.....C-DR
Lee av, ws 90 ft s Woodside av (Woodside)—
Winfield Reformed Church.....A
Metropolitan & Van Wyck avs—Jamaica Gas
Light Co.....O
Vernon av, 295-303 (L I C)—Atlantic Maca-
roni Co.....DR
Woodhaven av & Greenpoint av (Woodside)—
Arthur G Lawson, pastor.....A
Woodhaven av & L I R R (Glendale)—Wm
Wicke Ribbon Co.....DR

BUILDING MANAGEMENT

ILLUMINATION OF FACTORIES

By R. E. HARRINGTON, Illuminating Engineer*

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

ALTHOUGH the problem of adequate lighting in factories is receiving more attention at the present time than formerly, yet one may note many instances of poorly lighted shops. This applies equally as well to natural as to artificial lighting.

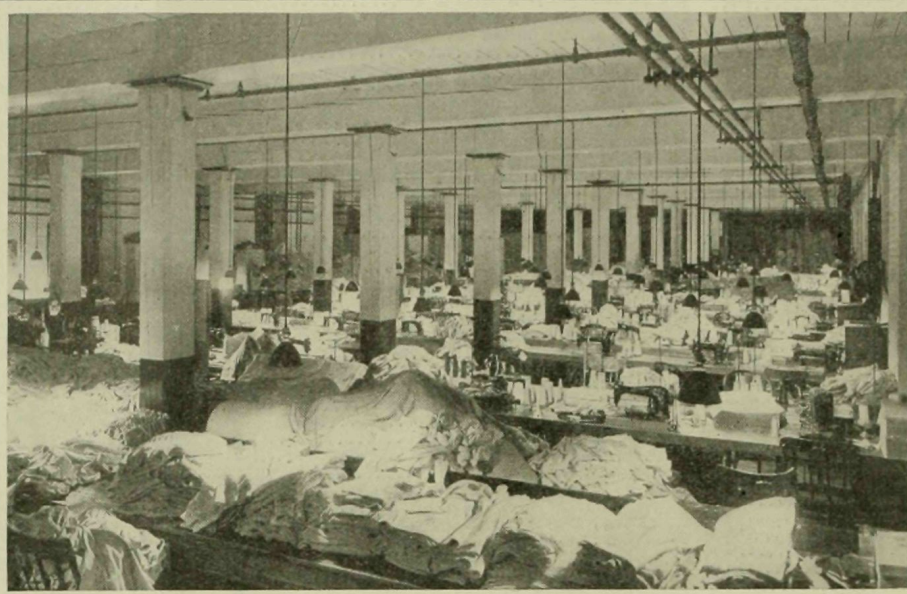
From the standpoint of safety it is necessary that the factory receive adequate light. Proper light greatly decreases the liability of accident, in that the operators may more easily avoid obstructions in passageways, moving vehicles, fellow operators and the dangerous parts of machines. This point is of considerable importance, as an accident to an operator tends to destroy the morale of the men in that section of the building.

Proper lighting increases production, at the same time reducing its cost. Under correct lighting it is possible for the men to work on as good an efficiency basis during the hours of decreasing daylight as during the hours when the shop is illuminated by natural light. As a result of this condition the total output per man is greatly increased. In addition the number of seconds are materially reduced, resulting in a higher grade of product with its corresponding increase in sales value. Seconds must either be sold at reduced prices or else thrown away.

Another point to be considered is the physical condition of the employees. It is recognized that certain ailments may be directly traced to defective eyesight. It is also admitted that the improper use of light may have very serious effects on the eyes. Doubtless the question at once arises as to what is the proper use of light.

In the first place it must be so employed that the workmen may easily see the work at hand without straining their eyes, and, secondly, there should be no glare. By glare is meant light out of place. An example of this is the use of a clear, bare lamp directly in front of the operator. From the foregoing it may be seen that light may radically affect the physical condition of the workman, and as their physical condition materially affects their working efficiency it is evident that too much stress cannot be laid on the point of adequate lighting.

*The accompanying article was prepared for the Record and Guide at the request of the Society for Electrical Development.



NIGHT VIEW OF CLOTHING FACTORY, SHOWING APPLICATION OF LOCALIZED SYSTEM OF ILLUMINATION.

Having treated on some of the effects of correct illumination, we will turn our attention to the methods of obtaining the results desired.

The first point to be considered is the illuminant. In general, lamps above 20 watts in size are used for factory lighting. The smaller wattage lamps are often used for the lighting of benches, stock-racks, local lighting of machines and the like. The medium sized lamps are used for the lighting of factories where the ceiling height is from 10 to 15 feet. The larger sizes are used for the lighting of higher ceiling buildings, where they may be hung from 20 to 40 feet. An example of the latter case is a typical crane bay where the units may be located above the crane or at the sides on columns below the crane. The various methods of lighting will be treated later.

In order that proper illumination results may be obtained, it is essential that the lamps be equipped with correct reflectors. There are many makes and types of reflectors that are available for factory lighting.

Of the various types of direct lighting reflectors available for factory lighting

the steel type is doubtless to be preferred. These steel reflectors may be divided into four general groups:

(1) Large bowl type reflectors for general illumination over large areas.

(2) Small bowl type reflectors (symmetrical or angle), for localized lighting.

(3) Dome type reflectors for very wide distribution.

(4) Large angle reflectors for general illumination where light must come from the side.

These reflectors are made in two finishes: aluminum and porcelain enamel. For most instances the porcelain enamel reflectors will give the greatest satisfaction, as they are not readily soiled, do not deteriorate with age, are not easily scratched and are quickly cleaned.

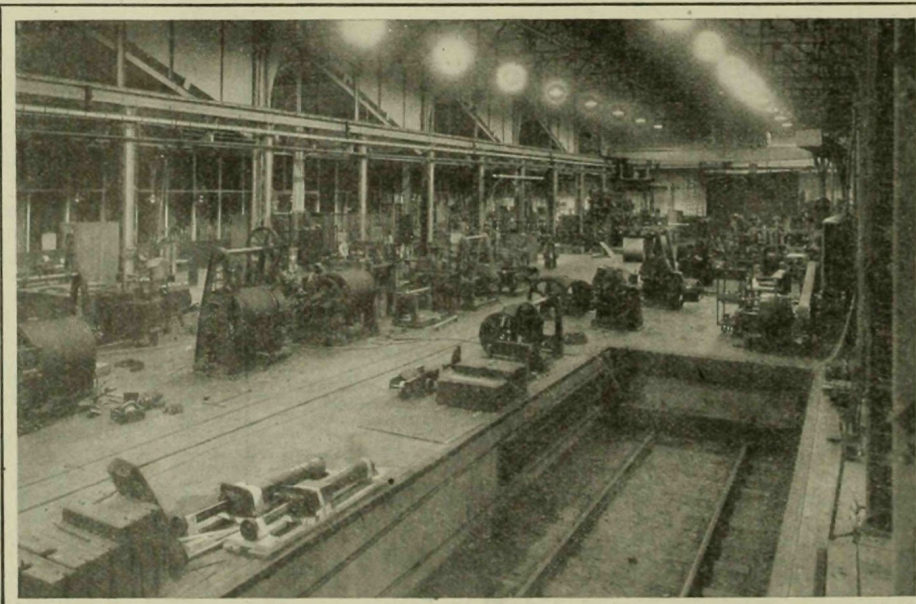
As is doubtless known, the distribution of light from a clear, bare incandescent lamp is such that the maximum candlepower is at the horizontal. Although this distribution lends itself most excellently to redirection by means of suitable reflectors, it is not particularly efficient in itself, due to the fact that a majority of the light is required downward on the working plane. It is seen from this that a primary function of a reflector is to redirect the light in a useful direction.

Reflectors are also necessary to cover the lamp in such a manner that the bright filament of the lamp is not in the direct line of vision. As a result the use of lamps without reflectors, or lamps with shallow type of reflectors, so located that the lamps are in the direct line of vision, are to be avoided. The glare occasioned in these instances is not only injurious to the eyes of the workmen, but it has an effect on the work accomplished.

Of the three methods of lighting, direct, semi-indirect and totally indirect, as outlined in Mr. Powell's article, the direct system of lighting is the one most applicable to factory lighting. This is due to the fact that efficiency is the determining factor and, considered from the standpoint of light utilization, the direct system is more efficient than either the semi-indirect or totally indirect.

There are four methods of direct lighting commonly employed for the lighting of factories: Localized lighting, general illumination, combined general and localized lighting, and localized general illumination.

Local lighting consists of the use of low candlepower lamps located close to the workman and under his control. Al-



NIGHT VIEW OF AN ERECTION BAY, SHOWING THE USE OF GENERAL ILLUMINATION.

though this system is applicable in certain processes, such as in the boring out of castings and the making of fine parts, it should be avoided as much as possible. Its use is liable to result in undue eye strain. When used, a certain amount of general lighting should be provided for the rest of the room, in order that there may not be too great a contrast between the brightly lighted work and the dimly lighted room. This low value of general illumination is also necessary in order that the operators may easily see objects while moving about the room. Figure No. 1 is a night photograph of a manufacturing plant and shows the use of this system. As the units are under the control of the workmen, time is lost in adjusting the light. Renewals and maintenance are high.

General Illumination.

The general illuminating system, or a modification thereof is used quite extensively for all classes of factory lighting. General illumination is radically different from local lighting in that large units are used hung high and out of the reach of the workmen. As a result no time is lost in adjusting the lamps. Renewals and maintenance are at a minimum. The object in this method of lighting is to obtain, as nearly as possible, even illumination over the entire area. The units should be correctly spaced and hung at the proper height in order to obtain the results desired. Most reflector manufacturers have determined ratios between spacing and hanging height for reflectors that give certain distributions. These ratios, when adhered to, will result in approximately even illumination.

In certain processes where a high intensity of illumination is required at certain points, as in a machine shop, it is often inadvisable to provide general illumination. The reason for this is that the entire room would have to be lighted to a high intensity in order to provide sufficient light and to have it come from the proper direction.

General illumination is particularly adapted to large, high, open workrooms where the manufacturing processes are fairly close together and a good percentage of the floor area is in such use as to require illumination.

As large units are usually used for this system, it is essential that they be provided with suitable reflectors, in order to protect the eyes of the workmen and to produce satisfactory illumination. Where the ceilings are medium in height, say 9 to 12 feet, it is generally advisable to provide a bowl shaped reflector. For higher ceilings the dome type will be found to be very satisfactory.

Application of System.

Figure No. 2 is a night view of an erecting bay showing the application of this method of lighting, using 400 watt Mazda lamps spaced on about 16 ft. centers and hung 20 feet above the floor. Dome type reflectors are used, the units being located above the crane travel.

The combined general and localized lighting system consists of the use of a relatively low value of general illumination supplied by ceiling units, supplemented by local lights, where more light is required. One application of this method is where one part of a room is used for storage and the remainder used for machine work. Another application is in the sewing room of a clothing factory. In this case a high intensity is required at the needle point. This may be supplied by low wattage lamps in small reflector, one lamp being used for each machine, close to the work. Light for movement about the room is supplied by larger units located in the ceiling. Other uses for this method of lighting may readily be brought to mind.

As stated previously, localized general illumination is a modification of general illumination. In this method no attempt is made to provide even illumination, the object being to provide a high intensity where needed, that is at important points, and a lower intensity at intermediate points. It is seen from this that it has as a limit on one side localized lighting and on the other side general illumination.

BUILDING LOANS.

Various Methods of Financing Operations for Large Structures.

By T. E. FLANEGIN.

FEW large business structures are built without loans. For one man who can erect his building without a mortgage a hundred must obtain assistance in financing the erection of the structure.

In general, there are four sources to which the prospective builder may apply in securing his desired loan: (a) Insurance companies, (b) bond and mortgage houses, (c) local banks and trust companies, and (d) individuals.

There are about sixty life insurance companies in the United States that have gross incomes of a million dollars a year or more. Some of the largest have weekly incomes exceeding a million dollars. A large portion of this tremendous income goes to the policy-holders and for expenses, but the balance is added to the reserve and becomes available for investment. These investments are closely supervised by the various state insurance departments, and this supervision has resulted in more and more of these reserves being invested in real estate mortgages.

Division of Business.

A letter of inquiry addressed to all the large life insurance companies brought the information that of the sixty companies addressed, forty of them confined most of their real estate loans to farm mortgages, while the remaining twenty looked with favor upon high class building loans. Again, several of the companies loaning upon buildings confine their loans to store and office buildings in the centers of our large cities. Some will loan upon wholesale houses and apartment houses, a few will include hotels, but hardly any of them will favor theaters or hospitals.

The insurance companies are usually prohibited by law from loaning more than 50 per cent. of the appraised value of the property, and many companies reduce this limit to 35 or 40 per cent. of the appraised value of the property. Some companies will not advance any money on a building until it is completed, and nearly all of them demand large yearly payments that reduce the mortgage and increase the security.

Many insurance companies will make their loans at a low rate of interest, without any expense to the borrower except the cost of examining title, preparing papers, etc. Other insurance companies allow their local agents to collect a fee for arranging the loans and also make a charge for expenses in connection with the loan. The rate of interest, methods of payment and other details vary, naturally, among the various companies.

Companies Restricted.

The many restrictions thrown about insurance companies, together with the fact that insurance companies will not loan at all upon various classes of buildings, has resulted in the rapid growth of the bond and mortgage houses throughout the United States.

These houses are essentially wholesalers of real estate securities. They buy the bonds and mortgages at the lowest price possible and then in turn retail them to their customers at such a profit as they can secure. The bond houses are usually more liberal than the insurance companies in the percentage they will loan and the buildings they will accept as security, but they, in turn, charge more for their money.

The methods of these houses in handling loans are similar, and one house operates much the same as another. Having arranged to make a loan, the bond house will usually issue bonds for the amount of the loans secured by a mortgage on the ground and building. These bonds usually draw 6 per cent., although the rate varies and may be more or less than the 6 per cent. mentioned. The bond house then takes the entire issue of bonds at a discount on the face value.

Discount Varies Greatly.

The amount of this discount varies greatly, depending upon the money market, class of building, local conditions and

other causes. On well located stores and office buildings the bonds will usually bring 95 cents on the dollar. Many building bonds have been sold at less than 90 cents on the dollar. If the bond houses can retail these bonds at par they make a gross profit equal to the amount of the discount. Some times they can do this, but many times they must also sell at a discount, in which case their gross profit is correspondingly reduced. Out of their gross profit they must, of course, pay the expenses of doing business, advertising the bonds and commissions to salesmen.

Bond houses usually demand yearly payments on the principal, the same as the insurance companies, but bond houses are, as rule, more liberal than insurance companies in advancing money during the construction of the building. In addition to the other expenses mentioned, both insurance companies and bond houses will often require the borrower to pay the expenses of the appraisal of the property and to also provide a surety bond securing them against liens and attachments. All these expenses are a tax on the use of the money and materially increase the rate the borrower must pay. In other words, a so-called 6 per cent. loan may cost the borrower 7 per cent. or even more in yearly rate when all the various charges are included.

In recent years many large and costly buildings have been financed in our business centers, on what is known as leasehold property. In these cases the owner of the building does not own the land the building stands upon at all, but merely leases it for a long period at an agreed rental. As most insurance companies are prohibited by law from loaning on any real estate security that does not include the fee to the ground, these leasehold buildings are financed almost entirely by bond houses.

Local Customs Govern.

Loans made by local banks and trust companies are governed by local customs and conditions, and very little can be said about them in this article. In general, however, it can be remembered that savings banks are subjected to supervision similar to the insurance companies, and hence their loans will be of like nature. Trust companies, however, often operate similar to what has been described for the bond houses.

Large loans on buildings by individuals are not common and when made are a matter of personal contract between the borrower and the lender. The rate may be high or low, yearly payments may be large or small, it all depends upon the agreement between the parties concerned. Owing to the limited number of such loans, they cannot be given extended discussion in an article of this kind. Loans on large business buildings involve many legal and business details, so many that most loaning companies specialize in one certain kind of loans and refuse to entertain others. They build up a body of customers that have a preference for a certain class of bonds. For instance, some companies prefer apartment house loans, others will not consider them; some will specialize in loans on factories and industrial plants. They are equipped to judge the merits of the security offered and have customers that desire such securities. Many houses look upon hotel loans as good loans; others view these with distrust.

Method of Procedure.

To the borrower seeking a large building loan the first consideration is to locate the individuals or companies that are equipped to handle the securities he has to offer. Once this is done, the amount of loan, the rate of interest and the time of payment become a matter of negotiation.

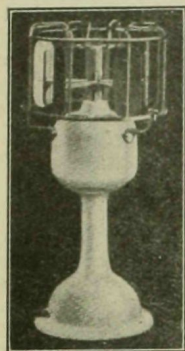
Credit or the use of money is a commodity like food or clothing and is worth what the lender can get for it. If the margin of security is large and the proposition safe the rates should be low, but if the proposition contains an element of speculation the cost of the loan increases accordingly. There are as many different classes of financial institutions making loans as there are merchants selling goods.

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.

A New Type of Table Fan.

ILLUSTRATED herewith is a new type of horizontal table fan with three speeds and an 8- or 12-inch sweep, suitable for table, desk and restaurant use. The fan differs from the oscillating type in the following particulars:



Instead of its breeze being projected in a certain prescribed arc it diffuses air in a complete circle about the room. Instead of the blades being set in propeller form they are in the form of paddles on a revolving axis and in operation suck the air down through the middle and project it from the blades outward. In this way the air in an entire room is kept in motion. Papers cannot be blown about,

because the air motion is away from rather than directed toward table contents. The body is made entirely in white enamel with fan and guard nickel plated and polished. Current is supplied by ordinary lighting socket and cord.

An Easier Way to Clean Tile.

IMPROPER cleaning and the use of improper compounds in the care of tile floors is the answer nine times out of ten for the discoloration and damage to tile floors, and especially to tile bonds that hold the units in place. The same is equally true of marble, terra cotta and mosaic.

The difficulty has been to obtain a correct abrasive cleaner so proportioned in the composition of its ingredients that positive cleansing are obtained without destroying the surface, texture or coloring of the tile.

Acid has ruined many costly floors. This agency should never be applied except by skilled artisans proficient in the tile business. Beyond first cleaning, when it is necessary to remove the soluble salts of cement, glue and other ingredients employed in laying the floors, acid should not be used on tile floors and neither should compounds that contain a dangerous amount of this component. Scouring materials often discolor tile and permanently ruin floors. Grease, lye and sand clean quickly, but they do much injury. Soap powders are also responsible for much damage to floors. Any grease applied to a tile floor will ultimately ruin it.

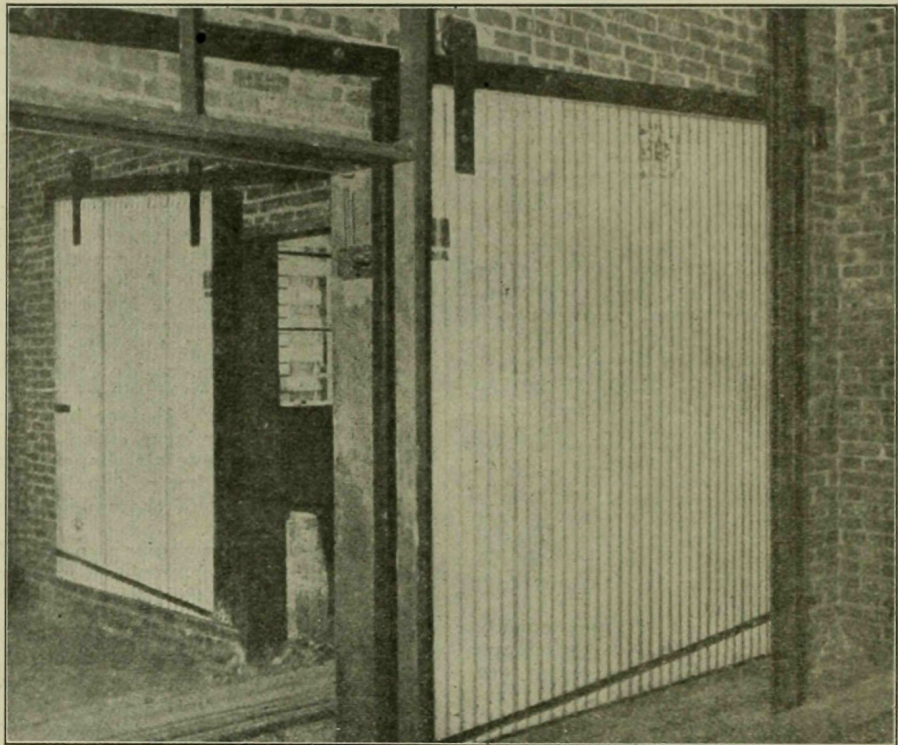
In response to a demand from associated manufacturers of tile an investigation was started with the view of perfecting a compound that will clean tile without damaging it. The result was the perfection of a mild, special processed alkali content, free from caustic or corrosive properties, that cleans sanitarily and is not offensive to the nostrils when being applied. A fine, flaky mineral grit has been perfected that has the distinctive feature of being ground to a powder when pressure enough to otherwise damage the tile surface is applied so that while the dirt is removed, the tile itself is not damaged. The bond of cement or plastic is not damaged in any way. It is light in weight and is easily kept in suspension in water allowing it to cling to the mop instead of to the bottom or sides of the pail. This insures more rapid work, hence cheaper cleaning costs besides the elimination of discoloration and other depreciation of the floor.

Safety Fire Doors.

FIRE doors may hang in their position for years without being used. It is essential, however, that in the emergency the doors should be positively protective and in order to be so it should be free from rust. Rust spots

develop immediately upon the application of intense heat and for that reason an iron fire-door that has rusted is as useless as though the door were made of wood.

Fire doors today are frequently installed in pockets and in that position the owner or tenant has little opportunity to know whether the door is in good condition or not. It has seemed wise to a prominent manufacturer to perfect a metal that will be positively rust-proof. Such a metal is now being marketed here. The door itself is of metal, and has been tested to 500 degrees above conflagration point. It is made of two walls of cross laid 22-gauge galvanized steel with air chambers and sheet asbestos between. It has patented telescopic channels and joints provide for expansion and contraction along straight lines. Its weight is only five pounds per square foot, which is considerably below



that of the ordinary fire door. All the structural parts are visible and the fire retardant qualities of the door are not materially affected by sudden cooling and impact due to the application of a fire stream while under intense heat. They can be installed as sliding, swinging or vertical doors. By reason of the rust-proof character of the material used the cost of maintenance is said to be entirely done away with.

Heat Value of Cord Wood.

THE available heat value of a cord of wood depends on many different factors. It has a relation not only to the amount of resin it contains, but to the amount of solid wood composing it even when they are of the standard dimensions and occupy 128 cubic feet of space. A certain proportion of this space is made up of air spaces between the sticks, and this air space may be considerable in a cord made of twisted, crooked and knotty sticks. Out of the 128 cubic feet, a fair average of solid wood is about 80 cubic feet.

It is pointed out, however, that heat value is not the only test of usefulness in fuel wood, and since 95 per cent of all wood used for fuel is consumed for domestic purposes, largely in farm houses, such factors as rapidity of burning and ease of lighting are important. Each section of the country has its favored woods and these are said to be, in general, the right ones to use. Hickory, of the non-resinous woods, has the highest fuel value per unit volume of wood, and has other advantages. It burns evenly and holds the heat. The oak comes next, followed by beech, birch and maple. Pine has a relatively low heat value per unit volume, but has other advantages. It ignites readily and gives out a quick, hot flame, but one that soon dies down. This makes it a favorite with rural housekeepers as a summer

wood, because it is particularly adapted for hot days in the kitchen.

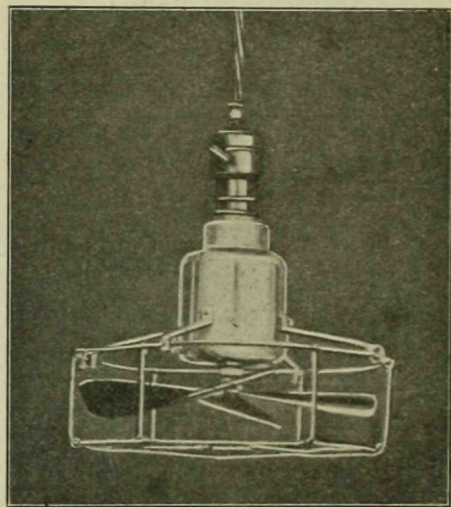
The fuel qualities of chestnut adapt it particularly to work in brass foundries, where it gives just the required amount of heat and it is, therefore, in favor. The principal disadvantage of the resinous pines is their black smoke.

Fan Hangs from Lighting Cord.

SPACE on a business man's desk usually is at a premium. Because of the presence of papers of value lying about loosely waiting action, it usually has been found necessary to place the executive's desk out of the way of the direct circulation of air. In summer he swelters, thus making it more uncomfortable for laboring indoors when the temperature is high without.

In order to effect more comfort and to save desk space there is being introduced in the market this year a

power fan that has many unusual characteristics. Among them is a weight of only 2¾ pounds which permits the fan to be suspended from any lighting cord hanging from a ceiling socket, the same being suspended without injury to the cord or the socket. The fan has an eighth-inch wing spread, will operate under 110 volts, 60 cycles alternating or



110 volt direct current. The range of speed or frequency is five per cent, either above or below normal rating. It has a laminated field and armature of special sheet. The bronze bearings are generous with a self-oiling lubricating process. The body is polished aluminum with nickel-plated fan. It has only one speed and throws a downward air current covering a large area. It is out of the way, convenient, quiet running and especially suited for use over a desk. The price is low and the current consumption is meagre.

CURRENT BUILDING OPERATIONS

Volunteer Hospital, at Water and Beekman Streets, Opened on Lincoln's Birthday, to Care for Cases South of Chambers Street

A NEW and modern building for the Volunteer Hospital was formally opened by Governor Whitman on Lincoln's Birthday, February 12. This hospital is conducted under the jurisdiction of the Volunteers of America and serves the congested district east of Broadway and south of Brooklyn Bridge. The institution is supported by voluntary contributions and receives only a nominal aid from the city for ambulance service and the care of such patients.

The Volunteer Hospital's new building is located at the northwest corner of Water and Beekman streets, Manhattan, and cost about \$100,000 to erect. Planned by Adolph Martin, 34 West 28th street the structure was erected under the personal supervision of the architect. On account of the fact that every phase of illness or accident had to be provided for much thought and careful planning was necessary to accommodate all departments in a building of comparatively small dimensions.

Foundations, mason and stone work waterproofing, fireproofing and roofing was done by James F. Eagan, 162 West 20th street, under a general contract. The structural steel was erected by Geo. A. Just, 239 Vernon avenue, Long Island City; the kalamein and carpenter work by Andrew Galbraith, 407 West 35th street, the heating installed by Michael Callahan Co., 354 West 50th st., and the plumbing by Arthur A. McLean, Jr., 17 Battery Place. The hospital supplies and equipment were furnished by the Hospital Supply Co., 53 Fifth avenue.

The structure, which, at present, is three stories and basement in height, has been pronounced by medical and surgical authorities as being the last word in hospital construction and equipment. Three additional stories will simply mean larger departments and greater sphere of influence.

The large and rapidly growing dispensary service of Volunteer Hospital had to be accommodated in the first story of the building. This arrangement necessitated the occupancy of the cellar for many important permanent and temporary uses, so an entirely finished and high cellar became necessary with resultant waterproofing problems, as tide-water was encountered only a few feet below grade. This building has been especially commended by authorities for the compactness of its plan and high efficiency afforded by the general arrangement of the miscellaneous departments.

Construction throughout is absolutely fireproof and designed to be sanitary to

the smallest detail. There is not a square corner in the building, where dust can collect or bacteria lodge. The door and window trim has been omitted through the use of heavy wrought iron jambs, with returns, which act as trim, and finish flush with the plaster wall. This method of construction is new and on account of the many favorable comments upon it will, no doubt, be extensively used in future hospital construc-

tors' shower, and dressing and sterilizing rooms. Female and children's wards, also the medical male ward, large surgical male ward and male ward for septic cases has been provided. The private rooms for special patients with telephones and bath, doctors' and nurses' sleeping quarters, with separate bathrooms, sleeping quarters for internes and ambulance chauffeurs, separate dining rooms for doctors, nurses and superintendent, and separate dining room for internes and common help, bathrooms and toilet facilities, including plumbing fixtures of every description, have been provided in abundance.

While this building is as nearly fireproof as human ingenuity is possible to make it, for the further protection of life and property, a fire alarm system, and standpipes with hose racks on each floor have been installed. A complete telephone system and an emergency gas lighting service has been included, in addition to gas for cooking and fixtures for sterilizing, etc.

The Volunteer Hospital has been located for several years at 93 Gold street, but the quarters were considered very inadequate for the handling of the many cases that daily come under its jurisdiction. The necessity for a hospital of increased capacity was so apparent that it was decided to move the existing institution, rather than create a new one and let the

Volunteer operate on restricted lines.

There is practically no unimproved property in the section where the building is located and hundreds of accident cases are yearly cared for, people employed along the water front forming a considerable percentage of the patients treated. There are 102 hospitals now open in Manhattan and the Bronx, but the Volunteer Hospital is the only one provided for those cases, south of Chambers street.

The Fish Market occupies the block front in Beekman street, from Water to Front streets, and one block further away is the old Fulton Market, which takes in the block square bounded by Front, Beekman, South and Fulton streets.

—The biggest shaft of polished stone in America is the battle monument at West Point. It is 41½ feet high. The famous granite columns of the Cathedral of St. John the Divine are each composed of two parts.

—An architect cannot obtain a lien on plans made by him.



Adolph Martin, Architect.

NEW VOLUNTEER HOSPITAL IN WATER STREET.

tion, as well as in other structures where particular stress is to be placed on sanitation.

The district assigned by the city to the Volunteer Hospital, for ambulance service, covers a dense manufacturing section and a large part of the financial and office building districts of the borough. All ambulance calls, within this section, are to be made to this hospital and the reception and rapid treatment of these patients is one of the requirements imposed by the city authorities. An operating room has been located on the first floor so that surgical cases brought in by ambulance, may receive prompt treatment without moving the patients to operating rooms in distant parts of the building.

This three story and basement building now includes in its equipment for service a laundry, steam heating, refrigeration and filter plants, and a mortuary room. There are four clinic rooms for dispensary service; waiting rooms for male and female patients; doctor's meeting room, general and private office of the superintendent, drug store, emergency operating room, adjoining ambulance room, large operating room, with doc-

NEW CLASSIFICATION OF BUILDINGS

To be Provided for in a Building Ordinance—An Investigation of Elevator Safety Devices to be Made at Merchants' Request

EX-SUPT. MILLER, editor of the Building Code, has prepared a tentative draft of an ordinance in relation to the Classification of Buildings. The proposed article is practically new. It is proposed to group together such buildings to which the main requirements of the Building Law will generally apply. The main reasons for grouping buildings would be, first, with regard to their strength. Residence buildings on this account naturally fall together, as there is no reason why floors in one type of residence buildings need be any stronger than in another. So, any space occupied as a place of assembly should be as strong at one point as at another. So, too, the wall thicknesses would not vary for different types of buildings in the three classes indicated.

Requirements.

Another main group of requirements is the safeguards against fire. This group divides itself again into three, the requirements for the kind of construction, whether fireproof, non-fireproof or frame, the allowable areas to be covered by the buildings, and the equipment of buildings with fire appliances. It is probable that in the case of some buildings of this larger class there would be exceptions. Thus, for instance, in the class of residence buildings there seems to be a feeling generally that the hotel buildings should be fireproof when over 36 feet 6 inches in height, whereas apartment houses are permitted to go up to 70 or 75 feet before they are required to be fireproof. But, generally speaking, one residence building should be as safe as another so far as fireproof construction is concerned. This applies similarly to the matter of undivided areas and the use of fire appliances.

Again, as to exit facilities, the grouping would seem to be as satisfactory as any. Other considerations that would enter would be the limiting heights of buildings and the lighting and ventilation of the same. In considering the light and ventilation of buildings, any building, no matter what it is called, in which there are living and sleeping rooms it would seem should have the same amount of light and air.

Some suggestions have been made that there should be more than three general classes with reference to construction, some proposing four classes and some five. Those who advocate five wish to make a class of mill construction. It is questionable whether there is any need for it in the city of New York.

The tentative classification is, with respect to occupancy, Public Buildings, Residence Buildings and Business Buildings; with respect to construction, fireproof, non-fireproof and frame.

Elevator Safety Devices.

The approval which the Merchants' Association gave to the ordinance providing for the installation of safety devices on elevators, now pending before the Board of Aldermen, has been withdrawn tentatively upon the recommendation of the Committee on Building Code, of which William Crawford is chairman.

In the report of the committee it is said that there is opposition to the ordinance on the part of owners of real estate, the ground of such opposition being that to comply with the terms of the ordinance as to the provision requiring safety devices to be installed upon all passenger elevators would require an outlay of several million dollars, while it is contended that none of the several safety devices now available are of proved reliability.

The Merchants' Association has requested the Board of Aldermen to defer action for sixty days and cause to be made a thorough and complete investigation by a qualified engineer of the dependability of the various safety devices and, particularly, of the experiences of building owners in many cities with respect to them.

The Association also asks for the restoration of the section which permitted the acceptance by the Superintendent of Buildings of elevator inspections made by properly accredited insurance or casualty companies, be advocated.

Ex-Supt. Miller, editor of the Building Code, was present at the meeting of the association at which the foregoing action was taken. He expressed his desire that real estate interests should be fully satisfied as to the dependability of the safety devices on the market.

The elevators in the Municipal Building will be used for the purpose of trying out some of the devices in the interim.

NEW STREET SIGNS.

Have Been Placed Along Madison Avenue—How Do You Like Them?

After months of study and experimentation the borough administration has succeeded in placing along Madison avenue street signs which combine the names of the avenue and the street on a single surface. Both by day and by night the signs can be easily read from any direction, and especially from a passing car.

President Marks has ordered enough signs of the same style for three other avenues, but before having them placed he is awaiting the opinion of the public. That cannot but be favorable. The lettering is white on a blue background, with a glistening enameled surface, and is very distinguishable. Being attached to posts which carry no street lamps or anything to hinder a clear view of the names and letters or to cast a shadow, the signs are considered the best mounted and most distinguishable for daylight reading that New York City has ever had, and they are also easily readable at night from the light of adjacent street lamps.

President Marks is having a special study made for lighted street signs on Park avenue and will soon have a sample sign placed at the corner of 86th street. The old street sign system has always been the subject of a great deal of complaint and he wishes, by inviting public attention to the new signs at this time, to make sure that the new system will be completely successful.

To Centralize Municipal Engineering.

A central municipal engineering department is proposed by City Chamberlain Bruere. Although Mr. Bruere has none of the details of the plan ready to announce, he has given a rough idea of what is contemplated and what he has been advised by engineers would be entirely practical. The striking features of the scheme are as follows:

1. To definitely organize a central engineering department in which would be placed all the mechanical engineers and others who do work of a general type. From this staff the needs of the various departments would be supplied on requisition. The engineers who have a definite specialty and would be fitted for nothing but that, as the strictly bridge engineers in the Bridge Department would, however, be kept where they are.

2. To have common draughting rooms and also a central plant for the making of blue prints and photos for the engineering work.

3. To centralize the staffs which have charge of the mechanical equipment of the various city buildings scattered throughout the Greater City.

"I feel that the city can save a large sum of money every year," said Mr. Bruere, "by eliminating the duplications in engineering work. Just how much can be saved and how many positions done away with, I cannot yet state, as I am still working on this plan."

Women Favor Bungalows.

The influence of women in suburban realty operations is being felt more every day, and is receiving wider recognition in building circles. The bungalow as adopted in some sections of the country makes a direct appeal to the housewife. It saves steps because of compact arrangement of all rooms on one floor.

The building of bungalows has moved on rapidly since the women realized the advantages and created a demand for them. In nearby suburban communities whole sections have been improved with the bungalow type of dwelling. Prices are suited to the average income, and the bungalow plan has made rapid strides for summer residence purposes.

Among the operators who have developed the bungalow as a useful adjunct to real estate sales is T. B. Ackerson, of Brightwaters, Long Island. Mr. Ackerson said in a recent interview, "It is being brought home to us more forcibly each day that the bungalow has come to stay, due to its immediate favor with the women. It is cozy, compact yet spacious enough for comfort. We have constructed numbers of these all-on-one-floor houses at Brightwaters, principally in the Pines section. Many of them are used all year round."

New Post Office Sub-Station for Brooklyn.

P. Tillion & Son, architects, 381 Fulton street, Brooklyn, are preparing plans for the construction of a two-story post office building 50 by 100 feet, to be known as the "New Lots" station. It will be located on the south side of Glenmore avenue, 50 feet east of Crystal street. The facade is to be limestone in Colonial style of architecture. The furnishings and equipment will be modern throughout. The building is to be leased to the United States Government and is to be built by Henry Kappes, 108 Van Siclen avenue, Brooklyn, who will take all figures on the sub-contracts and post office equipment. It will cost \$25,000.

New Queens Development Project.

A building project involving the construction of about 100 residences will follow the sale of a tract fronting in Farmers Mills and Murray avenues at Jamaica Junction, near New York avenue, in Queens. The property was purchased recently by the Rockaway Construction Company from G. P. Butterly in conjunction with J. V. Graham. The purchaser proposes to improve the land with moderate cost dwellings. Ten of the houses have already been sold from the plans.

R. F. Stevens Co. to Erect Plant.

Albert Ullrich, architect and engineer, 367 Fulton street, Brooklyn, is preparing the plans for an office building and pasteurizing plant, to be erected for the R. F. Stevens Co., milk dealers, at the corner of Dean street and Third avenue, Brooklyn. The structure will be built of brick, steels and reinforced concrete and will be fireproof. It will cover a plot 80x120 feet and cost about \$120,000. Bids for construction under a general contract will soon be asked.

Hoppin & Koen Plan Residence.

Hoppin & Koen, architects, 224 Fifth avenue, have been retained to prepare the plans and specifications for a fine residence to be erected at 13-15 East 66th street for Harris Fahnestock, of the firm of Fahnestock & Company, bankers and brokers. Plans for the structure have not been started and definite details of construction have not been decided upon. The residence will probably cost more than \$100,000.

Alien Labor Troubles.

The labor troubles on the subway works will be solved by the repeal of the law which prohibited the employment of alien labor on public works and eliminating from existing contracts provisions which prevent the employment of aliens. Full steam ahead will then be the order. Albany advises says the repeal bill will be passed and will be signed by the Governor.

IMPORTANT ANNOUNCEMENT.

Commencing with the issue of March 13, the Record and Guide will print the addresses of those against whom orders have been issued, by the Bureau of Fire Prevention, in each of the five boroughs of Greater New York. These orders frequently call for new equipment, as well as structural work, and the list should be of great value to those seeking leads for construction prospects.

NO ARCHITECTS SELECTED.

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

SCHENECTADY, N. Y.—The Associated Lodges, F. & A. M., St. George's Lodge No. 6, Chas. W. Mead Lodge No. 862, New Hope Lodge No. 730 of Schenectady, are arranging for the erection of a Masonic temple. An architect will probably be selected this spring by local competition.

LOCKPORT, N. Y.—An architect will soon be selected for the 2-sty brick church, 50x140 ft, on East av, near Elm st, for the Second Christian Science Church, care of Miss Siedhoff, 123 Erie st. Cost, \$10,000 to \$12,000.

BUFFALO, N. Y.—W. J. Byers, Jr., 110 East Utica st, Buffalo, contemplates the erection of a 2-sty store and loft building at 110 East Utica st. An architect will be selected without competition.

MEXICO, N. Y.—The Catholic Church of Mexico, N. Y. (Oswego County), Rev. Fr. Wm. F. McCormick, in charge, is raising funds for the erection of a church here. No architect selected.

SYRACUSE, N. Y.—The Bellevue Av M. E. Church, Rev. W. R. Wees, 1605 South Geddes st, pastor, is receiving competitive sketches for a brick and stone church at 103-106 Duane st, corner of Bellevue av.

PLANS FIGURING.

CHURCHES.

BROOKLYN.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the general contract and desire bids on subs at once for the 1-sty church, 56x110 ft, on Bushwick av, between Cooper and Moffatt sts, for St. Thomas's P. E. Church, corner of Bushwick av and Cooper st, Rev. Duncan McPherson Genns, pastor, 67 Moffatt st. Hopkins & McEntee, 37 East 28th st, Manhattan, architects. Cost, about \$35,000.

DWELLINGS.

GREAT NECK, L. I.—McDermott & Hanigan, Inc., 103 Park av, desire bids on subs at once for the 2½-sty hollow tile and brick residence on Summit Drive, for Henry R. Swartley, Manhasset, L. I. Bates & How, 542 5th av, Manhattan, architects. Cost, about \$15,000.

NEWARK, N. J.—Bids will close March 15 for a 2½-sty hollow tile, stucco and frame residence, 29x35 ft, at 640 Parker st, Forest Hill, for Samuel Shaw, Jr., Forest Hill, N. J. Cost, about \$8,000.

LOCUST VALLEY, L. I.—Bids will close about March 15 for rebuilding the 2½-sty brick residence for William Tully, 1 Madison av, Manhattan. Kenneth M. Murchison, 101 Park av, Manhattan, architect. Cost, about \$80,000.

HOSPITALS & ASYLUMS.

NEW ROCHELLE, N. Y.—Bids will close March 15 for additions to the hospital at Guion st and Burling lane, for the New Rochelle Hospital Association, H. J. Parker, president. Edward F. Stevens, 9 Park st, Boston, Mass., and Butler & Rodman, 16 East 23d st, Manhattan, associated architects. Cost, about \$90,000.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, architect, is taking bids for a 3-sty brick home for the blind on Pavonia av, near Baldwin av, for St. Joseph's Home for the Blind Sisters of St. Joseph. Cost, about \$100,000.

RICHMOND.—Bids are desired on subs by the John J. Hearn Construction Co., 69 West 46th st, for Home for Aged and Infirm on the N. Y. City Farm Colony, for the Department of Public Charities of the City of New York. C. B. Meyers, 1 Union sq, Manhattan, architect.

KINGS PARK, L. I.—Plans are being figured to close March 18 at 2:30 P. M. for

the chronic patients building for the New York State Hospital Commission, Lewis F. Pilcher, Capitol, Albany, N. Y., state architect. Cost, about \$80,000.

PUBLIC BUILDINGS.

BRONX.—The John J. Hearn Construction Co., 69 West 46th st, desires sub bids for the 61st Precinct of the City of New York Police Department, at the southeast corner of 142d st and Brook av. Thain, Hewlett & Reddy, 1181 Broadway, Manhattan, architects.

PLAINFIELD, N. Y.—Additional figures are being received to close April 2 at 3 P. M. for the 1-sty post office building for the U. S. Government. Oscar Wenderoth, Washington, D. C., supervising architect. Cost, about \$120,000.

STABLES & GARAGES.

PROSPECT AV.—Benjamin W. Levitan, 20 West 31st st, is preparing plans for a 2-sty brick garage, 50x200 ft, at 966-968 Prospect av, for the Prospect Garage Co., care of architect, who will take bids on general contract at once. Cost, about \$50,000.

STORES, OFFICES & LOFTS.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, are figuring the contract and desire bids at once on subs for alterations to the building at 41-43 Vesey st, for store, restaurant and loft purposes, for the Callahan Estates, 68 West 11th st. A. D. Pickering, 103 Park av, architect. Cost, about \$10,000.

MANHATTAN.—Stuckert & Sloan, Crozier Building, Phila., Pa., architects, are taking bids for a 2-sty automat restaurant and office building at 604-606 6th av, for the Horn & Hardart Co., 600 West 50th st. Cost, about \$25,000.

MISCELLANEOUS.

MT. PLEASANT, N. Y.—The John J. Hearn Construction Co., 69 West 46th st, is taking bids on subs for six superstructures for the Board of Water Supply of the City of New York, in the town of Mt. Pleasant. J. Waldo Smith, architect and engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

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Contemplated Construction—Continued.

tural Co., 401 East Tremont av, is preparing plans for three 5-sty apartments, 55x95 ft, on the west side of Seaman av, 162 ft north of 207th st, for W. W. Adams, 391 East 149th st, owner and builder. Cost, about \$180,000. Bids will be received about March 16.

161ST ST.—Young & Wagner, 1204 Broadway, have prepared plans for two 6-sty apartments in the north side of 161st st, 140 ft west of Ft. Washington av, for the Hudson View Construction Co., 189 Broadway. Cost, about \$300,000.

ELSMERE PL.—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for a 5-sty tenement, 25x110 ft, at Elsmere pl and Daly av, for the Defender Construction Co., Max J. Kramer, president, 20 Nassau st. Cost, about \$50,000. Owner will handle general contract.

HAVEN AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for three 5-sty apartments on the west side of Haven av, 212 ft south of 181st st, for Chas. Hensle Realty Co., 530 West 27th st. Cost, about \$225,000.

BROADWAY.—George F. Pelham, 30 East 42d st, has completed plans for a 6-sty apartment at 4320 Broadway and 653-9 West 184th st, for the Cleo Construction Co., Inc., 51 Chambers st. Cost, about \$40,000.

5TH AV.—McKim, Mead & White, 101 Park av, have completed plans for alterations to the 12-sty apartment 998 5th av, for the Curtiss Securities Co., 99 John st. Cost, about \$10,000.

114TH ST.—Gronenberg & Leuchtag, 303 5th av, have prepared plans for alterations to the 5-sty apartment at 5 West 114th st, for Ross Josephs, 113 West 114th st. Cost, about \$5,000.

FACTORIES AND WAREHOUSES.

2D AV.—The contract has not been awarded for the two 5 and 7-sty brick factories, 1016-1020 2d av, for the United Cigar Mfg. Co., 1016 2d av, as was reported in issue of February 27. Sommerfeld & Steckler, 31 Union sq, architects.

STORES, OFFICES & LOFTS.

BROOME ST.—Samuel Sass, 32 Union sq, has completed plans for alterations to the loft building, 126 Broome st, for the Broome Construction Co., Louis Rossin, president, 5-7 Attorney st, owner, who will take bids about March 10. Cost, about \$15,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

FORDHAM RD.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 5-sty apartment, 40x88 ft, at the northwest corner of Fordham rd and Cambrelling av, for the Terrace Construction Co., Herman E. Champoll, president, 116 West 190th st. Cost, about \$40,000.

CRESCENT AV.—Foundations are under way for a 5-sty apartment at the northeast corner of Crescent and Hughes avs, for the Farago Construction Co., 2407 Beaumont av. M. W. Del Gaudio, 401 East Tremont av, architect. Frank Decando, 2443 Cambrelling av, brick mason. Mugler's Iron Works, Inc., 841 West 136th st, structural steel and ornamental iron. Cost, about \$40,000.

STORES, OFFICES & LOFTS.

BRYANT AV.—M. Del Gaudio, 401 East Tremont av, is preparing plans for a 1-sty brick and limestone taxpayer, containing 8 stores, at the southwest corner of Bryant av and 179th st, for Jacob Marx, 35 Nassau st. Cost, about \$8,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

RALPH AV.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for an apartment on the east side of Ralph av, 60 ft north of St. John's pl, for the Clinton Place Realty Co.

UNION AV.—Sass & Springsteen, 32 Union sq, are preparing plans for a 6-sty apartment, 50x87 ft, at 90-92 Union av, for Harris Pomerantz, 154 Hayward st. Cost, about \$35,000.

STONE AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty tenement, 75x90 ft, at the southeast corner of Stone and Glenmore avs, for Morris Weinberg, 1076 Eastern Parkway, owner and builder. Cost, about \$50,000.

LIVONIA AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty tenements, 50x90 ft, at the southwest corner of Livonia av and Junius st, for the Brite Building Corporation, 1683 Pitkin av. Cost, about \$60,000. Owner will handle general contract.

BELMONT AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 50x90 ft, at the northeast corner

of Belmont av and Barbey st, for the Cutler Building Co., Inc., P. Kosonovsky, 312 Wyona st, owner and builder. Cost, about \$25,000.

BEDFORD AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 3-sty tenement, 47x98 ft, on the west side of Bedford av, 72 ft south of South 4th st, for the R. & H. Construction Co., 277 Quincy st, owner and builder. Cost, about \$45,000.

PENNSYLVANIA AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 50x95 ft, on the east side of Pennsylvania av, 150 ft south of Pitkin av, for Samuel Koenig, 1687 St John's pl, owner and builder. Cost, about \$25,000.

DORCHESTER RD.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty apartments, 38x122 ft, at the northeast corner of Dorchester rd and East 21st st, for the Brooklyn Union Building Corporation, Louis Gold, 44 Court st, owner and builder. Cost, about \$60,000.

39TH ST.—M. A. Cantor, 373 Fulton st, is preparing plans for a 4-sty tenement, 50x89 ft in the south side of 39th st, 125 ft west of 7th av, for the Sunrise Realty Co., 1325 46th st, Brooklyn, owner and builder. Cost, about \$30,000.

CHURCHES.

BROOKLYN.—Percy W. Darbyshire, 475 5th av, Manhattan, is preparing plans for a 2-sty chapel and residence at Salem Field Cemetery, for the Temple Emanuel El-Synagogue, Rabbi Dr. Jas. Silverman, 45 East 75th st, Manhattan.

DWELLINGS.

15TH AV.—M. A. Cantor, 373 Fulton st, is preparing plans for eight 3-sty residences, 20x50 ft, on the west side of 15th av, 20 ft north of 43d st, for the Sherman Building Co., 310 Windsor pl, owner and builder. Total cost, about \$50,000.

21ST ST.—E. Kaiser, 68 East 94th st, Manhattan, has completed plans for a 2-sty frame residence, 25x51 ft, in the east side of East 21st st, 340 ft south of Av J, for Mrs. Martha Steiner, 1021 Ocean av. Cost, about \$5,000.

52D ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 2-sty residences in the south side of 52d st, 140 ft west of 8th av, for the G. & A. Realty Corporation, David Linder, 19 West 112th st, Manhattan, owner and builder. Cost, about \$9,000.

76TH ST.—Plans have been prepared privately for six 2½-sty frame and stucco residences in the north side of 76th st, between 12th and 13th avs, for Andrew Olsen, 1330 62d st, owner and builder. Cost, about \$5,000 each.

MONTROSE AV.—Brook & Rosenberg, 350 Fulton st, are preparing plans for a 2-sty brick residence, 23x30 ft, and stable on the south side of Montrose av, 57 ft west of Union av, for Rebecca Wittenstein, 53 Siegal st. S. Lowenthal, 24 Porter av, general contractor. Cost, about \$5,000.

FACTORIES & WAREHOUSES.

ATLANTIC AV.—Arthur Koch, 26 Court st, has completed plans for a 2-sty brick and concrete artificial ice plant, 180x100 ft, on the south side of Atlantic av, between Grand and Classon avs, through to Pacific st, for the Central Hygienic Artificial Ice Co., Joseph Cook, president, 543 Madison st. Cost, about \$150,000.

PUBLIC BUILDINGS.

ST. JOHNS PL.—Chas. Werner, 316 Flatbush av, has been commissioned to prepare plans for a 2-sty post office building on the south side of St. Johns pl, about 250 ft west of Troy av, for Chas. E. Robertson, 454 Hamilton av. Plans will probably be completed about March 30. U. S. Government, lessee.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids March 1 for the Brooklyn Vocational School. For partitions, William D. Moore, low bidder, at \$2,770; furniture, J. Friedman, at \$3,866; sanitary, Ernest Krauss, \$380; electric, Commercial Construction Co., at \$2,062.

BROOKLYN.—Bids were opened by the Board of Education March 1 for installing electric equipment in addition and alterations to P. S. 36. T. Frederick Jackson, Inc., low bidder, at \$8,650.

THEATRES.

BRISTOL AV.—L. Danancher & Co., Fulton st, Jamaica, L. I., have completed plans for a 1-sty brick moving picture theater with stores at the northwest corner of Bristol and Pitkin avs, for Charles E. Dietz, 209 East 112th st, Manhattan. Cost, about \$25,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS. EDGEWOOD, L. I.—Cohn Bros., 361 Stone av, Brooklyn, are preparing plans for a 4-sty apartment, 75x100 ft, for Oscar Palmleaf, 842 Flatbush av, owner and builder. Cost, about \$45,000.

DWELLINGS.

GLENDAL, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, L. I., are preparing plans for ten 2-sty brick residences, 20x55 ft, in the west side of Meade st, 97 ft north of Myrtle av, for Morris Guttman, Inc., 492 Warwick st, Brooklyn, owner and builder. Total cost, about \$40,000.

BROOKLYN HILLS, L. I.—George E. Crane, 2706 Jamaica av, Richmond Hill, has completed plans for six 2-sty frame residences, 20x40 ft, in the north side of Walnut st, 215 ft east of Freedom av, and on the south side of Magnolia av, 95 ft east of Freedom av, for the Emden Realty Corporation, Frank F. Gload, Jerome and Church sts, Richmond Hill, owner and builder.

CORONA, L. I.—R. W. Johnson, 10 Grove st, has completed plans for a 2-sty frame residence, 18x50 ft, for Weinberg & Nelson, 46-51 80th st, Corona, owners and builders. Cost, about \$4,500.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for three 2-sty brick residences, 19x48 ft, on Shapola av, near Rapelye av, for I. Bonick, 6 Grand av, owner and builder. Total cost, about \$8,000.

ARVERNE, L. I.—Philip Caplan, 477 Boulevard, Rockaway Beach, L. I., is preparing plans for a frame and stucco over metal lath store and residence, 18x60 ft, on the Boulevard, for Fisher & Sloane, Rockaway Beach, L. I. Total cost, about \$6,000.

LONG ISLAND CITY.—F. Chmelik, 796 2d av., Long Island City, has completed plans for a 2-sty brick residence, 22x46 ft, in Chestnut st, near Hillcrest av, for Anton Hirsch, 428 East 70th st, Manhattan. Cost, about \$5,000.

WOODMERE, L. I.—A. T. Ketcham, Cedarhurst, L. I., has completed plans for two 2½-sty frame and stucco over metal lath residences on Neptune av, for B. Booth, this place, owner and builder. Total cost, about \$12,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—P. Tillion & Son, 389 Fulton st, Brooklyn, are preparing plans for a 1-sty brick foundry, 62x100 ft, at the southeast corner of Starr av, and Young st, for the Franklin Brass Foundry,

M. J. Reilly, 100 Young st. Cost, about \$6,000.

SCHOOLS AND COLLEGES.

CORONA, L. I.—The Church of Our Lady of Sorrows, Rev. Father J. J. Corrigan, on premises, contemplates the erection of a 3-sty convent, 35x60 ft, in Polk st, from plans by W. J. Ryan, 162 Ryerson st, Brooklyn. Cost, about \$14,000.

Richmond.

BANKS.

TOTTENVILLE, S. I.—John Milnes & Co., Richmond av, Port Richmond, have the general contract to erect a 1-sty brick bank, 30x56 ft, for the Tottenville National Bank, A. B. Patterson, president. Slee & Bryson, 154 Montague st, Brooklyn, architects.

Westchester.

DWELLINGS.

MAMARONECK, N. Y.—W. S. Moore, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame and stucco residence and will soon call for estimates. Mrs. M. W. Gilbert, care of architect, owner.

RYE, N. Y.—Ross & McNeil, 39 East 42d st, Manhattan, have nearly completed plans for a 2½-sty frame, brick veneer and stucco residence on the north side of Apawamis av, near Forst av, for E. B. Van Winkle, care of architects. Cost, about \$10,000.

LARCHMONT GARDENS, N. Y.—Harry J. Robinson, 24 West 1st st, Mt. Vernon, has completed plans for a 2½-sty frame residence, 32x33 ft, and is taking bids on separate and general contracts.

RYE, N. Y.—S. Edson Gage, 28 East 49th st, Manhattan, has completed plans for a 2½-sty residence, 23x51 ft, for Mrs. Thos. Worrall, 68 East 77th st, Manhattan. Cost, about \$15,000.

HALLS AND CLUBS.

NEW ROCHELLE, N. Y.—George M. Bartlett, 103 Park av, Manhattan, has been commissioned to prepare plans for a 2-sty brick dance hall, theatre and restaurant in Rose st, south of Huguenot st, for the Holding Co., R. J. Walters, Huguenot Trust Co., 32 North av, and Walter G. C. Otto, 264 Main st, interested. Cost, about \$65,000.

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 contract to make alterations to the 5-sty tenement, 50x90 ft, at 2466-2468 8th av, for Anna R. Morris, 12 West 53d st. George Dress, 1436 Lexington av, architect.

MANHATTAN.—(Sub.).—David Paton, 1288 Amsterdam av, has received the mason contract for the 5-sty apartment, 50x150 ft, on the south side of Vermilyea av, 250 ft east of Academy st, for the Hudson Investing Co., Fred French, the president, care of architect, George F. Pelham, 30 East 42d st. Cost, about \$50,000.

NEWARK, N. J.—Pasquale Galasso, 80 Stone st, has received the general contract to erect a 5-sty tenement, 30x48 ft, at 23 Crane st, for Antonio Del Tufo, 74 Webster st. R. Bottelli, 207 Market st, architect. Cost, about \$10,000.

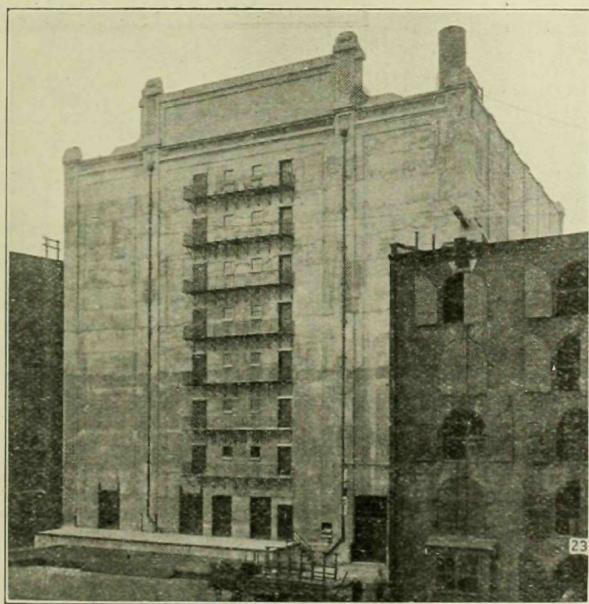
PORT RICHMOND, S. I.—George B. Hoberkamp & Son, Richmond, S. I., have received the general contract to erect a 2-sty store and apartment, 26x60 ft, on the west side of Richmond av, 84 ft south of Harrison av, for R. Schnibbe, 202 Richmond av. Hopkins & McEntee, 37 East 28th st, Manhattan, architects. Cost, about \$6,000.

DWELLINGS.

ENGLEWOOD, N. J.—Charles A. Bogert, opposite depot, has received the general contract to erect a 2½-sty tile, frame and brick veneer residence in Lincoln st, near Walnut st, for Reginald Holliday, care of architects, Carretto & Foster, 30 East 42d st, Manhattan. Cost, about \$15,000.

TOMPKINSVILLE, S. I.—Block & Usan, 200 1st av, New Brighton, S. I., have received the general contract to erect two 2½-sty frame residences on the north side of Rosewood pl, 125 ft east of Turnpike, for Meyer Rosenholz, 230 Richmond turnpike. John Davies, 177 Castleton av, New Brighton, S. I., architect. Cost, about \$5,000.

LARCHMONT, N. Y.—George Mertz's Sons, East Portchester, N. Y., have received the general contract to erect a 2-sty brick



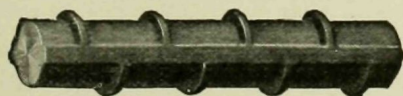
New York Dock Company Cold Storage Warehouse
Maynicke & Franke, Architects

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Contracts Awarded—Continued.

veneer and stucco residence for Rudolph J. Schaefer, Park av and 51st st, Manhattan. Frank A. Moore, 542 5th av, Manhattan, architect. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

BRIDGETON, N. J.—H. H. Hawkins, Bridgeton, N. J., has received the general contract to erect a 3-sty warehouse of joist construction, 63x145 ft, adjoining the present plant of the Sanitary Can Co. N. N. Looney, in charge, care of owner. Cost, about \$80,000.

WINFIELD, L. I.—Picardi Bros., Corona, L. I., have received the general contract to erect a 2-sty brick cigar factory and residence, 25x80 ft, on the south side of Woodside av, 100 ft west of Walnut st, for Kaufman Worms & Co., 348 East 23d st, Manhattan. Frank Chmelik, 796 2d av, L. I. City, architect. Cost, about \$6,000.

ROCKAWAY BEACH, L. I.—Molle & Mejo, 490 Boulevard, have received the general contract to erect two 2½-sty hollow tile and stucco residences, 20x50 ft, on the west side of Brandretts av, 377 ft south of Boulevard, for H. Fleischer, at site. P. Caplan, 447 Boulevard, architect. Cost, about \$12,000.

HALLS AND CLUBS.

MANHATTAN.—Frank Seery, 30 East 42d st, has received the general contract to erect a 2-sty gymnasium and day nursery at 147 Thompson st, for St. Anthony R. C. Church, 151 Thompson st. Francis A. Norris, 552 Rugby rd, Brooklyn, architect. Cost, about \$20,000.

MANHATTAN.—(Sub.)—The Rapp Construction Co., Madison av and 42d st, has received the reinforced concrete contract for the Y. M. C. A. building at 6 East 3d st, for the Y. M. C. A. Jackson, Rosenkrans & Waterbury, 1328 Broadway, architects. R. D. Kimball Co., 15 West 38th st, steam and electrical engineer. George A. Fuller Co., 111 Broadway, general contractor. Cost, about \$400,000.

MUNICIPAL WORK.

HOBOKEN, N. J.—Andrew J. Phelan, 47 Park st, Jersey City, N. J., has received the general contract to erect a fire house, 50x49 ft, at the northeast corner of Jefferson and 2d sts, for the City of Hoboken, Martin Cooke, City Hall. Briscoe & Fagen, 95 River st, Hoboken, architects. Cost, about \$25,000.

SCHOOLS AND COLLEGES.

WOODHAVEN, L. I.—Frymier & Hanna Co., 25 West 45th st, Manhattan, has received the general contract to erect P. S. 97 (4-stys), at the southwest corner of Yarmouth and Shipley sts, for the Board of Education. C. B. J. Snyder, Park av and 59th st, Manhattan, architect. Christopher Nally, 710 Columbus av, has the plumbing contract. Cost, about \$160,000.

MISCELLANEOUS.

HUNTINGTON, L. I.—Bingham & Campbell, Huntington, L. I., have received the general contract to erect a 1-sty concrete boiler house, 30x30 ft, for W. J. Matheson, Lloyds Neck, L. I. Clinton MacKenzie, 82 Beaver st, Manhattan, architect. Cost, about \$6,000.

NEW JERSEY NEWS.

APARTMENTS, FLATS & TENEMENTS.

BAYONNE, N. J.—Carl J. Goldberg, 437 Broadway, has completed plans for a 3-sty store and flat building, 25x66 ft, at Andrews st and Boulevard, for Abraham Bloom, 34 West 17th st, owner and builder. Cost, about \$11,000.

WEST NEW YORK, N. J.—Hyman Rosensohn, 800 Broad st, Newark, is preparing plans for a 4-sty apartment, 50x88 ft, at the northeast corner of Hudson av and 6th st, for S. M. Adelman, Bergenline av, owner and builder. Cost, about \$30,000.

ELIZABETH, N. J.—Michael B. Silberstein, 17 Market st, Newark, has completed plans for a 2-sty tenement, 25x48 ft, at Spring st and North av, for Sylvester Salomone, this place. Cost, about \$5,000.

CHURCHES.

HAWORTH, N. J.—Frederick J. Schwarz, Colt Building, 146 Ellison st, Paterson, N. J., is preparing plans for a 1-sty frame church, 37x56 ft, for the R. C. Church of the Sacred Heart, Rev. Father G. Di Vincentis, Oradell, N. J. Cost, about \$8,000.

DWELLINGS.

PLAINFIELD, N. J.—George H. Fisher, Jr., 224 Manson pl, Plainfield, has completed plans for a 2-sty hollow tile and stucco store and residence, 24x54 ft, at Somerset st and Craig rd, for C. D. and Walter Manning, 106 Depot pl, owner and builder. Cost, about \$5,000.

CLOSTER, N. J.—Plans are being prepared by W. M. Del Gaudio, 401 East Tremont av, Bronx, for a 3-sty frame and stucco dwelling with three stories, 48x100 ft, for Herry Moskowitz, 511 Elizabeth av, Elizabeth, N. J. Cost, about \$12,000.

NEWARK, N. J.—Del Guercio & Gonnelli, 800 Broad st, are preparing plans for a 2½-sty frame residence, 22x56 ft, at 3d av, near Roseville av, for Francisco Rizzolo, 13 6th av, owner and builder. Cost, about \$5,000.

SOUTH ORANGE, N. J.—Gustavus Staehlin, Metropolitan Building, Newark, is preparing plans for a 2½-sty hollow tile, stucco or frame residence, 43x30 ft, for Walter L. Niebling, 215 Littleton av, Newark. Cost, \$10,000 to \$12,000.

FACTORIES AND WAREHOUSES.

NEW BRUNSWICK, N. J.—E. Allen Wilson, 1208 Chestnut st, Philadelphia, Pa., is preparing plans for a 4-sty factory, 90x100 ft, at Schuyler and Paterson sts, for Bayuk Bros., 3d and Spruce sts, Philadelphia, Pa.

SCHOOLS AND COLLEGES.

CLIFFSIDE PARK, N. J.—Ernest Sibley, Palisade Park, N. J., is preparing plans for a 2-sty P. S. No. 3 at Palisade and Riverview avs, for the Board of Education of Cliffside Park, Joseph Whalen, president. Appropriation has been passed and bids on general contract will be advertised about April 5. Cost, about \$85,000.

MISCELLANEOUS.

HARRISON, N. J.—C. B. Comstock, 110 West 40th st, Manhattan, has been commissioned to prepare plans for a 2-sty baseball park and grand stand between 2d and 3d sts and Hudson and Manhattan Railway, for the Newark Federal League Baseball Club, Patrick T. Powers, president, Fuller Building, New York City.

NEWARK, N. J.—M. J. Nadel, Union Building, has completed plans for a 3-sty brick Turkish bath house at 32 Mercer st, for Max Weinberg, 26 Mercer st. Cost, about \$20,000.

MADISON, N. J.—F. R. Nies, care of owners, Hoboken, N. J., is preparing plans for a 2-sty stone passenger station and shelter house for the D. L. & W. R. R. Co., Wm. H. Truesdale, president. Bids will be taken by owner about May 1. George J. Ray, care of owner, chief engineer. Cost, about \$25,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

25TH ST, 44-46 East, s s, 175 e Madison av, 12-sty brick fireproof store and factory, 50x78; cost, \$200,000; owner, John M. Slattery Bldg. & Constn. Co., John M. Slattery, president; Kathleen Slattery, secretary; 157 East 81st st; architects, Schwartz & Gross, 347 5th av. Plan No. 68.

STABLES AND GARAGES.

AUDUBON PARK, foot of West 158th st, 1070 w Broadway, 2-sty brick fireproof stable, garage and offices, 25x100; cost, \$5,600; owner, Chas. Adams, Bronxville, N. Y.; architect, W. H. Temple, 1 West 140th st; lessee, Lenox Sand & Gravel Co., 25 West 140th st. Plan No. 69.

ST. NICHOLAS AV, e s, 161' s 162d st, 1-sty brick non-fireproof garage, 32x120; cost, \$12,000; owner, Wm. S. O'Brien, 517 West 161st st; architect, Edw. J. O'Brien, 310 West 42d st. Plan No. 65.

APARTMENTS, FLATS AND TENEMENTS.

NORTHERN AV & 178TH ST, n w cor & n s 178th st, 75 w Northern av, two 5-sty brick non-fireproof tenements, 50x92; cost, \$125,000; owner, Dayton Improvement Co., Inc., Ely Maran, Pres., Jacob Maran, Secy., 132 Nassau st; architect, Samuel Sass, 32 Union sq. Plan No. 67.

NORTHERN AV & 179TH ST, s w cor, 5-sty brick non-fireproof stores and tenement, 80x115; cost, \$100,000; owner, Dayton Improvement Co., Inc., Ely Maran, Pres., Jacob Maran, Secy., 132 Nassau st; architect, Samuel Sass, 32 Union sq. Plan No. 66.

VERMILYEA AV, n s, Isham to 211th st, 5-sty brick tenement, 139x67; cost, \$90,000; owner, Aldus Constr. Co., Jacob S. Kahn, Pres., Harry A. Lanzner, Secy., 600 West 181st st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 64.

40TH ST, 149-51 East, n s, 100 w 3d av, 9-sty brick f. p. tenement, 50x83; cost, \$125,000; owner, 149 East 40th St. Corporation, Myra V. T. Kerr, Pres., Lawrence R. Kerr, Secy., 149 East 40th st; architect, Robt. T. Lyons, Inc., 110 West 40th st. Plan No. 70.

Bronx.

DWELLINGS.

239TH ST, n s, 485 w Katonah av, 2½-sty frame dwelling, 22x32, slate roof; cost, \$4,000; owner, James Lord, 330 East 239th st; architect, Wm. Greenless, 429 East 238th st. Plan No. 93.

BOYD AV, e s, 275 s Barnes av, 1-sty frame dwelling, 24x30, shingle roof; cost, \$3,000; owner, John Zacco, 137 South 11th av, Mt. Vernon; architect, Anthony J. DePace, 854 East 217th st. Plan No. 95.

FACTORIES AND WAREHOUSES.

WALTON AV, w s, 197.3 n 183d st, 1-sty frame shop, 30x80; cost, \$200; owner, Robt. Butler, 671 West End av; architect, Wm. Von Hollen, 2431 Morris av. Plan No. 90.

STABLES AND GARAGES.

WALES AV, e s, 97.4 s 151st st, 1-sty brick stable, 23x21.6, slag roof; cost, \$400; owner, Geo. Vairo, 608 Wales av; architect, Eugene Vairo, 608 Wales av. Plan No. 91.

PROSPECT AV, e s, 148.6 s 164th st, 2-sty brick garage, slag roof, 50x182.10; cost, \$25,000; owner, Prospect Garage Co., Geo. Graff, on premises, Secy.; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 87.

DORIS ST, w s, 75 s Lyon av, 1-sty concrete garage, shingle roof, 13.6x21.6; cost, \$500; owner, Albert H. Roeth, on premises; architect, P. F. Brogan, 119 East 23d st. Plan No. 101.

LORING PL, e s, 136.93 n Hall of Fame terrace, 1-sty concrete garage, cor. iron roof, 14x15; cost, \$150; owner, Percy B. Wightman, 2200 Loring pl; architect, Robt. N. Cleverdon, 2207 Andrews av. Plan No. 99.

STORES AND DWELLINGS.

MORRIS AV, s w cor 184th st, 2-sty brick store and dwelling, tin roof, 21x101.4; cost, \$9,000; owner, De Grove Const. Co., D. L. Delaney, 324 Fordham rd, Pres.; architect, Wm. C. Frohne, 2463 Davidson av. Plan No. 89.

STEBBINS AV, w s, 128.4 n Lyman pl, 2-sty brick stores and dwelling, tin roof, 65x44.11; cost, \$10,000; owner, Lystel Realty & Holding Co., Robert M. Goldstein, 51 Chambers st, Pres.; architect, F. Steigbeiter, City Hall, Hoboken, N. J. Plan No. 86.

STORES AND TENEMENTS.

JEROME AV, e s, 25 n Burnside av, 1-sty brick stores, slag roof, 50x470; cost, \$7,000; owner, Henry Meyer, on premises; architect, Chas S. Clark, 441 Tremont av. Plan No. 85.

LONGFELLOW AV, e s, 150 s 172d st, two 5-sty brick tenements, slag roof, 50x88; cost, \$80,000; owner, Traf Bldg Co., John P. Dietinger, 1879 Southern blvd, Pres.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 84.

CROTONA AV, n e cor 170th st, 5-sty brick tenement, slag roof, 52.21x97.9; cost, \$60,000; owner, Jos. Sonsin Co., Jos. Sonsin, 1344 Bristow st, Pres.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 88.

BRIGGS AV, s e cor 199th st, two 5-sty brick tenements, 48x110.6, 48.1x91.10, plastic slate roof; cost, \$110,000; owner, Daniel Hanlihan, 2867 Bainbridge av; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 94.

MORRIS PARK AV, n w cor Wallace av, 1-sty brick stores, 45x70, slag roof; cost, \$6,000; owner, Samuel Schwartz, 1707 Unionport rd; architect, Anton Pirner, 2069 Westchester av. Plan No. 92.

CROTONA PARK NORTH, n s, 317 e Prospect av, 5-sty brick tenement, slag roof, 50x84.11; cost, \$42,000; owner, V. R. Bldg. Corp., S. Rosenberg, 900 Fox st, Pres.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 98.

CRESTON AV, w s, 141.4 n Fordham rd, two 5-sty brick tenements, plastic slate roof, 40x94.10, 40x92; cost, \$110,000; owner, Henry F. A. Wolf Co., Henry F. A. Wolf, 549 East 188th st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 97.

PROSPECT AV, w s, 120 n Tremont av, 5-sty brick tenement, tar and gravel roof, 50x95; cost, \$50,000; owner, Morris Silverman, 1830 Clinton av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 96.

CROTONA PARK NORTH, n s, 217 e Prospect av, 5-sty brick tenement, slag roof, 50x84.3; cost, \$50,000; owner, Freown Co., Inc., Fred F. French, 27 Cedar st, Pres.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 100.

Brooklyn.

CHURCHES.

BELMONT AV, n s, 27.6 e Elton st, 1-sty brick church, 30.10x49.10, slag roof; cost, \$3,000; owner, Corp. Diocesan Mission L. I., 170 Remsen st; architects, Tandy & Foster, 1931 Broadway, Manhattan. Plan No. 1317.

DWELLINGS.

FENIMORE ST, s s, 378.11 e Nostrand av, 2-sty brick dwelling, 19x50, gravel roof, 2 families; cost, \$4,000; owner, Mary Laing, 432 Fenimore st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 1208.

EAST 16TH ST, e s, 192 s Av S, ten 2-sty frame dwellings, 16x36; gravel roof, 1 family each; total cost, \$30,000; owner, Realty Sales, 1048 East 3d st; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 1190.

WEST 16TH ST, e s, 134.7 e Brooklyn av, 1-sty frame dwelling, 22x60, felt roof, 1 family; cost, \$1,200; owner, John Maresco, West 16th st, nr Neptune av; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 1202.

EAST 17TH ST, w s, 214.8 s Av S, four 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$12,000; owner, Realty Sales, 1048 East 3d st; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 1189.

49TH ST, s s, 399 e 18th av, two 2-sty frame dwellings, 15.6x56, shingle roof, 2 families each; total cost, \$6,000; owner, Ulster Const. Co., 200 East 7th st; architects, Slee & Bryson, 154 Montague st. Plan No. 1212.

GELSTON AV, s w cor 92d st, eight 2-sty frame dwellings, 18.3x43.6, gravel roof, 1 family each; total cost, \$20,000; owner, Arthur Pinover, 16 Court st; architect, C. Scheibert, 86th st and 13th av. Plan No. 1199.

DRESDEN ST, e s, 100 n Ridgewood av, two 2-sty frame dwellings, 20x55, tin roof, 2 families each; total cost, \$7,000; owner, Geo Bayha, 59 Dresden st, architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1229.

EAST 14TH ST, e s, 350 s Av V, two 2-sty frame dwellings, 20x55, tin roof, 2 families each; total cost, \$9,000; owner, Wm. Fitzpatrick, 2542 East 14th st; architect, Wm. Fitzpatrick, 2542 East 14th st. Plan No. 1243.

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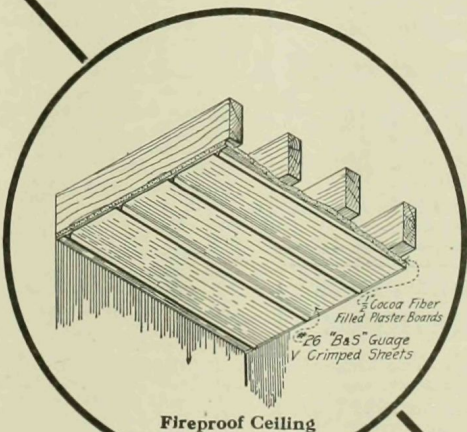
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EAST 19TH ST, w s, 140 s Av R, 3-sty frame dwelling, 24x34, shingle roof, 1 family; cost, \$5,000; owner, Wm. H. Barnes, 1203 Beverly rd; architect, Wm. H. Barnes, 1203 Beverly rd. Plan No. 1261.

46TH ST, s s, 320 e 16th av, 2-sty frame dwelling, 18.4x38.4, shingle roof, 1 family; cost, \$3,500; owner, Ludwig Obermeyer, 317 East 2d st; architect, C. G. Wessell, 1118 Av J. Plan No. 1224.

58TH ST, n s, 100 w 18th av, eight 2-sty frame dwellings, 16x36, shingle roof, 2 families each; total cost, \$24,000; owner, Economy Homes Co., 110 Av I; architect, F. J. Dassau, 1373 Broadway. Plan No. 1240.

61ST ST, n s, 420 e 6th av, five 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$25,000; owner, Thos. Williams, 675 75th st; architect, F. W. Eisenla, 16 Court st. Plan No. 1262.

EAST 98TH ST, e s, 90 s Denton av, five 1-sty frame dwellings, 18x27, rubberoid roof, 1 family each; total cost, \$1,375; owner, Brooklyn & Canarsie Realty Co., 181 Montague st; architect, W. Richter, 4411 18th av. Plan No. 1233.

CATON AV, s e cor East 3d st, ten 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, \$35,000; owner, R. J. Collins, 135 Westminster rd; architect, B. F. Hudson, 319 9th st. Plan No. 1244.

EAST 12TH ST, w s, 100 s Av I, 2-sty frame dwelling, 18x39, shingle roof, 1 family; cost, \$3,600; owner, Wm. H. Goldey, 982 Flatbush av; architect, B. F. Hudson, 319 9th st. Plan No. 1330.

EAST 21ST ST, w s, 180 n Av Q, two 2-sty frame dwellings, 18x39, shingle roof, 1 family each; total cost, \$6,400; owner, Oakcrest Bldg. Co., 612 Saratoga av; architect, B. F. Hudson, 319 9th st. Plan No. 1328.

CATON AV, n e cor East 3d st, eight 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, \$28,000; owner, R. J. Collins, 135 Westminster rd; architect, B. F. Hudson, 319 9th st. Plan No. 1245.

DENTON AV, n s, 40 e 98th st, five 1-sty frame dwellings, 18x27, rubberoid roof, 1 family each; total cost, \$1,375; owner, Brooklyn & Canarsie Realty Co., 181 Montague st; architect, Wm. Richter, 4411 18th av. Plan No. 1234.

DUMONT AV, n s, 20 w Atkins av, four 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, \$12,000; owner, Max Lenowitz, 537 Prospect av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 1254.

LYNNE AV, n s, 100 w West 37th st, 2-sty frame dwelling, —x—, shingle roof, 1 family; cost, \$4,500; owner, Eliz. Goots, 2356 2d av, Manhattan; architect, Michael M. Foley, 2160 East 13th st. Plan No. 1250.

NEW YORK AV, n w cor Canarsie lane, 1-sty brick dwelling, 17.10x43, tin roof, 1 family; cost, \$3,000; owner, Wm. Herod, 222 East 31st st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1228.

NEW YORK AV, w s, 18.3 s Canarsie lane, seven 2-sty brick dwellings, 18.4x40, tin roof, 1 family each; total cost, \$21,000; owner, Wm. Herod, 222 East 31st st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1227.

SHEEPSHEAD BAY RD, e s, 175.11 n Emmons av, 1-sty frame dwelling, 22x45, shingle roof, 1 family; cost, \$1,800; owner, Albert McLaughlin, Ocean and Voorhies av; architect, M. M. Foley, 2160 Homecrest av. Plan No. 1242.

WARWICK ST, e s, 370 n Arlington av, 2-sty brick dwelling, 24x54, shingle roof, 2 families; cost, \$6,500; owner, Andrew Wohlgenuth, 198 Hopkins st; architect, A. R. Koch, 26 Court st. Plan No. 1152.

EAST 13TH ST, w s, 332.9 s Ditmas av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$5,000; owner, D. & W. Const. Co., 1410 Av J; architect, Benj. Driesler, 153 Remsen st. Plan No. 1160.

22D AV, s s, 60 w 81st st, 2-sty frame dwelling, 23x35, metal roof, 1 family; cost, \$4,000; owner, Julia A. Nichols, 163 Bay 31st st; architects, DeRose & Savignano, 150 Nassau st, Manhattan. Plan No. 1147.

EAST 13TH ST, w s, 172.9 s Ditmas av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$500; owner, D. & N. Const. Co., 1410 Av J; architect, Benj. Driesler, 153 Remsen st. Plan No. 1163.

OCEAN PARKWAY, e s, 300 n Av J, 2-sty frame dwelling, 24x50, shingle roof, 1 family; cost, \$4,000; owner, Fredk. Oplinsky, 112 Vernon av; architect, Benj. Driesler, 153 Remsen st. Plan No. 1162.

WEST ST, e s, 240 s Av O, 2-sty frame dwelling, 16x36, shingle roof, 2 families; cost, \$2,500; owner, Jas. B. Roche, 899 East 37th st; architect, Karl F. J. Siefert, 288 East 157th st, Bronx. Plan No. 1297.

RUTLAND RD, n s, 95 East New York av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$2,500; owner, Patrick W. Tierman, 241 Rutland rd; architect, F. L. Hines, 169 Montague st. Plan No. 1292.

THATFORD AV, e s, 80 n Hegeman av, fourteen 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, \$49,000; owner, Jacob Brodsky, 345 Lott av; architect, C. A. Mele, 37 Liberty av. Plan No. 1310.

15TH AV, w s, 20 s 43d st, eight 3-sty brick stores and dwellings, 20x54, slag roof, 2 families each; total cost, \$44,000; owner, Sherman Bldg. Co., 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 1305.

FACORIES AND WAREHOUSES.
VAN DAM ST, e s, 170 n Nassau av, 2-sty brick shop, 50x75, concrete roof; cost, \$8,000; owner, John W. Moore, 307 Kingsland av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 1133.

ST. MARKS AV, s s, 275 e Underhill av, 1-sty brick storage, 25x45, gravel roof; cost, \$1,800; owner, Susie Terrone, 336 St. Marks av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 1186.

BEARD ST, s s, 184 e Dwight st, 1-sty brick shop, 310x52.6, felt roof; cost, \$40,000; owner, Robins Dry Dock Co., 15 Whitehall st, Manhattan; architect, Fredk. Harris, Philadelphia, Pa. Plan No. 1264.

WARWICK ST, n w cor Blake av, 1-sty frame storage, 20x15, tin roof; cost, \$500; owner, Hyman Zaromp, 193 Snediker av; architect, Morris Whinstone, 459 Stone av. Plan No. 1230.

ATLANTIC AV, s w cor Schenck av, 1-sty brick shop, 25.1x61.6, slag roof; cost, \$1,500; owner, F. Wuhl, 2734 Atlantic av; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 1299.

KING ST, s s, 150 w Richards st, 1-sty brick storage, 20x100, slag roof; cost, \$2,000; owner, Jos. Redmond, 109 King st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1329.

HOTELS.

WEST 29TH ST, w s, 170 n Railroad av, 2-sty brick hotel, 24x65.6, tin roof; cost, \$8,000; owner, Seigel Cont. Co., 66 West 119th st, Manhattan; architect, Benj. W. Levitan, 29 West 31st st, Manhattan. Plan No. 1201.

STABLES AND GARAGES.

OCEAN PARKWAY, e s, 300 n Av J, 1-sty frame garage, 22x20, shingle roof; cost, \$800; owner, Fredk. Oplinsky, 112 Vernon av; architect, Benj. Driesler, 153 Remsen st. Plan No. 1161.

ST. JOHNS PL, n s, 400 w Franklin av, 1-sty brick garage, 16x19, gravel roof; cost, \$3,000; owner, John Bose, 459 Eastern parkway; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 1187.

EAST 17TH ST, 1364, 1-sty brick garage, 12 x16, shingle roof; cost, \$175; owner, Arthur Frost, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1279.

RIDGEWOOD AV, n e cor Railroad av, 1-sty brick garage, 21x19.10, gravel roof; cost, \$750; owner, John Gerken, 416 Ridgewood av; architect, E. H. Tolje, 658 Jamaica av. Plan No. 1285.

NEW JERSEY AV, e s, 90 s Stanley av, 2-sty frame stable, 20x27, gravel roof; cost, \$1,000; owner, Nathan Katz, on premises; architect, Morris Perlstein, 37 Fulton av, Queens. Plan No. 1322.

OCEAN AV, w s, 91.5 n Newkirk av, 2-sty brick garage, 30x26, slate roof; cost, \$2,500; owner, W. N. Debevoise, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 1321.

STORES AND DWELLINGS.

NEW UTRECHT AV, w s, 40 s 48th st, four 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$18,000; owner, R. J. Collins, 135 Westminster rd; architect, B. F. Hudson, 319 9th st. Plan No. 1246.

5TH AV, w s, 519 s 90th st, four 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$22,500; owner, Silman Investors, Inc., 2385 Myrtle av; architect, F. W. Eisenla, 16 Court st. Plan No. 1263.

15TH AV, s w cor 44th st, 3-sty brick store and dwelling, 20x100, slag roof, 2 families; cost, \$8,000; owner, Sherman Bldg. Co., 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 1304.

15TH AV, n w cor 44th st, 3-sty brick store & dwelling, 20x100, slag roof, 2 families; cost, \$8,000; owner, Sherman Bldg Co., 310 Windsor pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 1303.

STORES AND TENEMENTS.

68TH ST, n s, 142.11 e 4th av, two 4-sty brick tenements, 50x40.2, slag roof, 20 families each; total cost, \$80,000; owner, Boyd Realty Co., 432 Senator st; architects, Shampian & Shampian, 772 Broadway. Plan No. 1164.

BEDFORD AV, n w cor Av D, 4-sty brick tenement, 50x90, slag roof, 16 families; cost, \$4,000; owner, Conrad Const. Co., 44 Court st; architect, W. T. McCarthy, 16 Court st. Plan No. 1170.

BEDFORD AV, w s, 50 n Av D, 4-sty brick tenement, 50x85.6, slag roof, 16 families; cost, \$35,000; owner, Conrad Const. Co., 44 Court st; architect, W. T. McCarthy, 16 Court st. Plan No. 1169.

BLAKE AV, s s, 32 w Saratoga av, three 4-sty brick tenements, 24x68, tin roof, 6 families each; total cost, \$18,000; owner, Nathan Halperin, 74-6 Broadway; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1183.

OVINGTON AV, s e cor 5th av, 4-sty brick store and tenement, 20.7x81.2, slag roof, 7 families; cost, \$20,000; owner, Sigmund Goldberg, 823 West End av, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 1171.

SARATOGA AV, s w cor Blake av, 4-sty brick store and tenement, 32x86, tin roof, 7 families; cost, \$20,000; owner, Nathan Halperin, 74-6 Broadway; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1182.

STERLING PL, n s, 350 w Classon av, 4-sty brick tenement, 50x98, gravel roof, 20 families; cost, \$26,000; owner, Harry Goldstein, 125 Bristol st; architect, Benj. Cohn, 361 Stone av. Plan No. 1213.

STERLING PL, n e cor Howard av, 4-sty brick tenement, 49.10x95, gravel roof, 21 families; cost, \$26,000; owner, David Isaacowitz, 316 Hopkinson av; architect, Benj. Cohen, 361 Stone av. Plan No. 1214.

STERLING PL, s e cor Howard av, 4-sty brick tenement, 37.9x90, gravel roof, 15 families; cost, \$15,000; owner, David Isaacowitz, 316 Hopkinson av; architect, Benj. Cohen, 361 Stone av. Plan No. 1215.

RODNEY ST, e s, 41.6 s South 4th st, 6-sty brick tenement, 100x57, tin roof, 42 families; cost, \$55,000; owner, Glenford Realty Co., 217 Havemeyer st; architect, Chas. M. Straub, 143 4th av, Manhattan. Plan No. 1249.

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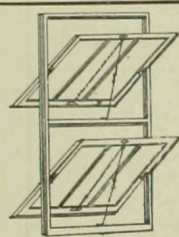
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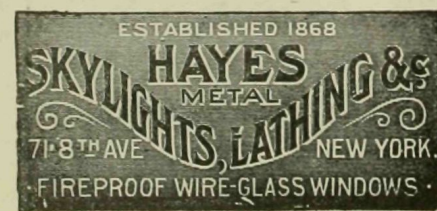
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63D ST, s s, 220 w 14th av, 4-sty brick tenement, 40x78, slate roof, 16 families; cost, \$30,000; owner, Dominico Cosenza, 1365 63d st; architect, Mathew W. Del Gaudio, 401 East Tremont av. Plan No. 1220.

HOOPER ST, w s, 50 n Broadway, 6-sty brick tenement, 50x87, tin roof, 31 families; cost, \$40,000; owner, Solomon Kraus Realty Co., 217 Havemeyer st; architect, Chas M. Straub, 147 4th av. Plan No. 1275.

SOUTH 1ST ST, n s, 150 w Havemeyer st, 6-sty brick store and tenement, 49.1x64, slag roof, 22 families; cost, \$40,000; owners, Cohn & Lubenstein, 515 Kent av; architects, Shampman & Shampman, 772 Broadway. Plan No. 1312.

EASTERN PKWAY, n s, 269.2 e Utica av, three 4-sty brick tenements, 50x79.6, gravel roof, 16 families each; total cost, \$60,000; owner, Jos. I. Aaron, 936 St. Mark's av; architect, Benj. Cohen, 361 Stone av. Plan No. 1295.

HEGEMAN AV, s w cor Hinsdale st, 1-sty frame store, 25x50, slag roof; cost, \$1,500; owner, Jennie Fein, 390 Hegeman av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1302.

RIVERDALE AV, s w cor Hinsdale st, 4-sty brick store and tenement, 26x72, gravel roof, 7 families; cost, \$9,000; owner, Meyer Chigner, 475 Snediker av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1277.

RIVERDALE AV, s s, 26 w Hinsdale st, three 3-sty brick tenements, 50x87, gravel roof, 3 families each; total cost, \$22,500; owner, Meyer Chigner, 475 Snediker av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1276.

ST. MARK'S AV, n s, 180 e Hopkinson av, two 4-sty brick tenements, 44.6x94, gravel roof, 20 families each; total cost, \$46,000; owner, Saml. Szulsky, 314 Hopkinson av; architect, Benj. Cohen, 361 Stone av. Plan No. 1294.

THEATRES.

ROCKAWAY AV, e s, 225 n Livonia av, 1-sty brick theatre, 42.8x100, tin roof; cost, \$25,000; owner, Herman Rapps, 85 Delancey st, Manhattan; architect, Lorenz F. J. Webber, 271 West 125th st, Manhattan. Plan No. 1144.

ROCKAWAY PKWAY, e s, 150 s Glenwood rd, 1-sty brick theatre, 25x119, slag roof; cost, \$6,000; owner, Jas. B. Garrison, 1517 Rockaway pkway; architect, Harry A. Sand, 653 Onderdonk av, Queens. Plan No. 1271.

BATH AV, n w cor 20th av, 1-sty brick theatre, 57x107, gravel roof; cost, \$1,500; owner, Montauk Bath Realty Co., on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 1331.

MISCELLANEOUS.

GRAVESEND AV, s e cor Bay parkway, 1-sty brick toilet, 20x30, gravel roof; cost, \$3,000; owner, Washington Cemetery Corp., 228 Gravesend av; architect, Ben L. Gleickman, 927 Fox st, Bronx. Plan No. 1332.

Queens.

DWELLINGS.

FAR ROCKAWAY.—Rochester av, e s, 80 n Edgemere av, two 2½-sty frame dwellings, 20x43, shingle roof, 1 family, steam heat; cost, \$7,000; owner, Geraldine Githues, 115 Broadway, Manhattan; architect, H. G. Mero, Lawrence, L. I. Plan Nos. 429-30.

FLUSHING.—15th st, w s, 104 n Mitchell av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$2,200; owner, Edward Richardson, 45 Percy st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 424.

FLUSHING.—16th st, e s, 129 n Sandford av, 2½-sty frame dwelling, 27x26, shingle roof, 1 family, steam heat; cost, \$4,200; owners, G. E. & J. F. Watson, Sandford av, Flushing; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 415.

JAMAICA.—Atlantic av, n s, 40 w Maure av, 2-sty frame dwelling, 20x28, tar and gravel roof, 2 families; cost, \$1,200; owner, Angelo Sico, Atlantic st, Jamaica; architect, C. Varrin, 58 Washington st, Queens. Plan No. 412.

JAMAICA.—Highview av, w s, 800 s South st, 2½-sty frame dwelling, 18x26, shingle roof, 1 family, steam heat; cost, \$2,800; owner, B. O. Olsen, Helen av, Jamaica; architect, same. Plan No. 414.

JAMAICA.—Prospect st, s e cor Atlantic st, 2-sty frame dwelling, 20x40, tar and gravel roof, 2 families; cost, \$2,000; owner, R. Esposito, 241 Prospect st, Jamaica; architect, C. Verrin, 58 Washington st, Jamaica. Plan No. 413.

MASPETH.—Firth av, e s, 264 s Grand st, six 2-sty brick dwellings, 21x50, tin roof, 2 families; cost, \$21,000; owner, W. B. Cating, 1 Fisk av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan Nos. 416 to 421.

MIDDLE VILLAGE.—Steuben st, s s, 108 w Washington av, five 2-sty frame dwellings, 19x45, tin roof, 2 families; cost, \$10,000; owner, Unionhall Building Co., 93 Wayne st, Middle Village; architect, M. Perlstein, Middle Village. Plan No. 427.

WHITESTONE.—16th st, n s, 175 w 5th st, 2-sty frame dwelling, 21x43, tin roof, 2 families; cost, \$3,600; owner, Mrs. Carberie, 100 West 15th st, Whitestone; architect, C. L. Varrone, Corona av, Corona. Plan No. 410.

WOODHAVEN.—Quogue st, n s, 150 e Snediker av, 2-sty frame dwelling, 16x38, shingle roof, 1 family, air heat; cost, \$2,000; owner, A. Short, Helen st, S. O. Park; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 400.

ARVERNE.—Clarence av, e s, 60 s Almeda av, 2½-sty frame dwelling, 22x29, shingle roof, 1 family; cost, \$4,500; owner, Shumukker & Abramson, 205 Snediker av, Brooklyn; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 469.

CORONA.—44th st, e s, 100 s Hayes av, 2-sty frame dwelling, 25x55, tin roof, 2 families; cost, \$4,800; owner, Michael Marerica, 93 48th st, Corona; architect, A. L. Marinella, 11 East Jackson av, Corona. Plan No. 462.

CORONA.—Benjamin st, w s, 180 n Park av, 2-sty frame dwelling, 18x50, tin roof, 2 families; cost, \$3,000; owner, Weiberg & Johnson, 46 51st st, Corona; architect, R. W. Johnson, Hunt st, Corona. Plan No. 458.

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Plans Filed, New Buildings (Continued).

CORONA.—High st, s s, 150 e 51st st, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, \$4,000; owners, W. & Hattie Sutton, 69 High st, Corona; architect, W. E. Helm, 13½ West Jackson av, Corona. Plan No. 454.

FAR ROCKAWAY.—John st, n s, 376 w William st, three 2-sty frame dwellings, 24x30, shingle roof, 1 family; cost, \$7,800; owner, J. Decker, Far Rockaway; architect, P. F. Jar-Decker, 658 Prospect place, Brooklyn. Plan No. 466.

ROCKAWAY BEACH.—Boulevard, s s, 75 e Undine av, two 2-sty frame dwellings, 16x14, tin roof, 1 family; cost, \$1,800; owner and architect, E. W. Stelleges, Kneer av, Rockaway Beach. Plan No. 463-64.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., March 1, 1915.—Sealed proposals will be opened in this office at 3 p. m., April 19, 1915, for the construction complete (including mechanical equipment, except elevator, and approaches), of the United States Post Office and Court House and Custom House at Corpus Christi, Texas. Drawings and specifications may be obtained, after March 20, 1915, from the Custodian of site at Corpus Christi, Texas, or at this office in the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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ROCKAWAY BEACH.—Thetis av, w s, 380 s Boulevard, two 2-sty frame dwellings, shingle roof, 1 family, 12x46; cost, \$3,000; owner and architect, E. W. Stelleges, Kneer av, Rockaway Beach. Plan Nos. 460 and 461.

BAYSIDE.—Bayside boulevard, w s, 250 s Montauk av, 2½-sty brick dwelling, 19x49, shingle roof, 2 families, water heat; cost, \$4,500; owner, A. W. Anderson, 405 Lexington av, Manhattan; architect, C. G. Flygare, same address. Plan No. 397.

CORONA.—43d st, e s, 150 s Park av, 2½-sty frame dwelling, 20x28, shingle roof, 1 family, steam heat; cost, \$2,800; owner, G. Lindstrom, 125 41st st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 406.

CORONA.—Jackson av, s s, 109 w 55th st, 2½-sty frame dwelling, 22x57, tin roof, 2 families, steam heat; cost, \$4,500; owner, Lawrence McGrath, 55 So. Jackson av, Corona; architect, R. W. Johnson, 60 Hunt st, Corona. Plan No. 386.

CORONA.—Crown st, n s, 300 w Central av, 2-sty frame dwelling, 22x56, tin roof, 2 families, steam heat; cost, \$4,600; owner, Koren, 115 Smith st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 387.

EAST ELMHURST.—Bay 5th st, e s, 360 n Manhattan boulevard, 2½-sty frame dwelling, 34x30, shingle roof, 2 families, steam heat; cost, \$4,600; owner, Laura F. Klein, National av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 388.

ELMHURST.—Trotting Course lane, s e cor Calmus rd, 1-sty frame dwelling, 20x25, gravel roof, 1 family; cost, \$900; owner, Eliz. Heddeshimer, Johnson av, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 394.

HOLLIS.—Seminole av, w s, 129 n Woodhull av, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, \$2,800; owner, J. Ellender, 1749 Eastern parkway, Brooklyn; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 398.

RICHMOND HILL.—Welling st, e s, 260 n Belmont av, four 2-sty frame dwellings, 16x36, shingle roof, 1 family, furnace heat; cost, \$8,400; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, Fredk. Wormberger, 30 Sneider av, Union Course. Plan Nos. 390-1-2-3.

ROCKAWAY BEACH.—Lincoln av, w s, 504 n Boulevard, 1-sty frame dwelling, 20x26, shingle roof, 1 family; cost, \$800; owners, Glasgeen Bros., 9 Drew av, Union Course; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 402.

SPRINGFIELD.—Sheffield av, s s, 40 e Redfern st, 2½-sty frame dwelling, 18x29, shingle roof, 1 family, steam heat; cost, \$2,500; owner, A. A. Foreman, 189 Montague st, Brooklyn; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 399.

ARVERNE.—Elizabeth av, n s, 180 w Wavecrest av, 1-sty frame dwelling, 34x18, shingle roof; cost, \$300; owner, Mrs. Emil A. Bosios, West 30th st, Manhattan; architect, J. Von Horgraf, Rockaway Beach. Plan No. 438.

CORONA.—Shopoler av, s s, 21 e Lawn av, three 2-sty frame dwellings, 19x48, tin roof, 2 families; cost, \$3,000; owner, I. Bonnick, 6 Grand av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 433-34-35.

ELMHURST.—Hampton st, s s, 100 w Britton st, 2½-sty frame dwelling, 22x50, shingle roof, 2 families, steam heat; cost, \$6,000; owner, Estate J. A. Hendry, 70 Baxter av, Elmhurst; architect, Chas. Hendry, same address. Plan No. 437.

JAMAICA.—Elwyn pl, n e cor Whitlock av, 2-sty frame dwelling, 24x24, tin roof, 1 family; cost, \$2,200; owner, A. G. Bijgden, 14 Samuel st, Jamaica; architect, E. Schneider, 29 Albertus av, Corona. Plan No. 444.

JAMAICA.—Victoria st, w s, 175 n Degraw av, 2-sty frame dwelling, 29x28, shingle roof, 1 family, steam heat; cost, \$3,600; owner, David Wood, 58 Victoria st, Jamaica; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 440.

OZONE PARK.—Clinton av, e s, 115 s Metropolis av, 2-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, \$3,600; owner and architect, Jos. McGinn, 1436 Woodhaven av, Ozone Park. Plan No. 442.

ROCKAWAY BEACH.—Summerfield av, e s, 500 s Amstel boulevard, 2-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$3,500; owners, Molle & Mejo, 423 Boulevard, Rockaway Beach; architect, Edgar T. Howell, 31 Kane pl, Brooklyn. Plan No. 439.

WINFIELD.—Woodside av, n s, 65 w Fisk av, four 2-sty frame dwellings, 20x55, tin roof, 2 families; cost, \$8,000; owner, Henry Simson, 1351 Eastern parkway, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 443.

WOODHAVEN.—Woodhaven av, n e cor Atlantic av, 2-sty brick dwelling, 20x55, tin roof, 1 family and store; cost, \$4,000; owner, Innovation Homes Co., 1127 Av G, Brooklyn; architect, B. J. Hudson, 319 9th st, Brooklyn. Plan No. 441.

BELLE HARBOR.—Monmouth av, w s, 180 n Newport av, 2½-sty frame dwelling, 28x34, shingle roof, 1 family, steam heat; cost, \$5,500; owner and architect, John A. Lasher, Beach 116th st, Rockaway Park. Plan No. 451.

EDGEHURST.—Beach 46th st, e s, 800 n Boulevard, 1½-sty frame dwelling, 14x24, shingle roof, 1 family; cost, \$1,000; owner, G. C. Valentine, 587 Riverside drive, Manhattan; architect, John A. Lasher, Beach 116th st, Rockaway Park. Plan No. 449.

FLUSHING.—Dodne lane, n s, 200 w Jamaica av, 1-sty frame dwelling, 31x20, slag roof; cost, \$900; owner, R. W. Littlejohn, 15 Jamaica av, Flushing. Plan No. 447.

NEPONSET.—Bayside drive, n s, 500 e Seminole av, 2-sty frame dwelling, 27x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner, C. W. Prella, 22 Desbrosses st, Manhattan; architect, John A. Lasher, Beach 116th st, Rockaway Park. Plan No. 450.

Factories and Warehouses.

WINFIELD.—Jefferson av, n e cor Maurice av, 1-sty frame factory, 100x40, tin roof; cost, \$3,000; owner, T. B. Abel, 626 Driggs av, Brooklyn; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 422.

Schools and Colleges.

EAST ELMHURST.—47th st, e s, 140 w Flushing av, 1-sty frame school, 91x22, slag roof; cost, \$2,500; owner, Board of Education, Park av and 59th st, Manhattan; architect, owner. Plan No. 432.

Stables and Garages.

FLUSHING.—Collins place, e s, 200 n Bway, 1-sty frame stable, 16x61, slag roof; cost, \$1,800; owner, W. Richter, Collins place, Flushing; architect, A. J. Grimm, 46 West Jackson av, Corona. Plan No. 455.

ROCKAWAY BEACH.—Bannock Boulevard, n w cor Washington av, 1½-sty frame garage, 20x20, shingle roof; cost, \$1,400; owner, Mrs. Beatrice DeMillo, premises; architect, Arnold Johnson, 5th av, Rockaway Park. Plan No. 456.

WHITESTONE.—Tatum place, e s, 150 s 16th st, 1-sty frame stable, 16x20, tin roof; cost, \$150; owner, John Cox, premises. Plan No. 457.

WHITESTONE.—7th av, n w cor 9th st, 1-sty frame garage, 12x16, shingle roof; cost, \$75; owner, J. Redding, premises. Plan No. 459.

UNION COURSE.—4th st, s s, 275 e Shaw av, 1-sty frame garage, 12x16, shingle roof; cost, \$175; owner, H. Baumont, premises. Plan No. 409.

FLUSHING.—21st st, w s, 200 s Queens av, 1-sty frame barn, 12x16, gravel roof; cost, \$100; owner, K. Nowid, premises. Plan No. 407.

ELMHURST.—Trotting Course lane, s e cor Calmus rd, 2-sty frame barn, 30x18, gravel roof; cost, \$900; owner, Eliz. Heddeshimer, Johnson av, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 395.

FLUSHING.—Barclay st, n s, 346 e Parsons av, 1-sty frame garage, 12x16, tin roof; cost, \$100; owner, G. A. Frahm, premises. Plan No. 405.

FLUSHING.—Sandford av, 55, 1-sty frame garage, 12x18, shingle roof; cost, \$130; owner, B. F. O'Connor, premises. Plan No. 403.

RICHMOND HILL.—Washington av, S, 1-sty frame garage, 10x17, tin roof; cost, \$100; owner, R. E. Ballwin, premises. Plan No. 385.

FLUSHING.—19th st, w s, 250 n Broadway, 1-sty frame garage, 12x18, shingle roof; cost, \$200; owner, J. Soick, premises. Plan No. 446.

RIDGEWOOD.—Foxall st, n s, 160 w Forest av, 1-sty brick garage, 11x18, slag roof; cost, \$250; owner, Frank Brisson, 33 Foxall st, Ridgewood; architect, same. Plan No. 423.

Stores and Dwellings.

MIDDLE VILLAGE.—Wayne st, s s, 150 e Hinman st, 3-sty frame store and dwelling, 20x55, tin roof, 2 families; cost, \$3,000; owners, Beman Bros., 282 South 4th st, Brooklyn; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 426.

CORONA.—Kingsland av, n s, 425 e Central av, 3-sty brick store and dwelling, 20x65, slag roof, 2 families; cost, \$6,000; owners, Speciale Bros., 120 Locust st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 389.

BAYSIDE.—Bell av, w s, 260 s Palace Boulevard, two 1-sty frame store and dwellings, 18x60, tin roof; cost, \$1,000; owner, H. L. Bell, Bayside; architect, G. Harnden, Bayside. Plan Nos. 470-71.

Stores, Offices and Lofts.

ROCKAWAY BEACH.—Boulevard, s w cor Beach 90th st, 1-sty brick store, 48x50, slag roof; cost, \$5,000; owner, Mrs. M. Holland, 98 So. Bayview av, Rockaway Beach; architect, W. T. Kennedy Co., Rockaway Beach. Plan No. 467.

EDGEHURST.—Grandview av, n w cor Boulevard, 1-sty frame office, 12x22, shingle roof; cost, \$300; owner, A. E. Karlsen, premises. Plan No. 425.

UNION COURSE.—Lott av, w s, 191 n Syosset st, 1-sty frame office, 12x20, tin roof; cost, \$400; owner, Geo. Lott, 548 Lott av, Union Course. Plan No. 408.

L. I. CITY.—Steinway av, 372, 1-sty brick store, 14x75, slag roof; cost, \$1,700; owner, M. Schosheim, 177 Huron st, Brooklyn; architect, J. M. McKillop, 154 India st, Brooklyn. Plan No. 431.

Stores and Tenements.

RIDGEWOOD.—Forest av, 107, 3-sty brick store and tenement, 25x63, slag roof, 3 families; cost, \$5,000; owner, Julius Hoffmann, 111 Forest av, Ridgewood; architect, J. Henry Hamann, 109 Forest av, Ridgewood. Plan No. 411.

LONG ISLAND CITY.—5th av, n e cor Jamaica av, two 5-sty brick tenements, 90x50, slag roof, 29 families; cost, \$80,000; owner, Mathew J. Smith, Bridge Plaza, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 404.

Miscellaneous.

MASPETH.—Johnson av, n s, 225 e Juniper av, 1-sty frame shed, 12x18, gravel roof; cost, \$90; owner, J. Bussmann, premises. Plan No. 396.

L. I. CITY.—15th av, e s, 105 n Vandeventer av, 1-sty frame shed, 12x14, tin roof; cost, \$100; owner, Henry Kling, 263 Vandeventer av, L. I. City; architect, owner. Plan No. 436.

COLLEGE POINT.—13th st, e s, 50 n Louisa st, 1-sty brick and frame airdome, 50x100; cost, \$1,200; owner, Robert Whittle, 1st av, College Point; architect, A. Gorden, 114 10th st, College Point. Plan No. 488.

FLUSHING.—Kessena Park, 1-sty frame shelter house, 56x14, slag roof; cost, \$150; owner, Park Dept., Queens. Plan No. 445.

JAMAICA SOUTH.—Dakota av, w s, 75 n Virginia rd, 1-sty frame shed, 15x14, tin roof; cost, \$200; owner, M. Volpe, premises. Plan No. 452.

RAMBLERSVILLE.—Gold st, e s, 285 n Sage st, 2-sty frame boat house, 16x30, tin roof; cost, \$300; owner, Mrs. H. Huey, 2180 Fulton st, Jamaica. Plan No. 453.

WOODHAVEN.—Liberty av, w s, 400 n Ferry st, 2-sty frame shed, 18x36, tin roof; cost, \$200; owner, Simon Susstick, premises. Plan No. 468.

Richmond.

DWELLINGS.

BAYWAY AV, s w cor Surf av, Tottenville, 1-sty frame bungalow, 16x36; cost, \$1,200; owner, Robt. Peach, 90 Livingston st, Brooklyn; architect, S. A. Dennis, 235 Broadway. Plan No. 85.

CASTLETON AV, s s, 125 e Wallace av, Arrochar, 2½-sty frame dwelling, 31x29; cost, \$5,000; owner, J. G. Baldwin, Arrochar; architect, N. McGlashan, 1123 Broadway, Manhattan. Plan No. 90.

CHESTNUT AV, s e cor Ormond pl, Rosebank, 2½-sty frame dwelling; cost, \$2,500; owner, S. Rispoli, Rosebank; architect, John Davies, Tompkinsville. Plan No. 84.

HANOVER AV, s s, 614 w Sequim av, Prince Bay, 1-sty frame bungalow, 25x28; cost, \$900; owner, Michael Shaw, care architects; architects, Brook & Rosenberg, 350 Fulton st, Brooklyn. Plan No. 86.

MIDLAND AV, s w cor 6th st, Midland Beach, 1-sty frame bungalow, 12.6x25; cost, \$600; owner, P. Grieco, 199 Canal st, Manhattan; architect and builder, Jos. Carson, 417 West 28th st, Manhattan. Plan No. 92.

MORNINGSIDE RD, w s, 79 s Crocherson st, Elm Park, 1-sty frame dwelling, 20x42; cost, \$2,000; owner, Louis Voight, Elm Park; architect and builder, J. Alkevitz, Mariners Harbor.

NORWALK AV, s s, 540 e Manor rd, Area Park, 1-sty frame bungalow, 20x12; cost, \$120; owner and builder, R. J. Ennis, 404 East 65th st, Manhattan. Plan No. 88.

STABLES AND GARAGES.

BENNETT ST, n s, 105 w Broadway, Port Richmond, 1½-sty frame stable, 10x14; cost, \$170; owner, Mrs. Brensky, Port Richmond; builder, Jos. Garelik, 84 Andrew st, Bayonne, N. J. Plan No. 91.

NELSON AV, e s, 180 n Amboy rd, Great Kills, 1-sty frame barn, 20x40; cost, \$300; owner, M. H. Meyer, Great Kills. Plan No. 93.

STORES OFFICES AND LOFTS.

UNION AV, n e cor Continental pl, Mariners Harbor, 1-sty brick store, 23x45; cost, \$2,000; owner, Henry J. Kain, Mariners Harbor; private plans. Plan No. 89.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 67, stairs, flooring, toilet room, change of entrance door and store front to 5-sty brick storage; cost, \$1,200; owner, Emily Redmond, 405 Park av; architect, Jas. C. McCallum, 323 East 22d st. Plan No. 406.

BEEKMAN ST, 44, fire escapes, bulkhead (brick, metal covered), g. i. skylight to 6-sty brick lofts and showrooms; cost, \$1,200; owner, Ridley Estate, Edw. R. Finch, trustee, 293 State st, Brooklyn; architects, Berger & Son, 121 Bible House. Plan No. 418.

CANAL ST, 257-59, fire doors, timber platforms to 6-sty brick store and lofts; cost, \$350; owner, Banyer Clarkson, 26 West 50th st; architect, Freeman Bloodgood, Jr., 8 York st. Plan No. 374.

CHAMBERS ST, 83, dumbwaiter shaft (t. c. block and angle irons, fireproof doors) to 5-sty brick lofts; cost, \$300; owner, Agnes M. Dickenson, care Wm. Walker's Sons, 299 Broadway; architect, John H. O'Rourke, 137 East 47th st. Plan No. 370.

CHATHAM SQ, 16, and Catherine st, 4, store fronts, columns, girders, change of stairs to 4-sty brick store and storage; cost, \$5,000; owner, James W. Haulenbeck, Walton, N. Y.; architect, Oscar Lowinson, 5 West 31st st. Plan No. 367.

CHRYSTIE ST, 60-74, and Hester st, 114, iron stairs, fireproofing (doors and windows), reconstruction of steps, doors, sidewalk gratings, etc., removal of sidewalk encroachments to 4-sty brick P. S. 7; cost, \$4,000; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 380.

CLINTON ST, 151, fire-escape to 6-sty brick offices, meeting rooms and roof garden; cost, \$900; owner, Social Hall Association, Lillian D. Wald, Pres., 265 Henry st; architect, Chas. Faber, 14 Meserole st, Brooklyn. Plan No. 404.

DOWNING ST, 57, removal of extension, mason work to 5-sty brick store and tenement; cost, \$75; owner, Domenico Rovegno, 188 West Houston st; architect, Robt. J. Rofrano, 28 Oliver st. Plan No. 421.

GREENWICH ST, 831, 1-sty brick rear extension to 1-sty brick office; cost, \$150; owner, Geo. E. Hoe, 122 West 74th st; architect and lessee, Impervious Products Co., 100 William st. Plan No. 387.

GREENWICH ST, 252-54, removal of stairs, beams, flooring, pent-house, plumbing fixtures, partitions to 5-sty brick store and lofts; cost, \$500; owner, John M. McCluskey, 95 Liberty st; architect, Milton Zeisler, 433 East 74th st. Plan No. 396.

HOUSTON ST, 11-13 West, fire-escapes to 5-sty brick store and loft; cost, \$400; owner, Chas. A. Gould, 30 West 42d st; architect, Samuel Fassler, 439 East 10th st. Plan No. 389.

HOUSTON ST, 97-103 East, stair extension, bulkhead, mason work, skylight to 11-sty brick lofts; cost, \$500; owner, Mt. Aetna Realty Co., care Southack & Ball, 11 Broadway; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 400.

HOUSTON ST, 406 East, g. i. vent duct, partitions to 6-sty brick stores and lofts; cost, \$300; owner, Ignatz Bleicher, 295 2d st; architect, Jacob Fisher, 25 Av A. Plan No. 397.

HOUSTON ST, 503 East, 1-sty brick extension, structural steel, partitions to 3-sty brick store and tenement; cost, \$500; owner, Adolph Mahler, 154 Grand st, Brooklyn; architect, Max Cohn, 280 Bedford av, Brooklyn. Plan No. 416.

HUDSON ST, 616, partition, mason work to 4-sty brick store and dwelling; cost, \$300; ownery, Appleby Estate, 11 John st; architect, John Cox, Jr., 30 East 42d st. Plan No. 368.

MADISON ST, 15, mason work, door, toilet room enclosures, tile floor to 4-sty brick tenement; cost, \$500; owner, Samuel Aronson, 73 Bayard st; architects, Berger & Son, 121 Bible House. Plan No. 384.

MORTON ST, 30, wood w. c. enclosures to two 3-sty brick stores and tenements; cost, \$400; owner, Samuel H. Valentine, 145 Nassau st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 373.

READE ST, 56, brick elevator shaft, f. p. doors, skylight to 5-sty brick lofts; cost, \$2,500; owner, East River Savings Institution, 293 Broadway; architect, John H. O'Rourke, 137 East 47th st. Plan No. 402.

WALKER ST, 72-76, cor Cortlandt alley, stairway (angle frame, t. c. block), doorway, steel columns (increase of floor carrying capacity), lowering of vault lights, general repairs to 5-sty brick store and lofts; cost, \$10,000; owner, Gilbert H. Hublein, care Chas. F. Noyes Co., 92 William st; architect, Frederick P. Platt, 1123 Broadway. Plan No. 405.

WASHINGTON ST, 734-48, struc. steel, fire doors, cinder concrete, doorways, t. c. partition to f. p. warehouse; cost, \$2,500; owner, Western Electric Co., 463 West st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 399.

6TH ST, 333 East, removal of partitions, dumbwaiters, etc., partitions (forming bathrooms), boiler room (t. c. walls, wire lath and plaster, metal window) to 5-sty brick tenement; cost, \$1,200; owner, Wm. E. Sengueus, 57 East 86th st; architect, Otto Reissmann, 147 4th av. Plan No. 423.

14TH ST, 135 West, fire-escapes, stair enclosure, bulkhead, fire doors to 8-sty brick store and shop; cost, \$2,000; owners, Styles & Cash, W. L. Adams, Pres., 135 West 14th st; architect, Peter J. McKeon, 13-21 Park Row. Plan No. 393.

14TH ST, 342-48 East, removal of sidewalk encroachment, reconstruction of exits, steps, coal chute, areas to 4-sty brick P. S. 19; cost, \$4,500; owner, City of New York Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 379.

18TH ST, 116 East, brick piers, grillage, steel columns and girders, fireproof stairs (iron and slate), fireproof elevator shaft (p. t. blocks), partitions, plumbing and fixtures, steel beams, tile-lined boiler flue, machinery room, elevator pit to 5-sty brick dwelling (to be used as store and loft); cost, \$10,000; owner, Emily S. Dow, care Clarence A. Fairchild, 90 Wall st; architect, S. Edson Gage, 28 East 49th st. Plan No. 371.

22D ST, 337 East, removal of store front and partitions, mason work, windows, doors, partitions to 5-sty brick tenement; cost, \$200; owner, Chas. H. Muller, 675 East 137th st; architect, Wm. I. Hochhauser, 630 East 170th st. Plan No. 410.

41ST ST, 220-26 West, stairways, fireproof stair enclosures, fireproof doors, fireproof windows, floor (cinder-concrete and wire mesh) to 2-sty brick garage; cost, \$500; owner, Ludin Realty Co., 261 West 34th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 415.

41ST ST, 422 West, windows, partitions, plumbing, sinks, tubs to 4-sty brick tenement; cost, \$750; owner, Max Heller, 345 West 38th st; architect, John H. Knubel, 305 West 43d st. Plan No. 392.

47TH ST, 13 East, to convert 4-sty and basement brick dwelling into 5-sty store and lofts; removal of basement and 1-sty wall, present extension, raising of floor levels; new front, rear extension, structural steel, plumbing, heating, wiring, sidewalk vault lift and elevator, general repairs; cost, \$10,000; owner, Mary L. Eddy Estate, Richard P. Lydon, exr., 35 Nassau st; architects, Geo. A. & Henry Boehn, 7 West 72d st. Plan No. 414.

47TH ST, 11 East, stairways, rearrangement of partitions to 6-sty brick stores and lofts; cost, \$1,000; owner, Henry C. Trunbower, 11th and Washington sts, Philadelphia, Pa.; architect, Chas. E. Birge, 29 West 34th st. Plan No. 427.

49TH ST, 36 East, doorways, change of stairs and partitions to 5-sty brick dwelling; cost, \$700; owner, Myron Holmes, Bronxville, N. Y.; architect, S. Edson Gage, 28 East 49th st. Plan No. 372.

49TH ST, 541-43-45 West, partitions, struc. steel, mason work, doors, windows to 6-sty brick tenement; cost, \$500; owner, Wm. Lustgarten, 68 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 409.

52D ST, 152 West, w. c. compartment to 5-sty brick store and tenement; cost, \$150; owner, Mary J. Cunningham, 64 Hamilton pl, N. Y. C.; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 401.

59TH ST, 208 West, iron and glass marquise to 4-sty brick club; cost, \$325; owner, Edward L. Gorman, 208 West 59th st; architect, Edward Hisnay, West 238th st, near Waldo av. Plan No. 375.

59TH ST, 501 East, 1 and 2-sty brick addition to 4-sty brick power house; cost, \$3,000; owner, New York Steam Co., Arthur E. Duram, president, 140 Cedar st; engineer, Alva O. Greist, 140 Cedar st. Plan No. 422.

63D ST, 105 East, staircases, partitions to 3-sty brick garage and dwelling; cost, \$400; owner, Emmie Blyman, 749 5th av; architect, Frank E. Pendleton, 140 Cedar st. Plan No. 391.

97TH ST, 315-25 East, mason work to 1 and 2-sty brick stable and workshop; cost, \$150; owner, Henry Frank, Jr., 372-74 Hudson st; architect, Frank F. Royal, 1046 Union av. Plan No. 408.

107TH ST, 337 East, hand hoist shaft, t. c. block, f. p. doors, elevator pit (to present shaft) to 3-sty brick storage; cost, \$500; owner, John Cullen, 333 East 107th st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 395.

109TH ST, 413-15 East, steel floor beams to 4-sty brick storage building; cost, \$100; owner, Moses Schwartz, 413-15 East 109th st; architect, Philip Goldrich, 835 Beck st. Plan No. 364.

133D ST, 44-46 West, fire-escapes, w. c. compartments to two 4-sty brick tenements; cost, \$1,500; owner, Regina Spiro, 205 West 118th st; architect, Harry Zlot, 63 Grand st. Plan No. 424.

145TH ST, 543-51 West, raising of beams, stairs, toilets, store front, removal of fireproof passage to 2-sty brick stores and offices; cost, \$1,500; owner, Fred L. Martin, 549 West 145th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 368.

179TH ST, 622 West, struc. steel, f. p. arches, partitions, store fronts to 5-sty brick tenement (for installation of stores); cost, \$2,500; owner, Fredk. Horling, 275 West 145th st; architect, C. Wein, 188 West 101st st. Plan No. 385.

AV A, 226, partition, c. i. boxes to 4-sty brick tenement; cost, \$1,200; owners, Thos. F. & John F. Daly, 501 East 14th st; architects, Berger & Son, 121 Bible House. Plan No. 403.

BOWERY, 54, t. c. block partition, metal covering to 1-sty brick store; cost, \$250; owner, Citizens Savings Bank, 54 Bowery; architect, Albert Rodler, 186 William st. Plan No. 378.

BOWERY, 176-78, and Kenmore st, 1-11, store fronts, c. i. columns, steel girders, timbers, flooring, removal of stairs, 1st sty sidewalk, c. i. posts, iron beams to 3-sty brick stores and lofts; cost, \$3,000; owners, I. Blyn & Sons, Inc., 2240 3d av, and Lorillard Estate, 14 Wall st; architect, Richard Rohl, 128 Bible House; lessees, Lewinson Bros., 176-78 Bowery; lessees superintend. Plan No. 386.

BOWERY, 204, store front, change of entrance to 2½-sty brick and frame store and loft; cost, \$250; owner, Title Guarantee & Trust Co., 176 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 411.

BROADWAY, 502 West, stairway, bulkhead, f. p. windows, fire-escape ladders to 5-sty brick store and lofts; cost, \$1,200; owner, Pinchot

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Plans Filed, Alterations (Continued).

Estate, 60 Broadway; architect, Walter Haefeli, 245 West 55th st. Plan No. 398.

LEXINGTON AV, 2078-80, store front, tin roof, metal ceiling, mason work, doorways to two 3-sty brick dwellings; cost, \$1,000; owner, Brussel Estate, 39-41 West 38th st; architect, Jas. A. Clark, 482 Canal st. Plan No. 365.

MADISON AV, 1538-40, store front, windows, w. c. lobbies, raising of mezzanine floor to 3-sty brick m. p. theatre and loft; cost, \$1,300; owner, Rosalie Jaffe, 310 West 97th st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 388.

PARK AV, 1845-47, removal of 1st story front and rear walls, steel girders, c. i. column, concrete floor, 1-sty brick rear extension, change of stairs to 3-sty brick store and dwelling; cost, \$1,000; owners, Thos. C. Edmonds & Co., 1826-28 Park av; architect, Robt. E. Rogers, 5 East 42d st. Plan No. 420.

PARK ROW, 133, metal-covered store front, c. i. columns, steel beams to 2-sty brick storage; cost, \$500; owner, Crex Realty Co., 92 William st; architect, Thos. F. Dunn, 953 Woodcrest av. Plan No. 383.

2D AV, 1982, stairs, f. p. block enclosure, plumbing to 6-sty brick stores and tenement; cost, \$1,000; owner, Bertha Wilkes, 18 Jumel terrace; architect, Wm. Koppe, 830 Westchester av. Plan No. 376.

3D AV, 2223-29, mason work, staircases, toilet compartment to 3-sty brick store and lofts; cost, \$2,000; owner, Ignatz Wit, 2260 3d av; architect, Arthur Weiser, 271 West 125th st. Plan No. 417.

3D AV, 1351-53-55, removal of masonry, columns, girders, mason work, doors, toilets, sinks, skylights to 2-sty brick stores and loft; cost, \$1,200; owner, Mrs. Addeline Connelly, 259 East 81st st; architect, Henry A. Koelbe, 114 East 28th st. Plan No. 425.

5TH AV, 539-45, wood stairs to 12-sty brick stores and hotel; cost, \$250; owner, Byrnes Estate, 55 Cedar st; architect, Thos. W. Lamb, 644 8th av. Plan No. 419.

5TH AV, 858-64, change of stairs to 5-sty brick residence; cost, \$500; owner, Thos. F. Ryan, 858 5th av; architect, Thos. Hastings, 225 5th av. Plan No. 377.

5TH AV, 122-24, removal of iron stair, elevator and enclosure, installation of concrete arch and flooring to 10-sty brick store and lofts; cost, \$400; owner, Hoffman Estate, 258 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 382.

5TH AV, 571-77, and 47th st, 2-6 East, struc. steel, pent-house (as studio) to 8-sty brick lofts; cost, \$12,500; owner, Elbridge T. Gerry, Newport, R. I.; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 407.

6TH AV, 209, mason work, sheet-iron doors to 4-sty brick store and hotel; cost, \$200; owners, Whitmore & Van Ness, 149 Broadway; architects, Neville & Bagge, 105 West 40th st. Plan No. 381.

6TH AV, 310-16, mason work to 6-sty brick store and lofts; cost, \$400; owner, Rhinelander Real Estate Co., 31 Nassau st; architect, Jack Silberman, 104 West 42d st. Plan No. 394.

6TH AV, 384, windows, floor and roof beams, partitions (forming toilet rooms), stairway, mason work to 6-sty brick store and dwelling; cost, \$5,000; owner, Henry M. Baker, Norotan, Conn.; architect, Otto Reissmann, 147 4th av. Plan No. 390.

8TH AV, 899, bathrooms, removal of partition to 4-sty brick m. p. theatre and dwelling; cost, \$300; owner, John J. Maloney, 791 7th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 369.

8TH AV, 2493-95, partitions (forming toilets and bath rooms), mason work, f. p. bulkhead, stairs, steam heating plant, fire-escapes to 5-sty brick stores and tenement; cost, \$4,000; owner, Peter Estate, Henry Wendt, trustee, 99 Nassau st; architect, Robt. E. Kelly, 219 East 39th st. Plan No. 426.

RANDALL'S ISLAND, opp. 120th st (Infants' Hospital) fireproof balconies (cinder-concrete floors, tin roof, metal covered) to 3-sty brick hospital; cost, \$900; Dept. of Charities, Municipal Bldg.; architects, A. L. A. Himmelwright & H. F. J. Porter, Municipal Bldg. Plan No. 412.

RANDALL'S ISLAND, opp. 120th st (School for Feeble Minded) fireproof balconies (cinder-concrete floor, tin roof, t. c. block, metal-covered, reinforced concrete steps) to 3-sty brick school; cost, \$700; owner, Dept. of Charities, Municipal Bldg.; architects, A. L. A. Himmelwright & H. F. J. Porter, Municipal Bldg. Plan No. 413.

Bronx.

GARFIELD ST, e s, 100 s Morris Park av, 1-sty frame extension, 20.3x17, to 2½-sty frame dwelling; cost, \$1,100; owner, Herman Haustein, on premises; architect, H. Nordheim, 1087 Tremont av. Plan No. 62.

144TH ST, 231, build 1-sty brick upon 3-sty brick factory; cost, \$250; owner, M. F. Westergren, on premises; architect, L. Chapman, on premises. Plan No. 68.

160TH ST, s s, 96 w Park av, 2-sty brick extension, 20.8x20.4, to 1-sty frame stable and loft; cost, \$1,200; owners, H. J. & G. McArdle, 311 East 156th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 65.

171ST ST, 544, new foundations to 2-sty brick bakery; cost, \$350; owner, Wm. Weiser, on premises; architect, Otto L. Spannhaake, 238 East 78th st. Plan No. 61.

202D ST, 242 East, new partitions to 2½-sty frame dwelling; cost, \$400; owner, Sophie Johnson, on premises; architect, Thos. Riley, 2977 Webster av. Plan No. 69.

252D ST, n e cor Independence av, 3-sty frame extension, 22.4x28.6, to 2-sty and attic frame dwelling; cost, \$5,000; owner, Mrs. Nash Rockwood, on premises; architect, H. T. Child, 29 Broadway. Plan No. 71.

HARPER AV, w s, 212 s Hollins av, 1-sty frame extension, 15.4x12, new partitions to 1-sty frame dwelling; cost, \$1,000; owner, Guiseppe Pisano, Reeds Mill lane; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 60.

MCGRAW AV, n s, 80 w White Plains av, 1-sty frame extension, 5x28, to 1-sty frame stable and shed; cost, \$300; owner, Lanardo Martino, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 64.

MORRIS PARK AV, s s, 50 e Wallace av, move 2-sty frame store and dwelling; cost, \$3,000; owner, Hannah Kelly, on premises; architect, Frank L. Kelly, on premises. Plan No. 63.

RYER AV, 2094, new heating apparatus to 3-sty frame dwelling; cost, \$500; owner, H. Timpson, 100 Hudson st; architect, John E. Shar-smith, 523 West 146th st. Plan No. 70.

TREMONT AV, n w cor 3d av, new skylight to 3-sty brick stores and studio; cost, \$150; owner, Lexington Leasing Co., World Bldg.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 59.

WASHINGTON AV, 1932-34, 2 stories of brick built upon 2-sty brick garage; cost, \$10,000; owner, A. H. Seadale, on premises; architect, Paul C. Hunter, 191 9th av. Plan No. 67.

HARLEM RIVER, e s, 270 s 177th st, 1-sty built upon 1-sty frame workshop; cost, \$500; owner and architect, The N. Y. Yacht Launch & Engine Co., on premises. Plan No. 66.

Brooklyn.

BOERUM ST, n s, 100 w Manhattan av, interior alterations to 2-sty school; cost, \$1,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1150.

BOND ST, 320, interior alterations to 3-sty store and tenement; cost, \$500; owner, Caroline Alaimo, on premises; architect, W. J. Conway, 400 Union st. Plan No. 1270.

CHESTER ST, 49, interior alterations to 3-sty store and tenement; cost, \$1,600; owner, Benj. Martin, 528 12th st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1273.

FT. GREENE PL, 50, plumbing to 4-sty dwelling; cost, \$200; owner, Adolphina Welsh, 50 Ft. Greene pl; architect, Archibald Buchanan, 76 Decatur st. Plan No. 1184.

FRANKLIN ST, 159, interior alterations to 2-sty dwelling; cost, \$250; owner, Edwin F. Howell, 16 Dey st, Manhattan; architect, Gustave Erda, 826 Manhattan av. Plan No. 1316.

GRAFTON ST, 21, exterior alterations to 3-sty tenement; cost, \$350; owner, Max Rossman, 145 West 45th st, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1252.

HANCOCK ST, n s, 100 w Bedford av, interior alterations to 4-sty school; cost, —; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1180.

HAVEMEYER ST, w s, bet North 6th and North 7th sts, exterior alterations to 3-sty school; cost, \$1,800; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1179.

KEAP ST, 166, interior alterations to 3-sty dwelling; cost, \$200; owner, Max Weill, on premises; architects, Laspi & Salvati, 525 Grand st. Plan No. 1143.

MARION ST, 242, extension to 2-sty dwelling; cost, \$500; owner, Mary Curth, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1225.

PRESIDENT ST, 1462, extension to 2-sty dwelling; cost, \$200; owner, Wm. Dykeman, 1462 President st; architect, Geo. B. Cooper, 120 West 32d st, Manhattan. Plan No. 1272.

PROSPECT PL, 1832, exterior alterations to 3-sty tenement; cost, \$400; owner, Ida Breau, 1398 Eastern parkway; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 1188.

STAGG ST, 217, interior alterations to 3-sty store and tenement; cost, \$300; owner, Jacob Lefkowitz, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 1166.

TAFFE PL, 273, plumbing to 2-sty dwelling; cost, \$500; owner, R. C. Burdette, 1047 Bedford av; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 1319.

TROUTMAN ST, 454, extension to 2-sty storage; cost, \$3,000; owner, Herman Lapp, on premises; architect, Adam Fischer, 862 Bushwick av. Plan No. 1265.

WALTON ST, 109, interior alterations to 3-sty tenement; cost, \$300; owner, Tillie Rader, 82 Sackman st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1334.

WITHERS ST, 61, extension to 2-sty dwelling; cost, \$500; owner, Vincenzo D'Antonio, on premises; architect, S. Harry Madigan, 243 Withers st. Plan No. 1145.

NORTH 3D ST, 89, interior alterations to 5-sty printing house; cost, \$250; owner, U. S. Printing & Lithographing Co., 73 North 3d st; architect, John J. Moran, 113 Broadway. Plan No. 1209.

WEST 3D ST, 2935, interior alterations to 1-sty dwelling; cost, \$175; owner, Richard Savarese, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1219.

WEST 3D ST, 2937, interior alterations to 1-sty dwelling; cost, \$100; owner, Richard Savarese, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1218.

WEST 3D ST, 2937, interior alterations to 1-sty store and dwelling; cost, \$150; owner, Richard Savarese, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1217.

NORTH 4TH ST, 114, interior alterations and plumbing to 3-sty tenement; cost, \$300; owner, John Alasowski, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 1274.

NORTH 6TH ST, 218, interior alterations to 3-sty store and dwelling; cost, \$150; owner, Felice Palma, on premises; architect, Dominick Sabati, 525 Grand st. Plan No. 1181.

EAST 15TH ST, 853, interior alterations to 2-sty frame dwelling; cost, \$700; owner, Miss Mary Sullivan, 923 East 15th st; architect, Stephen Sullivan, 923 East 15th st. Plan No. 1173.

EAST 15TH ST, 1321, extension to 3-sty store and dwelling; cost, \$900; owner, Mrs. Annie Thomas, Elm av and East 16th st; architect, Geo. M. Lawton, 30 East 43d st. Plan No. 1142.

16TH ST, n s, 137.9 w 4th av, interior alterations to 2-sty school; cost, \$1,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1149.

BAY 21ST ST, 8760, interior alterations to 2-sty theatre; cost, \$1,000; owner, Cecelia Goldstone, 16 Louis pl; architect, Wm. J. Kunz, 500 West 134th st, Manhattan. Plan No. 1232.

WEST 32D ST, 3110, plumbing to 1-sty dwelling; cost, \$1,500; owner, Patk. H. Skelly, 650 1st av, Manhattan; architect, Thos. J. Pillion, 1593 Pacific st. Plan No. 1238.

36TH ST, 320, interior alterations to 3-sty store and dwelling; cost, \$400; owner, Nicholas Pape, 320 36th st; architect, Joseph Hartung, 548 2d st. Plan No. 1266.

44TH ST, 1764, exterior alterations to 2-sty dwelling; cost, \$150; owner and architect, Leopold Hefner, on premises. Plan No. 1241.

77TH ST, 477, move 2-sty dwelling; cost, \$1,500; owner, John H. Dahenburg, 639 52d st; architect, W. H. Harrington, 510 59th st. Plan No. 1154.

BEDFORD AV, 906, extension to 1-sty store; cost, \$2,000; owner, Wm. Geisman, 897 Bedford av; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 1148.

BUSHWICK AV, n w cor Madison st, exterior alterations to 2-sty school; cost, \$400; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1178.

BUSHWICK AV, 300, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Blanche Zaken, 169 Moore st; architect, John A. Gorman, 1282 Sutter av. Plan No. 1298.

CLASSON AV, 11-13, extension to 3-sty loft; cost, \$3,000; owner, Henry Butenheim, on premises; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 1191.

CONEY ISLAND AV, 365, extension to 4-sty storage; cost, \$15,000; owner, Chas. D. Strang, 199 South Portland av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1168.

CONKLIN AV, 194, extension to 2-sty dwelling; cost, \$1,800; owner, Julia Lehman, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1325.

DE KALB AV, 1108, interior alterations to 2-sty store; cost, \$175; owner, Jos. Huber, 244 Meserole st; architect, Pincus Gans, 1106 DeKalb av. Plan No. 1153.

FLATBUSH AV, 1246, extension to 3-sty dwelling; cost, \$1,000; owner, Herman Rieke, on premises; architect, C. B. White, 375 Fulton st. Plan No. 1237.

GATES AV, 1423, interior alterations to 3-sty store and tenement; cost, \$150; owner, Benj. Light, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 1165.

GATES AV, 1437, interior alterations to 3-sty store and tenement; cost, \$1,000; owner, Abr. Greenberg, 870 Park av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1156.

GRAVESEND AV, 1319, interior alterations to 1-sty toilet; cost, \$1,500; owner, Washington Cemetery Corp., 228 Gravesend av; architect, Ben L. Gleichman, 927 Fox st, Bronx. Plan No. 1333.

GRAVESEND AV, 2132, extension to 2-sty dwelling; cost, \$500; owner, Tony Mazzarelli, 58 Sullivan st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 1207.

HAMILTON AV, 358, interior alterations to 3-sty store and dwelling; cost, \$500; owner, Max Keve, 150 Nassau st; architect, Saml. Cohen, 503 5th av. Plan No. 1176.

HARRISON AV, 205, exterior and interior alterations to 6-sty store and tenement; cost, \$125; owner, Ettie Lichenstein, 145 Lewis av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 1167.

MANHATTAN AV, 371, interior alterations to 3-sty store and tenement; cost, \$250; owner, Giuseppe Marino, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 1306.

NORMAN AV, 169, interior alterations to 3-sty tenement; cost, \$300; owner, Ida Friedman, 174 Norman av; architect, Gustave Erda, 826 Manhattan av. Plan No. 1135.

PARK AV, 811, interior alterations to 2-sty dwelling; cost, \$350; owner, Isadore Mondelow, 232 Lewis av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1308.

REID AV, 6, interior alterations to 3-sty store and dwelling; cost, \$300; owner, Fredk. Walters, Prospect av and Madison st; architect, E. J. Messinger, 394 Graham av. Plan No. 1255.

ROCKAWAY AV, 126, interior alterations to 2-sty dance hall and cafe; cost, \$2,000; owner, Frank Gropard, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1185.

ST. MARK'S AV, 337, interior alterations to 4-sty store and tenement; cost, \$2,000; owner, Giovanni Montefusco, on premises; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 1287.

SARATOGA AV, 438, extension to 1-sty store; cost, \$400; owner, Israel H. Aprill, 1518 Eastern pkway; architect, Francis A. Norris, 552 Rugby rd. Plan No. 1283.

SUTTER AV, 860, extension to 2-sty dwelling; cost, \$1,500; owner, New Age Const. Co., 962 Sutter av; architects, Farber & Markwitz, 189 Montague st. Plan No. 1324.

TOMPKINS AV, 222, extension to 4-sty rectory; cost, \$10,000; owner, R. C. Church St. Ambrose, on premises; architect, Geo. H. Streeter, 31-33 East 27th st. Plan No. 1289.

VANDERVEER AV, 89, extension to 2-sty dwelling; cost, \$150; owner, Louis Kirchner, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1226.

4TH AV, 211, extension to 4-sty store and tenement; cost, \$3,000; owner, Frank Gugliano, on premises; architect, W. J. Conway, 400 Union st. Plan No. 1291.

5TH AV, 454, interior alterations to 3-sty store; cost, \$225; owner, Isador Hoenstein, on premises; architect, Isador Hoenstein, on premises. Plan No. 1139.

5TH AV, w s, 80 s 11th st, exterior alterations to 3-sty store and dwelling; cost, \$700; owner, Allen Bowie, 658 10th st; architect, Friestedt Underpinning Co., 3811 Woolworth Bldg. Plan No. 1235.

MILL ISLAND, West End, extension to 3-sty factory; cost, \$49,000; owner, National Lead Co., 111 Broadway, Manhattan; architect, A. L. Lamill, 135 Marshall st. Plan No. 1326.

Queens.

BAYSIDE.—Jackson av, n w cor 3d st, interior alterations to dwelling; cost, \$200; owner, L. Haberle, 58 Victoria st, Jamaica. Plan No. 343.

BELLE HARBOR.—Chester av, w s, 150 s Boulevard, 1-sty frame extension, 22x14, rear dwelling, tin roof; cost, \$75; owner, Mrs. Frank Trudden, premises. Plan No. 369.

COLLEGE POINT.—20th st, e s, 200 s 5th av, interior alterations to dwelling; cost, \$100; owner, G. Hoffmann, premises. Plan No. 348.

CORONA.—42d st, 175, plumbing in dwelling; cost, \$100; owner, S. Turehene, 84 W. Jackson av, Corona. Plan No. 338.

CORONA.—Jackson av, s s, 100 e 47th st, new store front dwelling; cost, \$90; owner, J. Jordene, premises. Plan No. 367.

CORONA.—41st st, 164, plumbing to dwelling; cost, \$175; owner, Wm. Hoyt, premises. Plan No. 356.

EDGEMERE.—Fulton av, n s, 100 w Dickerson av, 1-sty frame extension, 14x13, rear dwelling, tin roof; cost, \$300; owner, Union Title Mortgage Co., 253 Broadway, Manhattan. Plan No. 328.

ELMHURST.—Kingsland av, n s, 50 e Broadway, 1-sty frame extension, 12x12, rear store, tin roof; cost, \$200; owner, Dr. Combes, Elmhurst. Plan No. 329.

FAR ROCKAWAY.—Central av, 251, electric sign on hotel; cost, \$100; owner, J. V. Higgins, premises. Plan No. 314.

FAR ROCKAWAY.—Reds lane, s s, 250 e Broadway, 1-sty frame extension, 11x25, side dwelling, tin roof, interior alterations; cost, \$750; owner, O. Kraus, premises; architect, J. L. Steiman, 38 West 32d st, Manhattan. Plan No. 351.

FAR ROCKAWAY.—Central av, 309, general interior alterations to dwelling; cost, \$1,650; owner, Jos. Fried, 15 William st, Manhattan; architect, L. E. Denslow, 44 West 18th st, Manhattan. Plan No. 337.

FLUSHING.—Lincoln st, s s, 187, plumbing in dwelling; cost, \$100; owner, Mr. J. Loose, premises. Plan No. 340.

FLUSHING.—Grove st, 71, plumbing in dwelling; cost, \$40; owner, G. Borcorse, premises. Plan No. 341.

FLUSHING.—Delaware st, n s, 100 w Percy st, 1-sty frame extension, 16x12, rear dwelling, tin roof; cost, \$400; owner, Mrs. Merritt, Parsons av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 357.

GLENDALE.—Dry Harbor rd, e s, 200 s Edsall st, 2-sty frame extension, 17x12, rear dwelling, interior alterations; cost, \$1,000; owner, Henry Schmidt, premises; architect, Wm. Von Flede, 219 Metropolitan av, Glendale. Plan No. 334.

JAMAICA.—Fulton st, 318, electric sign store; cost, \$200; owner, E. Stadholz, premises. Plan No. 368.

JAMAICA.—Prospect st, e s, 103 s South st, elevator in laundry; cost, \$150; owner, Park Laundry Co., premises. Plan No. 361.

L. I. CITY.—10th av, 372, 1-sty brick extension, 14x8, side store and dwelling, tin roof, interior alterations; cost, \$1,700; owner, M. Schosheim, 177 Huron st, Brooklyn; architect, J. McKillop, 154 India st, Brooklyn. Plan No. 336.

L. I. CITY.—Pearsall st, 106, plumbing in dwelling; cost, \$100; owner, Louise Lebanowski, 63 Pearsall st, L. I. City. Plan No. 333.

L. I. CITY.—Starr av, s e cor Young st, 1-sty brick extension, 100x60, side foundry, slag roof, interior alterations; cost, \$6,000; owner, Martin J. Young, 100 Young st, L. I. City; architects, P. Tillion & Son, 381 Fulton st, Brooklyn. Plan No. 324.

L. I. CITY.—Sherman st, w s, 325 s Graham av, 2-sty frame extension, 20x12, rear dwelling, tar and slag roof, interior alterations; cost, \$1,000; owner, Calvino Serzo, 167 Sherman st, L. I. City; architect, Edw. Fauerbach, 489 Boulevard, L. I. City. Plan No. 339.

L. I. CITY.—6th av, w s, 206 n Webster av, new foundation to dwelling, tin roof, interior alterations; cost, \$1,500; owner, Frank Vopat, 63 6th av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 350.

L. I. CITY.—Newtown rd, n s, 75 w 15th av, plumbing in dwelling; cost, \$200; owner, B. Poggenburg, premises. Plan No. 342.

L. I. CITY.—Ridge st, s s, 55 e Hopkins av, 2-sty frame extension, 4x3, rear dwelling, tin roof; cost, \$325; owner, Emilio Benatelo, premises; architect, Frank Patone, 1103 Van Alst av, L. I. City. Plan No. 349.

L. I. CITY.—Van Alst av, e s, 10 n Borden av, plumbing to factory; cost, \$250; owner, American Druggist Syndicate, premises. Plan No. 362.

L. I. CITY.—Ridge st, n s, 100 e Court st, plumbing to dwelling; cost, \$200; owner, M. DiPaola, 89 Ridge st, L. I. City. Plan No. 370.

L. I. CITY.—Radde st, e s, 128 n Freeman av, new foundation to dwelling; cost, \$250; owner, L. Vancura, premises. Plan No. 358.

METROPOLITAN.—Baltic st, n s, 150 w Collins av, 2-sty frame dwelling, 13x14, rear dwelling, tin roof; cost, \$800; owner, Mrs. Louise Doerr, premises; architect, Wm. Von Felde, 219 Metropolitan av, Middle Village. Plan No. 335.

NORTH BEACH.—Hall st, w s, 825 n Astoria turnpike, interior alterations to dwelling; cost, \$150; owner, R. Schuppe, premises. Plan No. 320.

OZONE PARK.—Freedom av, n s, 180 w Grafton av, plumbing in dwelling; cost, \$50; owner, M. Schraeder, premises. Plan No. 345.

OZONE PARK.—Freedom av, w s, 260 n Jerome av, plumbing to dwelling; cost, \$75; owner, M. Blumenfeld, premises. Plan No. 373.

RAMBLERSVILLE.—Boardwalk, n w cor Flynn av, 2-sty frame extension, 15x20, rear dwelling, tin roof; cost, \$200; owner, A. Porfert, 237 Stanhope st, Brooklyn. Plan No. 344.

RICHMOND HILL.—Atlantic av, n s, 125 e Chestnut st, 2-sty frame extension, 17x40, rear factory, tin roof; cost, \$800; owner, Rosati Catalino, Atlantic av, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 315.

RICHMOND HILL.—Herald av, w s, 200 n Jerome av, repair dwelling after fire damage; cost, \$1,000; owner, Mrs. R. Cheeseman, premises. Plan No. 319.

RICHMOND HILL.—Brandon av, n s, 175 e Chestnut st, plumbing to dwelling; cost, \$70; owner, W. Adler, premises. Plan No. 360.

RIDGEWOOD.—Seneca av, 696, new store front to dwelling; cost, \$200; owner, Martin Oehlen, premises. Plan No. 311.

RIDGEWOOD.—Tesla pl, w s, 358 n Cooper av, plumbing in dwelling; cost, \$60; owner, Wm. O'Hara, premises. Plan No. 346.

ROCKAWAY BEACH.—Beach 82d st, w s, 375 n Boulevard, plumbing in dwelling; cost, \$150; owner, Mrs. E. Albert, premises. Plan No. 318.

ROCKAWAY BEACH.—Pleasant av, e s, 488 s Boulevard, 2-sty frame extension, 24x23, rear dwelling; cost, \$400; owner, Abraham Lashrower, 524 Boulevard, Rockaway Beach; architect, W. Sandifer, Fairview av, Rockaway Beach. Plan No. 308.

ROCKAWAY BEACH.—Thetis av, w s, 300 s Boulevard, 1-sty frame dwelling, 16x5, rear two dwellings, tin roof; cost, \$200; owner, E. W. Stellas, Kneer av, Rockaway Beach. Plan No. 364-65.

WHITESTONE.—10th av, e s, 418 s 14th st, 1-sty frame extension, 18x58, rear dwelling, tin roof, new plumbing; cost, \$450; owner, Mrs. Anna Fridmidt, 105 10th av, L. I. City; architect, R. E. Ricker, 14 West 17th st, Whitestone. Plan No. 321.

WINFIELD.—Remsen st, w s, 50 n Franklin st, plumbing in dwelling, new foundation and other repairs; cost, \$425; owner, C. Tyman, premises. Plan No. 317.

WOODHAVEN.—Fulton st, n w cor Benedict av, 1-sty frame extension over present extension on rear dwelling, tin roof; cost, \$125; owner, J. W. Luca, premises. Plan No. 331.

WOODHAVEN.—Oceanview av, w s, 225 s Jamaica av, new foundation to dwelling; cost, \$200; owner, E. Scott, premises. Plan No. 372.

Richmond.

ANN ST, s s, 125 e Richmond av, Port Richmond, alteration to frame dwelling; cost, \$600; owner, D. C. Crocheron, Port Richmond. Plan No. 64.

BEACH ST, s s, 150 e St. Pauls av, Stapleton, alteration to frame dwelling; cost, \$800; owner, E. D. Wayman, Stapleton. Plan No. 61.

BENNETT ST, s w cor College pl, West Brighton, alteration to frame saloon; cost, \$100; owner, Robt. Haberkern, West Brighton; architect, Fred. Deppe, West Brighton. Plan No. 60.

JACKSON ST, 115, near Cedar st, Arrochar, alteration to frame dwelling; cost, \$60; owner, A. Corsale, 8 Prince st, Manhattan; builder, Vito Citrolo, Arrochar. Plan No. 58.

PEARL ST, e s, 300 s Trossach rd, Stapleton, alteration to frame dwelling; cost, \$375; owner, Josephine Schaefer, Stapleton; builders, Hesse & Offerjost, Stapleton. Plan No. 65.

ST. MARKS PL, e s, 600 Westervelt av, New Brighton, alteration to frame dwelling; cost, \$500; owner, Julia Hunt, New Brighton; builder, T. Benson. Plan No. 55.

ST. MARY'S AV, n s, 100 railroad track, Rosebank, alteration to frame store and dwelling; cost, \$125; owner, Eagle Bldg. Loan Co., 186 Remsen st, Brooklyn. Plan No. 67.

ST. PAUL'S AV, n s, 175 s Church st, Tompkinsville, alteration to two dwellings; cost, \$500; owner, Josephine L. Schaefer, Tompkinsville. Plan No. 62.

SEASIDE BOULEVARD, n w, 1,000 w Sand lane, South Beach, alteration to frame store; cost, \$75; owner and builder, Anna Watson. Plan No. 57.

WASHINGTON AV, s s, 150 e Van Pelt av, Mariners Harbor, alteration to brick storage; cost, \$175; owner, Max Weissglas, Mariners Harbor; builder, C. J. Murphy, 395 Broadway. Plan No. 59.

PERSONAL AND TRADE NOTES.

JAMES W. COLE, architect, has moved his offices from 403 West 51st st to 515 West 50th st.

ABRAHAM BERRES, architect, is practicing his profession at 1484 St. Marks av, Brooklyn.

WALTER SCHUMM, architect, formerly with H. Craig Severance, is practicing at 225 Fifth av.

LOUIS G. MILLER, plumbing contractor, has moved his office and shop from Broadway and 74th st, to 378 East 4th st.

CHARLES M. HART, architect, has recently become associated with Mott B. Schmidt, at 15 East 40th st, for the joint practice of architecture.

ANDREWS BUILDING COMPANY, general contractor, formerly at 170 Broadway, is now located in the Times Building, Broadway and 42d st, room 1011.

FLOYD A. WALTER has been appointed to represent the firm of Harrison & Schaffer, engineers and chemists, of Easton, Pa., with headquarters at its recently opened office at 28 East 14th st.

I. O. SHUMWAY & CO., plumbing contractors, whose office was formerly at 1123 Broadway, and shop at 422 Fourth av, have moved both office and shop to new quarters at 93 Lexington av.

JOSEPH RAHM, plumbing and heating contractor, has recently established himself at 887 Southern boulevard, Bronx, and desires catalogues and price lists from manufacturers and jobbers.

HARRIE T. LINDBERG, architect, 2 West 47th st, is preparing plans for a residence to be erected at Santa Barbara, Cal., for Henry S. Pritchard; one at Knoxville, Tenn., for Mrs. George W. Baxter, and one at Concord, N. C., for Martin L. Cannon.

J. GREENLEAF THORPE, architect, has discontinued his office and practice at East Hampton, L. I., and sailed Saturday for an extended trip to Europe. Mr. Thorpe will probably make his home in Florence, Italy, where his mother and sister have been residents for some years.

CLARENCE K. WOOLEY, president of the American Radiator Co., reports for the year ending Jan. 31 a balance for dividends was \$2,079,075, which was equal to 25.39 per cent. earned on the \$8,185,600 common stock, as compared with 25.19 per cent. earned on \$7,441,500 the year before. While the greater part of the demand for boilers and radiators comes from the construction of new buildings, their introduction in old buildings has become a very important part of the total demand. The business from this source is gradually increasing.

MATHEW J. HARRINGTON, assistant secretary of the Public Service Commission, has charge of the preparation of the commission's exhibit at the Panama-Pacific Exposition. The exhibit is housed in the building erected by the City of New York, which will be officially opened on the 15th of this month. This edifice, of Travertine marble, is 150 feet wide, 100 feet deep, and has a height of 45 feet. Bertram G. Goodhue was the architect. The Public Service Commission's booth has dimensions of 14x24 feet.

OBITUARY

EARLE WHEELER, an electrical engineer, died at his home, 107 West 109th st, Saturday, February 20. He was forty-nine years old and had been a paralytic for three years. He is survived by his widow.

PATRICK McMORROW, a pioneer building contractor, died at his home, 5 West 120th st, Tuesday, Feb. 23. He was seventy years old. Mr. McMorrow was a leader in the building of apartment houses in Harlem. He is survived by his widow and ten children.

CHARLES W. MURDOCK, architect, for twenty years in the service of the U. S. Government, in the Treasury Department, died in Columbus, Ohio, Monday, February 15. He was fifty-six years old. Mr. Murdock superintended the erection of the postoffice at Columbus, and had important assignments. He is survived by his widow and three daughters.

WILLIAM E. BUTLER, a retired architect, died at his home, 119 Lynch st, Brooklyn, Sunday, February 21. He was born in Brooklyn, seventy-nine years ago and had always lived in the Eastern District. As an architect Mr. Butler was prominent and had designed many important buildings. He was a veteran of the 47th Infantry, N. G. N. Y. His two daughters survive him.

GEORGE VALENTINE, senior member of the firm of Valentine Bros., plumbing contractors, New Rochelle, N. Y., died of Bright's disease at his home, 122 Coligny avenue, Thursday, February 25. He was forty-three years old. Mr. Valentine was active in the political life of New Rochelle and had occupied various important city offices. He is survived by his widow, a son and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK STATE BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at Utica, N. Y., March 24-25.

ART IN TRADES CLUB will hold its annual dinner at the Lawyers' Club, 115 Broadway, Thursday evening, March 11. Treasurer, Edward Maag, 133 West 23d st.

NEW YORK STATE ASSOCIATION OF MASTER PLUMBERS, will hold its annual convention at Syracuse, N. Y., March 9-10. Headquarters, Hotel Onondaga.

"MADE IN THE U. S. A." INDUSTRIAL EXPOSITION will be held in Grand Central Palace March 6-13. President, H. A. Cochrane, Fifth Avenue Building, New York.

CHICAGO ARCHITECTURAL EXHIBITION, given jointly by the Chicago Architectural Club, Illinois Society of Architects, the Illinois Chapter, American Institute of Architects and the Art Institute of Chicago, will be held in the galleries of the Art Institute of Chicago, April 8 to 28.

THE ARCHITECTURAL LEAGUE OF AMERICA announces a Medal of Honor for Architecture will be given by the league each year at its annual exhibition. This was decided at the February meeting of the Executive Committee. The following committee will determine the method of award: Edwin H. Blashfield, Isadore Konti, Calvin Meissling, with the league's President, Cass Gilbert, Chairman. The league already gives Medals of Honor for painting and sculpture. The American Institute of Architects awards a medal once every few years. In England the Queen's Medal and in France the Grand Medal of Honor, given each year in the Salon, are much coveted by architects.

BUILDING MATERIALS AND SUPPLIES

FEBRUARY RECORD CEMENT SHIPMENT MONTH—DOLLAR MILL CEMENT PREDICTED—ALSO SHORTAGE—EDISON CO.'S STATEMENT

Price Changes for Current Month
Indicate Stability—Steel Up

DEVELOPMENTS in the building material market this week came thick and fast. The announcement was made that February shipments from the Lehigh Portland cement district were 40 per cent. in excess of those for February of last year and 20 per cent. in excess of those for February, 1913, which was an open month like that of this year. The Lehigh Portland Cement Company was said to have thrown into service twenty additional kilns on Wednesday and are getting ready to operate eighteen more, Making 66 Per Cent. of Capacity.

The Edison Portland Cement Company announced that it would suspend manufacturing until the cement price situation in this city improved. The dealers had a meeting to induce manufacturers to make what they believed to be a more equitable arrangement with regard to compensation for handling their product here. A change upward in the price of Portland cement was denied by the Atlas Company. There was also a general denial of any lowering of prices below sixty-eight cent mill base now ruling, which is equivalent to \$1.23 per barrel here. President Mallory of the Edison officially announced that the company was entirely solvent and issued a state-

ment to the trade through the Record and Guide explaining its position.

It was stated that the price war had reached its lowest level and a rebound might be expected. A leader in the trade expressed the opinion that Portland cement would run to a dollar, mill, before August first and that an actual shortage of supply would be the cause of it.

In the brick department all the open cargoes were sold and only nine covered barges remained in the wholesale market. Prices were steady at \$5.50 and \$6 for good Hudsons. Announcement was made of the incorporation of the Jova Brick Works, makers of the famous "Three J" common brick, with Rufus Darrow's Son, Inc.

Tabulated plan filings in the five boroughs for the current week follow. In the corresponding week last year there were 126 new building plans filed with an estimated value of \$2,710,125.

	Week ending			
	Feb. 26		Mar. 4	
Manhattan...	10	\$ 886,900	7	\$ 657,600
Bronx.....	12	401,600	21	567,250
Brooklyn....	74	541,450	176	1,096,775
Queens.....	71	282,810	96	284,970
Richmond....	15	31,325	12	14,865
Total.....	182	\$2,144,085	312	\$2,621,460

COMMON BRICK.

Manufacturers Holding 20 Bargeoads at Haverstraw.

OPEN cargoes of brick were completely sold last week. There are only 9 bargeoads under cover in this market with prices still down and no sign of an upward movement. Manufacturers, however, are holding in readiness for immediate shipment twenty barges at Haverstraw pending orders, the idea being merely to save watchage and wharfage here.

Official transactions for Hudson River brick covering the week ending Thursday, Mar. 4, 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. 26—3.	Arrived.	Sold.	
Friday, Feb. 26.....	0	1	
Saturday, Feb. 27.....	0	0	
Monday, Mar. 1.....	0	0	
Tuesday, Mar. 2.....	0	1	
Wednesday, Mar. 3.....	4	5	
Thursday, Mar. 4.....	0	0	
Total.....	4	7	

Reported en route, Friday, Mar. 5—0.
Conditions of market, steady. Prices: Hudsons, \$5.50 and \$6. Raritan, \$6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7 and — (yard). Open cargoes left over Friday A. M., Mar. 5—0. Open sold, 7. Barges covered, 0; covered sold, 5; total covered left over Mar. 5—9.

Unloading.			
Feb. 19.. 9	Feb. 26.. 12	377,000	
Feb. 20.. 10	Feb. 27.. 9	98,000	
Feb. 22.. 4	Mar. 1.. 14	325,500	
Feb. 23.. 14	Mar. 2.. 15	326,000	
Feb. 24.. 11	Mar. 3.. 13	321,000	
Feb. 25.. 10	Mar. 4.. 14	277,000	
Total.. 58	1,162,500	Total.. 77	1,725,500

1914.			
Left over, Friday A. M., Feb. 27—64.	Arrived.	Sold.	
Friday, Feb. 27.....	0	0	
Saturday, Feb. 28.....	0	0	
Monday, Mar. 2.....	0	0	
Tuesday, Mar. 3.....	0	0	
Wednesday, Mar. 4.....	0	1	
Thursday, Mar. 5.....	0	1	
Total.....	0	1	

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., Mar. 6—63.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeoads arrived, including left over bargeoads, Jan. 1 to Mar. 4, 1915..	96
Total No. bargeoads sold Jan. 1 to Mar. 4, 1915.....	87
Total No. bargeoads left over Mar. 5, 1915	9
Total No. bargeoads left over Jan. 1, 1914..	87
Total No. bargeoads arrived, including left over, Jan. 1 to Mar. 5, 1914.....	119
Total No. bargeoads sold Jan. 1 to Mar. 5, 1914.....	56
Total No. bargeoads left over Mar. 6, 1914	63

EDISON MILLS MAY RESUME.

Cement Company Entirely Solvent, Says President Mallory.

AMONG the week's developments in the Portland cement price war in this market is the decision of the Edison Portland Cement Company not to resume manufacture of cement at its plant at New Village, N. J., until it is possible to manufacture this commodity at a profit. The week closes with cement quoted at \$1.23 a barrel, which is equivalent to fifty-eight cents at Lehigh Valley mills. When asked for a statement regarding the action of the company, President W. S. Mallory said:

"The action of this company in deciding not to resume the manufacture of cement at this time is in line with our usual conservative policy. Our mill at New Village, N. J., has been closed since the fifth of December. During that time we have been making the customary repairs. It has come to a period when resumption usually takes place, and in view of the unsettled condition of the cement market as a whole, and the low price now prevailing, which is considerably below cost of manufacture, we have decided to defer resumption until we can make cement at a profit.

"I want to say that the Edison Portland Cement Company is entirely solvent in every particular. We intend to take care of our trade and all outstanding contracts and, while we have called out salesmen in, it has been merely for the purpose of acquainting them with the plan of the company in the present circumstances.

"There is a possibility that our mill will again be in operation within a short time."

There was evidence aplenty in the market this week to the effect that the bottom of the price cutting has been reached. At a price of \$1.23, which was bottom in this market up to yesterday noon, the mill price was fifty-eight cents. Since it costs between sixty-five and seventy cents a barrel to make cement, practically every cement company doing business today in this market at present prices is taking orders at a flat loss.

The Edison company has a capacity of 2,000,000 barrels a year, all in one plant, and when it is operating full it can produce cement at a minimum cost. When, however, production is curtailed the cost of manufacture is considerably greater than when running full, and it is not in such advantageous position to meet competition of the sort that has featured the New York market for the last two weeks.

JOVA AND DARROW ASSOCIATED.

Old Brickmaking Firm and Local Distributors Join Forces.

ANNOUNCEMENT will be made next week by Rufus Darrow's Son, Inc., of 618, 620 and 622 West 49th st., that a coalition has been formed between that firm and H. J. and E. A. Jova, and the Jova Brick Works of Roseton, N. Y., same to be known hereafter as Rufus Darrow's Son, Inc.

The Jova Brick Works has built a reputation of several generations' standing for making the famous J. J. J. brick. Rufus Darrow's Son, Inc., is one of the oldest in New York, having been established in 1858 by Rufus Darrow.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to March 5, 1915.

Note.—Current price changes are indicated by black-face type. For comparison see Record and Guide, Feb. 6, 1915.

Hudson common No Quotation
Covered Hudson \$5.50 @ \$6.00
Raritan common @ 6.00
Second hand common @ 2.75
Newark (yard) 6.75 @ 7.00
Front or face 18.00 @ 36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland, Spot..... @ \$1.23
Over 30 days..... @ 1.32
10c. bag; returns on bags.

Mill base nom

Con. Rosendale Nat. to dealers \$0.90 @

Dealers price to job..... 1.10 @

7½c. bag; returns on bags.

Alsen's German No Quotation

Dyckerhoff German No Quotation

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in. \$.95

Trap rock, ¾ in. 1.05

Bluestone, 1½ in. \$0.90 @

Bluestone, ¾ in.95 @

GLASS, Windows—from jobbers' list—

Single thick 90-10 & 90-15

Double thick 90-15 & 90-20

Plate (May 1 list) 90-35

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in. \$0.85

¾ in.95

P. S. C. gravel..... 1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in. \$0.06

6x12x12 in.084

8x12x12 in.102

10x12x12 in.12

12x12x12 in.15

Interior—

2x12x12 in. \$0.048

3x12x12 in.048

4x12x12 in.054

6x12x12 in.072

8x12x12 in.096

LIME (Standard 300 lb. bbls. wholesale: Farnham Cheshire, finishing... \$1.55 @ \$1.60

Eastern common 1.25

Hydrated finishing 8.50

LINSEED OIL—

American Seed City Raw..... \$0.61 @ \$0.62

American Seed City Boiled.... .60 @ .61

LUBRICANTS (Mineral):

Black, refined, summer..... 13 @ 13½

Black, reduced, 27 gravity, 35 @ 30

c. t. 13½ @ 14

Wax, crude per lb. 3½ @ 3¾

Cylinder, light filtered..... 21½ @ 23

Cylinder, dark, steam, refined. 15½ @ 25

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 in. \$21.00 @ \$25.00

14 to 16 in. 27.00 @ 31.50

Heart face siding 4-4 & 5-4 @ 28.00

Flooring, 13-16x2½ & 3 ins. 14.00 @ 27.00

Hemlock, Pa., f. o. b. N. Y. base price, per M. @ 24.00

Hemlock, W. Va. base price per M. @ 24.00

Hemlock, Eastern mixed cargoes 19.50 @ 21.50

(To mixed cargo price add freight \$1.50.)

Spruce Canadian \$24.00 @ \$25.00

Spruce (W. Va. f. o. b. N. Y., lighterage limits)

2x4, 18 and 20 ft. \$25.50

8x8 and under, 16 ft. and under..... 24.00

9 in., 16 ft. and under..... 29.00

2x6, 10 and 14 ft. 23.00

2x8, 12 and 14 ft. 23.00

2x10, 3x10, 10 to 16 ft. 29.00

Add \$1.00 per M. for each inch over 12 ins.

Add \$1.00 per M. for every 2 ft. over 20 ft. in length.

1x2 shingling lath, rough or dressed one side \$26.00

LATH (Eastern spruce f. o. b. N. Y.):

1½-in. round wood @

1½-in. slab \$4.00 @ \$4.25

PLASTER—(Basic dealer prices, at yard, Manhattan):

Masons finishing in 100 lb. bags, per ton \$8.50 @

BLOCKS—

2 in. (solid) per sq. ft. @ \$0.06

3 in. (hollow) @ .06½

4 in. (hollow) @ .07½

Boards ¾ in. thick, per sq. yd. @ .16

SAND—

Screened and washed Cow Bay, 500 cu. yd. lots, wholesale... \$0.45 @ \$0.50

SLATE (Per Square, N. Y.):

Penn. Bangor ribbon..... \$4.10 @ \$4.75

Munson, Maine, No. 1..... 5.50 @ 7.75

Munson, Maine No. 2..... 4.50 @ 6.75

No. 1 red 10.00 @ 12.00

Unfading green 4.00 @ 6.00

Genuine Bangor (stiffening) .. 4.75 @

Pen Argyle 4.00 @ 6.00

Vermont, sea green..... 3.00 @ 4.20

STRUCTURAL STEEL (Waverly):

Beams and channels up to 14 in. 1.85c

Beams and channels over 14 in. 1.85c

Angles 3x2 up to 6x8..... 1.85c

Zeas and tees 1.85c

Steel bars, half extras..... 1.80c