

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 20, 1915

DOING AWAY WITH OVER-REGULATION

The Lockwood-Ellenbogen Bill the Basis of Compromising Negotiations—As Amended It Has the Support of Seventy Allied Organizations

SINCE the Lockwood bill, to simplify building inspection in New York City, was introduced in the State Senate it has been considerably amended, and has been the subject of hearings and conferences, both in New York and at Albany. A supplementary hearing by the Joint Committee on the Affairs of Cities occurred at City Hall last Saturday morning, and was followed by executive conferences in the afternoon and on Sunday. The bill is receiving the most careful attention in committee, and the present understanding is that it will be the basis of whatever legislation is enacted, rather than the Wagner-Smith bills and others which have also been introduced.

With general agreement that relief should be granted, the controversy which sprang up turned upon the nature of the plans for reorganization. Should there be just one central department, or one for each borough? The Mayor's party desired but one, and the Borough Presidents' party want the five. Realty interests said they would accept the plan which promised the larger measure of relief.

Just in what shape the bill is in at this hour is of course known only to the members of the committee, but as the result of conferences between the representatives of the Mayor, the Borough Presidents and heads of Departments, the Executive Committee of the Allied Real Estate Organizations, the Tenement House Committee of the Charity Organization, the City Club and others, certain changes in the bill have been agreed to.

Board of Examiners Eliminated.

When the committee from the Legislature returned to Albany it had been agreed that instead of a Board of Standards and a Board of Examiners there should be a "Board of Standards and Appeal," to consist of nine members, to be appointed by the Mayor and accountable to him. It would comprise the heads of six existing departments, besides an architect, a builder, and a real estate man.

Whether the Tenement House Department should be included in the consolidation had not been settled. The chairman of the committee stated that this question would be decided later. The controversy has become very earnest on this point. The Tenement House Committee of the Charity Organization has won the support of the City Club, of which Mr. Binker, the secretary, is the representative in the negotiations. The Tenement House champions are exerting themselves in every diplomatic way to avoid being drawn into the consolidation or prevent the enactment of the bill.

For the sake of harmony the Conference Committee of Real Estate and Allied Organizations have assented to various modifications of the Lockwood-Ellenbogen bill, but they adhere to the underlying principle of consolidation by boroughs, instead of putting everything into the hands of the Board of Estimate,

which they say would mean simply that the three superior members would be dictators over the "construction, alteration and use" of all buildings, including school buildings and courthouses.

Behind the Conference Committee of Real Estate and Allied Organizations are no less than seventy pledged bodies, including the American Institute of Architects, the Society of Architects, the Building Trades Employers' Association, the Real Estate Board, the Merchants' Association, the Advisory Council of Real Estate Interests, the Federation of Women's Clubs, the Joint Committee on City Departments, the Brooklyn, Bronx, Queens and Richmond architects, builders and real estate men acting through their different organizations, the Fifth Avenue Association, the Broadway Association, the United Real Estate Owners—but they are too numerous for all to be named again.

On the opposite side are the City Club, the Tenement House Committee, the Mayor and presumably the heads of the municipal departments. The Mayor has been widely quoted as saying there were sinister influences behind the bill, an allegation very much resented by the seventy organizations.

The Purpose of the Bill.

In a statement given out yesterday by the Conference Committee it is said:

"It was not and is not the purpose of the Conference Committee to remove any of the safeguards which the Tenement House Law places about tenement dwellers, but simply to give to the Building Bureaus, which now pass upon all tenement house plans, exclusive jurisdiction over the construction, alteration and structural changes in buildings; so as to save needless inspection, duplication and expense. The committee has at all times been willing and anxious to have the bill amended, if there was any question in this respect. And the good faith of the committee has been known to the Mayor and to persons interested in tenement house work.

"More than that, the proposed amendments make it plain that the mandatory provisions of the Tenement House Law remain absolutely intact, and those who represented the Mayor at a conference held last Sunday were aware of this. Should not the Mayor have been aware of it when he made his statement last Monday about the 'sinister' attack upon the Tenement House Department and other departments?

"The only opposition to this bill has emanated from the Mayor's office, two or three of his department heads, private charity interests and the City Club, which the Mayor now says is the 'unofficial arm of the City Government.'

"The matter of consolidation of building inspection functions in New York City has been publicly discussed many times during the past six months, and on each occasion it has been the consensus of opinion that it should be along borough lines; that is to say, that the jurisdiction now exercised by the various departments over building construction should be transferred to the existing

Building Bureaus and that they should have sole control of building construction. Could jurisdiction over building construction in New York City be more logically placed? A transfer of all building functions to the existing Building Bureaus would result in an enormous saving to the city.

A New Building Department Proposed.

"At a conference held on Monday last those who claimed to represent the Mayor were willing to compromise if the Tenement House Department were excluded and a clause inserted in the bill giving that department entire jurisdiction over tenements, including that now exercised by the Bureau of Buildings. That was, in effect, to establish an additional Building Bureau in each borough. The representatives of the Conference Committee declined to make any such compromise at the expense of the taxpayers.

"The provision of the bill in reference to the Board of Examiners has been severely criticised. This body was created by Charter provision in 1871. Many of the critics seem to have discovered it for the first time in the Lockwood-Ellenbogen Bill. In the bill the Board of Examiners was retained and the same bodies were mentioned, with one exception; that is to say, the Real Estate Board of New York and the United Real Estate Owners' Association were substituted for the Real Estate Owners and Builders' Association. In other respects Charter language was closely followed, with one or two exceptions. But in this case, too, the Conference Committee has been perfectly willing to show its good faith by accepting suggestions.

"One of the changes discussed is a Board of Standards and Appeals, which will include several of the Mayor's Commissioners and three civilian members, to be appointed by the Board of Estimate.

"The Conference Committee welcomes fair and honest criticisms and suggestions. It desires that the best possible bill may be presented to the Legislature to secure relief. But it has no intention of abandoning its bill merely because the measure has been misrepresented. The bill is now in the hands of a committee of the Legislature, and it rests with this committee as to just what changes will finally be made in the interest of the citizens of New York.

"The opponents of the bill are trying to block any legislation which will secure consolidation."

The Flamman Bill.

The Cities Committee has also under consideration the Flamman bill (Int. 1107), to amend the Greater New York Charter, creating a Board of Building Standards and defining its duties. This bill proposed to make a board consisting of the Fire Commissioner, Health Commissioner, Tenement House Commissioner, Commissioner of Buildings and Commissioner of Water Supply, Gas and Electricity. This board is to have power to make rules taking precedence

over the departmental rules with regard to the construction, alteration, equipment, conversion, occupancy or use of buildings.

Rudolph P. Miller, ex-Superintendent of Buildings in Manhattan, has pointed out in a letter to the committee, that under the Charter as it stands there is no such officer as Commissioner of Buildings. He adds:

"I would like to further point out that the other commissioners constituting this board are none of them required to be conversant with several important matters regarding which they are to make rules, namely, the construction and alteration of buildings. The bill does not provide for any authority to delegate

their powers to any subordinate officer who might be qualified. Even if it did it seems to me of doubtful expediency. The present Superintendents of Buildings, each in his own borough, are fully as equal to the task of preparing the necessary rules regarding the matters covered in the bill as this proposed Board of Standards would be, especially in view of the fact that the Charter requires that they shall be men of at least ten years' experience in matters relating to building construction, equipment, etc.

"The bill further provides that any rule adopted by three affirmative votes becomes effective twenty days after its publication in the City Record. This would make it possible for any three men who

may not have a fair knowledge of the matters they have to deal with to put into effect without restraint provisions which may occur to them as desirable. A provision should at least be made that before any rule adopted by such a board, if such a board is really considered necessary or desirable, becomes effective, it should be published for a specified time, say six or eight weeks, and a public hearing accorded if such is requested within the period of publication. This suggestion is in accordance with the practice now followed under the Building Code of this city in the promulgation of rules by the Superintendents of Buildings.

"I submit that this bill should not be recommended for passage."

THE WEEK IN THE STATE LEGISLATURE

Hearings on the New Labor Code and the Torrens Law Amendments— Bankers Opposing Revision of the Secured Debt Law—Important New Bills

THE legislative week was distinguished by important conferences and hearings on bills affecting New York City real estate—conferences here in the city over the bills to simplify building inspection, and hearings at Albany on the new code of labor laws and the Torrens registration bills. The hearing on the new labor code, on Tuesday, attracted delegations from the Real Estate Board, the Labor Department and other interests. The criticisms of the Real Estate Board upon the recodification measure were very severe. They will be found epitomized in the Record and Guide of February 6.

Among those who spoke in opposition to the bill were President McGuire, of the Real Estate Board, Alfred R. Kirkus, W. D. Kilpatrick, of St. John's Realty Co., Alfred R. Conkling, I. L. Ettinger for the Harlem Property Owners, and others. Abram I. Elkus and Labor Commissioner Lynch were the principal defenders of the measure, which adds greatly to the powers of the Industrial Board. Strange to say, no representative of labor other than Commissioner Lynch himself appeared for the bill.

Torrens Legislation.

A hearing was held on Tuesday before the Committee on Judiciary of the Senate on a bill amending the Torrens registration law prepared by Register John J. Hopper, and introduced by Senator Bennett. There is a second bill pending, which was introduced by Senator Boylan and was prepared by a special committee of the Real Estate Board with the approval of some of the title insurance companies.

Both bills are intended to strengthen the Torrens law and make it more easy of operation and less expensive. To further clear away uncertainty and doubt, as is claimed, Gilbert Ray Hawes has prepared and submitted to the Committee on Judiciary three amendments. Mr. Hawes says these three amendments would give the court the power which the Legislature intended it should have, to clear all clouds and remove all defects, and then register the title as a good and marketable title.

One amendment inserts in section 390, referring to the powers of the court, the words—"and may cure defects in the title, by proof of adverse possession or otherwise as may be satisfactory to the court."

A second amendment reads: "Any person or corporation who is made a party defendant because of some supposed or claimed right or interest adverse to that of the plaintiff-appellant, and who is served either personally or by publication, and makes default in pleading, shall be deemed to have waived such right or interest in favor of the plaintiff-appellant."

Secured Debt Tax.

Wall Street is confident that if the Boylan bill, revising the secured debt tax bill, is passed by the Legislature that the implied contract made by the State with those who have already paid the tax will hold before the courts, and that they will have no further tax payments to make on such securities in this State.

Bankers are taking steps to oppose the bill at Albany. The present law provides for the permanent exemption from tax of bonds upon the payment of 1/2 of 1 per cent., or \$5 per \$1,000 bond, so as to require the payment of that amount of tax annually.

Offering prizes in connection with real estate advertisements, as well as circulating any untrue, deceptive or misleading information in any advertisement to induce the public to buy commodities of any kind, is made a misdemeanor in a bill which Senator Mills has introduced.

The Governor's tax bill, which creates a State Tax Department, and takes from the Comptroller the duty of levying corporation taxes, has been reported out of the Assembly Judiciary Committee. The Senate bill is still in the Taxation Committee, where it has received a number of important amendments, some of which were requested by the Real Estate Association of the State of New York.

The Assembly bill (Int. No. 419) to amend the New York Charter in relation to paving streets has passed both houses. The Markets bill has been withdrawn by Senator Mills for amendment.

The Workmen's Compensation bill, with the direct settlement clause, was passed in the Assembly on Thursday by a vote of 82 to 54, on an emergency message from Governor Whitman.

The following new bills have been introduced:

Assembly Bills.

A. 1471 (Conkling). Inserting in the State Charities Law a new article (8-a), establishing State clearing houses for the mentally deficient.

A. 1384 (Cotillo). Amending the Tenement House Law (Subdiv. 1 of Section 2), by defining as a tenement house any building occupied as the home or residence of four families or more living independently of each other, and doing their cooking upon the premises. At present such houses of three stories or more are designated as tenement houses.

A. 1387 (Machold). Amending the Labor Law (Section 85), by providing that work rooms in factories shall be properly and adequately lighted. The provision in the present law requires such rooms to be lighted by electricity.

Senate Bills.

S. 1131 (Simpson). Amending the Greater New York Charter (Section 397) in relation to the collection of taxes and assessments and the refunding of taxes paid on erroneous assessments. This bill does not show the changes made in the present charter. To Cities Committee.

S. 1133 (Simpson). Amending the Lien Law (Subdiv. 2 of Section 235), by providing that when mortgaged chattels were located within the present boundaries of Bronx county at the time of the execution of such mortgage, a copy of such mortgage and its endorsements shall be filed in the office of the county clerk of Bronx county. To Judiciary Committee.

S. 1146 (Horton). Amending the Labor Law (New Subdiv. 5 of Section 51),

in relation to the powers of the Industrial Board. Same as Assemblyman Thorn's bill introduced March 2d (Assembly Int. 1120, Pr. 1226). To Labor and Industries Committee.

S. 1147 (Horton). Amending the Workmen's Compensation Law (New Section 20-a), in relation to allowing an employer to advance moneys to injured employees at his own risk. Same as Assemblyman Thorn's bill introduced March 2d (Assembly Int. 1127, Pr. 1223). To Judiciary Committee.

S. 1150 (Horton). Amending the Labor Law (Sections 20-a and 87), in relation to reporting accidents. Same as Assemblyman Thorn's bill introduced March 2d (Assembly Int. 1124, Pr. 1230). To Labor and Industries Committee.

S. 1052 (Sanders). (By request) Amending the Labor Law (Section 3), in relation to the application of the hours of labor provisions of the labor law in the construction or repair of structures involving the use of mixtures of lime, cement or hot asphalt. (Same as Assembly bill introduced this session). To Labor and Industries Committee.

S. 1066 (Mills). Amending the New York City Rapid Transit Act (Repeal of Sections 43 to 59 inclusive, and adding New Sections 43 to 56 inclusive), by prescribing a method for the condemnation of property needed for rapid transit purposes. Such proceedings are to be held in the Supreme Court without a jury. As the sections repealed are not set out in the bill, it is impossible to determine the changes made in the existing law.

S. 1071 (Mills). Amending the Greater New York Charter (Section 822), by providing that the Commissioner of Docks shall not institute any proceedings for the acquisition of wharf property except upon approval of such proceedings by the Board of Estimate and Apportionment, and upon the board furnishing a statement of the valuation of the real property to be acquired as assessed for purposes of taxation. On approving the institution of any such proceedings prior to January 1st, 1917, the Board of Estimate shall determine whether the compensation to be made to the owners of the real property to be acquired shall be ascertained by the Supreme court without a jury or by three commissioners of estimate to be appointed by the court. On and after January 1st, 1917, such compensation shall be ascertained by the supreme court without a jury. To Cities Committee.

S. 1083 (Burlingame). Amending the Greater New York Charter generally by establishing a department of purchase, the head of which shall be a board of purchase composed of the Mayor, the Comptroller and the President of the Board of Aldermen. The board of purchase shall appoint a general purchasing agent and a general store keeper, and a deputy general purchasing agent and a deputy general store keeper, and such other subordinates and employees as may be necessary.

APARTMENTS FOR VOCATIONAL PEOPLE

Structures Designed With Central Dining Hall, Kitchenettes and Hall Attendant Service Important Factors—Reduces Cost of Living

By LEWIS L. YOUNG, of Washington, D. C.

HOUSE-PLANNERS have devoted much time and thought in the preparation of plans for multi-family structures, designed for the accommodation of small families, and one of the principal problems to be faced is that of the kitchen, or kitchenette, as the case may be, but under the latter caption many crimes have been committed. Kitchenettes, as they exist to-day, range from a good sized closet, or alcove, to a space which would compare most unfavorably with a galley on a yawl. How food, other than the simplest kind of breakfast, can be prepared in accommodations of this size, is one of the things that will have to go down among many of the other kitchen mysteries.

There is a striking demand in Man-

hattan for suites of three and four rooms, with kitchenette, but rentals are, in most instances, very much higher, as compared with regular housekeeping apartments.

While many vocational people seek the privilege of light housekeeping, preparing breakfast and putting their homes in order, prior to leaving for the day, few have the time and inclination after a day's work to prepare dinner. For this reason the central dining-room has been devised and tried out in several instances.

Competition Eliminated.

By stipulating in the leases that occupants are required to patronize the central dining room, at least to the extent of taking dinners there, the owner of the apartment house eliminates the competition of the kitchenettes and the neighborhood boarding houses, and places the dining-room on a paying basis. For reasons of economy many people who invariably take dinner, or all their meals out, patronize boarding houses in preference to public restaurants, and realizing this fact, some caterers rent apartments solely for the purpose of preparing and serving meals in them.

In the central dining-hall, shown in the accompanying floor plan, prepared by James E. Ware & Sons, 1170 Broadway, Manhattan, twenty-five tables, seating four persons each can be placed, affording accommodations for all the occupants of the building, besides a number of outsiders or guests of tenants at one time. The dining-room is managed by a domestic scientist. With the exception of one or two courses, there is

Arrangements of Kitchenettes.

The kitchenettes, shown in the illustration, are in reality plaster-partitioned nooks or recesses of the living rooms with which they communicate by means of a sliding door. They are arranged something like a kitchen cabinet, having facilities for preparing light meals and storing food supplies, besides having hot and cold running water and ample ventilation and light, provided by a small window in the outer wall of the building.

With compact kitchenettes like these it is possible to plan an apartment hav-

ing a very small-sized bedroom, in addition to a living-room, without taking up any more space than the apartment having only one room and kitchen requires. The hall-room size chamber is not objectionable where there is another room which, in addition to serving as a sitting or living room, can be used to serve breakfast or entertain the occasional overnight guests. Larger bed rooms are desirable, but in localities where the cost of the plottage precludes moderate rentals if space was used indiscriminately, the compact suite is preferable to the furnished room.

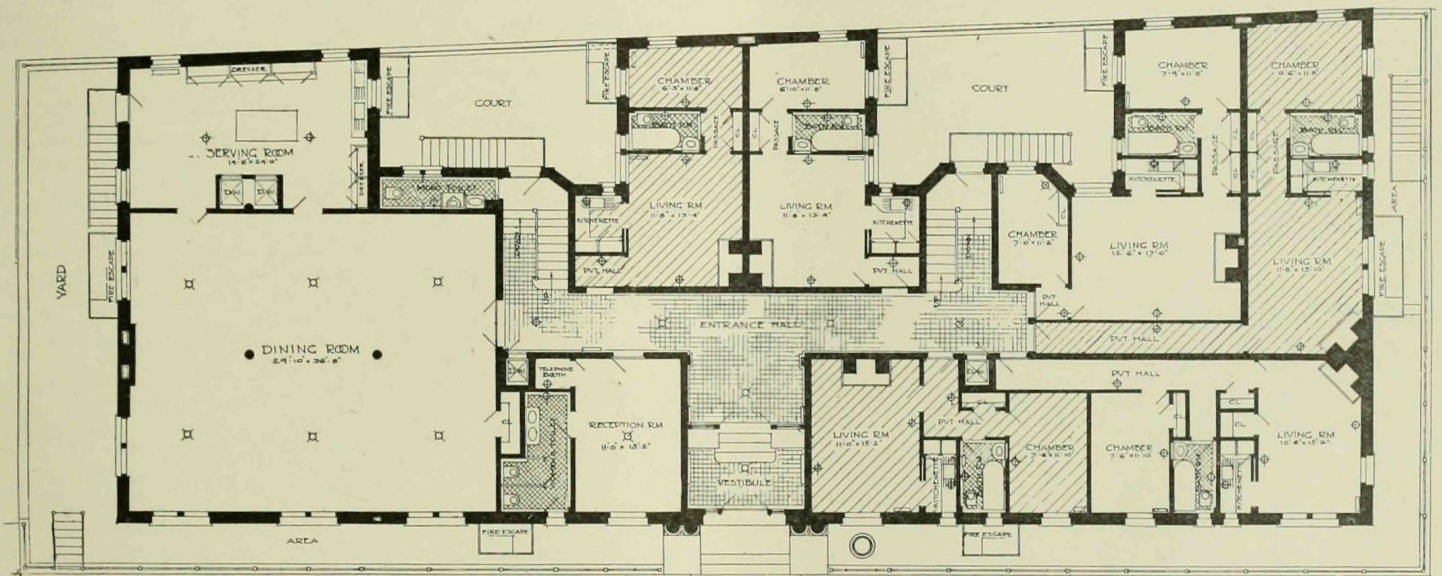
Such suites, while cozy and comfortable in winter, are well-nigh uninhabitable in summer where they open only on one side of the building. If the exposure is eastern or northern the rooms receive practically no sunlight and are cheerless in winter and deprived of the prevailing breezes in summer. An outdoor room, sleeping porch or small awning covered balcony is almost as essential to the comfort of the occupants in summer as is a heating system in winter and would be a protection against vacancies in summer.

Demand for Small Suites.

The high-priced small apartment is beyond the means of office workers, teachers and other small salaried people because the average income does not exceed \$60, \$75 or \$84 a month. As experts have figured, and as home makers have learned from experience, that no more than one-quarter of an income of this size can be expended for rent, \$15, \$18 and \$21 are the highest rentals that can be afforded. One would have to hunt far and wide, and perhaps with-

out result, to find a suitable light house-keeping bachelor apartment for less than \$25 or \$30. Apartments of one, two and three rooms and kitchenettes, at rentals ranging from \$15 to \$30, the prices paid for furnished rooms occupied by one and two persons, would fill a large demand.

The light housekeeper, like the home-buyer of moderate means, could undoubtedly be attracted to the suburbs and outlying sections where sites, cheap enough to warrant moderate-priced suites having all outside rooms, are available. The fact that some conveniently located suburbs have a considerable year round boarding and rooming house patronage, would seem to indicate that the less congested localities have their attraction as well as



AN INTERESTING FLOOR PLAN, SHOWING CENTRAL DINING-ROOM.

James E. Ware & Sons, Architects.

those nearer the business, shopping and amusement centers.

Renting a two-room suite in the house shown in the accompanying diagram one can live for \$9.50, or a couple sharing a three-room suite for \$7.50 each per week, which includes breakfast and dinner served in the central dining-hall. The apartments are rented unfurnished and without service. The cost of upkeep to the occupants, cleaning, lighting and laundering, is comparatively insignificant, varying from 35 cents to \$1.50 a week extra, according to the service required. The building occupies a plot about 50x140 feet, is four stories in height and contains thirty-six suites of rooms. The income from rentals alone approximates \$12,000 a year, which includes \$1,200 rent received for the central dining hall. With the exception of the salary paid the hall attendant, the owner has no other charges for maintenance than that of a housekeeping apartment.

Architects and the Three-Family House.

At a numerously attended monthly meeting of the New York Society of Architects, held at the United Engineering Society's Building on Tuesday evening last, the following resolution was adopted:

"That the special committee, having the matter of exclusion of three-family houses from the Tenement House Law in charge, be instructed to co-operate with the Advisory Council of the Real Estate Interests with a view to obtaining reasonable legislation with reference to three-family houses."

WHAT THE DUAL SYSTEM WILL DO FOR QUEENS

A New City in the Making—A Tabulation of All the Rapid Transit Extensions Into the Borough—Steinway Tunnel Nearly Ready

By WALTER I. WILLIS, Secretary Queens Chamber of Commerce

THE most important eventuality that the business interests of the Borough of Queens are looking forward to is the early completion and operation of rapid transit extensions into the borough.

When all of the rapid transit extensions are completed and in operation a majority of the residents of the borough will be able to travel from their homes to not only the business districts in Manhattan, but to all sections of New York City, conveniently, rapidly, and for a five-cent fare. While it is expected that the whole system will be in operation in the year 1917, it is also intended that parts of the system will be put in operation from time to time as fast as completed, so that long before the time set for complete operation Queens will secure immediate use of a large part of the Dual Subway System.

branch 86 per cent. done. But the Queens Bridge Plaza section has been delayed and is only about half completed.

The annexed tabulation gives a complete list of the extensions from Manhattan and Brooklyn into various sections of the Borough of Queens which are included in the Dual Subway System. For the purpose of clearness these lines are divided into two groups.

While only a mile or two from the heart of the business section of Manhattan, Queens was without adequate transit facilities, and had no connection whatever with the rapid transit lines of the city. Its only rail connection was by trolley cars, requiring in most cases an additional fare to reach the desired destinations in the business or shopping sections, or by the trains of the Long Island Railroad, which was still more expensive. The progress of the borough, despite this lack of cheaper transit fa-

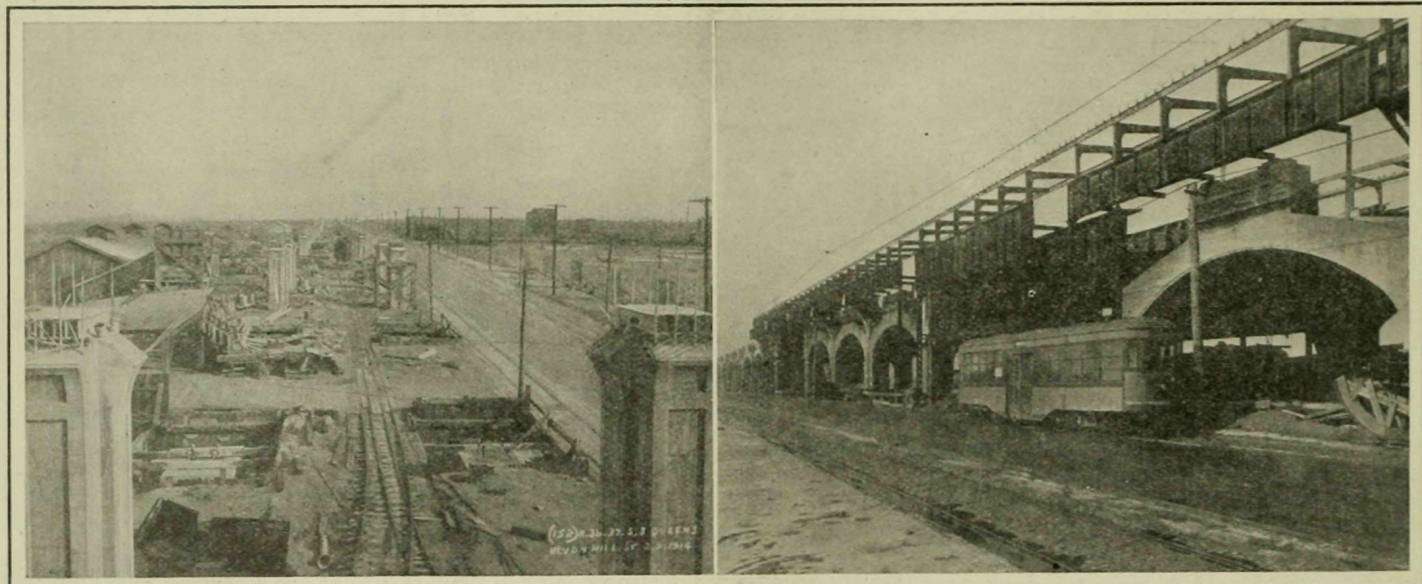
the borough and will make cheaper homes with plenty of light and air more accessible for those who are employed in Manhattan and Brooklyn.

Transit Centers.

With the present and proposed rapid transit facilities, there will be three important transit centers in the borough, as follows:

From Queensboro Bridge Plaza, Long Island City, which will be a very important transit center and transfer point, rapid transit lines will radiate in all directions.

The station on the Bridge Plaza will be 480 feet long, with two levels, each having four tracks, or eight tracks in all. The lower level of the station will be for trains to Manhattan, while the upper level will be for trains to Astoria, Corona and to Brooklyn. The north platforms on both decks will be for Brooklyn



Building the Piers—February, 1914.

The line is 86 per cent. completed.

A YEAR'S PROGRESS IN CONSTRUCTING THE CORONA ELEVATED LINE.

The Steinway tunnel, extending from 42d street, Manhattan, under the East River to Davis street, Long Island City, will be ready for operation, according to the contractors, in a few weeks. The power cables are now being installed. Just when the line will be actually in operation, and to what extent, is another question, depending upon the status of terminal facilities and connecting lines.

The construction of the Woodside, Astoria and Corona elevated line is well advanced, the Astoria branch being 100 per cent. finished, so far as the original contracts are concerned, and the Corona

facilities, has been remarkable. What it will be in the next ten years, with transit facilities equal, and in many cases superior, to every other section of New York City, will surprise even the most confident. Today Queens is on the threshold of the most wonderful development that has ever occurred in any part of New York City, or, for that matter, in any city of the world.

These rapid transit extensions into Queens will serve as an outlet for the expansion of the congested population of Manhattan into the thousands of acres of undeveloped land in all parts of

Rapid Transit trains, while the south platforms on both decks will be for the Steinway tunnel and Second avenue trains of the Interborough.

Jamaica's Growing Importance.

While the entire Fourth ward will receive great benefit from the rapid transit extensions through Woodhaven, Ozone Park, Morris Park and Richmond Hill, Jamaica will become a greater transit center than ever. With the completion of the third-tracking of the Broadway and Fulton street elevated lines in Brooklyn, and the construction of the extensions from the City Line (Brooklyn) over Liberty avenue to Lefferts avenue, Richmond Hill, and from Cypress Hills (Brooklyn) over Jamaica avenue to Grand street, Jamaica, this entire section will be brought from fifteen to thirty minutes nearer Manhattan for a five-cent fare than is possible at present.

Woodside, L. I.

At the intersection of Roosevelt avenue and the six tracks of the Long Island Railroad there will be a joint transfer station that will be of the utmost importance to all Long Island. Passengers coming from any division of the Long Island Railroad, whether the North Shore, the Main Line, the Montauk Division or the Rockaway Division, will be able to transfer directly at this point to the elevated lines of both the Interborough and the Brooklyn Rapid Transit, connecting with the Queensboro Plaza and the Steinway tunnel.

GROUP A—EXTENSIONS FROM MANHATTAN.

Line.	Type of Construction.	Miles.	Tracks.	Operated by
1. Steinway Tunnel from Grand Central Station to Long Island City.....	Subway	1.60	2	Interboro R. T. Co.
2. Extension of Steinway Tunnel to Queensboro Bridge Plaza.....	Elevated	0.89	2	Interboro R. T. Co.
3. Broadway-59th street line from Seventh av across East River to L. I. City.....	Subway & El.	2.23	2	Brooklyn R. T. Co.
4. Extension of Second av "L," Manhattan, across East River to L. I. City.....	Elevated	1.64	2	Interboro R. T. Co.
5. Astoria Line from Bridge Plaza northerly through 2d av to Ditmars av.....	Elevated	2.51	3	I. R. T. & B. R. T. Co.
6. Woodside and Corona Extension easterly from Bridge Plaza over Queens Boulevard, Greenpoint av, and Roosevelt av, to Elmhurst and Corona.....	Elevated	5.48	3	I. R. T. & B. R. T. Co.

GROUP B—EXTENSIONS FROM BROOKLYN.

Line	Type of Construction	Miles	Tracks	Operated by
1. Extension from Cypress Hills, Brooklyn, over Jamaica av to Grand st, Jamaica...	Elevated	4.44	3	Brooklyn R. T. Co.
2. Extension from City Line, Brooklyn, over Liberty av to Lefferts av, Richmond Hill..	Elevated	2.16	3	Brooklyn R. T. Co.
3. Myrtle av Extension to Lutheran Cemetery, Ridgewood.....	Elevated	1.00	2	Brooklyn R. T. Co.

WHITE PLAINS ROAD RIPE FOR BUILDING

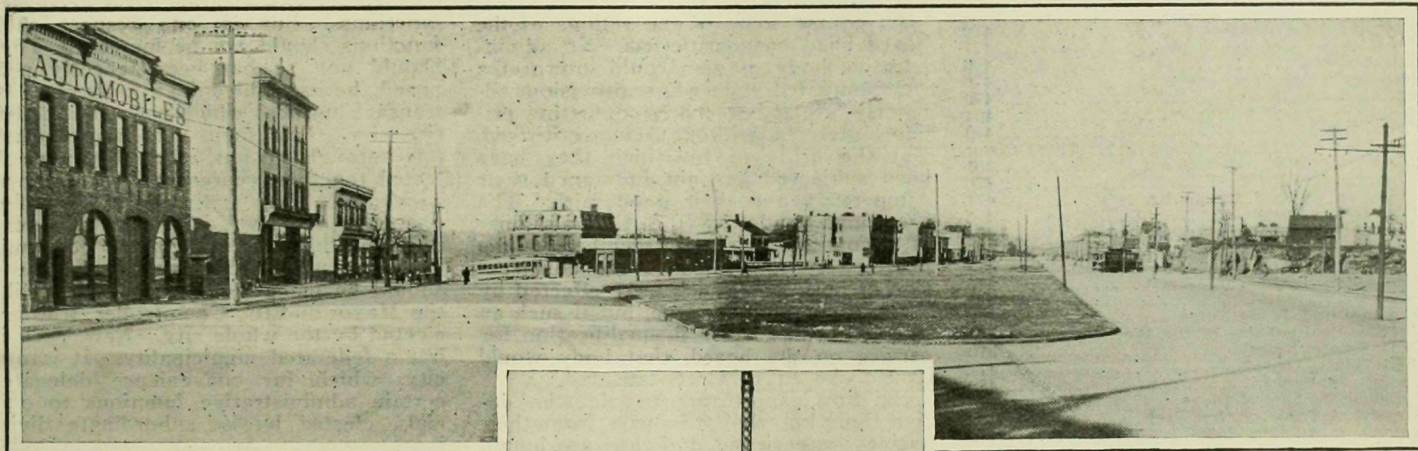
Williamsbridge and Wakefield Sections, Now Largely Unimproved, Ready for Advent of Builder—New Subway Influencing Factor

STEEL pillars, erected in a long line, on White Plains road, just below the city line, and extending southward more and more each day; a similar line of columns running north from Birchall street and hundreds of massive girders, bolted and riveted, on the highway, mark the successful culmination of the long fight waged by Williamsbridge and Wakefield for transit.

The superstructures are slowly but surely advancing to meet each other.

may be considered remarkable in the light of the history of other outlying sections of the city during the days of subway construction. The entire district to be directly benefited is unusually adapted for residential purposes and it is generally conceded that its future lies principally in that direction. The land is high and dry with excellent drainage, and an average height of about 160 feet above tide-water. In some sections it even reaches 210 feet; there is one point at 229th street where land

time there is a flurry of buying activity, and then a lull. The American Real Estate Company has been buying corners along the proposed route, particularly where stations are to be located, including the Mace estate of fifty-three acres, for a reported price of \$650,000, and the Crawford estate of about twenty-five acres, in the vicinity of Gunhill road, for about \$250,000. The rock at Gunhill road and White Plains road has been cleared and the land is ready for improvement.

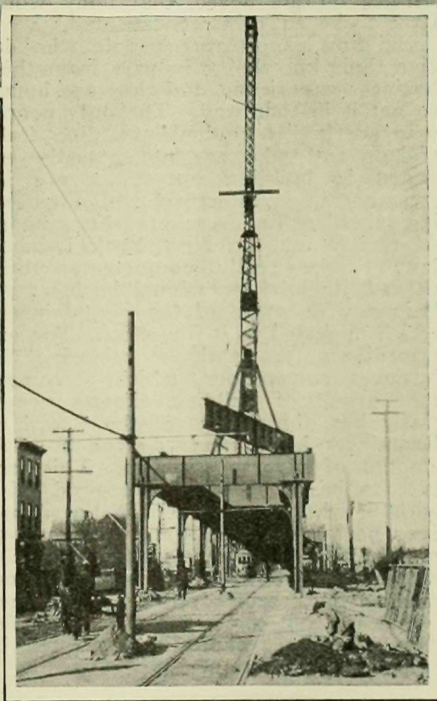


When the men of Alfred P. Roth, who are building the north division, and those employed by Oscar Daniels, who are constructing the southern section, meet at Burke street, and the two huge masses of steel work will be linked together, the long dream of the upper East Bronx residents will have become a reality. There will be a celebration in the district marked by speech making, bands of music and a general jollification all along the line. A committee of local business men has long been at work planning for a fitting ceremony to suitably commemorate an achievement, which has meant so many years of effort.

Transit Agitation.

Years have gone by since the real estate owners of the section began the agitation for the adequate transit facilities that were sadly needed for its expansion. In 1901, the old Board of Rapid Transit Commissioners practically settled upon the route, but the advent of the newly created Public Service Commission caused a delay. Since that time there has been agitation, periodically, from time to time. Finally, in 1913, the present subway extension from the 180th street station of the West Farms line, to Mount Vernon, was decided upon and construction work actually begun. As part of the proposed new transit system is included also the extension of the Third Avenue Elevated Line from Fordham, along Gunhill road, to White Plains road, where it will meet at the public square the road now being constructed. The third tracking of the Third avenue elevated road is now progressing and it is expected that upon its completion the extension work will be immediately undertaken. These new systems, coupled with the present surface car lines, will give the district new transit facilities and communication with the commercial centers of the city, and will eliminate what has generally been accepted as a deterrent to its growth.

A trolley ride, or walk, along White Plains avenue, will reveal an unusual condition of affairs. Subway construction is actually under way and there is no responsive building movement. This



The Upper View Shows the Junction of White Plains and Gunhill Roads, and the Lower View the New Subway Work at 230th Street.

is 211 feet above tide-water. And yet buildings are few and far between and of a uniform type of construction, the small brick or frame dwelling. The major portion of the streets are sewered and have water and gas mains.

The entire section is traversed by White Plains avenue, one of the widest thoroughfares in the Bronx and one of the best lighted. Every fifty feet along this avenue a new Tungsten lamp has been installed. The future of the thoroughfare is particularly bright. It has the distinction of being the only continuous north and south avenue through Williamsbridge and Wakefield and all the future business activity will probably be centered on it as in the past.

With all these advantages, and with the additional stimulant of a subway actually in course of construction, there has been little or no building activity. As far as the eye can see, is broad and level plateau land immediately available for improvement and builders have not seized the opportunity. From time to

No analysis of the reasons for the building apathy can be advanced, because the conditions at present are directly contradictory to those that existed in similar neighborhoods, under similar circumstances. In only one section of New York City did the building boom come after the actual operation of a new subway and that was along Fourth avenue. Perhaps the same thing will happen on White Plains road.

Opinions of Brokers.

"While there has been no building undertaken of importance," said Charles L. Ullman this week, "we have been receiving many inquiries for building sites. There is no doubt that with the clearing up of the financial situation and the easier availability of money for building purposes, Williamsbridge and Wakefield will receive their share of new building operations. For the present there is good cause for optimism and, unless all signs fail, the benefits of the new transit lines will soon manifest themselves in a strong building movement of residential property."

John H. Behrmann, who is the chairman of the committee which will manage the celebration at the completion of the construction work, said: "There is a demand for property not held too high. There are practically no empty stores along the important streets; if there are any they are unoccupied because the property is being held by owners who want to sell and do not wish to have holdings tied up with leases. There is an unusual call for small apartments that cannot be met with our present supply. The demand after the actual running of trains should be largely increased. We have been getting, without any difficulty in this neighborhood, \$25 for seven and eight rooms; a few years ago the same number of rooms were only bringing \$20. These figures indicate the enhancement of rental values and, as a result, show the increase in realty values. The future of the district is undoubtedly residential. It will not be long before we will experience the building activity which has long been delayed by the lack of adequate transportation facilities."

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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In regard to the direct State tax controversy, President McAneny of the Board of Aldermen declares his conviction after an exhaustive study that with due economies no such tax as the \$18,000,000 proposed will be justified. That will be something saved.

Father Knickerbocker is learning to look out for himself when dealing with public service corporations. He has just decided that the Interborough shall pay the cost of the alterations on the upper deck of the Queensboro Bridge, as the transit company is to have the use of this deck for running trains from the Second avenue "L" to Queens.

A mean trait of the uplifters is to impute evil where none exists, in order that there may be an apparent reason for their interference. The department store girl, as the representative of a class, is not the only true-hearted soul whose reputation has been shamefully attacked in order that some new public service might be started, with well-paying jobs at the city's expense annexed to it.

It would save the city six million dollars, it is claimed, to accept the offer of the Long Island Railroad and run subway trains over its tracks from Corona to Whitestone, besides giving that section of Queens (which includes Flushing and Bayside) rapid transit long before it could be obtained otherwise. The offer is unique, and it sounds good, but it needs to be examined on all sides before taking. And, moreover, there are other sections also pleading.

Seventy or more factories in the Fifth avenue section, employing eleven thousand persons, have been obliged to go elsewhere owing to the restrictions of the new factory law, and especially owing to the provision limiting the number of persons to be employed on a given floor area. They have gone where they have more room and are more welcome. If there were a district law in force, to protect residential sections from industrial invasion, there would be little excuse for the severe limitations which the State factory laws put upon manufacturing,

The Board of Examiners.

The report of the Mayor's Commissioner of Accounts upon the Board of Examiners makes a presumptive case in favor of a different method of electing the board, but neither the builders nor the property owners of New York will agree to a censorious criticism of the work of that body. From their point of view it has served the city well and at an extremely small cost. It has been in existence for a great many years and has acted during the whole period as the final administrative authority for the interpretation and enforcement of the New York building law. It has handled during that period an enormous number of appeals, and its judgments have been accepted with comparatively little friction and complaint. It has been impartial and competent, and it has attended to its business. Its cost to the city, which has amounted to only about \$9,000 a year, has been trivial compared to the value of its services. Its work, particularly during the past ten years, has been extremely difficult, because it was administering an antiquated code of building regulations.

Of course some of the rulings of the board have been criticised. No administrative body of men could interpret a superannuated code whose provisions adversely affected so many conflicting private interests without being criticised. But the criticism to which they have been subjected has not impugned their competency and their good faith. The assertions made by the Commissioner of Accounts that certain members of the board were interested in the construction of buildings which were affected by their rulings may be true, but if such an interest constitutes a disqualification for service on the board, that body would have to be entirely reconstituted.

Building experts are people who derive their knowledge in part from their business experience, and they are bound to get it in that way. The only people who are highly equipped building technicians and who are not actually engaged in building operations are instructors in architectural and engineering schools. The members of any board of review for the New York building law, to be really competent, would necessarily have occasional business relations with some of the complainants which appealed to it for relief. The extraordinary fact is that considering the business connections, which a competent group of building experts necessarily has, the rulings of the Board of Examiners have incurred such a small amount of adverse criticism. This fact is a sufficient proof of the good faith with which the work of the board has been performed; and it furnishes strong presumptive testimony in favor of the continued existence of a board of review drawn from essentially the same sources—that is from the organizations of the men who are technically interested in building construction.

The Borough Presidents.

When the decision was made last summer to submit to the Legislature a plan of simplified building inspection which centralized the inspection service in the hands of commissioners named by the Borough Presidents, the Record and Guide pointed out the disadvantages and dangers of such a plan. Since the legal constitution of Greater New York, almost twenty years ago, there have been many excellent presidents of the several boroughs, but in a number of instances also, relatively incompetent men have been elected to the office. On the whole the average Borough President has not been a satisfactory municipal official. There have been many striking exceptions to this rule, particularly in the case of Manhattan, but the exceptions have not been sufficiently numerous to invalidate the rule itself. The difficulty in obtaining good Borough Presidents is similar to the difficulty in obtaining good minor State elected officials.

Popular attention is concentrated on the heads of the tickets, and the consequence is that less discrimination is exercised both in nominating and electing

the candidates for the subordinate offices. It is much easier for politicians to "put over" inferior nominations to the less important offices. Thus Presidents in the past have not earned very much confidence on the part of people who are intelligently interested in New York municipal government. At one time a serious attempt was made to entirely abolish them. The attempt failed, but the fact that it was made is an indication of a lack of public confidence in the office. Such being the condition, it could hardly have been expected that public opinion would consent to a very considerable enlargement of their powers. In particular, it could hardly have been expected that they would have been endowed with the responsibility of enforcing State laws—laws which were only partially sustained by local public sentiment.

Since the attempt was made some years ago to abolish the Borough Presidents they have undoubtedly increased in public esteem. No one would think of abolishing them now. When the charter is revised they will probably be granted increased rather than decreased functions. But in one respect their functions should not be increased. They should not, as has been recently proposed, be assembled in a committee to transact business which concerns the entire city. Five men, each representing one borough, do not, when they are collected together, represent New York as a whole. They only represented five one-fifths of New York, which is a very different thing. Political and economic decisions, which concern the whole city should be made chiefly by officials, like the Mayor and the Comptroller, who are elected by the whole city. New York is not a federated municipality. It is one city, which for convenience delegates certain administrative functions to officials, elected by its subordinate divisions.

The New Way to Queens.

After years of delay the Belmont or Steinway tunnel connecting Queens with the Grand Central Station in Manhattan is almost completed. Trains may be running within the next few months. The property-owners of Queens have waited long and impatiently for the final completion of this essential means of communication with central Manhattan; and now that it is almost come they will find it worth waiting for. Enormous unsettled areas in that borough will be brought as close to 42d street as is that part of Harlem north of 125th street. The part of Queens immediately served by the tunnel will fill up rapidly, because many of the increasing number of wage-earners, who work in the neighborhood of 42d street will seek cheaper rents and more spacious living accommodations on the other side of the East River. Moreover these people, although they live in Queens, will be more closely connected in a business sense with Manhattan than are the majority of the existing residents of the Long Island boroughs. The average resident of Brooklyn or Queens either derives his livelihood from local industries or, if he works in Manhattan, he usually does not make his purchases or amuse himself in the central borough. But all the population, which Queens gains as a result of the Belmont tunnel and the new subway will be as closely tied to Manhattan as are the inhabitants of Harlem. They will not merely work in Manhattan but they will patronize Manhattan stores, restaurants and places of amusement. In this way Manhattan real estate will be gradually compensated for any loss of population, which may be expected to result from the diversion of the residents of this borough to cheaper homes in Queens and elsewhere.

Remember the Rentpayer.

The effect of more stringent building laws has ever been to increase the cost of construction. And when you increase the cost of constructing an apartment house, you increase the cost of living; and if you increase the cost of erecting a store or business building, you in-

crease the cost of doing business. For rents constitute a large part of the cost of living and of the cost of doing business. The average family spends more for rent than for any other item of household expenses. In a newspaper of the date of Nov. 7, 1903, this statement was made:

Then came the Tenement House Commission and then the new tenement laws of 1901, and building ceased on the East Side. In the last two years average room rents have jumped from \$3.50 to \$5 a room per month. Store rents from \$20 to \$40; corner store rents from \$65 to 125 per month."

In the present agitation against the over-regulation of buildings it is not only the interests of owners which are being guarded, but also the welfare of house tenants and storekeepers, and of everybody who pays rent. And one effect of consolidating the numerous departments that have been exercising jurisdiction over buildings will be to revive construction and maintain a better proportion between costs and income for the average well-doing man.

The Torrens Legislation Bills.

Editor of the RECORD AND GUIDE:

I have just returned from Albany, where a hearing was had before the Committee on Judiciary in the Assembly on the two bills to amend the Torrens Land Title Registration Law, one known as the Boylan-Ahearn bill and the other as the Bennett-Bourke bill. The first was supported by the representatives of four of the old title insurance companies, namely the Lawyers' Title Insurance Co., the New York Title Insurance Co., the Home Title Insurance Co. and the United States Title Guaranty Company. The second was supported by Register John J. Hopper and his deputy. The Title Guarantee and Trust Co. opposed both bills, and also objected to calling it the Torrens Law.

There has also been introduced by Senator Hamilton in the Senate and Mr. Fertig in the Assembly a third bill to amend the Torrens Law, known as the Hamilton-Fertig bill.

While there are good and bad features in the Boylan-Ahearn bill and in the Bennett-Bourke bill, the best features in both of said bills are preserved in the Hamilton-Fertig bill, which also embodies the amendments made necessary by the presence of "jokers" previously inserted in the law, and also to overcome the technical objections, on points of practice and procedure, which have been raised by the attorneys for the Title Guarantee and Trust Co.

The chief advantages of the Hamilton-Fertig bill may be briefly summarized as follows:

First. Section 385 of the Torrens Law is amended so that the court cannot be deprived of its jurisdiction after making order for the issuance and publication of the summons.

Second. The word "possession" as applied to the plaintiff-applicant is defined as meaning possession of the legal title, instead of actual occupation of the land itself.

Third. The Supreme Court, in a Torrens registration action, is given all the power possessed by the court in an action for partition or an action in ejectment.

Fourth. The payment into the assurance fund of one-tenth of one per cent. of the assessed value of the property is made obligatory, instead of optional in each case, as formerly.

Fifth. Property once registered under the Torrens must remain registered and cannot be withdrawn on the demand of a title insurance company or mortgagee.

Sixth. Certificates must be issued by individual official examiners appointed by the court, the clause as to corporate official examiners having been eliminated.

Seventh. Savings banks and other financial institutions, operated under charters from the State, are obliged to secure Torrens registration for all properties on which they loan their reserve funds by way of mortgage loans.

Every real estate lawyer, broker and operator should heartily support the Hamilton-Fertig bill, which will, if it becomes a law, not only enable the property owner to secure a title in fee simple

absolute, vested by the State, at small expense, after all clouds have been removed, but will also facilitate the transfer and mortgage of properties, and thus remove the last obstacle to the successful and beneficial operation of the Torrens Law.

GILBERT RAY HAWES.

2 Rector street.

The Newspapers and the Lockwood Bills.

Editor of the RECORD AND GUIDE:

The press agent of the opposition to the Lockwood-Ellenbogen Bills is certainly both active and influential with the newspapers, and yet it would seem proper for the editors to inform themselves more thoroughly regarding facts before giving the publicity they have to the incorrect and biased statements regarding the bills that have been published.

The facts are these: It has been acknowledged by every one that the multiplication of inspections has almost ruined real estate in New York City. The State Factory Investigating Commission prepared on that account a tentative bill to consolidate the various city departments and bureaus and the State Labor Department, in so far as they related to construction of and structural changes in buildings in a central Building Department under the Mayor. The various boroughs objected so strenuously to this that a conference of real estate and allied organizations in Greater New York was held and decided that the plan was a necessity, but that borough autonomy must be preserved, and it had the "Lockwood-Ellenbogen" Bills prepared and introduced by these much-abused gentlemen.

Either the Mayor, who apparently desires centralized government, or his "unofficial arm of the city government," the City Club, had bills presented by Senator Wagner and Assemblyman Smith to turn the matter over to the Board of Estimate and Apportionment, well knowing that the board stood 9 to 7 in favor of centralization, and also knowing that the vote of the board had no jurisdiction over the State Labor Department.

The Conference Committee has had several conferences with their legislative committee, and the representatives of the opposition with a view to meeting any objectionable features that might be in the bill, and on Sunday last these matters were covered and the memorandums taken by the introducers of the bill and Senator Mills to redraft in the bill.

The only matter left unsettled with the legislative committee was whether the construction of and structural changes in tenement houses should be put in the Building Department that now has to pass on the plans, with a representative of the Tenement House Department, in the Building Department to see that the law was properly enforced; or, as suggested by the Mayor's representatives, the entire supervision lodged in the Tenement House Department, thereby adding another building department in the city and enormously increasing the cost of the city administration. The names of the executive committee and the sixty or seventy organizations included in the conference ought to have prevented the mud-slinging and aspersions cast, and as the accredited representative of the Merchants' Association of New York which approved the Lockwood-Ellenbogen Bills, I think that the newspapers should give these facts as full publicity as the other side has had.

ALFRED R. KIRKUS.

309 Broadway.

On Advertising Legal Sales.

Editor of the RECORD AND GUIDE:

A better way of advertising legal sales of real estate than the method now pursued ought to be adopted for the good of all concerned. Few persons ever see the formal notices of sale required by law to be published, and fewer still read them; because, first, they are printed where they are not seen by many; second, because they are printed in type too small to be attractive; and, third, because they are not easily understandable. Consequently, few bidders ever attend

the sales, unless special attention is called to them in other ways, and the property is sold under disadvantageous circumstances. Otherwise, if there was a law directing legal sales of real estate to be advertised in a conspicuous and intelligible manner, with fewer unnecessary words and larger type, the sales would be more largely attended, and the mortgagees would not be obliged to buy in pieces of property with which they do not want to be burdened.

As legal exactions are today, a property to be foreclosed, must of necessity be advertised in a certain law journal semi-weekly for three weeks, and in one other newspaper. We respectfully submit that it may be consistent enough, in order to meet the legal requirements, to use the law journal for what may be designated as a "notice of sale," but why should we have to resort to the same verbiage and lengthy description (oftentimes confusing), for the other newspapers? Block books are not hard to obtain these days.

Instead, if we could reduce the lengthy descriptive matter to an "ad" of normal quantity, just as is now in vogue for voluntary offerings, we would then have a larger attendance at sales and better prices. This abridgement, to perhaps a one-fourth the space now used, admits of four insertions (instead of one), in papers selected as natural for the purpose and best fitted to arouse interest and competition according to the location of the property.

Such an "ad" if placed under the classified columns of "real estate at auction" in the Record and Guide would be seen and read by thousands of persons whereas under present conditions it is seen by few.

L. P.

Harlem Canal Improvements.

The estimated cost of straightening the Harlem ship canal is \$2,030,000, of which \$1,180,000 is for the new land required (now occupied by the Johnson Foundry), and \$850,000 is for the actual work. The Rivers and Harbors bill, which the President signed, contains an appropriation for carrying forward this improvement when the State of New York deeds the land to the United States Government. When the work is all finished and the new channel is in use the government will deed back to the State the bed of the present channel.

When the canal is straightened the next thing in order will be to remove from the bed of the Harlem River some of the piers of High Bridge which now obstruct navigation. The opening of the Bronx Kills to let vessels from the Sound into the Harlem, so as to cut out Hell Gate, is an improvement which has been on the cards for many years, but the government holds back the means.

The bill also provides for a preliminary examination of the Hudson River from New York to Hudson, with a view to securing a depth of forty feet, and a similar examination of a shoal in Gowanus Bay.

When all these works are finished—when the ship canal is available for Hudson River and Sound steamers, when the Port Morris waterfront of the Bronx and the whole East Side waterfront of Manhattan are open to deep sea vessels—there will be a real estate movement along the east and north shores of Manhattan Island, and the south and east shores of the Bronx, the like of which the city has never known before. The local shipping interests are crying for more room, when there is really plenty of room, if the government would only make the adjacent obstructed waters navigable.

—The secured debt tax law relieves from annual taxation bonds and other forms of secured debts after a payment of one registration tax of one-half of one per cent. It is similar and supplementary to the mortgage tax law. Bonds representing hundreds of millions are now on record and free from further taxation—unless the State changes its mind, which some legislators are advising.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits
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Action By the Advisory Council.

The Advisory Council of Real Estate Interests, through its Law Committee, Walter Lindner, chairman, approves of the passage of the following bills, introduced in the Legislature:

A bill to change the rule of inheritance of real property, where a decedent leaves no descendants so that the father and mother share equally in the inheritance instead of the father taking to the exclusion of the mother, as is now the law.

A bill to amend the Tenement House Law by permitting, in addition to the materials now allowed, the use of hollow cement blocks for enclosing stairs and stair halls, provided the material shall be approved by the Tenement House Department. This bill is permissive, and the use of the material is subject to the approval of the Department, would seem proper to favor its passage.

This Council opposes the passage of the following bills:

A bill to add to the Greater New York Charter a new Section, providing that the Board of Estimate and Apportionment may reduce assessments confirmed after January 1, 1908, which it deems excessive, or where in any two consecutive years the aggregate assessments exceed 60 per cent. of the assessed value of the parcel. This bill would cause inequality among persons liable to assessments. Persons with improvements on their lots would remain liable, whereas unimproved parcels might escape under this provision, and this bill would burden the general tax levy with payments that should be borne by the owners of the property benefited.

A bill to amend the Insurance Law by making policies void if the premium is not paid within thirty days.

A bill to authorize the Board of Assessors of the City of New York to determine damages sustained by owners of real property by reason of the construction of any bridge and the approaches thereto. Numerous special bills on this subject have been disapproved on the ground that special legislation should not be permitted. The principle of this bill is right, says the committee, but it would seem that it will operate to bring before the Board of Assessors claims for damages of this character heretofore sustained. The burden of these damages, which would fall upon the city, might be too great to be borne at the present time. The principle of this bill is approved, and it should be limited to damages arising under future consideration.

Opposes Pumping Plant.

The Citizens Union announced this week its opposition to the plan which is being urged upon Mayor Mitchel and Commissioner Williams of the Department of Water Supply, Gas and Electricity, for a \$3,000,000 pumping plant to be erected at 135th street to provide a high pressure for the Croton water in the lower portion of Manhattan which will supply water by gravity to the top of ten-story buildings.

In opposing the scheme the Union points out that the taxpayers are already overburdened by the water debt of the city. The 1915 budget contains more than \$10,000,000 to be paid this year in interest and sinking funds, on the city's water supply obligations, with the \$200,000,000 Catskill supply still unavailable. The Union takes the position that the city is not under obligation to deliver water at a level higher than that of the average building and that property owners who require delivery at a higher point should bear the expense involved.

It is further pointed out that connections are contemplated in Manhattan to the Catskill tunnel which will permit the shutting down of pumps now in operation in the upper portion of the city, which will result in an increased pressure in lower Manhattan. The Union is urging the city officials to take into consideration the possibilities of the Catskill supply in Manhattan before investing any more money in pumping plants.

William Jay Schieffelin, chairman of the Union, has written to Commissioner Williams giving the basis for the conclusions which have been reached as a result of an investigation of the plan.

Classon Avenue Relief Sewerage System.

The Borough President of Brooklyn has received authority from the Board of Estimate to construct the second, third, fourth and fifth sections of the Classon avenue relief sewerage system. The total cost of the system has been estimated at \$2,497,500.

The final authorization for Section Number One of this improvement was granted by the board at its meeting of March 6, 1913, the work then provided for comprising the trunk sewers in Classon avenue, Park street, Skillman street, Myrtle avenue, Nostrand avenue, Vernon avenue and Tompkins avenue to Greene avenue, the cost of which was then estimated at \$1,125,500.

A substantial part of the remainder of the improvement has been divided into the following designated sections:

Section Number Two, comprising the following sewers: De Kalb avenue, from Bedford avenue to Skillman street; Skillman street, from De Kalb avenue to Myrtle avenue.

The expenses incurred under the preliminary authorization amount to \$378,011, and the total estimated cost of the entire improvement is \$25,400. It is proposed to allow eighty days for the completion of the contract.

Section Number Three, comprising the following sewers: Tompkins avenue, from Greene avenue to Fulton street; Fulton street, from Tompkins avenue to Brooklyn avenue; Brooklyn avenue, from Fulton street to a point about 65 feet south of Fulton street.

The expenses incurred under the preliminary authorization amount to \$1,748,791, and the total estimated cost of the entire improvement is \$350,000. It is proposed to allow three hundred days for the completion of the contract.

Section Number Four, comprising the following sewers: Prospect place, from Grand avenue to Nostrand avenue; Nostrand avenue, from Prospect place to Dean street; Dean street, from Nostrand avenue to Brooklyn avenue; Brooklyn avenue, from Dean street to a point about 65 feet south of Fulton street.

The expenses incurred under the preliminary authorization amount to \$1,401,541, and the total estimated cost of the entire improvement is \$204,000. It is proposed to allow two hundred and forty days for the completion of the contract.

Section Number Five, comprising the following sewers: Macon street, from Tompkins avenue to Lewis avenue; Lewis avenue, from Macon street to Chauncey street; Chauncey street, from Lewis avenue to Fulton street; Fulton street, from Chauncey street to Troy avenue; Troy avenue, from Fulton street to a point about 55 feet south of Fulton street.

The expenses incurred under the preliminary authorization amount to \$1,-

047.95, and the total estimated cost of the entire improvement is \$325,000. It is proposed to allow three hundred days for the completion of the contract.

The total expenditure involved in carrying out these four sections amount to \$904,400. The assessed valuation of the property to be benefited amounts to \$472,324,584.

The remaining work required to complete the entire improvement comprises the construction of the Classon avenue, Park street, Troy avenue and Chauncey street branches of this system, the estimated cost of which work, from data now at hand, would appear to be about \$493,500.

New York Mortgage & Security Co.

At the meeting of the stockholders of the New York Mortgage & Security Company at their offices, 135 Broadway, Henry E. Cooper, Guy Du Val and Wilson P. Foss were elected to the Board, to fill vacancies. Harry A. Kahler, president, presented the annual report, which indicated net earnings for the fiscal year of \$201,495.29. After deducting 12 per cent. dividends, amounting to \$180,000, there remained a balance of \$21,495.29, which was carried to undivided profits. The report shows that the company has capital, surplus and undivided profits amounting to \$2,722,859.68, a net reduction of \$75,979.46, as compared with the preceding year. Since organization, bonds and mortgages have been made to the amount of \$140,601,457.66. The amount of outstanding guaranteed mortgages on March 1, 1915, was \$35,991,129.88. The company showed a larger cash balance than normally, the amount of cash on hand and in banks at the close of the fiscal year being \$503,853.91.

To Celebrate Subway Opening.

The South Brooklyn and Bay Ridge taxpayers' societies are arranging for a celebration of the opening of the Fourth avenue and Sea Beach subway lines, some time in June. Organizations taking part in the celebration will board a special train at the Fifty-ninth street station and journey over the line, inspecting the stations en route, and at the Manhattan end of the subway meet Mayor Mitchel, members of the Public Service Commission and other public officials. The day's events will terminate in a banquet to be held in the auditorium of Bay Ridge High School. The next meeting of the celebration committee will be held March 29, at Library Hall, corner of Fifty-ninth street and Fourth avenue.

Housing Law Repeal.

One of the immediate effects in Yonkers of the repeal of the State Housing Law was the granting of permits for the erection of a considerable number of new buildings which it would not have been possible to build under the law. The Legislature has placed upon the second class cities of the State the responsibility of drafting their own building and sanitary codes, the enforcement of which will be under the supervision of the State Health Commission.

New Forces in the Advisory Council.

The Advisory Council of Real Estate Interests announces the election of Messrs. Edmund L. Baylies, William M. Ivins and William R. Willcox to its Board of Counsel; and Burt L. Fenner, architect, Charles E. Knox, engineer, and Daniel E. Moran, engineer, to its advisory staff of experts. Frank Pattison, engineer, and Everts Tracy, architect, have also been elected to the Industrial Code Committee of the council, which is also comprised of Julius Franke and Louis J. Horowitz.

Taxpayers' Mass Meeting.

Final arrangements have been completed for the big mass meeting of taxpayers' organizations under the auspices of the United Real Estate Owners' Association, at the 44th Street Theatre, on Sunday evening, March 21. A number of civic organizations have interested themselves in the meeting and a large attendance is expected.

LAW DEPARTMENT

A Broker's Claim.

Editor of the RECORD AND GUIDE:

What claim has Broker A in the second sale as described herewith? Broker A brings a piece of suburban property to office of B, in exchange for a private house, of which B is sole agent, on the understanding that commissions are to be equally divided in the event of an exchange being effected. The deal is not closed. Subsequently Broker B hears of property that can be traded for the holdings offered by A. Is B justified in going direct to the owner, whom he had met on A's recommendation and introduction in the first deal? In the event of negotiations being successful, is A entitled to any commission?

Answer: In all common decency, yes! In law, however, we fear not. When treaties between great nations are treated as but "a scrap of paper," brokers without even that can scarcely hope for recognition in deals brought about behind their backs. A. should have obtained from the owner of the property a sole right for a certain time to negotiate the property, or from B. an agreement for recognition in any sale he might effect of it as sub-agent. Then as in America we still recognize "scraps of paper," A. would stand some show of fair treatment.—Ed.

Liability for Damages.

Editor of the RECORD AND GUIDE:

I leased a floor to "B" in a business building. The lease reads that "B" will not hold the owner of the property for any damages if any leak should occur from water pipes. A short time ago the water pipe in the ceiling burst and water came down and damaged "B's" goods, and he has demanded \$300 from owner, who refuses to pay; therefore, "B" brings suit to compel the owner to pay. Is the owner liable for damages in this case? Also, a tenant in same building under monthly lease claims \$100 damage to his goods on account of water leakage. Can this tenant compel owner to pay?

Answer: If a covenant was inserted in the lease relieving landlord "for any damages if any leak" arose, as is stated in the question, there can be no ground on which to hold him for the damages arising. But if the covenant were only to apply to plumbing of which the tenant had sole control, landlord might be liable, or another tenant of floor above might be liable for leaks in floor above, causing damage to tenant below.

Without a legal instrument itself before the editor, much has to be assumed from the words of the correspondent, which may be too partially used.—Ed.

Liability on Bond.

Editor of the RECORD AND GUIDE:

Will you kindly answer the following question? A owns a piece of property worth \$10,000, free and clear. In need of money, he borrows \$6,000 for three years at 5 per cent. from B. A gives B a bond for \$12,000, due date same as mortgage. A sells property to C for \$10,000, subject to mortgage of \$6,000. Is A still liable in any way on the bond, or does his selling the property to C relieve him of all responsibility?

Answer: A is always liable on his bond until it is paid or varied, by an extension without his consent, or the like. It is very often provided in the sale deed for C to assume payment of A's bond and mortgage when due. This does not relieve A, but puts C's financial responsibility in toward relieving A. In all events, if A is ever called upon to pay the bond he is entitled to have the mortgage assigned to him again, when he can foreclose it against the property and thus recoup himself.—Ed.

—In 1852 the block bounded by Fifth and Madison avenues, 78th and 79th streets, sold for \$3,000. In August, 1889, Henry H. Cook bought it for \$575,000, or at an increase of 19,000 per cent. The block has since been divided among a number of owners and is assessed at \$3,927,500.

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A New Book on Queens Borough.

Secretary Willis, of the Queens Chamber of Commerce, announces that a new 128-page book "Queens Borough" will be ready for distribution next week. Prominence is given to chapters on "Manufacturing and Industries," "Residential Advantages," "Waterfront Development," and "Building Development."

The book is full of interesting data for the homeseeker, the investor and the prospective manufacturer, and includes many attractive illustrations of new industrial enterprises, rapid transit construction work, the many types of houses and apartments which have been recently constructed in Queens, and also the social and educational features of the borough.

The following are the members of the Manufacturing and Industrial Committee under whose auspices the book was published: Burton Thompson, chairman; John W. Rapp, William D. Bloodgood, Henry M. Toch, A. L. Langdon, George E. Woods, John J. Halleran, William H. Dahman, Michael J. Degnon, Clifford S. Fox, and H. W. Drake.

Walter I. Willis, secretary of the Chamber, and author of this publication, says: "Few people realize how great a city the Borough of Queens would be, considered by itself, apart from its political connection with New York City. The following statement of its rank, as compared with the principal cities of the United States, will give some idea of its immensity, of its possibilities for even greater development, and of its importance from a commercial, industrial and residential standpoint: Nineteenth in population (387,444 on July 1, 1914); seventeenth in value of its manufactured products (\$151,680,000 in 1909); seventh in building construction for 1914 (\$19,373,471); sixth in assessed valuation (\$488,686,000 in 1914); fifth in area (117.36 square miles).

LOCAL IMPROVEMENTS.

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

Washington Heights District.—Laying out, closing and discontinuing West 138th street between Amsterdam and Convent avenues.

Murray Hill District.—Since the date of the last meeting, a report has been made by the engineer in charge of sewers, to the effect that the basin at the northwest corner of 52nd street and Madison avenue is needed immediately on account of contemplated repaving improvements.

Construction of receiving basins in West 48th street adjacent to the southeast corner of Eighth avenue and the southwest corner of Broadway at an estimated cost of \$820. The assessed valuation of the property is \$4,257,000. The proposed construction originates in connection with the repaving of 48th street, as it is deemed advisable to improve surface drainage conditions before the repaving work is undertaken.

Would Not Deserve Sympathy.

(By Henry George.)

If anyone is a great enough fool to buy land when this measure (the Single Tax) is impending, he does not deserve sympathy.

In Southern Nassau County.

Situating midway between Rockville Centre and Freeport in southern Nassau county, Baldwin Harbor presents the sparsely settled area contiguous to both that affords room for growth and improvement comfortable with the demand for suburban homes. Rockville Centre and Freeport are both expanding their residential area toward Baldwin Harbor and the latter community is the mediator in the keen rivalry between them. Evidence of it is found in the project to build a modern brick public school building at Baldwin Harbor in face of the fact that Freeport and Rockville Centre have modern school facilities; while numerous new houses are to be begun in the spring.

Like its thriving neighbors, Baldwin Harbor has gas and electric lights and copious water supply, curbed streets and concrete sidewalks, and it is only a few minutes' ride by trolley to either Freeport or Rockville Centre, where all local shopping facilities abound. The question of transportation between Baldwin station and Baldwin Harbor is solved by automobile stage service to and from all trains.

Many homeseekers fond of aquatic sports have been attracted to Baldwin Harbor because of its extensive frontage on Hempstead bay and its numerous safe anchorages for pleasure boats.

There are now practically no vacant tracts of land in either Rockville Centre or Freeport; and, extensive improvement and opportunity for home buying in that part of Nassau county must necessarily be contiguous to those villages or at Baldwin Harbor.

The township of Hempstead, in which all of these home colonies are situated, presents a happy civic circumstance. No assessments are laid against real estate for the cost of improving highways or for other public improvements. These expenses are all figured in the town budget and the increase pro rata in that schedule is so slight as to be hardly perceptible.

PRIVATE REALTY SALES.

More apartment house building projects, along West End avenue, continued activity in the West Bronx and a \$1,600,000 Park avenue investment purchase were featured in the week's business. The buying and building movement, long expected, in these outlying sections to be benefited by subway construction, has already manifested itself in the western sections; in the east, it is still being awaited. The presence of builders among purchasers, foreshadowing building operations and indicating that loans for such projects are being made, furnishes additional stability to the market. This week such buyers figured prominently, and this development, coupled with several large deals involving apartment houses, furnished most of the activity.

The total number of sales reported and not recorded in Manhattan this week was 24, as against 26 last week and 31 a year ago.

The number of sales south of 59th street was 6, as compared with 10 last week and 6 a year ago.

The sales north of 59th street aggregated 18, as compared with 16 last week and 25 a year ago.

The total number of conveyances in Manhattan was 128, as against 131 last week, 16 having stated considerations totaling \$1,201,599. Mortgages recorded this week number 64, involving \$1,149,280, as against 75 last week, totaling \$831,574.

From the Bronx 24 sales at private contract were recorded as against 20 last week and 18 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,289,340, compared with \$435,250 last week, making a total for the year of \$10,298,243. The figures for the corresponding week last year were \$772,107, and the total from Jan. 1, 1914, to March 21, 1914, was \$9,226,444.

\$1,600,000 Park Avenue Sale.

William Ziegler, Jr., bought from the E. A. L. Holding Company, Edgar A. Levy, president, the new thirteen-story apartment house, 755 Park avenue, at the southeast corner of 72d street, on plot 102.2x130, on the one-time site of the Freundschaft Club. The house contains thirty-eight suites, all occupied, at rentals ranging from \$3,500 to \$5,500 per annum. It was built from plans by Rouse & Goldstone, and was held at \$1,600,000. The renting agents were Douglas L. Eliman & Company. In part payment, Mr. Ziegler gave the two six-story store and loft buildings, 2-4 West 37th street, on plot 43x98.9, which he recently acquired as plaintiff in a foreclosure action for \$215,000. The deal was negotiated by Jesse C. Bennett and J. Curry Watson.

New Dwelling on Site of Two.

Douglas L. Elliman & Company sold for Mrs. Leopold Plaut 87 East 79th street, a four-story dwelling, on lot 19x 82.2, and for Mrs. F. A. Haight 89 East 79th st, a 4-sty dwelling at the north-west corner of Park avenue, on lot 22x 82, to a prominent New Yorker, who will demolish the structures and erect a costly residence on the combined plottage of 41x82.2. The two houses were held at \$200,000. Directly opposite on the northeast corner of Park avenue and 79th street is the new seven-teen-story apartment house erected by Bing & Bing, which was recently sold to the late Mrs. Morris K. Jesup, where the apartments rent from \$9,000 to \$10,000 each.

O'Neill-Adams Realty.

Large portions of the one-time O'Neill-Adams Company department store property on the west side of Sixth avenue, between 20th and 22d streets, were transferred this week to the Onaco Realty Company, of 5 West 34th street, the James McCreery & Co. store. The deeds were filed at the request of Gould & Wilkie, attorneys. The new company is said to represent mortgagees of the property who intend to prepare the property for renting. Title passed, subject to a mortgage of \$500,000. The description and location of the property conveyed will be found in the Records section of the current issue of the Record and Guide.

Strand Owners in Newark.

The Market & Beaver Realty Company, representing Mitchel H. Mark, Edward Spiegel, Max Spiegel and Henry Waterson, owners of the Strand Theatre, have purchased from the H. C. Miner estate through Louis Kamm, the Newark Theatre at Market and Beaver streets, Newark, at a reported price of \$450,000. The house will be remodeled and operated along the same lines as the Strand Theatre. The property was reported as being under negotiation for sale in the Record and Guide of January 30, but the prospective buyer at that time was said to be Marcus Loew.

New West Side Operation.

Thomas Dwyer and Donald Durant sold through Henry I. Cooper to a client of Louis Kempner & Son the two dwellings at the northwest corner of West End avenue and 89th street, known as 601 and 603 West End avenue. On the plot which fronts forty-four feet on the avenue and ninety feet in the street, the buyer, it is reported, will erect a thirteen-story apartment house, containing one apartment to a floor, of nine rooms and four baths.

Bank Re-Sells Apartment House.

The German Savings Bank has re-sold to Bernard Ratkowsky, an adjoining owner, the six-story elevator apartment house "Montana," at the south corner of Mt. Morris Park West and 124th street, on plot 100x100.11. The bank acquired the property on Monday at foreclosure at the stand of Henry Brady, for \$147,500, about \$1,600 below encumbrances.

Mrs. Hyde Sells on West Side.

Mrs. Lilla B. Hyde sold to Frederick Brown, through the Douglas Robinson-Charles S. Brown Company and the up-town office of Goodale, Perry & Dwight the two eleven-story apartment houses, Eton Hall and Rugby, at 29-35 Claremont avenue, each on plot 56.8x100, near Columbia University. The properties have been held at \$600,000.

West Side Dwellings Sold.

Edward H. Raynolds sold through Alfred C. Marks, 124-126 West 72d street, two four-story dwellings, each on lot 25x102.2, to a client of the Lawyers Title Insurance & Trust Company. It is said that an apartment house improvement is contemplated. Mr. Raynolds acquired No. 126 about three months ago from Dr. John F. Erdman through the same broker.

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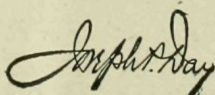
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Parties who answered this advertisement last week will please repeat their letters, as they were lost in error.

WANTED—Salesman, only high-class man, with a knowledge of building trade and acquainted with architects and engineers, to handle a well established article without competition in its line, and be able to devote entire time to this proposition. Apply **GEORGE J. HEALEY & CO., Inc.**, 1482 Broadway.

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Dyckman Block Front Deal.

The Haven Construction Company, Charles Flaum, president, bought, from the Lawyers' Title Insurance & Trust Company, through William S. Baker, the block front in the south side of 215th street, between Broadway and Amsterdam avenue, with a frontage of 125 feet in the street and 100 feet on each avenue. The plot, containing about 12,500 square feet, will be improved with two five-story apartment houses.

Manhattan—South of 59th St.

5TH ST.—Joseph A. Wangler sold 316 East 5th st, a 3-sty tenement, on lot 20x96, to Max Bierman, who owns adjoining property at 314.

11TH ST.—Samuel P. Schlansky has resold to the Dochterman Realty Co., a holding corporation for the Dochterman Storage van Co., the factory property at 732 to 736 East 11th st on plot 72x92, which the seller recently acquired from the Rockaway Rolling Mill Co.

38TH ST.—Louis Schrag sold for Margaret T. Ryan and Jane L. Aerner, the 1-sty shop and 4-sty tenement, 216-218 East 38th st, on plot 42x84.

8TH AV.—David Fry bought from the Chelsea Exchange Bank the 4-sty building, 687 8th av, on lot 20.2x100, a leasehold.

9TH AV.—William H. Archibald sold for the estate of Margaret Lemon the 3-sty store and apartment building, 633 9th av, which has been in the Lemon family for nearly fifty years. The buyer is Nathan Marks.

Manhattan—North of 59th St.

65TH ST.—Pease & Elliman sold for Louis J. Pooler, 17 East 65th st, a 4-sty dwelling on lot 25x100.5. The property is assessed by the city at \$103,000 and was purchased by Mr. Pooler through the same brokers in 1898. The buyer is Dr. Edmund L. Dow.

72D ST.—Douglas L. Elliman & Co. sold for Argall L. Bull, 116 East 72d st, a 4-sty dwelling, on lot 16.8x102.2. The property has been in the family of the seller for nearly thirty years. The buyer is Thomas Crimmins.

74TH ST.—Joseph H. Wise sold the 4-sty dwelling, 35 West 74th st, on lot 20x102.2, to George Seligman.

99TH ST.—Annie C. Cochran has sold 70 West 99th st, a 5-sty flat, on lot 25x100, to L. Davis.

108TH ST.—Lawyers Mortgage Co. sold 327-329 East 108th st, a 6-sty tenement, on plot 50x100.11, to Gaetano Riccio.

111TH ST.—Harris & Maurice Mandelbaum re-sold to a client of Philip D. Shapiro, attorney, the 3-sty dwelling, 80 East 111th st, on lot 16.8x100.11.

AMSTERDAM AV.—Joseph P. Day sold for the estate of John C. Kieley the 5-sty tenement, 66 Amsterdam av, on lot 25x100. The property was scheduled to be sold at auction on April 8.

MADISON AV.—William F. Donnelly has purchased from Samuel Wacht the 5-sty apartment house 1772 and 1774 Madison av, on plot 40x100. The seller acquired the property last week in an exchange for the loft building at 8 Gold st.

RIVERSIDE DR.—The House of the Holy Comforter, Free Church for Incurables, has been granted permission, by the Supreme Court, to sell its property at the northeast corner of Riverside dr and 139th st, to the St. Regis House, a corporation, for \$172,000. The proceeds are to be used for the erection of a new home to be built on a site recently acquired on Grand blvd and Concourse and 196th st.

8TH AV.—Ferdinand Nagel sold for Charles Plunkett the 5-sty flat 2364 8th av, on lot 25x100.

Bronx.

BUSH ST.—Frank E. Schorer sold 160 Bush st, a private house on plot 32x75.

FIELD PL.—A. Hamilton has purchased the plot 60x100 at the southwest corner of Field pl and Creston av.

GARDEN ST.—Inland Holding Co. has sold 784 Garden st, a 2-sty dwelling, on lot 16.8x100.

138TH ST.—Richard H. Scobie sold for Mrs. Adele Harrington, the 3-sty dwelling 454 East 138th st, on lot 16.8x100.

179TH ST.—Caroline C. Tiedjens sold the dwelling, 160 East 179th st, on plot 50x90.

183D ST.—Matthew B. Larkin has sold to the Phelan Bros., Construction Co. the block front in the north side of 183d st from Valentine to Tiebout av. The block will be improved, it is reported, by the new owners with 5-sty apartment houses.

187TH ST.—Samuel Cowen sold to Walter M. Wescher, 470 East 187th st, a 5-sty apartment house on plot 40x100. The buyer gave in exchange 1543 Hoe av, a 3-sty dwelling, on lot 20x100.

236TH ST.—Morris Marks has sold the 2-sty 2-fam. dwelling, 123 East 236th st, on lot 25x100.

BASSFORD AV.—The Bromberg Realty Co. sold 2525 Bassford av, a 4-sty apartment house, on plot 35x75, to Martin H. Cohen. The property was given in part payment for 15 Arden st, the 5-sty apartment house recently reported sold.

BATHGATE AV.—George J. McCaffrey sold for Mrs. E. D. Hogan the plot 50x115 at the northeast corner of Bathgate av and 183d st.

EDEN AV.—David Kraus sold through Charles E. Buckbee the plot 50x95 on the west side of Eden av, 93 ft. north of 173d st.

FORDHAM RD.—Daniel B. Freedman and Lawrence Davies bought from Mrs. C. Collins and E. McCabe, through Richard H. Scobie, the plot 74x100, at 262-264 Fordham rd.

GRAND BOULEVARD AND CONCOURSE.—A. Zubrod has sold the residence and plot 50x113, on the east side of Grand Boulevard and Concourse, 115 ft. south of Field pl, through to Ryer av.

GRAND BOULEVARD AND CONCOURSE.—M. B. Larkin sold to H. O. Heuer, the plot 50x100, on the east side of Grand Boulevard and Concourse, 100 ft. north of 181st st.

GRAND BOULEVARD AND CONCOURSE.—E. Osborne Smith sold for the K. & R. Construction Co. Klein & Roth the new 5-sty apartment house, 103x100, at the northeast corner of Grand Boulevard and Concourse and Bush st. The house was completed last autumn by the sellers, and was held at \$150,000.

MT. HOPE PL.—William C. Bergen sold to the K. & R. Construction Co., Klein & Roth, the ten lots at the northeast corner of Mt. Hopes pl and 176th st, for improvement with four 5-sty apartment houses. E. Osborne Smith was the broker.

MORRIS PARK.—Richard H. Scobie sold for Mrs. F. Flynn, two lots on Sackett av, near Haight av, Block 3, on Morris Park map, lots 4 and 39; also two lots on Haight av, corner Sackett av, Block 3, lots 40 and 41, and one lot on Muliner av, near Sackett av, Block 55, lot 36. These lots were bought at the Morris Park auction sale.

PROSPECT AV.—John C. B. Orth has sold 1037 Prospect av, a 3-fam. house, on plot 50x145.

WALTON AV.—E. Osborne Smith has sold to James A. McCarthy for Mary L. Cassidy the southeast and northeast corners of Walton and Tremont avs. Each corner consists of a vacant lot, the southerly one measuring 100 ft. on the av and 25 ft. in the st and the northerly parcel front 103 ft. on the av and 25 ft. in the st.

WASHINGTON AV.—Samuel Williams sold 1308-1310 Washington av, a 5-sty flat, on plot 38x104.

WASHINGTON AV.—Frederick Beyers sold the lot 25x103 at 2150 Washington av.

Brooklyn.

CARROLL ST, ETC.—Henry Pierson & Co. sold for Mary L. Van Roden, the dwelling 823 Carroll st; also 191 St. John's pl to Dr. Sahlin.

SEAGATE.—Clarence V. Kip purchased from Arthur H. Strong a new dwelling, on plot 100x100, at the southeast corner of Neptune and Highland avs.

WINDSOR PL.—Charles E. Rickerson sold for the William Calder Co. the 2-sty dwelling 253 Windsor pl.

45TH ST.—Tutino & Cerny sold for Fraeda Munyer to John Meyer the 2-sty dwelling, 427 45th st, on lot 20x100.

50TH ST.—The 5th Av. Realty Co. sold the plot 50x100, in the south side of 50th st, 100 ft. west of 6th av, to the March Realty Co.

77TH ST.—Samuel Galitzka sold for M. Murphy to Stecher & Welsh the plot 100x100 in the south side of 77th st, 226 ft. east of 4th av, and for Cohen & Lang the plot 100x100 at the southwest corner of 5th av and 76th st to Simon Abels.

LAFAYETTE AV.—Bulkeley & Horton Co. sold for the estate of John Cassidy 302 Lafayette av, a 3-sty residence.

Queens.

ELMHURST.—Blau & Weiss have sold to a Mr. McMann 2526 Browne av, a 3-sty dwelling, on lot 20x81.

LONG ISLAND CITY.—Seidel Realty Co. sold for James C. Quinn a plot 50x100, on the west side of 11th av, about 200 ft. north of Broadway.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Kinsey av to Mrs. Edith Kahn and 40x100 in Sterling st to P. Clark.

Richmond.

FORT WADSWORTH.—Bethlehem Orphans' Home, at College Point, has purchased a 21-acre tract near Fort Wadsworth, for a new orphanage.

Rural and Suburban.

CORNWALL, N. Y.—J. Sterling Drake has sold for Dayton Hedges to Rev. James Cromie, of New York City, a plot at Cliff Side Park.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Myrtle av to Edward O'Neill and 60x100 on 4th av to J. Reilly.

HOBOKEN, N. J.—Hoboken Land and Improvement Co. sold to the American Lead Pencil Co. six 3-sty dwellings, 100x75, at the northwest corner of Willow av and 5th st, as a site for a factory.

IRVINGTON, N. Y.—Dr. Theodor Bailey bought through Kenneth Ives & Co., the estate of the late Mrs. Julia H. Worthington, known as "Rossiter," on Broadway and Sunnyside. It comprises eight acres, a large residence and out-buildings.

MAMARONECK, N. Y.—The Nehring Co. and Frederick P. Boehm have sold for Paul P. Sheehan to Jennie Belle Kolter a plot of about 8 lots on Heathcote Hill. The buyer gave as part payment three lots on the Boston post rd, 175 ft. west of Mount Pleasant av.

ORANGE, N. J.—The South Orange Lodge, B. P. O. E., is reported to have purchased, as a site for a club house, a plot at South Orange and Fairview avs, from the estate of William H. C. Dodd.

PLANDOME, L. I.—L'Ecluse, Washburn & Co. sold a new house on Gate blvd to E. H. Warren.

RIDGEFIELD, CONN.—Pease & Elliman sold for Mrs. Remington, the country estate of the late Frederic Remington, the artist. It comprises about fifty acres and was held at \$48,000.

SCARSDALE, N. Y.—Robert E. Farley Organization sold to Dr. Ralph R. Ryan, four plots each 75x150, on the west side of Walworth av, Greenacres.

YONKERS, N. Y.—Charles E. Hartshorne, Receiver of Taxes of the city of Yonkers, has purchased a large plot of ground on Bayley av, in the Lawrence property, from the American Real Estate Co. at South Yonkers and is having plans prepared for a home.

LEASES.

Profit in 42d Street Lease.

The Herbert & Huesgen Company, optical and photographic specialists, now at 311 Madison avenue, have acquired, through Clark T. Chambers, the unexpired lease of the Hallett & Davis Piano Company, on the new six-story building, 18 East 42d street, which has still nineteen years to run. The piano company leased the property in May, 1913, for twenty-one years, at about \$14,000 a year, or an aggregate of about \$294,000, and erected the present building. The aggregate rental to be paid the new lessees will be more than \$500,000, which indicates a considerable profit. Both leases were recorded last week. The attorneys in the deal were Adolph and Henry Bloch, representing the Herbert & Huesgen Company, and Knowlton Durham, representing the Hallett & Davis Piano Company.

Long Fulton Street Lease.

Nelson, Lee & Green leased for Samuel K. Jacobs the five upper floors in the new six-story building, on lot 25x75, at 141 Fulton street, to Mark Miller and his Metropolitan Optical School, which has been located in the same neighborhood for twenty-five years. The lease is for twenty-one years from May 1, 1915. The building has been rebuilt at an estimated cost of \$20,000 by Mr. Jacobs, who leased it last November from the Lorillard estate, through the same brokers.

First Circle Building Lease.

Nelson, Lee & Green, in conjunction with Huberth & Huberth, leased for the Veronica Realty Company the large store in the 61st street side of the new Circle Building, at Columbus Circle, now in course of construction. The tenant is the Racine Rubber Tire Company, of New York and Wisconsin. The building will not be completed until May 1, but by special arrangement the lessee will have possession at once. This is the first lease closed in the building.

Out-of-Town Merchant on Fifth Ave.

A. E. Little, shoe manufacturer, of Lynn, Mass., is the lessee of the two-story building to be erected between the Union League Club and the new Arnold, Constable & Co. store at the southeast corner of Fifth avenue and 40th street. Douglas L. Elliman & Co. were the brokers. The details of the transaction were reported in the Record and Guide of March 6.

"Movie" in Old Haymarket.

Following the announcement in the Record and Guide last week that negotiations were pending for the lease of the one time Haymarket, at the southeast corner of Sixth avenue and 30th street, for a moving picture theatre, it was learned that plans were filed this week for such an improvement by Edward Baresel, architect. The lessee is Abraham Goldsmith and the owner, the 1227 Broadway Corporation.

Clothiers Lease Two Stores.

Smith, Gray & Company, clothiers, leased from I. S. and M. S. Korn and Ottinger & Brother, the stores at 1456-1458 Broadway, opposite the new building to be erected for Brokaw Brothers, and also leased from P. Henry Dugro the ground floor at the northwest corner of Third avenue and 58th street.

\$225,000 Sun Building Lease.

The Schulte Realty Company leased, through Pease & Elliman, to the Enlah Company, for twenty-one years, at an aggregate rental of about \$225,000, the store, 12x45, adjoining the corner in the Sun Building at Park Row and Frankfort street, which is to be remodelled by August 1.

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367 Fulton Street, Jamaica

188 Montague Street, Brooklyn
44 Court Street, Brooklyn
1354 Broadway, Brooklyn

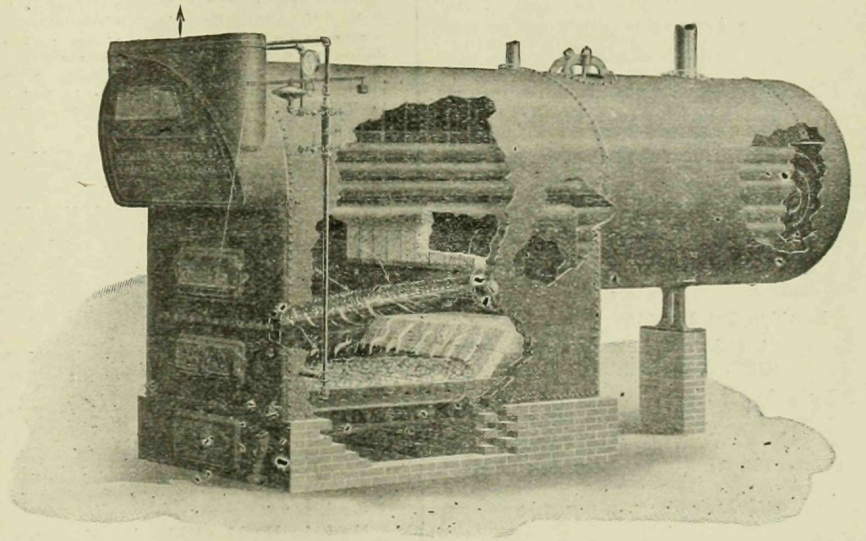
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**SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES**

Manhattan.

ALBERT B. ASHFORTH leased for the Polo Construction Co. to Field & Stream and the Smart Set Publishing Co., of 456 4th av, the 7th floor in 329-331 4th av.

BRETT & GOODE CO. leased in 141-147 5th av the entire southerly portions of the 3d and 4th floors, containing about 10,000 sq. ft., to the Art Lithographic Co., of Berlin, Germany, art lithographic supplies.

BRETT & GOODE CO. leased to the Bromley Lace Co., of Philadelphia, about 5,000 sq. ft. in 141-147 5th av.

GUSTAV BRITT leased the 3-sty dwelling at 257 West 11th st for Mrs. H. C. Schmidt to Julia Burgess; also the 3-sty dwelling at 146 Lexington av for the estate of Willia P. Woodcock, 2d, to Gustave Dahn; and the 3-sty dwelling at 414 West 19th st for Miss H. J. Furman to Mrs. Carrie Harrison.

CARSTEIN & LINNEKIN, INC., leased the 1st loft in 535-543 West 33d st to the Murtaugh Elevator Co., of 237 East 41st st; the 1st loft at 119 East 18th st to John Kendrick; offices at 329 4th av to Griffin & Field; Joseph Abrahams, Inc., and Hans. T. Hofer, and in 3-7 West 29th st to Joseph A. Fobart and William A. Kliebe.

CLARK T. CHAMBERS has leased for Seton Henry & Douglas Gibbons, as agents, the store and basement at 17 East 45th st to Arthur of London, now located at 603 5th av.

CLARK ESTATES leased the dwelling 52 West 74th st to George W. Hill.

LEROY COVENTRY & CO. rented for the Neptune Realty Co., four offices in 23-25 East 26th st to William T. Knott of 214 Church st.

LEROY COVENTRY & CO. rented the 1st loft in the building at the southeast corner of Broadway and 63d st to the Roskam-Scott Co.

CROSS & BROWN CO. leased offices in the 42d St Building, Madison av and 42d st, to E. C. DeWitt & Co., of 146 West 52d st, Norman Macbeth; American Wood Working Machinery Co., of 90 West st; John Deere Wagon Co.; G. K. Laird; Robert Euwer, Nassoit & Kennedy, of 11 East 42d st, and in conjunction with Louis Schrag, the 11th floor at 149-151 West 36th st to the University Button Works, of 133 West 23d st.

CROSS & BROWN CO. leased the garage at 59 West 66th st to the Atlantic Importing Co., of 191 Front st; offices in 417 5th av to S. E. V. Shepard and H. J. Sherwood; at 396 Broadway, to Jacob Aizeman and the 5th floor at 22 West 39th st to the Bertha-Burkett Co.

CROSS & BROWN CO. leased offices at 18 East 41st st to Geo. H. Curtis Construction Corporation, Natural Ice Ass'n of America, and additional space to Workmen's Compensation Service Bureau, and for Albert B. Ashforth, as agent, space in 140-42 West 55th st to Edw. F. Cronin.

DUFF & BROWN CO. leased for Daisy C. Schaefer to Richard Parr the 4-sty dwelling 322 Convent av, and for Martin Ungrich to Oscar Dohen the store floor in 1703 Amsterdam av.

DOUGLAS L. ELLIMAN & CO. leased apartments in 840 Park av to Dr. John A. Vietor; in 55 East 76th st for Goodwin & Goodwin, agents, to Mrs. W. H. Roome; in 383 Park av to R. W. B. Elliott, and in 178 East 70th st to Dr. Francis W. Sovak.

J. B. ENGLISH has leased for A. M. Lyon the store 1648-50 Broadway to the Keystone Holding Co.

J. B. ENGLISH has leased the 2d loft in 243-245 West 47th st to Joseph Gidon, also the 3d and 4th lofts in the same building to Zimmerman & Weber; also offices in the Astor Theatre Building to the Fair Service Bureau and M. Stead; apartments in 153 West 46th st to Dr. Johnson and E. Stein; at 205 West 56th st to A. Currie and J. Fink.

FOLSOM BROTHERS, INC., leased for Mrs. Ella L. Paddock the house 463 West 34th st to William J. Smith.

THOMAS FORD leased for John T. Nagle, 47 East 21st st, to Margaret Derr; also for Ellen Reilly to Goodman Brothers, the store at the southwest corner of 1st av and 13th st, and for the Donohue estate, the building at the southeast corner of 2d av and 23d st to Jentzen & Decken.

M. & L. HESS (INC.) leased space at 49-51 East 21st st to Freeman & Co. of 34 Pine st; offices at 172 5th av to Benjamin Andrews; at 30-32 East 20th st to William K. Muntz of 10 East 14th st; at 170 5th av to Seidel & Scheiwiler and at 329-331 4th av to the Schuman Textile Co.

M. & L. HESS (INC.) leased the 7th floor in 176 Park Row to the Columbia Electrotvpe Co. of 41 Ann st; the 3d loft in 226-242 William st to John A. Phillips; the 7th loft in 105-107 5th av to Paul A. Straub & Co., and the rear part of the 5th loft at 22-24 West 27th st to M. & A. Gelastein.

HOUGHTON CO. leased for John W. Cox to Abraham I. Gancher the 3-sty dwelling 67 West 94th st.

HOUGHTON CO. leased to Lillian M. Gartner the 3-sty dwelling 263 West 70th st for May H. Shannon.

HOUGHTON CO. leased for George W. Folsom as committee of Margaret Folsom, the 3-sty dwelling, 741 West End av, to Marie Hellemann.

HUBERTH & HUBERTH leased the three upper floors containing 27 rooms in the 4-sty dwelling, 1841 Lexington av, to Elizabeth Penders; also the 4-sty building 332 Monroe st to Isaac Grossberg.

EDWIN P. HUME, of Huberth & Huberth, has rented to the Franklin Motor Car Co., now at Amsterdam av and 75d st, the store 1848 Broadway, in the Circle Building, adjoining the southeast corner of 61st st and Broadway, and making an L through to 61st st, together with a basement store facing the underground street which leads to the subway station.

M. JUST, who is now building a 2-sty stable at 424-6 West 209th st, on plot 50x100, has leased the same from the plans for five years.

A. KANE & CO. leased the dwellings 215 West 125th st and 517 Manhattan av.

SAMUEL H. MARTIN has leased apartments at 14 West 64th st to A. C. Darling and P. F. Thomas; at 32 West 65th st to A. D. Bernard; at 14 West 65th st to Caroline Smith; at 132 West 66th st to M. J. O'Brien and at 428 West 125th st to Fred Stone.

SAMUEL H. MARTIN leased for Cohen & Weinstein the store and basement in 2173 8th av to Otto Hinrich.

NELSON, LEE & GREEN, INC., rented for the Mitchell H. Mark Realty Co., the store south of the lobby in the Strand Theatre Building, Broadway, northwest corner 47th st, to the Rosenblum Shoe Co. The store was held at \$7,000 per annum.

CHARLES F. NOYES CO. leased for Wm. H. Whiting & Co., agents, the 3d loft in 70-76 Fulton st to Bernhard J. Schaefer, and in conjunction with the same firm the 2d loft at 116 Duane st to the S. T. Smith Co. of 25 Barclay st; also offices in 35-37 Eroad st to Myer Cohen and in 37 Liberty st to the Ensor Manufacturing Co.

A. Q. ORZA, of the office of Leopold Porrino, has leased for A. M. Lasser to Vito Baolito the property 56-58 King st for five years at an aggregate rental of about \$30,000; and in conjunction with the Douglas Robinson, Charles S. Brown Co. the store in 5 2d av for a macaroni factory.

PEASE & ELLIMAN leased for Caroline H. Johnson, of Stuttgart, Germany, represented by Harris D. Colt, as attorney, the store and basement in 14-18 West 24th st to the American Museum of Safety, of 29 West 39th st. The space will be used for the exhibition of safety devices to the general public. Cross & Brown are the agents of the building and represented the lessor.

PEASE & ELLIMAN leased for J. Gilson Maupin his apartment in 27 East 62d st to F. B. Burns; in 244 Riverside dr, an apartment to Mrs. Frances C. McGowan; and for Cross & Brown, as agents for the U. S. Rubber Co., offices, in its building at Broadway and 58th st to M. E. Applebaum of 55 Liberty st.

PEASE & ELLIMAN have renewed the lease of John W. Brett on the 4-sty dwelling, 17 West 51st st, for Mrs. James L. Barclay; also renewed for Mrs. Rosalie B. Meany, the lease of Adolph C. Kluge, on the 4½-sty dwelling, 318 West 91st st; rented for the E. A. L. Park Av Co. an apartment in 525 Park av to James C. Dunn, and in 43 East 62d st one to Dr. H. D. Furniss.

PEASE & ELLIMAN leased for John J. Ascher the 6-sty garage, 51-53 East 76th st to Mrs. William H. Roome, who will operate it as a general garage.

PEPE & BRO. leased for the Title Guarantee & Trust, 48 Morton st, a 4-sty dwelling.

PORTER & CO. leased for Fannie M. Porter, the 3-sty dwelling, 61 West 124th st to Roy E. Flemming.

GEO. R. READ & CO. rented for the Chesborough Building Co. the 2d floor 20 Pearl st to the National Greek Line; also for Kerby Stevens a sections of the second floor 63-5 Wall st to Jimenis & Co. of 114 Wall st.

RICE & HILL have leased for Bradley Martin, Jr., and the Assets Liquidation Co. the 6-sty elevator apartment house, "West Point," at 575 Riverside Dr, being the southeast corner of 135th st, on plot 128x119x irreg. The rental to be paid approximates nearly \$100,000. The lessee is reported to be Joseph Shenk.

CHRIS. SCHIERLOH leased the building 287 3d av for the Oliphant Estate to the Rock of Gibraltar Aid Society, an association of Spanish residents in New York City.

SHAW & CO. leased for Electa D. Holmes the 3-sty dwelling, 223 West 131st st to Randolph H. Smiley.

SLAWSON & HOBBS leased for Geo. R. Read & Co. part of the vacant property at Northern av and 177th st, for tennis courts.

SPEAR & CO. rented for Elias A. Cohen the entire building at 13 Elizabeth st to Louis Horowitz; with M. & L. Hess (Inc.) the 6th loft in 13-21 East 22d st for Chas. & Fred Hirschhorn to Gretzinger & Solomon; and for the American Real Estate Co. three floors in 54-62 West 21st st.

SPEAR & CO. have rented for F. L. Partridge the 3d loft in 469 Broome st to the Progressive Alt Co. and the 2d and 3d lofts in 473-475 Broome st to Samuel Singer and Hurwitz & Finkelstein.

L. TANENBAUM, STRAUSS & CO., INC., rented for the United States Trust Co. to the Eagle Printing Ink Co. the store and basement of 83-7 Grand st, and for Edward P. Slevin the 4th loft at 9 West 20th st to the Star Kimono Co.

UNGER & WATSON leased for J. L. Diaz, agent of the Wendel estate, the 3-sty dwelling, 754 Lexington av.

SIDNEY L. WARSOWER has leased for a term of years the 2d loft at 247-9 West 36th st, for Thomas & Eckerson, to the Public Supply Co., of 1907 Park av, manufacturers of slot machines.

Bronx.

PORTER & CO. have leased for the John B. Haskin Estates, Inc., to Morris Slachter the four apartment houses at 952, 956, 960 and 964 Kelly st.

Brooklyn.

BURRILL BROTHERS leased the dwellings 554 3d st for H. A. Bade, 827 Carroll st for the Mechanics' Bank, 462 2d st for W. H. Jasper, 518 2d st for the Chauncey Co, 207 8th av for the Newton Co, 862 Carroll st for C. E. Donnellon, and 422 2d st for H. T. Jackson.

Suburban.

ROBERT E. FARLEY Organization leased to Leon Alland the estate of Mrs. E. F. Walton on Garden rd, Scarsdale.

FISH & MARVIN rented for the summer the country estate of John D. Crimmins, at Colenders Point, Noroton, Conn., to Mrs. A. C. Windmuller.

FISH & MARVIN rented for Mrs. Fitch Gilbert, Jr. her country place "Vergemere" at Orienta Point, Mamaroneck, and for Pliny W. Williamson his estate at the corner of Edgewater and Heathcote rds, in the Heathcote tract, Scarsdale, to S. Strauss.

FISH & MARVIN leased at Bronxville a furnished apartment in Gramatan Court for Mrs. Goodrich Smith to Horatio Seymour.

PEASE & ELLIMAN rented for Mrs. Mary L. Townsend of New Haven, her camp on the Upper St. Regis Lake, in the Adirondacks.

DUDLEY P. POWER leased to Frederick C. Overbury the country estate of Prof. Charles P. Warren at Hillsdale, N. J., consisting of 30 acres and a Dutch colonial residence.

ALLEN J. C. SCHMUCK has rented the Story cottage on Briarwood Crossing, near the Rockaway Hunting Club, at Cedarhurst, L. I., to De Courcsey L. Hard.

DAVID STEWART leased the country place of the late Daniel O'Day at Deal Beach, N. J., to William P. Ahnett. The estate is known as "Kildysart" and is one of the show places on the coast.

L. ECLUSE, WASHBURN & CO. leased the Clarence M. Busch estate at Great Neck, L. I., to Leopold Friedrichs of 524 5th av, New York.

L'ECLUSE, WASHBURN & CO. have rented the property known as "The Pebble," at Oyster Bay, L. I., belonging to Mrs. F. R. Coudert, and the Harriet B. Truesdell property at Huntington.

E. S. WILLARD & CO. have leased for Camille Weidenfeld his house and cottage and about 17 acres at Oyster Bay, L. I., to Henry W. Lowe.

WORTHINGTON WHITEHOUSE has leased for Mrs. Henry P. Tailer her country estate at Roslyn, L. I., on the east side of Hempstead Harbor, to Percy R. Pyne, 2d.

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1914. Following each weekly tables is a resume from January 1 to date.)

MANHATTAN			
Conveyances.			
	1915	1914	
	Mar. 12 to 18	Mar. 13 to 19	Jan. 1 to Mar. 19
Total No.	128	141	
Assessed value	\$6,647,100	\$8,004,500	
No. with consideration	16	13	
Consideration	\$1,201,599	\$156,350	
Assessed value	\$1,153,000	\$162,000	
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19	Jan. 1 to Mar. 19
Total No.	1,457	1,566	
Assessed value	\$81,000,110	\$93,917,113	
No. with consideration	179	159	
Consideration	\$10,282,824	\$6,414,389	
Assessed value	\$10,301,050	\$6,849,517	
Mortgages.			
	1915	1914	
	Mar. 12 to 18	Mar. 13 to 19	Jan. 1 to Mar. 19
Total No.	64	81	
Amount	\$1,149,280	\$4,053,535	
To Banks & Ins. Cos.	20	24	
Amount	\$426,100	\$2,141,000	
No. at 6%	26	33	
Amount	\$170,530	\$509,965	
No. at 5 1/2%	3	4	
Amount	\$35,750	\$241,000	
No. at 5%	18	21	
Amount	\$709,000	\$2,956,000	
No. at 4 1/2%	1	3	
Amount	.....	\$46,500	
No. at 4%	.....	1	
Amount	.....	\$59,300	
Unusual rates	.....	2	
Amount	.....	\$21,000	
Interest not given	.....	17	
Amount	\$234,000	\$219,770	
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19	Jan. 1 to Mar. 19
Total No.	828	945	
Amount	\$18,699,789	\$30,429,088	
To Banks & Ins. Cos.	149	219	
Amount	\$7,475,682	\$18,153,200	
Mortgage Extensions.			
	1915	1914	
	Mar. 12 to 18	Mar. 13 to 19	Jan. 1 to Mar. 19
Total No.	51	48	
Amount	\$2,475,900	\$1,243,000	
To Banks & Ins. Cos.	19	7	
Amount	\$1,565,500	\$169,000	
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19	Jan. 1 to Mar. 19
Total No.	407	472	
Amount	\$15,398,843	\$19,244,685	
To Banks & Ins. Cos.	130	116	
Amount	\$8,384,000	\$10,053,450	
Building Permits.			
	1915	1914	
	Mar. 13 to 19	Mar. 14 to 20	Jan. 1 to Mar. 19
New buildings	4	13	
Cost	\$213,150	\$896,200	
Alterations	\$191,960	\$910,560	
	Jan. 1 to Mar. 19	Jan. 1 to Mar. 20	Jan. 1 to Mar. 20
New buildings	85	98	
Cost	\$13,248,225	\$8,375,190	
Alterations	\$1,638,824	\$3,316,244	

BRONX.

Conveyances.			
	1915	1914	
	Mar. 12 to 18	Mar. 13 to 19	Jan. 1 to Mar. 19
Total No.	111	103	
No. with consideration	10	15	
Consideration	\$79,225	\$169,788	
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19	Jan. 1 to Mar. 19
Total No.	1,238	1,238	
No. with consideration	120	161	
Consideration	\$1,172,966	\$1,540,462	
Mortgages.			
	1915	1914	
	Mar. 12 to 18	Mar. 13 to 19	Jan. 1 to Mar. 19
Total No.	79	58	
Amount	\$906,776	\$778,000	
To Banks & Ins. Cos.	8	8	
Amount	\$301,000	\$383,000	
No. at 6%	34	24	
Amount	\$565,750	\$169,850	
No. at 5 1/2%	6	4	
Amount	\$61,500	\$252,000	
No. at 5%	14	12	
Amount	\$118,650	\$157,250	
Unusual rates	.....	2	
Amount	.....	\$50,700	
Interest not given	.....	25	
Amount	\$160,876	\$148,200	
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19	Jan. 1 to Mar. 19
Total No.	656	747	
Amount	\$4,905,210	\$6,662,108	
To Banks & Ins. Cos.	39	99	
Amount	\$780,250	\$2,042,301	
Mortgage Extensions			
	1915	1914	
	Mar. 12 to 18	Mar. 13 to 19	Jan. 1 to Mar. 19
Total No.	13	17	
Amount	\$242,350	\$278,500	
To Banks & Ins. Cos.	2	2	
Amount	\$6,500	\$65,000	
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19	Jan. 1 to Mar. 19
Total No.	181	189	
Amount	\$3,233,005	\$3,261,300	
To Banks & Ins. Cos.	40	27	
Amount	\$761,950	\$769,000	
Building Permits			
	1915	1914	
	Mar. 12 to 18	Mar. 13 to 19	Jan. 1 to Mar. 19
New buildings	16	22	
Cost	\$708,150	\$381,275	
Alterations	\$8,750	\$90,900	
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19	Jan. 1 to Mar. 19
New buildings	196	152	
Cost	\$6,141,025	\$3,459,805	
Alterations	\$159,635	\$243,160	

BROOKLYN.

Conveyances.			
	1915	1914	
	Mar. 11 to 17	Mar. 12 to 18	Jan. 1 to Mar. 18
Total No.	482	423	
No. with consideration	46	52	
Consideration	\$280,954	\$204,730	
	Jan. 1 to Mar. 17	Jan. 1 to Mar. 18	Jan. 1 to Mar. 18
Total No.	4,339	4,855	
No. with consideration	453	529	
Consideration	\$2,329,490	\$4,410,217	
Mortgages.			
	1915	1914	
	Mar. 11 to 17	Mar. 12 to 18	Jan. 1 to Mar. 18
Total No.	291	297	
Amount	\$1,026,285	\$1,031,949	
To Banks & Ins. Cos.	36	61	
Amount	\$202,300	\$332,250	
No. at 6%	180	183	
Amount	\$588,425	\$459,370	
No. at 5 1/2%	68	48	
Amount	\$285,375	\$294,050	
No. at 5%	23	53	
Amount	\$92,660	\$214,150	
Unusual rates	.....	2	
Amount	\$2,200	.....
Interest not given	.....	13	
Amount	\$57,625	\$64,379	
	Jan. 1 to Mar. 17	Jan. 1 to Mar. 18	Jan. 1 to Mar. 18
Total No.	3,129	3,305	
Amount	\$10,547,961	\$12,834,663	
To Banks & Ins. Cos.	433	651	
Amount	\$2,499,541	\$4,645,600	
Building Permits.			
	1915	1914	
	Mar. 12 to 18	Mar. 13 to 19	Jan. 1 to Mar. 19
New buildings	140	138	
Cost	\$1,564,200	\$1,134,200	
Alterations	\$68,350	\$89,725	
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19	Jan. 1 to Mar. 19
New buildings	974	840	
Cost	\$7,362,285	\$8,796,485	
Alterations	\$794,977	\$547,074	

QUEENS.

Building Permits.			
	1915	1914	
	Mar. 12 to 18	Mar. 13 to 19	Jan. 1 to Mar. 19
New buildings	134	93	
Cost	\$548,725	\$880,510	
Alterations	\$14,260	\$22,043	
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19	Jan. 1 to Mar. 19
New buildings	801	652	
Cost	\$2,583,156	\$3,119,542	
Alterations	\$174,756	\$203,778	

RICHMOND.

Building Permits.			
	1915	1914	
	Mar. 12 to 18	Mar. 13 to 19	Jan. 1 to Mar. 19
New buildings	25	6	
Cost	\$36,205	\$26,200	
Alterations	\$2,080	\$2,485	
	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19	Jan. 1 to Mar. 19
New Buildings	113	106	
Cost	\$328,535	\$204,080	
Alterations	\$16,165	\$39,155	

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OBITUARY

ALEXANDER THOMPSON, of the firm of Thompson Brothers, real estate dealers, who have been active in the borough of Queens, died on Sunday, aged forty-one. He was unmarried and lived in Corona.

REAL ESTATE NOTES.

WOLFSOHN & AUGUST have moved to 30 Church st.

BASTINE & CO. have been appointed agents for 235-237 5th av.

LEOPOLD PORRINO has been appointed agent for 166 Thompson st.

J. K. MOORS has moved to 301 West 57th st, northwest corner of 8th av.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have been appointed agents for 1407 3d av.

SAMUEL H. MARTIN has been appointed agent for 56 Edgecombe av and 322 West 138th st.

NEGOTIATIONS are reported pending for the sale by Michael Kurzman of the two 4-sty buildings 324 and 328 5th av, on plot 32.1x100.

JOHN PALMER has moved his office from 18 East 41st st to larger quarters at 35 West 39th st.

GEO. R. READ & CO. have been appointed agents for the 7-sty apartment house, 311 West 95th st.

CAMMANN, VOORHEES & FLOYD have been appointed agents for 238-240 and 244 West 56th st.

CHARLES L. BERNHEIMER is the buyer of the residence, 24 East 64th st, recently reported sold, through William B. May & Co.

PEASE & ELLIMAN have been appointed managing agents for 122-124-126 East 58th st, recently sold through them to the New York Genealogical & Geographical Society.

WILLIAM B. MAY & CO have leased from Klein & Jackson the store at 717 5th av, southeast corner of 56th st, from May 1, for their new offices.

HUGO H. PIESEN is the buyer of the 12-sty loft building 31-37 East 31st st, recently reported sold by the George Backer Construction Co., George Backer and Arnstein & Levy.

HERMANS ARNS CO. negotiated the recently recorded sale of the 5-sty tenement 317 East 46th st for Emelia Freeman to Philip McGuire.

H. ACKERLY DOUGLAS & CO. have opened an office in the building they are erecting at 2428 Grand Boulevard and Concourse, just north of 187th st, where they will transact a general real estate brokerage and agency business.

PEASE & ELLIMAN have been appointed by I. Randolph Jacobs, controlling the 161 East 79th St. Co., managing agents of the new 12-sty apartment house to be erected on plot 62x100, at 159-165 East 79th st, from plans by Rouse & Goldstone.

HENRY B. RIECKE has placed mortgages of \$8,000 at 5 per cent. on 348 West 12th st for Mary C. Tuting; \$6,000 at 5 1/4 per cent. on 613 Hudson st for Louis Dern, and \$10,000 at 5 per cent. on 423 West 39th st, for the estate of William Sager.

THE BOROUGH PRESIDENT of the Bronx has fixed Wednesday, March 24, 1915, at 8 p. m., Municipal Building, 177th st and 3d av, for an informal public hearing in the matter of the suggested crossings of the Bronx Valley at 241st st and at 238th st.

THE UPPER MANHATTAN PROPERTY OWNERS' Association has completed arrangements for its second annual banquet, to be held Tuesday, April 20, at the new Broadway-Clara-mont, Broadway and 135th st. An attendance of 500 is expected.

A PUBLIC DISCUSSION on the Lockwood-Ellenbogen bill for the consolidation of various bureaus concerned in building inspection, will be held under the auspices of the Broadway Association, at the Hotel Martinique, Broadway and 32d st, on Wednesday evening, March 24.

THE LOAN of \$450,000 at 4 1/2 per cent. on the Temple Beth-El property at 5th av and 76th st, recently reported placed by Charles F. Noyes Co., was recorded Tuesday by assignment of existing mortgages of the above amount by the Equitable Life Assurance Society to the Seamen's Bank for Savings.

BRONXVILLE will retain the name of Bronxville for at least another year. A movement was begun to change the name to Gramatan and the proposition was to be voted on at the annual election this week. A defect in the petition for submitting the proposition to the voters made its withdrawal necessary.

O'REILLY & DAHN negotiated for Bing & Bing the sale of 946 Hoe av, a 5-sty apartment house, 50x100, to Henry Bennett. The purchaser gave in part payment 73 West 126th st and No. 41 West 113th st, two 3-sty dwellings. O'Reilly & Dahn have been appointed agents for the Hoe av property.

AN INTERESTING Hoboken lease has been recorded which shows the marked influence of the European war upon waterfront rental values. Claus Botjer leased to Theodore Renneberg the hotel property at 316 River st, for five years from June 1, 1916, at \$1,800 a year, until the termination of the war, when the rent will be raised to \$2,400.

IRVING JUDIS, president of the Hilliard Construction Co., has resold the W. Bourke Cockran mansion at the corner of O and 16th av, Washington, D. C. The property which was held at \$125,000 was acquired recently by Mr. Judis in an exchange with Mr. Cockran for the Washington Mansion apartments at Fort Washington av and 161st st.

WM. A. WHITE & SONS have leased for their own occupancy the twelfth floor of the Continental Building at 46 Cedar st. They are moving in order to obtain a large increase in space and because their present quarters at 62

Cedar st, where they have been located for ten years, will be required in connection with the Federal Reserve Bank from May 1.

EQUITABLE LIFE ASSURANCE SOCIETY has announced that its various departments, now at 165 Broadway and 2 Albany st, will be housed next month at its permanent home in the new Equitable Building, at 120 Broadway, where the 6th, 7th and parts of the 8th and 9th floors have been leased from the Equitable Office Building Corporation.

EUGENE J. BUSER has placed for Caroline Gareiss a first mortgage loan of \$5,000 for three years at 5 per cent., on the plot 70x75, at the northeast corner of Cypress av and 132d st, and for David F. Hanigar a first mortgage loan of \$4,000 at 6 per cent. for three years on the plot 100x100 on the west side of Hull av, 125 ft. south of 209th st.

HOPKINS & BOYD were the brokers in the lease, reported last week, by the Pinkney estate to the Fort Lee Ferry Market Co., of part of the triangular block bounded by Broadway, 129th st and Manhattan st. The lease involves that section of the block fronting 132.10 on Broadway, 164.6 in Manhattan st and 116.7 in 129th st. The small plot to the west was not included in the lease.

BERNARD COHEN purchased from Elizabeth Schwein, of Rockaway, L. I., 44 7th st, a 4-sty mercantile building, adjoining his holdings at the southwest corner of 2d av and 7th st. With this last purchase Mr. Cohen now controls a plotage fronting 50 ft. on 2d av, with a depth of 125 ft. in the street. Extensive alterations will be undertaken on both buildings. The broker was John J. Schmuckler.

ADVISORY COUNCIL of Real Estate Interests announces the election of Edmund L. Baylies, William M. Ivins and William R. Willcox to its board of counsel, and Burt L. Fenner, architect; Charles E. Knox, engineer, and Daniel E. Moran, engineer, to its advisory staff of experts. Frank Pattison, engineer, and Everts Tracy, architect, have also been elected to the industrial code committee of the council, which is also comprised of Julius Franke and Louis J. Horowitz.

SMITH & PHELPS have placed a 1st mortgage loan of \$7,000 on the vacant plot 100x100 at the northwest corner of 166th st and Woodycrest av. The same brokers also sold the 1st mortgage of \$4,000, on the plot 51.9x103, in the north side of 198th st, 51.9 ft. west of Grand Blvd. and Concourse.

AT A MEETING of the board of directors of the New York Mortgage and Security Co., held March 16th, the following board of officers was elected for the ensuing year: President, Harry A. Kahler; vice-presidents, Cyril H. Burdett, Henry S. Acken; secretary, Frank L. Cooke; treasurer, Gerhard Kuehne, and assistant treasurer, Hubert F. Breitwieser. The following members of the executive committee were re-elected; Edward M. Burghard, William F. Clare, James A. Deering, William E. Harmon, Morgan J. O'Brien and George Zabriskie.

ALBERT B. ASHFORTH, INC., has opened an office in the Bankers' Trust Co. Building, 14 Wall st, which is in charge of Waldron P. Belknap, one of the directors of the company. This office is to be the headquarters of the mortgage and insurance departments. Richard A. Anthony, formerly at 128 Broadway, and Newton B. Phelps, for many years with the Chemical National Bank, are to be managers of the mortgage department. Beekman Hunt, manager of the insurance department for two years, will continue in that capacity.

COMMITTEE ON NOMINATIONS of the Chamber of Commerce of the Borough of Queens, Harry P. Williams, chairman, will make the following report of nominations for officers and directors of the Chamber to be elected at the annual meeting in April: President, Charles G. M. Thomas, of Flushing; Vice Presidents, George J. Ryan, of Long Island City, and John Adikes, of Jamaica; Treasurer, William J. Hamilton, of Corona, and Directors, Robert W. Hieble, W. H. Williams, William Brewster, Michael J. Degnon and Frank de Hass Simonson.

FIRST MORTGAGE GUARANTEE CO. of New York at its annual meeting last week elected new officers and a board of directors. The new officers are: William H. Williams, president; Clinton R. James, vice-president; H. Pushae Williams, treasurer, and Arvine C. Leach, secretary. The new directors are W. H. Williams, J. A. Wilmore, C. R. James, Cyril Crimmins, Stewart W. Eames, Charles F. Jones, E. Covert Hulst, J. A. Leach, Daniel M. Erady, H. P. Williams, J. J. Halleran, J. F. James, Morgan J. O'Brien, Jr., Samuel Riker, Jr., W. Elmer Paynter, Paul Bonynge, Joseph T. McMahon and Jules S. Bache.

A COMPARISON of the business transacted in the Register's office of Bronx County shows, that for the months of January and February, 1914—the first official year of Bronx County—the number of mortgages, conveyances, chattel mortgages and satisfaction of mortgages amounted to 5,856, while for January and February of this year, the recorded instruments totaled 6,761, an increase of 905. The mortgage tax indebtedness for January and February was \$3,447,435.00. Consideration of conveyances up to March 4, \$1,057,991.00; mortgage extensions, \$2,595,655.00, and folios recorded, 16,734. The fees received amounted to \$23,228.62, while the expenses were \$15,552.91, leaving a surplus of \$7,670.71.

FOLLOWING the announcement in the Record and Guide on Feb. 20, that Newark Factory Sites, Inc., had been formed to take over the Hackensack meadows, it was learned that a deed had been recorded last week whereby the corporation acquired title to eleven tracts of meadow lands, containing 3,493 acres, located in Hudson and Bergen counties, N. J. The property sold consists of all the meadows lying between the Hackensack and Passaic rivers and extending from the Newark and New York Railroad on the south to Saw Mill Creek on the north. The consideration was nominal, but the deed had revenue stamps attached to the value of \$2,000, which would indicate a consideration of \$2,000,000.

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REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

HARRIET A. BATJER.—11 East 81st st, 1493-9, 4-sty dw, 19.10x102.2, \$55,000.

EDWARD B. COE.—42 West 52d st, 1267-59, 4-sty dwg, 22x100.5 \$62,500.

JULIUS W. GEYER.—82 East 2d st, 444-44, 3-sty dw, 30x18, \$6,000.

MATTIE MAY HARRIS.—421 East 70th st, 1465-15, 5-sty ten, 25x45, \$12,000.

MAX JOKINSKY.—240 East 2d st, 385-50, 6-sty ten, 24.9x105.11, \$40,000; 61 Jefferson st 257-32, 6-sty ten, 25.1x103.4, \$32,000.

CHARLES LOUGHREY.—150 East 28th st, 883-56, 3-sty dw, 18.9x98.9, \$19,000.

JOHN MERZ.—1055 3d av, 1417-3, 5-sty ten, 25x100, \$30,000.

MICHAEL A. McMANUS.—1503 3d av, 1530-46, 4-sty bldg, 26x75, \$30,000.

WILLIAM W. MYERS.—356 West 30th st, 753-72, 3-sty dw, 18.4x98.9, \$15,000; 321-327 West 48th st, 1039-22-21-20 1/2-20, four 3-sty dws, each 18x100.5, each \$16,000; 311 West 48th st, 1039-26, 3-sty dw, 26x100.5, \$18,000;

307 West 52d st, 1043-27 1/2, 4-sty dw, 16.8x100.5, \$16,000; 404 West 47th st, 1056-30a, 4-sty dw, 20x50 1/2, \$13,000; 402 West 47th st, 1056-36b, 3-sty dw, 20x50 1/2, \$12,000.

HELEN D. WINANS.—214 Centre st and 146 Baxter st, 235-8 and 19, 5-sty business bldg., 25 ft. in Centre and 25.4 ft. in Baxter, running through the block, about 115 ft. deep, \$48,000.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

Auction room offerings next week will be many and varied, with practically every class of property represented. Among the loft buildings to be offered, as the result of foreclosure proceedings, are the eleven-story 85 Fifth avenue, the seven-story 120 West 31st street, the six-story 413-415 West Broadway and the three-story 3 Lispenard street. Apartment houses include 1969 Amsterdam avenue, 815 West 179th street and 164 West 146th street. In the Bronx, a number of unimproved parcels are to be offered.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 19, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

46TH st, 344-6 E (*), ss, 100 w 1 av, 40x100.5, 2-5-sty bk tnts & str; due, \$26,-968.15; T&c, \$782.12; J Frederic Kernochan et al, trstes. 25,000

106TH st, 44 W, see Manhattan av, sec 106th.

162D st, 615 W, nec Ft Washington av, 184.10x68.9x187.10x98.11, 6-sty bk tnt; due, \$211,236.22; T&c, \$403; adj Mar31.

Manhattan av (*), sec 106th (No 44), 17.3x70, 3-sty & b dwg; due, \$14,996.70; T &c, \$348.40; Eugenie J Smith et al. 15,000

2D av, 787 (*), ws, 25.4 n 42d, 25x80, 5-sty bk tnt & str; due, \$18,092.37; T&c, \$2,134.06; City Real Estate Co. 18,000

HENRY BRADY

Academy st, nwc Post av, 100x100, vacant; due, \$16,548.92; T&c, \$2,536.78; adj Mar31.

Liberty st, 120-2 (*), ss, 44.4 e Greenwich, runs s52.5xe6.5xs60.5 to Cedar (Nos 123-5) x e 45.11 xn59.11xw10.9xn52.11xw45.1 to beg, 12-sty bk office & str bldg; due, \$442,192.6; T&c, \$22,233.30; Metropolitan Life Ins Co. 425,000

Madison st, 145 (*), ns, 134.10 w Pike, 25.3x100.3, 5-sty bk tnt & str; due, \$27,-694.36; T&c, \$1,424.19; Susan D. Griffith. 10,000

Stanton st, 84, ns, 109.7 e Allen, 22x52, 3-sty fr bk ft tnt & str; due, \$11,233.63; T&c, \$419.33; Hyman Gross. 11,950

127TH st, 48 W, ss, 360 e Lenox av, 25x99.11, 2-sty & b fr dwg; withdrawn.

Mt Morris Park W, 35-8 (*), swc 124th (No 52), 100.11x100, 6-sty bk tnt; due, \$146,177.23; T&c, \$3,000; German Savgs Bank in City N Y. 147,500

Post av, nwc Academy, see Academy, nwc Post av.

2D av, 789 (*), ws, 50.4 n 42d, 25x80, 5-sty bk tnt & str; due, \$18,092.17; T&c, \$1,778.70; Fredk Bertuch, trste. 17,500

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Auction Sales—Manhattan (Continued)

BRYAN L. KENNELLY.

10TH st, 211 E (*), ns, 175 e 2 av, 25x94.9, 6-sty bk tnt; due, \$10,651.31; T&c, \$912.60; sub to mtg \$30,000; Jennie Neuhorn et al. 40,800
25TH st, 314 E, ss, 200 e 2 av, 25x98.9, 6-sty bk tnt & str; due, \$5,596.82; T&c, \$837; sub to mtg \$26,000; Max Sturtz, party in interest. 32,900
80TH st, 149 W, ns, 350 e Ams av, 20.3 x102.2, 4-sty & b bk dwg; withdrawn.
19TH st, 429 E, ns, 291 e 1 av, 16.8x100.10, 2-sty dwg (vol); bid in at \$3,900.
154TH st, 248 W (*), ss, 287.6 e 8 av, 37.6x99.11, 6-sty bk tnt; due, \$37,225.02; T&c, \$1,894.63; Albany Savgs Bank. 36,000
154TH st, 254-6 W (*), ss, 212.6 e 8 av, 37.6x99.11, 6-sty bk tnt; due, \$37,424.97; T&c, \$1,894.63; Albany Savgs Bank. 35,000
154TH st, 250-2 W (*), ss, 250 e 8 av, 37.6x99.11, 6-sty bk tnt; due, \$37,419.98; T&c, \$1,894.03; Albany Savgs Bank. 36,000
154TH st, 258-60 W (*), ss, 175 e 8 av, 37.6x99.11, 6-sty bk tnt; due, \$37,418.91; T&c, \$1,894.63; Albany Savgs Bank. 36,000

D. PHOENIX INGRAHAM.

112TH st, 250-2 W, ss, 150 e 8 av, 50x100.11, 6-sty bk tnt; due, \$10,643.11; T&c, \$2,000; sub to 1st mtg \$58,500; Emanuel Glauber. 59,465
152d st, 623 W, ns, 300.10 W Bway, 24.7x199.10 to 153d, 2-sty fr dwg & 2-sty fr stable; due, \$5,486.29; T&c, \$348.88; sub to pr mtgs aggregating \$19,500; Frank A McIntyre. 16,575
152d st W (*), ns, 325.5 W Bway, 24.7x199.10 to 153d, vacant; due, \$5,558.31; T&c, \$388.04; sub to pr mtgs aggregating \$19,500; Hugo H Piesen. 16,400
153d st W, ss, abt 325.5 W Bway, see 152d W, ns, 325 W Bway.

HERBERT A. SHERMAN.

43D st, 124 W (*), ss, 289.3 W 6 av, 21.5x100.5, 4-sty stn tnt & str; due, \$70,009.59; T&c, \$1,182.80; Frank Curtis, exr & trste. 68,000

SAMUEL GOLDSTICKER.

St Nicholas av, 448-50 (*), es, 99.11 s 133d, —x117x50x—, 6-sty bk tnt; due, \$62,509.12; T&c, \$879; Baron de Hirsch Fund. 60,000

M. MORGENTHAU JR. CO.

2D av, 791 (*), ws, 75.4 n 42d, 25x80, 5-sty bk tnt & str; due, \$18,107.94; T&c, \$1,321.20; De Lancey Nicoll et al, trstes. 23,750

SAMUEL MARX.

Adrian av (*), ns, 106.11 e Terrace View av, 100x179.11 to Terrace View av, 114.1x126.1, vacant; due, \$26,675.63; T&c, \$516.30; Kate B Murray. 25,000

M. MORGENTHAU JR. CO.

31ST st, 28 W (*), ss, 400 W 5 av, 25x98.9, 4-sty stn tnt & str; due, \$68,563.87; T&c, \$1,868.30; West Park Presbyterian Church of N Y. 66,000

Total\$1,211,840
Corresponding week 1914..... 731,402
Jan. 1, 1915 to date..... 8,945,263
Corresponding period 1914..... 7,980,450

Bronx.

The following are the sales that have taken place during the week ending March 19, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Park View av (*), ws, 176.7 n St Vincent av, runs n160.11xsw182.10xnw47.8 to Suydam av xse3.11xe200 to beg, vacant; due, \$8,616.79; T&c, \$1,000; Douglas Mathewson et al exrs. 8,000

HENRY BRADY.

136TH st E, ns, 100 e Brook av, 54x100, vacant; due, \$6,184.91; T&c, \$340; Jas M Bovard. 5,000

Wallace av, 1919 (*), ws, 1,020 n Morris Park av, 2x95; due, \$3,935.37; T&c, \$60; North Side Mtg Corpn. 3,500

D. PHOENIX INGRAHAM.

Woodycrest av, 1003 (*), ws, 100.9 n Kemp pl, 25.2x90.8, 3-sty fr tnt; due, \$6,979.82; T&c, \$273.64; Edw F Cole. 5,000

CHAS. A. BERRIAN.

182D st, 804-6 E (*), sec Mapes av, 86.1 x70x78.9x70.5, 2-2-sty fr dwgs; due, \$3,807.74; T&c, \$674; Geo Daiker. 6,000

Mapes av, sec 182d, see 182d, 804-6 E.
JAMES J. DONOVAN.

Monticello av, ws, 92.9 s Kingsbridge rd, 50x100; also MONTICELLO AV, ws, 300 n Sorang av, 75x100; also SETON AV, es, 300 s Edenwald av, 50x100; due, \$839.50; T&c, \$296.72; adj sine die.

GEORGE PRICE.

Barnes av, nec Morris Park av, see Morris Park av, nec Barnes av.

Morris Park av (*), nec Barnes av, 45x95; due, \$1,709.90; T&c, \$1,085.90; sub to pr mtg \$2,450; Sadie B Clocke. 3,950

West Farms rd, sec Freeman, 100x138.9 x109x129.8, vacant (vol); Geo D Judson, a party in interest. 20,000

JACOB H. MAYERS.

Hughes av, 2321-3 (*), ws, 200 s 186th, 50x87.6, 4-sty bk tnt; due, \$3,414.13; T&c, \$566.17; sub to pr mtg of \$23,500; Sarah Grossman. 26,100

Total\$77,500
Corresponding week 1914..... 40,705
Jan. 1, 1915 to date..... 1,352,980
Corresponding period 1914..... 1,245,994

Brooklyn.

The following are the sales that have taken place during the week ending March 17, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

VERMONT ST, ws, 125 s Liberty av, 25x100; Morris Bernstein 2,375.00
VOORHEES LA, ws, adj land of Obediah S Aumack, 70x152.7; withdrawn.
13TH AV (*), nws, 103.3 ne 54th, 35x41.4xirreg; Chas F Hendrycy..... 5,500.00

WILLIAM J. McPHILLIAMY & CO.

ADAMS ST, es, 125 s Tillary, 25x102.9; Henry E Kuhlman 4,500.00
BERRIMAN ST, es, 250 n Dumont av, 20x100; Blake, Miller Co, Inc. 1,810.00
CONOVER ST (*), nws, 225 ne Sullivan, 25x100; Walter J Minns 4,500.00
WEST ST, es, 233.10 n Av C, 18x100; Lawyers' Mtg. Co 2,800.00
WEST ST (*), es, 251.10 n Av C, 18x100; Emma B Carpenter 2,800.00
WEST ST, es, 269.10 n Av C, 18x100; Lawyers' Mtg Co 2,800.00
BAY 20TH ST, 177, es, 82.5 s Bath av, 32.7x96.8x39.3x96.10, 2-sty bk dwg & 1-sty str (vol); withdrawn
60TH ST (*), nes, 70.1 W Ft Hamilton pkway, 25x100.2; Wm Forger 1,000.00
85TH ST, swc 2 av, 140x125; withdrawn
ATLANTIC AV, nec Gelston av, 72x100; Jay Holding Co 1,000.00
AV F, ns, 80 w Gravesend av, 20x80; Edw F Baue 1,500.00
GRAVESEND AV, ws, 439.11 n Av S, 19.6x75; Henry E. Kuhlman 4,500.00
HEGEMAN AV, es, 80 e Milford, 80x90; Louis Levin 1,000.00
HOPKINSON AV (*), ws, 100 s Hegeman av, 20.3x100; and HOPKINSON AV, ws, 120.3 s Hegeman av, 20.4x100; Amelia P. Clement, extrs 4,000.00

NATHANIEL SHUTER.

BOREUM ST, ns, 100 W Lorimer, 75x97xirreg; adj Mar 30
DEGRAW ST (*), ns, 225 w Smith, 25x100; Anna Von Eif 5,000.00
HURON ST, ns, 370 e Franklin, 25x100; Louis Arantz 706.00
MADISON ST, ns, 20 W Reid av, 25x100; Richd M Clark 15,300.00
PROSPECT ST (*), ws, 200 s Tilden av, 25x100; Carrie G Hogel 500.00
W 11TH ST (*), nec Av R, 718x100; Henry E Zipkie 800.00
14TH ST, sws, 100 nw Prospect Park West, 19.11x100; Lice Maldari 2,360.00
50TH ST, sws, 100 se 3 av, 100x100.2; Jno J Bakerman 14,375.00
ROCKAWAY AV (*), ws, 325.6 n Hegeman av, 20x100; Syndicate Development Co, Inc. 3,500.00

JAMES L. BRUMLEY.

POPLAR ST (*), ns, 77.4 e Hicks, 22.8x25; Wm Muzzio 1,600.00
LOTS 1291 to 1295 (*), map of land of heirs of Nicholas Schenck, Town of Flatlands; Jno Vanderveer 20,000.00

Total\$104,226.00
Corresponding week, 1914 180,854.00

VOLUNTARY AUCTION SALES.

Brooklyn.

JERE JOHNSON, JR., CO.

MAR. 24.
FLUSHING AV, 120, ss, 75 w Clermont av, runs w47.6xs74.9xe20xs25xe7.11xn92.1 to beg, fr shop & stable (vol).

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. 20.
No Legal Sales advertised for this day.
MAR. 22.
16TH ST, 1 E, sec 5th av, 85.
AMSTERDAM AV, 1969-71, es, 49.11 s 158th, 50x100, 6-sty bk tnt & str; Fee Simple Realty Co—Middletown Realty Co et al; Jos L Prager (A), 141 Bway; Adam Wiener (R); partition; M Morgenthau, Jr, Co.
5TH AV, 85, nec 16th (No 1), runs n49xe116.10x n43xe25xs92 to st xw141.10 to beg, 11-sty bk loft & str bldg; Greenwich Savgs Bank—Walter D Lewisheim et al; B Aymar Sands (A), 46 Cedar; Earnest R Eckley (R); due, \$610,337.50; T&c, \$587.50; M Morgenthau, Jr, Co.
MAR. 23.
14TH ST, 344-6 W, ss, 550 W 8 av, runs s103.1 xw50xn—xelxn—xw¾ of an inchx46.1xe50 to beg, 6-sty bk tnt; Abr L Kass—Ig Roth, Inc, et al; Feltenstein & Rosenstein (A), 309 Bway; Bainbridge Colby (R); due, \$9,389.40; T&c, \$1,953.00; sub to 1st mtg \$60,000; mtg recorded Mar 2, 1907; Joseph P Day.
28TH ST, 132 E, ss, 60 e Lex av, 20x74, 3-sty bk laundry, 1-sty ext; Rose T Kirk—Minnie L Harris et al; Hiram M Kirk (A), 130 Fulton; Archibald E Baxter (R); due, \$3,896.41; T&c, \$100; sub to 1st mtg \$17,000; Henry Brady.
157TH ST, 547 W, ns, 450 W Amst av, 125x99.11, 6-sty bk tnt; Leopold Marcus et al—Wm S Duncan et al; Lese & Connolly (A), 35 Nassau; Edw R Finch (R); due, \$29,108.20; T&c, \$2,166.20; Joseph P Day.

179TH ST, 815 W, nwc Pinehurst av (Nos 40-50), 100x150x109.7x150.3, 3-osty bk tns; Anne E Benjamin—Raymond E Appenzeller et al; Ferdinand I Haber (A), 44 Cedar; Jno A Clark (R); due, \$35,282.34; T&c, \$2,066.50; sub to 3 1st mtgs aggregating \$165,000; Bryan L Kennelly.
PINEHURST AV, 40-50, see 179th, 815 W.

MAR. 24.
HOUSTON ST, 477 E, ss, 70 w Goerck, 20x50, 3-sty bk tnt & str; Metropolitan Savgs Bank—David Levine et al; A S & W Hutchins (A), 84 William; David B Simpson (R); due, \$7,153.18; T&c, \$69.16; Joseph P Day.
LISENARD ST, 3, ns, 20 e W Bway, 20x75, 3-sty bk loft & str bldg, 1-sty ext; Mary Bussing—Eveleen D Weddle et al; Stitt & Phillips (A), 113 Fulton; Jos Rowan (R); due, \$13,865.78; T&c, \$310; Joseph P Day.
10TH ST, 198-204 E, see 2 av, 156-60.
31ST ST, 120-2 W, ss, 245 w 6 av, 40x123.6x40.10 x115.5, 7-sty bk loft & str bldg; County Holding Co—120 W 131st St Corpn et al; Merrill & Rogers (A), 100 Bway; Chas H Murray (R); due, \$135,879.61; T&c, \$1,273.40; Joseph P Day.
146TH ST, 164 W, sec 7 av (Nos 2517-9), 100x40, 6-sty bk tnt & str; Metropolitan Lite Ins Co—Fleischmann Realty Co et al; Woodford, Bovee & Butcher (A), 1 Mad av; Thos W Churchill (R); due, \$62,755.91; T&c, \$3,786.73; Joseph P Day.
COLUMBUS AV, 783, es, 25.11 n 98th, 25x74, 5-sty bk tnt & str; Laurence Curuen—Arthur Otten et al; Wm F Clare (A), 135 Bway; Jacob A Cantor (R); due, \$12,907.77; T&c, \$513.50; Bryan L Kennelly.
COLUMBUS AV, 785, es, 50.11 n 98th, 25x74, 5-sty bk tnt & str; same—same; same (A); same (R); due, \$12,960.27; T&c, \$502.79; Bryan L Kennelly.
2D AV, 156-60, sec 10th (Nos 198-204), 65.7x125, 4-sty bk restaurant; Poughkeepsie Savgs Bank—Rosenfeld Realty Co et al; attorney not given; Isaac E Bingham (R); due, \$129,523.10; T&c, \$8,000; Joseph P Day.
7TH AV, 2517-9, see 146th, 164 W.

MAR. 25.
BANK ST, 20, ss, 39 w Waverly pl, 19.7x75, 3-sty & b bk dwg; Irving Lippman—Gustav Lippman et al; Clarence K McGuire (A), 15 William; Raymond Rubenstein (R); partition; Joseph P Day.
19TH ST, 427 E, ns, 328 e 1 av, 24x92, 5-sty bk tnt & str; Horace Porter et al—Nome Realty Co et al; Alex R Kellegrew (A), 99 Nassau; Chas M Travis (R); due, \$20,972.42; T&c, \$1,406.98; Joseph P Day.
119TH ST, 20 E, ss, 184.5 W Mad av, 15.8x100.11, 3-sty & b stn dwg; Elisabeth S Harvie—Beke Schneider et al; Jos F Stier (A), 11 Bway; Abr Oberstein (R); due, \$8,603.38; T&c, \$8; Joseph P Day.
131ST ST, 158 W, sec 7 av (Nos 2211-5), 100x45.11, 5-sty bk tnt & str; East River Savgs Inst—Chas B Barkley et al; Omri F Hibbard (A), 74 Bway; Abbt W Ransom (R); due, \$56,148.05; T&c, \$110; Herbert A Sherman.
WEST BROADWAY, 413-5, es, 99 n Spring, 51x100, 2-6-sty bk loft & str bldgs; N Y Life Ins Co—Mary A Fitzgerald et al; Geo W Hubbell (A), 346 Bway; Herman Joseph (R); due, \$57,906.77; T&c, \$3,026.89; Bryan L Kennelly.
7TH AV, 2211-5, see 131st st, 158 W.

MAR. 26.
134TH ST, 225 W, ns, 250 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Septimus Jones—Jonavitch—Jas L Curtis et al; Leonard Klaber (A), 2 Rector; Lawrence S Greenbaum (R); due, \$9,931.90; T&c, \$305; J H Mayers.
169TH ST, 212 W, ss, 175 w Ams av, 25x85, 2-sty fr dwg; Sheriff's sale of all right, title, &c which the Estate Chas Scheidecker had on Nov 14, 1908, or since; Robt A McDuffie (A), 302 Bway; Max S Grifenhagen, sheriff; Daniel Greenwood.
LEXINGTON AV, 1045, es, 85.2 s 75th, 17x55, 3-sty & b stn dwg; Lawyers' Mtg Co—Jos F Tunney et al; Cary & Carroll (A), 59 Wall; J Sidney Bernstein (R); due, \$14,546.24; T&c, \$611.15; Samuel Marx.
LEXINGTON AV, 1047, es, 68.2 s 75th, 17x55, 3-sty & b stn dwg; Maurice M Sternberger exr—Jos F Tunney et al; Cary & Carroll (A), 59 Wall; Jno J Hynes (R); due, \$14,824.86; T&c, \$603.62; mtg recorded May 24, 1910; Henry Brady.

MAR. 27.
No Legal Sales advertised for this day.
MAR. 29.
11TH ST, 75-7 W, see 6 av, 148-50.
30TH ST, 25 W, ns, 390 w 5 av, 20x98.9, 4-sty stn tnt & str; Mutual Life Ins Co N Y—Wm J Clarke, exr, et al; Fredk L Allen (A), 55 Cedar; Marx Goldberg (R); due, \$55,589.99; T&c, \$—; mtg recorded Sept 8, 1909; Joseph P Day.
95TH ST, 303-5 E, ns, 100 e 2 av, 37.6x100.8, 6-sty bk tnt & str; N Y Produce Exch—Ludins & Romm Realty Co et al; Baldwin, Fisher & Potter (A), 31 Nassau; Jno G Pheil (R); due, \$34,372.46; T&c, \$721.40; Joseph P Day.
6TH AV, 148-50, nec 11th (Nos 75-7), 42.6x69, 2-3-sty bk tnts & str; 7TH AV, 47, es, 133.8 s 14th, 15.5x100, 5-sty stn tnt & str; Warren A Clapp et al—Florence L Colburn et al; Noah C Rogers (A), 100 Bway; Geo H Engelhard (R); partition; Joseph P Day.
7TH AV, 47, see 6 av, 148-50.

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. 20.
No Legal Sales advertised for this day.
MAR. 22.
147TH ST, 548 E see St Anns av, 481.
BELMONT AV, 2142-4 E, es, 127.9 n 181st, 58.10 x164.1x58.5x156.10, 2-2-sty bk dwgs; Stephen H Jackson—Crotona Park Realty Co et al; Stephen H Jackson (A), 106 Lex av; Ferd I Haber (R); due, \$8,255.28; T&c, \$1,034.36; sub to prior mtgs aggregating \$9,350; Joseph P Day.

CASTLE HILL AV, ws, 90.5 n Starling av, 2Sx 68.6x51x64.6; Bronx Security & Brokerage Co et al—Carlo Antonino et al; J Wilson Bryant (A), 391 E 149th; Henry J Breen (R); due, \$1,773.28; T&c, \$590; Geo Price.
 ST ANNS AV, 481, swc 147th (No 548), 25x99.4, 5-sty bk tnt & str; Empire City Savgs Bank—Wm H Jeffers et al; Chas W Dayton (A), 27 William; Edw D Dowling (R); due, \$29,754.92; T&c, \$611.25; Bryan L Kennelly.
 3D AV, es, 52 n 133d, 26x20.1x25x27.1, vacant; Sarah E Van Ripper—Wm J Cornell et al; J Wilson Bryant (A), 391 E 149th; T Emory Clocke (R); due, \$1,414.19; T&c, \$238.96; Geo Price.

MAR. 23.
 141ST ST, 477 E, ns, 757 e Willis av, 18.9x100, 2-sty & b bk dwg; Frederic R Coudert et al—Jennie A Powis et al; Coudert Bros (A), 2 Rector; Jos R Truesdale (R); due, \$3,389.12; T&c, \$120.10; Joseph P Day.
 BROOK AV, 553, ws, 184.11 s Westchester av, 27.1x82.9x30.7x68.6, 4-sty bk tnt & str; Jonas Weil—Saml Brenner et al; Action 1; Malcolm Sundheimer (A), 31 Nassau; Arthur M Levy (R); due, \$1,680.60; T&c, \$2,035.02; Henry Brady.

BRONX BLVD, es, 169.5 n 224th, 54.10x105; Gertrude Mayer—North Bronx Realty Co; Clocke, Koch & Reidy (A), 391 E 149th; Ellsworth J Healy (R); due, \$1,170.01; T&c, \$950.12; Chas A Berrian.
MAR. 24.
 177TH ST, 749 (259) E, ns, 100 w Prospect av, 25x100, 3-sty fr tnt & str; Saml Bitterman—Libia Realty Co et al; Nathan Friedman (A), 309 Bway; Edw F Moran (R); due, \$1,111.11; T&c, \$250; Joseph P Day.
MAR. 25.
 182D ST, 712 E, ss, 28.5 e Crotona av, 25x70, 2-sty bk dwg; Fannie J Jones—Wm Schmitz et al; Henry C Harding (A), 37 Wall; Allen Caruthers (R); due, \$5,943.45; T&c, \$275.60; Henry Brady.
 205TH ST, E, nec Bainbridge av, see Bainbridge av, nec 205th.
 BAINBRIDGE AV, nec 205th, 26.2x73.7x25x81.3, vacant; Tax Lien Co N Y—Mary O'Reilly et al; Aug Weymann (A), 68 William; Wm J McKeown (R); due, \$1,592.26; T&c, \$375; Joseph P Day.
MAR. 26.
 DAWSON ST, 681, ns, 183.4 w Leggett av, or 156th, 16.8x88.5x18.3x80.11, 2-sty fr dwg; Bertha Katcher—Carrie Timmers et al; Bennett E Siegelstein (A), 99 Nassau; Lawrence N Martin (R); due, \$3,287.48; T&c, \$6; sub to 1st mtg \$2,500; Joseph P Day.
 181ST ST, 601 E, see Arthur av, 2130.
 ARTHUR AV, 2130, nec 181st (No 601), 46.7x90 x70x93, 5-sty bk tnt & str; Hyman Fish—Angel Constn Co et al; Joshua Haberman (A), 132 Nassau; Wm T Quinn (R); due, \$4,454.97; T&c, \$522; sub to 2 pr mtgs aggregating \$45,000; Henry Brady.

MAR. 27.
 No Legal Sales advertised for this day.
MAR. 29.
 CRESTON AV, 2011, ws, 118.10 n 179th, 19x100, 3-sty bk dwg; Eliz Gifford—Ernest Wenigmann et al; Ernest Hall (A), 62 William; Thos F Turley (R); due, \$7,597.10; T&c, \$250; Chas A Berrian.

Brooklyn.

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

MAR. 20.
 No Legal Sales advertised for this day.
MAR. 22.
 CARROLL ST, ns, 104.2 e Hicks, 20.10x100; Bertha Caspari—Gio Amato et al; Martin H Latner (A), 350 Fulton; Maurice F Miller (R); Nathaniel Shuter.
 OVERBAUGH PL, swc E 41st, Tax Lien Co of N Y—Harry J Stafford et al; Elizabeth S Pope (A), 68 William, Manhattan; Wm H White (R); Wm P Rae Co.
 78TH ST, nes, intersec nws 21 av, 100x60; 78TH ST, nes, 469 nw 21 av, 82x100; Evan J Williams—J H R Realty Corp; Arthur O Rowe (A), 2 Rector, Manhattan; Chas J Mahnken (R); Wm P Rae Co.
 PARCEL OF LAND, beg at a pt at sw line of Chas A Cavanello, 200 sw Vienna av, 1,210x—x1,253x—; Frederic Herold—Magna Realty Co et al; Leander B Faber (A), 375 Fulton, Jamaica; Benj F Schwartz (R); Wm P Rae Co.
MAR. 23.
 BUTLER ST, ss, 100 w Bond, 25x100; Home Mtg Invest Co N Y—Giuseppe Ruggieri et al; Henry J Davenport (A), 375 Pearl; Jas W Monk (R); Wm J McPhilliamy & Co.
 PROSPECT ST (No. 51), nwc Adams, 25x50; & DEAN ST (No. 184), ss, 65 w Bond, runs s 100x100x25x100x75xw20 to beg, Augusta E Kramer—Wilhelmina H Chapho et al; Saml E Faron (A), 50 Court; Chas H Hyde (R); Wm J McPhilliamy & Co.
 6TH ST, ss, 282.10 e 8 av, 35x100; & 10TH ST, nwc Prospect Park W, 97.10x92.6; Jas S Corigan, exr—Chas L Feltman et al; Thos C Hughes (A), 215 Montague; Jas M Fawcett (R); James L Brumley.
 7TH ST, ws, 215 n Av S, 200x100; Highlawn Estate & Impt Co—Timendorfer & Friedman Constn Co et al; Oscar H Stearns (A), 371 Fulton; Hugh F Kenna (R); Nathaniel Shuter.
 83D ST, ss, 427.2 e 20 av, 18.2x100; Poughkeepsie Trust Co—Pettit & Lamb Co et al; Guernsey & Guernsey (A), Poughkeepsie, N Y; Henry R Frost (R); Wm J McPhilliamy & Co.
 FOSTER AV, ns, 20 w 3d 20x100; Blanche E Elliott—Jas R Gormly et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connor (R); Wm J McPhilliamy & Co.
 FOSTER AV, ns, 40 w 3d, 20x100; Jno Kenny—Jas R Gormly et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connor (R); Wm J McPhilliamy & Co.

HIGHWAY from Gravesend Beach to Gravesend Village, nec, runs nw383.3xse313.1lxne349.6xne183 to beg; LOT 1 and Highway from Gravesend Beach to Gravesend Village, adj above, runs nw503.9xse504.1lxne515.10xw313.11 to beg; Henry A Hedden et al—Wm B Lake Constn & Supply Co et al; Henry J Davenport (A), 375 Pearl; Wm S O'Connell (R); Wm J McPhilliamy & Co.
 NEWKIRK AV, nwc E 21st, 40x110.5xirreg; Saml Hess—Feru Realty Co, Inc, et al; Cook & Benjamin (A), 189 Montague; Benj P Alexander (R); Nathaniel Shuter.
 5TH AV, sec 75th, 21.1lx95.9; Jno M Heidelberg—Jno E Sullivan Co et al; Weisman & Hertz (A), 391 Fulton; Jno A Valentine (R); Nathaniel Shuter.
 15TH AV, ses, intersec nes 56th, 16.4x100; Ellen A Fitzsimmons—Michl J Grady et al; McGuire, Delany, Niper & Connolly (A), 189 Montague; Herbert B Gruber (R); Wm J McPhilliamy & Co.

MAR. 24.
 TROUTMAN ST, ses, 91.3 ne Irving av, 100x100; Balthasar Klee—Mary J Rothenbach et al; Robt E Moffett (A), 894 Bway; Marcus R Campbell (R); Wm J McPhilliamy & Co.
 49TH ST, nes, intersec ses 15 av, 100x100.2; Paul W Connolly Bldg Co—Louis H Rose et al; Jno H Fleury (A), 189 Montague; Jas M Kelly (R); Nathaniel Shuter.
 52D ST, nes, 80 se 6 av, 20x100; Eva F Trent—Michl K Neville et al; J Hunter Lack (A), 40 Court; Jerome W Coombs (R); Wm P Rae.
 80TH ST, ns, 280 e Ridge Blvd, 80x135.8; Harry H Bloomfield et al—Michl K Neville et al; J Hunter Lack (A), 40 Court; Harry L Thompson (R); Wm P Rae.

CATON AV, sec Stratford rd, 105.10x98; Wood Harmon Warranty Corp—Plandome Constn Co, Inc, et al; Isaac Roth (A), 261 Bway, Manhattan; Fredk S Fisher (R); James L Brumley.
 HAMILTON AV, swc Nelson, 25.2x20.10; Mary F Crane—Samson Friedlander et al; A P Bachman (A), 52 Wall, Manhattan; Richmond L Brown (R); Wm J McPhilliamy & Co.
 METROPOLITAN AV, nwc N 3d, 95.1x101.8; David Engel—Alfred W Withers et al; Robt E Moffett (A), 894 Bway; Chas Y Van Doren (R); Wm J McPhilliamy & Co.
 TILDEN AV, sec Bklyn av, 104.7x108.5; Eva St C Hamilton—Kathryn A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm J McPhilliamy & Co.
 6TH AV, ses, 20 ne 52d, 20x80; Martha R Behnkne—Michl K Neville et al; J Hunter Lack (A), 40 Court; Clarence U Carruth (R); Wm P Rae.

MAR. 25.
 ADAMS ST, es, 101.9 s Myrtle av, 26.9x97.9x irreg; Germania Savgs Bank—Mary F Jeffards et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Geo C Buechner (R); James L Brumley.
 BRISTOL ST, es, 159.1 s East N Y av, 37x100; Shetland Co—Saml Brasch et al; Action 1; Jos G Deane (A), 45 Bway, Manhattan; Jas W Monk (R); James L Brumley.
 COOK ST, ns, 143.6 e Morrell, 31.6x100; Orion H Cheney—Jos Wolf et al; Jos G Deane (A), 45 Bway, Manhattan; Reuben Wilson (R); Nathaniel Shuter.
 ESSEX ST, ws, 260 n Arlington av, 20x100; Jno A Brooks—Edwin W Brooks et al; Reuben L Haskell (A), 220 Bway, Manhattan; Isaac Sargent (R); Wm P Rae.
 LEONARD ST, nwc Withers, 25x80.10; same—same; Action 2; same (A); Levi W Naylor (R); Wm P Rae.
 WITHERS ST, ns, 300 e Lorimer, 18x170.5x irreg; Jno L Witte—Chas H Sackman et al; Action 1, Halbert & Quist (A), 1293 Bway; Floyd Adams (R); Wm P Rae.
 52D ST, ns, 312 w 3 av, 18x100.2; Bertha H Stone—Eagle Home Co et al; Theodore Witte (A), 375 Fulton; Thos Moore (R); Wm J McPhilliamy & Co.
 79TH ST, ss, 151 e 2 av, 30.4x67; Smith Students Aid Soc, Inc—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno C Von Glahn (R); Wm J McPhilliamy & Co.
 GREENE AV, ns, 175 e Grand av, 26x100; Edw Knaus et al—Lydia F Vaughan et al; McDonnell & Lebett (A), 233 Bway, Manhattan; Alb Firmar (R); James L Brumley.

MAR. 26.
 CLINTON ST, nwc Hamilton av, —x72.5 to Huntington, x24x—; Pauline F Fargis—Fredk Tilney et al; Harry L Thompson (A), 175 Remsen; L Claude Fottrell (R); Wm J McPhilliamy & Co.
 STERLING PL, ns, 215 e Buffalo av, 50x127.9; E 89TH ST, ns, 140 e Av M, 40x100; JOHN ST, ses, 108 sw Davis av, 22x210 to Sand Bay; Walter Bishop—Chas Bishop et al; McDonnell & Lebett (A), 233 Bway; Meier Steinbrink (R); James L Brumley.
 72D ST, sws, 145.10 nw 6 av, 20x100; Bank for Savgs in City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Jno A Anderson (R); Wm J McPhilliamy & Co.
 73D ST, nes, 424 se 10 av, 28x100; Caroline Hewlett—Ida Steich et al; Henry M Bellinger (A), 135 Bway; Vernon S Ryder (R); Wm J McPhilliamy & Co.
 79TH ST, ss, 215.1 e 2 av, 33.2x70.3; Levina M Loper—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Thos L Greene (R); Wm J McPhilliamy & Co.
 CLINTON AV, ws, 100 s Lafayette av, 22x200 to Vanderbilt av; Eleonor L Grimes—David D Vincent et al; Noble & Camp (A), 2 Wall, Manhattan; Chas J McDermott (R); James L Brumley.

FLATLANDS AV, swc E 88th, 200x147.4; Caroline Mayne exr—Margaretha Gramsch et al; Pratt, Koehler & Boyle (A), 61 Bway, Manhattan; Horatio C King (R); James L Brumley.
 LIBERTY AV, swc Alabama av, 25x100; Bank for Savgs of Ossining—Brown Realty Co et al; Harry L Thompson (A), 175 Remsen; Thos O Conti (R); Wm J McPhilliamy & Co.
 5TH AV, nc Ovington av, 37.2x112.10; Title Guarantee & Trust Co—Wm A Diegan et al; Harry L Thompson (A), 175 Remsen; Jos E Clark (R); Wm J McPhilliamy & Co.

LOT 51, Block 7344, Sec 22; Murry Hurwitz—Wm J Sullivan et al; Schwartzman & Schwartzman (A), 44 Court; Harry E Lewis (R); Nathaniel Shuter.
MAR. 27.
 No Legal Sales advertised for this day.
MAR. 29.
 PENN ST, ses, 388 sw Bedford av, 20x100; Eliz Donnelly—Annie Deitchman et al; David Siegelman (A), 217 Havemeyer; Louis Jacobson (R); Nathaniel Shuter.
 VESTA AV, sec Riverdale av, 240x100xirreg; Metropolitan Trust Co of City N Y—Island Cities Real Estate Co et al; Carter, Ledyard & Milburn (A), 54 Wall, Manhattan; Michl F McGoldrick (R); Joseph P Day.
 3D AV, es, 75 s President, 18.9x70; Edw W Rider—Saverio Gallo et al; Action 4; Jacob M Peyser (A), 26 Court; Chas K Terry (R); Nathaniel Shuter.
 3D AV, es, 93.9 s President, 18.9x70; same—same; Action 5; same (A); same (R); Nathaniel Shuter.
 3D AV, es, 112.6 s President, 18.9x70; same—same; Action 6; same (A); Matthew J Keany (R); Nathaniel Shuter.
 3D AV, es, 131.3 s President, 18.9x70; same—same; Action 7; same (A); same (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

MAR. 13.
 COLUMBIA ST, 105-7; Sarah Larschan et al—Fannie Dorb et al; S L Liebeskind (A).
 LEWIS ST, 84 1/2; Soc for the Prevention of Crime—Rialto Realty Co; Moss, Marcus & Wells (A).
 107TH ST, 110 W; Liquid Carbonic Co—Robert P McDougall et al; O A Campbell (A).
 185TH ST, ss, 100 e Ams av, 50x79.11; Gottfried Naegele—Wm F Naegele et al; Rabe & Keller (A).
MAR. 15.
 WATER ST, 337-39; also SOUTH ST, 178-79; Henry Hollerith Constn Co—Fannie E D Story et al; R Loewenthal (A).
 WOOSTER ST, es, 190.2 n Broome, 60x35xirreg; Seaman's Bank for Savgs in the City of N Y—Jacob Corday et al; Cadwalader, Wickersham & Taft (A).
 80TH ST, 135 W; Fannie L Harrison—Vodanta Soc of the City of N Y et al; S Hanford (A).
 93D ST, 181 E; Sophie Klein—Chas J Smith; Kaufman & Gisnot (A).
 122D ST, 257 W; Emanuel Blum—Elise Brandt et al; W S & A S Katzenstein (A).
MAR. 16.
 DUANE ST, 42; Hermine E Clark et al—Chas Frazier et al; H Clark, Jr (A).
 21ST ST, ss, 235 w 7 av, 46.10x105.5; Jos Schanz—Brookmire Realty Co et al; H Goldman (A).
 99TH ST, ns, 137 w 1 av, 37x100.11; Wm C Bowers—Fidelity Constn Co et al; Bowers & Sands (A).
 101ST ST, 64 W; Clara Steiermann—First United Presbyterian Church et al; J Rosenzweig (A).
 123D ST, ss, 106.4 w 7 av, 15.7x100.11; Caroline Maync, exr—Guilieta R Kiersted et al; Pratt, Koehler & Boyle (A).
 150TH ST, 462 W; Jas S Groves—Blosben Corp et al; Cary & Carroll (A).
 150TH ST, 464 W; Wm B Mann—Blosben Corp et al; Cary & Carroll (A).
 150TH ST, 466 W; Robt T Varnum—Blosben Corp et al; Cary & Carroll (A).
 150TH ST, 470 W; Warwick Savgs Bank—Blosben Corp et al; Cary & Carroll (A).
 150TH ST, 472 W; Edwin J Appleton—Blosben Corp et al; Cary & Carroll (A).
 150TH ST, 474 W; Mary O Maxwell—Blosben Corp et al; Cary & Carroll (A).
 150TH ST, 476 W; Rose Joseph—Blosben Corp et al; Cary & Carroll (A).
 LEXINGTON AV, es, 50.5 s 51st, 50x100xirreg; Manhattan Life Ins Co—Hammerstein Opera Co et al; Rapallo & Kennedy (A).
 7TH AV, 2525, 2527, 2533 & 2535; 2 actions; Central Trust Co—Fleischmann Realty Co, Inc, et al; Joline, Larkin & Rathbone (A).
 7TH AV, sec 133d, 25x100; Leah E Swem—Harry Goodstein Realty Co et al; E V Daly (A).

MAR. 17.
 33D ST, ss, 150 e 5 av, 25x98.9; Madeline D Barrett—Alice M Moynan et al; Seybel & French (A).
 55TH ST, ss, 260 e 3 av, 100.5x100; Mutual Life Ins Co of N Y—Caroline Doelger et al; F L Allen (A).
 104TH ST, 164 E; Zacharias H Oppenheimer—Mary E Hoyt et al; Meighan & Necarsulmer (A).
 114TH ST, ns, 228 e 2 av, 22x100.11; Stephen Baker, trst—Santo Reda et al; amended; Cary & Carroll (A).
 119TH ST, 321 E; Ernestine Weber et al—Edmund J McDonough; O J Kalt (A).
 120TH ST, ss, 265 e Park av, 25x100.10; Dry Dock Savgs Instn—Jos M Baum et al; F M Tichenor (A).
 LEXINGTON AV, 1828; Michl Sophian et al—Beth David Hospital et al; H N Selvage (A).
 MADISON AV, 1527; Julia M Haskell—Ada Moran et al; C P Latting (A).
 7TH AV, sec 133d, 25x100; Excelsior Savgs Bank of City of N Y—Helene Stein et al; J C Gulick (A).
MAR. 18.
 61ST ST, ss, 275 e 11 av, 50x100; 2 actions; Edith B Halsey—David Kass et al; H Swain (A).
 63D ST, 128 W; Soc for the Relief of the Destitute Blind of the City of N Y & Its Vicinity—Fredericka Levy et al; F de P Foster (A).
 99TH ST, 114 & 116 W; Eugene H Rosnquest et al; Luciano Giuliani et al; Atwater & Cruikshank (A).

Foreclosure Suits, Manhattan, (Continued.)

134TH ST, 28 W; Empire City Savgs Bank—Harry Herzog et al; C W Dayton (A).
150TH ST, 478-80 W; 2 actions; Jno P C Alden—Blosben Corp et al; Cary & Carroll (A).
LEXINGTON AV, nwc 88th, 100x41.8; Marie Himowich—Harriet S Goldsmith et al; J N Helfat.
MAR. 19. LAWRENCE ST, 134; Wm N Cromwell et al—Chas B Meyer et al; Sullivan & Cromwell (A).
88TH ST, 64-6 W; Dora E Arnold—Jos Schiffer et al; Deyo & Bauerdorf (A).
96TH ST, 206 W; Francis H Ross—Ethel H Moore et al; A J Ewald (A).
99TH ST, ns, 137 w 1 av, 37x100.11; Wm C Bowers—Fidelity Constn Co et al; amended; Bowers & Sands (A).
AMSTERDAM AV, 1493; City Real Estate Co—Mary Foley et al; H Swain (A).
MT MORRIS AV, 28; Kathleen K Donahue—Annie Hay et al; C S Pinkney (A).
7TH AV, 2529-31; Greenwich Savgs Bank—Fleischmann Realty Co et al; B A Sands (A).

Bronx.

MAR. 12. PLOTS, 1258-1259-1260 & gore lot 107, map of Village of Wakefield; Clara P Meech—Chas H Schroeder et al; H Swain (A).
MAR. 13. BOSTON RD, ws, 237 n 168th, 43x167.4; Sarah Siegel—Frances Mayer et al; Hirleman & Vaughan (A).
MAR. 15. 166TH ST, ss, 35 w Trinity av, 40x99.4; Anna M Scheele—Rudolph Wahlig et al, as exr; R H Bergman (A).
BOSTON RD, 1061; Jos Kugler—Kassel Oshinsky et al; A D Pape (A).
MAR. 16. ns, 250 e Lincoln av, 25x100; Rosanna Scanlon—Ferdinand Block et al; Rosen & Phillips (A).
BRYANT AV, es, 150 n Lafayette av, 25x100; Chas P Halsted—Angelo Rocco et al; D Burke (A).
GRAND BLVD & CONCOURSE, es, 222.7 s E Fordham rd, 50.2x139.6; Arthur E Briggs—Narcoth Realty Co et al; Salter & Steinkamp (A).
PROSPECT AV, nwc 181st, 29x100; Gertrude Schiffer et al—Wirth Realty & Constn Co et al; Wilson & Van Wagoner (A).
LOTS 1, 2, 3, 4, 5 & 6, map of 131 bldg lots belonging to estate of Thos O Woolf, 24th Ward; Eugene T Woolf—Mary Jane Price; Deering & Deering (A).
LOTS 15 & 16, map of 131 bldg lots belonging to estate of Thos O Woolf, 24th Ward; Eugene T Woolf—Mary Jane Price; Deering & Deering (A).

MAR. 17. MORRIS AV, es, 180 s 179th, 20x100; L Josephine Van Deusen—Lena Stein et al; W R Adams (A).
MAR. 18. KINGSBRIDGE RD, sec Davidson av, 120.5x 325.4; Fredk L Haug—Jno B Haskin Estate, Inc; Reeves & Todd (A).
PROSPECT AV, ws, 125 n 156th, 25x142.6; Louisa Adami—Rebecca Goldberg et al; Brown & Glass (A).
RIVERDALE AV, es, adjoining land of Thos Cannon & Margt Cogan, 28x100; also RIVERDALE AV, es, 75 n land known as Cogan's alley, 25x100; David Mayer Brewing Co—Jas Killeen et al; W Klingenstein (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

MAR. 11. CHAMBERS ST, nec William, 27.6x21.6x irreg; East River Savgs Instn—Andrew F Gilsey et al; Omri F Hibbard (A); Geo C Austin (R); due..... 8,224.00
MAR. 12. SUFFOLK ST, 12; Wm M Martin—Morris Simon; Cadwalader, Wickersham & Taft (A); Horace E Deming (R); due..... 18,767.50
MAR. 13. No Judgments in Foreclosure Suits filed this day.
MAR. 15. RUTGERS PL, 24; Emil M Wheeler—Jno A Anger; Mitchell & Mitchell (A); Wilbur Larremore (R); due... 21,560.00
RUTGERS PL, 26-8; also CLINTON ST, 241; Anna S Wilson—Jno A Anger; Mitchell & Mitchell (A); Frank Moss (R); due..... 52,800.00
MAR. 16. 8TH ST, 315 E; Metropolitan Savgs Bank—Albt Indorsky; A S & W Hutchins (A); Jas S McDonogh (R); due..... 11,404.86
MAR. 17. 8TH ST, 39 E; Blanche W Meyer—Wm F Donnelly et al; Weed, Henry & Meyers (A); Gustav Lange, Jr (R); due..... 7,444.25
12TH ST, 526 E; Frances Haight—Louis Spanier; Wilson M Powell, Jr (A); Chas L Hoffman (R); due... 29,746.87
AMSTERDAM AV, es, 75 n 164th, 25x 100; Mary J Mondorf—Arthur Otten et al; Wm F Clare (A); Hal Bell (R); due..... 10,594.40

Bronx.

MAR. 12. DAWSON ST, es, 537.4 n Longwood av, 40.6x100; Josephine H Blau—No 1226 Dawson St Co; M Blau (A); M C Griffin (R); due..... 4,040.00

PROSPECT AV, ws, 100 n 180th, 35.2x 66.8; Nathan Kurtzka—Antonio Galliani et al; Schwartzman & Schwartzman (A); L J Curren (R); due... 420.55
PROSPECT AV, ws, 100.2 n 180th, 35x 66.8; Dietrich Neimeyer—Antonio Galliani et al; Elfers & Abberley (A); E S Booth (R); due..... 1,532.92
MAR. 13. 148TH ST, ss, 121.4 w 3 av, 25x141.3; Lincoln Mtg Co—Bronx Publishing Co et al; H A Elumenthal (A); J R Truesdale (R); due..... 8,636.95
MORRIS AV, es, 130 n 165th, 92.6x 130; Imogene Whittlesey et al as exrs—Meyer Harrison et al; D Burke (A); I Wels (R); due..... 7,901.04
3D AV, ws, 150.6 n 136th, 25x100; Addie A Sullivan—Louise M Schrank et al; M J Sullivan (A); J P Van Kirk (R); due..... 992.67

MAR. 15. BAKER AV, ns, 250 e Garfield, 25x100; Ella A Greeg et al as trstes—Marin Farrego et al; E A Acker (A); E F Moran (R); due..... 4,189.44
BAKER AV, ns, 225 e Garfield, 25x100; Ella A Greeg et al as trstes—Marin Farrego et al; E A Acker (A); E F Moran (R); due..... 4,189.44
MAR. 16. 170TH ST, 580 E; also LOT 1, block 474, map of sub-division of prop of Henry D Tiffany, 23d Ward; Dorothea Taylor—Charlotte J Herbst et al; Phillips, Mahoney & Wagner (A); B F Gerding (R); due..... 1,034.16
KEPLER AV, ws, 75 s 235th, 25x100; City Real Estate Co—Eliz A Wilhelm et al; H Swain (A); E D Bolton (R); due..... 2,510.66

MAR. 17. COURTLANDT AV, 910; Metropolitan Savgs Bank—Union St Realty Co et al; A S & W Hutchins (A); J P Dunn (R); due..... 5,190.27
ROMBOUTS AV, ws, 100 s Light, 100.4 x270; Dyre Av Realty Co—Truro Constn Co et al; W A Howell (A); M E Loewus (R); due..... 19,888.40
MAR. 18. MONTICELLO AV, sec Jefferson av, 175 x100; Jno C Eidt et al—Chas S Terrett et al; Coller & Coller (A); C Y Palitz (R); due..... 6,216.42
LOT 13, map of village of Morrisania; Bowery Savgs Bank—Workingmen's Educational Association of Bronx Borough; Cadwalader, Wickersham & Taft (A); M B McHugh (R); due... 10,534.05

LIS PENDENS.

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

Manhattan.

MAR. 13. No Lis Pendens filed this day.
MAR. 15. No Lis Pendens filed this day.
MAR. 16. 147TH ST, 604 W; Jas H Albertson—Wm W Gillespie et al; partition; C L Griffin (A).
MAR. 17. No Lis Pendens filed this day.
MAR. 18. No Lis Pendens filed this day.
MAR. 19. PEARL ST, 273; Benj Schwartz et al—Chas Gans et al; partition; R E Moffett (A).
LA FONTAINE AV, es, bet 179th & 180th, lot 6; Tax Lien Co of N Y—Michl O'Connell et al; foreclosure of transfer of tax lien; A Weymann (A).

Bronx.

MAR. 12. CONCORD AV, es, 100.9 s Dater, 50x100; Clarence A Sparks—B & B Constn Co, Inc; action to impress trust; R B Hincks (A).
LOT 41, map of Village of Wakefield; Adolphe Grotta—Wm H Neal et al; action to determine claims; L N Martin (A).
MAR. 13. LOTS 96 & 97, map of prop of S Cambreling at Fordham; Thos Altieri et al—Maiche Marino et al; action to foreclose mechanic's lien; J Rosenzweig (A).
MAR. 15. LAFONTAINE AV, es, 25 n Oak Tree pl, 25x95; Smada Realty Co—Gifford Bldg Co et al; action to demand judgment on deed; Hirieman & Vaughan (A).
MAR. 16. No Lis Pendens filed this day.
MAR. 17. 233D ST, ns, bet White Plains rd & Carpenter av, —x—, known as Lot 1022-2, Wakefield, 24th Ward; Louisa Clark—Albert Lefurgy et al; action to foreclose transfer of tax lien; Niebrugge & Maxfield (A).
LOT 97, map of lots in Village of Williamsbridge; Felice Bruccoli—Jno Bruccoli; action for an accounting; Spitz & Bromberger (A).
LOT 256, map of Wakefield; Felice Bruccoli—Jno Bruccoli; action to procure reconveyance; Spitz & Bromberger (A).
MAR. 18. BRONX ST, es, 6,615 n land of D Mapes, —x—; Justus D Michell—Hannah B T Michell et al; partition suit; G Frey (A).

Brooklyn.

MAR. 11. BERGEN ST, sec Classon av, 23.6x95.7; A Lloyd Lott—Brown Realty Co et al; A L Scott (A).
BRISTOL ST, es, 50 s Blake av, 50x110; Emma Rockmore—The Lirock, Inc, et al; A Rockmore (A).

WEST ST, es, 197.10 n Av C, 18x100; Annie M Schanz—Boyd H Wood et al; Cary & Carroll (A).
44TH ST, nes, 200 nw 15 av, 120x100.2; Bank of Flatbush—Diaz Bldg Co et al; G Boochever (A).
BLAKE AV, sec Bristol, 100x110; Realty Supply Corp—The Lirock, Inc; foreclosure of mechanic's lien; A H Spiegelgass (A).
BLAKE AV, sec Bristol, 50x110; Emma Rockmore—The Lirock, Inc, et al; A Rockmore (A).
ELMWOOD AV, sec E 4th, runs s120xe100xn20x w40xn100xw60 to beg; Evelyn P Behman—Rosa E Meyer et al; Hirsh & Newman (A).
HEGEMAN AV, nwc New Jersey av, 19.4x95; Saml Kertman—Ike Sandler et al; S Rabinowitz (A).
ST MARKS AV, ss, 343 w Hopkinson av, 19x 127.9; Saml Seninsky—Lena Greene et al; S Rabinowitz (A).
SURF AV, ss, 31 e div line land Robt B Dibble and land Jno A Cook, 41x90; Henry Gans—Annie Jacobs et al; Gans, Davis & O'N (A).

MAR. 12. BARBEY ST, es, 120 s Dumont av, 20x100; Jos B Raebecq—Arvintz Bldg Co & ano; to set aside deed; A Lehman (A).
DEAN ST, ss, 49.9 e Stone av, 19.4x107.2x19.7x 128.8 to beg; Orange Orphan Society—Luca Villani et al; H L Thompson (A).
GATLING PL, ws, 120 n Atlantic av, 20x100; Margt M Kerrigan—Henry F Risch et al; C F Corner (A).
McDOUGAL ST, ss, 250 e Saratoga av, 25x100; Rudolph Straus—Adeleine A Smith et al; C W Philipbar (A).
MESEROLE ST, nec Bushwick av, 200x193x208 x250.2; Kings Co Trust Co as trste—Eastern Brewing Co et al; G V Brower (A).
POWELL ST, ws, 175 s Belmont av, 18.9x100; Stone Av Realty Co—Isidor Scheril et al; A Rockmore (A).
PRESIDENT ST, sec 3 av, 18.9x70; Ernst F Foerster—Caterina Gallo et al; J M Peyser (A).
PRESIDENT ST, sec 3 av, 70x150; Ernest F Foerster—Caterina Gallo et al; J M Peyser (A).

PRESIDENT ST, sws, 80 nw 3 av, runs sw100x nw20xne6.5xnw20xne54.5xe.02xnc31.4xnw.02xn e7.11xse43 to beg; Leopold Freiburger—Francisco Alaio et al; S E Klein (A).
PROSPECT PL, ns, 175 w Rockaway av, 29.7x 83.11x25x68; Susan P Peabody—Eva Weissman et al; Logan, Pink & N (A).
WARWICK ST, ws, 160 s Blake av, 20x100; Jos B Raebecq—Arvintz Bldg Corp et al; to set aside deed; A Lehman (A).
S 5TH ST, ss, 75 e Hooper, 25x100; Philip Jung—Anne Raynor et al; Levy, Gutman & G (A).
W 9TH ST, es, 139 n Av R, 17x100; Ora I Meyers—Henry De Baun et al; H L Thompson (A).
E 13TH ST, ws, 77 n Av P, 23x100; Isabel Bradley—Morris Seidman et al; Dillon, Thomson & C (A).
BAY 31ST ST, nws, 300 sw Benson av, 33.4x 96.8; Louis Smyth—Rose P Siedenberget al; Cary & Carroll (A).
31ST ST, ss, 300 w 5 av, 30x100.2; Harriet W Winslow—Jacob Schaefer, Jr, et al; Cary & Carroll (A).
S1ST ST, ns, 100 w 3 av, 80x109.4; Germania Savgs Bank—Adaline S Connelly et al; Wingate & Cullen (A).
RUTLAND RD, ns, 220.9 e N Y av, 20.2x110; Matilda M Guise—Dominic Votta et al; Reynolds & Geis (A).

PROP bounded nx East N Y av xs div line of land of Tapscott xw land of Clarkson xe land of Jno J Dittmas; First Natl Bank of Edgewater, N J—Clarence F Simon et al; W A Kirk (A).

MAR. 13. COURT ST, ws, 71.9 n Schermerhorn, 24.1x100; also PROP beg swc above premises 4.9x24.1x 4.5x24.1; Wm H Field—Thos Lamb et al; Smith, Doughty & W (A).
FULTON ST, nes, 98.9 nw Front, 24.6x75.6x29.3 x60.2; Mary E Seaman—Max Haefner et al; H J Davenport (A).
PROSPECT PL, 920; Michl Schaffner—Clara E Cooney et al; A G Schaffner (A).
RAPELYE ST, sec Hamilton av, runs s44xne40 xnw2.3xnw58.3 to beg; Mary M Witte as extrx—Vincent Ingulia et al; W A Fischer (A).
STAGG ST, 321; Jas S Rourke—Dora Baldinger et al; Watson & Kristeller (A).
10TH ST, ns, 228.3 w 5 av, 16.8x100; Sarah E Croft—Jane Wales et al; partition; G W Pearsall (A).
CONEY ISLAND AV, ws, 120 n Av Q, 200x100; Arlissa V Gearm—Jos Rubsam et al; J A McCreery (A).
GRAVESEND AV, ws, 135.10 n Av Q, runs nw 68.10xse132xe427.11xe244.10xn102.2 to beg; Bklyn Trust Co—Lizzie M Ritter et al; H M Bellinger, Jr (A).
HOPKINSON AV, es, 19.10 n Atlantic av, 17.2x 80.5; Pauline Eger—Sarah Maloney et al; H L Thompson (A).
HOPKINSON AV, es, 37 n Atlantic av, 17x80.5; Betty P Robinson—Sarah Maloney et al; H L Thompson (A).
ST MARK'S AV, 1424; Emil L Smith—Henry K King; foreclosure mechanic's lien; J Goldstein (A).
10TH AV, ses, 20.2 ne 41st, 20x76.4; Eliz A Fernald—Emma A Mayhew et al; H L Thompson (A).
13TH AV, es, 20.2 n 4th, 20x80; David Lite—Isidor Rosenberg; S Friedland (A).

MAR. 15. FRONT ST, ns, 74.3 e Gold, 24x100; 1st Presby Church—Isabella F McCarthy et al; H L Thompson (A).
HENDRIX ST, ws, 140 n Hegeman av, 20x86.4x 20x85.8; Morris Cooper—Dave Bloom et al; to set aside deed; S Rabinowitz (A).
SPENCER ST, ws, 160.10 n DeKalb av, 17.7x 100; also SPENCER ST, ws, 108 n DeKalb av, 35.3x100; Mary Wallace—Anna P Dittmar et al; Woode, Cooke & S (A).
E 56TH ST, ws, 179.9 s East Bway, 80x100; Sarah Meehan—Emma R Butcher et al; B Cohn (A).

57TH ST, nwc 4 av, 20.2x100; Kings Co Savgs Inst-Beneficial Holding Co et al; W W Taylor (A).

MAR. 16.

CONOVER ST, ws, 84 s Wolcott, 16x100; Walter F Blaisdell-Grace McCormick et al; H L Thompson (A).

55TH ST, ss, 100 w 3 av, 25x100; also 3D AV, wc 55th, 20x100; Application of Wilhelmina Heik for appointment of a committee of Henry Heik, an incompetent; J Goodman (A).

FOSTER AV, swc E 14th, runs s52.4xw100xn7.8 xne100.6 to beg; Frank Peterson-E R Strong Co et al; W R Murphy (A).

RUTLAND RD, ns, 200.11 e New York av, 19.10x 110; Wm Kohring-Dominick Votta et al; Reynolds & Geis (A).

14TH AV, ses, 60 sw 78th, 20x53.3x20x52.6; So Bklyn Savgs Inst-Sim Realty Co et al; Coombs & Whitney (A).

BENSON AV, nes, 80 sw Bay 13th, 28.4x125 Mabel A Patterson-Jos B Silman et al; H O Patterson (A).

GATES AV, ses, 325 sw Central av, 22.4x100; Louis Schaffner-Katharina Busch et al; A G Schaffner (A).

LIBERTY AV, sec Watkins, 85x100; Wesleyan University of Middletown, Conn-Mendal Realty Co et al; T F Redmond (A).

RIVERDALE AV, ns, 20 e Chester, 20x80.3; Bond & Mtg Guar Co-Gabriel Sojcher et al; T F Redmond (A).

MAR. 15. JAMES ST, swc Madison, 24.10x59.9; Arthur Weiser-Rebecca O'Brien, Christ Casino & Geo Cantos (67)...

BROADWAY, 1441-49; Superior Cor-nice & Skylight Wks, Inc-Wall Corp; Bway & 41st St Co; Way-board Co; Stanley Co (69) 900.00

MAR. 17. 1251H ST, 68-72 E; Philip Shupak-Morris B Baer; Morris Hirschberg (74) 182.25

MAR. 18. DIVISION ST, 242; Moses Asen-Alter Gottlieb; Rosenberg & Son (76) 56.00

BROADWAY, 1372 to 1382; also 37TH ST, 109-117 W; also 38TH ST, 114 W; Candee, Smith & Howland Co-Times Square Improvement Co, Key-stone Constn Co & Richman Contracting Co; renewal (83) 15,901.31

MAR. 19. BRUOME ST, 165-7; Louis Pollinger-Estate Henry C Miner, Inc & Antonio Maiori (84) 44.50

MAR. 17. 231ST ST W; sec Bway, 28.6x75; Schmitz & Eulenstein, Inc.-Jno Gilbert; renewal (8) 7,760.55

MAR. 15. BECK ST, ss, 100 w Av St John, 200x 100; G Vairo et al-Ostro Constn Co; renewal (10) 100.00

MAR. 16. JACKSON AV, 757-63 (**); Cross, Austin & Ireland Lumber Co-Cieri Constn Co; renewal (71) 248.80

MAR. 12. 231ST ST W; sec Bway, 28.6x75; Schmitz & Eulenstein, Inc.-Jno Gilbert; renewal (8) 7,760.55

MAR. 11. MALTA ST, ws, 135 s Vienna av, 40x 100; Square Lumber Co-Philip L Jardin, Jno A, Albert S, Frank X & Edw G Schwartz & Lena & Victor Kramer 353.56

MAR. 16. MONTAGUE ST, nwc Furman, -x-; Otis Elevator Co-N Y Dock Co & International Typesetting Co 131.25

18TH ST, nec Vanderbilt, -x-; S Mus-selwhite-Puritan Land Co & Jas V Cunningham 246.39

4TH AV, swc 41st, 100x100; V Valente -Wayfourth Constn Co & Antonio Bonagur 900.00

SATISFIED MECHANICS' LIENS. Fir t name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

Manhattan.

MAR. 13. BROADWAY, 195; Grant Pulley & Hardware Co-Western Union Tele-graph Co; Dec21'14 1,290.06

MAR. 15. CHATHAM SQ, 21; Goodman Telzer-Michl P Rich et al; Oct20'14 50.00

MAR. 16. WILLET ST, 2; Max Barth-Henry D Ducker et al; Nov10'14 575.00

MAR. 17. 8TH ST, 369 E; Morris Siegfried-L Rhonheimer et al; Apr15'10 476.00

MAR. 12. No Satisfied Mechanics' Liens filed this day.

MAR. 13. BRIGGS AV, 2705-07; Lippe Fire Proof-ing Co-Mitchell & McDermott Realty Co, Inc, et al; Jan20'15 325.00

MAR. 17. VILLA AV, ws, 188.3 s Van Cortlandt av, 100x100; Isidor Schwartz-Aloha Realty Co et al; June22'14 492.33

MAR. 15. VAN NEST AV, 506-8; Jos Shanske-Carlo Totaro et al; Bronx30'14 210.00

MAR. 11. LOGAN ST, 139; Walter A Rea-Wm H Jordan; Mar5'15 126.00

MAR. 13. No Satisfied Mechanics Liens filed this day.

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.

MAR. 13. 48TH ST, 323 E; Isidore Weiss-Meta Piepenbring; Arthur J Scholz Co (62) 51.45

MAR. 15. JAMES ST, swc Madison, 24.10x59.9; Arthur Weiser-Rebecca O'Brien, Christ Casino & Geo Cantos (67)...

MAR. 16. THOMPSON ST, 5; W H Hills Co-Peter or Pietro Bianchetti (68) 475.00

Bronx.

MAR. 12. 231ST ST W; sec Bway, 28.6x75; Schmitz & Eulenstein, Inc.-Jno Gilbert; renewal (8) 7,760.55

MAR. 11. MALTA ST, ws, 135 s Vienna av, 40x 100; Square Lumber Co-Philip L Jardin, Jno A, Albert S, Frank X & Edw G Schwartz & Lena & Victor Kramer 353.56

MAR. 16. JACKSON AV, 757-63 (**); Cross, Austin & Ireland Lumber Co-Cieri Constn Co; renewal (71) 248.80

MAR. 17. 231ST ST W; sec Bway, 28.6x75; Schmitz & Eulenstein, Inc.-Jno Gilbert; renewal (8) 7,760.55

MAR. 15. BECK ST, ss, 100 w Av St John, 200x 100; G Vairo et al-Ostro Constn Co; renewal (10) 100.00

MAR. 16. JACKSON AV, 757-63 (**); Cross, Austin & Ireland Lumber Co-Cieri Constn Co; renewal (71) 248.80

Bronx.

MAR. 12. No Satisfied Mechanics' Liens filed this day.

MAR. 13. BRIGGS AV, 2705-07; Lippe Fire Proof-ing Co-Mitchell & McDermott Realty Co, Inc, et al; Jan20'15 325.00

MAR. 17. VILLA AV, ws, 188.3 s Van Cortlandt av, 100x100; Isidor Schwartz-Aloha Realty Co et al; June22'14 492.33

MAR. 15. VAN NEST AV, 506-8; Jos Shanske-Carlo Totaro et al; Bronx30'14 210.00

MAR. 11. LOGAN ST, 139; Walter A Rea-Wm H Jordan; Mar5'15 126.00

Satisfied Mechanics' Liens, B'klyn (Continued)

MAR. 15.
POWELL ST, sec Dumont av, 100x100; Chestnut Ridge White Brick Co—Stratmore Co, Inc, & E M Houghtaling & Co, Inc; Mar5'15 76.95
UNION ST, ns, 224.8 w Smith, 53.4x 100; Henry C Ibbotson—Marba Realty Corp; Jan19'15 275.00
W 32D ST, es, 420 s Mermaid av, 40 x118.10; Jacob Sommer—Wm Biber & Co, Wm Biber, Max Altshuler, Julius E Schick, Fany Biber, Rose Altshuler, Mrs Julius Schick & Hannah L Toten; July30'14 1,150.00
LENOX RD, 293; Sam Madorsky—Lillian R Robbins; July14'14 260.00
SURF AV, nes, 40.9 se W 33d, —x—; Jacob Sommer—Fany Biber, Rosie Altshuler & Wm Biber & Max Altshuler; July16'14 1,825.00
SAME PROP; Realty Supply Corp—Fany Biber & Rosie Altshuler; June 5'14 204.74
MAR. 16.
HERKIMER ST, 1306; Alex Sholemson—Sarah Lander; Feb15'15 64.00
STERLING PL, sec Rochester av, 120x 100; Terker Iron Wks, Inc—J V Cunningham, Inc, & Spencer Aldrich; Sept 18'14 250.00
SAME PROP; same—same; Sept18'14 875.00
SAME PROP; Chas H Ragoxin & ano—J V Cunningham, Inc, & J V Cunningham; Oct8'14 243.00
SAME PROP; Realty Supply Corp—J V Cunningham, Inc, & Spencer Aldrich; Oct8'14 3,134.20
SAME PROP; same—same; June26'14 3,100.00
E 12TH ST, 1870; D A Ziccardy Trim Co—James P & Mary A Killorin; Jan 7'15 238.75
SAME PROP; Ross & Snyder, Inc—same; Jan25'15 319.37
SAME PROP; same—same & Mrs F J John; Jan25'15 320.00
SHORE RD, es, 100 s 97th, 100x100; E Strayer & Sons—Jacob P Mueller & Francis W Stork; Feb3'15 507.00
MAR. 17.
 No Satisfied Mechanic's Liens filed this day.

*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.

MAR. 11, 12 & 13.
 No Attachments filed these days.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

Municipal Building. ORDERS SERVED.

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

- A..Auxiliary fire appliances.
- B..Fire escape orders.
- C..Fireproofing and structural alterations.
- D..Electrical installation.
- E..Obstruction of exits.
- F..Exits and exit signs.
- G..Fireproof receptacles and rubbish.
- 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 heating or power plants.
- O..Discontinue use of oil lamps.
- DR..Fire drills.
- W..Interior alarms.
- ST..Standpipe installation.
- Sprk...Sprinkler installation.
- Sia. P. P..Siamese perforated pipes.
- Sia...Siamese connections.
- Tk...Tank.

MANHATTAN ORDERS SERVED.

Week Ending March 13.
 Named Avenues.

Barclay st, 14—Royal Ribbon & Carbon Co, premises G-C-L

MAR. 15.
FLOWER, Gertrude; Eliz H Rowe, Inc; \$2,-063.06; H R Frost.
MAR. 16.
PEARSON, Mason, Sidney & Fredk; Jas L Steuart; \$2,621.33; Latson & Tamblin.
JOHN EICHLEAY, JR, CO; Jno A Hendricks Co; \$1,018.53; R L Phillips.
MAR. 17.
PANQUE FRANCO AMERICAINE; Wm P Riley; \$11,335.74; I Loewenthal.
LADA BROS; Richard L S Hulhof; \$200; M Greenberg.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

MARCH 12, 13, 15, 16, 17 & 18.

Aetna Doll & Toy Co. Greene st, 46.. Automatic Refrigerator Co. Refrigerator 2,300.00
 Barresi, Rosario, 1st av, 192..E Esposito. Barber Fix 734.00
 Cronin Bros. Broadway, swc 96th st ..Roesser & Sommer Co. Chandelier Fix 250.00
 Daniel, Wm J. 9th av, nwc 42d st.. Automatic Refrigerator Co. Refrigerators 2,000.00

Bronx.

MARCH 12, 13, 15, 16, 17 & 18.

Crystal Film Co. 430 Claremont pkway..Globe Automatic Sprinkler Co. Sprinkler Equipment.....(R) 750.00
 Iannone, Domenico. 919 Brook av..E Esposito. Barber Fixtures..... 190.00
 Melrose Cut Stone Works, Inc. 144th st & Austin pl..Forsten Mathisen. Planer..... 750.00
 Martin, Wm. 2401-3 Southern Blvd.. Strauss & Co, Inc. Electric Sign... —
 Melrose Marble Slate Works. 536 Trinity av..F R Patch Mfg Co. Polish-ing Machine..... 146.50
 Scalone, Antonio. 1271 Boston rd..E Esposito. Barber Fixtures..... 732.75
 Sydc Photo Play Co. 864 Westchester av..Strauss & Co. Electric Sign... 460.00
 Valente, Frank & Alfonso. 904 East 180th st..E Esposito. Barber Fixtures..... 870.50

Brooklyn.

MARCH 11, 12, 13, 15, 16, 17.

Davis, W. A. E 98th st, nr Farragut rd..Wm H Curtin Mfg Co. Heating Apparatus..... 198.00
 Florence Marble Co. 512 Ralph av.. E R Patch Mfg Co. Machinery..... 1,090.00

Fiays, Thos F & Arthur W Cherrington. 1824 49th st..American Radiator Co. Boilers..... 135.00
 Mayfourth or Mayforth Constn Co. 41st st, c 4 av..Michael Deemey, Inc. Plumbing Supplies..... 2,600.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

MAR. 17.
29TH ST, 230-32 E; Title Guar & Trust Co loans Capace Realty Co, Inc, to erect — sty bldg; 11 payments.....35,000.00
BROADWAY, sec 215th, 81.7x65; also **AMSTERDAM AV,** swc 215th, 99.11x 60; Lawyers' Title & Trust Co loans Haven Constn Co to erect a — sty bldg; — payments125,000.00
MAR. 18.
HAVEN AV, ws, 212.10 s 181st, 150x119; Henry Bendheim loans Chas Hensle Realty Co to erect two 5-sty apart-ments; 7 payments.....130,000.00

Bronx.

MAR. 12.
EAGLE AV, 681; Alex & Julia Schulz loans Margaretha Hanfmann to recon-struct 2-sty frame bldg; 5 payments. 4,500.00
LOT 153, map of portion of Hunt Es-tate, Van Nest Station; Lawrence E French, as attorney, loans Louis Kap-lan to erect 2-sty tenement; 4 pay-ments 5,000.00
MAR. 16.
MORRIS PARK AV, ss, 50 e Wallace av, 25x100; Saml J Ashley loans Hannah Kelly to alter 2-sty frame bldg; — payments 5,500.00
VYSE AV, es, 175 s 172d, 25x100; Man-hattan Mtg Co loans Jno D Kroog to erect a 1-sty and cellar brick build-ing; 2 payments 4,500.00
MAR. 17.
TIFFANY ST, nwc Whitlock av, 100x 100; Chas Riley loans Ensign Impt Co to erect two 5-sty tenements; 12 payments51,000.00
170TH ST, nec Crotona av, 52.2x100; Rockland Realty Co loans Joseph Sonsin Co, Inc, to erect 5-sty tenement; 13 payments46,000.00

ORDERS

Brooklyn.

MAR. 11.
PRINCE ST, near Johnson av, —x—; Walter T Ball on Rufus H Brown, Inc, to pay Edw E Buhler Co..... 125.00

Canal st, 79-87—Public Shirt Co., premises. G-C-DR
 Canal st, 79-87—Rugoff & Rudinsky, premises. G-A-C-DR
 Canal st, 79-87—Greenberg & Divack, 36 Eld-ridge.....DR-G-C
 Canal st, 79-87—Ulick Bros, 36 Eldridge.G-C-DR
 Canal st, 79-87—Salawen Bros, premises..A-DR
 Canal st, 79-98—Harry Silechnik, premises. C-A-DR
 Canal st, 79-98—Rubinowitz Bros & Kaplan, premises.....A-DR
 Canal st, 79-98—Jacob Schulman, premises. G-A-DR
 Canal st, 81—Morris Weiss, 145 W 30.G-C-A-DR
 Canal st, 125-31—Sheffield Plating Co, pre-mises.....DR
 Canal st, 125-31—Frank Cohen, premises...DR
 Canal st, 125-31—S K S Co, Inc, premises..DR
 Canal st, 125-31—Star Mfg Co, premises...DR
 Canal st, 125-31—Manhattan Garter Co, prem-ises.....DR
 Canal st, 125-31—Sam'l Ray, premises.....DR
 Canal st, 125-31—Nathan Badd, 65 Canal...DR
 Canal st, 125-31—Simon Rudnitzky, premises.DR
 Canal st, 202-4—Sam'l Bodinger, premises..DR
 Canal st, 202-4—Mark H Rogers, 790 River-side Dr.....DR
 Canal st, 202-4—Wm Levin, premises.....DR
 Canal st, 202-4—M Kasnowitz & Sons, prem-ises.....DR
 Cannon st, 14—Simon Fogelstein, premises...A
 Catherine st, 14—John McChahill Est, care U S Trust Co, 45 Wall.....C-D-DR-W
 Chambers st, 85—Stephen Upson, Athens, Ga.C
 Charles st, 91—Geo C Sloane, Box 58, New-burgh, N Y.....G
 Cherry st, 369—Isaac Horowitz, premises.G-C-A
 Dey st, 58—Brent Good, 45 Murray.....B
 Duane st, 66-8—Tamm & Co, premises.....DR
 Duane st, 66-8—Leopold Boeker, premises...DR
 Duane st, 66-8—Vernon Bros & Co, premises.DR
 Duane st, 66-8—Frank Pickup, premises...DR
 Duane st, 66-8—Orgler Envelope Co, premises DR
 Duane st, 66-8—Jacob E Hetsch, premises..DR
 Duane st, 66-8—Geo P Christmann, premises.DR
 Duane st, 129-35—Rice & Hutchins, Inc, premises.....C
 E Bway, 2-6—Bolinsky & Feinberg, premises C-G
 E Bway, 2-6—Eagle Waterproof Co, premises..G
 E Bway, 2-6—Goldman & Kaplan, premises..G-C
 E Bway, 2-6—Samuel Satz, premises.....G
 E Bway, 45—Wolf Bomzon, premises.....DR
 E Bway, 45—Stern & Fineman, premises.DR-C-A
 E Bway, 45—Forman & Titosky, premises. A-C-G-DR
 E Bway, 45—Cohen & Kaplan, premises...DR-C
 E Bway, 45—Wolf & Kaduskin, premises. C-A-G-DR
 E Bway, 201—Socialist Party, 41 Union sq...A
 Elizabeth st, 49-51—Universal Metal Spinning Co, premises.....A-C

Elizabeth st, 49-51—Lorence Rlty Co, premises DR
 Forsythe st, 39—Alex Frankenstein, premises.C
 Frankfurt st, 15—Geo M MacKellar, 43 Cedar.G
 Goerck st, 34—Keitelman & Witt, premises.G-C
 Goerck st, 144—Therese Weil, 5 Beekman...C
 Grand st, 281—Sam Storbinsky, premises...G
 Grand st, 431½—Pittsburg Human Hair Co, premises...G
 Greenwich st, 171-5—Central Trust Co, 54 Wall...C
 Greenwich st, 171-5—John Dyer, premises...DR
 Greenwich st, 171-5—Rival Shoe Co, 80 Reade G-DR
 Greenwich st, 171-5—Cortland Luncheon & Tea Room, premises...DR
 Greenwich st, 171-5—Simon Rosenthal, premises...DR
 Greenwich st, 171-5—Jas Fontana, premises.DR
 Greenwich st, 171-5—Eow Brandi, premises.DR
 Greenwich st, 171-5—Jos Prowler, premises.DR
 Greenwich st, 262—Feather Duster Co, premises...O
 Henry st, 142-4—Hurwitz & Brotkin, premises...G-A
 Henry st, 142-4—Max Liebowitz, premises.A-G-C
 John st, 45-9—North Ward Rlty Co, premises...DR
 John st, 45-9—North Ward Rlty Co, premises.Sia
 Lewis st, 117—Max Goldstein, premises...G
 Maiden la, 21-3—F K & W H Hays, premises...St-Sia
 Mangin st, 29—Tepper & Rothenberg, premises...G-A-C
 Mulberry st, 5-9—Wm Nelson Est, 150 Nassau.G
 Pier 84, N R—French Line, S S Co, premises...A
 Platt st, 3—Wm Bruce Brown, 13 E 70...C
 Reade st, 62—Henry Lesinsky, premises...C
 Reade st, 83—Edw H Taiter, 99 Franklin...C
 Ridge st, 119-27—Sam'l Gotenel, premises...C-DR-G-D
 Ridge st, 119-27—Sam'l Levy, premises...C-DR-G
 Ridge st, 119-27—Benj Frost, premises...C-DR-G
 Ridge st, 119-27—Isadore Kahn, premises...C-G-DR
 Ridgwe st, 119-21—Max Rosenblatt, premises...C-DR-G
 Ridge st, 119-27—Louis Schneps, premises...C-DR-G
 Ridge st, 119-27—Isaac Freid, premises.C-DR-G
 Ridge st, 135-7—Siegel & Rubenstein, premises.G
 Rivington st, 227—Pessie Schwartz, 93 Clinton.C
 Spring st, 106—Hyman Children's Wear Co, 85 Mercer...G
 Suffolk st, 46—Elias Sobelsohn, premises...D
 University pl, 13-19—Walkill Star Wks, premises...DR
 University pl, 13-19—Acme & Textile Shrinking Works, premises...DR-A
 University pl, 84—Albert Friedlander, care Marie, 66 E 79...C
 University pl, 88—David Siegel & Co, premises.G
 Varick st, 111-15—Jas A McClurg, premises.DR
 Wall st, 118—Chas Daniel, premises...C-A
 Washington pl, 79—Louis Hoidalay, premises.C
 Washington st, 161—A & S Jacobs, 116 Warren...C
 West st, 182—Caroline Truax, Hotel Savoy, 5th av & 59...W
 West st, 365-7—Eliz Clarkson, 26 W 50...C
 W Houston st, 183—Isaac Williams Est, care John M Williams, 561 Hudson...C-B
 W Houston st, 183—Peter V Close, premises...C
 William st, 100—Phelps Stokes Est, premises...St
 William st, 214-18—E C Lewis, premises.D-C-G
 William st, 214-18—Wm E Rudge, premises.D-C
 William st, 214-18—Blumenberg Press, premises...D-C
 William st, 214-18—Gardiner Binding & Mailing Co, premises...D
 William st, 214-18—The Simes Co, 18 Rose...D
 William st, 214-18—M Russling Wood, premises...D
 William st, 214-18—Fred Pearce & Co, premises...D
 William st, 214-18—The Berkeley Press, premises...C-D

Numbered Streets.

4th st, 338 W—Kluber & Ryan, premises...G-A
 8th st, 49 E—Sailors Snug Harbor, 61 Bway...C
 8th st, 49 E—Jacob Reiff, premises...A
 10th st, 31-3 E—Morris Denis & Jos Flari, premises...C
 10th st, 31-3 E—Brenner & Ziefert, premises...C-G
 10th st, 31-3 E—Julius Thurnhaur, premises...G
 10th st, 31-3 E—Louis Greenberg, premises...G-A
 10th st, 31-3 E—Max Borak, premises...G
 10th st, 31-3 E—Lillian B Koepke, 1522 Pacific st, Bklyn...C
 10th st, 383 E—Jacob Reich, premises...A
 12th st, 32 E—Grund & Spyer, premises...C-G
 14th st, 220 E—Stephen Therry Est, 1992 Madison av...G
 15th st, 2-4 E—Nitty Clothing Co, 71 5 av...DR
 17th st, 14-16 W—Levay Bros Co, 36 W 25...DR
 17th st, 14-16 W—Abr Feldman, premises...DR
 17th st, 14-16 W—S J Silberman, premises...W-DR
 17th st, 14-16 W—Sam'l Kurlan & Co, 63 W 36...DR
 17th st, 14-16 W—Perfect Skirt & Suit Co, premises...DR
 17th st, 14-16 W—Mortimer Herrman Co, premises...DR
 17th st, 14-16 W—Eagle Mfg Co, 129 W 27...DR
 17th st, 14-16 W—Kamy Cloak Co, 26 W 17...DR
 17th st, 14-16 W—Dubrow & Jevien, premises...DR
 17th st, 14-16 W—Bien & Bien, premises...DR
 17th st, 14-16 W—Sabin & Dublirer Co, premises...DR
 17th st, 14-16 W—Cohen Bros & Greensky, premises...DR
 17th st, 31 E—Review Pub Co, premises...DR
 17th st, 31 E—Campbell & Cronyn, premises...DR
 17th st, 31 E—Kyoto Mfg & Trad Co, premises...DR
 17th st, 31 E—W E Flory & Co, premises...DR
 17th st, 31 E—S Cottle Co, premises...DR
 17th st, 31 E—McBride, Nast & Co, premises...DR
 17th st, 31 E—The Neale Pub Co, premises...DR
 17th st, 31 E—Morris Wille, premises...DR
 19th st, 21 W—Manhattan Life Ins Co, 66 Bway...C-DR
 19th st, 21 W—Con Gas Co, 130 E 15th...C
 19th st, 21 W—Stein Waist Co, premises...G

19th st, 39 E—Max Weisman, premises...C
 20th st, 23 E—Herman & A Rosenberg, premises...G-DR
 20th st, 23 E—P Shapiro & I Derow, premises...DR-G
 20th st, 23 E—Elizabeth C Klavhe, premises...DR
 20th st, 23 E—Nathan Luria, premises...DR-G
 20th st, 23 E—Con Gas Co, 130 E 15...C
 20th st, 23 E—C & A D'Angio, premises...G-DR
 20th st, 23 E—Lewis H Lazarus, premises...DR
 20th st, 23 E—Regal Costume Co, premises...G-DR
 20th st, 23 E—Ed Rosner & Co, premises...DR
 20th st, 49 E—Kroywen Rlty Co, 39 W 32...St
 22d st, 29-31 E—Adam Pitz, premises...DR
 23d st, 31-3 W—Loeb & Schoenfeld Co, 27 W 25...C
 23d st, 420-2 W—Jasper H Hawkins, premises...G
 27th st, 34-8 W—Biltmore Waist Co, premises...G
 27th st, 34-8 W—Rlty Holding Co, 907 Bway...DR-W
 28th st, 130 W—Hakalist Rlty Corp, 60 Wall...C-G
 29th st, 135-41 W—Abr Resenblott, premises...C
 32d st, 410-6 E—Nicholas F Brady, 54 Wall...D
 33d st, 235 E—Adrian H Jackson, 106 Lexington av...C
 34th st, 335 E—J M Seidenberg Co, premises...C-G
 35th st, 51 W—Louis Sledge, premises...W
 35th st, 53-5 W—Adam Engle, 264 W 91...W
 39th st, 60 W—K Eugene Bunnell, 154 Nassau...C
 42d st, 25 W—Aaron Kosofsky, premises...A
 44th st, 246 E—Fredk N Dowling, 26 E 57...C
 45th st, 20 W—Marie Yuvin, premises...A
 45th st, 21 W—Maurice Buxbaum, premises...A
 45th st, 21 W—Allouise Hendricks, premises...A
 45th st, 116-18 W—Bway Mtge Inv Co, 200 Bway...St
 46th st, 2 E—Albert Verstondeg, premises...A
 46th st, 6-8 E—Martin C Hamill, premises...A-C
 46th st, 27 W—Michael C Hughes, premises...A
 47th st, 22 W—Myrtle Bowman, Inc, premises...G
 47th st, 58 W—47th St Rlty Co, premises...St-C
 52d st, 447-9 E—Amer Cigar Co, premises...DR
 54th st, 351½ E—Louis Friedman, 115 W 27...O
 55th st, 211-5 W—Amer Fine Arts Soc, premises...F-E-C-B
 57th st, 215 W—Art Students League, premises...E-C-B-G
 58th st, 13-5 E—Oscar Hauter, premises...A
 59th st, 120 E—J Waldron Gillespie, Middle Granville, N Y...C
 64th st, 37 E—M Olivia Sage, premises...C
 66th st, 39-41 W—Met Fireproof Storage Warehouse Co, premises...E
 75th st, 322 E—Adam Mahfeld, premises...A
 75th st, 322 E—Garman Bros, premises...A
 75th st, 322 E—Jos Brucciani, premises...A
 75th st, 322 E—Geo Gerbacia, premises...A
 75th st, 322 E—Martin Farrell, premises...C-A
 75th st, 420 E—Wm Kovace, premises...C-A
 80th st, 522-4 E—M & A Feldstein, premises...C
 83d st, 451 E—Martin Lehner, premises...A-C
 97th st, 1 W—Chas Steele, premises...D-A-G
 105th st, 163 E—Annie Kestenbaum, premises...C
 105th st, 163 E—Morris Pseworsky, premises...O
 113th & 114th sts, at Ams av—St Luke's Hospital, premises...C-E
 114th st, 105 E—Jos Cohen, premises...G-A-C
 124th st, foot E R—Lehigh Valley R R Co, 143 Liberty...St
 132d st, 57-9 W—John Mullhollan, premises...A-C
 134th st, 62-4 W—Manhattanville Rlty Corp, 220 W 83...A-C
 134th st, 299-305 E—Art Brass Co, premises...F-E
 134th st, 299-305 E—Good Mfg Co, premises...E-F
 135th st, 601 W—David Sugarman, premises...C-A-G
 135th st, 601 W—Wm Abedon, premises...C-A

Named Avenues.

Av A, 1425—Enterprise Tinware Co, premises.A
 Av A, 1510-12—Seidenberg & Co, 111 5 av...A
 Av B, 26—Goldford & Malkowitz, premises...G-A-D
 Ams av, 2506—Henry Knaust Est, premises...C
 Bowery, 26—W R Addicks, 124 E 15...C
 Bowery, 289—Western Jobbing House, premises...G
 Bway, 338—Est Geo Bliss, 71 Bway...C
 Bway, 610-4—Wiederschall & Wolff, premises...DR-G
 Bway, 610-4—E J Bass, premises...C
 Bway, 610-4—Con Gas Co, 130 E 15...C
 Bway, 610-4—Reversionary Ests Co, 31 Liberty...C
 Bway, 610-4—N H Bornstein Sons, Inc, premises...DR
 Bway, 616-8—Jos Klein Co, premises...C
 Bway, 687-9—Stonehill & Natt, premises...A-G
 Bway, 687-9—Freeman Bros, premises...A-G
 Bway, 687-9—Bober Bros, premises...C
 Bway, 687-9—David Marks & Son, 100 5 av...C
 Bway, 751—Sailors Snug Harbor, 61 Bway...C
 Bway, 787-9—Barnett B Goldberg, premises...G
 Bway, 2568-70—Sam'l Borchardt, 1731 Ams av...C
 Cathedral pkway, 220—Paterno Inv Corp, 272 W 84...St
 Madison av, 301—Evelina C Bliss Est, premises...C
 Park av, 1650—Chas E Bodker, premises...A-C
 Park Row, 160-2—Wm S Silcocks, Parker av, So Orange, N J...C
 Park Row, 176—Albert O Jennings, premises...DR-G
 Park Row, 176—Geo F O'Connell, premises...DR
 Park Row, 176—Chinese Reform News, premises...C-DR-A
 Park Row, 176—Fritz Briegar, premises...G-DR-A
 Park Row, 176—Baron Printing Co, premises...DR
 Park Row, 176—S Weinkrantz & Sons, premises...DR-G-A
 Park Row, 176—Bernhard Hellmich, premises...DR-G

Numbered Avenues.

1st av, 95—Barney Ershowsky, premises...C
 1st av, 1487—Meyer Engel, premises...A-G
 1st av, 1509—Lester Feigenblatt, 1815 7 av...G-C
 2d av, 10-12—Hirshman Bros, premises...DR
 2d av, 10-12—Annie Levine, premises...DR
 2d av, 10-12—Globe Sanitary Cigar Holder Co, 288 E Houston...DR
 2d av, 1591—Geo Sakl, premises...E-F
 2d av, 1633—Lorenzo Sangiacamo, premises...C
 3d av, 1059-61—Amer Ex Cigar Co, premises...DR
 3d av, 1351-57—John W Siefke, premises...G

3d av, 2052—Jos Indig, premises...A-G-C
 3d av, 2258-60—John J Campbell, Cedarhurst, L I...D-E
 5th av, 164—Weintraub Brass Mfg Co, premises...G
 5th av, 400—Walters Millinery Shop, premises...C-A-G
 5th av, 435—Chas F Reute, premises...DR
 5th av, 435—Benson & Hedges, premises...DR
 5th av, 435—Stadler & Stadler, premises...DR
 5th av, 435—Tucker, Speyers & Co, premises...DR
 5th av, 435—Alvin F Bradley, premises...DR
 7th av, 277—Jas Voyion, premises...G
 7th av, 279—Fannie Waldman, premises...G
 7th av, 701—Philip Blow, Times Building...D

BRONX ORDERS SERVED.

Numbered Streets.

135th st, 749 E—Mansfield Piano Co, premises...G-DR
 137th st, 245-9 E—Norfolk Lumber Co, premises...A-DR
 137th st, 245-9 E—Cameron Piano Co, premises...DR-G
 237th st, 241-45 E—C B J Snyder, 500 Park av...F-A

Named Avenues.

Boston rd & 166th st—C B J Snyder, 500 Park av...C
 Gerard av, 370—John F Allen Co, premises...W-DR-A
 Ogden av, 1253-55—Henry S Clark, 808 Freeman st...C-B-F-G-W-D

BROOKLYN ORDERS SERVED.

Numbered Streets.

Court st, 69—Mrs Mary Parker, premises...M
 Emerson pl, 139-47—Emil Hamburger & Co, premises...St
 Fulton st, 66-68—Eusibo Ghelardi, 1217 47 st...W
 Fulton st, 178—Michael Flynn, 61 Congress st...W-C
 Fulton st, 296—Eliz Chesebrough, premises...D
 Fulton st, 327-9—John L Cameron, 507 W 50 st, Manhattan...C
 Fulton st, 414-16—Henry Grube, 1013 Fulton st...A-M-C
 Fulton st, 484-94—Fredk Loeser & Co, 482 Fulton st...Sia
 Fulton st, 1756—Sam'l Senate, premises...C
 Fulton st, 1762—Isabella Shaw, premises...C
 Fulton st, 1856—Jos & Salvator Morrelle, premises...C
 Nevins st, 37-43—Henry C Christgau, 4701 Ft Hamilton pkway...W-B-C-F-A-D
 Noble st, 149-51—Union Baptist Church, premises...CF
 Pearl st, 355—Geo W Wilson, premises...W
 Powers st, 12—Paul Kulis, Maspeth, L I...M
 Prospect st, 67-9—Wm Schimpf, 629 3 st...C
 Rochester la, 125 s E N Y av—Henry Lamermerman, premises...J
 Siegel st, 196-8—Abr Belanowsky, 1127 E Pkway...C
 Van Dyke st, 72—Wm Brandt, premises...D
 Varet st, 220-30—Louis Hirsch, premises...C
 Washington st, 21-7—Robert Gair Co, Washington st...St

Numbered Streets.

1st st, 56 N—Archibald Graham, 361 Stuyvesant av...C
 4th st, 342 S—Lieb Lurie, 115 Graham av...M
 9th st, 223 N—Jos Robitto, premises...H-A
 67th st, 1244-50—Norwegian Christian Home for the Aged, 1246 67 st...D
 73d st, 1828—Manuel A Plaisantin, 215 Montague st...M

Named Avenues.

Atlantic av, 151-5—Morris Kronhein, premises...L-G-C-A
 Atlantic av, 537—Mrs Sarah Knight, premises...M
 Bay Ridge av, bet 12 & 13 avs—P S 176, Thos W Churchill, pres, 500 Park av, N.Y...E
 Elake av, 344-6—Israel Lack, 354 Wyona st...C
 Bway, 91—Curtis-Fowle-Fowle-Curtis, premises...C
 Bway, 440—McElraevy & Hauck Co, premises...H-A
 Bway, 1443-5—Mrs Jeanette Heymann, premises...B
 Franklin av, 408—Mary E Butterick, 406 Franklin av...M
 Greene av, 1375—Chas Lester, premises...M
 Hamilton av, 32-34—India Wharf Brew Co, 60 Hamilton av...D
 Lafayette av, 830—Mutual Hospital, premises...D
 Liberty av, 37-43—David Strauss, 126 St Marks, pl, Manhattan...M
 Livonia av, 891—Harry Lewish, premises...M
 Norman av, 288-96—Greenpoint Sash & Door Co, 681 Morgan av...C
 Rockaway av, 767—Jos Friedman, 40 Tompkins av...C
 Thatford av, 159—Geo Tonkonogy, 1765 Pitkin av...C
 Throop av, 37-39—Pride Israel Synagogue, premises...F

QUEENS ORDERS SERVED.

Numbered Streets.

Willow st, 53 (Jamaica)—Est John Meegan, premises...M

Named Avenues.

Hoffman blvd, bet Hillside & Hancock avs (Jamaica)—Max Altenkireh, Altenkireh's Park, Hoffman blvd, Jamaica...F-A-C
 Jamaica av, 224 (Richmond Hill)—Joel Fowler, Jamaica av, R. H...B-A
 Metropolitan av & Newton rd—Margaret Edelman, premises...A-F-D-C
 Sandford av, s e c Union st (Flushing)—First Baptist Ch, Flushing...A
 Sandford av, n e c Wilson av (Flushing)—St John's Episcopal Ch, Flushing...A

Numbered Avenues.

2d av, 202 (L I C)—S A Marshall, M.D, 143 2 av, L I City...H-A-G

RICHMOND ORDERS SERVED.

Numbered Streets.

Broad st, 171 (Stapleton)—Henrietta Kutscher, premises...G

BUILDING MANAGEMENT

ELECTRIC POWER IN LOFTS

By J. P. MALLETT, Society for Electrical Development

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

LET us consider an empty loft about to be fitted up with the necessary machinery for making some article which might be readily manufactured in such a place. In all probability the building was not designed for manufacturing purposes, or at least for the operation of large or heavy machinery, but perhaps on account of business shifting from one center to another, this loft has become a prospective place for a manufacturing plant. We will assume that the articles to be manufactured are comparatively small and that the machine tools required would be small in size, although quite large in number.

The problem is, how are we going to provide power for driving the necessary machines? The use of a steam or gas engine (for such a purpose) in a loft is practically out of the question.

Practical Motive Power.

Electricity seems to be the most practical power that makes such a place possible for manufacturing purposes, because it can be readily transmitted to the desired point and can be used for so many purposes and in such a flexible manner that it meets all requirements.

How shall the electric power be applied? That will depend not only upon the work to be done to a large extent, but also in the cost of installation.

I wish to set forth some of the real advantages of the individual motor-drive of machines for a loft.

It is well to consider that the loft may only be a temporary location for your shop, consequently it would not be advisable to expend more money than necessary on the building in fitting it up for your work. Rather make the machines to be installed as completely equipped and self-contained as practicable, so that they can be placed where the work required can be done most efficiently, without reference to location of a line shaft and with less expense and loss of time in fitting up the loft. If each machine has its own motive power and controlling device (all of which is a very simple matter) there is nothing to do but place the machine where desired, bolt it down, connect the electric wires to the controlling device and the machine is ready for operation.

No Overhead Belts.

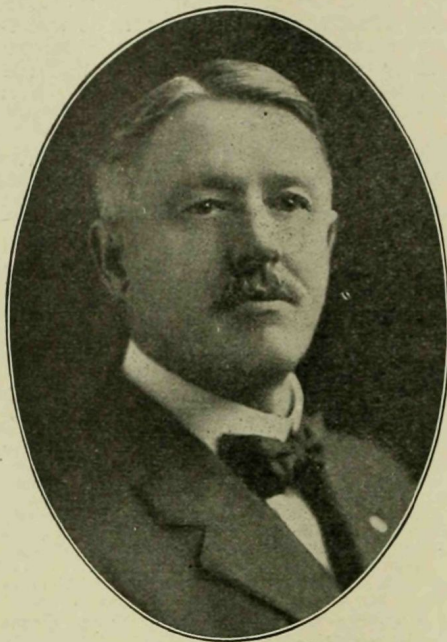
If at any time you wish to change the location of a machine, this can be done readily and quickly with little expense. There will also be no overhead belts, pulleys, hangers and shafting to obstruct the light. Each machine is a small independent unit that may be located and operated by itself or be made one of a compact group.

I cannot imagine a more ideal method of drive for machines in a loft. Consider the simplicity of installation and the ease in changing the location of the machines.

Now as to operation, there are several points of advantage in the use of this method. The amount of power consumed will be the least possible; the convenience of operation will be enhanced; the amount of material manufactured will be greater.

Effect on the Operator.

The effect on the operator is a phase of the proposition which is not often sufficiently considered as one of the most important. The attitude of the workmen making up the organization will be greatly improved by their having the best tools to work with under best conditions. Only in this way can the best results be expected and a contented organization easily maintain itself—men do not want to leave such a place.



J. P. MALLETT.

The operating features of the individual motor-drive appear to be unsurpassed, and the cost of maintenance should not exceed that of any other method of drive.

First Cost to Be Considered.

There is perhaps no other factor to consider except the first cost of the tools. A machine tool with motor and controller attached will usually cost more than the same tool without the motor and controller, and the difference in cost will be the cost of the motor and controller less the cost of the usual countershaft, pulleys, belt and belt-shifting device, as would be furnished with the tool ordinarily for belt-drive. It can be seen that there should not be a very great difference in the cost of the tool, whether equipped with motor and controller or with auxiliaries for belt-drive, and this difference in cost is still further reduced when the decreased cost of installing the motor-driven tool is considered. The difference will not be a fixed amount as it would vary with the capacity of motor required and therefore cannot be definitely stated here, but can be easily determined when the conditions are known.

It is advisable to buy the tool equipped with motor and controller as the machine tool manufacturer will best know the proper motor and controller to use, and will mount them on the tool in the best manner, but if you have machine tools of the belted type, you can quite readily attach a motor.

Supplying Current.

In order to supply the electric current for driving these various motors and tools, bring the outside supply circuit to the distributing switchboard in the loft which may be very simple, containing the main supply switch and as many distributing switches as may be found advisable to provide distributing circuits throughout the loft, the necessary overload devices and such meters as desired.

The distributing circuits should be arranged and supported so as not to interfere with the overhead space on account of appearance, obstruction of the light and interference in handling material.

If it is found desirable to support the main distributing circuits on the ceiling, it is usually found desirable to bring the leads to the individual motor down some post or wall, so that the connection to the motor or controller may be from be-

low in such a manner as not to obstruct the space above the floor space.

All features of the electric installation should comply with the rules and regulations of the National Board of Fire Underwriters as well as the State Laws and City Ordinances. See some standard handbook on wiring for details.

Individual Drive the Best.

If one cannot use the individual motor-drive, the next best system is the group-drive where a certain number of tools of similar type and class of work is grouped together and driven through line shaft and belts by a single motor, and the next method would be to drive all machines in the loft by one motor through line shafts and belts. Either of the last two methods would allow the use of electric current for power in the loft, but when using a good power, get all the advantages you can by its use. The individual motor-drive for machine tools is the ideal and comes as near the mark as most propositions will allow.

PREPARATION OF TAX MAPS.

The System Followed by the New York Tax Department.

At the time the City of New York as now constituted was created in 1898 by the consolidation of the cities of New York, Brooklyn, Long Island City and other municipalities, the Department of Taxes and Assessments was created, and it was made the custodian of all books, maps, assessment rolls, files and records relating to assessments which were in use in any of the municipal corporations consolidated. Prior to consolidation in a large part of the territory there were no tax maps at all, says a departmental report.

Assessments were made as in most country towns throughout the State of New York today by arranging in alphabetical order the names of the owners of real estate and opposite the name of each owner a description of the various parcels of land owned by him. By the Charter, which applied to the consolidated city, it was provided that assessments thereafter should be in rem, that is to say, against the land itself and not against the owner by name.

It became necessary, therefore, to provide tax maps wherever they did not exist, and the Charter gave broad general powers for the making of such tax maps and for assessment against the property itself. The Deputy Tax Commissioners were required by the Charter to assess each parcel of real estate, giving "Street, lot, ward, town and map number of such real estate embraced within their districts, together with the name of the owner or occupant if known." The Department of Taxes and Assessments was required to appoint a surveyor whose duty it should be to make necessary surveys and corrections of the ward maps and also to make all new maps which might be required for the more accurate assessment of real estate within the territory of the city.

Recording and Indexing.

In the old City of New York there had been instituted by Chapter 166 of the Laws of 1890 a system of recording and indexing instruments affecting land. In substance this system was established for the assessment of real estate by Chapter 542 of the Laws of 1892. This latter chapter provided for tax maps upon which are exhibited in sections and section numbers, block and block numbers, the separate lots or parcels of land taxed within each of the blocks. It is provided that the block once established shall not be changed unless it may be absolutely necessary by reason of

changes in the boundary lines. By the act of consolidation Chapter 542 of the Laws of 1892 was extended to apply to the whole city, but it was not made incumbent upon the Tax Department to establish the permanent tax maps required by this act immediately. The actual procedure adopted was to make what are called tentative maps for the suburban territory wherever no maps existed, and to use the maps formerly in use wherever they were reasonably adequate for the purpose.

Since consolidation the permanent tax maps have gradually been made, until today all of the Borough of Brooklyn is permanently mapped and all of the Bronx west of the Bronx River. As yet Queens and Richmond have tentative maps. Permanent maps will not be made in any section until the location of streets has been definitely determined, so that blocks may be laid out with a reasonable prospect that they may continue unchanged indefinitely. The permanent maps are made on a scale of fifty feet to the inch, but the tentative maps covering territory held in large parcels, much of it farm land, are made on a smaller scale, and the scale varies somewhat, being from eighty to two hundred feet to the inch.

The division on the permanent map into sections as well as into blocks and lots is advantageous among other reasons for the publication of statistics. The block is so small in area and the number of blocks is so large that comparison of assessment of areas requires a division into larger areas than are contained in blocks. The ordinary block contains about 160,000 square feet, being usually about 200x800 feet. The block must always be bounded by permanent streets or waterfront.

Lot and Block Numbers.

The lots within a block are numbered consecutively, commencing at the lower left hand corner looking north; starting at that point the lots are numbered consecutively from west to east, then north, then west, then south to the place of beginning. If there is but one lot within the block it bears the number one. If, thereafter, a small parcel is carved out of the block, it is not necessarily numbered two, but receives the number which it would be likely to receive if the whole block were cut into standard lots.

If a block is divided into lots of about standard size and the lots are numbered consecutively and thereafter one of the lots is divided, the part of the lot on the side of the lower number retains the old number and the new lot is designated by the same number with a fraction, or the old number with the addition of a letter. When two lots are consolidated, the higher number is dropped.

As changes occur in lot divisions, the tax maps are altered by the use of different colored ink and the addition of the year for which the alteration is made. If two lots are consolidated, the dividing line is crossed out by small crosses, a dotted line is drawn in the street in front of the lots in a semi-circle to indicate the consolidation, and at the center of that dotted line is inserted the year date. If a new lot is carved out of an old one, the new division line is made with a different colored ink and opposite the line the year date is inserted. The tentative tax maps usually have very much larger divisions than the permanent tax maps to avoid the use of arbitrary lines and the splitting of parcels held in one ownership.

A territory of considerable area may be designated as a plot, and when that territory is divided the lots are carved out of it and designated by numbers in the same manner as lots are designated within blocks of the size shown on the permanent tax maps. When a territory becomes settled and the permanent street layout is determined, the permanent tax maps are extended over the territory formerly covered by the tentative tax maps, the large plot is cut into blocks, and those blocks again into lots. When such a change is made, cross indices are prepared, so that the lots shown on the tentative maps may be readily iden-

tified with the lots shown on the permanent tax maps.

Field Books.

For the use of the Tax Department there are two sets of maps, one set which is preserved in the offices of the several boroughs, and another set for the use of the Deputy Tax Commissioners to carry with them in the field. The field maps are bound in volumes of just half the size of the office maps. In the front of the map volumes is placed a key map made to a scale of from three hundred to seven hundred feet to the inch, showing all of the territory comprised within that volume. The length of all boundary lines is shown on the maps in feet and inches, and on valuable lots of irregular shape the area is shown in square feet. On larger parcels the area is shown in lots or acres.

As the tax maps are the basis of the assessment of real estate, it is above all things necessary that they shall be accurate. The Charter provides in reference to the assessment roll that real estate shall be described therein by the numbers by which such property is designated on the tax maps and in the annual record of assessed valuations, and such numbers shall import into the assessment roll of real estate any necessary identifying description shown by the tax maps.

METAL LATH PARTITIONS.

A Report from the Fire Prevention Committee of New York Chapter.

A report of certain fire and water tests, made at the Columbia Testing Station, New York, has been made the subject of an interesting notice by the Committee on Fire Prevention of New York Chapter of Architects, of which committee Julius Franke is chairman. The test was conducted by James S. Macgregor, M. S., of Columbia University, on July 17, 1914, on metal-lath partitions erected by the Associated Metal Lath Manufacturers. In a report to the American Institute of Architects, as printed in the official journal, Mr. Franke says:

"Metal-lath-plastered partitions generally have not been classified by fire-prevention experts as being equal to the ordinary brick or terra cotta block partitions; but, from certain tests, it would appear they are very efficient for some particular conditions, although there is grave doubt whether they ever will be considered as affording what is known as 'full protection,' according to the standard of the National Fire Protection Association or the British Fire Prevention Committee.

"Ordinary brick or terra-cotta-block partitions, from tests reported, seem to withstand from 1,700 degrees F. (100 minutes to 2,000 degrees F.) four hours, as against metal lath which, from reports, appears to vary from 1,200 degrees for 28 minutes to 1,700 degrees for one and one-half hours.

"The foregoing figures are derived from certain tests made in England by the British Fire Prevention Committee.

"In 1904, Prof. Ira H. Woolson made tests at Columbia University of metal-lath-plastered partitions which show approximately 1,670 degrees F. for two hours.

"A very elaborate set of tests was made at Cleveland in 1914, under the direction of Mr. Virgil D. Allen, City Inspector of Buildings, which showed about 1,700 degrees F. for two hours.

"Mr. Macgregor's tests at Columbia University above referred to showed 1,700 degrees for four hours. This is truly a remarkable showing, but it would not be advisable to give too much credit to metal-lath-plastered partitions, because of this one test. Judgment should be suspended until more tests are made and details and specifications are worked out, as more depends upon the workmanship and material of this kind of partition than of the ordinary brick or fireproof block partitions.

"On this subject it is worth mentioning that the Underwriters' laboratories in Chicago are preparing to make a series of tests for partitions as follows:

"First—Partitions for the inclosure of vertical communications through buildings.

"Second—Partitions for the division of the area of fireproof buildings.

"Third—Corridor and room partitions.

"It appears to be the opinion of the chief engineer of the laboratories that the metal-lath-partition, constructed in accordance with proper specifications, would probably qualify under the third classification."

More Complete Plans and Specifications.

We often hear contractors complain that architects' plans and specifications are contradictory, incomplete, and a number of other things, says the Quantity Surveyor, and the architect is blamed, even by those of his own profession. To this cause is attributed many of the evils from which the building community suffer. Few persons, however, admitting that some of this is true, ever stop to consider the reason just why such conditions exist. We are inclined to think it very seldom arises from downright professional incompetence.

Some of it arises probably through negligence, some through accepting work at a fee which makes it unprofitable for the architect to go to the trouble of making proper contract documents. The owners, of course, suffer for this, but it would be a farce to extend to them the least sympathy. They may have sought to get their work done at a low fee, too low for their own good or for the good of anyone concerned. Most of these alleged defects arise through the undue speed which so many owners seem to insist upon.

Now an estimate of the cost of a building cannot be accurate without accurate quantities. That much must be admitted. Accurate quantities on the other hand cannot be prepared from inaccurate or doubtful plans and specifications. It stands to reason therefore that among the many advantages which the quantity system has over our present practices, the greatest perhaps are the great saving of time, greater accuracy in figuring, and last, but by no means least, the undeniable fact that the drawings and specifications must be complete and entirely free from the before-mentioned alleged objections. No competent professional quantity surveyor would risk his reputation and his living, by winking at or overlooking incompleteness and uncertainty.

With plans, specifications and details as perfect as the human brain can make them, many, if not all the pernicious conditions existing now will disappear. This is a fact which might well be considered by those who are as yet undecided as to the merits of the quantity system and under which absolutely complete plans and specifications are essential. It will be obvious that the raising of the standard of the finished drawings and specifications will discourage the cutting of fees by a certain class of architects.

Where Ceilings Count.

The landlord was very seriously disturbed by the final clause which the prospective tenant insisted upon writing into his lease.

"Decorate the ceiling every six months!" he exclaimed. "Ridiculous! I never had such a request from any other tenant and many of them have been unreasonable enough, heaven knows."

"May be none of them was a barber," said the tenant. "I am. The ceilings of ordinary trades people don't count for much because nobody is going to spend much time staring up at them. With a barber it is different. The average man spends a good deal of time every year looking up at some barber's ceiling, and the least the barber can do to make it tolerable for him is to give him something interesting to look at. I have known men to change barbers just because they got tired of staring at the same old ceiling. May be you have changed on that account yourself before now."

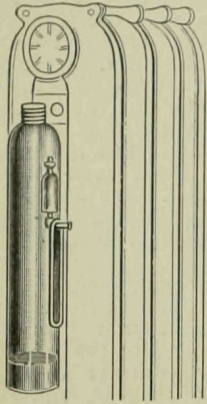
And the landlord fell for it?—Real Estate Bulletin.

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

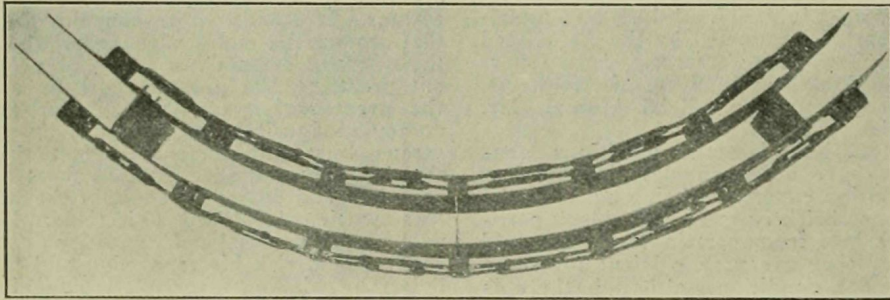
Saves Carpets and Floors.

MUCH damage is done to carpets and floors by the dripping from radiator air valves, especially in hotels and apartment houses. This can be remedied by inserting, over the entire valve, a glass receptacle that is being introduced by a Brooklyn concern. The manufacturers say that the device will fit on any radiator air valve, and that it saves work and worry by catching the condensing steam and at the same time allows enough to escape into the room to keep air in the room moist. It deadens the sizzling sound that emanates from the steam jet when the valve is open, and is sanitary, useful and inexpensive. It is made of glass, in one piece. The cut shows how it is applied to the radiator.



An Adjustable Steel Curb Form.

HERE is something that concrete contractors have been looking for. It is an adjustable steel concrete curb form. While it is designed especially for sidewalk, curb and gutter work, it



has many other uses in building construction such as forming wheel bases and making curves in hallways where reinforced concrete construction is being used.

The illustration shows the general character of the device which is now being introduced. It is made of spring steel curved by a system of turn buckles and can be adjusted to any radius or a reverse curve. It is said to be as inexpensive in first cost as a wooden one and concrete can be laid by it 2.4 cents cheaper per linear foot than by methods that are now in vogue. The readiness with which the form can be set and dismantled permits the contractor to finish the curved work at the same time that the straight work is completed. Another advantage is found in the fact that in removing the forms after the concrete has set the danger of chipping is eliminated because by merely unscrewing the curb buckles the pressure against the laid work is released simultaneously.

Hints for Soft Coal Burning.

WHEN burning bituminous coal under power plant boilers the best results are obtained if the fires are kept level and rather thin, says Technical Paper 80, entitled "Hand Firing Soft Coal Under Power-Plant Boilers," just issued by the United States Bureau of Mines, as a manual for firemen employed in buildings and industrial establishments.

The best thickness is four to ten inches, depending on the character of the coal and the strength of draft. The coal should be fired in small quantities

and at short intervals; the fuel bed kept level and in good condition by spreading the fresh coal only over the thin places where the coal tends to burn away and leave the grate bare. Leveling or disturbing the fuel bed in any way should be avoided as much as possible, as it means more work for the fireman and causes the formation of clinker. Furthermore, while the fireman is leveling the fires a large excess of air enters the furnace, and this impairs efficiency.

"The ash-pit door should be kept open and large accumulations of ashes in it avoided, as it may cause uneven distribution of air under the grate. When a coal shows a tendency to clinker, water should be kept in the ash pit. All regulation of draft should be done with the damper and not with the ash-pit doors.

"In firing, place the coal on the thin spots of the fuel bed. Thin and thick spots will occur with the most careful firing, because the coal never burns at a uniform rate over the whole grate area. In places where the air flows freely through the bed the coal burns faster than where the flow of air is less. This variation in the flow of air through different parts of the fuel bed may be due to different sizes of coal, accumulations of clinker, or the fusing of the coal into a hard crust. Where the coal burns rapidly, a thin place forms.

"Before throwing the fresh coal into the furnace note the thin spots, which in a well-kept fire can usually be recognized by the bright hot flame; the thick places showing either a sluggish smoky flame or none at all. In placing the coal on the thin places take a rather small quantity of coal on the scoop, for it is much easier to place the coal where wanted with small shovelfuls. The coal should also be placed in thin layers, because if you fill up the deep hollows in

the fuel bed at a single firing, the freshly fired coal may fuse into a hard crust and choke the flow of air, causing the fuel to burn slowly and forming new thin spots. If the high places in the fuel bed are missed on one or two firings the hard crust at the surface will burn through or crack, allowing more air to flow through, and the place will get back to normal condition."

Heating Water With Steam.

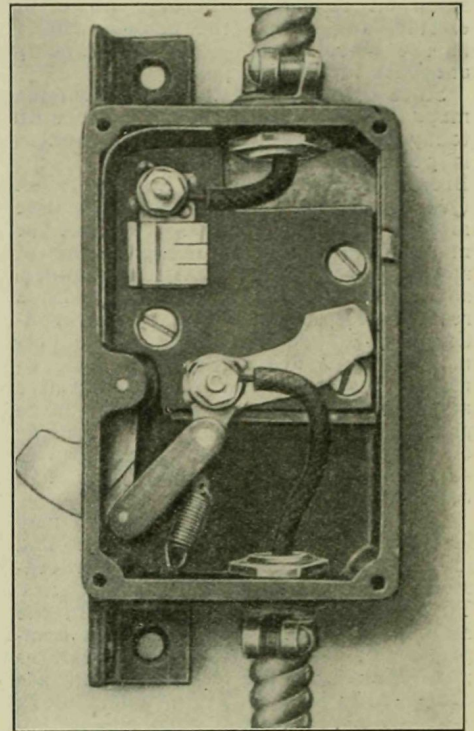
LOOKING over the housetops of New York at the waving plumes of steam arising from a myriad of buildings, one cannot help being impressed with the terrific waste that is countenanced by various industries in this city. Apparently this is what the head of a great corporation did recently for he went back to his home up State and devised a system for heating water by the steam that is wasted in large buildings. The exhaust steam is taken from an engine and applied in keeping water hot for tenants, thus cutting down the fuel bill, by getting a double service from the steam generated.

Elevator Safety Assured.

BY the installation of a very simple and inexpensive device positive safety of passengers on passenger elevators is assured. Liability is made remote and efficiency in operation may be expected without menace to the traveling public.

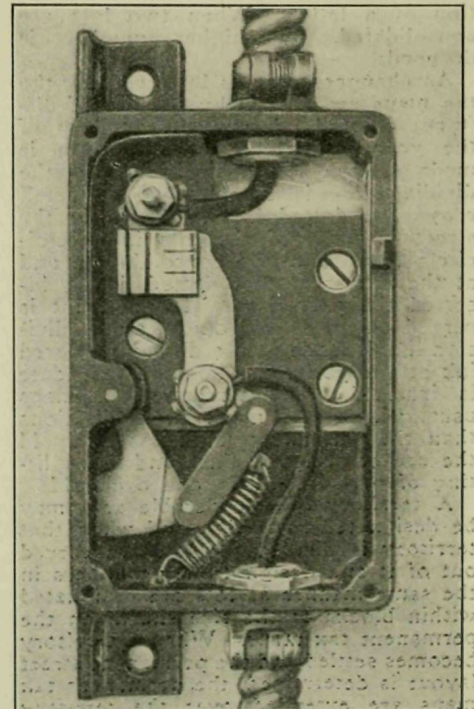
The two cuts presented herewith, show the new device in two stages of operation which is being introduced in

this market. It is in the form of an automatic switch control, which makes it possible to operate an elevator car when the door is opened. It has the distinctive feature of being extremely simple in operation and minimizes the number of parts that can get out of order in use. It controls the entire ele-



vator equipment regardless of the size of the buildings, cars or horse-power of motors. It can be applied in any electrically operated elevator, using either direct or alternating current systems. It does not interfere with the safety of the car nor does it in any way alter its operation. It relieves the operators' burdens by giving automatic contingencies. This device has passed an endurance test of 200,000 operations without any mechanical adjustments which is equivalent to two years of hard service. Insulation tests have been as high as 1,000 volts for one consecutive minute without damage in any particular. It has been fully approved by local boards.

The first cut shows the switch open. In this position the circuit controlling the car mechanism is dead and the car cannot move. The second cut shows the control latch pushed in, the switch knife in contact and current at the disposal of



the operator. It is invisible to the average observer. Cost of installation is low. It is not a consumer of electric energy.

CURRENT BUILDING OPERATIONS

Sky Line of West End Avenue Completely Changed Through Erection of Many New High Class Apartments

WEST END AVENUE, between 95th and 100th streets, might well be called one of the busiest sections of the city so far as building operations are concerned. During the last year this thoroughfare has experienced a building boom of no mean proportions and when the general building conditions are considered it would at least be called unusual. Walking along the avenue one is surprised at the number of structures now being erected, as well as those which show evidences of recent completion. Piles of building materials line the sidewalks and curbs and the section seems alive with activity in all branches of building. Modern apartment house construction caused this change and almost every block has at least one structure under construction and one or more recently completed apartment houses.

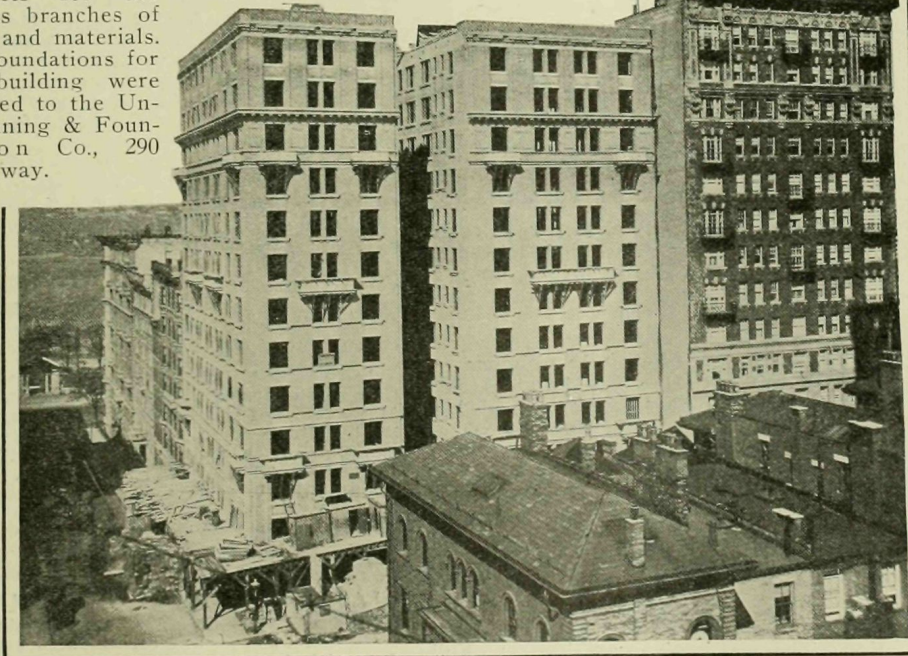
At the northeast corner of West End avenue and 96th street, the Essie Construction Company, 355 West End avenue, is erecting a twelve-story apartment house costing approximately \$600,000. Schwartz & Gross, architects, 347 Fifth avenue, prepared the plans for this structure and F. A. Burdett & Co., 16 East 33d street, were the consulting structural engineers. The front of this building is constructed of buff brick with limestone and terra cotta trimmings. The owners have entire charge of construction and have awarded separate contracts for the various branches of labor and materials. The foundations for this building were awarded to the Underpinning & Foundation Co., 290 Broadway.

ing and gas fitting by Cully & Co., 160 Old Broadway. The Empire Roofing Co., 138th street near Park avenue, received the roofing contract and the sheet metal work was let to Joseph Zucker, 427 West 41st street. Interior trim and cabinet work was manufactured by the Harlem River Lumber & Woodworking Co., Gerard avenue and 138th street, and the tile for halls and bath-rooms installed by G. Schaille & Son, 664 Oakland place. The electric wiring was awarded to Neilsen Bros., 2580 Briggs avenue, and the plastering to Frank Marell, 35 West 39th street.

Another structure of similar character and designed by the same architects is being erected on the northwest corner of West End avenue and 97th street by the Princeton Construction Co., Isaac Polstein, president, 30 East 42d street. This structure is also twelve stories in height

were installed by Otis Elevator Co., 26th street and 11th avenue, and fireproof doors furnished by the Consolidated Metal Fireproof Co., Inc., 414 East 125th street. Interior trim and cabinet work was made by Kertscher & Co., 13 Lawrence street; electricians, I. A. Adler & Co., 132 Nassau street; roofing and sheet metal work, Architectural Cornice & Skylight Works, 4077 Park avenue; carpenter work, Solomon Bros., 695 Jackson avenue; tile, J. P. Zurla Tile Co., 157 East 33d street.

During the last two years the skyline



WEST END AVENUE AND 97TH STREET.

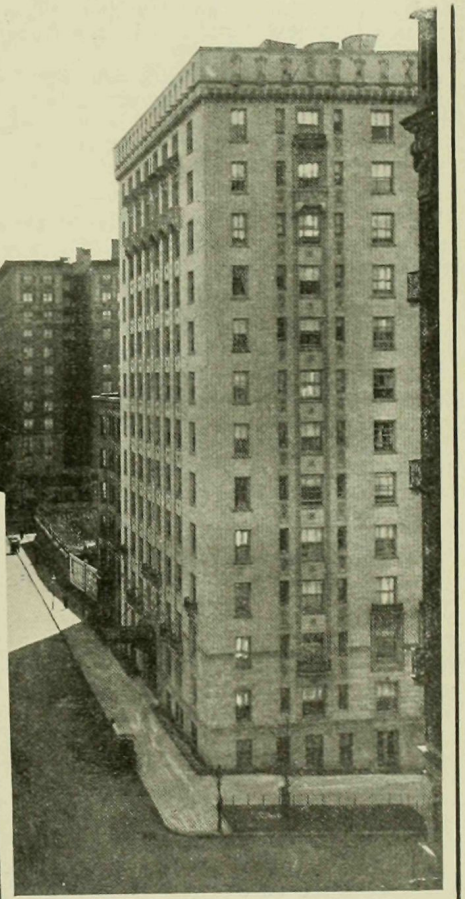
All mason work, including setting of terra cotta and cut stone, was included in the contract of the Farber Contracting Co., 747 Fairmount place. Elevators were made and installed by the Neenan Elevator Co., 65 Clymer street, Brooklyn. Wolfinger & Lasberg, 346 Broadway, Manhattan, had a contract for the carpenter work which included trim and cabinet work, glazing, etc.

The cut stone was supplied by the J. H. Young Cut Stone Co., Locust avenue and 136th street, and the architectural terra cotta was furnished by the New Jersey Terra Cotta Co., 149 Broadway. Rapp Construction Co., 30 East 42d street, had the contract for fireproofing and floor arch construction. The ornamental iron work was done by Simons & Mayer, 143 Avenue D, the steam heating installed by the Raisler Heating Co., 129 Amsterdam avenue, and the plumb-

ing on a plot 120x100 feet. Structural engineers, F. A. Burdett & Co. The owners let separate contracts for various branches of work on this building. Structural steel was fabricated and erected by the Passaic Structural Steel Co., 30 Church street.

The mason work was awarded to the Micweil Co., Inc., 162 East 23d street, and the granite supplied by I. W. & C. Horn Co., 2514 Park avenue. Fireproof arch construction was awarded to the Knickerbocker Fireproofing Co., 56 West 45th street. The steam heating was installed by the Raisler Heating Co., 129 Amsterdam avenue, and the plumbing by Pollack & O'Neil, 3200 Broadway.

Ornamental iron work was made and set by the Perlman Iron Works, 1735 West Farms road, and included elevator inclosures, fire escapes, etc. Elevators



WEST END AVENUE AND 98TH STREET.

of West End avenue has been completely changed by the advent of the modern apartment house. Formerly this avenue was devoted almost exclusively to private dwellings, three or four stories in height, with here and there a five or six story apartment, mainly occupying corner lots. Amsterdam avenue and Riverside drive, on the east and west respectively, have for many years been the scene of much apartment house construction, but it is comparatively only lately that West End avenue has experienced the change.

Multi-family houses along this thoroughfare are, as a class, well designed and carefully planned and constructed. For the most part they have been erected to a height of nine or ten stories, although the more recent ones, and the ones at present under construction, are generally twelve stories high. Apartments in these houses are arranged in suites of four, five and six rooms with one bath, and some have eight and nine rooms with two baths. As investments these properties apparently pay fair returns to their owners. Houses are well rented and owners have not experienced much difficulty in renting suites in these buildings to a very desirable class of tenants.

BRONX BUILDING PROSPECTS.**A Substantial Increase in Plans Filed Over Last Year's Record.**

The records of plans filed in the Bronx Bureau of Buildings for the first two weeks of the current month show that there is no signs of recession in the present building boom predicted months ago by the Realty Bureau of the Bronx Board of Trade; \$315,000 more will be expended in building operations than was recorded during the same period last year. The plans filed call for the expenditure of \$1,127,575, as against \$812,255 during the same period in 1914. The number of new buildings to be erected is 47, the majority of which are apartment houses.

From Jan. 1 to the 15th of March, 1914, the plans filed called for the expenditure of \$3,508,818. During the same period of the present year a total of \$5,894,177 is shown, this being an increase of the substantial sum of \$2,385,359 over 1914; if this rate of increase continues throughout the year, as is confidently expected by the realty operators in the Bronx, the Borough will have over \$13,000,000 more expended in building construction than was put into new buildings in the Borough during 1914.

All sections of the Bronx are represented in this building increase. Perhaps the most prominent is around Fordham Heights, where great real estate activity has developed recently.

An Active Bronx Section.

Recent developments in the Bronx are almost entirely in the line of multiple dwellings. In the Fordham section—along the Concourse and on Valentine avenue especially—about twenty-five apartment houses of the non-elevator type are under construction, with others to be started soon. Phelan Brothers, Philip P. Kearns, Horgan Construction Co., Valhalla Construction Co. and the Eberhardt-Rodgers Co. are among the active operators and builders. This section was well started a dozen years ago as a private house section, and up to a recent date was a fruitful field for operations in that style.

New Station for the Bronx.

The Traffic and Waterways Bureau of the Bronx Board of Trade, of which Mr. Olin J. Stephens is chairman, have requested an interview with President Alfred H. Smith of the New York Central in order to urge the immediate commencement of work on the new railroad station to be erected at 149th street. The railroad authorities have signified in a letter to the Bronx Board of Trade their intention to erect the station, but have not up to the present time stated the date when construction will begin.

This station will be, when completed, the third largest railway depot in Greater New York, the Grand Central and the Pennsylvania Terminals alone outranking it in size. Its completion means great things to that section of the Bronx, not only as a great convenience to the traveling public, but as a sure stimulus to the further development of 149th street to the Harlem River. Another interesting feature of the situation is that the Bronx Post Office Building, which Congressman Goulden and Bruckner are working for, will, if secured, in all probability be located across from the railway station.

New Hotel at Jamaica, L. I.

Plans are being prepared in the office of H. T. Jeffrey & Son, architects, 923 Lefferts avenue, Richmond Hill, L. I., for a modern hotel to be erected at Herriman and Shelton avenues, Jamaica, L. I., for Robert E. Adolph, 80 Herriman avenue. The new hotel will be built of brick with limestone trimmings and will be semi-fireproof. It will be three stories in height, with attic and basement, on a plot 64x97 feet. The cost is placed at \$125,000, exclusive of land or furnishings. The foundations for this structure have already been awarded to the Richmond Hill Contracting Co., 2124 Jamaica avenue, Richmond Hill, and the architects will soon be ready to consider estimates for the balance of the work.

Marc Eidlitz & Son Awarded Contract.

Marc Eidlitz & Son, 30 East 42d street, have been awarded a general contract to erect an office building upon the site of the old Astor House, at the northwest corner of Broadway and Vesey street. The structure will be owned by the Astor Estate, 23 West 26th street, and will be built from plans prepared by Charles A. Platt, architect, 11 East 24th street. Full details of this project have not been decided upon as yet and it will be some time before active operations can be started.

Brooklyn Churches Award Contracts.

During the week general contracts have been awarded by two Brooklyn churches for the erection of new church buildings. St. Thomas's P. E. Church have contracted with Charles Ward Hall, 140 Nassau street, Manhattan, to erect their new building on Bushwick avenue, between Copper and Moffatt streets, from plans by Hopkins & McEntee, architects, 37 East 28th street. The Sixth Avenue M. E. Church has awarded a contract to Chris Schneider & Son, 1251 De Kalb avenue, Brooklyn, for the construction of their proposed new building at the northeast corner of Sixth avenue and 8th street. Floyd Y. Parsons, 1133 Broadway, Manhattan, prepared the plans for this building. These projects were described at length in the Record and Guide, March 13, 1915.

Addition to Montefiore Home.

A general contract has been awarded to the Hedden Constructon Co., 1 Madison avenue, to erect a pavilion for the Montefiore Home, on Gun Hill road. This structure was planned by Buchman & Fox, 30 East 42d street, and Arnold W. Brunner, 101 Park avenue, associated architects. Plans call for a building four stories in height, with facades of brick and terra cotta designed to harmonize with the buildings already erected. The new structure will cover a plot approximately 150x150 feet. All materials and construction will be fireproof throughout. The cost is estimated at about \$200,000.

New Structure for Standard Oil Co.

Turner Construction Co., 11 Broadway, has been awarded a general contract to erect an empty barrel storage building in Long Island City for the Standard Oil Co., 26 Broadway. Plans for this structure were prepared privately. The building will be located in the south side of Duryea street and Newton Creek. It will be built of reinforced concrete, fireproof, three stories in height, upon a plot 65x90x277 feet. The cost is estimated at about \$125,000.

Contractor for Chelsea Warehouse.

McDermott & Hanigan, builders, 103 Park avenue, recently were awarded a general contract to erect the new warehouse and garage, at 112-122 West 107th street, for the Chelsea Storage Warehouse, Louis Schramm, president, 426 West 26th street. Wortmann & Braun, architects, 114 East 28th street, prepared the plans from which this structure will be erected. They call for a warehouse nine stories in height and a two-story garage, of absolutely fireproof construction. The cost is given as \$100,000. Full details of this project were announced in a recent issue of the Record and Guide.

Contract Awarded for Pratt Residence.

James McWalters & Son, Inc., 1493 Broadway, have been awarded a general contract to build a high-class residence at 7-9 East 61st street for John T. Pratt, lawyer, 43 Exchange place. The plans and specifications for this house were prepared by Charles A. Platt, architect, 11 East 24th street. The structure will be fireproof, five stories in height, with facade of limestone, brick and granite. The structural engineer is E. E. Seelye, 101 Park avenue. This residence will be a noteworthy addition to the number of fine houses recently completed and at present under construction in the Fifth avenue section.

Restaurant for Standard Oil Co.

H. Craig Severance and William Van Alen, architects, 4 West 37th street, filed

plans this week for a one-story addition to the Standard Oil Company's sixteen-story office building at 26 Broadway, running through to New street. According to the estimate of the architect the addition will cost \$100,000. The additional floor will be used for private dining rooms by the officials and employes of the company. Stairways and elevator shafts will be extended to connect it with the main building. The Standard Oil Building fronts 114 feet on Broadway, 99 feet in New street and has a depth of about 207 feet.

New Building Code Ordinances.

Two new ordinances, to form part of the new Building Code, were introduced in the Board of Aldermen by Chairman McNally of the building committee. The first was one relative to iron and steel (see Record and Guide February 27), and the other relates to the use of wood beams, girders and columns.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—A. Hamllton & Son, 2490 Tiebout av, owners and builders, contemplate the erection of a 5-sty apartment at the southwest corner of Creston av and Field pl, to cost about \$55,000. No architect selected.

BRONX.—J. W. Rowan, 3114 3d av, contemplates the erection of two 5-sty apartments on the east side of Arthur av, 125 ft. south of 180th st. No architect selected.

STATEN ISLAND, N. Y.—Bethlehem Orphans Home, D. Lanckenau, president, contemplates the erection of an orphans' home to cost about \$100,000. No architect selected.

ARDSLEY-ON-HUDSON, N. Y.—The Village of Ardsley, William C. Lawrence, president, contemplates the erection of a village hall, to cost about \$20,000. No architect selected.

WATERTOWN, N. Y.—The Winslow Day Co., 430 Court st, contemplates the erection of a 3-sty reinforced concrete storage building, 50x132 ft., in Morrison st, near Railroad. No architect selected.

RED BANK, N. J.—Trinity Church, Rev. Robert MacKellar, pastor, Maple av, contemplates the erection of a hollow tile and stucco or brick parish house in West Front st. No architect selected.

HAMMOND, N. Y.—The Town of Hammond, A. G. Franklin, town clerk, contemplates the erection of a 2 or 3-sty town hall in Main st, to cost about \$25,000. No architect selected.

RIDGEWOOD, N. J.—George W. McIlveen, 27 Beacon av, Jersey City Heights, contemplates the erection of a 2½-sty frame residence at Kathwood Park, to cost about \$5,000. No architect selected.

LONG BRANCH, N. J.—The Board of Commissioners of the City of Long Branch, Mayor Bryant Newcomb, chairman of public buildings committee, contemplates the erection of a brick "Independent" fire house on 3d av, near Broadway. Cost about \$17,000.

PLANS FIGURING.**APARTMENTS, FLATS & TENEMENTS.**

BROOKLYN.—Cohen & Dubenstein, 515 Kent av, owners, are taking bids on subs for a 6-sty tenement, 50x64 ft., in the north side of South 1st st, 150 ft. west of Havemeyer st, from plans by Shampan & Shampan, 772 Broadway, architects. Claremont Iron Works, 12 West 143d st, Manhattan, steel and ornamental iron work. Cost, about \$50,000.

DWELLINGS.

NEW CITY, N. Y.—Bids close March 22 for a 2½-sty hollow tile and brick residence here in Rockland county, for F. G. Carnochan, care of architects, Renwick, Aspinwall & Tucker, 320 5th av, Manhattan. Brinley & Holbrook, 156 5th av, Manhattan, landscape architects. Cost, about \$50,000.

RIDGEWOOD, N. J.—C. F. Rosborg, 109 Broad st, Manhattan, architect, is taking bids for a 2½-sty frame or hollow tile and stucco residence, 26x44 ft., at Kathwood Park, for Edward Tworger, 40 Brookside av. Cost, about \$10,000.

KENSINGTON, L. I.—Henry Otis Chapman, 334 5th av, Manhattan, architect, is taking bids on general contract to close March 23d, for a 2½-sty brick and marble residence, 90x47 ft., and private garage, for Frederick C. Gilsey, care of architect.

WOODBURY, L. I.—Delano & Aldrich, 4 East 39th st, Manhattan, architects, are taking bids for a brick and stucco residence, stable, garage and outbuildings for Victor Morowitz, care of architects.

HOSPITALS AND ASYLUMS.

NORTH BROTHERS ISLAND, N. Y.—Bids will close March 22 at 10.30 a. m. for the 4-sty reinforced concrete pavilions, 25x120 ft, at Riverside Hospital, for the Department of Health. William E. Austin, 46 West 24th st, Manhattan, architect. Cost about \$120,000.

PUBLIC BUILDINGS.

PLAINFIELD, N. J.—Bids will close April 2 at 3 p. m. for the 1-sty brick stone-faced post office building for the U. S. Government, Treasury Department. Oscar Wenderoth, Treasury Department, Washington, D. C., supervising architect. Cost, about \$120,000.

SCHOOLS AND COLLEGES.

HASBROUCK HEIGHTS, N. J.—Bids will close March 29 at 8 p. m. for the school at the northwest corner of Burton av and Passaic st, for the Board of Education of Hasbrouck Heights. Henry C. Pelton, 8 West 36th st, Manhattan, architect. Cost, about \$18,000.

NEW BRUNSWICK, N. J.—Bids will close April 6 at 8 p. m. for the 2-sty public high school, 180x190 ft, at Livingston av, Comstock and Belevan sts, for the Board of Education. Alex Merchant, 363 George st, architect. Herman Jackes, care Public Service Co., 759 Broad st, Newark, heating and ventilating engineer. Elwyn E. Seelye, 101 Park av, Manhattan, structural engineer. Cost about \$150,000.

WEST NEW BRIGHTON, S. I.—Fred L. Metcalf, 143 North av, Plainfield, architect, is taking bids for a 2-sty parochial school, 130x190 ft, for the church of the Sacred Heart, Rev. Father W. C. Poole, pastor. Cost about \$100,000.

STORES, OFFICES AND LOFTS.

PORT RICHMOND, S. I.—Frank Quinby, 99 Nassau st, Manhattan, architect, is ready for bids on general contract for a 3-sty brick and reinforced concrete office building, for the National Lead Co., 111 Broadway, Manhattan.

TOWN OF UNION, N. J.—William H. McElpatrick, 701 7th av, Manhattan, architect, is taking bids on general contract for a 2-sty cafe and restaurant, store, theatre and dance hall, 129x180 ft,

at Hackensack Plank rd and Bergenline av, for Carl F. Michelfelder Enterprises, 86 Park st, Montclair, N. J. Cost, about \$100,000.

MISCELLANEOUS.

ROSEBANK, S. I.—Bids will close March 31 at 11:30 a. m. for the construction of an animal building at Quarantine Station, for Port of New York. Lewis F. Pilcher, Capitol, Albany, architect.

MT. PLEASANT, N. Y.—Bids will close March 23 at 11 a. m. for six superstructures here for the City of New York Board of Water Supply, Municipal Building, Manhattan. York & Sawyer, 50 East 41st st, Manhattan, architects. J. Waldo Smith, care of owner, chief engineer. Cost, about \$200,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

HAVEN AV.—Goldner & Goldberg, 391 East 149th st, are preparing plans for three 5-sty apartments on the east side of Haven av, between 178th and 179th sts, for the Nevah Construction Co., Jos. Reiss, president, 5099 Bryant av. Cost, about \$65,000 each.

WEST END AV.—Neville & Bagge, 105 West 40th st, are preparing plans for a 12-sty apartment at 321-329 West End av, and 303-307 West 75th st, for the Charmion Construction Co, 2309 Broadway, owner and builder. Cost about \$500,000.

RIVERSIDE DR.—Young & Wagner, 1204 Broadway, have completed plans for a 6-sty apartment at the northeast corner of Riverside drive and 161st st, for the Melvin Construction Co., 189 Broadway. Cost, about \$600,000.

SEAMAN AV.—The Tremont Architectural Co., 401 East Tremont av, has prepared plans for three 5-sty apartments on the north side of Seaman av, 160 ft west of Emerson st, for the Smada Realty Co., 391 East 149th st. Cost, about \$165,000.

192D ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 5-sty apartment in the south side of 192d st, 100 ft east of St. Nicholas av, for the Epros Realty Co., 507 West 113th st. Cost, about \$60,000.

171ST ST.—Sass & Springsteen, 32 Union sq, have prepared plans for a 5-sty apartment, 77x83 ft, in the north side of 171st st, 132 ft west of Broadway, for the Dayton Building Co., Inc., 132 Nassau st. Cost, about \$140,000.

BROADWAY.—George F. Pelham, 30 East 42d st, is preparing sketches for an apartment house at the southeast corner of Broadway and 215th st, for the Haven Construction Co., Chas. Flaumn, 180th st, corner of Northern av, owner and builder. Cost, about \$150,000.

HOTELS.

3D AV.—Demolishing is under way for the 3-sty hotel, 38x60 ft, at the southwest corner of 3d av and 19th st, for P. J. O'Keefe, care of O'Keefe & Cunningham, 126 3d av. John M. Baker, 9 Jackson av, L. I. City, architect. Cost, about \$25,000.

PUBLIC BUILDINGS.

30TH ST.—Plans have been approved by the Municipal Art Commission for the 16-sty women's jail, court and detention house in the north side of West 30th st, near 7th av, for the Department of Correction. Griffin & Wynkoop, 30 Church st, architects. Griggs & Holbrook, 3 South William st, heating, ventilating and mechanical engineers. Cost, about \$450,000.

SCHOOLS AND COLLEGES.

98TH ST.—Excavating is under way for the 4-sty private preparatory school, 50x60 ft, at 4-10 East 98th st, 100 ft east of 5th av, for St. Bernard's School Building Co., Inc., James E. Waid, president, 59 Wall st. Delano & Aldrich, 4 East 39th st, architects. C. T. Wills, Inc., 286 5th av, general contractor. C. W. Klappert's Sons Inc., 328 East 25th st, carpenters. Cost, about \$75,000.

STORES, OFFICES AND LOFTS.

180TH ST.—O. Lowinson, 5 West 31st st, has completed plans for a 1 and 2-sty market building, 100x219 ft., at 549-559 West 180th st, for the Newton Holding Co., 55 Liberty st. Bids on general contract will be received about March 22. Cost, about \$25,000.

BROADWAY.—H. Craig Severance and William Van Alen, 4 West 37th st, are progressing with plans and will soon take figures for alterations to the 16-sty office building at 26-30 Broadway, for the Standard Oil Co. Cost, about \$100,000.

MURRAY ST.—Clement B. Brun, 108 West 34th st, has been commissioned to

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Contemplated Construction—Continued.

prepare plans for a 5-sty store and loft building at 69 Murray st, for the French Church du Saint Esprit, 45 East 27th st, Rev. A. V. Wittmeyer, rector. Cost, about \$30,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
FORDHAM RD.—Mathew M. Del Gaudio, 401 East Tremont av, has completed plans for a 5-sty apartment at the northwest corner of Fordham rd and Cambrelling av, for the Terrace Construction Co., Herman E. Champoli, president, 116 West 190th st. Cost, about \$40,000.

CONCOURSE.—The Phelan Bros. Construction Co., Frank S. Phelan, president, 2046 Ryer av, contemplates the erection of 5-sty apartments at Concourse and Ryer avs, 146 ft north of 182d st, from plans by Moore & Landsiedel, 148th st and 3d av.

DALY AV.—G. Robinson & Son, 546 East 182d st, have completed plans for a 5-sty apartment on the east side of Daly av, 107 ft north of 180th st, for the Forbes Construction Co., 2098 Vyse av, owner and builder. Cost, about \$30,000.

179TH ST.—The Tremont Architectural Co., Webster and Tremont avs, is preparing plans for two 5-sty apartments at the northeast corner of 179th st and Mohegan av, for William J. Diamond, southeast corner of Bathgate av and 174th st, to cost between \$35,000 and \$40,000.

CLINTON AV.—The 176th Street Building Co., P. J. Mitchell, 773 East 176th st, contemplates the erection of a 6-sty apartment at the northeast corner of Clinton av and 176th st. Architect's name for the present withheld.

HOSPITALS AND ASYLUMS.

BRONX PARK.—Plans have been approved by the Municipal Art Commission for a 1-sty brick and limestone animal hospital for the City of New York, Department of Parks. La Farge & Morris, 101 Park av, architects. Cost, \$22,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
ROGERS AV.—Louis Allmendinger, 926 Broadway, is preparing plans for a 4-sty apartment, 22x63 ft., on the east side of Rogers av, 200 ft. south of Lenox rd, for George E. Kern, 739 Rogers av. Cost, about \$10,000.

ALBEMARLE RD.—W. B. Wills, 1181 Myrtle av, is preparing plans for eight 3-sty apartments, 25x70 ft., at the southwest corner of Albemarle rd and East 2d st, for the Brooklyn Union Building Corp., Louis Gold, 44 Court st, owner and builder. Cost, about \$80,000.

DWELLINGS.

DITMAS AV.—Benjamin Driesler, 153 Remsen st, is preparing plans for three 2½-sty residences, 26x40 ft., at the southwest corner of Ditmas av and East 12th st, for A. & H. W. Buckley, 1044 East 15th st, owners and builders. Cost, about \$15,000.

20TH AV.—M. A. Cantor, 373 Fulton st, has completed plans for ten 3-sty stores and residences on the east side of 20th av, from 65th to 66th st, for the Kraslow Construction Co., 190 Montague st, owner and builder. Cost, about \$65,000.

CANARSIE LA.—Emanuel Kaiser, 68 East 94th st, Manhattan, has been commissioned to prepare plans for five 3-sty dwellings of brick and stucco construction at the northeast corner of Canarsie la and East 22d st, for John W. Parkin, 2202 Beverly rd, owner and builder. Cost about \$5,500 each.

JEROME AV.—Shampan & Shampan, 772 Broadway, have prepared plans for two residences on the south side of Jerome av, 62 ft west of Stoothoff av, for the Esor Realty Co.

51ST ST.—The Borough Park Homes Co., Chas. H. Wallas, president, 1 Hamilton av, contemplates the erection of ten 2-sty fancy brick residences in the south side of 51st st, 100 ft east of 12th av. Plans by owner.

52D ST.—Harry Rucker, 9004 5th av, is preparing plans for two or three 2-sty residences, 20x58 ft, in the south side of 52d st, 100 ft west of 8th av, for the D. & A. Construction Co., 5204 5th av, owner and builder. Cost, about \$5,000 each.

PRESIDENT ST.—Jos A. Boyle, 367 Fulton st, is preparing plans for a 3-sty store and residence, 17x55 ft, at the northwest corner of President st and Nostrand av, for the Harris Building Co., 180 Montague st, owner and builder.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids March 15 for moving picture booth, alterations, repairs, etc., at P. S. 5, Jacob Gewertz low bidder at \$1,005, and for electric work at same school, S. J. Mc-

Cullough & Co., at \$649. For moving picture booth, alterations, repairs, etc., P. S. 158, Weinstein Bros., at \$1,895, and for electric work at same school, T. Frederick Jackson, Inc., at \$1,088.

BROOKLYN.—Bids were opened by the Board of Education March 15 for the general construction of toilet building, sanitary work, etc., in connection with portable building at Glenwood rd. Ernest Krauss low bidder at \$954.50.

MISCELLANEOUS.

SCHERMERHORN ST.—William B. Tuthill, 287 4th av, Manhattan, has completed plans for 2-sty brick baths, 60x95 ft, in the south side of Schermerhorn st, 275 ft east of Smith st, for the Sylvan Electric Baths, George Bueckle, 168 Schermerhorn st. Cost about \$40,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
QUEENS, L. I.—Harry Dorf, 614 Kosciusko st, Brooklyn, has completed plans for a 3-sty tenement, 28x76 ft, at the northwest corner of Myrtle av and Fresh Pond rd, for Max Taubin, 503 Pennsylvania av, Brooklyn, owner and builder. Cost about \$14,000.

FLUSHING, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, L. I., are preparing plans for a 4-sty apartment, 65 x110 ft, at the corner of Union av, near Sanford av, for Robert E. Adolph, 80 Heriman av, Jamaica. Cost, about \$100,000.

DWELLINGS.

WHITESTONE, L. I.—E. L. McCracken, College Point, L. I., has about completed plans for a 2-sty brick residence, 2055 ft, at the northeast corner of 8th av and 18th st, for Seth U. Harpell, care of architect. Cost about \$5,000.

MASPETH, L. I.—E. Rose & Son, Elmhurst, have completed plans for two 2-sty brick residences, 21x48 ft, on Hull av, near Fiske av, for Louis Hause, 76 Maspeth av, owner and builder. Cost, about \$8,000.

COLLEGE POINT, L. I.—C. J. Mordaunt, Hotel B-Narragansett, Broadway and 94th st, Manhattan, is having plans prepared for a 2½-sty brick residence, 30x45 ft., to cost about \$10,000.

ELMHURST, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., has completed plans for a 2½-sty frame residence, 21x46 ft, in the west side of 20th st, 325 ft south of Woodside av, for Frank McGarry, Broadway, owner and builder. Cost, about \$5,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for a 2-sty brick residence, 20x38 ft, in the south side of Oak st, 175 ft west of Central av, for Augustino Padulo, 94 Oak st, owner and builder. Cost, about \$4,000.

GREAT NECK, L. I.—Robert Skrivan, 4436 Carpenter av, Manhattan, has completed plans for two 1½-sty frame bungalows, 20x30 ft., for the Arbor Realty Co., Great Neck. Total cost, about \$6,000.

STABLES AND GARAGES.

BAYSIDE, L. I.—George Harnden, 3d st, has completed plans for a 1-sty brick garage, 30x60 ft., on Broadway, 75 ft east of Nelson st, for Henry L. Bell, Palace Boulevard, owner and builder. Cost, about \$4,000.

THEATRES.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, is preparing plans for a 1-sty brick theatre, 100x90 ft, at Steinway and Jamaica avs, for the Reliable Building Co., 1404 2d av, Manhattan. Steinway Av Theatre Corp., care of owner, lessee. Cost about \$50,000.

Richmond.

APARTMENTS, FLATS & TENEMENTS.
TOMPKINSVILLE, S. I.—D. Santoro, this place, has completed plans for a 4-sty tenement, 76x64 ft., for the Westervelt Construction Co., this place. Cost, about \$40,000.

DWELLINGS.

WEST BRIGHTON, S. I.—H. F. Comtois, 233 Jersey st, New Brighton, has completed plans for two 2-sty frame residences, 21x44 ft, on the east side of Burgher av, 202 ft north of Henderson st, for Cantor & Steinberg, New Brighton. Total cost about \$8,000. David Steinberg, New Brighton, general contractor.

NEW BRIGHTON, S. I.—S. I. McNally, 775 Prospect av, Manhattan, has completed plans for a 2½-sty brick residence at the southeast corner of 3d av and Bismarck st, for James Mitchell, New Brighton. Cost about \$5,000.

CASTLETON, S. I.—Chas. B. Meyers, 1 Union sq, Manhattan, is preparing plans for the 3-sty cottage, 50x75 ft., at the New York Farm Colony, for the Department of Public Charities, Municipal Building. Cost, about \$30,000.

Nassau.

DWELLINGS.

HEMPSTEAD, L. I.—I. B. Baylis, 55 Main st, has completed plans for a 2½-sty

frame residence in Front st, for Herman Behringer, 208 Front st. Cost, about \$4,000.

PLANDOME, L. I.—Lewis Eickwort, Jr., Park av, Manhasset, L. I., owner and builder, contemplates the erection of a 2½-sty frame residence, 36x28 ft, on Plandome av, from plans by F. P. Platt, 1121 Broadway, Manhattan. Cost about \$5,000.

HEMPSTEAD, L. I.—I. B. Bayliss, 55 Main st, has completed plans for a 2½-sty frame residence, 28x34 ft, in Front st, for Herman Behringer, 208 Front st. Cost about \$4,000.

Suffolk.

THEATRES.

AMITYVILLE, L. I.—Chas. M. Hart, Main st, Bayshore, L. I., is preparing plans for a 1-sty moving picture theater, 30x100 ft., in Main st, for Erastus Haff, 66 Orange st, Brooklyn. Cost, about \$8,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.
PORTCHESTER, N. Y.—D. H. Ponty, Westchester av, is preparing sketches and will take bids on general contract about March 24, for the 3-sty brick store and apartment in North Main st, for David Rogowski, 20 North Main st. Cost about \$15,000.

MT. VERNON, N. Y.—Plans have been completed privately for a 3-sty frame store and apartment at the corner of Elm st and Lincoln av, for Chris J. Knoepfel, 8 Elm st. Cost, about \$16,000.

DWELLINGS.

YONKERS, N. Y.—Morris Schwartz, Germania Bank Building, corner of Spring st and Bowery, Manhattan, has completed plans for a 2-sty frame store and residence on Kenneth av, 125 ft. north of Agar st, for Antonio Pisco, 237 East 75th st, Manhattan. Cost, about \$5,000.

SCARSDALE, N. Y.—Chester A. Patterson, 15 East 40th st, Manhattan, has completed plans for a 2½-sty clapboard residence, 104x36 ft., and 2-sty garage, for Harold E. Porter, care of A. D. Porter Co., 30 Irving pl, Manhattan. Cost, \$16,000 to \$20,000.

NORTH PELHAM, N. Y.—M. W. Del Gaudio, 401 East Tremont av, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence, 21x50 ft., for Angelo Chiminez, 686 3d av, Manhattan. Cost, about \$4,500.

STORES, OFFICES AND LOFTS.

TARRYTOWN, N. Y.—Benton S. Russell, Main st, has been commissioned to prepare plans for a 3-sty store and office building, 30x86 ft, at the southeast corner of Main st and Depot sq, to cost about \$15,000. Owner's name for the present withheld.

THEATRES.

NORTH TARRYTOWN, N. Y.—Irving R. Brown, 22 Lawrence st, Tarrytown, is preparing plans for a 1-sty brick store and moving picture theatre, 40x124 ft, on the south side of Beekman av, east of Cortlandt st, for Edward Pollock, 94 Beekman av, Tarrytown. Cost about \$12,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—(sub.)—G. Ernst Iron Works, 503 East 165th st, have received the structural steel and ornamental iron contract for two 5-sty apartments at the southeast corner of 199th st and Briggs av, for Daniel Houlihan, 2348 Bainbridge av, owner and builder. The Tremont Architectural Co., 401 East Tremont av, architect. Cost about \$35,000. Foundations are under way.

BROOKLYN.—(sub.)—Aronson & Goldman, 806 5th st, Manhattan, have received the steel and iron work for the 6-sty apartment, 50x76 ft, at the southwest corner of Hewes and South 4th sts, for the Samuel Kraus Construction Co., 217 Havemeyer st, owner and builder. Chas. M. Straus, 147 4th av, Manhattan, architect. Richmond & Resnikoff, 47 Ames st, have the plumbing work. Foundations are under way.

NEWARK, N. J.—Pellegrino Pellicchia, 21 Mt. Prospect av, has received the general contract to erect a 4-sty tenement, 31x58 ft, at 52 Jefferson st, for J. Cicoro, on premises. William E. Lehman, 738 Broad st, architect. Cost, about \$12,000.

JERSEY CITY, N. J.—Peter J. McMahon, at site, has received the general contract to erect a 3-sty brick flat, 32x76 ft, at 240 Jewett av, for Jos. Smith, 242 Jewett av. S. Horwitz, 797 Boulevard, Bayonne, N. J. Cost, about \$15,000.

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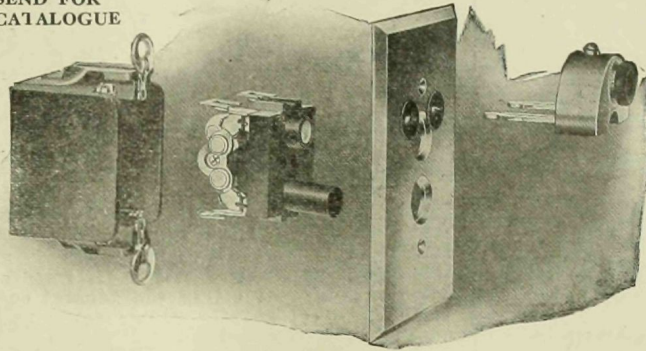
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BROOKLYN, N. Y.

Contracts Awarded—Continued.

CHICAGO, ILL.—(sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for placing concrete piles for the Hardy Apartment at 200 East Delaware pl, for McLennan Construction Co., Chicago. Chatton & Hammond, architects.

CHICAGO, ILL.—(sub.)—The contract has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for the foundation of an apartment house for Nels Gross, Delaware pl, near Seneca st. William Ernest Walker, architect.

BANKS.

CLEVELAND, O.—(sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for placing concrete piling for the foundation of the Union National Bank Building. Walker & Weeks, architects. Crowell-Ludoff-Little Co., general contractors.

DWELLINGS.

BROOKLYN.—Meyer & Sweeny, 607 Flatbush av, have received the general contract to erect a 2-sty residence in Fenimore st, 579 ft. east of Nostrand av, for Mrs. Mary Laing. Robert T. Schaefer, 1526 Flatbush av, architect.

YONKERS, N. Y.—Albert Weatherall, 54 Briggs av, has received the general contract to erect a 2½-sty frame residence, 22x28 ft., on Thomas av, Nepperhan Heights, for William Raiser, 202 Jessamine av. Cost, about \$3,000.

RYE, N. Y.—F. N. Goble, 1 East 42d st, Manhattan, has received the general contract to erect a 2-sty rubble stone residence at Kirby Lane, for Waldron Williams, 114 Liberty st, Manhattan. Donn Barber, 101 Park av, Manhattan, architect. Cost, about \$65,000.

MANHATTAN.—P. B. McEntyre & Son, 401 Greenwich st, have received the general contract to make alterations and extensions to the 5-sty brick and stone residence, 25x100 ft., at 9 East 65th st, for Edward W. Humphreys, 220 5th av. C. P. H. Gilbert, 25th st and Broadway, architect. Cost, about \$28,000.

NEW ROCHELLE, N. Y.—Benjamin A. Howes, 70 5th av, Manhattan, has received the general contract to erect a residence on Davenport Neck, for S. Northrup Castle, Chatsworth av, Larchmont, N. Y. Frank A. Colby, Berkeley rd, Hartsdale, N. Y., architect.

BROOKLYN (SUB.).—Smith & Theis, 65 Lawrence av, have received the plumbing and heating contract; J. Peters, 2216 Schenectady av, wiring, and W. J. Paal, 156 Bay 14th st, painting, for two 2½-sty frame residences, 22x38 ft., on the west side of Bedford av, 52 ft south of Foster av, for Arthur H. Strong, 585 East 18th st, owner and builder. Benj. Driesler, 153 Remsen st, architect. Cost about \$15,000.

JERSEY CITY, N. J.—Alexander Kaplen, Weehawken, N. J., has received the general contract to erect a 2-sty brick residence, 20x52 ft., at 361 Randolph av, for Mrs. I. Fearing, Randolph av. Abraham Davis, Newark av, Jersey City, architect. Cost, about \$5,000.

HACKENSACK, N. J.—J. C. Hoth, 237 Central av, has received the general contract to erect a 1½-sty frame residence, 52x21 ft., on Summit av, for William G. Broadhurst, care of architects, Foreman & Light, 40 Cedar st, Manhattan.

WEST NEW YORK, N. J.—De Riso & Arena, 322 5th av, Union Hill, N. J., have received the general contract to erect a 2-sty brick store and residence on the east side of Dewey av, for Raffaella and Louis Landoli, care of architect, William Meyer, Jr., 693 Bergenline av. Cost, about \$4,500.

GREAT NECK, L. I.—Geo. V. Bullen, Great Neck, L. I., has received the general contract to make alterations and additions to the 1-sty brick and stucco farm buildings at Kings Point, for Richard N. L. Church, Doden la, Flushing. Mann & MacNeille, 70 East 45th st, Manhattan, architects. Cost, about \$12,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—The William Kennedy Construction Co., 215 Montague st, has received the general contract to erect a 3-sty factory, 41x227 ft., on the Flatlands, near Bergen Beach, for the Atlantic White Lead & Linseed Oil Works, 135 Marshall st, owner and lessee. A. L. Larwell, 135 Marshall st, engineer. Cost, about \$80,000.

SCHOOLS AND COLLEGES.

NUTLEY, N. J.—E. M. Waldron & Co., 84 South 6th st, Newark, have received the general contract to erect a 2-sty brick and stone public school in Harrison st, for the Board of Education. Chas. Granville Jones, 280 Broadway, Manhattan, architect. Cost, about \$40,000.

HICKSVILLE, L. I.—J. D. Cosgrove, Glen Cove, has received the general contract to erect a 1-sty brick memorial hall for the Jones Institute, this place. S. J. Stam-

mers, 500 5th av, Manhattan, architect. Cost, about \$6,000.

STABLES AND GARAGES.

MANHATTAN (sub.).—Jas. C. Mack, 220 West 42d st, has received the contract for the fireproof arches for the 3-sty stable, 66x100 ft., at 356-360 West 11th st, for Donover & Son, 370 Washington st, owners and lessees. James S. Maher, 431 West 14th st, architect. John Kennedy & Co., 1133 Broadway, general contractors. Lustig & Weil, 338 East 95th st, carpenters. Cost, about \$60,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—(sub.)—The Hinkle Iron Co., 534 West 56th st, has received the steel contract for the store, office and loft building at 1457-1461 Broadway, through to 7th av, for Brokaw Bros., 22 Astor pl, lessee of ground and owner of building. Rouse & Goldstone, 40 West 32d st, architects. Chauncey Matlock, 30 East 42d st, steam and ventilating engineer. A. L. Mordecai & Son, Inc., 30 East 42d st, general contractors. Cost, about \$500,000.

THEATRES.

MANHATTAN.—W. H. & S. J. Griffin, 576 Water st, have received the general contract to make alterations to the 2-sty moving picture theatre at the southeast corner of 30th st and 6th av, for Klein & Jackson, 149 Broadway. B. K. Binberg, 251 West 82d st, lessee.

MISCELLANEOUS.

SPARROWS POINT, MD.—(sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for building the marine railway at the Maryland Steel Co.'s plant.

BROOKLYN.—Post & McCord, 101 Park av, Manhattan, have received the general contract and Peace Bros., Flushing, L. I., concrete and excavation work for section 1 of the Jamaica Line of the elevated structure, along Jamaica av, from Crescent st to Myrtle av, in Queens.

BROOKLYN.—(sub.)—Peter Guthy, 926 Broadway, has received the mason work; German Cornice Works, 1788 Greene av, roofing; David Lupton's Sons Co., 50 Church st, Manhattan, sash, and the Concord Construction Co., 476 Seneca av, steel doors, for the animal building, 40x120 ft., at Prospect Park, for the Department of Parks. Arne Dehli, 1368 President st, architect. Cost, about \$30,000.

NEW JERSEY NEWS.

APARTMENTS, FLATS & TENEMENTS. PLAINFIELD, N. J.—Marsh & Gette, 46 Cedar st, Manhattan, have nearly completed plans for a 3-sty hollow tile and brick apartment, 25x40 ft., at Front st and Sycamore av, for E. M. Laing, 410-12 Sycamore av, owner and builder. Cost, about \$9,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, is preparing plans for an apartment at 694-696 High st, for Louis Doblinsky, 309 Avon av. Cost, about \$30,000.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, has completed plans for a 4-sty flat, 43x79 ft., at 148-50 Somerset st, for Butensky & Portnoff, 280 18th av, owners and builders. Cost, about \$22,000.

DWELLINGS.

ENGLEWOOD, N. J.—Hays & Headley, 2010 Broadway, Manhattan, have completed plans for a 2-sty brick residence, 35x45 ft., for Paul Salambier, Franklin st. Cost, about \$13,000.

WEST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has completed plans for a 2½-sty frame residence, 22x50 ft., in the east side of Wheeler st, for Harry Kolodin, 111 Washington av, owner and builder. Cost, about \$4,500.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Work is ready to start on the 1-sty hollow tile and concrete factory, 29x50 ft., at 121-123 Sylvan av, for the St. Mongo Mfg. Co. of America, 81 Mt. Prospect av. Salmond Bros. Co., 526 Elm st, Arlington, N. J., general contractors. Cost, about \$15,000.

HALLS AND CLUBS.

ORADELL, N. J.—Marshall R. Grimes, 39 East 42d st, Manhattan, has nearly completed plans for a 2½-sty frame club house at the Delford Athletic Club, Dr. S. A. Vanderwater, president. Cost, about \$9,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—J. H. & W. C. Ely, Firemen's Building, have about completed plans for a 3-sty parental home on Sussex av, between Duryea and Hecker sts, for the Board of Trustees of Essex County Parental Home. Cost, about \$40,000.

SCHOOLS AND COLLEGES.

GLEN ROCK, N. J.—J. O. Bunce, 286 5th av, Manhattan, has completed plans for a 2-sty brick public school on Doremus av, near Rock rd, for the Board of Education of the Borough of Glen Rock. Bids will

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be received by owner on separate contracts about March 18 to be opened at 3 P. M., April 5. Cost, about \$25,000.

STORES, OFFICES AND LOFTS.

DOVER, N. J.—J. J. Vreeland, Jr., Baker Building, has completed plans and will take estimates on general contract and subs about April 1 for the 2-sty brick and terra cotta bakery and store at Berry and Beech sts, for Albert Banknet, 29 West Blackwell st. Cost, about \$12,000.

RUTHERFORD, N. J.—A. M. Morrison, 195 Boulevard, Hasbrouck Heights, is preparing plans for a 1-sty brick and hollow tile store and shop building, 94x69 ft, at the corner of Park av and Beech Terrace, for Edward Moskowitz, Ames av, Rutherford. Cost, about \$10,000.

THEATRES.

PATERSON, N. J.—Thomas W. Lamb, 644 8th av, Manhattan, is preparing plans for a brick and stone theatre at the corner of Church and Ellison sts, for Daniel J. Bondy, 80 Wall st, Manhattan.

MONTCLAIR, N. J.—John E. Baker, Jr., 74 North Fullerton av, is preparing sketches for a 1-sty brick and terra cotta store and moving picture theatre at the corner of Bloomfield av and New st, for John H. Scott, 78 Midland av, owner and lessee. Cost, about \$25,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

49TH ST, 145-49 East, n s, 145 e of Lexington av, 9-sty brick f. p. apartment house, 56x85; cost, \$200,000; owner, Antler Realty Co., Inc., Jos. E. Goldberg, Pres., 57 West 38th st; architects, George & Edw. Blum, 505 5th av. Plan No. 84.

204TH ST, 677-79-81 West, n s, 125 w Broadway, 5-sty brick non-fireproof tenement, 75x88; cost, \$55,000; owner, 204th St. Corporation, Julian Kovacs, Pres., Arthur P. Monks, Sec., 836 Westchester av; architect, William Koppe, 830 Westchester av. Plan No. 80.

DWELLINGS.

61ST ST, 7 and 9 East, 5-sty fireproof private dwelling, 50x66; cost, \$150,000; owner, John T. Pratt, 11 East 61st st; architect, Chas. A. Platt, 11 East 24th st. Plan No. 82.

STORES, OFFICES AND LOFTS.

37TH ST, 135 West, 1-sty brick store, 9x8; cost, \$150; owner, Marshall Estate, 203 Broadway; architect, John T. Ryan, 287 Lexington av. Plan No. 83.

6TH AV, 747, 2-sty brick store and showroom, 19x80; cost, \$8,000; owner, Edw. Berger, Bretton Hall, Broadway and 86th st; architect, Frank Straub, 25 West 42d st. Plan No. 81.

Bronx.

DWELLINGS.

MURDOCK AV, w s, 249.4 n Nelson av, 2-sty frame dwelling, slate roof, 20x40; cost, \$3,300; owner, Terkel Christianson, Amundeson av; architect, Carl P. Johnson, 30 East 42d st. Plan No. 122.

ALLEN PL, n s, 100 e Delavelle av, 1-sty stone dwelling, 22x28, gravel roof; cost, \$1,250; owner, Frank Colarudo, 3527 Delavelle av; architect, Chris. F. Lohse, 428 East 83d st. Plan No. 132.

MONTICELLO AV, e s, 375 n Strang av, 2½-sty frame dwelling, 21x36.6, shingle roof; cost, \$4,500; owner, Helga E. Carlson, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 130.

STRANG AV, s s, 75 w Seton av, 2-sty & attic frame dwelling, 21x50.6; cost, 4,800; owner, Troed Person, 301 1st av, L. I. C.; architect, Robt. W. White, 129 East 63d st. Plan No. 128.

STABLES AND GARAGES.

NEWBOLD AV, s s, 200 e Havemeyer av, 1-sty brick garage, tar and gravel roof, 25x18; cost, \$300; owner, G. Buschow, 2320 Newbold

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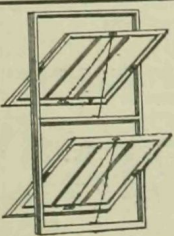
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av; architect, L. P. Fries, 1617 Overing st. Plan No. 126.

APARTMENTS, FLATS AND TENEMENTS.
154TH ST, n s, 450 w Courtlandt av, 6-sty brick tenement, plastic slate roof, 50x87; cost, \$55,000; owner, Cedar Const. Co., Jos. Lese, 35 Nassau st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 123.

LONGFELLOW AV, n e cor 174th st, two 5-sty brick tenements, plastic slate roof, 42.6x88, 37.6x90; cost, \$85,000; owner, Trask Bldg. Co., A. F. Schwarzer, 1662 Boston rd, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 124.

156TH ST, s s, 100 w Elton av, 5-sty brick tenement, slag roof, 44.10x87.11; cost, \$40,000; owner, Wm. A. Taylor Bldg. Co., Inc., Wm. A. Taylor, 3210 3d av; architect, Edw. J. Byrne, 148th st and Willis av. Plan No. 125.

KELLY ST, w s, 125 n 163d st, 5-sty brick tenement, 87.6x87.5, tar and gravel roof; cost, \$95,000; owners, Mott Av Realty Co., Hyman Barnett, 447 Tinton av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 134.

182D ST, n s, 50 w Ryer av, two 5-sty brick tenements, 45x81.6, 50x87.8, plastic slate roof; cost, \$70,000; owner, Alexander Wilson, 182d st, n e cor Gr Concourse; architect, Tremont Architectural Co., 401 Tremont av. Plan No. 133.

182D ST, s w cor Creston av, 5-sty brick tenement, 52.10x90, plastic slate roof; cost, \$60,000; owner, Jas. C. Gaffney, 1148 Tiffany st; architect, Edw. J. Clark, 110 East 121st st. Plan No. 131.

BATHGATE AV, n e cor 183d st, 5-sty brick tenement and store, 50x105.6, plastic slate roof; cost, \$55,000; owners, Benenson Realty Co., Benj. Benenson, 401 East 152d st, Pres.; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 129.

STORES, OFFICES AND LOFTS.

179TH ST, s w cor Bryant av, 1-sty brick stores, 25.45x117.5; cost, \$9,000; owner, Jacob Marx, 35 Nassau st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 127.

THEATRES.

WEBSTER AV, w s, 154.8 n Fordham rd, 2-sty brick theatre, stores and offices, slag roof, 125x95.9; cost, \$200,000; owner, Wedgewood Co., Henry F. Keil, 401 East 163d st, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 135.

MISCELLANEOUS.

149TH ST, s e cor Courtlandt av, 1-sty brick market, tar and felt roof, 100x165.9; cost, \$25,000; owner, Peoples 149th St. Market, Inc., Samuel Jacobs, 30 East 42d st, Pres.; architects, Heidelberg & Levy, 12 West 31st st. Plan No. 121.

Brooklyn.

DWELLINGS.

1ST ST, n s, 112 e 8th av, 4-sty brick dwelling, 16.6x70, slag roof, 1 family; cost, \$10,000; owner, Louis Bossert, 625 2d st; architect, F. W. Eisenla, 16 Court st. Plan No. 1646.

1ST ST, n s, 128.6 e 8th av, four 4-sty brick dwellings, 21x50, slag roof, 1 family each; total cost, \$52,000; owner, Louis Bossert, 625 2d st; architect, F. W. Eisenla, 16 Court st. Plan No. 1645.

EAST 10TH ST, w s, 190 n Av I, 2-sty frame dwelling, 18x39, shingle roof, 1 family; cost, \$3,500; owner, Oakcrest Bldg. Co., 612 Saratoga av; architect, B. F. Hudson, 319 9th st. Plan No. 1639.

EAST 15TH ST, e s, 300 s Av J, two 2-sty brick dwellings, 20x39, gravel roof, 1 family each; total cost, \$8,000; owner, Antonio Boniello, 2086 Flatbush av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1634.

EAST 17TH ST, w s, 100 n Av K, three 2-sty frame dwellings, 24x39, shingle roof, 1 family each; total cost, \$18,000; owner, Ascotney Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 1621.

WEST 27TH ST, w s, 100 n Mermaid av, two 1-sty frame dwellings, 9.6x37.6, gravel roof, 2 families each; total cost, \$1,000; owner, Jas. P. Furey, 1365 76th st; architect, Nathan Slamore, 3101 Mermaid av. Plan No. 1608.

WEST 29TH ST, w s, 180 s Mermaid av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$8,000; owner, J. Postal, 1522 Eastern parkway; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 1615.

82D ST, n s, 260 n 24th av, 2-sty frame dwelling, 22x42, shingle roof, 1 family; cost, \$3,200; owner, Chas. J. Horgan, 471 79th st; architect, A. G. Carlson, 157 Remsen st. Plan No. 1606.

BARBEY ST, w s, 175 n Dumont av, 2-sty brick dwelling, 18.6x82, gravel roof, 2 families; cost, \$9,500; owner, David Feddler, 617 Cleveland st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1544.

CRESCENT ST, w s, 160 n Belmont av, 2-sty brick dwelling, 30x55, tin roof, 2 families; cost, \$4,500; owner, Franz Feger, 397 Logan st; architect, L. J. Frank, 206 Crescent st. Plan No. 1572.

MALTA ST, e s, 230 s Vienna av, two 2-sty brick dwellings, 18x44, slag roof, 2 families each; total cost, \$7,000; owners, Barnet & Grosdor, 149 Malta st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1568.

AV S, n w cor East 21st st, 2-sty frame dwelling, 38.10x43.2, shingle roof, 1 family; cost, \$7,000; owner, Mrs. Otto Wolf, 1786 East 21st st; architects, Bloch & Hesse, 500 5th av, Manhattan. Plan No. 1536.

5TH AV, w s, 25 n 62d st, four 3-sty brick stores and dwellings, 78.1x55, slag roof, 2 families each; total cost, \$18,000; owner, Asher Dann, 12th av and 53d st; architect, Arthur G. Gordon, 157 Remsen st. Plan No. 1574.

WARWICK ST, w s, 260 s Dumont av, two 2-sty brick dwellings, 20x53, gravel roof, 2 families each; total cost, \$6,000; owner, Abraham Stromwasser & ano., 285 Vermont st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1637

74TH ST, s s, 343.2 w 18th av, two 2-sty frame dwellings, 17x38, gravel roof, 1 family each; total cost, \$7,500; owner, Lawrence Benjamin, 1723 74th st; architect, M. D. Foot, 1432 75th st. Plan No. 1668.

76TH ST, n s, 100 w 13th av, six 2-sty frame dwellings, 18x39, shingle roof, 1 family each; total cost, \$21,000; owner, Andrew Olsen, 62d st and 12th av; architect, Benj. F. Hudson, 319 9th st. Plan No. 1655.

CARROLL ST, n s, 450 w Kingston av, four 3-sty brick dwellings, 20x51.6, gravel roof, 1 family each; total cost, \$18,000; owner, Edw. T. Dickinson, 1139 East 19th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 1696.

OSBORN ST, w s, 195 s Hegeman av, four 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, \$10,400; owners, Wm. Ralph & ano., 192 Hegeman av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1695.

1ST ST, n s, 112 e 8th av, 4-sty brick dwelling, 16.6x70, slag roof; cost, \$10,000; owner, Louis Bonert, 625 2d st; architect, F. W. Eisenla, 16 Court st. Plan No. 1646. (Correction from issue of March 16.)

1ST ST, n s, 128.6 East 8th av, four 4-sty brick dwellings, 21x50, slag roof, 1 family each; total cost, \$52,000; owner, Louis Bonert, 625 2d st; architect, F. W. Eisenla, 16 Court st. Plan No. 1645. (Correction from issue of March 16.)

EAST 40TH ST, e s, 400 s Av V, two 2-sty frame dwellings, 16.4x40, — roof, 1 family each; total cost, \$4,800; owners, Steinberg Bros., 3739 Syossett st, Woodhaven; architect, Gottfried Steinberg, 3739 Syossett st, Woodhaven. Plan No. 1703.

56TH ST, s s, 180 East 6th av, four 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$20,000; owner, Chas. E. Lucke, 649 59th st; architect, John C. Wandell, 4 Court st. Plan No. 1710.

92D ST, s s, 18.3 w Gelston av, seven 2-sty brick dwellings, 14x43.6, gravel roof, 1 family each; total cost, \$17,500; owner, Arthur Pinover, 16 Court st; architect, C. Schubert, 13th av and 86th st. Plan No. 1712.

EAST 9TH ST, w s, 100 s Av J, 2-sty frame dwelling, 24x41.2, — roof, 1 family; cost, \$5,000; owner, Edw. T. Nielson, 1413 Av J; architects, Slee & Bryson, 154 Montague st. Plan No. 1721.

47TH ST, n s, 140 e 14th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$5,000; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 16 Court st. Plan No. 1731.

FACTORIES AND WAREHOUSES.

NEVINS ST, w s, 91 n Union st, 1-sty brick factory, 17x15, iron roof; cost, \$400; owner, Jennie D. Pyfe, 548 4th st; architect, A. C. Richter, 316 8th av, Manhattan. Plan No. 1540.

ATLANTIC AV, s s, 312.3 w Classon av, 2-sty brick ice plant, 60x80, slag roof; cost, \$65,000; owner, Central Hygeia Ice Co., 50 Court st; architects, Koch & Wagner, 26 Court st. Plan No. 1537.

DINSMORE PL, n s, 90 e Logan st, 1-sty brick factory, 59x39, gravel roof; cost, \$4,000; owner, Generator Valve Co., 294 Taffe pl; architect, Walter H. Volcking, 82 Wall st, Manhattan. Plan No. 1651.

STABLES AND GARAGES.

47TH ST, s e cor 5th av, 1-sty brick garage, 20x20, slag roof; cost, \$500; owner, Estate of Rebecca S. Wardell, 175 Broadway, Manhattan; architect, E. A. Holmgren, 371 Fulton st. Plan No. 1589.

EAST 18TH ST, w s, 260 n Av K, 1-sty frame garage, 12x18, shingle roof; cost, \$200; owner, Jas. McGrey, on premises; architect, B. F. Hudson, 319 9th st. Plan No. 1640.

EAST 18TH ST, e s, 100 s Av J, 1-sty frame garage, 12x8, shingle roof; cost, \$500; owner, Saml. Krighton, on premises; architect, Seth H. Cutting, 1721 Av J. Plan No. 1620.

EAST 19TH ST, e s, 800 n Av G, 1-sty frame garage, 12x19, shingle roof; cost, \$500; owner, Jas. Simpson, on premises; architect, Seth H. Cutting, 1721 Av J. Plan No. 1619.

EAST 23D ST, w s, 245 s Foster av, 1-sty frame garage, 12x18, shingle roof; cost, \$400; owner, Saml. R. Williams, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 1616.

EAST 14TH ST, w s, 172.8 s Ditmas av, 1-sty frame garage, 17x17.6, shingle roof; cost, \$500; owner, Martha Goldman, 471 East 11th st; architect, Francis A. Norris, 552 Rugby rd. Plan No. 1687.

EAST 18TH ST, e s, 400 n Av G, 1-sty frame garage, 15x20, shingle roof; cost, \$400; owner, Rev. Elbert A. Van Aken, on premises; architects, Richard Von Lehn Sons, 701 Av G. Plan No. 1693.

RALPH AV, e s, 22.6 n Decatur st, 1-sty brick garage, 50x100, slag roof; cost, \$6,000; owner, Wright B. Odell, on premises; architect, Chas. H. Richter, 621 McDonough st. Plan No. 1684.

STORES AND DWELLINGS.

HOWARD AV, w s, 375 n Sutter av, 4-sty brick store and dwelling, 25x100, gravel roof, 7 families; cost, \$12,000; owner, E. L. Schwarz, 1593 St. Marks av; architect, S. Millman, 1780 Pitkin av. Plan No. 1584.

ROCHESTER AV, s w cor St. Johns pl, 3-sty brick store and dwelling, 20x50, gravel roof, 2 families; cost, \$7,000; owner, Wm. P. Knowles, 189 Montague st; architect, F. L. Hine, 189 Montague st. Plan No. 1588.

ROCHESTER AV, w s, 20 s St. Johns pl, 3-sty brick store and dwelling, 20x40, gravel roof, 2 families; cost, \$4,500; owner, W. P. Knowles, 189 Montague st; architect, F. L. Hine, 189 Montague st. Plan No. 1587.

5TH AV, w s, 99.4 n 62d st, 3-sty brick store and dwelling, 18.8x100, slag roof, 2 families; cost, \$4,500; owner, Asher Dann, 12th av and 53d st; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 1575.

ALBANY AV, e s, 25 s Maple st, 3-sty brick store and dwelling, 20x45, tin roof, 2 families;

cost, \$4,200; owner, Chas. Beckman, 463 Rutland rd; architect, E. Dennis, 241 Schenck av. Plan No. 1554.

STORES, OFFICES AND LOFTS.

JAMAICA AV, n w cor Kills path, 2-sty brick office and dwelling, 118x114, slag and tile roof, 1 family; cost, \$50,000; owner, Temple Emanuel, 43d st and 5th av, Manhattan; architect, Percy W. Darbyshire, —, Plan No. 1728.

ST. JOHN'S PL, s s, 200 w Troy av, 2-sty brick postoffice, 59.11x90.3, gravel roof; cost, \$20,000; owner, Chas. E. Robertson, 454 Hamilton av; architect, Chas. Werner, 67 Berkely pl. Plan No. 1688.

CHURCH AV, n s, 50 e East 3d st, 2-sty brick postoffice, 58x96, gravel roof; cost, \$8,000; owner, Wm. Hatch, 304 Argyle rd; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 1701.

GLENMORE AV, s s, 50 w Crystal st, 2-sty brick post office, 50x100, slag roof; cost, \$25,000; owner, Jacob J. Kappes, 108 Van Siclen av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 1735.

STORES AND TENEMENTS.

BERGEN ST, s s, 220 w Carlton av, 3-sty brick tenement, 25x88.11, gravel roof, 6 families; cost, \$12,000; owner, Jas. Shevlin, 69 8th av; architects, Cohn Bros., 361 Stone av. Plan No. 1565.

JUNIUS ST, s w cor Livonia av, 4-sty brick tenement, 50x90, slag roof, 21 families; cost, \$32,000; owner, Brittle Const. Co., 1683 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1543.

JUNIUS ST, w s, 150 n Riverdale av, eight 3-sty brick tenements, 25x70, slag roof, 8 families each; total cost, \$64,000; owner, Powell Imp. Co., 397 Snediker av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1541.

STERLING PL, n s, 35 w Classon av, 4-sty brick tenement, 50x98, gravel roof, 25 families; cost, \$25,000; owner, Safe Const. Co., 125 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 1562.

CHURCH AV, n e cor East 35th st, 4-sty brick store and tenement, 25x70, slag roof, 5 families; cost, \$7,000; owner, Dean Bldg. Co., 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1547.

CHURCH AV, n w cor Gravesend av, 4-sty brick store and tenement, 22.8x108, slag roof, 6 families; cost, \$15,000; owner, Veneer Bldg Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 1558.

LIVONIA AV, s s, 50 w Junius st, 4-sty brick tenement, 50x88, slag roof, 21 families; cost, \$28,000; owner, Brittle Const. Co., 1683 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1542.

LINDEN AV, s s, 130.3 w Rogers av, five 4-sty brick tenements, 49x93, slag roof, 16 families each; total cost, \$150,000; owner, Fredk. J. Church, 1344 Jefferson av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1570.

RIVERDALE AV, n e cor Stone av, 4-sty brick store and tenement, 43.4x90, gravel roof, 17 families; cost, \$25,000; owner, Saml. Brummer, 121 Williams av; architects, Cohn Bros., 361 Stone av. Plan No. 1563.

RIVERDALE AV, s w cor Watkins st, 4-sty brick store and tenement, 50x90, slag roof, 25 families; cost, \$28,000; owner, Herman Rosenthal, 1387 St. Marks pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1545.

UNION AV, e s, 50 s Ten Eyck st, 6-sty brick store and tenement, 50x87, slate roof, 35 families; cost, \$40,000; owner, Harris Pomerantz, 154 Heyward st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1569.

WILLIAMS AV, n e cor Livonia av, 4-sty brick store and tenement, 50x90, slag roof, 21 families; cost, \$25,000; owner, Henry Freidland, 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1546.

AMBOY ST, w s, 140.5 s Pitkin av, 3-sty brick store and tenement, 18x50, slag roof, 3 families; cost, \$5,000; owner, N. Koversky, Inc., 1539 Williams av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1622.

AMERSFORT PL, w s, 150 n Farragut rd, two 4-sty brick tenements, 25x72.8, gravel roof, 8 families each; total cost, \$24,000; owner, Wm. R. Golding, 4011 East 26th st; architects, Cohn Bros., 361 Stone av. Plan No. 1617.

WATKINS ST, e s, 25.6 s Liberty av, three 3-sty brick tenements, 25x65, slag roof, 6 families each; total cost, \$24,000; owner, Wendell Realty Co., 445 Sackman st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1624.

LIBERTY AV, s e cor Watkins st, 3-sty brick store and tenement, 25x80, slag roof, 4 families; cost, \$13,000; owner, Wendell Realty Co., 445 Sackman st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1625.

14TH AV, w s, 60 n 64th st, 4-sty brick store and tenement, 30x41.4, slate roof, 8 families; cost, \$95,000; owner, Pasquale Seccia, 1375 64th st; architect, Mathew Del Gaudio, 401 East Tremont st, Bronx. Plan No. 1643.

SOUTH 2D ST, s s, 98.6 w Hewes st, 6-sty brick tenement, 50.11x102.3, slate roof, 40 families; cost, \$45,000; owner, South Fifth Constn. Co., 686 Willoughby av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1666.

OSBORN ST, e s, 100 s Livonia av, 4-sty brick tenement, 25x72, slag roof, 8 families; cost, \$12,000; owner, Israel Max, 402 Osborn st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1692.

PACIFIC ST, s w cor Hopkinson av, 4-sty brick tenement, 50x90, gravel roof, 22 families; cost, \$25,000; owner, Louis Jaffe, 1922 Pacific st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1716.

PACIFIC ST, n s, 50 w Hopkinson av, 4-sty brick tenement, 51.6x88, gravel roof, 22 families; cost, \$20,000; owner, Louis Jaffe, 1922 Pacific st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1715.

ST. JOHN'S PL, s s, 275 e Albany av, three 4-sty brick tenements, 57x89, gravel roof, 25 families each; total cost, \$70,000; owners, Saml. J. Aaron & ano, 936 St. Mark's pl; architects, Cohn Bros., 361 Stone av. Plan No. 1714.

EAST 31ST ST, w s, 43.4 n Av D, two 3-sty brick tenements, 19.4x55, slag roof, 3 families each; total cost, \$10,000; owner, Christian Doenecker, 216 Washington av; architect, Chas. Gastmeyer, 162 Myrtle av, Queens. Plan No. 1711.

AV F, n e cor East 2d st, 4-sty brick tenement, 50x50, slag roof, 20 families; cost, \$40,000; owner, Rapia Bldg. Co., 35 West 39th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 1686.

AV F, n s, 50 e East 2d st, 4-sty brick tenement, 50x88, slag roof, 16 families; cost, \$35,000; owner, Rapia Bldg. Co., 35 West 39th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 1685.

MONROE ST, n s, 200 w Nostrand av, 4-sty brick tenement, 25x66.4, slag roof, 8 families; cost, \$12,000; owner, Mable R. Van Cleave, 223 East 15th st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1725.

EAST 31ST ST, n w cor Av D, 3-sty brick tenement, 20x82, slag roof, 6 families; cost, \$10,000; owner, Christian Doenecker, 216 Washington av; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 1733.

EAST 31ST ST, w s, 20 n Av D, 3-sty brick tenement, 19.4x55, slag roof, 3 families; cost, \$5,000; owner, Christian Doenecker, 216 Washington av; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 1732.

68TH ST, s s, 80 w 3d av, four 3-sty brick tenements, 19.5x74, gravel roof, 6 families each; total cost, \$30,000; owner, Boyd Realty Co., 44 Senator st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1740.

OCEAN AV, e s, 192.10 n Albermarle rd, 4-sty brick tenement, 72.1x100, slag roof, 23 families; cost, \$80,000; owner, Wolfinger & Lasberg Bldg. Co., 346 Broadway, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 1729.

ST. MARKS AV, s s, 300 w Saratoga av, two 4-sty brick tenements, 50x90, slag roof, 23 families each; total cost, \$56,000; owner, Abr. Kaplan, Inc., 1462 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1718.

THEATRES.

COLUMBIA ST, w s, 79 n President st, 1-sty brick theatre, 41x81.9, slag roof; cost, \$10,000; owner, Carmelo Pellegrino, on premises; architect, A. C. Kunzie, 182 Harmon st. Plan No. 1612.

EAST 92D ST, s w cor Flatlands av, 2-sty brick theatre, 40x100.10, slag roof; cost, \$8,500; owner, John H. Vreeland, 1177 East 91st st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 1698.

MISCELLANEOUS.

EAST 96TH ST, w s, 125 s Denton av, 1-sty frame shooting gallery, 20x76, iron roof; cost, \$1,000; owner, Canarsie Realty Co., 183 Montague st; architect, T. F. Murphy, 544 8th st. Plan No. 1609.

LUNA PARK, Coney Island, 1-sty brick amusement device, —x—, — roof; cost, \$4,000; owner, Clermont Amusement Co., 406 Gold st; architect, Clermont Amusement Co., 406 Gold st. Plan No. 1603.

Queens.

DWELLINGS.

CORONA.—Hunt pl, s w cor Alburtis av, 2-sty brick dwelling, 20x35, tin roof, 1 family, steam heat; cost, \$3,000; owner, Wm. Zumstine, Junction av, Corona; architect, C. L. Varrone, Corona av. Plan No. 564.

CORONA.—Myrtle av, w s, 200 s Railroad av, 1-sty frame dwelling, 21x30, tin roof, 1 family; cost, \$1,800; owner, Jas. Angelo, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 563.

CORONA.—Shopoler av, s s, 80 e Markorower av, 2-sty brick dwelling, 19x35, slag roof; cost, \$2,400; owner, Chas. Rubin, Kaiver st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 562.

EDGEWATER.—Beach 37th st, w s, 160 s Mermaid av, 2-sty frame dwelling, 26x28, shingle roof, 1 family; cost, \$3,300; owner, Union Title Mortgage Co., 256 Broadway, Manhattan; architect, John J. Jorgenson, 1101 Boulevard, Arverne. Plan No. 568.

JAMAICA SOUTH.—Hawtree av, s e cor Grimm av, 2-sty frame dwelling, 22x35, shingle roof, 1 family; cost, \$3,500; owner, Bruno J. Nickel, 833 Manor av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 566.

RICHMOND HILL.—Chestnut st, s s, 160 e Freedom av, 2-sty frame dwelling, 16x40, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, Duke Building Co., 15 Morningside av, Jamaica. Plan No. 569.

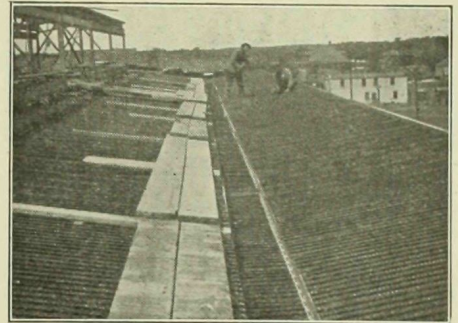
RIDGEWOOD.—Ralph st, s s, 100 e Forest av, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, \$3,800; owner, Barbara Ezeier, 11 Ralph st, Ridgewood; architect, Henry Brucker, 720 Prospect av, Ridgewood. Plan No. 567.

ROCKAWAY BEACH.—Washington av, s e cor West End av, 2 1/2-sty frame dwelling, 26x40, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Mrs. Sarah McGee, 201 West 60th st, Manhattan; architect, Wm. Colton, Washington av, Rockaway Beach. Plan No. 560.

UNION COURSE.—Shaw av, w s, 75 s 1st st, 2-sty frame dwelling, 17x42, shingle roof, 1 family; cost, \$2,300; owner, Wm. Molitor, 163 3d st, Union Course; architect, Jas. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 557.

WOODHAVEN.—Beaufort av, s s, 50 w Thrall pl, 2-sty frame dwelling, 20x47, tin roof, 2 families; cost, \$2,700; owner, P. Meroliano, Broadway, Woodhaven; architects, Cheio & Monda, Woodhaven. Plan No. 555.

WOODHAVEN.—Luthern pl, w e, 371 n Jerome av, two 2-sty frame dwellings, 20x45, shingle roof, 1 family, steam heat; cost, \$4,600; owner, John Marcoliano, 2940 Broadway, Woodhaven; architects, Cheio & Monda, 1129 Broadway, Woodhaven. Plan Nos. 558-559.



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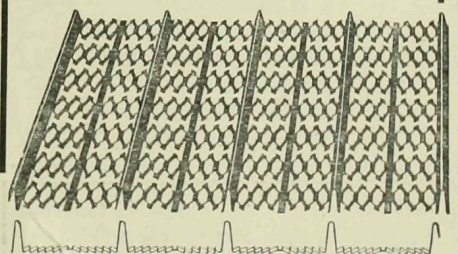
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PROPOSALS

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. Drawing 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.

NOTICE TO CONTRACTORS: Sealed proposals for Animal Building, for the Port of New York, at the Quarantine Station, Rosebank, Staten Island, N. Y., Construction, Heating, Plumbing and Drainage and Gas Piping and Electric Work, will be received by Dr. Joseph J. O'Connell, Health Officer of the Port of New York, Quarantine Station, Staten Island, N. Y., until March 31, 1915, at 11:30 A. M., when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect sealed and addressed and shall be accompanied by a certified check in the sum of \$300.00 for Construction Work, \$30.00 for Heating Work, \$70.00 for Plumbing, Drainage and Gas Piping and \$50.00 for Electric Work. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specifications Nos. 2133, revised, 2148, 2149 and 2150. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the office of the Health Officer, Port of New York, Rosebank, Staten Island, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon the deposit of a certified check in the sum of \$10.00 made payable to the State of New York for each set of plans and specifications which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

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ARVERNE.—Remington av, e s, 200 s Amstel boulevard, 2½-sty frame dwelling, 27x31, shingle roof, 1 family; cost, \$3,000; owner, Mathilda Jorgensen, 1101 Boulevard, Rockaway Beach; architect, J. C. Jorgensen, same address. Plan No. 669.

BAYSIDE AV.—Maxwell av, n s, 140 w Bay-side pl, 2½-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat; cost, \$3,300; and Bayside pl, w s, 80 n Maxwell av, 2½-sty frame dwelling, 22x35, shingle roof, 1 family, steam heat; cost, \$3,400; owner, Stephen Maxon, Pettit pl, Elmhurst. Plan Nos. 679-80.

COLLEGE POINT.—13th st, s w cor Av A, 2½-sty frame dwelling, 20x42, shingle roof, 1 family; cost, \$4,200; owner, Ralph Orza, 413 13th st, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 665.

HAMMELS.—Grove st, w s, 287 s Boulevard, 1-sty frame dwelling, 14x33, shingle roof, 2 families; cost, \$1,200; and Grove st, w s, 270 s Boulevard, 1-sty frame dwelling, 14x33, shingle roof, 1 family; cost, \$600; owner, M. Albert, Rockaway Park; architect, J. H. Cornell, Far Rockaway. Plan Nos. 659-660.

RICHMOND HILL CIRCLE.—Horstman av, n w cor Hawtree av, 1½-sty frame dwelling, 20 x38, shingle roof, 1 family; cost, \$2,375; owner, John W. Jennings, 40 Decatur st, Brooklyn. Plan No. 675.

RICHMOND HILL.—No. Villa av, w s, 92 s Jamaica av, two 2-sty frame dwellings, 19x50, tin roof, 2 families; cost, \$6,000; owner, Geo. Muller, 27 Canal st, Jamaica; architect, Jos. Gunther, Jr., Highview av, Jamaica. Plan No. 677.

ROCKAWAY BEACH.—Kane av, e s, 169 n Boulevard, 1-sty frame dwelling, 30x28, shingle roof, 1 family; cost, \$250; owner, Wm. McVey, premises; architect, Wm. Sandifer, Rockaway Beach. Plan No. 681.

SOUTH WILLIAMSBURG.—Fairmount av, w s, 487 s Cooper av, 2-sty brick dwelling, 18x45, tin roof, 2 families; cost, \$3,600; owner, Wm. Frickenstein, 70 Longfellow av, Jamaica; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 668.

WOODHAVEN.—Beaufort st, s s, 75 w Thrall pl, 2-sty brick dwelling, 20x47, tin roof, 2 families; cost, \$2,700; owner, R. Mercalino, 3948 Broadway. Woodhaven; architects, Chio & Monda, 1129 Boyd av, Woodhaven. Plan No. 666.

WOODSIDE.—Striker av, s w cor 8th st, 2½-sty frame dwelling, 21x37, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Rev. Frederick Burge, Cathedral av, Garden City, L. I.; architect, Henry H. Holly, 38 West 32d st, Manhattan. Plan No. 676.

ARVERNE.—Amstel boulevard, s w cor Remington st, 2½-sty frame dwelling, 22x40, shingle roof, 1 family; cost, \$3,000; owner, Minnie Friedman, Remington av, Arverne; architect, James E. Moore, Remington av, Arverne. Plan No. 593.

ARVERNE.—Remington av, s w cor Gouverneur av, 2½-sty frame dwelling, 32x46, shingle roof, 2 families; cost, \$6,000; owner, Agnes Woods, 79 West 103d st, Manhattan; architect, James E. Moore, Remington av, Arverne. Plan No. 594.

BELLE HARBOR.—Southampton av, w s, 373 s Washington av, 2-sty frame dwelling, 34x34, shingle roof, 1 family; cost, \$4,500; owner and architect, E. Conti, 1293 Richmond rd, Staten Island. Plan No. 598.

COLLEGE POINT.—Breen av, n s, 400 w 13th st, 2½-sty frame dwelling, 19x32, shingle roof, steam heat, 1 family; cost, \$2,750; owner, Henry Breen, Breen av, College Point; architect, Edw. J. Brick, 763 7th av, College Point. Plan No. 571.

COLLEGE POINT.—13th st, e s, 275 n Av D, 1-sty frame dwelling, 20x30, tin roof; cost, \$450; owner, M. Mulcahey, 13th st, College Point. Plan No. 578.

CORONA.—49th st, e s, 130 s Jackson av, 2-sty brick dwelling, 18x33, tin roof, 2 families; cost, \$3,600; owner, F. Fortuna Melanrano, 15 41st st, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan No. 597.

ELMHURST.—22d st, e s, 347 s Woodside av, three 2½-sty frame dwellings, 17x38, shingle roof, 1 family, steam heat; cost, \$7,500; owner and architect, A. Barrymore, Broadway, Elmhurst. Plan Nos. 573-74-75.

FLUSHING.—Franconia av, n e cor 23d st, four 2½-sty frame dwellings, 18x28, shingle roof, 1 family, steam heat; cost, \$10,000; owner, Ludwig M. Lindener, 275 Jamaica av, Flushing; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan Nos. 587-88-89-90.

HOLLIS.—Hillburn st, e s, 140 s Winfield pl, and Winfield pl, s s, 40 e Hillburn st, two 2½-sty frame dwellings, 20x35, shingle roof, 1 family, steam heat; cost, \$6,000; owner, George E. Berling, 317 Lefferts st, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 595-596.

JAMAICA.—Jamaica av, s s, 91 e Foley av, 2-sty brick dwelling, 25x56, tin roof; cost, \$4,100; owner, Frank Soviero, 667 Stillworth av, Richmond Hill; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 580.

JAMAICA.—Dakota st, w s, 145 n Liberty av, two 2½-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, \$5,000; owner and architect, Martin Wohl, 41 North Washington st, Jamaica. Plan Nos. 585-586.

BAYSIDE.—5th st, w s, 337 n Lawrence blvd, 2-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$1,000; owner, John Sullivan, on premises. Plan No. 631.

BAYSIDE.—9th st, e s, 265 s Lawrence av, 2-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$3,800; 9th ST, e s, 230 s Lawrence blvd, 2-sty frame dwelling, 25x25, shingle roof, 1 family, steam heat; cost, \$3,800, and 9th ST, e s, 195 e Lawrence blvd, 2-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, \$3,800 and 9th ST, e s, 160 s Lawrence blvd, 2-

sty frame dwelling, 22x26, shingle roof, 1 family; cost, \$3,800; and 9th ST, e s, 125 s Lawrence blvd, 2-sty frame dwelling, 22x24, shingle roof, 1 family; cost, \$3,800; owner and architect, George Harnden, Bayside. Plan Nos. 632-33-34-35-36.

BAYSIDE.—3d st, e s, 194 e Crocherson av, two 2½-sty frame dwellings, 22x28, shingle roof, 1 family, steam heat; cost, \$6,400; owner, E. L. Fulmer, 473 Amity st, Flushing; architect, John Coe, Lamartine av, Bayside. Plan Nos. 610-11.

BROOKLYN HILLS.—Freedom av, n e cor Brazil st, 2-sty brick, —x55, tin roof, 2 families; cost, \$3,500; owner, Minnie E. Koepple, 59 Spruce st, Morris Park; architect, R. Kurz, Fulton st, Jamaica. Plan No. 627.

DUNTON.—Dakota av, e s, 120 s Metropolis av and Nebraska av, w s, 140 n Metropolis av, two 2-sty frame dwellings, 24x34, shingle roof, 1 family, steam heat; cost, \$7,000; owners, Tritschler & Raskopf, 90 Willow st, Richmond Hill; architect, Harry Dean, South Vine st, Glen Morris. Plan Nos. 601-02.

EDGEEMERE.—39th st, w s, 160 s R. R., 2½-sty frame dwelling, 37x27, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Wm. Scheer, 1 Cedar av, Arverne; architect, J. B. Smith, Rockaway Beach. Plan No. 608.

ELMHURST.—Horton st, n s, 225 w Toledo st, 2½-sty frame dwelling, 21x46, shingle roof, 2 families; cost, \$3,500; owners and architects, George D. Mayeran & Son, 187 Ivy st, Elmhurst. Plan No. 609.

FLUSHING.—29th st, e s, 260 n State st, 2-sty frame dwelling, 25x85, shingle roof, 1 family, steam heat; cost, \$3,800; owner, Chris. Pflug, 404 East 154th st, Bronx; architect, C. Gebele, 25 Gerry av, Elmhurst. Plan No. 607.

FOREST HILLS.—Livingston st, n s, 160 e Colonial av, 2½-sty brick dwelling, 38x26, tile roof, 1 family, steam heat; cost, \$5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 619.

FOREST HILLS.—Livingston st, n s, 250 w Seminole av, and LIVINGSTON ST, n s, 250 e Colonial av, two 2½-sty brick dwellings, 33x29, tile roof, 1 family, steam heat; cost, \$8,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan Nos. 621-622.

MASPETH.—Hull av, n s, 400 w Fiske av, two 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, \$7,000; owner, Louis Hause, 1 Maspeth av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan Nos. 616-617.

ROCKAWAY BEACH.—Boulevard n s, 60 w Judson av, 2-sty frame dwelling, 37x23, tar and gravel roof, 2 families; cost, \$2,000; owner, Julius E. Newman, Rockaway Beach; architect, W. A. Hogan, Rockaway Park. Plan No. 629.

WHITESTONE.—11th st, e s, 100 s Cryder's lane, 2½-sty frame dwelling, 18x36, shingle roof, 1 family, steam heat; cost, \$2,000; owner, W. F. Clute, 7 Skillman pl, L. I. City; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 623.

WOODHAVEN.—Ferry st, w s, 100 n Glenam av, 2½-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, \$2,600; owner, R. H. Ginsbery, 4006 Dalrymple av, Woodhaven. Plan No. 626.

DUNTON.—Maure av, n w cor Mills st, four 2½-sty frame dwellings, 18x38, shingle roof, 1 family; cost, \$8,000; owner, Martin Moran, 57 Manheimer av, Elmhurst. Plan Nos. 642-3-4-5.

DUNTON.—Remington av, e s, 406 n Liberty av, five 2½-sty frame dwellings, 18x43, shingle roof, 1 family, steam heat; cost, \$10,000; owner, H. Kolmetzky, Maure av, Morris Park; architect, I. M. Kirby, 354 Fulton st, Jamaica. Plan Nos. 646-7-8-9-50.

DUNTON.—Remington av, e s, 100 s Blanco pl, five 2½-sty frame dwellings, 18x43, shingle roof, 1 family, steam heat; cost, \$10,000; owner, H. Kolmetzky, Maure av, Morris Park; architect, I. M. Kirby, 354 Fulton st, Jamaica. Plan Nos. 651-2-3-4-5.

JAMAICA.—Adolph st, s e cor Siney av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Celia Rose, 2 George st, Jamaica; architect, I. M. Kirby, 354 Fulton st, Jamaica. Plan Nos. 640-41.

JAMAICA.—Gilbert st, w s, 240 n Dewey av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Celia Rose, 2 George st, Jamaica; architect, I. M. Kirby, 354 Fulton st, Jamaica. Plan Nos. 638-39.

MIDDLE VILLAGE.—Pulaski st, n s, 100 e Hinman st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$3,000; owner, John Mones-culeki, Pulaski st, Middle Village; architects, Weiss & Bernstein, Inc., 7 Hinman st, Middle Village. Plan No. 658.

JAMAICA.—Shelton av, n s, 126 w Herriman av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$4,000; owner, Starr Brinkerhoff, Jamaica; architect, Frank B. Anderson, Jamaica. Plan No. 582.

RICHMOND HILL.—Chichester av, s s, 25 e Guion pl, two 2-sty frame dwellings, 19x56, tin roof, 2 families; cost, \$7,000; owner, Lydia P. Hall, Welling st, Richmond Hill; architect, Chas. H. Vanderbeck, Richmond Hill. Plan Nos. 591-92.

FACTORIES AND WAREHOUSES.
RICHMOND HILL.—Park av, w s, 310 s Ashland av, 4-sty brick garage and factory, 104x127, slag roof; cost, \$75,000; owner, Wm. DeMuth Co., 507 Broadway, Manhattan; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 556.

L. I. CITY.—Review av, s w cor Duryea st, 1-sty brick factory, 23x82, slag roof; cost, \$8,000; owner and architect, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 599.

SCHOOLS AND COLLEGES.
DOUGLASS.—Prospect av, s w cor Poplar st, 2-sty brick public school, 126x65, slag roof; cost, \$70,000; owner and architect, City of N. Y., Park av and 59th st, Manhattan. Plan No. 618.

STABLES AND GARAGES.

BAYSIDE.—Broadway, n s, 50 w West st, 1-sty brick garage, 30x60, slag roof; cost, \$2,000; owner, H. L. Bell, Bayside; architect, Geo. Harnden, Bayside. Plan No. 637.

EAST ELMHURST, L. I.—Bay 5th st, n w cor Manhattan bldg, 1-sty frame garage, 12x18, shingle roof; cost, \$75; owner, A. Long, East Elmhurst. Plan No. 620.

JAMAICA.—Atlantic av, n w cor Unionhall st, 1-sty frame stable, 16x12; cost, \$200; owner, J. Canning, on premises. Plan No. 624.

WHITESTONE.—5th st, n s, 100 e 7th av, 1-sty frame garage, 12x20, shingle roof; cost, \$75; owner, P. Scherman, on premises. Plan No. 606.

WOODHAVEN.—Canal av, e s, 125 n Beaufort st, 1-sty frame stable, 11x14, tin roof; cost, \$115; owner, Aug. Freilander, premises. Plan No. 554.

WOODHAVEN.—Vandever av, w s, 125 s Windom st, 1-sty frame garage, 20x16, shingle roof; cost, \$350; owner, Gascoyne Realty Co., Manor av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 565.

JAMAICA.—Hillside av, s e cor Bergen av, 1-sty brick garage, 12x11.9, slag roof; cost, \$9,000; owner, Stephen Cantoni, 17 Hillside av, Jamaica; architect, H. Loeffler, 894 Jefferson av, Brooklyn. Plan No. 673.

L. I. CITY.—Webster av, n w cor 7th av, 2-sty brick stable, 15x10.4, slag roof; cost, \$50,000; owner, Sheffield Farms, Slawson Decker Co., 527 West 57th st, Manhattan; architect, Frank A. Rooke, 489 5th av, Manhattan. Plan No. 664.

ROCKAWAY BEACH.—Bond av, e s, 100 s Boulevard, 1-sty frame garage, 13x18, tin roof; cost, \$300; owner, F. Rossenwassen, Rockaway Beach. Plan No. 682.

UNION COURSE.—3d st, s s, 400 e Shaw av, 1-sty frame garage, 10x20, tin roof; cost, \$200; owner, Chas. Roederka, 139 3d st, Union Course. Plan No. 671.

FLUSHING.—Lincoln st, s s, 230 e Bowne av, 1-sty brick garage, 20x24, shingle roof; cost, \$800; owner, H. S. Barton, Lincoln st, Flushing. Plan No. 657.

BEECHURST.—32d st, s s, 100 e 14th av, 1-sty metal garage, 10x16; cost, \$90; owner, W. H. Fowler, premises. Plan No. 581.

FLUSHING.—Barclay st, n s, 125 w Central av, 1-sty frame garage, 10x18, tin roof; cost, \$75; owner, H. D. Sammis, premises. Plan No. 570.

FLUSHING.—20th st, w s, 400 s State st, 1-sty frame garage, 18x22, shingle roof; cost, \$175; owner, E. T. Reilly, premises. Plan No. 579.

L. I. CITY.—Camelia st, s s, 146 e Boulevard, 1-sty concrete garage, 25x25, slag roof; cost, \$300; owner, John F. Rigney, 91 Camelia st, L. I. City; architect, Peter Seefert, 165 Broadway, L. I. City. Plan No. 576.

STORES AND DWELLINGS.

JAMAICA.—Ginsberg pl, n s, 100 e Rockaway rd, 2-sty frame store and dwelling, 20x50, tin roof, 2 families; cost, \$2,500; owner, Isreal Max, 402 Osborn st, Brooklyn; architect, E. M. Adelsohn, 1776 Pitkin av, Brooklyn. Plan No. 663.

CORONA.—Fairview av, s s, 40 e Lawn av, 2-sty brick store and dwelling, 20x60, slag roof, 1 family; cost, \$4,800; owners, Herman & Ratners, Central av, Corona; architect, C. L. Varone, Corona av, Corona. Plan No. 561.

RICHMOND HILL.—Jamaica av, n s, 42 w Greenwood av, three 3-sty brick store and dwellings, 20x55, tin roof, 2 families; cost, \$15,000; owners, Merrick & May, 189 Montague st, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 613.

WOODHAVEN.—Fulton st, n w cor Woodhaven av, two 2-sty brick stores and dwellings, 40x55, tin roof, 2 families; cost, \$8,000; owner, J. F. Dittmar, 22 Oakland av, Woodhaven; architect, owner. Plan No. 572.

STORES, OFFICES AND LOFTS.

WOODHAVEN.—Water st, n w cor Canal st, 1-sty frame store, 10x24, gravel roof; cost, \$150; owner, S. Somenisa, premises. Plan No. 553.

RICHMOND HILL.—Jamaica av, n w cor Greenwood av, 2-sty brick store, 42x55, slag roof; cost, \$7,000; owners, Merrick & May, 189 Montague st, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 612.

WOODHAVEN.—Fulton st, n s, 225 w Freedom av, 1-sty brick bakery, 100x99, slag roof; cost, \$18,000; owner, Dillman Baking Co., premises; architect, Ole Harrison, Fulton st, Jamaica. Plan No. 667.

ELMHURST.—8th st, w s, 45 s Shell rd, 1-sty frame barn, 16x20, tin roof; cost, \$300; owner, H. J. Goette, on premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 614.

WINFIELD.—Madison av, s w cor Franklin st, 1-sty frame barn, 12x22, tin roof; cost, \$100; owner, Jos. Klein, on premises. Plan No. 615.

STORES AND TENEMENTS.

L. I. CITY.—Vandever av, s w cor 7th av, 5-sty brick tenement, 48x99, slag roof, 28 families; cost, \$22,000; owner, Erdera Realty Co., 826 Manhattan av, Brooklyn; architect, G. Erda, same address. Plan No. 656.

MISCELLANEOUS.

ELMHURST.—Woodhaven av, e s, 250 s White Pot rd, 1-sty frame shed, 18x37, tin roof; cost, \$150; owner, B. Schwanab, premises. Plan No. 670.

FLUSHING.—Amity st, 333, 1-sty frame shed, 14x20; cost, \$100; owner, L. V. Combs, State st, Flushing. Plan No. 672.

JAMAICA CREEK.—Hook Creek, w s, 200 s Rockaway rd, 1-sty frame shed, 15x20, tin roof; cost, \$50; owner, W. C. Baker, premises. Plan No. 661.

RICHMOND HILL CIRCLE.—Oliver st, w s, 500 s Stover st, 1-sty frame boat house, 13x24, shingle roof; cost, \$100; owner, Louis Bierling, Remington av, Richmond Hill; architect, Louis F. Schillinger, 167 Van Sicien av, Brooklyn. Plan No. 674.

SPRINGFIELD.—Willow pl and Division st, 1-sty frame coop, 16x12; cost, \$50; owner, G. Killian, premises. Plan No. 662.

WHITESTONE.—11th av, s e cor 3d st, sign; cost, \$20; owners, Peter Zipp & Son, premises. Plan No. 678.

FLUSHING.—Holly st, s s, 100 w Jamaica av, 1-sty frame shop, 12x20, tin roof; cost, \$100; owner, V. Marterloro, on premises. Plan No. 600.

JAMAICA.—Thomas st, n w cor L. I. R. R., sign; cost, \$150; owner, Mrs. A. Gerken, Fulton st, Jamaica. Plan No. 605.

RICHMOND HILL.—Atlantic av, s w cor Guion pl, sign; cost, \$150; owner, J. J. Whitson, 95 Liberty st, Manhattan. Plan No. 604.

ROCKAWAY BEACH.—Boulevard, s s, 50 e Brandreth av, 1-sty frame shop, 45x22, tar and gravel roof; cost, \$500; owner, A. W. Wachsbarger, Rockaway Beach. Plan No. 628.

WOODHAVEN.—Ferry st, w s, 102 n Glenam av, 1-sty frame shed, 14x15, tin roof; cost, \$100; owner, R. H. Ginsberg, 4006 Dalrymple av, Woodhaven. Plan No. 625.

JAMAICA.—L. I. R. R., e s, 1,000 s Jamaica av, frame billboard, 24x100; cost, \$500; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 583.

RICHMOND HILL.—Jamaica av, s s, 30 w Guion pl, frame billboard, 30x24; cost, \$150; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 584.

Richmond.

DWELLINGS.

KING ST, n s, 108.8 w Nelson av, Great Kills, 1-sty frame bungalow, 20x20; cost, \$300; owner, A. Loomis, Great Kills; architect, Th. Sanjour, New Dorp Manor. Plan No. 120.

PROSPECT AV, n s, 252 w Richmond av, Port Richmond, 2-sty frame dwelling, 16x30; cost, \$1,500; owner, Emily Laforge, Port Richmond; architect and builder, Peter Larsen, Port Richmond. Plan No. 117.

BOULEVARD, s s, 500 e Great Kills rd, Great Kills, 2-sty frame dwelling, 31x36.6; cost, \$6,000; owner, Grace C. Daigleish, 40 Exchange pl, Manhattan; architect, Thos. Cummings, Stapleton. Plan No. 115.

CEDAR AV, n s, 80 e Arthur av, South Beach, 2-sty brick dwelling, 33x28; cost, \$7,000; owner, Guisippe Conte, 26 2d av, Manhattan; architect, Leopold Ceva, 456 West Broadway, Manhattan. Plan No. 112.

DEMAREST AV, n w cor Leonard av, West-erleigh, 2-sty frame dwelling, 20.6x28; cost, \$2,500; owner, Peter Larsen (builder), Port Richmond. Plan No. 116.

DELAWARE AV, s w cor Gordon st, Dongan Hills, 2-sty frame dwelling, 24x28; cost, \$2,500; owner, Geo. McNamara, Tompkinsville; architect, A. Buttermark, Concord. Plan No. 118.

4TH AV, n s, 218 w Westervelt av, New Brighton, 2-sty frame dwelling, 24x32; cost, \$3,750; owner, G. F. Blackburn, New Brighton; architect, Jas. Whitford, Tompkinsville. Plan No. 123.

HARRISON AV, s s, 150 w Lafayette, Port Richmond, 2 1/2-sty frame dwelling, 20x46; cost, \$3,800; owner, G. Odegaard, Port Richmond. Plan No. 119.

NEWARK AV, e s, 200 n Douglas st, Port Richmond, 2-sty brick dwelling, 19x40; cost, \$3,000; owner, Carlo Cantanzaro, care architect; architect, M. J. Sawler, Port Richmond. Plan No. 109.

PALMER AV, n s, 225 e Richmond av, Port Richmond, 2-sty frame dwelling, 26x25; cost, \$4,000; owner, Wm. W. Remmey, Port Richmond; architect, O. H. Lee, Port Richmond. Plan No. 111.

ROCKLAND AV, s e cor Saw Mill rd, New Dorp, 1 1/2-sty frame dwelling, 25x32; cost, \$2,500; owner, Laura J. Ligh, New Dorp; architect, H. Goldman, 47 West 34th st, Manhattan. Plan No. 121.

VIRGINIA AV, n s, 275 w Tompkins av, Rosebank, 2-sty frame dwelling, 22x32; cost, \$2,000; owner, Peter Farina, Rosebank. Plan No. 114.

PRIVATE RIGHT OF WAY, 219 n Surf av, South Beach, ten 1-sty frame bungalow, 16x23; cost, \$150 each; owner, Nina E. Heckler, Dongan Hills; architects, Grunert & Pneuman, New Dorp. Plan No. 124.

MISCELLANEOUS.

BOARD WALK, s s, 300 s Doty av, South Beach, frame life saving station, 25x30; cost, \$750; owner, Louis I. Harris, 332 West 141st st, Manhattan; architect, Saml. Hopping, South Beach. Plan No. 113.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARROW ST, 51, partitions (forming bath room) to 2 1/2-sty frame dwelling; cost, \$150; owner, John Wattenberg, 1109 Forest av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 512.

BLEECKER ST, 22-24, erect steel girders and c. i. columns, new brick walls, iron steps, new galvanized iron cornice, new doors, to 2-sty brick stores and lofts; cost, \$1,000; owner, County Holding Co., 100 Broadway, Wm. C. Adams, Pres.; architect, Michael Bernstein, 185 Madison av. Plan No. 530.

BROOME ST, 141, mason work, chimney, t. c. block partition, metal store front, stud partitions to 3-sty brick tenement; cost, \$1,000; owner, Abraham Katz, 50 Ridge st; architect, Morris Schwartz, 194 Bowery. Plan No. 505.

CHAMBERS ST, 142, flooring, resetting of stairs to 14-sty brick office bldg.; cost, \$1,400; owner, Fredk. Gerken, 90-92 West Broadway; architect, David M. Ach, 1 Madison av. Plan No. 539.

CHRISTIE ST, 87, erect bridge, angle iron, steel beams, corrugated sheet iron to 7-sty brick (fireproof) stores and lofts; cost, \$300; owner, Harris Mankin, 87 Christie st; architect, L. A. Scheinart, 194 Bowery. Plan No. 536.

HOUSTON ST, 210 East, partitions, resetting of floor beams to 4-sty brick lofts and meeting-rooms; cost, \$500; owner, Louis Minsky, 111 East Houston st; architect, Morris Schwartz, 194 Bowery. Plan No. 504.

NORTH MOORE ST, S4-88, elevator shaft, f. p. windows to 5-sty brick warehouse; cost, \$4,000; owner, Castree Estate, John C. Williams, exr., 179 West 87th st; architect, Lewis Leining, Jr., 160 5th av. Plan No. 491.

RUTGERS SLIP, 84, brick bake oven (General Oven Co. type) to 7-sty brick lofts and bakery; cost, \$500; owners, Adelstein & Arvutine, 71-73 Nassau st; architects, Berger & Son, 121 Bible House. Plan No. 514.

WATER ST, 608, 1-sty brick extension (concrete floors) to 2-sty brick wagon shed; cost, \$1,500; owner, Chas. F. Schmale, 604 Water st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 499.

WATER ST, 662-64, removal of adjoining bldg., 4-sty brick addition (t. c. partitions, stairs, steel, reinforced concrete arches), to 4-sty brick stable and storage; cost, \$10,000; owner, Maria Crump, Greenwich, Conn.; architect, Otto Reissmann, 147 4th av. Plan No. 498.

WHITE ST, 87-95, remove partition, erect new partition, new door to 17-sty brick (fireproof), printing establishment; cost, \$300; owner, Hallenbeck Hungerford Realty Co., H. C. Hallenbeck, Pres., 497-505 Pearl st; architect, Walter S. Timmis, 315 5th av. Plan No. 538.

WILLETT ST, 79, new fireproof roof, beams, reinforced concrete to 5-sty brick stores and tenement; cost, \$100; owner, Lewis Kresner, 200 West 11th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 532.

WOOSTER ST, 207-209, gravity tank, steel supports to 7-sty brick-lofts; cost, \$700; owner, David Schwartz, 16 Bible House; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 511.

7TH ST, 97 East, remove partitions, erect stud lath and plaster partitions, provide partition windows to 5-sty brick tenement; cost, \$500; owner, Rosa Engel, 97 East 7th st; architect, Otto Reissmann, 147 4th av. Plan No. 519.

12TH ST, 36-38 East, erect tank, fireproof enclosure to 7-sty brick mig.; cost, \$2,000; owner, Clara M. Greer, Rye, N. Y.; architect, L. G. House Eng. Co., 143 West 40th st, L. G. House, agent. Plan No. 537.

18TH ST, 18-22 West, build new pent house structure, terra cotta blocks, steel and kalamain sash to 11-sty brick (fireproof), stores and lofts; cost, \$4,000; owner, Susquehanna Silk Mills, Henry Schwemid, Pres., 18 West 18th st; architect, Henry C. Pelton, 8 West 38th st. Plan No. 531.

22D ST, 118-24 West, gravity tank, pressure tank (supplying sprinkler system), tank enclosure, steel supports to 12-sty brick store and lofts; cost, \$2,200; owner, Rivoli Realty Co., Harold F. Baldwin, Sec. 18 East 41st st; architect, Rusing Co., 39 Cortlandt st. Plan No. 516.

24TH ST, 36-44 West, build metal chute, terra cotta and concrete bulkhead, fireproof door to 12-sty brick fireproof loft; cost, \$150; owners, Klein & Jackson, 149 Broadway; architect, Robert Hynd, 28 East 23d st. Plan No. 523.

28TH ST, 137 West, construct new stairs, new partitions, metal lath, water closet partitions, cut windows, new plumbing to 3-sty brick stores and lofts; cost, \$2,500; owner, Jos. Manheimer, 212 East 60th st; architect, John H. Knubel, 305 West 43d st. Plan No. 526.

32D ST, 344 East, f. p. stairway to 8-sty brick lofts; cost, \$150; owner, Frambo Realty Co., 344 East 32d st; architect, August Mugler, 1905 Davidson av. Plan No. 541.

34TH ST, 142 West, remove partitions, put in new columns, girders, put in new store front to 4-sty brick store and furnished room house; cost, \$600; owner, J. Varnum Mott, 42 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 528.

34TH ST, 143 East, cut openings, steel lintels, install iron front and store window, remove steps, new pier, new skylight, new partitions to 4-sty brick store and bachelor apartments; cost, \$5,000; owner, Peter A. Garry, 418 East 25th st; architect, Wesley J. Havell, 325 East 31st st. Plan No. 527.

37TH ST, 218 West, concrete runway, f. p. ceiling, f. p. partitions and doors to 4-sty brick storage and offices; cost, \$700; owner, Ginger Estate, 405 West 47th st; architect, M. A. Carney, 218 West 37th st. Plan No. 506.

38TH ST, 8-16 West, removal of masonry, concrete floor, t. c. partitions, plumbing, structural, iron stairs, extension of elevator shaft (steel and t. c. block), mason work to 12-sty brick store and lofts; cost, \$1,800; owner, Joseph J. Steindler, 2 West 72d st; architect, Edward Necarsulmer, 507 5th av. Plan No. 492.

47TH ST, 21 East, remove wall, remove partitions, erect new partitions, metal lath, new store windows, metal cornice to 4-sty brick stores and dwelling; cost, \$1,500; owner, Mrs. Margaret E. McCormick, 21 East 47th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 525.

59TH ST, 501 East, mezzanine floor, four boilers, breaching on steel work, blowing units, feed pumps to boiler house; cost, \$5,000; owner, The New York Steam Co., Arthur E. Duncan, Pres., 140 Cedar st; engineer, Alva O. Greist, 140 Cedar st. Plan No. 491.

74TH ST, n s, 291 e Av A, t. c. block partitions, ventilating ducts, plumbing fixtures to 5-sty brick power plant; cost, \$1,625; owner, Manhattan Railway Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 496.

85TH ST, 221-223 East, remove stairway, remove hall to 7-sty brick tenements; cost, \$1,000; owners, Pauline Simon, 41 West 128th st, and Bertha Simon, 56 West 129th st; architects, Gross & Kleinberger, Bible House. Plan No. 534.

Alterations Continued.

93D ST, 307 West, new tank to 6-sty semi-fireproof apartment; cost, \$250; owner, Rachel Jacoby, 109 West 129th st; architect, P. Gregory Stadler, 362 East 156th st. Plan No. 520.

102D ST, 132-42 West, concrete floor, t. c. partitions, removal of t. c. partitions to 5-sty brick p. s. 179; cost, \$3,000; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 493.

108TH ST, 222 East, removal of windows and masonry, wood steps, steel beams to 4-sty brick tenement; cost, \$200; owner, Gabriela Pippo, 220 East 108th st; architects, B. H. & C. N. Whinston, 148th st and 3d av. Plan No. 509.

125TH ST, 8-10-12-14 West, c. i. stairs, struc. steel, t. c. stair enclosures, partitions, doors, fire-escapes to 4-sty brick school and offices; cost, \$3,000; owner, Harry C. Horton, 142 West 125th st; architect, Nathan Langer, 81 East 125th st. Plan No. 502.

151ST ST, 555 West, removal of dumbwaiter shaft, flooring, carpenter work, bake oven, iron flue, t. c. block to 6-sty brick stores and tenement; cost, \$150; owner, Saguaney Realty Co., 3432 Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 501.

160TH ST, 500 West, metal store front, re-setting of floor beams to 3-sty brick m. p. theatre and hall; cost, \$300; owner, Wright Gilles, 2018 Amsterdam av; architect, Frank J. Schefcik, 4168 Park av. Plan No. 503.

AV B, 44, plumbing fixtures, brick dumbwaiter shaft, f. p. doors to 5-sty brick stores and tenement; cost, \$400; owner, Hermina Abend, 928 Intervale av; architect, W. S. Fowler, 407 Douglass st, Brooklyn. Plan No. 540.

AMSTERDAM AV, 200, removal of masonry, lowering of floor, steel girders, c. i. columns, stairs, partitions, plumbing fixtures, metal store front, marquise, wrought iron area doors, cafe fixtures to 4-sty brick cafe and hotel; cost, \$10,000; owner, Thomas Kelly, 177 West 83d st; architect, Jos. C. Cocker, 2017 5th av. Plan No. 517.

AMSTERDAM AV, 90-92, remove present store front and build new one, remove 2 cols., new steel beams, cut opening, install self-closing fire door to 5-sty brick stores and tenement; cost, \$1,000; owners, Elizabeth Stewart, 90 Amsterdam av and Morris Blockner, 115 West 90th st; architect, Eugene Schoen, 25 West 42d st. Plan No. 518.

AMSTERDAM AV, 441-447, erect mezzanine balcony to 5-sty brick stores and tenement; cost, \$85; owner, Jos. Conron, 10th av and 13th st; architect, B. L. Glucksmann, 938 East 163d st. Plan No. 524.

BOWERY, 107-109, erect bridge, angle iron, steel beams, corrugated sheet iron to 5-sty brick showrooms; cost, \$300; owner, Estate of Henry Klingenstein, Wm. Klingenstein, exr., 309 Broadway; architect, L. A. Sheinart, 194 Bowery. Plan No. 535.

BROADWAY, 1493, 1505, erect new toilets and wood partitions, new toilet room, extend wood balcony to 6-sty brick fireproof store and offices; cost, \$500; owner, Vincent Astor, 23 West 26th st; architect, Geo. Brunquel, 1497 Broadway. Plan No. 529.

BROADWAY, 26-30, additional story added to be used as private dining room and kitchen service, erect two new flights of stairs, remove pent houses, erect new fire escapes to 15-sty brick (fireproof) office; cost, \$100,000; owner, Standard Oil Co., Henry Clay Folger, Jr., Pres., 26 Broadway; architects, H. Craig Severance and Wm. Van Alen, 4 West 37th st. Plan No. 522.

LEXINGTON AV, 833 doors, partitions to 4-sty brick residence; cost, \$450; owner, Annie L. Haggerty, 137 East 71st st; architect, Wm. Johnstone, 987 Lexington av. Plan No. 507.

LEXINGTON AV, 705, t. c. block portico, g. i. cornice, stairs, partitions, carpenter work, mason work to 4-sty brick stores and tenement; cost, \$300; owner, Surveyors Realty Co., 703 Lexington av; architect, John Ph. Voelker, 979 3d av. Plan No. 495.

LEXINGTON AV, 1626-28, mason work, partitions, general repairs (damage caused by explosion) to 6-sty brick tenement; cost, \$10,000; owner, Lexington & 102d St. Realty Co., Wm. J. Henderson, Pres., 331 Madison av; architect, Nathan Langer, 81 East 126th st. Plan No. 497.

LEXINGTON AV, 788, remove stoop and wall, remove partitions, install new plumbing fixtures, install dumbwaiter, new fire escapes, reconstructing stairways, stair halls to 4-sty brick stores and dwelling; cost, \$2,500; owner, Morris Blum, 788 Lexington av; architect, M. Jos. Harrison, 230 Grand st. Plan No. 533.

MADISON AV, 1473, change of partitions and window, cement arches to 5-sty brick tenement; cost, \$500; owner, Sam Rosenberg, 916 Tiffany st; architect, Arthur Weiser, 271 West 125th st. Plan No. 490.

PARK ROW, 209, increase of seating capacity to 4-sty brick m. p. theatre; cost, \$200; owner, Sarah Jacobs, 3 East 86th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 500.

1ST AV, 1361, concrete floor, metal ceilings, plaster block air flue to 4-sty brick stores and dwelling; cost, \$250; owner, Samsony Cohn, 72 East 90th st; architect, Chris. F. Lohse, 428 East 83d st. Plan No. 508.

4TH AV, 354-60, iron stairs, t. c. bulkhead, 5 dumb-waiter shafts (t. c. block, sheet iron sliding doors), plaster block partitions to 20-sty brick stores and lofts; cost, \$1,500; owner, Hess Construction Co., 907 Broadway; architects, Neville & Bagge, 105 West 40th st. Plan No. 510.

5TH AV, 681, provide partitions, fireproof doors and sash, fireproof windows to 12-sty brick (fireproof) lofts and offices; cost, \$1,800; owner, Anna L. Morton, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 521.

6TH AV, 492-96, entrance, mason work, picture screen, picture booth, increase of seating capacity to 2-sty brick stores and m. p. theatre; cost, \$5,000; owner, 1227 Broadway Co., Leo M. Klein, Pres., 165 Broadway; architect, Edw.

Baresel, 644 8th av; lessee (supt.), Abraham Goldsmith, 125 East 125th st. Plan No. 513.

8TH AV, 636, removal of partitions, dumb-waiter shaft (sheet metal) to 4-sty brick stores and dwelling; cost, \$100; owner, Grinnon Estate, 436 8th av; architect, Wm. G. Clark, 232 West 40th st. Plan No. 515.

Bronx.

DITMAR ST, s s, 100 w City Island av, 1-sty frame extension, 12x12, to 2-sty frame dwelling; cost, \$200; owner, Wm. Williams, on premises; architect, Geo. S. Miller, City Island. Plan No. 88.

133D ST, 688, new toilets to 3-sty frame store and tenement; cost, \$200; owner, W. H. Hochreiter, on premises; architects, B. H. & C. N. Whinston, 3d av and 148th st. Plan No. 89.

134TH ST, 468 East, new balcony to 2-sty brick dwelling; cost, \$250; owner, Christabel Flood, on premises; architect, Frank Lurz, 7 Plain st, Elmhurst. Plan No. 91.

138TH ST, 410-12, new stairway, new partitions to 2-sty brick store; cost, \$500; owner, 1bos. McNamara, 73 East 92d st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 82.

160TH ST, 696, build 1-sty of brick under 2-sty frame store and dwelling; cost, \$1,500; owner, Jacob Marx, 35 Nassau st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 84.

181ST ST, 576, new brick front, new partitions to 5-sty brick tenement; cost, \$500; owners, Wieland & Ruff, 887 East 176th st; architect, Chas. M. Straub, 147 4th av. Plan No. 90.

ALBANY RD, 3158, raise to grade 3-sty brick store and dwelling; cost, \$500; owner, Martin L'assanants, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 85.

BRONXDALE AV, 1879, 1-sty frame extension, 15x50, to 3-sty frame store and dwelling; cost, \$2,000; owner, Mariano Seandura, on premises; architects, Horenberger & Bardes, 122 Bowery. Plan No. 87.

MATTHEWS AV, 1856, 1-sty brick extension, 4x30, and raise to grade 3-sty frame store and dwelling; cost, \$2,000; owner, Eugene Viris, 234 Thompson st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 86.

PROSPECT AV, w s, 17 n 160th st, new moveable brass rail to 3-sty brick theatre; cost, \$100; lessees, Madison Ave. Amusement Co., 701 7th av; architect, Thos. W. Lamb, 844 8th av. Plan No. 94.

VAN NEST AV, s w cor Holland av, new store front to 3-sty frame store and tenement; cost, \$500; owner, Jacob Ruppert, 3d av and 90th st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 92.

WASHINGTON AV, 1463, new area wall, new steps to 3-sty frame tenement; cost, \$100; owner, Vita Brooks, on premises; architect, Albert L. Gross, 444 East 171st st. Plan No. 83.

WILLIS AV, 520, new store fronts, new partitions to 2-sty brick stores; cost, \$400; owner, Andrew Davies, 522 Willis av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 93.

Brooklyn.

ASHFORD ST, 364, plumbing to 2-sty dwelling; cost, \$375; owner, Jacob Lishinsky, 564 Ashford st; architect, Benj. Reich, 582 Ashford st. Plan No. 1662.

COOK ST, 199, interior alterations to 3-sty factory; cost, \$7,500; owner, Iron Clad R. E. Corp., 929 Flushing av; architect, Suffern Eng. Co., 149 Broadway, Manhattan. Plan No. 1744.

FULTON ST, 3384, interior alterations to 2-sty store and tenement; cost, \$250; owner, J. Santapento, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 1548.

FURMAN ST, w s, 250 s Montague st, plumbing to 5-sty station; cost, \$1,500; owner, City of New York; architect, Flinn O'Rourke Co., 17 Battery pl. Plan No. 1661.

HART ST, 436, interior alterations to 2-sty dwelling; cost, \$500; owner, Dora Hirsch, 562 Boerum st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 1597.

HEMLOCK ST, 839, raise 1-sty dwelling; cost, \$300; owner, Salvatore Sarazzo, 987 Hemlock st; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 1564.

LUQUEER ST, 16, extension to 2-sty dwelling; cost, \$500; owner, Jos. Macluso, on premises; architect, John Burke, 372 Union st. Plan No. 1673.

MALTA ST, 138, exterior and interior alterations to 2-sty dwelling; cost, \$500; owner, Saml. Auswacks, on premises; architect, Morris Whinston, 459 Stone av. Plan No. 1644.

MONITOR ST, 95, extension to 1-sty dwelling; cost, \$175; owner, Andrew Kroder, on premises; architect, Peter A. Stack, Jr., 429 Grove st. Plan No. 1633.

MONTAGUE and Furman sts, plumbing to station; cost, \$1,200; owner, City of New York; architect, Flinn O'Rourke Co., 17 Battery pl. Plan No. 1660.

OAKLAND ST, 149, interior alterations to 2-sty dwelling; cost, \$175; owner, Peter J. Koucht, 157 Oakland st; architect, John G. Dryer, 75 Oakland st. Plan No. 1653.

PELLINGTON PL, 25, extension to 2-sty dwelling; cost, \$500; owner, Harry Garrett, on premises; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 1573.

PROSPECT PL, 1559, interior alterations to 1-sty dwelling; cost, \$350; owners, Frank Dancato & ano, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 1713.

RIDGEWOOD ST, 4, extension to 2-sty dwelling; cost, \$200; owner, Mary Nulle, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1626.

SAND ST, 203, extension to 3-sty dwelling; cost, \$2,000; owner, Hyman Emaiken, on premises; architect, Mitchell Bernstein, 131 East 23d st, Manhattan. Plan No. 1594.

SANDS ST, 155, interior alterations to 3-sty store and dwelling; cost, \$1,500; owner, Equitable Trust Co., 37 Wall st, and Chas Ganz, lessee, 1500 Broadway; architect, Fredk. Wonnberger, 30 Snediker av. Plan No. 1670.

SPENCER ST, 108, interior alterations to 1-sty storage; cost, \$300; owner, Pasquale Gagliardi, on premises; architect, Dominick Sabati, 525 Grand st. Plan No. 1659.

EAST 18TH ST, 790, exterior alterations to 2-sty dwelling; cost, \$600; owner, Arthur J. Deberard, on premises; architect, Seth H. Cutting, 1721 Av J. Plan No. 1676.

EAST 38TH ST, 881, extension to 2-sty dwelling; cost, \$500; owner, John M. Brisort, 358 16th st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 1618.

43D ST, 255, interior alterations to 3-sty tenement; cost, \$500; owner, South Brooklyn Bldg. & Loan Assn., 565 5th av; architect, Harry Rocker, 9004 5th av. Plan No. 1611.

4TH ST, n s, 150 e 3d av, interior alterations to 3-sty school; cost, \$3,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1552.

67TH ST, 538, move 2-sty dwelling; cost, \$1,000; owner, Edw. T. Minor, 7215 3d av; architect, Oliver S. Hardgrove, 432 Hopkins av, Astoria. Plan No. 1590.

ALBANY AV, n w cor Bergen st, interior alterations to 4-sty brick school; cost, \$500; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1551.

ATLANTIC AV, 1295, interior alterations to 2-sty garage; cost, \$2,000; owner, Theo. J. Walsh, 1235 Atlantic av; architect, Leroy C. Morris, 82 Pell st, Manhattan. Plan No. 1538.

ATLANTIC AV, 45, interior alterations to 4-sty store and dwelling; cost, \$250; owner, Lorenzo Zembrola, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1727.

BROADWAY, 1524, interior alterations to 4-sty store and tenement; cost, \$500; owner, Matilda Ostermeyer, 669 Leonard st; architect, Manhattan Cabinet Works, 98 Engert av. Plan No. 1704.

DE KALB AV, 628, interior alterations to three 3-sty stores and dwellings; cost, \$300; owner, Isidore Shkolnik, 119 Hopkins st; architects, Lucroft & Lucroft, 671 Broadway. Plan No. 1577.

DE KALB AV, 837, interior alterations to 3-sty store and tenement; cost, \$1,600; owner, Estate Cath. Ulmer, 31 Belvedere st; architects, Koch & Wagner, 26 Court st. Plan No. 1738.

EMMONS AV, 211, interior alterations to 2-sty hotel; cost, \$500; owner, Philip Reid, 2102 Voorhees av; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 1605.

GATES AV, 1576, interior alterations to 2-sty dwelling; cost, \$200; owner, Richard Meyrose, 1576 Gates av; architect, Chas. Gastmeyer, 1652 Myrtle av, Queens. Plan No. 1709.

KENT AV, 821, extension to 3-sty store and dwelling; cost, \$900; owner, Michael Santoli, 821 Kent av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1724.

LEXINGTON AV, 820, interior alterations to 3-sty dwelling; cost, \$500; owner, Max Brand, 242 Delancey st; architect, Morris Schwartz, 194 Bowery, Manhattan. Plan No. 1582.

MANHATTAN AV, 793, extension to 3-sty dwelling; cost, \$800; owner, Andrew Loenner, on premises; architect, Gustav Erda, 826 Manhattan av. Plan No. 1613.

MYRTLE AV, 165, interior alterations to 3-sty store and dwelling; cost, \$750; owner, Paul Singer, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 1675.

NEW YORK AV, n e cor Dean st, exterior alterations to 2-sty school; cost, \$2,500; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1669.

NOSTRAND AV, 555, interior alterations to 4-sty store and tenement; cost, \$350; owner, Chas. G. Reynolds, 999 Sterling pl; architect, A. R. Koch, 26 Court st. Plan No. 1637.

NOSTRAND AV, 573, interior alterations to 4-sty store and tenement; cost, \$200; owner, Chas. G. Reynolds, 999 Sterling pl; architect, A. R. Koch, 26 Court st. Plan No. 1638.

OVINGTON AV, 579, move 2-sty dwelling; cost, \$700; owner, Dorothy Samkin, 575 Ovington av; architect, Howard D. Brown, 375 Winthrop st. Plan No. 1694.

PITKIN AV, 1712, interior alterations to 3-sty store and tenement; cost, \$225; owner, Harry Numark, 375 Rockaway av; architect, Max Hirsch, 391 Fulton st. Plan No. 1656.

RALPH AV, 512, extension to 3-sty store and dwelling; cost, \$800; owner, Francesco Spina, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 1723.

RIDGEWOOD AV, 96, extension to 2-sty dwelling; cost, \$2,500; owner, John C. Stillman, on premises; architect, Wm. C. Winters, 106 Van Sielen av. Plan No. 1743.

SARATOGA AV, 589, extension to 2-sty dwelling; cost, \$300; owner, Louis Bender, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1671.

SCHENCK AV, 436, interior alterations to 2-sty dwelling; cost, \$250; owner, Max Speigel, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 1664.

THROOP AV, 232, interior alterations to 6-sty factory; cost, \$400; owner, Chas. Von Norf, 248A Vernon av; architect, Ludwig Lindenmeyr, 37 East 28th st, Manhattan. Plan No. 1683.

2D AV, 99, extension to 1-sty foundry; cost, \$200; owner, Thos. Paulson, 97 2d av; architect, B. F. Hudson, 319 9th st. Plan No. 1641.

2D AV, 601 exterior alteration to 6-sty factory; cost, \$3,000; owner, Bush Terminal Co., 100 Broad st, Manhattan; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 1722.

4TH AV, 9101, extension to 3-sty store and dwelling; cost, \$25,000; owner, Chas. Goldsmith, 9104 4th av; architect, Harry Rocker, 9004 5th av. Plan No. 1560.

4TH AV, 9002, extension to 1-sty store; cost, \$1,000; owner, Domenico Fusco, 373 91st st; architect, Harry Racker, 9004 5th av. Plan No. 1658.

5TH AV, 5102, extension to 4-sty store and tenement; cost, \$400; owner, Ulmer Bwg. Co., 31 Belvedere st; architects, Koch & Wagner, 26 Court st. Plan No. 1586.

6TH AV, n e cor 8th st, exterior alterations to 3-sty school; cost, \$800; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 1691.

Queens.

ARVERNE.—Cedar av, w s, 185 s Boulevard, interior alterations to dwelling; cost, \$1,500; owner, Wm. Scheer, 1 Cedar av, Arverne; architect, J. B. Smith, Rockaway Beach. Plan No. 466.

ELMHURST.—Ludlow av, s s, bet 5th and 6th sts, erect new store front to store; cost, \$350; owner, Cord Meyer Co., Broadway, Elmhurst. Plan No. 447.

FAR ROCKAWAY.—Central av, n s, 200 w John st, 3-sty frame extension front and side dwelling, interior alterations; cost, \$8,000; owner, Mrs. H. C. Brinkerhoff, Far Rockaway; architect, E. DeRosa, 150 Nassau st, Manhattan. Plan No. 445.

JAMAICA.—Madison av, 45, 2-sty frame extension, 15x10, rear dwelling, tin roof, interior alterations; cost, \$585; owner, J. Krumenacker, on premises; architect, J. C. Burmeister, 1462 Woodland av, Woodhaven. Plan No. 463.

JAMAICA.—Washington st, w s, 177 s Fulton st, 1-sty frame extension, 3x15, rear and side dwelling, tar and gravel roof, interior alterations; cost, \$800; owner, Gertrude Meyers, 9 Bergen pl, Jamaica. Plan No. 464.

JAMAICA.—Sylvester av, n s, 125 e Wyckoff av, plumbing in dwelling; cost, \$200; owner, Wm. Hludruwski, premises. Plan No. 451.

L. I. CITY.—9th av, w s, 175 n Jackson av, plumbing in dwelling; cost, \$200; owner, P. Willeman, premises. Plan No. 454.

L. I. CITY.—Lincoln st, n s, 150 w Crescent st, 2-sty brick extension, 8x15, rear dwelling, tin roof, interior alterations (three buildings); cost, \$2,400; owner, Jos. Trask, Highlands, N. J.; architect, J. M. Grady, 1 Bridge Plaza, L. I. City. Plan Nos. 458-59-60.

L. I. CITY.—2d av, e s, 150 n Jamaica av, 3-sty brick extension, 24x14, front dwelling, interior alterations; cost, \$4,000; owner, John Kalabza, 94 7th av, Whitestone, L. I.; architect, Val Schiller, 391 10th av, L. I. City. Plan No. 461.

L. I. CITY.—9th av, w s, 150 n Jackson av, 1-sty brick extension, 8x15, rear dwelling, tin roof, new plumbing; cost, \$500; owner, P. Willerman, premises. Plan No. 455.

MIDDLE VILLAGE.—Vienna av, 10, new foundation to dwelling; cost, \$300; owner, Louise Yager, premises. Plan No. 453.

OZONE PARK.—McCormack av, w s, 300 s Kimball av, 1-sty frame extension over present extension on rear dwelling, tin roof; cost, \$200; owner, Geo. Gorden, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 499.

RICHMOND HILL.—Guion pl, w s, 100 s Belmont av, 1-sty frame extension, 12x20, rear dwelling, tin roof; cost, \$200; owner, Jos. Franzese, Lawn av, Ozone Park. Plan No. 465.

ROCKAWAY BEACH.—Eldert av, s e cor Boulevard, 2-sty frame extension, 23x28, front and rear and side hotel, slag roof, interior alterations; cost, \$2,200; owner, Joseph Rogers, 431 Boulevard, Rockaway Beach; architect, Wm. Sandifer, 558 Boulevard, Rockaway Beach. Plan No. 446.

SOUTH AQUEDUCT.—Savannah av, n e cor Lakeside av, 1-sty frame extension, 10x15, front dwelling, tin roof; cost, \$125; owner, C. M. Lane, on premises; architect, C. L. Koester, 278 Cornelia st, Brooklyn. Plan No. 462.

SPRINGFIELD.—Fairview av, s s, 50 e Willow pl, slight alterations to dwelling; cost, \$85; owner, Thos. F. Hatzler, on premises. Plan No. 468.

WHITESTONE.—West 6th st, 28, 1-sty frame extension, 10x25, rear shed; cost, \$100; owner, J. Dolley, on premises. Plan No. 469.

WINFIELD.—Grove st, e s, 125 s Roosevelt av, 1-sty frame extension, 22x21, tin roof; cost, \$200; owner, B. Schwanda, 134 Grove st, Winfield. Plan No. 467.

WINFIELD.—Hyatt av, w s, 300 s railroad, new foundation to dwelling; cost, \$85; owner, E. H. Hubbs, premises. Plan No. 457.

Richmond.

BODINE ST, e s, near Cedar st, West Brighton, alteration to frame dwelling; cost, \$125; owner, Mrs. D. Williams West Brighton; builder, J. E. Elliott, West Brighton. Plan No. 87.

SAND LANE, n s, 200 e Cedar av, South Beach, alteration to brick stores; cost, \$300; owner, Michel Greggri, South Beach. Plan No. 83.

SAND LANE, n e, 200 w Old Town rd, South Beach, alteration to brick dwelling; cost, \$350; owner, S. Messina, South Beach; architect, A. L. Buttermark, Concord. Plan No. 85.

BRADLEY AV, e s, 40 n Willow Brook rd, West New Brighton, alteration to frame store and dwelling; cost, \$500; owner, W. J. Frew, West New Brighton. Plan No. 86.

DEEMS AV, e s, 120 s Water av, Westerleigh, alteration to frame dwelling; cost, \$130; owner, W. A. Voorhees, Westerleigh; architect, Jos. Whitford, Tompkinsville. Plan No. 84.

HARRISON AV, e s, 4,000 s Amboy rd, Annadale, alteration to frame dwelling; cost, \$500; owner, Adolph Wissert, Annadale. Plan No. 82.

WAVECREST AV, n s, 320 w Cedar Grove av, New Dorp Beach, alteration to frame bungalow; cost, \$150; owner, J. B. Carley, New Dorp Beach; builder, H. A. Wilkes, New Dorp. Plan No. 80.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending March 15. The location is given, but not the owner's address.

EAST ORANGE.—Samuel Zigman and Jacob Botvoneck, south side Elmwood av, 26 ft. e of Halstead st, 3-sty frame, \$5,000.

HARRISON.—Christina Harlow, 30 South 5th st, 3-sty frame alteration, \$300; Frederick Oltmann, 510 North 4th st, 3-sty brick, \$4,000.

JERSEY CITY.—Phoenix Realty & Imp. Co., 117-119-123 Baldwin av, three 3-sty brick, \$24,000; Eliza Rust, 1103 Summit av, 2-sty frame alteration, \$500; Barthold Falzarano, 29 Wales av, 3-sty brick, \$8,000; Catherine Daley, 17 Hopkins av, 3-sty frame alteration, \$1,000; Benj. Caminsky and Isaac Yulinsky, south side Grant av, 105 ft. w of Ocean av, two 3-sty brick, \$18,000; Charles Schnessler, 398 Palisade av, 3-sty brick alteration, \$900.

MONTCLAIR.—Giacomo Porcelli and Vincenzo Panico, 111 Maple av, 3-sty brick, \$7,000.

WEST NEW YORK.—Samuel Adelman, s e cor 8th st and Hudson av, 4-sty brick, \$30,000.

WEST HOBOKEN.—James V. Cons, 512 Jane st, 3-sty brick, \$12,000.

PATERSON.—Davis Stein, 33 Park av, 4-sty brick, \$6,000.

CLIFFSIDE PARK.—James Brignola, s e cor Walker and Nagle sts, 2-sty brick, \$9,000.

NEWARK.—Joseph H. Mayzel Co., 20-22 Camp st, 5-sty brick, \$40,000; Michael Pariso, 68-70 Monroe st, 5-sty brick, \$22,000; Nathan Kantrowitz, 496 Belmont av, 3-sty frame, \$6,000; William Van Houten, 200 Montclair av, 3-sty frame, \$7,000.

IRVINGTON.—J. & Wm. Ring, 232 21st st, 3-sty frame, \$6,000.

PERSONAL AND TRADE NOTES.

FERDINAND WITT, architect, has opened an office at 596 5th av.

FREDERICK J. STERNER, architect, is now practicing his profession at 156 East 53d st.

ROBERT A. POPE, landscape architect, is practicing his profession at 51 East 42d st.

LEW KOEN, architect, has moved his offices from 9 Debevoise st to 27 Graham av, Brooklyn.

A. F. JONES, general contractor, has moved his offices from 56 West 45th st to 14 East 33d st.

WILLIAM M. DUNNING, architect, is practicing his profession at Seneca Falls, N. Y. P. O. Box, 344.

I. EDGAR HILL, architect, has moved his offices from the Schrieler Building to the Loan Association Building, Geneva, N. Y.

CARL HAUG & SONS, architects, have moved their offices from the Fuller-Girvan building to the Hardin & Wheeler building, Little Falls, N. Y.

JAMES H. HUGHES, formerly secretary of E. B. Latham & Co., electrical supplies, has become manager of the Alpha Electric Co., Inc., 116 West 29th st.

LONG & MILLER, consulting engineers, have moved their offices from 172 Fulton st to the Park Row Building, 13-21 Park Row. Telephone, Cortlandt 4088.

THATCHER FURNACE CO., manufacturer of boilers and warm air heaters, has moved its main offices and show rooms from 110 Beekman st to 131-137 West 35th st.

KENNEDY VALVE CO., Elmira, N. Y., will move its New York office about May 1 from 57 Beekman st to 81 John st. Thomas F. Cushing, New York manager.

THE BEERS SALES COMPANY has moved its offices from Eridgeport, Conn., to 1 Hudson st, New York city. The company is the exclusive general sales agent for the Lyhne lamp and the Beers lantern.

CHARLES S. ALLEN, interior decorator, 489 Fifth av, has increased his facilities for doing business and intends to extend his field of operation, including general contracting, interior decorating and furnishing.

CHARLES K. MOTL, architect, has opened an office for the practice of his profession at 117 Fort st, West Detroit, Mich., and desires catalogues and samples from manufacturers interested in the building trades.

CHARLES G. LORING, architect, is practicing his profession at 77 Water st, Boston, Mass. Mr. Loring, who was formerly located at 11 East 24th st, Manhattan, is a graduate of Harvard University and the Massachusetts Institute of Technology.

CULLEN & CHAMERE CONSTRUCTION CO., steel construction, is now doing business with offices at 1 Broadway. Mr. Cullen was formerly connected with the Cullen Transportation Co. and Mr. Chamere was lately associated with Terry & Tench, engineers and contractors for structural steel.

RICHARD ARNOLD FISHER, Hubert G. Ripley and Addison B. Le Boutilier have formed a partnership for the joint practice of architecture under the firm name of Fisher, Ripley & Le Boutilier, and have opened offices at 101 Tremont st, Boston, Mass. After May 1 the firm will be located at 45 Bromfield st.

THE EMPIRE CITY-GERARD COMPANY, makers of fine interior trim, window frames, sash, doors and mouldings, which has been lo-

ated for several years at 40 and 42 East 22d st, recently moved its offices to Greenpoint av and Provost st, Brooklyn. The factory has been located on this site for several decades.

ISAAC HARBY, formerly with Bing & Bing and E. Brooks & Co., Ludlow L. Melius, of the Spuyten Duyvil Construction Co., and Louis W. Abrons, of the Perth Construction Co., have organized under the firm name of Harby, Abrons & Melius, Inc., for the purpose of general contracting and building construction. The officers of the new firm are Isaac Harby, president; Ludlow L. Melius, vice-president; and Louis W. Abrons, secretary and treasurer.

OBITUARY

BENJAMIN PACE, a general contractor, died of pneumonia at his home, 1326 62d st, Brooklyn, Wednesday, March 17. Born in Palermo, Italy, he was sixty-three years old and was a member of the Lefferts Park Mutual Aid Society. He leaves his widow and two sons.

NATHANIEL L. BRADLEY, president of the Bradley & Hubbard Company, of Meriden, Conn., manufacturers of gas and electrical fixtures, died at his home of apoplexy Monday, March 15. Mr. Bradley was eighty-four years old. He is survived by his widow and one son.

SAMUEL B. SNOOK, of the firm of J. B. Snook Sons, architects, 261 Broadway, died at his home in Upper Montclair, N. J., Saturday, March 13. Mr. Snook was born in New York City fifty-seven years ago and was educated in the city. The firm of J. B. Snook Sons is one of the oldest architectural firms in the city, having been founded in 1837 by J. B. Snook, father of the late Samuel B. Snook. Notable among the older buildings designed by the founder of the firm were the Old Grand Central Terminal and Vanderbilt twin houses on Fifth avenue. Samuel B. Snook designed and supervised the construction of the Stern Building in 42d st, All Angels' Church, West End av and 81st st, and the Brooklyn Tabernacle, which was destroyed by fire and never rebuilt. Mr. Snook was a fellow of the American Institute of Architects. He is survived by his widow and a son.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW JERSEY ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Trenton, May 18-20.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

NEW YORK STATE BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at Utica, N. Y., March 24-25.

AMERICAN FEDERATION OF ARTS will hold its sixth annual convention at the new Willard Hotel, Washington, D. C., May 12 to 14.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS OF THE UNITED STATES will hold its annual convention at San Francisco, June 30-July 1.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NATIONAL ELECTRIC LIGHT ASSOCIATION will hold its annual convention in San Francisco, Cal., June 7-11. T. C. Martin, 29 West 39th st, N. Y. C., secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its twenty-seventh annual convention in Milwaukee, Wis., June 21-25.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

ELECTRICAL COMMITTEE, NATIONAL FIRE PROTECTION ASSOCIATION, will hold its annual meeting in New York City March 24-25. Secretary, Ralph Sweetland, 141 Milk st, Boston, Mass.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Buffalo, N. Y., May 11-13, with headquarters at the Hotel Lafayette. Secretary, George D. McIlvaine, Oliver Building, Pittsburgh, Pa.

BROOKLYN HARDWARE DEALERS' ASSOCIATION held its annual meeting Thursday evening, March 11, at which the following officers were elected to serve during the ensuing year: R. J. Atkinson, president; Charles Marlow, vice-president; E. C. Krieger, secretary, and E. P. Harris, treasurer.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G. Purdie, Marbridge Building, New York City.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention in conjunction with the Southern Hardware Jobbers' Association at New Orleans, La., April 20-23, inclusive. Secretary, F. D. Mitchell, Woolworth 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 29.

BUILDING MATERIALS AND SUPPLIES

GENERALLY IMPROVING TONE TO CEMENT MARKET—LEHIGH MILLS THROW IN 100 ADDITIONAL KILNS—ONE FIRM ADVANCES

Dealers Say Price War is Holding
Back Building Season—Steel Firm

BUILDERS contemplating construction this spring are finding a stiffening tendency in quotations. One of the leading Portland cement manufacturers this week made a quotation of eighty cents mill for cement deliveries later than July 1, while another equally large concern quoted seventy-five cents, mill, to job in city on present day business. The existing mill price in the Lehigh Valley district is fifty-eight cents, base, to dealer.

In this commodity there is a marked change for the better in demand. Three months ago there were 60 valley kilns in service. Today there are 160. The Atlas Company's Lehigh plant was using thirty-two kilns this week as against eighteen last. The Nazareth Company was operating six kilns, the Alpha Company was using extra capacity, the Lehigh Company was employing one hundred per cent. capacity, the Vulcanite Company was shipping on the average of twenty carloads of material a day, the Alsen's Company in the Hudson district was using four kilns and will throw in two more at least, next week and other companies now closed for repairs are preparing to get under way as soon as possible.

Users of Portland cement, as well as dealers, will do well to prepare for a continued advancement in price just as soon as the five-cent advance made this week, by the Allentown Company, has had time to show the strength of the move. The prediction is made, by those whose opinion is worth knowing, that by August, the mill price of Portland cement in the valley will be around a dollar a barrel, making the price here in this market about \$1.65, whereas it is being quoted on spot delivery to dealers today at \$1.23 to \$1.28.

Dealers themselves are anxious for the market to become stable as the existing condition of things has seriously upset purchasing calculations and has disturbed consumers who are holding off

for lower prices and are thus delaying the building season. It is still a question whether the purposes of the late price war have been achieved, but dealers are freely assuring their customers that advances in prices are much more likely to occur than cuts and they point to the quotation this week of the Allentown Company to prove the statement.

Perth Amboy, Mattawan and Sayreville brick districts are getting ready for open yard brick manufacture. The frost is not yet entirely out of the ground so that the yards cannot be worked, but they are mining clay in large quantities and are preparing for approximately a 60 per cent. output for 1915, based upon present building calculations and the amount of unsold brick still in sheds. The Hudson River district, where there are 119 plants supplying the requirements of the New York market, still has a large supply unsold in sheds. The dealers in New York have been giving every inch of available space to cement and so brick riding has been from barge direct to jobs according to requirements. This has kept the wholesale price down to \$5.75 a thousand. This price is extremely low.

Plan filings everywhere in the district show a gain for the week just closed of approximately 4.8 per cent. over the week before and a gain of 2.1 per cent. over the same week last year. This is a computation of New York, the five eastern counties of New Jersey and Westchester County. Filings in the five boroughs of New York this week follow. In the corresponding week last year there were 272 plans filed with an estimated value of \$3,318,385.

	Week ending			
	Mar. 12		Mar. 19	
Manhattan...	10	\$ 263,475	4	\$ 213,150
Eronx.....	23	401,875	16	708,150
Brooklyn....	153	853,500	140	1,564,200
Queens.....	87	227,485	134	548,725
Richmond....	11	19,200	25	36,205
Total.....	284	\$1,765,335	319	\$3,070,430

quotations. I do know that the Allentown Company has decided to take this stand because of the increased demand for Portland cement, as shown by the heavy shipments in February. When demand improves naturally one would expect prices to advance."

Speaking of the situation regarding the outlook for his company William P. Corbett, secretary and general manager of the Alsen Portland Cement Co., made this statement:

"We are preparing to run our plant at heavier capacity—in fact have started. We have not shut down our plant at all, except for necessary repairs, etc., or because of some accident, during the winter months for several years. We have had contracts and have some left today which are netting us forty cents a barrel, actual figures, above the present figures obtainable at the Lehigh Valley mills, and at which they are actually selling for present delivery and some for future delivery with an outrageous disregard for stockholders.

"Now that navigation has opened we are already loading our boats, and have, among others, a single contract at old and profitable prices, which will draw 1,000 barrels a day.

"It has, of course, been a fact that on new business we have not been able to sell our cement during the winter months, when we lose our advantage in freight rates, and have to meet the Valley prices and get cost for our production. Neither has any other mill in New York State or in the Valley, during this bitter war for the survival of the fittest, been able to sell its product at a profit.

"With a reduced general consumption, some companies began to cut prices at or below cost last autumn. The market became steadily worse and the standard companies finally were forced to cut to an unreasonable extent in order to make sales and to keep their organizations together. Now, with the reopening of business and navigation on the Hudson, our plant is starting operations and expects to continue as customary throughout the year until next winter.

"Regarding the German Alsen Company, a separate corporation, the last report we heard from them was to the effect that they were

busy and getting liberal orders from the German Government, at satisfactory prices. Their cement is, of course, very favorably known to the Government, and tentative propositions were made some time ago whereby the Government proposed to take over almost the entire Alsen output, thus keeping its organization intact rather than force an enlistment in the army which would curtail production.

"It might be well to state now that the German Alsen Cement Company and the Alsen Cement Company of New York are two separate and distinct concerns. The German company is not in the remotest degree sustained by the American company. Our only active interest is that we act here as the selling agents for the German Alsen Company. We have been selling German cement, in South America, and our remittances have been only those of money received for German cement sold in South America and Mexico.

"These remittances necessarily have been seriously curtailed. What little German cement we can ship since the beginning of the war goes to South America, Mexico, or elsewhere. This has to be shipped by way of Copenhagen, with an additional rail freight; so we have attempted to do very little business, except with the stock we had on hand. As far as this company is individually concerned, and except for the somewhat curtailed general consumption, we would not be aware that this great war existed in Europe."

COMMON BRICK.

Last of the Covered Brick of 1914 Season Passes Out.

THERE passed out of the wholesale market this week the last of the 1914 barges covered for the winter. This throws the market back upon a definite price level where it has virtually been almost since the first of the year. Quotations are steady, practically all the brick being used to-day being ridden direct to job, as dealers are not now stacking to any extent. Unloading reports therefore more closely reflect the actual building movement.

Official transactions for Hudson River brick covering the week ending Thursday, Mar. 18, 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.		Arrived.		Sold.	
Open barges, left over, Friday A. M., Mar. 12—8.					
Friday, Mar. 12.....	0	0	0	0	
Saturday, Mar. 13.....	8	6	8	6	
Monday, Mar. 15.....	2	0	2	0	
Tuesday, Mar. 16.....	2	1	2	1	
Wednesday, Mar. 17.....	3	4	3	4	
Thursday, Mar. 18.....	1	2	1	2	
Total.....	16	13	16	13	

Reported en route, Friday, Mar. 19—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. 19—11. Open sold, 13; covered sold, 4; total covered left over Mar. 19—0.

Unloading.			
Mar. 5..13	296,000	Mar. 12..11	288,500
Mar. 6..6	1,000	Mar. 13..9	159,000
Mar. 8..10	144,700	Mar. 15..13	454,800
Mar. 9..12	286,500	Mar. 16..13	581,700
Mar. 10..15	448,000	Mar. 17..13	625,000
Mar. 11..11	360,500	Mar. 18..12	474,500
Total..67	1,236,700	Total..71	2,583,500

1914.		Arrived.		Sold.	
Left over, Friday A. M., Mar. 13—57.					
Friday, Mar. 13.....	0	3	0	3	
Saturday, Mar. 14.....	0	2	0	2	
Monday, Mar. 16.....	0	0	0	0	
Tuesday, Mar. 17.....	0	2	0	2	
Wednesday, Mar. 18.....	0	1	0	1	
Thursday, Mar. 19.....	0	3	0	3	
Total.....	0	11	0	11	

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. 20—46.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Mar. 18, 1915..	129
Total No. bargeloads sold Jan. 1 to Mar. 18, 1915.....	118
Total No. bargeloads left over Mar. 19, 1915..	11
Total No. bargeloads left over Jan. 1, 1914..	87
Total No. bargeloads arrived, including left over, Jan. 1 to Mar. 19, 1914.....	119
Total No. bargeloads sold Jan. 1 to Mar. 19, 1914.....	73
Total No. bargeloads left over Mar. 20, 1914..	46

LUMBER.

Trade Awaits Spring Activity with Light Stocks in Yards.

CONDITIONS in the lumber trade are believed to depend for improvement upon the further easing of the local money situation. As far as suburban construction is concerned, there is unquestionably a strong movement involving sums between \$4,000 and \$12,000 per operation, mostly in individual frame or semi-fireproof houses. There has been a tendency toward levying of premium charges on building loans in the suburbs running from 2 to 4 per cent. over interest rates at 5½ and 6. In New York the premium rate has been reported as high as 6 and 8 per cent. for immediate accommodation. Engagements running into the second half of the year and especially into the third quarter may be said not to carry extra consideration for accommodation.

Such being the case there is not much tendency on the part of New York lumber dealers to load up on supplies. Consequently, the trade hears that quotations are extremely ragged in jobbing circles, while dealers are carrying light stocks and taking what the traffic will bear.

DEALERS RE-ELECT HOWLAND.

For Thirtieth Time Well-Known Supply Man Holds Presidency.

FRANCIS N. HOWLAND, of the firm of Candee, Smith & Howland, was re-elected president of the Association of Dealers in Masons, Building Materials at the annual meeting held at 18 Broadway on Thursday. It marked the thirtieth consecutive time that he has been chosen to fill the chair in this important organization. Other officers elected were: William H. Schmohl, vice-president; Nathan Peck, treasurer, and this board of directors: Francis N. Howland, William H. Schmohl, Nathan Peck, John H. Mahnken, William K. Hammond, James E. Clonin, William H. Barnes, Ernst Braun, Wright D. Goss, John C. McNamara, John J. Bell, Andrew J. Brislin, Stephen V. Duffy, Frank E. Wise and F. D. Creamer. Walter Schultz of the New Jersey Mason Material Dealers' Association addressed the meeting, following a dinner served by Delmonico, on "The Value of Association Work." The meeting informally discussed the lighterage and cement situations in this city, but took no action beyond appointing a committee to confer with cement manufacturers. President Howland will announce the names of the committee later.

PORTLAND CEMENT.

Allentown Denies Cut After Advancing Price.

WHAT seemed to be the first step looking toward general price improvement in the cement situation here developed on Wednesday when Fredenburg & Lounsbury sent out to the trade notices to the effect that quotations for Allentown Portland cement in the metropolitan district would be \$1.28 a barrel, after March 18. Both the agents here and the office at Allentown denied vigorously that there had been a cut to \$1.19, as reported on the very date preceding that on which the advance was to take place. An officer of the Allentown company said:

"I have no knowledge what the action of the other companies will be in the matter of price