NEW YORK, FEBRUARY 5, 1916

PLANS OF THE DISTRICTING COMMISSION

Justification For Use, Height and Area Districts-Strong Endorsement From Real Estate Financiers and Builders

A T a conference of representatives of financial institutions and taxpayers' organizations, held in the assembly room of the Merchants' Association on Thursday afternoon, advanced ground

Thursday afternoon, advanced ground was taken in favor of the principles represented by the Commission on Building Districts and Restrictions with respect to the limitation of the heights of buildings and dividing the city into zones for the purpose of regulating the location of trades and industries.

Addresses were made by George T. Ford, consulting engineer to the Commission; Otto M. Eidlitz, of the firm of Marc Eidlitz & Son; Clarence H. Kelsey, president of the Title Guarantee & Trust Company; Walter Stabler, comptroller of the Metropolitan Life Insurance Company; Louis V. Bright, president of the Lawyers Title & Trust Company; Richard M. Hurd, president of the Lawyers Mortgage Company; Stewart Browne, president of the United Real Estate Owners' Association, and others.

others.

The conference was presided over by Cyrus C. Miller, ex-president of the Borough of the Bronx, and chairman of the executive committee of the Advisory Council which had sent out the call for the meeting.

Mr. Ford explained the tentative plans with the aid of maps, and other speakers commended the work of the commission highly and emphasized the need of districting the city and limiting building height.

height.

Messrs. Eidlitz and Stabler, as members of the commission, were in a position to speak of the extraordinary amount of time and the exceptional care the members of the body had given to the solution of the great problem. Messrs. Bright, Hurd and Kelsey, as financial men, were able to make clear to the large and interested audience the urgent need of restrictions in order to prevent the destruction of values. Mr. Browne, speaking more particularly from the owner's standpoint, while holding the owner's standpoint, while holding the plans of the commission to be desir-able in essentials, was still of the opinion that in some residential districts they might operate to prevent an owner deriving as much benefit or profit as under present conditions. He remarked that some of the members of his association were on some grounds opposed to restrictions. strictions.

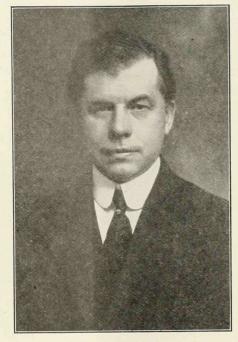
The Tentative Plan.

The Tentative Plan.

The Commission on Building Districts was appointed by the Board of Estimate, under authority conferred by the Legislature, to report a districting and limitation plan. This report is now in preparation. Tentatively the city has been divided into (1) Use, (2) Height, and (3) Area Districts.

In the Use Districts will be: (a) Residential districts from which business and industry will be excluded. (b) Business districts from which objectionable trades and industries and the larger type of factory will be excluded. (c) The remaining portions of the city will be left unrestricted as to use.

Five classes of height districts are provided, limiting the height of the building at the street line to a varying multiple of the street width. These multiples vary from 2½ times the street width in



EDWARD M. BASSETT, Chairman Commission on Building Districts and Restrictions.

the office and financial section of Manhattan to one times the street width in the more undeveloped sections of Brooklyn, the Bronx, Queens and Rich-

Back of the street wall, the height of which is limited by a multiple of the street width, the building may go higher but not beyond the line formed by the extension of a line drawn from the center of the street to the limiting height

center of the street to the limiting height of the street wall.

Five classes of Area Districts have been proposed, fixing various percentages of lot that may be covered, with corresponding regulations as to courts and yards. The area of the lot which may be covered extends from 100 per cent. class down to a 30 per cent. class. The 100 per cent. class is intended chiefly for warehouses and storage buildings, for which yard and court regulations would have no particular importance: the 30 which yard and court regulations would have no particular importance; the 30 per cent. class is suggested as appropriate for a few high class villa residence sections. The remaining groups, which cover 90 per cent., 70 per cent., and 50 per cent. of the lot, relate principally to residences, tenements and business structures.

Justification for Use Districting.

A statement from the commission of the principles that have guided the com-mission in its consideration of a districting plan says in justification of use districting

"Every city becomes divided into more or less clearly defined districts of different occupation, use and type of building construction. We have the central office and financial district, loft districts, waterfront and industrial districts, retail business districts, apartment house and hotel districts, tenement house districts, private dwelling districts

private dwelling districts, "Generally speaking a building is appropriately located when it is in a section surrounded by buildings of similar type and use. Strong social and econ-

omic forces work toward a natural segregation of buildings according to type and use. In general, the maximum land values and the maximum rentals are obtained where this segregation and uniformity are most complete. A chief purpose of districting regulations is to strengthen and supplement the natural trend toward segregation.

"In spite of the natural trend toward segregation building development in many parts of the city is haphazard. The natural trend toward segregation and uniformity is not strong enough to prevent the sporadic invasion of a district by harmful or inappropriate build-

trict by harmful or inappropriate build-

trict by harmun of ings or uses.

"Once a district has been thus invaded, rents and property values decline and it is difficult ever to reclaim the district to its more appropriate use. Individual property owners are helpless to prevent the depreciation of their

prevent the depreciation of their property.

"While in New York City economic forces tend to the segregation of industries of the heavier type along the water and rail terminals and to the segregation of certain light industries near the wholesale, retail, hotel and passenger terminal center in Manhattan, there are other kinds of light industry that seem to be free from any segregating force and locate indiscriminately ing force and locate indiscriminately throughout the city. They are found scattered throughout the business and residential sections, especially the residential sections from which their labor supply is recruited. They tend to reduce values and rents in the districts they invade. There is no greater menace to the attractiveness and value of residential sections than that of the sporadic factory

To Conserve Land Values.

Land value is usually based on present or future use for some one or more specific purposes. A chief purpose of districting regulations is to conserve land values by prohibiting the inappropriate or nuisance uses that are inimical to the one or more uses that are controlling in fixing land values in a particular section. If values in a particular section are based on residence use, they will certainly be impaired by the intrusion of the sporadic factory.

"In a residential neighborhood the exclusion of the intrusion of the sporadic factory.

"In a residential neighborhood the exclusion of business from all but certain designated business streets will improve values both on the business and on the residential streets. Stores and other business buildings scattered among the residences not only depreciate the value of residence property but also tend to lessen the value of business property on the natural business streets. The concentration of all the neighborhood business buildings on the business streets makes the transaction of business more convenient and profitable and thus tends to increase rents and land values on such streets. The segregation of dwellings on the exclusively residential streets adds to the convenience, quiet, attractiveness and amenities of home life and thus tends to increase rents and land values on such streets."

Height and Area Districting.

Height and Area Districting.

In justification for height and area districting the commission's statement

says:
"Rentable values in any given block

or area are also largely dependent on a certain measure of uniformity in its development as regards height, yards and open spaces. Rentable values would in general be enhanced if the property owners could enter into an agreement definitely restricting the height of buildings and fixing the minimum area of courts and yards.

"The size of courts and yards is in most cases of as much benefit to a man's neighbors as to himself. It is therefore appropriate that each should contribute in substantial equality to the common

appropriate that each should contribute in substantial equality to the common stock of light and air. There can be no security or stability of values if each individual owner is at liberty to build to any height and over any proportion of his lot without regard to his appropriate and reasonable contribution to the light and air of the block.

"All agree that the Tenement House Law accomplished a most desirable re-form in the interest both of owners and tenants in establishing regulations as to height, area covered, yards and courts. In exclusively residential blocks in the more intensively developed sec-tions light and air conditions have been standardized and property values stabilized by ensuring that each owner shall make a reasonable contribution to the light and air of the block.

Two Deficiencies.

"The height, court and yard provisions of the Tenement House Law are deficient in two important respects: First, they apply only to tenement houses and their beneficent effects may be abro-gated by the erection of other kinds of buildings, such as lofts, warehouses and

factories; second, they were designed with reference to the light and air conditions appropriate to the areas in which there is the maximum demand for hous-ing accommodations, and consequently fail to insure the light and air demanded by tenants and essential to the preservation of property values in other parts

vation of property values in other parts of the city.

"Only by a complete districting plan can the mutually advantageous principle contained in the Tenement House Law be applied to all kinds of buildings, in all parts of the city. There must first be a partial segregation of buildings according to use and, second, a gradation of height, court and yard provisions, particularly as affecting residential buildings, in accordance with the present and ings, in accordance with the present and prospective intensity of use in the vari-ous sections of the city."

PROGRAM OF LEGISLATIVE RELIEF MAYOR'S

Taxpayers' Organizations Asked to Express Views Thereon—Advisory Council Makes Additional Recommendations-Administrative Retrenchment Urged

The Mayor has suggested a number of Legislative changes by which the city budget for 1917 may be decreased by \$25,275,000, or 31.5 points. A preliminary conference was held one week ago in City Hall, which was attended by legislators elected from New York City, as lators elected from New York City, as well as representatives of the various civic organizations in the city. A subsequent meeting was held on Friday of

The Mayor is now anxious to have a definite and impressive expression of public opinion in order that the State Legislature may know the position of the taxpayers of the city when his Legislature may be considered to it. Consequently, the consequence of the city of the lative program is presented to it. Consequently, taxpayers' associations have been asked to communicate with the Mayor at their earliest convenience, expressing their views with regard to Legislative relief for this city.

Recommendations for Relief.

The Legislative relief proposed for 1917 includes the following recommenda-

No direct State tax, whereby \$13,975,000 will be saved, or a tax reduction of 17.5 points. It is understood that the Republican leaders at Albany feel that the direct State tax can be

avoided this year.
Second. Home rule over county expenditures, with minor consolidations, whereby \$2,000,000 will be saved, or 2.5

points. Third. The State to bear the cost of vocational training in New York City, as elsewhere, a saving of \$1,000,000, or 1.25 points.

Fourth. Public Service Commission's regulatory expense to be carried by the State, as in the Second District, which would mean a saving of \$600,000, or .75 point.

Fifth. The State to give the city its share of new roads, as provided by the constitution, a saving of \$2,000,000, or

2.5 points.
Sixth. The city to get the tax levied on transfer of stocks in New York City, the State to be reimbursed by amendment to Inheritance Tax Law—a saving

ment to Inheritance Tax Law—a saving of \$4,000,000, or 5 points.

Seventh. The State to give the city 65 per cent. of automobile tax collected from New York City vehicles, a saving of \$700,000, or .875 point.

Eighth. The State to divide new excise tax, as in the past—\$1,000,000, or 1.25 points.

In addition to these changes, the

1.25 points.

In addition to these changes, the Mayor has asked the Legislature to pass a bill similar to the Cromwell Law of last year, whereby the Board of Estimate will be given control over the salaries and employees in all of the city departments. He also requests that power be given to the Board of Estimate over salaries and employees of the Public Service Commission.

Additional bills which will be drafted by the Mayor are those which provide

for a central Board of Purchase; the control of salaries and employees of the Board of Water Supply; the repeal of Section 48 of the Franchise Tax Law, whereby rents which are due to the city by public service corporations are now offset as taxes in the assessments of these corporations, but which should be contributed into the city treasury; and, finally, a provision for a smaller Board of Education.

Unfair Taxation of City Lands.

The Advisory Council of Real Estate Interests has given close study to the foregoing program and has recommended as an addition that consideration be given to the condemnation of lands that may be owned by New York City in counties outside the confines of the five boroughs, as well as their taxation when acquired.

For example, the council suggests that in the new Schoharie water project another method for condemnation of land to be acquired should be devised, for as conditions have been in the past the city would be required to pay exorbitant and extravagant prices for whatever land it desired, and equally excessive and un-The Advisory Council of Real Estate

it desired, and equally excessive and unreasonable tax rates.

County Equalization in Taxation.

In addition to framing remedial legislation that will correct these inequalities of taxation and redress the evils that still reside in the procedure for condemnation on up-State land for city purposes, the council has suggested to the Mayor that our city legislators could wisely endeavor to have the authority of the State Tax Commission extended and made more plenary so as to equitand made more plenary so as to equitably equalize the assessments between the several counties throughout the State. At present, the members of the commission have not power sufficiently ample to completely rectify the disparity in assessed valuations, although considerable progress in this direction was made during the last Legislative ses-

In concluding its recommendations to the Mayor, the Advisory Council says:

Two Needed Reforms.

"There are two phases of governmental activity with which taxpayers are funda-mentally concerned. The first relates to mentally concerned. The first relates to economy and efficiency in public administration, the other to equitable and comprehensive taxation. In your Legislative program we believe you emphasize the former, by requesting a proper and reasonable opportunity for retrenchment, while Senator Mills and your own committee on taxation have recently promulgated very intelligent and exhaustive reports upon the latter, to be supplemented by legislation.

"It is evident that the public is sensitive to the fact that real estate must be relieved of its tax burden, both through a more equitable distribution of the incidence of taxation over a wider field

than has heretofore prevailed, and simultaneously by a policy of retrenchment in governmental expenditures which must be vigorously prosecuted.

"This council will do all in its power

New York City the reforms outlined in your Legislative program and likewise such a degree of home rule from the State as may permit the Board of Estimate and Apportionment to directly State as may permit the Board of Estimate and Apportionment to directly supervise the expenditures in local city departments. The success of representative government is dependent on the measure of responsibility imposed on public officials; and we are inclined to feel that the determination of such responsibility should be more definitely and concretely established than it is today in both city and State."

Queens Mortgages.

The Chamber of Commerce of the Borough of Queens gives the following table showing that the value of mortgages recorded in Queens during 1915 exceeded that of 1914 by more than \$4,000,000:

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	1914	1915
Title Guarantee &		
Trust Company	\$2,541,400.00	\$3,646,712.00
Bond, Mortgages &		
Surety Companies.	218,337.00	169,530.00
Nassau-Suffolk Bond		
& Surety Co's	310,550.00	557,450.00
U. S. Title Guaranty		
Company	643,750.00	759,800.00
Title Insurance Co.		
of New York	9,750.00	
Queens County Mort-		
gage Company	72,350.00	
Lawyers' Title &		
Trust Company	167,500.00	589,600.00
Lawyers' Mortgage		
Company		140,550.00
L. I. Bond & Mort-		
gage Company	200,500.00	214,300.00
Home Title Insurance		
& Mortgage Co	488,650.00	580,900.00
First Mortgage Guar-		
antee Company	461,250.00	134,100.00
The Thrift	461,250.00 253,125.00	269,450.00
Realty Construction		
& Investments Cos.	392,362.13	666,970.36
Life Insurance Cos	4,800.00	58.050.00
All Banks, Trust		
Co.'s & Building		
Loan Assns. (ex-		
cept Title Cos.)	3,874,394.71	5,331,949.53
Miscellaneous Cos	460,407.39	337,958.15
All Others'	8,023,557.32	9,022,893.72

Future of Queens.

\$18.222.683.55 \$22.480.214.26

President Charles G. M. Thomas of the Queens Chamber of Commerce, says: "The progress of the borough has been remarkable and as an organization we have kept pace with its growing importance; the completion of the transit and other improvements now under way will open up wonderful opportunities for increased development."

—Passenger traffic over the Queens-boro Bridge has more than doubled in five years, while the vehicular traffic is five times greater.

THOROUGHFARE DIVERSIFIED IN CHARACTER

East Broadway Comprises, Within a Comparatively Limited Area, Business, Residential, Social and Religious Development

LTHOUGH a rather short street, as New York streets go, East Broadway may aptly be summarized as embodying practically all the details of an entire comly all the details of an entire com-munity. It is a broad thorough-fare, running in an easterly direc-tion, from Chatham Square to Grand street, and within a compara-tively limited area may be found ex-tensive business, residential, social and religious development. The and religious development. The commercial structures are as diversified as the residential; the business buildings comprise not only remodeled dwellings, but one-time tenements converted into lofts, with stores on the grade floor. The resistores on the grade floor. The residential properties include the various classes, ranging from the two-story one-family private house to the eight-story modern elevator apartment

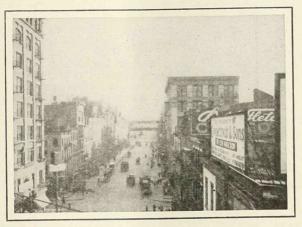
house. To any one who makes a canvass or survey of this interesting East Side street is revealed an almost unlimited field for study and a series of most striking contrasts. It is doubtful whether there is to be found in the entire city a street of similar size, where there are grouped together so many unique and miscellaneous kinds of occupancy.

Rentals Have Advanced.

"In the long block between Catherine and Market streets," said Elias A, Cohen, "the clothiers, furriers and customer peddlers have long been established. Rents have advanced steadily within the last thirty years with a corresponding increase in land values, and at no period has there been a recession. at no period has there been a recession. I should place the present valuation of holdings along East Broadway at about \$35,000 for the regulation-size lot. The upper parts of the buildings which were originally tenements have been remodeled for loft purposes and have been well filled. East of Market street and extending from Jefferson street the stores are filled with trades people engaged in similar businesses, but the upper parts of the buildings are still devoted to residential use." no period has there been a recession.

Conditions Satisfactory.

"Store rentals range from \$50 to \$250 a month," said Joseph Jacobs, of Jacobs & Germansky, who has been an active broker on East Broadway for more than thirty years. "Prices are dependent, of broker on East Broadway for more than thirty years. "Prices are dependent, of course, upon size and location. Space has been taken by a great number of manufacturers who have established themselves on the upper floors of remodeled buildings, on account of the proximity of the location to the homes of their employees. Conditions general of their employees. Conditions generally are satisfactory for manufacturing purposes. Farther east in the resident-



EAST BROADWAY FROM CHATHAM SQUARE.

ial district private houses are returning from \$1,200 to \$1,800 a year to their owners."

The end of the street extending from The end of the street extending from Jefferson to the junction at Grand street is essentially a residential center. Here is to be found a great deal of the educational, religious and fraternal life on the lower East Side. The Educational Alliance building, a tall and comfortable structure, is devoted entirely to the literary and educational needs of the preighborhood and is the center of a erary and educational needs of the neighborhood and is the center of a large group of Jewish social and charitable organizations. A number of leading Jewish daily newspapers and periodicals have their editorial and pubishing headquarters in the immediate vicinity. To this heterogeneous array may be added a library, public and private schools, a number of restaurants and practically all of the small retail stores which are to be found on any New which are to be found on any New York City thoroughfare. Seward Park stretches for two blocks along the street and furnishes another link in the series of striking contrasts.

The district east of Jefferson street is residential and contains old and new tenements and old fashioned dwellings, some of which were built more than seventy years ago. They retain the colonial pillars and wrought iron gateways and railings that are still reminders of old New York. They are occupied principally by doctors and dentists, of whom between eighty and ninety may be found in a single block, a most unusual condition.

Although there are several modern buildings along East Broadway there are a considerable number which, from outward appearances, have been neglected and the result has been not only difficulty in obtaining desirable tenants, but a generally depressing effect on surrounding holdings. William Lustgarten, who has been buying in the section, deplored this condition and cited an instance of his own experience which indicates what results may be obtained by improving and modernizing an old building. He said:

"When we acquired 266 East Broadway and a rear plot fronting in Division street, the buildings were in a pitiable condition and the rental return was actually nothing. Today,

in a pitiable condition and the rental return was actually nothing. Today, after exterior and interior changes and the installation of various improvements, we are receiving \$50 a month per floor for each six-room apartments with a bath, each house containing three families.

"We are so optimistic about the future of East Broadway for residential purposes that we contemplated the erection of a nine-

dential purposes that we contemplated the erection of a ninestory apartment house on this particular plot, which with an adjoining house would have given us a site 54x105. We were unable, however, 54x105. We were unable, nowever, to purchase additional plottage on account of the character of the adjoining ownership which is vested in an old estate. The local business men in Grand street, and Canal street and other downtown business districts are more than anxious to have their homes near their businesses and as far as we know there businesses and as far as we know there has been no particular attempt made to cater to this demand. We feel confident that high-class housing accommodations provided on a wide thoroughfare like East Broadway, could return from \$10 to \$12 per room from reliable tenants."

Appearance Improved.

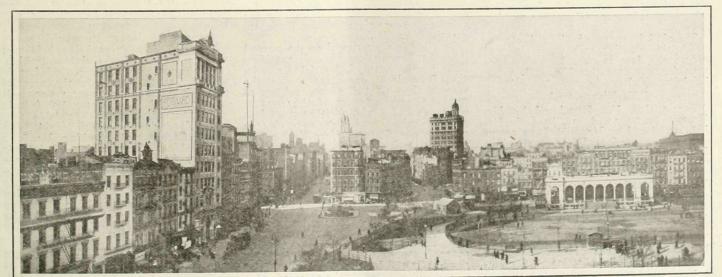
The rambling, old horse cars, which but recently formed a unit in the local transit situation, have passed away, and are replaced by the storage battery type of car. The result is a more modern aspect to the street and a great improvement in the general appearance of the section, with the resultant benefits.

It is felt by purchasers in the section,

It is felt by purchasers in the section, who would improve, that there is a need for a re-valuation by many of the owners, on their holdings. There are several sections in the city, including this one, where land is held too high to warrant building, with a reasonable chance of clearing a profit or making the new house pay. This situation will not be remedied until, as one builder pointed out "owners placed a fair and reasonable chance of the property of the "owners placed a fair and reasonable price upon their properties, basing it on estimates nearer its real value and allowing the builder a little more lee-

way."

It often happens that a promising operation falls through because the owner's valuation on the land is too high to warrant the right kind of improvement for it. All things considered, however, East Broadway has possibilities.



SEWARD PARK, LOOKING TOWARD MUNICIPAL BUILDING.

DIGEST OF RECENT LEGISLATION

Bills Which Have Been Approved or Disapproved by Committee Appointed By Real Estate Board of New York

THE Real Estate Board's Sub-Committee on Legislation and Taxation, at its weekly meeting, took up a number of important bills and referred sev-

ber of important bills and referred several others to special committees considering the subjects concerned.

Among the latter was Senator Boylan's bill amending the Torrens Act. This is the same bill which was introduced by Senator Boylan last year and passed in the Senate. The bill reached the Assembly too late to get out of the Committee on Rules. Every effort will be made to secure the passage of the bill in both houses this year. The companion bill in the Assembly will be introduced in a day or two.

in a day or two.

A number of concurrent resolutions affecting matters taken up in the amend-

affecting matters taken up in the amendments to the constitution, which failed of passage at the last election, were referred to the Board's Committee on Constitutional Amendments.

Among the bills acted upon by the Committee were two involving the principle of single tax. These include Senator Walker's bill, Int. No. 238, submitting to a referendum the question of an additional tax on land under certain circumstances, and Senator Walker's bill, Int. No. 240, providing for a gradual change in the basis of taxation as between land and buildings. They are referred to in detail elsewhere.

Action was taken by the committee as follows:

as follows:

Bills Approved.

Bills Approved.

Senate, Int. 80, introduced by Mr. Bovlan (same as Assembly Bill, Int. 222, introduced by Mr. Mahony), an act to amend the State printing law, and creating the office of Superintendent of State Printing. The superintendent is to be appointed by the Governor with the consent of the Senate, for five-year terms, and all printing done at the expense of the State is to be done under his supervision in an office provided for, and maintained by the State. He is to receive a salary of \$5.000 a year. The State Printing Board is abolished. The Comptroller, Attorney-General and Secretary of State are made a committee to lease or purchase and equip a suitable building for the State printing office before January 1, 1917, and \$300,000 is appropriated.

appropriated.

The bill is approved on the ground that it would tend to secure greater economy to the State in the matter of its printing, and end the peculiarly advantageous position and control now held by a group of Albany printers.

Assembly, Int. 253, introduced by Mr. Abern, an act to amend the real property law, by validating the record of certain conveyances made prior to January 1, 1915, in the county clerk's office of any county of any deed or mortgage or assignment or satisfaction piece where proof was taken in another county.

This bill is approved. The deeds are valid, the practice was uncertain, and unless the law is passed, many titles may become questionable and much litigation result.

Bills Disapproved.

Senate, Int. 116, introduced by Mr. Horton (same as Assembly Bill, Int. 183. introduced by Mr. Gibbs), an act to add a new section, 255-a, to the Tax Law, providing that a new mortgage recorded or left for record shall not be subject to taxation if it appears upon its fact that it has been executed or delivered by the mortgagor for the purpose of securing the whole or a part of pose of securing the whole or a part of the principal mentioned in and secured the principal mentioned in and secured by a prior mortgage upon which the tax has been paid, and which prior mortgage has been discharged of record for the sole purpose of perfecting the with-drawal from registration of the title to the whole or a part of the real property described in the prior mortgage. THE accompanying report on bills before the Legislature is furnished by the Real Estate Board's Committee on Legislation. The members of the committee are: Henry R. Chittick, assistant solicitor of the Lawyers Title &

Trust Company.

David A. Clarkson, of Ogden & Clarkson, real estate brokers.
Robert E. Dowling, President City Investing Company.
William B. Ellison, ex-Corporation Coursel

tion Counsel.

Samuel P. Goldman, of Goldman, Heide & Unger, attorneys. Stanley M. Isaacs, of M. S. & I.

John P. Leo, architect.
Laurence McGuire, President
Real Estate Board of New York.
Carlisle Norwood, attorney.

This bill is disapproved on the ground that it is manifestly special legislation.

Senate, Int. 128, introduced by Mr. Carroll (same as Assembly, Int. 97, introduced by Mr. Kramer), an act adding a new section, 121-b, to the Insurance Law, requiring payment of fire loss to be made within 15 days after determination by appraisers and an umpire chosen as provided in the policy or section 121-a of the Insurance Law, where the amount is not over \$500 and the insured serves written notice that he consents to such finding.

This bill was referred to the Insurance Committee of the Real Estate Board, and upon the advice of this committee it was voted to disapprove the bill on the following grounds:

The Standard Form of Fire Policy is in effect in about twenty States. No amendment should be made to this law, unless it was made uniform and the proper way to handle the proposition, if there is any merit in it, is to present it to the National Insurance Commissioners' Convention which meets in April, and then have it introduced in the various States. Practically all of the insurance legislation of the country is handled in this particular way. As to the merits of the proposition, even though the companies have sixty days in which to pay losses, very few of them take advantage of it. Most of the losses are settled as soon as the damage is ascertained.

Senate, Int. 232, introduced by Mr. ascertained.

ascertained.
Senate, Int. 232, introduced by Mr. Spring (same as Assembly Bill, Int. 243, introduced by Mr. Bewley), an act to add a new section, 91a, to the Labor Law, providing that after January 1, 1917, no boiler shall be installed in any factory unless it conforms in all respects to specifications set forth in the rules and regulations of the State Industrial Commission.

spects to specifications set forth in the rules and regulations of the State Industrial Commission.

This bill is disapproved on the ground that the formulation of such specifications by the State Industrial Commission is entirely unnecessary. At the present time all boilers are subject to tests by a department of the government. It is doubtful whether there is a serious boiler explosion once in ten years in the State of New York. The proposed legislation will not afford any greater protection against the loss of life than is now enjoyed.

Senate, Int. 238, introduced by Mr. Walker (same as Assembly Bill, Int. 201, introduced by Mr. Bleecker) adding new article 16 to the Tax Law, providing that future increases in the current expenditure or appropriations of a city in excess of the amount of such expenditures or appropriations for 1915 shall be raised by the levy by such city of an additional tax on the assessed value of land therein, exclusive of improvements. The act is to take effect only

in cities in which it shall be approved

in cities in which it shall be approved in a referendum.

This bill is disapproved on the ground that the Real Estate Board is opposed to the principle of the single tax. This principle is considered further in Senate Bill, Int. 240.

Senate, Int. 240, introduced by Mr. Walker (same as Assembly Bill, Int. 202, introduced by Mr. Bleecker), amending section 249, Greater New York Charter, by providing for reducing the tax rate on buildings and improvements upon real estate. In 1917 the rate on the improvements is to be 90 per cent of the rate on real estate without improvements. This rate is to be reduced yearly thereafter until it equals 1 per cent of the rate, or the value of the real estate wholly unimproved. The act is not to be effective unless approved in a referendum this fall.

is not to be effective unless approved in a referendum this fall.

The committee disapproves this bill on the ground that the Real Estate Board is opposed to the principle of the single tax, which the bill involves. In this connection it is important to add that the whole question of the differentiation between the tax on land and buildings was gone into very thoroughly by the Mayor's Committee on Taxation, and an exhaustive pamphlet on the by the Mayor's Committee on Taxation, and an exhaustive pamphlet on the subject was presented by the Real Estate Board to the committee. It will be urged upon the Legislature that, in view of the fact that the Mayor's Committee, after an exhaustive investigation, has reported against such differentiation, and that Senator Mills' Committee, after careful consideration of the matter, has made no recommendation in favor of it, that legislation of this kind should not be passed.

STREET OPENINGS IN QUEENS.

Condemnation Proceedings in Progress on 115 Streets, None Less Than 50 Feet Wide.

One of the strongest indications that the Borough of Queens is growing enormously is the number of new streets that are being opened. The building operations are increasing with such rapidity that it is imperative that new streets be opened in order to afford adequate convenience.

According to information received by

According to information received by the Queens Chamber of Commerce from Assistant Corporation Counsel Walter

Assistant Corporation Counsel Walter C. Sheppard's office, condemnation proceedings are in progress on 115 streets in Queens Borough.

None of the streets to be taken is less than 50 feet in width; most of them are 60 feet; some are 75, and several are 100 feet. At an estimate of 50 cents a square foot for this land, the cost to the property owners in the borough will be approximately \$1,530,838. To this sum must be added the cost of condemnation proceedings, which it is estimated, will be not less than \$250,000.

Among the larger thoroughfares on

be not less than \$250,000.

Among the larger thoroughfares on which proceedings are being held are: Queens Boulevard, the eight-mile highway through the borough, 200 feet in width; East River Park, the area of which is over fifty-six acres; Roosevelt avenue, which is a street 100 feet in width extending from Woodside avenue, Woodside, through Winfield, Elmhurst, Corona and Flushing Meadows to Flushing; the widening of Atlantic avenue; the widening of Liberty avenue to 80 feet; Rockaway road, from Brooklyn Borough water supply conduit to the city line at Hook Creek, being widened to 100 feet, which will shorten the distance between the Rockaways by about six miles; and Sutphin road from Hillside avenue to Rockaway road.

The Metropolitan Life Insurance Company wrote \$592,800.000 worth of ordinary and industrial policies last year, the largest amount ever written by a company in one year.

NINE PRINCIPLES OF INCOME TAXATION

The Mayor's Committee Says They Should Be Observed in This State—The Revenue Should Be Shared With the Localities

N considering its problem the Mayor's Committee on Taxation was impressed by the fact that the City of New York is the wealthiest city in America, and one of the wealthiest in the world. The ability of the inhabitants of the City of New York to defray the expenses of the city is undoubted. The real problem was to find an equitable and expedient method of reaching this ability. The committee decided that the most obvious solution of the problem is ability. The committee decided that the most obvious solution of the problem is through an income tax.

through an income tax.

Following is a section of the report which was signed without reservation by a majority of the committee, namely: Alfred E. Marling, Edwin R. A. Seligman, Frank Harvey Field, Joseph N. Francolini, John J. Halleran, Hamilton Holt, Jeremiah W. Jenks, Walter Lindner, Cyrus C. Miller, Louis Heaton Pink, David Rumsey, Oscar R. Seitz, Charles T. White.

Concurring but modified opinions were signed by Robert E. Simon, Lawson Purdy, Ardolph L. Kline, Robert S. Binkerd, George V. Mullan, Collin H. Woodward.

Entirely Workable.

Entirely Workable.

The majority report on the income tax proposed follows:

"Your committee have always been of the opinion that, in principle, the direct income tax is one of the fairest of all taxes. They believe, furthermore, that a bill can be drawn which if passed will make the income tax entirely workable under general State law, and they agree that such a tax, carefully devised, would go far towards solving the fiscal problem of New York City as well as that of New York State. While your committee do not deem it proper in view of the anticipated report by the Joint Legislative Committee, to present any definite bill, and while they reserve the right to criticise or even oppose any special provisions of the project which may be submitted by the Joint Legislative Committee, your committee believe that the following general principles ought to be observed in an income tax applicable to the conditions of New York.

Principles to Be Observed.

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Principles to Be Observed.

"First, all incomes ought to be taxed, whether they accrue to residents of New York or whether, if they are within the State of New York, they accrue to nonresidents. The adoption of this principle, which in the opinion of your committee is legally entirely possible, would completely differentiate the income tax from the personal tax.

"Second. Only so much of the income tax should be taxable within New York as fairly belongs to New York in the face of interstate relations. A just system of allocating income both within and without the localities of the State, ought to he devised.

"Third. The exemption from income tax ought to be reduced below the level of that existing in the present Federal tax. The exemption, however, ought not to be so low as to trench on the income of the wage express who is compelled to

of the wage earner who is compelled to spend virtually his entire income.

"Fourth. The rate of income tax ought to be proportionate and not graduated, as the larger incomes are already reached at a higher rate by the Federal tax. A very low rate, as will be seen below, will be adequate to yield substantial revenue.

"Fifth. The administration should, as

"Fith. The administration should, as far as possible, be in the hands of central authorities so as to ensure both expertness and impartiality.
"Sixth. The returns ought to be made as far as possible duplicates of the returns for the Federal income tax, with such minor additions as may seem neces-

"Seventh. Use should be made, as far

as possible of the principle of informa-

as possible of the principle of information at source.

"Eighth. Complete secrecy should be required of all the officials with regard to any details disclosed in any income return.

"Ninth. The personal property tax should be abolished, or if that be found to be impracticable, the amount paid as personal property tax should be deducted from the amount payable as income tax.

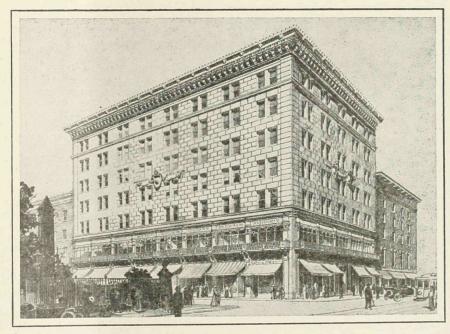
Two Safeguards.

"With the observance of these principles your committee believe that an income tax would be desirable.
"Two possible methods of safeguarding the interests of the City of New York might be adopted by the State, of which 50 per cent. or 75 per cent. might go to the localities. We believe that an income tax on the lines sketched above, even if all public service corporations were exempted from income tax and were exempted from income tax and continued to be taxed as at present, would yield at the rate of 1 per cent. from \$20,000,000 to \$25,000,000. Allowing for the deduction of the personal property tax as 2 per cent income tax and erty tax, a 2 per cent. income tax would yield (net) not far from \$40,000,000. If 50 per cent. went to the localities, the share of the City of New York would be somewhere around \$15,000,000, and if we were to add to this the remission from the direct State tax there would accrue to the City of New York about \$50,000,000. If instead of giving the localities 50 per cent., the share of the localities should be increased to 75 per cent., the advantage to New York City would naturally be greater. naturally be greater.

Local Option Favored.

"On the other hand, if for some reason it seemed unwise for the State to levy a direct income tax, your committee would recommend that by State law there should be given the privilege to the City of New York to substitute for the direct State tax on property an income tax to be levied according to general rules laid down in the State law, and with such additions to the rate of income tax for municipal purposes as income tax for municipal purposes as might be recommended by the municipal authorities. To this extent we are in favor of the plan of local option even in taxation, for it would be an option carefully guarded."

REAL ESTATE BOARD MOVES INTO NEW HOME NEXT WEEK



N Thursday, February 10, the Real Estate Board of New York moves into its new home in the Astor House Building, recently completed by Vincent Astor at the northwest corner of Broad-

Astor at the northwest corner of Broadway and Vesey street.

As already announced the board has obtained a lease for five years, and the reasons for the change were that additional space was necessary so that the increased membership could be properly taken care of, and also the central location of the property reflected to the benefit of the board members. The situation is ideal for the purposes of the board, being adjacent to present and future lines of transit, as well as being near the Hall of Records, Municipal Building, City Hall, Court House and the Real Estate Exchange Salesroom, which is located only a few doors to the west.

Previous to 1885 the brokers were not organized and the quarters of the Auctioneers' Association, at 111 Broadway, were used. In April, 1885, the Real Estate Exchange and Auction Room, Limited, was formed and opened with a membership of about five hundred people actively identified with the real

estate interests. The goodwill and furniture of the old Exchange Auction Salesroom, at 111 Broadway, was purchased. No dues were levied, but each member subscribed to a \$1,000 certificate of membership, which gave him a membership as well as an individual share in all the profits of the company which had purchased No. 59 Liberty street, which was remodelled, at heavy expense, into the Liberty Street Auction Rooms.

In 1891 the auctioneers split from the old Exchange and for about four years the Real Estate Exchange kept on. In 1895 the stockholders received back their original subscriptions and a final settlement was made and the organization disbanded.

tion disbanded.

tion disbanded.

The real Estate Board of Brokers was organized in 1899, and had as its home 59 Liberty street, where was located the old Exchange. Two years later the Board moved to 111 Broadway, and in 1904, when the old structure was demolished the Board went "next door," and established itself in the old Boreel Building, 115 Broadway. In 1906 that building was torn down and still another move was made to the Haight Building, at 156 Broadway, but in 1910 the Board went back to 115 Broadway

RECORD AND GUIDE.

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

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TABLE OF CONTENTS

Coenties Reef, a hindrance to deepsea vessels on the East River, is to be removed. The city has decided as a condition of the U. S. Government doing the work to pay \$240,000 toward the cost. This harbor improvement, by making the waterfront thereabouts more usable, ought at the same time to make the adjacent realty more valuable.

The Street Cleaning Commissioner, Mr. Fetherston, certifies that under modern methods of garbage disposal it is entirely possible to operate a plant for that purpose without causing objectionable odors to an extent constituting a public nuisance. Riker's Island, in the East River, where a plant is to be built under contract with the city, will not therefore be a second Barren Island, the Bronx public has been officially assured. Science can greatly improve on Barren Island methods.

The shortest of all the subways in the Dual System is the most difficult to build, besides being one of the most important. It runs under Canal street from Broadway to Manhattan Bridge, thus linking up the Fourth avenue route in Brooklyn and the Broadway route to Queensboro Bridge in New York. It will be a very important link for Brooklyn folk, who are complaining that it will not be ready in time for the operation of the Broadway line this fall, and are urging the authorities to make it worth while for the contractors to speed up and get through. Generally speaking, there is no advantage for a contractor to finish his work ahead of time.

The awarding of contracts for the construction of the tunnel under the East River for the subway line from Union Square in Manhattan to Ridgewood and East New York, has been followed by the announcement of the purchase of large tracts for improvement in the territory to be served. At Ridgewood, where there has been a large amount of construction of six-family houses in recent years, in anticipation of the subway, there will be increased activity this year in the same line. The buyers are almost invariably thrifty heads of families who occupy one of the flats and rent out the other five in each instance. This procedure has been found profitable to all concerned, the values being moderate and the renting demand unfailing.

The Port of New York and Its Needs.

In the monthly bulletin of the Chamber of Commerce it is stated that 52 per cent. of all the foreign imports of the United States, and 42 per cent. of the exports, passed through the Port of New York during the last fiscal year. For the third time in the history of the port its aggregate foreign commerce exceeded two billions of dollars. The number of vessels entering the port was 4,888, with a tonnage of 12,995,232. This compares with 4,206 vessels of 13,894,486 tons in 1914, and with 4,448 vessels of 15,410,977 in 1913. The passenger traffic is now much diminished by war conditions, but the record for the year 1913 exceeds 2,500,000 travelers. The port of New York, through which passes almost one-half of the foreign commerce of the country, is, in a word, the first port in importance of the whole world.

Yet it is the most expensive port for a vessel to enter, and the most poorly organized for commerce and manufacturing of any on the seven seas. Some appreciation of this fact has been shown in official quarters of late years, but while there have been plans for improvement in mind, practically nothing more than the beginning of the construction

Yet it is the most expensive port for a vessel to enter, and the most poorly organized for commerce and manufacturing of any on the seven seas. Some appreciation of this fact has been shown in official quarters of late years, but while there have been plans for improvement in mind, practically nothing more than the beginning of the construction of a series of long piers has been done in the way of modernizing the facilities of the port. In a published letter which ex-Dock Commissioner Calvin Tomkins has written to Alfred Marling, chairman of the Mayor's Committee on Taxation, calling attention to the fact that new revenues to the city would result from developing the port, he contends that the essential principle of seaport organization consists of constructing public marginal freight railroads back of the docks, and linking them with all the roads leading to the port and with all the factory sites for miles back, so that all parts of the fore-shore and back-lands will be made accessible to all lines of communication at minimum expense for car transfers, and all constituting a single administrative unit for the common use of all carriers and all localities.

Mr. Tomkins argues that the Terminal

Mr. Tomkins argues that the Terminal Committee's plans do not conform to this principle of common use. On the contrary, he says, the New York Central Railroad Company will be confirmed in an invaluable franchise, which will amount to conferring a monopoly of access upon one line only; and he is, consequently, in favor of a public elevated freight road on the West Side marginal streets, with trackage offsets curving into each of the blocks east of the river. This would open up the "neglected belt" between the Ninth avenue elevated and the river as an industrial and commercial terminal section, enormously increasing the value of the land and bringing into use both sides of West street where now only the water side is adequately used. Mr. Tomkins declares that to permit the New York Central to build an elevated structure on a private right-of-way through the middle of the narrow blocks between West and Washington streets, as the present plans of the Port and Terminal Committee intend, would spoil the value for terminal use and maximum car storage of every block along the line.

It is recalled that this plan of the former Dock Commissioner was presented to the Board of Estimate in elaborate detail as long ago as January, 1911. It received the approval of a number of citizen organizations, but was finally rejected by the Committee on Terminal Improvements (of which the present Mayor was chairman) for reasons stated at length in its report of March 27, 1913. The objection which would appeal most strongly to taxpayers now, if repeated, concerned the financial side of the plan. It was to be a purely municipal enterprise, built and maintained by the city with city money. If this was an uneconomical proposal then, it is much more so now, in view of the city's financial straits, and especially so when contrasted with a plan which can be carried out without the expenditure of one dollar on the city's part. A second objection to the plan was, and still is, that the municipally owned marginal elevated railroad for which it provides would be

maintained partly for the use of the Jersey roads, which have repeatedly declined to join with the New York Central in the operation of an elevated terminal railway, such as this would be.

tral in the operation of an elevated terminal railway, such as this would be. Notwithstanding that Commissioner Tomkins' plan failed to win the approval of the Committee on Terminal Improvements, it will not be forgotten by the public that it was he who first preached the necessity for a reorganization of port facilities and prepared the first tangible and complete plan with specifications for a marginal railway of any kind. He was the first to have the vision of a port whose freight handling equipment would be taxed far beyond its capacity—a vision of unpreparedness, of piers and railroad yards congested and blocked as never before with freight awaiting shipment to foreign ports. The vision has become a reality sooner than expected.

Hotel Prosperity.

The sun of prosperity is beating down upon the hotel business of the metropolis. A hotel of any renown that is not earning good dividends is an exception. The revival of general business and the embargo against touring in Europe are reasons sufficient to account for business and society people from other cities visiting New York City this winter in larger numbers and staying longer than has been customary. Hotel life here is also unusually attractive this season, partly on account of the new facilities for dancing, skating and other amusements under refined auspices. The Biltmore, which is earning 20 per cent. on the \$1,500,000 capital stock of the operating company, according to financial reports, paid a 12 per cent. dividend on January 1, after meeting the New York Central Railroad Company's charge of 5 per cent. on the \$5,000,000 invested in land and building, exclusive of the furnishings. If the railroad company had carried out its intention, announced years ago, of building a commercial hotel at Lexington avenue and 42d street, it is now believed that instead of detracting from the Biltmore's trade it could have been made a profitable auxiliary under the same management, which shelters fourteen hundred persons nightly in the Biltmore and could use more space.

Widespread knowledge of this agreeable state of affairs for hotel proprietors has caused a number of building projects to be started or revived, among them the Pennsylvania Railroad's definite plans for a hotel on the vacant site opposite the station. Some years ago it was feared that New York City was being oversupplied with palace hotels, and a considerable number of old-fashioned ones were demolished. On Fourth avenue alone no less than half a dozen were replaced by loft and office buildings within a brief period of time. Hotel construction, as well as hotel destruction, takes on the form of a general "movement" here in New York under good leadership. Years will pass without a new hotel being erected and then suddenly a number will be planned in close succession. Thus, beginning in 1890, the Plaza, Savoy, New Netherland, Waldorf, Astoria, Imperial, Holland and Manhattan were all built within a few years of each other. The city seems now to be ready for another movement of the kind, and the expectation is that the Pennsylvania Railroad's hotel will be contracted for this year, in order to be completed at about the same time as the Seventh avenue subway and in season for the opening of Hell Gate Bridge and the connecting railroad, which will bring trains from New England into the Pennsylvania station. The success of the New York Central's Hotel Biltmore is a decidedly good lead for the Pennsylvania, which so far has done little or nothing on its own account for the improvement of that section of the city since completing its station building, possibly because the terms of its charter have limited its activities. At any rate, the policy of the Pennsylvania hitherto has been to sell or lease its

holdings and not to improve them. Failing to get adequate results in this direction, the company may now conclude to test the virtue in a building policy.

Continuing Building Code Revision.

The Board of Aldermen has passed a resolution directing the continuation of the revision of the Building Code by the Building Committee of the board with the aid of Rudolph P. Miller, for-merly Superintendent of Buildings for the Borough of Manhattan, whose work upon the rest of the code was attended with fine success. The revision of 1914-1915 did not include the separate chapter relating to the construction of theatres, which is one of the largest and most important parts of the code.

This chapter will now be brought into harmony with the others so that the requirements to be met in the construction of theatre buildings will not be disportionate to the requirements for buildings of other classifications, and in order that due cognizance may be taken both of approved current may be taken both of approved current professional practice among theatre architects and builders and of the re-

quirements for public safety.

The announcement that Mr. Miller is to continue in the same relation to the Board of Aldermen until the code is fully completed will be received with general satisfaction in building circles, as not only a thorough piece of work is to be expected from his hands, but also one that will hold an even balance between the public interest on the one side and professional interests on the other.

An Impossible Tax System.

Editor of the RECORD AND GUIDE:

An income tax levied by the State on the same basis as the Federal income tax would not be feasible. This, how-ever, would not make it impractical to levy a tax on business done in the State,

which should be a small one, say one-tenth per cent. of gross business.

To enforce this every person doing business in the State of New York business in the State of New York should be required to keep books, which books should be subject to examination, all information, however, obtained by books should be subject to examination, all information, however, obtained by such examination should be confidential, except in case of false entries or fraud where prosecution may make disclosure unavoidable. Severe penalties or fines should be imposed for violations. In connection with this I would suggest that all salaried individuals residing outside of the State should be taxed substantially on their gross salaries. This should apply particularly to those employed by the public. All such taxes should be divided equally between the State and locality where collected.

That the public has no wish for innovations such as this is no doubt true. The public is opposed to all taxation, and if we could all escape taxation we would be almost as happy as if we could escape that other certainty, death. However, taxes must be levied and collected and new conditions which are bound to arise with progress demand innovations.

The theories that rent payers are

novations.

The theories that rent payers are being hit through a shift to them of the tax on buildings and "that real estate which paid 87 per cent. of the sums raised for local purposes now con-tributes but 75 per cent." on a fair study facts and figures, prove to be mis

leading.

The indisputable fact is that the rate of taxation has risen in New York City from about \$1.45 in 1903 to \$2.12 in 1916, from about \$1.45 in 1903 to \$2.12 in 1916, while the total assessed value of real estate has risen from about four billion seven hundred and fifty million dollars in 1903, to more than eight billion dollars in 1916. It is apparent therefore that the amount contributed by real estate has not decreased 12 per cent., but has actually increased almost 100 per cent. 100 per cent.

As to the shifting of the burdens to the rent payer, the facts also contradict this in every instance and with regard to every kind and quality of building, with

the possible exception of that small area of Fifth avenue, from 34th street to

of Fifth avenue, 1559th street.

It is hardly necessary to give exact the street of th instances, but everybody who knows anything about rental conditions is aware of the fact that while the contribution by real estate was increasing so enormously as above stated, rents have been decreasing almost in the same proportion.

Take, if you will, office rentals below Houston street are down 50 per cent. Modern new law tenements that rented in 1906 for \$5 per room and more, now rent for \$3.50 per room and as low as \$2.50. Elevator apartments that rented at \$12.50 per room in good sections of the city are now renting in some in-stances as low as \$7 per room, and in every instance at a great deal less than in 1906. The facts thus prove that the rent payer is now paying less rent, while the property owner is paying more taxes. These are not theories but

The percentage implying a reduction of the amount contributed by real estate is apparently founded on an erroneous basis. The implication that personal property has increased its percentage of contribution also is only theoretical.

It must be understood that while real estate assessments have almost doubled

estate assessments have almost doubled, the actual value of personal property has probably quadrupled by way of il-

lustration.

The Superintendent of Banking of the State of New York in his annual report to the Legislature of 1915 submits that to the Legislature of 1915 submits that the increase of State bank resources for the year amounted to \$41,835,000; trust companies, \$100,000,000; savings banks, \$89,000,000; total increase, \$230,835,000. Resources of State and national banks, exclusive of savings banks and trust companies, increased 1915 over 1914 one billion dollars. billion dollars.

billion dollars.

Here we have an increase in a single item of personal property in one year (1914 over 1913) of two hundred and thirty-one million dollars, exclusive of National banking institutions in the State, and this was not a year of great prosperity. But it is probable that none of the increased contribution by personal property is made by the payment of any personal property tax.

The increase by personal property, it will be found, is the result of an increase in the amount produced by such special

in the amount produced by such special taxes as the inheritance tax, the tax on the capital, surplus and undivided profits of banks, that on savings banks, the excise tax, automobile license fees, the stock transfer tax, the mortgage re-

coording tax, etc.

Due to the increased expenditures by both State and city, it is, of course, true that both real and personal property are paying in taxes a much larger amount than ever before, but I believe I have shown conclusively that real estate is bearing a much greater burden than is

I have on former occasions suggested and I reiterate that burdening and baiting real estate is just as great an injury if not more so to the community than it is to the owner.

Conceding that the public creates land value, of what value will it be if none will own it? Practically all our city improvements are made with money borrowed on security based on the assessed value of the city.

As land values depreciate so the borrowing capacity depreciates and so public improvements must cease. The argument that only the landlord is affected is not that of the honest thinker but that of the demagogue and trouble maker.

The statement in the Globe, of January 17, that any administration making such innovations in taxing would be wrecked is a statement of one of the chief reasons which prevent the adoption of a proper method of taxation, as administrations and their members are more interested in holding the positions than in doing that which they know to be right and in the end for the best interests of the community. The statement in the Globe, of January

SAMUEL STRASBOURGER. 74 Broadway.

A Complaint from Contractors.

C. A. Crane, secretary of the General Contractors' Association, has issued a statement which contends that contractors suffer considerable amount of loss, through the city's not living up to contracts made, inasmuch as payments are held back for a long period, thereby causing financial loss to the contractors. The statement says in part:
"The Comptroller's repo

report in Rodgers & Hagerty contract, Section 15, in The Bronx, states that on October 1, 1915, the work was completed with the exception of \$5,000 for restoring pavements and pole lines. Public Service Record shows in its Table of Progress on Contracts that on Section 15,076 per Contracts that on Section 15 97.6 per cent. of the work was done on October 1, 1915, and that in August, 1914, 95.2 per cent. was completed. For seventeen 1, 1915, and that in August, 1914, 95.2 per cent. was completed. For seventeen months this contract, amounting to \$3,800,000, has had less than \$20,000 worth of work to be done! The city has had the use of the retained percentage in excess of \$400,000 for nearly two years. "Although the contractor virtually completed his contract fifteen months ahead of time, he has had to continue paying the premium on his surety bond

paying the premium on his surety bond because the work has not been actually completed and accepted. At the usual premium charge, this will amount to about \$30,000 by the time the certificate of acceptance is finally made up. Isn't waiver of a claim for that amount sufficient consideration on the contractor's cart in return for cetting part of his repart, in return for getting part of his re-tained percentage? No, the Comptroller reasons that the cost of the bond and overhead charges for the full contract period were included in the prices he received from the city and some portion of it must be returned if he wants his money now.

"One of the elements which enables an experienced contractor to underbid less skilled competitors is his ability to complete the work rapidly, thus saving a considerable portion of the overhead charge for the full contract period. This

charge for the full contract period. This is as surely a factor in his bid as the price of labor and material.

"An instance—when the Interborough opposed the award of Section 6a at Times Square to Holbrook, Cabot & Rollins, alleging that their bid was too low, the contractors stated that they proposed to complete the work in one-third the contract time and their prices were based tract time and their prices were based accordingly. The contract time was 33 months; the structural work was entirely completed in less than 12 months, and the entire work, including repaving, was done in 14 months. One item in the contract was a lump sum for maintaining the present subway traffic. Holbrook's bid for this was one-third that of the Rapid Transit Company, the second bidder. Holbrook figured on maintaining it for one year, and his expectation has been fulfilled. But the engineers are holding back 50 per cent. of this item in addition to the regular retained per-centage—although performance of the item was fully completed six months ago. "If this is to be the policy of the city not only is there no inducement for con-tractors to complete ahead of schedule,

but they actually lose money by it.
"The McGovern contract, Section No.
9, was 100 per cent. completed on August 1, and all that remained to be done, according to the Comptroller's report, was about \$35,000 covered by supplementary agreements and Article XII. Nevertheless, the engineers have not returned the certificate of completion for the original amount of the contract, and McGovern will have deducted from his final pay-

ment, provided it is made up at once and forwarded to the Comptroller, interest for at least 90 days at 4½ per cent. on \$275,000, amounting to over \$3,000.

"The Daniels contract, Section 12, was

"The Daniels contract, Section 12, was the first to finish. Years ago the papers featured the Daniels contract as a remarkable rapid piece of work, when Daniels gave a party under Lexington avenue to his workmen to celebrate the completion of the excavation work, and the remainder of the work went on just as rapidly. Yet, the Daniels Co. has been no more fortunate than the rest in the matter of getting its money."

BUILDING MANAGEMENT

ECONOMY IN BUILDING DESIGN

By SAMUEL L. POLIS. C. E.

PART I.

THE cost of a building operation consists in the main of two items, viz: (a) land, (b) structure.

Having determined the kind of structure desired, the operator or owner generally endeavors to obtain a building loan or mortgage that is as large as possible or mortgage that is as large as possible in proportion to the combined cost of land and building. The balance must be provided by the operator or owner and represents his equity in the completed structure. The natural desire of the person building is to keep his original equity as small as he can, and it is, therefore, of great importance to keep the cost of the structure as low as possible consistent with the architectural and engineering requirements of the building. ing requirements of the building.

Examples of Costs.

After the character and general design of the structure have been decided upon and preliminary plans made, a fair esti-mate of the cost of each item becomes possible. An actual example of the costs of the various items of a completed structure is as follows:

	Cents.
Excavation	1.2
Foundations	5.0
Brickwork	4.3
Structural steel	6.2
Structural steel	9.4
Ashlar and terra cotta	1.0
Fireproof floor arches	1.8
Partitions	85
Plastering	2.5
Ornamental iron and bronze	4.0
Elevators	2.55
Plumbing	1.5
Flumbing	1.0
Heating and ventilating	
Electrical	
Carpentry	2.2
Marble, mosaic and floor finish	2.8
Skylights and copper work	0.2
Hardware	0.05
Roofing and miscellaneous	1.0
Glass	33

Cost per cubic foot.....

The items of masonry, steel, foundations and fireproofing require about 50 per cent. of the total outlay for the above building and while not typical of all costs we can rightly assume that the items of masonry, steel and fireproof floor construction require an outlay of from 40 per cent. to 60 per cent. of the entire cost of the average fireproof building. When the estimates seem to show that the complete structure will be excessive in cost or where an owner would like to have the plans scrutinized for possible elimination of needless materials, the above three items, together with the plumbing, heating and electrical construction should be examined by competent experts. The other items that enter into building construction are for such work as plastering, painting, ornamental terra cotta, etc., that cannot be reduced in cost without affecting the architecture of a building or its maintenance costs. The items of masonry, steel, foundatenance costs.

Contractors' Opinion.

Contractors' Opinion.

Some practical building contractors do not think much of the engineer's ability and theoretical knowledge. A builder of this class knows and can usually cite examples showing where the engineer wanted him to build a 24 inch brick wall and he built a 16 inch wall, which is still intact, or that the engineer required him to use heavier steel than he knew was necessary. The practical builder would be correct in his opinion of the engineer were it not that the latter must have dealt with a quantity known as a "safety factor," which the builder did not consider. A safety factor may be defined as a number; that the may be defined as a number; that the safe working load of a structural member is multiplied by, to give the load at which it will break, e. g., it gives the

ratio between the breaking strength and the safe permitted working load of structural work. The Building Code of this city requires

The Building Code of this city requires that the safety factor for metals should be four (4), for timber six (6) and for stone ten (10). This means that if we allow 1,000 pounds of loading per square inch of cross-section on a wood post, it can actually carry 6,000 pounds per square inch before breaking. This difference between 1,000 and 6,000 pounds could be used to advantage by the practical used to advantage by the practical builder, but he is violating the law if he exceeds the former figure. However, attention is drawn to the fact that the above safety factor could permit one to considerably overload the walls or floors of any building occasionally, without any material damage being done to the

building.

Another matter that should be considered now is that of floor loads. A floor load is made up of two quantities, the dead load of the floor and the required live load. The dead load consists of: (a) the weight of the floor itself, including the steel, fireproof floor arches, cinder fill, floor finish and ceiling plaster, (b) the partitions. The live load is an arbitrary quantity specified in the laster, (b) the partitions. The live load an arbitrary quantity specified in the uilding Code, and designates the mount of movable load per square foot Building of surface that may legally be distrib-uted over the floor area. The walls, beams, girders and columns must be designed to safely carry the sum of the dead and live loads.

Minimum Live Loads.

The minimum live loads permitted to The minimum live loads permitted to be used in designing as now called for by the code, are the result of considerable study by experts. The Building Code requirements in force from 1899 to May 1, 1915, specified that minimum live loads for apartment houses, office buildings and lofts were to be respectively 60, 75 and 120 pounds, per square foot of floor surface. On May 1, 1915, the new Building Code requirements changed these minimum loads to 40, 60 and 120 pounds respectively, showing and 120 pounds respectively, showing that the live loads heretofore required for the floors of apartment houses and office buildings were considered as too high and those in lofts about correct. In fact a comparison of the required old and revised live loads would indicate that for a given occupancy no increase in live loads over the legal requirements should be made without giving considerable thought to the matter, especially in view of the statements made above relative to safety factors. The truth of this statement is recognized by the majority of designers, but business buildings are frequently designed for heavier loads than designers, but business buildings are frequently designed for heavier loads than are necessary without there being any apparent reason for doing so. A few examples will make this matter clearer.

Example No. 1: The steel of an office building is designed to support a dead load of 80 pounds and a live load of 60 pounds. At what load will the steel fail by rupture?

by rupture?

Po	ounds
Dead loadLive load	80 60
Total	
Safety Factor	560
Breaking load	480
Which is 8 times the load for which building must be designed.	
Example No. 2: The steel of a	loft

building floor is designed to support a load of 80 pounds, and a live of 120 pounds per square foot, making a total of 200 pounds per square foot. At what load will the steel fail by rupture?

as breaking load which is 6 times the load for which the floor must be designed.

These ratios of breaking live load to safe live load are greater for timber and stone because of the larger safety factor required for these materials. It is seen, therefore, that those in charge of an im-provement will keep all of these matters in mind when designing a structure and should not be too hasty about changing the required loads as given in the New York Building Code.

Some Pertinent Truths.

The owner and builder in addition to e above statements, should realize the following truths:

(1) Money needlessly spent for steel, masonry, floor arches, etc., rep-resents an economic waste in that it

resents an economic waste in that it produces no return.

(2) Money spent for ornamental work in certain types of buildings, such as apartment houses, banks, churches, high class residences, etc., cannot be considered a waste in the manner as needless structural materials.

(3) Architectural features indicated on the plans are intelligible to the

on the plans are intelligible to the owner who can make the necessary changes to reduce such costs.

(4) Structural and engineering matters are not generally understood by the owners and such problems can usually be solved in several ways, of which only one way is as a rule both cheapest and best for the desired purpose, as will be shown later.

The structural parts of a building that will be investigated are walls, floors, steel,

will be investigated are walls, floors, steel, timber and foundations.

Walls are classified as bearing, curtain and skeleton walls. Bearing walls support the beams that carry the floor, i. e., are used to carry the floor loads to the foundation. Curtain walls do not carry the floor loads, as these are taken care of by columns and girders placed near them. These walls are self-supporting, since their entire weight is carried on their own foundations. Skeleton walls not only do not carry the floor loads, but instead are themselves supported on steel placed at each story level.

Rearing Walls

Bearing Walls.

The weights of both wall and floor are carried to the foundation by means of columns and girders placed in the walls. It can readily be seen that walls which It can readily be seen that walls which have to carry the greatest loads are bearing walls, as these not only carry their own weight, but also the weight of all of the floors. These walls must, therefore, for a given height of building, be thicker than any other kind. For instance under the laws now in effect, brick walls 75 feet high for a seven-story building would have these thicknesses: building would have these thicknesses:

	Bearing	Curtain	Skeleton
		walls.	
	(Inches.)	(Inches.)	(Inches.)
Cellar	24	20	16
First floor	20	16	12
Second floor	20	16	12
Third floor	16	12	12
Fourth floor	16	12	12
Fifth floor		12	12
Sixth floor		12	12
Seventh floor		12	12
(To	be Con	tinued.)	

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, De-signed to Aid the Architect, Builder and Building Manager, Described With-out Regard to Advertising Consideration.

New Things in Electric Fixtures.

T HOSE who are contemplating the installation of new electrical fixtures this summer will do well to wait until the 1916 estalors are out which will the 1916 catalogs are out, which will be within thirty days. These lists will show many refinements of electrical fix-tures that will include both lighting and ventilation equipments. There are pre-sented herewith through the courtesy

oscillation may be secured by shifting the crank pin to the different holes in the crank disk, the maximum being about 100 deg.

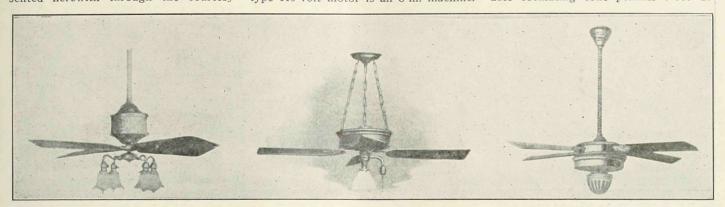
Another company has developed a new 8-in. fan and a 12-in, fan. Each machine is provided with a single bearing, which is of ample size, it is pointed out and is rigidly fitted into the bearing out, and is rigidly fitted into the bearing bracket, being so placed that a balance is obtained between the fan blades and the armature, thus equalizing the strain and insuring minimum wear. The bearand insuring minimum wear. The bearing is of phosphor bronze and is lubricated by a one-wick oiler. The support for the motor head is of the swivel-trunnion type. The support is non-

Another fan operated by a Universal-type 110-volt motor is an 8-in. machine.

the Diehl, Westinghouse and Emerson makes shown in the accompanying illustrations. Another interesting fan is the socket fan, as it is called, which is suspended from the ceiling by a cord and is designed particularly for use in hospitals and over desks

is designed particularly for use in hospitals and over desks.

The motor bodies in the oscillating fans introduced by another firm operate on ball bearings. The worms in the oscillating fans can be placed in position or removed without touching the armatures. The 12-in. fan takes 35 watts and the 16-in. 50 watts. Special safety devices are provided for obviating stripping of gears or burning out. Thumbscrew adjustment is provided for changing the flow of air without moving the base of the fan. A readily adjustable oscillating cone permits three de-



of the Electrical World some of the advance designs. The predominating feature about the 1916 fans is that vibration has been done away with.

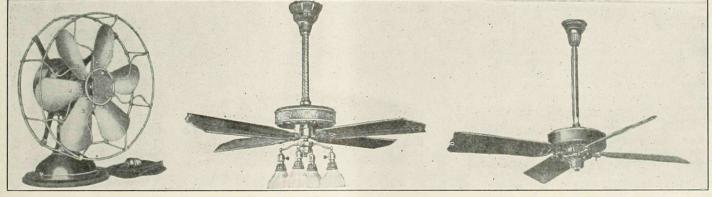
The fan shown in the illustration is provided with a convertible desk-bracket base and weighs four pounds.

The drawn-steel construction of the frames is one of the noteworthy fea-

The fan, according to the manufacturer, is especially well adapted for use in hotels and motion picture theaters.

Of the strictly new models, attention may be called to the gyrating fans which are made in the ceiling, floor-column and counter-column types, and, according to the manufacturer, the thorough circulation produced by the fans has

grees of oscillation or no oscillation. A ball-and-socket joint with stirrup lock in the base permits easy and secure adjustment of the fan at any angle. The most important addition to the line of fans placed on the market by one manufacturer is the 9-in. machines. All 8-in., 9-in., 12-in. and 16-in. fans are arranged for two or three operating



tures claimed for the desk and bracket fans. The manufacturer also asserts that the fans operate quietly and are of pleasing appearance. The six-blade fan is particularly quiet in operation, it is declared, because of its lower speed, the extra blades compensating for decrease in speed, so that the same volume of air can be moved as in the higher speed

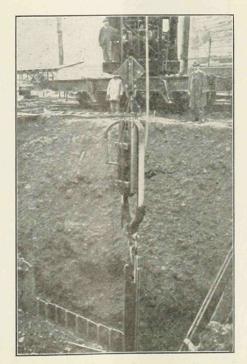
One of the latest types of machines added to the improved fans is the single-speed 8-in. fan. It is a low-price machine and is of cast iron throughout, being so constructed, the manufacturer points out, as not to suggest its low

price.

points out, as not to suggest its low price.

All of the fans excepting those designed for 125 cycles or higher frequencies made by a Western company are provided with a five-point switch and speed coil in the base. The speed coil is designed for a reduction of speed of 35 per cent. to 40 per cent. on sixtycycle circuits with normal voltage at the fan-motor terminals. Century fan motors are what are generally known as the split-phase induction type of single-phase motor. The base is of drawn steel. Each fan is provided with swivel and trunnion and can be converted to a bracket type without the use of extra parts by loosening a cap screw and turning the fan-motor body at a right angle to the base. The oscillating mechanism of the oscillating fans consists of a double worm-gear crank disk and connecting rod. Two ranges of

earned for them the name of the "scientific breeze makers." Attractive combinations of ceiling fans and lighting fixtures suspended either by chain or single-pipe supports are also among the recent developments, as exemplified by



speeds with "off" position. The control switch, which is mounted in the base, is of improved lever design with notched guide, insuring a positive setting for each speed. The 12-in, and 16-in, types have swivel and hinged-joint mounting.

Pile Pulling in 11/2 Minutes.

Pile Pulling in 1½ Minutes.

O NE of the finest examples of efficiency in engineering work wherein great amount of time is saved in pulling sheet piles is reported by the Engineering News in the work of a prominent engineering firm in the construction at Pittsburgh of the foundation for the Pittsburgh & Lake Erie warehouse.

Before any piling is driven for cofferdam, the earth is excavated to a depth of 30 ft. Then 14-in. Lackawanna piles are driven all around the pit to their full depth of 35 ft. The earth inside is removed to the 60-ft. level. This leaves about 3 ft. of pile below the bottom of the excavation.

the excavation.

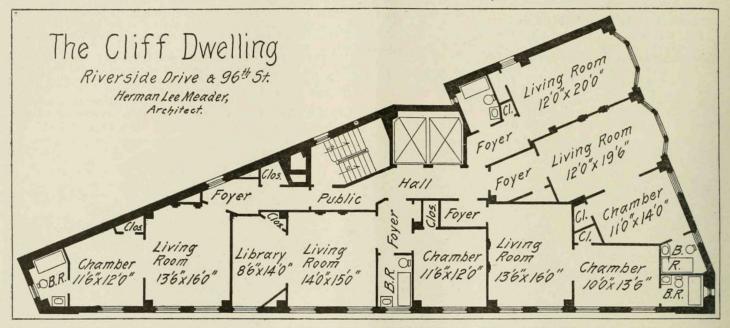
The 60-ft. depth is below the bottom of the adjacent river, so that the excavation is wet even after the piling has been driven to full depth. After the exbeen driven to tull depth. After the excavation the water is pumped out and concrete is placed in the bottom to a depth of 5 ft. No tar paper or other separator is placed to prevent the concrete from bonding to the steel piles.

The piling is retrieved by a novel process. The steam hammer that drives

the sheet piling is reversed and operat-ing in that manner the piling is literally driven out as well as in.

FLAT-IRON APARTMENT ON THE DRIVE

Non-Housekeeping Suites Arranged in Unique Manner-Success From Renting Standpoint Opens Way For Other Similar Structures



PARTMENT houses of the nonhousekeeping class are numerous in Manhattan, but they vary considerably in style and management. A new structure of this type has recently been completed at the north corner of Riverside Drive and 96th street, which embodies some unusual features in design, appointments and conveniences for comfort of the tenants. This building was planned by Herman Lee Meader, architect, 2 West 33d street, for the Palmer Realty Company, owner; Leslie R. Palmer, president, 2 West 33d street. The construction was accomplished under the direction of the architect and the owner, who awarded separate contracts as the work progressed. The consulting structural engineer for this operation was W. Ralph Squires, Inc., 2 West 33d street.

Among the contractors who supplied ably in style and management. A new

consulting structural engineer for this operation was W. Ralph Squires, Inc., 2 West 33d street.

Among the contractors who supplied labor and materials include the Raymond Concrete Pile Co., 90 West street, piling; Underpinning & Foundation Co., 290 Broadway, foundations; Micweil Co., Inc., 162 East 23d street, mason work; George Brown & Co., 286 Fifth avenue, cut limestone and granite; New York Architectural Terra Cotta Co., 401 Vernon avenue, Long Island City, terra cotta; and the Uris Iron Works, 525 West 26th street, structural and ornamental iron. The two electric elevators were installed by the Otis Elevator Co., 26th street and Eleventh avenue, and the heating system by M. J. Callahan Co., 343 West 52d street. Conroy Brothers, 30 East 42d street, received the contract for the plain and ornamental plastering, and the plumbing was awarded to the George Gibson Co., 49 East 21st street. The Knickerbocker Fireproofing Co., 56 West 45th street, installed the reinforced concrete floor arches and the kalamein work was the product of the American Kalamein Works, Inc., 99 Kent avenue, Brooklyn. L. Kantor & Co., 449 West 41st street, had the contract for the carpenter work, which included the interior wood trim. The painting was done by the Robert E. Mackay Co., 360 West 23d street and the lighting fixtures were made by the Black & Boyd Manufacturing Co., 23 East 22d street. The Architectural Sheet Metal Works, 213 East 144th street, had the contract for the roofing, and the electric system was installed by Gagen & Butler, 1402 Broadway. W. Buess, 312 East 95th street, supplied the interior marble.

The new building occupies a peculiar gore shaped plot, but it is one which has made profitable planning possible. The unusual shape of the property has permitted the architect to plan the struc-

ture with all outside rooms. Every room in this building has an outlook on either Riverside Drive or 96th street and they all overlook the Palisades and

the Hudson River.

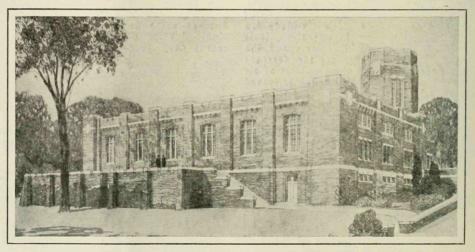
The property on which this structure has been erected has an interesting history and it has been the bone of contention in a number of projected deals which were interrupted because suitable which were interrupted because suitable arrangements could not be arrived at to complete the sale. The erection of a large apartment house was held up for some years on account of this small parcel, and it was not until last year that the possibilities of the site as it existed were realized. That these were of real merit has been demonstrated by the fact that the building was almost entirely rented before it was completed.

Architecturally the structure is a unique one. The facades are constructed of a light buff brick and terra cotta. The applied decoration of the facade is an adaptation of Indian mo-

tives which give the building a peculiarly American atmosphere.

The various floors of this building have been divided into suites of one, two and three rooms, each with private bathrooms and a large entrance foyer. The rooms themselves are of a generous size. Built-in closets abound, there being two such in every suite and three in some. The appointments of the suites include everything possible for the comfort and convenience of the tenants. There are wall plugs for electric fans, lamps, curling irons and chafing dishes. The possibilities of furnishing have been anticipated and the outlets for the portable lights are located where they may be used to the best advantage. There is a telephone installed in close proximity to the bed space and a mail chute is located in the public hall. In the equipment of the bathrooms the architect and the owner have included all of the necessities and as many luxuries as possible.

NEW ARMORY FOR NATIONAL GUARD TO BE LOCATED AT YONKERS, N.Y.



Lewis F. Pilcher, State Arch't.

B UILDING operations will soon be started on an armory for Company G, Tenth Infantry, N. G. N. Y., which will be erected at North Broadway and Quincy Place, Yonkers, N. Y. The structure has been planned by State Architect Lewis F. Pilcher, Capitol, Albany, N. Y., who before assuming his duties as State Architect had a wide experience in the design of buildings of this character. The new Yonkers armory is expected to be one of the best in plan and equipment in the State. The structure will be two stories in height, with

tower 80 feet high, and will cover a plot 169x129 feet. The construction will be fireproof in every particular. The facades are to be constructed of brick with trimmings of limestone. The basement of this building will contain the mess hall, rifle range, bowling alleys, shower baths, toilets and storerooms. On the first floor will be located the officers' quarters, locker-room and drill hall. The second floor will contain the company parlor, instructor's room and the upper part of the drill hall. This project is expected to cost in the neighborhood of \$100,000.

REAL ESTATE NEWS OF THE WEEK

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

PROPERTY SEARCHES.

Register Announces That New Plant Will Be a Source of Revenue to the City.

REGISTER HOOPER has made public announcement of the extension of the service of the new public locality title examining plant which New York County has established, at a cost of nearly \$500,000. In years gone by the Register's Office did a large business in making official searches for lawyers and real estate dealers, but this business was lost to the public office because of the lack of proper indexes of instruments. There are about 2,500,000 instruments in the Register's Office affecting Manhattan property. There are about 100,000 lots in Manhattan, or an average of only 25 instruments for each lot.

The cost of a search for five years for conveyances and mortgages, with two returns, would be \$1. The fees are calculated upon the basis of 40 cents, plus five cents for each name, for each year and for each return.

Searches are made from the locality locality title examining plant which New

Searches are made from the locality plant. All that the Register requires is a description or diagram of the property to be searched. The new search service is specially helpful to owners who already have had their property examined and require a continuation of the search brought down to date. An ordinary search for 20 years or less can be made in an hour or so. The Register's searches are officially certified and are accepted by the courts. The searches include not only a search upon the indexes, but also an examination of the liber record by a qualified expert title examiner and the public may safely rely upon their accuracy. The Register has provided requisition blanks which may be obtained upon request. be obtained upon request.

Realty Company's Statement.

Realty Company's Statement.

The American Real Estate Company has just issued its twenty-eighth annual statement, showing the condition of the company at the close of business December 31, 1915. Its real estate values are supported by certificates of appraisal of nine appraisers of the highest standing and the correctness of the figures is attested by a well-known firm of certified public accountants. In fact, this company was a pioneer in publicity of this kind, it having had its properties appraised by outside appraisers and its accounts audited by public accountants for over twenty years.

The statement shows real estate owned of a valuation of \$24,627,745.93, less underlying mortgages, \$9,952,970.00, leaving a net valuation of real estate owned, \$14,674,775.93. Additional assets, including mortgages owned of \$1,025,603.98 and cash on hand, \$408,459.37, bring the total liabilities of the company, including its bonded indebtedness, are \$14,196,349.80, leaving a capital stock and surplus, above all liabilities, of \$2,577,011.32.

By a comparison with the figures of last year's statement, there has been a net reduction of mortgage indebtedness of \$1,757,990.00 and a reduction in full-paid coupon bonded indebtedness of \$128,686.82. During 1915 the gross sales of real estate amounted to \$4,860,048.96, and real estate acquired, \$2,807,628.00.

The most important purchase made by the company was the Kouwenhoven property in the Astoria section of Queens. This property contains over 1,100 lots and

the company was the Kouwenhoven property in the Astoria section of Queens. This property contains over 1,100 lots and

will be made readily accessible by the Second avenue elevated extension of the dual subway system which should be operated during the present year. Improvements on the property are already under way and the construction of apartment houses will be started in the near future.

Other advantagous purchases are also noted and the past policy of the company in making investments along rapid transit lines at or near station points is continued with promise of profitable return as these lines near completion. The personnel of the management remains substantially the same as in past years, and a continuance of its policy is thus assured.

TESTIMONIAL TO J. P. O'BRIEN.

For Many Years in Charge of the Law Department's Tenement House Litigation.

Litigation.

One of the changes in the present city administration about to be effected is the consolidation of the Tenement House Bureau and Building Bureau branches of the Law Department with the Bureau of Penalties. For many years the Tenement House Bureau and the Building Bureau branches have been under the direction of John P. O'Brien, who has conducted practically all the litigation incidental to the enforcement of the Tenement House Law. In the changes incidental to consolidation, Mr. O'Brien has been assigned by the Corporation Counsel to conduct other important work, particularly with reference to personal tax adjustment.

The employees of the two branches to be merged recently met and presented Mr. O'Brien with a token of their high esteem and regard in the form of a handsome massive silver mounted in kanda and accessories made by Tiffany.

a handsome massive silver mounted ink-stand and accessories, made by Tiffany & Company, and a series of engrossed resolutions, after an address by one of

The resolutions read as follows:

"We, the employees of the Law Department of the City of New York, assigned to duty in the Tenement House Bureau of that department hearing that you are about to be transferred to another branch of this office cannot refrain from expressing our regret that the relations heretofore existing must the relations heretofore existing must

the relations heretofore existing must the relations heretofore existing must terminate.

"We fully realize and appreciate the kindly human interest you have maintained for so many years for all subordinate to you and we know better than all others the invaluable service you have rendered the people of New York during the past twelve years of your administration of this bureau.

"In the administration of a law received with great hostility you have succeeded in equalizing the differences between conflicting elements and we look with confidence for the repetition of this achievement in whatever sphere of activity you may be called to.

"Perhaps no public official has heretofore so completely understood and practiced the qualities expressed by the familiar maxim, 'Pleasant in the method but firm in purpose.'"

New Jersey Taxation.
The tax rate in New Jersey this year will be \$2:11 per \$100. The total valuation of real estate is \$2,158,045,893. Of this \$946,753,277 is represented by land values and \$1,211,292,616 by improvements. The total valuation shows an increase of \$102,348,556 over that of 1914.

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STATE ASSOCIATION MEETS.

Executive Committee to Be Guests at
Annual Banquet of Buffalo Real
Estate Association.

Tax reform, building inspection, regulation of brokerage, city planning, head-quarters' office, 1916 convention, and other subjects of equal importance will occupy the attention of the executive

other subjects of equal importance will occupy the attention of the executive committee of the Real Estate Association of the State of New York, at its monthly meeting to be held at the Lafayette Hotel, Buffalo, February 12.

Several of the committees will present matters on which the advice of the executive committee is desired, and applications for membership will be acted upon. It will be the occasion of a general get-together of members residing in the Western part of the State to meet the executive committemen including:

L. D. Woodworth, president; Alfred H. Wagg, second vice-president; Fenton M. Parke, Buffalo, third vice-president; George S. Buffalo, third vice-president; Fenton M. Parke, Buffalo, third vice-president; George S. Horton, secretary; Hiram Mintz, Bing-hamton, treasurer; M. Morgenthau, jr., chairman of executive committee; H. L. Reed, Amsterdam; Ten Eyck T. Mosher, Jr., Albany, and Fred N. Van Patten, Syracuse.

The members of the executive committee will be the guests of the Real Estate Association of the Buffalo Chamber of Commerce at its annual banquet to be held on the evening of the 12th the 12th.

the 12th.

In addition to addresses by persons prominent in city and State administration, L. D. Woodworth will speak on "The Value of Real Estate as Affected by Legislation;" Alfred H. Wagg will speak on "Standards of Real Estate Brokerage," and the subject of tax reform will be presented by M. Morgenthau, Jr., who managed the campaign which resulted in greater efficiency for the State Tax Commission, the repeal of the exemptions for secured debts, and then aroused an interest in the subject then aroused an interest in the subject which resulted in the appointment of the Joint Legislative Committee, of which Senator Mills is chairman.

Place \$2,842,500 in Loans.

Place \$2,842,500 in Loans.

Wm. A. White & Sons report that they have recently placed the following loans:

For Emma H. Ellsworth, \$75,000 at 5 per cent., on 106-108 West 32d street, six-story loft building: for Brodkim Realty Company, \$310,000 on 6-8 West 32d street. sixteen-story mercantile structure; for Frankenstein estate, \$42,500 at 5 per cent. on the northeast corner of 124th street and Lexington avenue: for City & Suburban Homes Company, \$180,-124th street and Lexington avenue: for Citv & Suburban Homes Company, \$180,-000 at 4½ per cent. on block front west side of Avenue A, 64th to 65th street, six-story model tenements; for Holworthy Chambers, \$165,000 at 5 per cent. on the northwest corner of 32d street and Madison avenue, old buildings. on plot 49x95; for the owner, \$320,000 at 4½ per cent. on 523 Fifth avenue, six-story business building; for No. 630 Park Avenue Company, building loan of \$650,000 on proposed twelve-story apartment house at the southwest corner of \$650.000 on proposed twelve-story apartment house at the southwest corner of 66th street and Park avenue: also the loan recently reported for the New York Theatre Company of \$1,100.000 at 4½ per cent. on the block front on the east side of Broadway. 44th to 45th street; total of \$2,842.500.

New League for Transit.

New League for Transit.

For the purpose of urging the installation of additional transit improvements on the Manhattan Bridge, a new association was formed this week, comprising a membership not only of interested Manhattan and Brooklyn real estate owners but also of business men in the two boroughs. Lack of adequate transit facilities over the new bridge has caused considerable dissatisfaction, it being felt that the two lines now operating, the Three-Cent Line and the Desbrosses Street Ferry Line, are not sufficient to meet present and future needs. The name of the new league will be the Manhattan Bridge Transit Improvement Association. Officers elected on Thursday at the organization meeting are Nathan Marcus, president; Charles

H. Shulman, first vice-president; Henry A. Bade, second vice-president; John H. Jube, treasurer, and Jacob Finkelstein, secretary. Offices will be maintained at 42 Bowery. It is expected that Brooklyn civic and taxpayers' organizations will co-operate with the new association in a concerted move to bring to the attention of the city authorities the contention of the city authorities the condition of affairs.

QUEENS CHAMBER DINNER.

A Transcontinental Telephone Conversation—Distinguished Speakers.

Seven hundred men and women, with receivers at their ears, heard Frank A. Vanderlip, in Los Angeles, discuss over a transcontinental telephone the subject of "Business Conditions in the United States After the War."

States After the War."

At each plate was a telephone receiver, while on the speakers' stand were instruments which enabled H. W. Casler, who was in charge of the transcontinental telephone demonstration, to call up Pittsburgh, Chicago, Omaha, Denver, Salt Lake City, Winnemucca, San Francisco and finally Los Angeles. Edward Rainey, secretary of Mayor James Rolph, Jr., of San Francisco, delivered a message of good will from the executive to the assembled business men of Queens. Queens.

to the assembled business men of Queens.
Charles G. M. Thomas, president of the Chamber of Commerce of Queens, who was toastmaster, exchanged greetings with Seward B. McNear, president of the Chamber of Commerce of San Francisco, while Mayor Mitchel spoke with Mayor Rolfe's secretary.

Mayor Mitchel, after speaking of the public improvements made in Queens tending to enhance transportation facilities and of others now being projected, spoke on national defence. George W. Perkins discussed the income tax.

Among those at the speakers' table were George McAneny, Maurice E. Connolly, Henry W. Hodge, Frederick E. Crane, Charles Pope Caldwell, George B. Cortelyou and Robert Newton Lynch, vice-president of the Chamber of Commerce of San Francisco. merce of San Francisco.

Liverpool & London & Globe Company's

Liverpool & London & Globe Company's Statement.

The statement of the United States branch of the Liverpool & London & Globe Insurance Company, Ltd., a stock company that has been doing business in the United States for sixty-eight years, as of December 31, 1915, shows total assets of \$14,814,384, with unearned premiums and other liabilities of \$9.972.497, leaving a surplus of \$4,841,-867. The assets include \$1,684,728 in real estate, \$2,776.464 in first mortgages on

857. The assets include \$1,684.728 in real estate, \$2,776.464 in first mortgages on real estate, \$1,269,060 in U. S. Government and State bonds, \$670,220 in municipal and county bonds, \$3,113,620 in railroad bonds, \$1,162,800 in railroad stocks, besides \$1.588,107 in cash in banks.

A notable fact in connection with the company is that its securities are placed in trust with influential American citizens for the satisfaction of the company's claimants in the United States, the trustees of the United States branch being John A. Stewart, of the United States Trust Company, of New York; Edmund D. Randolph, of the New York Life Insurance Company, and Walter C. Hubbard, of Hubbard Brothers & Co., of New York. The assets of the United States branch of the company are largely of New York. The assets of the United States branch of the company are largely in excess of the liabilities. Attention is called to the fact that of the railroad stocks owned all are preferred issues, except the common stock of the Chicago & Northwestern Railway Company, amounting to \$137,000. Walter C. Hubbard is now chairman of the company, and the directors in New York include in addition: John A. Stewart, Edmund D. Randolph, Thatcher M. Brown and William H. Wheelock.

—A number of cities in New Jersey have started boosting campaigns to at-tract home builders and desirable manufacturers from New York. Paterson is the latest to enter the lists. Newspapers and billboards will be used.

Improve Your Home Grounds.

Improve Your Home Grounds.

Make your home surroundings beautiful by following the laws of order and simplicity, is the keynote of a bulletin on home grounds which has just been published by the New York State College of Agriculture at Cornell.

Beautiful grounds may be obtained without a lavish expenditure of money and without a sacrifice of convenience. Since the house is the center of all home activities, too much attention cannot be

since the house is the center of all home activities, too much attention cannot be given to its location. If possible, the home should be set slightly above the land immediately surrounding it, but not too high; see that the view from the windows of the rooms most used are the heat ones to be obtained from your parabest ones to be obtained from your par-

best ones to be obtained from your particular location.

Select your type of house with a view to making it fit in with its surroundings. A smoothly graded lawn is more easily mowed, as well as more beautiful. Lawns should be kept clear of flower beds and also of many single trees and shrubs. A little planting along a house, some large trees, with most of the plantings along the boundaries, looks best. Unsightly objects that are necessary may be covered up with planting.

the boundaries, looks best. Unsightly objects that are necessary may be covered up with planting.

Do not chop up your grounds with paths, says the bulletin. Lay out walks with a purpose, that purpose being to make them lead somewhere, without cutting across a grass plat or spoiling the general appearance of a lawn, and then make them beautiful with shrubs and trees that lend themselves to such uses. Oftentimes these shrubs and trees may be of a fruit-bearing type, thus serving a twofold purpose.

In the bulletin published by the land-scape authorities of the college of agriculture are diagrams showing the proper arrangement of home grounds in relation to the house and out-buildings, and a classified list of trees, shrubs and flowers. A general description of each plant and tree is given, from which selections can be made with an intelligent conception of the general appearance of the tree or plant, its height, its foliage, its blossoms, if it has any, and its habits.

A copy of this bulletin may be obtained by any resident of the State on application to the New York State College of Agriculture, at Ithaca, N. Y.

Taxpayers' Ball.

Taxpayers' Ball.

The members of the United Real Estate Owners' Association held their annual entertainment and ball last Tuesday evening. The occasion afforded the opportunity to the members to meet one another socially and to see and speak with city officials, among the latter being Borough Presidents Marcus M. Marks and Douglas Matthewson, Tenement House Commissioner Murphy and Deputy Commissioner Abbott.

Stewart Browne, the president of the United Real Estate Owners' Association, began his business career with the Bank of Scotland and afterwards was with the Canadian Bank of Commerce, then manager of the English Investment Company of London. Later he was manager for the United States and Canada of the Glasgow and London Insurance Company, next N. E. Manager of the New York Life Insurance Company, and subsequently confidential representative to President McCall of same company; organizer and vice-president of the National Surety Company, New York; organizer and president of the International Banking & Trust Company of New York; now and for several years senior member of the banking firm of Stewart Browne & Company, New York; also president and director of the Broadway Building Company.

Nearly half of the population of the country (46.3 per cent) now live in the cities and towns of 2,500 and over. In 1880 only 29 per cent. were city dwellers. Undoubtedly too many people come to the great cities to struggle against adversities which are almost unknown in the smaller places, where the limelight is less dazzling, it is true, but where life is more comfortable on a smaller scale for the average man,

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REAL ESTATE	.\$1,664,728.67
FIRST MORTGAGES ON REAL ESTATE	. 2,776,464.00
U. S. GOVERNMENT BONDS	. 18,650.00
STATE BONDS	651,570.00
MUNICIPAL & COUNTY BONDS	1,269,060.00
RAILROAD BONDS	3,113,520.00
RAILROAD PREFERRED STOCK	1,025,800.00
RAILROAD COMMON STOCK (Chicago & N. W. only)	137,000.00
CASH IN BANKS	
ALL OTHER ASSETS	2,569,483.98

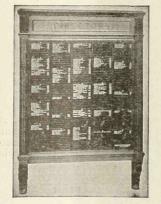
(Value as at 31 December, 1915) \$14,814,383.94 Total Assets UNEARNED PREMIUMS AND ALL OTHER LIABILITIES\$9,972,496.75 Surplus \$4,841,887.19

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Change in Payment Policy.

The Title Guarantee & Trust Co. has given up the sale of guaranteed first mortgage certificates purchasable in \$10 monthly instalments. While these were popular with the general public, the machinery necessary to take care of the business was so expensive that the com-pany could not afford to continue it. They are still prepared, should anyone of the so desire, to receive payments in any amounts and at any times until they equal \$100 and then issue a participation certificate for that amount.

PRIVATE REALTY SALES.

GAIN the market showed signs of recovery, and this week the encouraging elements represented not only easier money conditions but also a larger amount of trading. There are a great many men who maintain that, all things considered, the real reason why the mar-ket has been quiet within recent years, has been on account of mortgage con-ditions; in the difficulty in obtaining new loans or renewing old ones without a change in the position of the owner.

There is no doubt but that financial conditions within the last two years have been such as to make lenders on real estate unusually cautious and this atti-tude has been reflected not only in more conservative appraisements of improved conservative appraisements of improved properties and in the demand for larger equities, but in less outlays for building operations. As a result of this situation, there has been considerable pressure brought upon the two strongest factors in the real estate market, the purchaser for investment and the specularity of the purchaser of the special properties are attitude. lative builder. Such an attitude, how-ever, on the part of lenders was inevit-able, not only on account of the remarkable growth of some sections of the city at the expense of others, but by reason of the keen competition brought to bear on real estate, by other lines of investment. While it is true that there has been building and buying for investment yet it has been of a sporadic kind and of a local nature rather than general. With a growing interest in the amor-tization problem which has been encour-

aged and stimulated by a lively discussion, and with more money available at 4½ per cent. rates, there is not only more optimism apparent among the brokers, but a steadily growing feeling of confidence on the part of lenders. Aside from a \$2,000,000 lower Broad-

wav purchase, made by a large public service corporation, in order to protect the light of its new skyscraper, especial interest centered in the demand for high class residences and residential sites, in the streets, east of, and in the im-mediate neighborhood of Central Park. In spite of the marked trend toward the occupancy of large apartments, a movement which has revolutionized more than one section in New York City, there are still it seems, a number of families, who prefer the private house. This week in particular such buyers were active and acquired a number of properties, either for immediate occupancy or for re-construction along similar lines.

Other important deals concerned a Park avenue vacant corner, bought by New England capitalists for another apartment house operation; the sale of a large Heights plot for a similar project and the resale of a valuable Fifth avenue investment holding to a Westerner, who is already heavily interested in New York real estate.

Private houses were in demand in the

Private houses were in demand in the auction rooms this week and ten were sold at the stand of Joseph P. Day, for a sold at the stand of Ioseph P. Day, for a total of \$121.350, as the result of a partition action brought by M. L. Bennett against E. N. Myers and others. The four houses at 321-327 West 48th street went to Mabel M. Bennett for \$58.600; No. 311 in the same street was sold to Annie Farley, the tenant, on a bid of \$15.650. Howard C. Myers paid \$15.800 for 307 West 52d street, \$21.050 for 402-404 West 47th street and \$10,250 for 356 West 30th street.

The total number of sales reported and

not recorded in Manhattan this week were 37, as against 24 last week and 27

a year ago.

The number of sales south of 59th street was 12, as compared with 7 last street was 12, as compared with 7 last week and 9 a year ago.

The sales north of 59th street aggregated 25, as compared with 17 last week

gated 25, as compared with 17 and 18 a year ago.

From the Bronx 12 sales at private contract were reported, as against 11 last week and 8 a year ago.

Statistical tables indicating the number of recorded instruments will be found elsewhere.

A-R-E-Co. Sells in Bronx.

The American Real Estate Company announces the sale to Hyman Crystal of the entire block front on the west side of the Grand Boulevard and Concourse, between 170th and 171st streets, being part of the property known as the Astorpart of the property known as the Astor-A-R-E-Co. property, and acquired during 1915 from Vincent Astor. Mr. Crystal is to improve this plot with five-story apartment houses of an unusual design. The operation will involve about \$275,000. There is a station of the new Jerome avenue subway at 170th street, only four short blocks west of the Concourse, and it is expected that the service on this line will be begun within the year. This is the initial sale in this property which is now being offered by the American Real Estate Company to builders of responsibility. Several other sales are now in negotiation. The company proposes to complete the work of builders of responsibility. Several other sales are now in negotiation. The company proposes to complete the work of making the entire property available for improvement. The company has also sold to A. A. Kuttler a plot on the northwest corner of Bryant avenue and East 165th street, 100x110, for improvement, with ment with two five-story apartment houses, and to David and Davis M. Lentin a plot fronting 240 feet on the east side of Bryant avenue, 100 feet north of Aldus street, where four five-story apartment houses will be built.

John Hoge Adds to Holdings.

Andrew w Connick has sold, through Elliman, 518 Fifth avenue, ad-Pease & joining the corner of 43d street, on a plot 28x125 feet, improved with an eight-story store and loft building, now under lease to "Irene," at a rental of about \$38,000 per annum net. The purchaser is John Hoge, of Zanesville, O., president of the American Encaustic Tiling Company. the American Encaustic Tiling Company. Mr. Hoge owns a number of other high-class investment properties here in New York, among them being the former Graves and Chase buildings at 481-5 Fifth avenue, and 3 East 41st street, now under lease to Rogers Peet Company, and on which they have erected the fine new building which has been so successfully rented. He also owns 130-134 West 42d street, through to 135 West 41st street, formerly occupied by the Lewis & Conger Company. The Fifth avenue property was sold last month by Pease & Elliman for Henry G. Trevor to Mr. Connick and is assessed at \$495,000. Mr. Hoge was represented by Babbage & Sanders, attorneys. Sanders, attorneys.

\$2,000,000 to Insure Light.

\$2,000,000 to Insure Light.

The 195 Broadway Corporation, representing interests identified with the American Telephone & Telegraph Company, which has erected the new Western Union building at the northwest corner of Broadway and Dey street, has acquired an option to purchase from the estate of Elliott F. Shepard 201 and 203 Broadway, occupied in part by the Mail and Express Building. The deal was negotiated by the Douglas Robinson, Charles S. Brown Company. The property is reported to have been held at about \$2,000,000. The plot at No. 201 measures 20.1x80, while No. 203 measures 24.9x100 with an L to 164-168 Fulton street, where it has a frontage of 66.7 and a depth of 77 feet. These properties have been acquired in order to protect the light and air of the new twenty-eight. the light and air of the new twenty-eight-story structure which will house the

many departments of the purchasing corporation. The purchaser now con-trois practically the entire square block bounded by Broadway, Church, Dey and Fulton streets.

Pay All Cash for Lofts.

Pay All Cash for Lofts.

J. Allen Townsend has sold, through the Charles F. Noyes Company, 50 Lispenard street, size 24.4x93.1, and 49 Walker street, 23.1x107, two five-story buildings, assessed at \$67,000. Title will be immediately taken by the purchaser and the two buildings reconstructed from plans, by James S. Maher, architect. The improvements will include new store fronts, fireproof stairways, steel ceilings and other modern details, and will be completed for May 1, rental. Negotiations are pending for the resale of one of the buildings. The brokers report that the transaction was on an all-cash basis, involving no trade and that cash basis, involving no trade and that the property will be held tree of mort-gage. Stoddard & Mark represented gage. Stodda

Sells \$225,000 Residence.

Mrs. Herbert Scheitel has sold, through William B. May & Company, through William B. May & Company, the nve-story American basement dwelling, 9 East 88th street, on plot 26x100, which has been held at \$225,000. On the birth avenue corner is the residence of William Pollock, and the immediate owners and occupants in the street are Dr. George W. Douglass at No. 5 and E. C. Schaefer at No. 7. The vacant plot to the east, adjoining, is owned by August Belmont. The buyer is reported to be Max J. H. Rossbach.

Cadillac Co. May Buy.

Negotiations are reported pending for the purchase by the Cadillac Motor Company, from Emma Fox and Edward Asmey, of the northwest corner of Columbus avenue and 62d street, a plot builtus avenue and ozd street, a plot 100x100, at present improved with a five-story flat and a row of three-story frame buildings. No details could be learned regarding the plans of the purchaser, if the deal is closed, although it is probable that a large new service station will be

Grolier Club May Build.

The Grolier Club, an organization of booklovers, for many years at 29 East 32d street, which property it sold last year, may eventually be established in a new home at 4/-49 East 60th street. Report has it that this site, 31x100.5, owned by Benjamin and G. Lawrence Perkins, and now occupied by two fourstory dwellings, has been selected by the club's building committee. club's building committee.

Commodore James Resells.

Arthur Curtiss James has sold, through the Douglas Robinson, Charles S. Brown Company, the two dwellings, 50 and 52 East 69th street, with a trontage of 37 feet. Although the identity of the new owner could not be ascertained, it was learned that he contemplates the erection of a high-class dwelling for his own tion of a high-class dwelling for his own occupancy. Mr. James recently acquired the two houses in order to protect his new home, which is directly opposite.

Elbridge T. Gerry Buys.

Cruikshank Company sold to Elbridge Gerry for Eliza Van Wyck Butler Cruikshank Company sold to Elbridge T. Gerry for Eliza Van Wyck Butler and Katherine B. Thompson, represented by George W. Olvany, as attorney, the four-story building, on lot 25x100, at 67 Madison avenue, occupied by the American Express Company as a clubhouse for its employees. Years ago the building was occupied by the Mendelssohn Glee Club.

\$400,000 Heights Project.

The Alto Realty Company, Joseph P. Zuria, president, has purchased from the Altavista Holding Company the plot 121.3x197x100x245 on the west side of Haven avenue, through to Riverside Drive, beginning 250 feet north of 172d street, and from R. R. Fogel the adjoining plot to the north, the entire plot comprising about ten lots. The pur-

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chaser will improve with two six-story apartment houses from plans by N. Serracino, architect. The total operation involves about \$400,000. The deal was negotiated by Harry Goodstein.

Attracts New England Capital.

A syndicate, said to represent New England capital, has purchased the va-cant plot 105x108.9 at the southeast cor-ner of Park avenue and 55th street, ner of Park avenue and 55th street, which was scheduled for sale under fore-closure on Wednesday at the stand of Joseph P. Day as a result of an action brought by the Park avenue and 54th Street Corporation against the Park Avenue and 55th Street Company to satisfy a mortgage of \$72,000. There is a prior mortgage of \$265,000. It is reported that the new owners will erect a ported that the new owners will erect a thirteen-story apartment house on the site, to be ready for occupancy about October 1, 1917.

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

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WE WILL LEASE

WE WILL LEASE
for a term of 3 or 5 years your tenements
or apartment houses in New York and
Brooklyn. We will furnish cash security
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Record and Guide.

WANTED—Experienced renting man, lary and commission. Apply HEIL & STERN, 1165-1167 Broadway.

REAL ESTATE BROKER WANTED

A live young man, experienced in selling, exchanging, mortgaging Manhattan and Bronx properties; must be capable, ambitious, clean cut, good education and reputation; to a man possessing these qualifications we offer opportunity to form profitable association with established firm and to acquire interest in business; positively no salary or drawing account until ability proven. One in business for himself, realizing the disadvantages of working without proper organization, might profitably investigate; in answering state age, experience, etc. Responsibility, Box 100, Record & Guide.

WANTED—A high class loan man, possessing excellent connections with loaning institutions. Satisfactory remuneration and privilege of drawing account for successful man. Box 830, Record & Guide.

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RECORD & GUIDE ANNUALS wanted, 1910 to 1914, inclusive, any condition; state lowest price. CALDER, NASSOIT & LANNING, 2734 Broadway.

LICENSED PLUMBER, good, practical mechanic, wishes position with real estate owners; weekly or monthly salary, reasonable, or by contract; will accept agreement to suit owners. Box 832, Record and Childe.

WE ARE entirely out of NEW YORK Edition of Record and Guide of Jan. 15, 1916. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Feb. 12, 1916. Record & Guide Company, 119 W. 40th Street.

Read, Think and ACT TO-DAY

FOR SALE

A Plot of 11 Lots with an Elegant Private House on the northeasterly corner of Ocean Parkway and East 7th Street, Brooklyn. Write to

B. A. PALUMBO,

172 Humboldt St., Brooklyn, N. Y.

May Set Bronx Record.

For a price rumored to be the equivalent of \$30,000 for a full lot, a new record for West Bronx realty, Charles F. Deshler sold for Walter West the lot 39x34 at the southwest corner of the Grand Boulevard and Concourse and 188th street. The property has been in the family of the seller for more than half

Resells Loft Building.

The Nason Realty Company has purchased from the 557 Fifth Avenue Corporation, Benjamin Mordecai, president, the twelve-story loft building at 106 East 19th street, on a lot 25x92. This building was recently taken in exchange for 557 Fifth avenue from Charles Johnson, of Atlanta Ga of Atlanta, Ga.

Buys for Costly Residence.

The two four-story dwellings, 13-15 East 79th street, was sold by the estate of Emeline T. Holden and Fannie M. Hahn respectively, to a purchaser whose identity could not be learned this week. He controls a plot 38x102.2 on which it is reported he will erect a costly private

"Delmonico's" in Rumored Sale.

According to a report yesterday, the four-story building at the northeast corner of Fifth avenue and 44th street, on plot 65.5x140, with a 100-foot "L," and occupied by Delmonico's, has been sold by the Havemeyer Estate. No confirmation of the report could be obtained.

Buys \$125,000 Dwelling.

Charles L. Riker has purchased from the estate of Brayton Ives, through the J. P. Whiton-Stuart Company, the five-story dwelling, 33 East 39th street, on a 25-foot lot. The house has been held at \$125,000 and will be occupied by the

Manhattan-South of 59th St.

Manhattan—South of 59th St.

22D ST.—Alphonse Moutant has sold 49 West
22d st, a 4-sty building, on lot 24x98.9.

23D ST.—Charles F. Noyes Co. has sold for
Aldus Construction Co. to James J. Riordan
357-359 West 23d st, on plot 50x98.9. Mr. Riordan will immediately demolish the old buildings
and from plans of James S. Maher construct a
6-sty apartment house. McLaughlin & Stern
represented the sellers, and Whaley, Walker &
Fay Mr. Riordan in the purchase.
48TH ST.—J. B. English sold for Lewine &
Kempner 164 West 48th st, a 3-sty dwelling, on
lot 17x100.

Manhattan-North of 59th St.

COOPER ST.—Ennis & Sinnott have bought through L. J. Phillips & Co., from Timothy F. Allen, a plot 37.6x100 in the west side of Cooper st, 137.6 ft. south of Isham st.

62D ST.—Malcolm D. Sloane is reported to have purchased from a client of Edmund L. Baylies 12 East 62d st, a 5-sty dwelling, on lot 25x100.5.

25x100.5.

69TH ST.—The Lenox Hill Settlement Association, Thomas S. McLane, president, which recently completed a model settlement house at 507-509 East 69th st, has purchased 72 ft. adjoining their building on the east. This property was acquired from James B. Hammond through Seton Henry and Douglas Gibbons. The purchase will be used temporarily for playground purposes and eventually to extend the house.

70TH ST.—Slawson & Hobbs sold for Helen W. Hart 118 West 70th st, a 4-sty dwelling, on lot 18.6x100.5.

74TH ST.—Arthur Lipper has purchased, through the Fox Realty Co., from Frederick W. Church, 2 West 74th st, a 5-sty dwelling, on lot 25x102.2.

75TH ST.—Julian Eltinge, the actor, has purchased, through Slawson & Hobbs, from Mrs. F. T. Sanford 240 West 75th st, a 3-sty dwelling, on lot 20x102.2.

on lot 20x102.2.

SOTH ST.—Pease & Elliman have sold for the Hudson City Savings Institution of Hudson, N. Y., 323 West 80th st, a 43-ft. 5-sty dwelling. The house is an unusual one in several respects, and contains a large music room, running up through two stories. The purchaser is Henry B. Anderson, who will occupy.

97TH ST.—H. Bloom sold for the 44 East 97th St. Co. 62 East 97th st, a 6-sty tenement, on plot 50x100.

112TH ST.—A. V. Amy & Co. sold for Delia Freund 133 West 112th st, a 5-sty flat, on plot 30x100.11.

30x100.11.

160TH ST.—Podwill Realty Co. sold, through Arnold, Byrne & Baumann, 638-644 West 144th st, a 6-sty apartment house, known as the "Durrill," on plot 100x100. The house was erected last year by the selling company, from plans by Samuel Katz, at an estimated cost of \$150,000. AUDUBON AV.—George V. McNally and W. D. Morgan have sold for Gertie A. Gorman the

southwest corner of Audubon av and 190th st, fronting 55 ft. on Audubon av and 100 ft. in the street. The purchaser is the Russley Co., Alexander McDowell, president, which will improve with a 5-sty apartment house, from plans by Schwartz & Gross. The plot has been held at \$35,000.

at \$35,000.

HAVEN AV.—Thomas Ward is reported to have sold the plot, 103.3x110.11x irreg., at the southeast corner of Haven av and 170th st to the Sterling Realty Co.

LEXINGTON AV.—Daniel B. Freedman has purchased from Bertha de L. de Victoria 965. Lexington av, a 5-sty dwelling, on lot 20x75.6. The broker was the William S. Anderson Co.

The broker was the William S. Anderson Co.

VERMILYEA AV.—Charles W. Smith and
Max Blau have sold for Hyman Berman Building Co. 72-74 Vermilyea av, a 5-sty apartment
house, on plot 50x150. In part payment the
buyer gave 31 Arden st, a 5-sty apartment
house, on lot 27x100, which has been resold
through the same brokers to Nellie K. Reed.
The total amount involved was \$150,000.
Wechsler & Kohn represented the buyer of the
Vermilyea av house as attorneys.

7TH AV.—Shaw & Co. have sold for the estate of Emilie S. Steinhart to Daniel H. Jackson the northeast corner of 7th av and 127th
st, three 5-sty apartments, on plot 100x100.
The city places a value of \$151,000 on the property for taxation purposes. The sellers have
been in possession of the property for the last
thirteen years.

been in possess thirteen years.

Bronx.

BOSTON RD.—The firm of Leonard Carpenter and Kurz & Uren sold for Mrs. Annie V. Taylor the southwest corner of Boston rd and Lodovick av, a plot 54x95.

CRESTON AV.—Charles Friz bought 2481 Creston av, a 5-sty apartment house, on plot 42x128.

42x128

Creston av, a 5-sty apartment house, on plot 42x128.

FORDHAM RD.—Lewine & Kempner bought from the estate of Thomas Thorn the northwest corner of Fordham rd and Davidson av, a plot fronting 118 ft. on Fordham rd and comprising about four and one-third lots. The buyers will build a taxpayer with stores and a moving picture theatre.

GRAND BOULEVARD AND CONCOURSE.—H. A. Douglas & Co. have sold for Charles S. Stevens to Carl Roubzeane the plot, 50x100, on the east side of Grand Boulevard and Concourse, 93 ft. south of 183d st.

LONGFELLOW AV.—Harry Cohen sold to the Schoen-Westchester Realty Co. a plot containing about 10,000 sq. ft. at the southeast corner of Longfellow av and Rodman pl, which will be improved with 5-sty apartment houses. The buyers gave in exchange the 5-sty flat, 25x100, at the northwest corner of Fulton av and 167th st.

UNION AV.—D. Taurone purchased from

UNION AV.—D. Taurone purchased from Gustav L. Becker 1232 Union av, a 2-fam. dwelling, on lot 20x168.

dwelling, on lot 20x168.

VALENTINE AV.—H. A. Douglas & Co. sold for the Valhalla Realty Co. the dwelling on the west side of Valentine av, 360 ft. north of 183d st, on plot 75x100.

WEBSTER AV.—John F. Fetzer and Charles H. Trent sold the northeast corner of Webster av and 182d st, 50x90, with a 5-sty apartment house, just being completed by the McAvoy-Koester Construction Co.

Brooklyn.

DECATUR ST, ETC.—Everett Kuhn sold the dwellings 242 Decatur st for E. L. Grimes; 65 Bainbridge st for M. Prosser; 3 Granada pl for A. S. Betts; 248 Albany av for the Misses Hogan; 327 Macon st to a client, who resold to a buyer for occupancy, and 516 Halsey st.

MONTGOMERY PL.—A. Peace & Son sold for W. F. Brown 17 Montgomery pl, a 3-sty dwelling.

for W. F. Brown 17 Montgomery pl, a 3-sty dwelling.

POLHEMUS PL.—Burrill Brothers sold for Mrs. Florence G. Falkner to C. M. Bonnie the 3-sty dwelling 19 Polhemus pl, on lot 18.10x100.

52D ST.—I. Salzberg sold for the C. W. Building Co. the plot, 75x100, in the southwest side of 52d st. 200 ft. from 17th av, to H. Wolin and P. De Rosa, who gave in part payment a plot 40x100 in the northeast side of 41st st, 200 ft. from 9th av.

77TH ST.—Samuel Galitzka Co. sold for the K. & G. Holding Co., 549 77th st, a 1-family house, on lot 18.5x100.

78TH ST.—Frank A. Seaver & Co. sold for Sarah Leifert the plot 40x100, in the south side of 78th st, 245 ft. east of 4th av.

84TH ST.—Frank H. Malone, sold for exJudge James F. Quigley, a plot of eight lots in the north side of 84th st, 76 ft. east of 4th av.

BAY RIDGE AV.—Paul A. McGolrick bought for a client, the nine 2-family houses, 157-177 Bay Ridge av.

BEDFORD AV.—Realty Associates sold a plot 200x100 ft. at the northwest corner of Redford

for a client, the nine 2-family houses, 157-177
Bay Ridge av.

BEDFORD AV.—Realty Associates sold a plot 200x100 ft. at the northwest corner of Bedford av and Carroll st, to the Conrad Construction Corporation, which will improve plot with four 4-sty apartments, similar in design and construction to the houses built by this company in the north side of Lincoln pl, between Underhill and Washington avs.

CONEY ISLAND AV.—Louis Gold purchased the northeast corner of Coney Island av and Av U, upon which will be erected four 2-fam. and store buildings.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Walter R. Lusher, the 2-sty business building, on the west side of Flathbush av, 66 ft. south of Beverly rd, on lot 20x100, and for the same owner a similar property on the west side of Flatbush av, 247 ft. north of Albemarle rd.

FLATBUSH.—The Westwood Realty Co. sold a plot 50x100 in the east side of East 23d st, between Avs F and G, for Thomas F. Crean to E. R. Strong Co.; also a plot 50x100 on the east side of Bedford av, between Avs F and G, for Thomas F. Strong Co.; 23 Winthrop st, a dwelling 22x122, for L. E. Sut-

ton; and 596 Amersfort pl, a detached cottage, 50x100, for C. A. Teed.

GREENE AV.—R. A. Schlesing sold for John Schaefer to Jacob Gottel, the 6-family tene-ment, 1285 Greene av.

ment, 1285 Greene av.

OCEAN AV.—McInerney-Klinck Realty Co. sold for Diedrich Scheffer, the 1-family dwelling, at the southeast corner of Ocean av and Dorchester rd, on plot 75x100.

4TH AV.—Howard C. Pyle & Co. report the sale of 15-21 4th av, at the junction of Atlantic and 4th avs, two 4-sty store and apartment buildings, for A. B. Sinderbund. This property is close to the Long Island Depot, and at the subway stations of the 4th and Flatbush av lines.

5TH AV.—Tutino & Cerny have sold for Levy Bros., the 3-sty dwelling, now in course of construction, on plot 20x102, on west side of 5th av, 155 ft. south of Ovington av, to Alma Larsen; also a similar building, in the same row, 135 ft. south of Ovington av, to Samuel Fischer

Fischer.

7TH AV.—Martin A. Ansbro sold for Delia L. Schmitt a plot, 60x89, on the west side of 7th av, between 60th and 61st sts.

16TH AV.—B. J. Sforza has sold for the Connelly Construction Co. the northwest corner of 16th av and 57th st, 80x20, and the adjoining lot, 20x80, on 16th av to a builder, who will improve with stores and apartments.

Queens.

Queens.

COLLEGE POINT.—Frank L. Mueller, of College Point, L. I., has purchased through Thomas Smith, from the Besio Theatre Co., the Regent Theatre, in 13th st. The theatre was built five years ago, and has a seating capacity of 600.

LONG ISLAND CITY.—George E. Clay has sold to John Wagner a plot, 60x90, on the north side of Hassis av, west of Marion pl.

LONG ISLAND CITY.—Judson A. Harrington sold to the Pathescope Co. of America, Inc., a plot 75x90 on the north side of Harris av, 28 ft. west of Sherman st. The company will improve part with a 3-sty building for the development and printing of Pathe films.

LONG ISLAND CITY.—The Queens Subway Apartment and Loft Building Corporation has purchased from the City Real Estate Co. two plots on Hunters Point av station of the Queens subway. One of these plots, 75x90, on the south side of the avenue, and the other plot, 50x50, on the north side. The property is to be improved with apartment houses, the entire project involving about \$200,000.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for Duncan McKennon the dwelling 349 Woodside av, Newark; also for the same owner the dweling 123 North 16th st, East Orange.

Rural and Suburban.

BRONXVILLE, N. Y.—Burke Stone (Inc.) sold for Mrs. Caroline B. Muhlman her residence and a half acre on the White Plains rd, near Concordia College, to Judge Sydney A. Syme, of Mount Vernon.

BRONXVILLE, N. Y.—Burke Stone (Inc.) has sold to Mrs. Alice F. Trimble for the Mc-Lernon Realty & Construction Co. the residence 517 Gramatan av, corner of Ridgeway st. The property consists of a 12-room residence on a plot 75x140.

property consists of a 12-room residence on a plot 75x140.

DOBBS FERRY, N. Y.—Kenneth Ives & Co. have sold the country estate known as Wykaska, for Courtland Palmer to Edwin Gould. The property has been in Mr. Palmer's family for several generations, and contains 25 acres of uplands with riparian rights, a large residence, two cottages and stables.

GREAT NECK, L. I.—The Suburban Utilities Corporation is reported to have purchased from the Great Neck Real Estate Co. the 40-acre tract, consisting of the property north of Kensington. It was formerly known as Great Neck Terrace. The corporation intends to develop the upland on the same scale as Kensington and the lowlands on Manhasset Bay will have a number of bungalows.

GREAT NECK, L. I.—McKnight Realty Co. sold at Great Neck Estates to Colin C. Simpson, Jr., plot 70, section A, on Sycamore dr, adjoining his present residence; to Mrs. Keeler, 20 x140, adjoining her residence in the Thornewood section; to Cornelius P. Carman lots 167-168 in Elm st in the Thornewood section; to Mrs. Elinor R. Cleaver five plots on Sycamore dr, the corner of Myrtle and Magnolia drs; three plots on Magnolia dr; and a plot on Myrtle dr, on which plots Mrs. Cleaver proposes to erect dwellings.

ORANGE, N. J.—Feist & Feist (Inc.) sold for Mrs. Magraret Sanford to Charles A Morrell

on which plots Mrs. Cleaver proposes to erect dwellings.

ORANGE, N. J.—Feist & Feist (Inc.) sold for Mrs. Margaret Sanford to Charles A. Morrell the 2-fam. house 21 Kenilworth pl; also for the Linwood Co. to Mrs. Margaret Sanford the 2-fam. house 72 South Parkway, East Orange.

POCANTICO HILLS, N. Y.—The Fox Realty Co. sold for Rudolph Olenser his property containing about 8 acres, adjoining the Knollwood Country Club.

PORT WASHINGTON, L. I.—Dr. Charles A. Stuerer purchased through Hyde & Baxter a plot at the corner of Central dr and Main st as a site for a dwelling.

SCARSDALE, N. Y.—Fish & Marvin have sold for David Welsh a property on Walnut Grange to William O. Jarvis, who will improve for residential purposes.

SMITHTOWN, L. I.—Nason Realty Co. resold

dential purposes.

SMITHTOWN, L. I.—Nason Realty Co. resold to Theodore S. Hall 55 acres. This property was acquired in an exchange for the northeast corner of 113th st and St. Nicholas av. Mathew Briggs was the broker.

TUCKAHOE, N. Y.—Joseph Lambden & Son sold for the Suburbs Holding Co. the Tuckahoe Marble Quarry, comprising about 22 acres, to the Emerson-Norris Co. The buyer intends to enlarge the buildings, which they have occupied under lease.

LEASES.

Will Pay \$12,000 a Year.

Pease & Elliman have leased for 907 Fifth Avenue, Inc., the southerly half of the fifth floor of the building now under construction at the southeast corner of 72d street and Fifth avenue to Henry Sanderson, of the firm of Charles D. Barney & Company, for a long term of years, at about \$12,000 per annum. This apartment consists of fifteen rooms and four bathrooms and has a very large frontage on Fifth avenue. The transaction marks the fifth lease made in the building, which will be ready for occupancy next August. It is now over one-third rented, although the steel is only up to the ninth tier. Pease & Elliman have leased for 907

Suffrage Association Enlarges. The National American Woman Suffrage Association, Mrs. Carrie Chapman Catt, president, has leased the entire fourteenth floor in the Burrel Building, 171 Madison avenue. The association, for a portion of the term, has purchased the lease of the present occupant of this space, which will be used as executive offices. The association has been located on Fifth avenue for a number of years. The brokers in the deal were Loton H. Slawson Company and Malcolm E. Smith & Company.

Long Term Mid-Town Lease.

George R. Sheldon has leased, through Clark T. Chambers, to the Edwards Leasehold Company, the property at 24 East 38th street, on a lot 25x100, adjoining the Protestant Dutch Reformed Church, for twenty-one years at an aggregate rental of about \$120,000. The property will be altered into bachelor apartments from plans by Wortmann & Braun, architects. Braun, architects.

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AND MANAGEMENT OF ESTATES

Feather Firm Will Move.
The Farmers Loan & Trust Company, as trustee, is reported to have leased for a long term a new six-story building to be erected on the site of 27-31 West 33d street to a large feather concern for new headquarters. The plot measures 75x98.9 and is improved with three five-story dwellings, which have been remodelled for business.

Manhattan.

Manhattan.

AMES & CO. have leased the store and basement at 479 6th av for F. Livingston Pell to Samuel Dauer for the restaurant business; also the store and basement at the northwest corner of 7th av and 49th st for the Gallatine Operating Co. to the Knickerbocker Sales Rooms, dealers in automobiles, and the 4-sty dwelling at 71 West 45th st for the Broadway Savings Institution to Emil Berla.

ALBERT B. ASHFORTH (INC.) has leased space in the new Brokaw Building at Broadway and 42d st to the Western Import Co., the Medal & Badge Co., Inc., "Mignonette," formerly of 25 West 42d st, and to the Northwestern Electric Co. of Chicago, Ill.; also the 12th floor of 10 East 33d st to the Fifth Av Shop, Inc.; space in the Knox Building at the s w cor of 5th av and 40th st, to Louise Lewis; space at 106 East 19th st to Meltzer & Ratner; offices in 665-71 5th av to Arpad Balint, and in conjunction with Heil & Stern, the 10th floor of 10 East 33d st to Max Warschauer.

BARNETT & CO. leased dwellings at 64 West

st to Max Warschauer.

BARNETT & CO. leased dwellings at 64 West 126th st to Axel Astren and at 62 East 124th st to Peter Casper.

LOUIS BECKER Co. and Charles H. Low have leased for the Metropolitan Savings Bank the building at 1930 Amsterdam av to Whalen Brothers, of Brooklyn, for a furniture house.

DANIEL BIRDSALL & CO. rented the entire building at 62 and 64 Greene st, containing about 30,000 sq. ft., to Leo Schlessinger & Co., now occupying the buildings at 64 to 68 Wooster st.

St.

GEORGE A. BOWMAN has leased for W. C. Ely to the Arc Leasing Company for 10 years, the store and basement at 119 West 42d st.

CAMMANN, VOORHEES & FLOYD and Horace S. Ely & Co. have leased the 5-sty building 402 West Broadway to the Hollywood Co.; also the store, basement and sub-basement at 16 Beekman st to the Bishop Paper Co.

CARSTEIN & LINNEKIN have leased offices at 347 5th av to the Business Bourse, Inc., and the North American Co.; offices at 320 5th av to Jacob Isaac and Meyer Pearlman; also at 1161-1175 Broadway to M. & J. Horney, Lafayette Lulunstean, Herman Wertheim, J. Frank Kirkendall and La Rose Dress Co.

CROSS & BROWN CO. has leased at 7 East

ette Lulunstean, Herman Wertheim, J. Frank Kirkendall and La Rose Dress Co.

CROSS & BROWN CO. has leased at 7 East 38th st and 8 East 39th st the 6th floor to H. L. Simmons & Co.; at 907 Broadway space on the 12th floor for M. & L. Hess (Inc.) to M. Brooks & Co.; at 417 5th av on the 10th floor to Heiman & Lichten; at 40-2 East 22d st on the 12th floor to T. S. Denisone; at 1416 Broadway on the 4th floor to Harry Kohler; at 1140-6 Broadway on the 4th floor to Harry Kohler; at 1140-6 Broadway on the 12th loft to Boggs & Buhl; in the Strand Theatre Building to Linton Brothers, on the 3d floor to Potts & Campbell, and on the 2d floor to John M. Murphy; at 29-33 West 36th st on the 5th floor to S. Weinberg & Co., the 2d loft, in conjunction with M. & L. Hess (Inc.), to Max Thorn; 9th loft, in conjunction with Roy Scherick, to M. Mundscheim, and, in conjunction with Frederick Fox & Co., 1st loft to S. Heim & Sons; at 129 West 22d st 3d floor to Friedman & Levy; in the building at southeast corner 7th av and 49th st space on the 4th floor to the Exhibitors Times (Inc.); at 1790 Broadway space on the 5th floor to Charles A. Russell; at 427 4th av the 4th floor to Louis Barthel; and at 158 Madison av the 5th floor to McElroy Studios.

DUROSS CO. has leased for P. F. Collier & Son the store 428 West 13th st to Isidor Gruber.

DUROSS CO. leased for William G. Howenstine, the 5-sty house 43 7th av to John Abbott for three years.

stine, the 5-sty house 43 7th av to John Abbott for three years.

DUROSS CO. has rented for Hugh King and the M. H. Greenebaum Co., the building 446 West 14th st to the Sinclair Sales Co., which will use the building, after extensive alterations, for the storage and sale of provisions and smoked beefs. The company is located in Cedar Rapids, Iowa.

DOUGLAS L. ELLIMAN & CO. have leased large apartments in the new Fullerton Weaver building, 420 Park av; to Miss M. L. Pruyn and Miss N. K. Pruyn; Miss Charlotte Baker; Russell A. Cowles, and Edward A. Wickes.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment from October 1, 1916, in 340 Park av, for the Potter-Mordecai Syndicate, to E. K. Beddall; also, in the building under construction at 470 Park av to Frank B. Rowell and in 149 East 40th st to Miss A. R. Baker.

DOUGLAS L. ELLIMAN & CO have leased from the the plans from October 1, 1916, an apartment in 340 Park av, to Dr. J. Ramsay Hunt; also, furnished, for the season, at 144 East 56th st, for Mrs. Townsend Ashmore to Mrs. R. Burnside Potter and at 149 East 40th st to Arnold S. Furst.

DOUGLAS L. ELLIMAN & CO. leased for the Brixton Construction Co. Edwin S. Brickner.

st to Arnold S. Furst.

DOUGLAS L. ELLIMAN & CO. leased for the Brixton Construction Co., Edwin S. Brickner, president, from October 1, 1916, apartments in the house under construction at 129 East 69th st to Theodore P. Dixon and Howard A. Plummer of Low, Dixon & Co., bankers; also to Robert W. Gifford. The building is now about 65 per cent. rented, with the foundations hardly finished.

hnished.

HORACE S. ELY & CO. leased the southerly store in the new building on Broadway, southeast corner of 49th st, to John R. Thompson for a term of years at a gross rental of about \$120,000; also a southerly office in the same building to the Theatre Picture Equipment Co.

EWING, BACON & HENRY have leased space to John E. Seeley Advertising Co. and John Chapman space in 101 Park av.

JACOB FINKELSTEIN & SON have leased 242 Bowery for Max Garfunkel to the New Homes Gas & Electrical Supply Co.

JACOB FINKELSTEIN & SON leased for the Ackerman estate, to Bernard Flynn, the 4-sty building, 99 Bowery, for 15 years, at a rental approximating \$75,000 for the term. Extensive alterations will be made. The estate was represented by Adam Frank as attorney; Aaron Morris represented the tenant. The same brokers subleased the store and basement in the building to Ludwig Sobel, retail shoe dealer.

M. FORMAN & CO. leased space in 29-33 West 36th st to Friend & Shrier and Henry Goldstein; in 148-50 West 24th st to Oppenheim & Tauber; in 30-4 West 26th st to Edelman & Edelstein; in 18-20 West 27th st to M. J. Bernstein; in 13-15 West 28th st to A. Mash & Co.; in 20 West 17th st to John Edelman; in 22-24 West 26th st to Irving D. Karpas & Co.; in 162 West 21st st to Rosof & Junger; in 141-143 West 125th st to Julius L. Goldstein; in 27-35 West 24th st to Max Wolf; in 115-117 West 27th st to Cooper & Lansner; in 126 West 17th st to Value Cloak & Suit Co.; in 126 West 21st st to Feinberg Bros.; in 18 West 24th st to Max Deer; in 32 West 31st st to Smart Set Dress Co.

FREDERICK FOX & CO. have leased the 2d and top lofts at 739-41 Broadway to Hirsch, Wolf & Co., and Lewis W. Prager, respectively; the 9th loft at 736 Broadway to Ambrose & Co.; large space at 740 Broadway to Marks & Morris; top loft at 751 Broadway to Charles Falkenberg, and the 2d loft at 818 Broadway to Zachara Braunstein.

PETER GILSEY & CO. have leased the 1st loft in 1195 Broadway and 30 West 29th st to Wagner & Blaufarb, furriers. These properties

Zachara Braunstein.

PETER GILSEY & CO. have leased the 1st loft in 1195 Broadway and 30 West 29th st to Wagner & Blaufarb, furriers. These properties are now fully rented, with the exception of a portion of the top loft.

PETER GILSEY & CO. have leased the duplex apartment of H. W. Wilkinson in 1 West 64th st to Phillip S. Dyer, of the American Horse Shoe Co. of Phillipsburg, N. J.; also for the 340 Park Av. Co., E. Clifford Potter, president, an apartment in the new apartment house being erected on Park av, west side, from 51st to 52d st, to Charles M. Englis.

GOODWIN & GOODWIN have leased for Mrs.

GOODWIN & GOODWIN have leased for Mrs. E. N. Mahoney to Frank Kue, the private house 123 West 124th st.

F. GOUGET rented for A. Stone the 4-sty dwelling 130 West 82d st to A. Menghetti.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for F. Livingston Pell to Peter Scaminaci the store and basement at 149 West 4th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased apartments at 203 West 107th st to Dr. Rosa Straus and Mrs. Elizabeth A. Bentley and at the Edmund Francis Court, Amsterdam av and 120th st, to Mrs. Rosa F. Cuthbert.

N. BRIGHAM HALL & WM. D. BLOODGOOD, (INC.) leased for Philip Rhinelander to Heyman Cohen & Son the store and basement at 48 West 21st st.

Man Conen & Son the store and basement at 48

West 21st st.

M. M. HAYWARD & CO. have leased for the estate of Thomas E. Crimmins, the store at 2622 Broadway to Gristede Brothers, grocers.

HEIL & STERN have leased 7th loft in 40-2 West 27th st to Samuel H. Rubin; 4th loft in 31-3 West 31st st to B. Tauber & Co.; 8th loft in 312-14 7th av to Samuel Bauer, and 2d loft to S. Kornberg; also with Cross & Brown 8th loft in 22-4 West 38th st to Louis Mandel, and with Albert B. Ashforth, Inc., 9th loft in 10 East 33d st to Max Warschauer.

M. & L. HESS (INC.) have leased for Cross & Brown, as agents, the entire 8th floor in the new building at 1140-6 Broadway to William M. Van Buren, resident buyer.

M. & L. HESS (INC.) have leased, in conjunction with Houghton & Co., the 4-sty dwelling at 66 West 89th st for three years to Albert Serna.

M. & L. HESS (INC.) have leased space on

ing at 66 West 89th st for three years to Albert Serna.

M. & L. HESS (INC.) have leased space on the 7th floor at 30-2 East 20th st to Carl H. Brunow; on the 10th floor at 49-53 East 21st st to Ignatz Drab, and on the 8th floor at 13-15 East 22d st to Barney Levinson.

M. & L. HESS (INC.) have leased the 6th and 7th floors containing 25,000 sq. ft. in the Underhill Building, 438-48 West 37th st for a term of years at an aggregate rental of more than \$100,000. This completes the rental of the entire 12-sty recently completed heavy construction building. The lessee, Telautograph Corporation, successor to the Gray National Telautograph Co., whose factories and offices have been for the last 12 years at 75 Fulton st. The company is doubling its present factory capacity in the new quarters.

HOUGHTON COMPANY has leased for the James Van Dyke Card estate the 4-sty dwelling, 333 West 70th st to Fannie H. Dennie.

HOUGHTON COMPANY has leased for M. & L. Hess (Inc.), representing the F. C. Beach Realty Corporation the 4-sty dwelling, 66 West 89th st, to B. R. Naulom.

HOUGHTON COMPANY has leased for the Hoyt estate, represented by Clarence S. McKune, the 4-sty dwelling, 130 West 71st st, to Margaret Edwards.

HUBERTH & HUBERTH have leased store, 8 Central Park West, to the Adelson-Chambers

HUBERTH & HUBERTH have leased store, 8 Central Park West, to the Adelson-Chambers Motor Co.

FELIX ISMAN (INC.) leased the store at 1243 Broadway to Emanuel Kalisch, haberdasher, and the store at 1245½ Broadway to George Reisch, birds and fishes.

ELLEN & JEFFERY have leased a loft at 141 West 36th st to the William H. Page Boiler Co.

SAMUEL H. MARTIN has leased for Bolton Hall the 3-sty dwelling, 109 West 63d st to L. A. Moran.

MOORE & WYCKOFF have rented the 3d loft in 17-19 West 17th st to Innovation Headgear Co; the 10th loft to J. Maltz and in conjunction with Jesse T. Meeker, the 6th loft to Harry A. Posner.

Co; the 10th loft to J. Maltz and in conjunction with Jesse T. Meeker, the 6th loft to Harry A. Posner.

NELSON, LEE & GREEN have leased the store at 302 5th av in the new Dinsmore Building recently erected by the Strathcona Construction Co. This lease completes the renting of the building which includes the eleven floors and the three stores. The tenants are Robert Loban of Newark, N. J., and Mrs. Lucy Penhays of London, England, who will open the London Dog Shop, a branch of the Thornbury Kennels.

CHARLES F. NOYES CO. has leased for the New York Life Insurance & Trust Co. to Frank Faeth the 3-sty dwelling, 264 West 136th st; also the 5th floor at 318-324 East 32d st to the Eastern Optical Corporation; for James N. Jarvie, the 4th floor of 332 Broadway to the Pohs Mig. Co.; and the 6th floor of the Crystal Building, 47-49 West st to Anderson Brothers.

CHARLES F. NOYES CO. has leased the 10th floor of 81-83 Fulton st to H. J. Baker & Brother for a term of years at an aggregate rental of about \$50,000. Extensive changes are being made to the premises for the occupancy of the tenant, from plans of Kimball & Roosa. This lease completes the rental of the building. The business of H. J. Baker & Brother was established in 1850. Charles F. Noyes Co. also subleased for this firm their present premises in 100 William st to the Pacific Fire Insurance Co., C. V. Meserole, president. This building is also 100 per cent. rented.

PEASE & ELLIMAN, as agents, have rented the 3-sty dwelling 348 West 29th st to Mrs Rachel Broughton.

Rachel Broughton.

PEASE & ELLIMAN have rented an apartment in 129 East 69th st, which is being built by the Brixton Construction Corporation, to Miss Bertha Dove.

PEASE & ELLIMAN have leased for Bing & Bing in 993 Park av an apartment to William Gellatly; also for Mrs. Ellen Purcell an apartment in 234 Central Park West to H. A. Yerkes.

ment in 234 Central Park West to H. A. Yerkes.

PEASE & ELLIMAN have rented, furnished, for Mrs. Paulding Fosdick her apartment in 116 East 63d st to Mrs. Henry F. Godfrey; also apartments in 129 East 69th st, the new house being built by the Brixton Construction Corporation at the northwest corner of Lexington av and 69th st, to Seymour Johnson and to Arthur Corlies. This makes a total of 9 apartments already rented in this house by the agents, Pease & Elliman, though the building will not be ready for occupancy, until next Fall.

agents, Pease & Elliman, though the building will not be ready for occupancy, until next Fall.

PEASE & ELLIMAN, as agents for the Lords Court Building at William st and Exchange pl, have made the following leases of office space therein: to Brenner & Bonner, marine insurance agents; to Frank E. Childs, an exporter formerly with W. R. Grace & Co.; to Miss May Patterson, lawyer; additional space to White & Reeves, expert accountants; to James A. Gray, lawyer; to the Clark Book Co., additional space to Slattery & Co.; larger offices to a previous tenant, Edmund I. Read, an insurance broker; to Eugene Boissevain, in which to conduct a South American export and import business; to Noyes, Merriman & Co., members of the Consolidated Stock Exchange; additional space to Kirlin, Woolsey & Hickox, formerly Convers & Kirlin; to F. G. Canton, an exporter; to A. R. Smith & Co., stock brokers, and to R. G. Whittemore & Co., bankers.

HIRAM RINALDO leased for the E. & H. Realty Co. the building at 180 and 182 Mott st to A. Splaret, Inc., and store at 246 Grand st for M. J. Adrian to H. Goldberg.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the United States Trust Co. the 5th floor at 45 Wall st to Peck, Rasmus & Truesdale.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. and William P. Pond Phimps rented the

DOUGLAS ROBINSON, CHARLES S. BROWN CO. and William P. Pond Phipps rented the store and basement at 21 East 49th st to Miss Thoma, corsetiere, now in West 33d st.

Thoma, corsetiere, now in West 33d st.

ALFRED J. ROWANTREE has leased for the Charles Kaye Renting Co. the store and basement at 12-14 West 21st st to I. M. Noerdlinger; for M. & L. Hess, as agents, the 11th loft at 50-54 West 17th st to Odiorne & Co.; for Abner T. Bowen the 2d loft at 155-157 Wooster st to the Famous Paper Box Co., completing the renting of the building; for M. & L. Hess, as agents, the front portion of the 4th loft at 13-15 East 22d st to D. & H. Osterweis; for Alfred Duane Pell the 2d loft at 622-624 Broadway to M. Furman & Co.; and for Louis Levy the 3d loft at 114-116 West 27th st.

RULAND & WHITING CO, has leased the four 5-sty buildings at 530-538 East 72d st to Elias Gottfried at an aggregate net rental of about \$50,000; the store at 70 Nassau st to Adler & Sturman; the store at 310 Pearl st to Sussels & Raskin.

Sussels & Raskin.

SCHINDLER & LIEBLER have leased for Joseph Krieger of Kingston, N. Y., the 5-sty tenement 133 West 60th st at an aggregate rental of more than \$13,000.

LOUIS SCHRAG has leased for Pauline Ruger, the store in 116 West 22d st to Edward J. Vogt for three years; also for Amanda B. Manee the store in 407 6th av to Samuel Gruber for three years.

LOUIS SCHRAG has leased for the Milrow Realty Co. lofts in 539-41 8th av to the U. S. E. M. Co.; for the Renrew Realty Co. in 291-37th av to Sterkin & Rosen; for the Riga Realty Co. in 152-6 West 25th st to Isaac Dickman; for the Oltrogge Realty Corpn. in 134 West 25th st to David Lustgarten, and for Agnes Lynch the house at 148 West 22d st to McShane & Winans.

Winans.

SCHULTE REALTY CO. has leased the store at 182 Fulton st.

EVERETT M. SEIXAS CO. rented an apartment at 15 West 55th st for Hendrick Suydam to Horacio Anasagasti, of Argentina; and in 205 West 57th st to Oscar Coolican.

SHAW & CO. have leased the store southwest corner Central Park West and Cathedral Parkway to Thomas Philips, George Cathires and Harry Manos.

SOUTH FERRY REALTY CO., William H. Chesebrough, president, rented to Dr. L. Dolz, Cuban Consul General, space on the 2d floor in the new South Ferry Building, at the corner of State and Whitehall sts; also to Clive Bayley, British Consul General, one-half of the 8th floor, and the Indian Renning Co. the 6th floor; space to the Standard Shipbuilding Corporation, H. Anthony Ayres, Canadian Customs; Silva, Bussenius & Co., Boston Provision and Ship Supply Co., Mecke & Co., Russian Volunteer Fleet, Post van der Burg & Co., of Holland; Grace Bros., Charles E. Armstrong, A. J. Morris, Finland Steamship Co., and McDonnell & Truda, agents of the Transatlantica Italiana.

SPEAR & CO. have renewed leases involving 70,000 sq. ft. of space, with tenants in 133-141 West 21st st. The building is entirely rented. in 127-131 West 25th st, the easterly store and basement to J. Vorhaus & Son and the westerly store and basement to H. Palhowitz.

JACOB J. TABOLT has leased to the Kress Co. the building 91 Franklin st; to Pierce Buckley the store and basement 115 7th av; to Robert Muller the building 102 West 43d st and to Bernard Soubie the dwelling 252 West 52d st.

L. TANENBAUM, STRAUSS & CO. leased for the Trinity Church Corporation the 6th and 7th floors in 316-320 Hudson st to the American News Co.

TUCKER, SPEYERS & CO., in conjunction with Brett & Goode Co., leased space on the 10th floor in 7-11 West 45th st to I. Nichthauser.

STEPHEN H. TYNG, JR., & CO. have leased the 1st loft of 129-131 5th av and 4 East 20th st, formerly occupied by Lord & Taylor to the Kienzle Clock Co. for a long period of years. The lessee is one of the largest and oldest firms of clock makers in Germany and it will use this loft for the display of products. The selection of this location is interesting in that it tends to further consolidate the houhehold furnishings trade. The buildings, 129-131 5th av and 4 East 20th st, now house the showrooms of Austrian china and glassware, shown by Koscherak Bros., another floor displaying English china and glassware by Meakin & Ridgway, a third floor displaying English pottery by Hugh C. Edmiston, and a fourth floor of French baccarrat glassware by Adrian C. Gredelue.

J. K. MOORS leased for William H. Archibald, as agent, the store at 940 8th av, to Lee Kyrometes, artists' supplies.

CHARLES B. WALKER has leased for P.

CHARLES B. WALKER has leased for P. Murphy space in 86 Walker st to Scharf Tag Co.; for Woehr Brothers in 180-182 Lafayette st the Frankel Rubin Co.; for the Third St. Realty Co. space in 570 West Broadway to Sandow Tool Co.; for Majestic Printing Co. in S8-90 Walker st to Bloch Stamping Co.; and in 300 Canal st to Katz, Hirschfeld & Dimond.

WILLIAM C. WALKER SONS leased the 7-sty loft building at 525-527 Broome st to S. Bernstein & Son, of 223 Front st.

WM. A. WHITE & SONS with M. & I. Hess.

WM. A. WHITE & SONS, with M. & L. Hess, rented an entire floor in the 12-sty building at the northeast corner of 24th st and 7th av to Morris Haber.

rented an entire noor in the 12-sty building acthe northeast corner of 24th st and 7th av to Morris Haber.

WM. A. WHITE & SONS have rented the store and basement at 130 Bleecker st to the Noble Trucking Co.; also the 5th loft in 25 East 4th st to Samuel Wiener; the 2d loft in 872 Broadway to Heidelberger & Sokalic; the 1st loft in 128 Bleecker st to Salwen Brothers and the 3d loft in 121 Fulton st to E. Vogel, Inc., and an apartment in 200 West 52d st to Burnham Hoyt.

J. P. WHITON-STUART CO. rented apartments in 830 Park av for Mrs. F. W. A. Donohue to Arthur A. Fowler; in 164 East 65th st for Mrs. Elliott Schenck to Arthur B. Lapsley; in 471 Park av for Miss Annie B. Dexter to Charles D. Halsey; in 901 Lexington av for Douglas L. Elliman & Co. to Mrs. F. Abercrombie Miller; in 955 Park av for Bing & Bing to Morton G. Bogue, and in 1 Lexington av for Gaines & Drennen to G. Lawrence Perkins.

J. P. WHITON-STUART CO. have leased 82 Irving pl for Mrs. Harold Henderson to R. Stuyvesant Pierpont, 44 East 52d st for Edward H. Wise to Frank C. Bishop, 39 East 75th st for N. A. Prentis to Nelson MacA. Lloyd 54 East 77th st for Mrs. Annie L. Carroll to Mrs. Charles S. Bates, 56 East 52d st for G. Hunter Brown to Miss Constance Perkins, 152 East 74th st for the Renaissance Realty Co. to Charles R. Swords and 46 East 50th st for Mrs. H. K. S. Williams to Mrs. B. A. W. Heye.

WORTHINGTON WHITEHOUSE (INC.) leased for Henry T. Sloane, his residence, 18 East 68th st, furnished, to Frederick W. Vanderbilt. F. R. WOOD, W. H. DOLSON CO. rented apartments in 43 West 93d st to Edward J. Fitz-

osin st, turnished, to Frederick W. Vanderbilt. F'. R. WOOD, W. H. DOLSON CO. rented apartments in 43 West 93d st to Edward J. Fitzgerald; in 560 West 144th st to A. Rosenmond; in 55 Central Park West to Mrs. May K. Scripture; in 122 West 114th st to Max Adams; in 60 St. Nicholas av to Flora Cohen, and in 464 Columbus av to Mrs. I. Stinn.

Bronx.

SCHLUSING & ROESTEL rented apartments in 2384 Creston av to Henry Brown, M. E. Joel and Edgar Wehle; in 153 East 184th st to Michael Hennesey; in 163 East 184th st to Joseph Haas, Charles Steigler and J. Boyer; in 2385 Grand Boulevard & Concourse to D. Lavin and in 2390 Creston av to J. Covert and J. Gintel.

Brooklyn.

SCHULTE REALTY CO. leased the 2d floor in the Dennett Building, at 353-355 Fulton st.

Queens.

LEWIS H. MAY CO. leased for Guy C. Mott store on Central av, Far Rockaway, L. I., to Samuel Nathan.

Suburban.

BURKE STONE (INC.) leased for Alfred B. Stone his residence on Lake av, Lake Av Park, Tuckahoe to Thomas J. Gorman, of Yonkers.

DeBLOIS & ELDRIDGE leased for the Caroline Ogden Jones estate, Midcliff, on Ruggles av

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William P. Rae Co.

Woolworth Building New York

180 Montague Street Brooklyn, N. Y.

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Specializing in the Bay Ridge District Bush Terminal Factory Sites 6806 THIRD AVENUE

Tel. 1474-5 Bay Ridge

Brooklyn, N. Y.

Jan. 29 to Feb. 4

\$140,250

1015

1915

and the cliffs, between the estates of John R. Drexel and T. Suffern Tailer, at Newport, to Mrs. Alexander J. Cassatt, of Philadelphia, for the summer.

ROBERT E. FARLEY ORGANIZATION has rented for the Eastern Mill & Material Co., additional space in its new building, at Orawaupum st and Martine av, at White Plains, to the Crescent Athletic Club.

FEIST & FEIST (INC.) leased for Adriana A. Edgar the upper part of 14-16 New st, Newark, to the Joseph Rohrer Institute.

CHARLES FIELD GRIFFIN & CO. rented for William W. Caswell his country estate, known as Wilmount, on Quaker Ridge, Scarsdale, N. Y., consisting of 50 acres of land, large mansion, with numerous outbuildings, to John F. Baudouine.

MRS. ELIZABETH H. KERNOCHAN of Manhattan has leased for three years, through Baker Crowell (Inc.) the 20 acre estate of William A. Kissam, in the Lakeville section of Great Neck, facing Middle Neck rd. This property is situated on one of the highest elevations in the section, and is near the estates of E. R. Chapman and W. K. Vanderbilt.

PAYSON McL. MERRILL CO. leased for Mrs. homas F. White her property at the corner of /hite's la and Central av, Cedarhurst, L. I., Cleveland C. Lansing.

LEWIS H. MAY CO. has leased for Mrs. Katherine J. White a villa in White's lane, Cedarhurst, L. I., to Albert Robertson.

PEASE & ELLIMAN rented for Mrs. Elizabeth A. Sohmer her house and garage at Scarsdale, N. Y., to Eugene A. Sichel. The place is completely furnished.

SCARSDALE ESTATES leased to Julian Rice a house on Walworth av, Greenacres, Hartsdale, N. Y., opposite the home of Frank Whiting.

E. S. WILLARD & CO and Hornor & Co. leased for Mrs. Spencer Jennings, her residence at Glen Cove, L. I., to R. B. Dula.

REAL ESTATE NOTES.

WM. A. WHITE & SONS have been appointed managing agents for 72 Wall st.

S. SINGER & CO. have moved to 1169 44th st, Brooklyn.

WILLIAM H. MILLS has withdrawn from the Osgood Pell Co. and has opened an office at 7 ast 42d st.

M. ROSENTHAL CO., formerly at 24-26 East 21st st, has moved its offices to 1178 Broadway, corner of 28th st.

AMES & CO. have been appointed agents by the Broadway Savings Institution for the five dwellings 71-79 West 45th st.

HORACE S. ELY & CO. negotiated the sale of the dwelling 313 East 19th st for Catherine E. McKenna to the New York Skin and Cancer Hospital.

THE FIRM OF CORN & CO. has been dissolved. Henry Shapiro, formerly of this concern, will continue in the real estate brokerage business at 505 5th av.

DOUGLAS L. ELLIMAN & CO. have been appointed agents of 55 West 55th st, a 9-sty apartment house being erected by the Banley Realty Co., S. Morrill Banner, president.

HARRY PERCY DAVID has resigned as solicitor of the Home Title Insurance Co., a position held by him since 1906, and intends to practice law.

PEASE & ELLIMAN announce that Frederick W. Ford has become associated with their office, to represent them in conducting their business in Morristown, N. J., and the vicinity.

PAUL D. SAXE, formerly with Frank B. Taylor, has become associated with the uptown office of the Douglas Robinson, Charles S. Brown Co. Brown Co.

T. DI SALVO is the purchaser of 346 East 56th st, a 4-sty tenement, reported sold by the Lawyers Mortgage Co. through Schindler & Liebler.

WEST SIDE TAXPAYERS ASSOCIATION will hold a dinner and dance at Terrace Garden on Monday evening, February 7. The committee in charge is Joseph Wenner, Bernard J. Foss, Charles A. Schrag and Jacob J. Tabolt.

Charles A. Schrag and Jacob J. Tabolt.

J. ROMAINE BROWN CO. has been appointed receiver for 328 East 112th st, 106 East 116th st, 1803-9 Lexington av, 34 West 128th st, 24 Maiden lane, 671-9 Sth av, 217-19 West 111th st, 503-5 West 133d st and 507-9 West 133d st.

LEGARE WALKER and Cross & Brown have placed a loan of \$500,000 at 4½ per cent. for the Childs Co. on their restaurant property at 194-196 Broadway. The loan was made by the Union Trust Co.

LOWENFELD & PRAGER, of 149 Broadway, have prepared a booklet containing a list of their properties which they offer for sale. They announce that any broker who has not received it may have one mailed to him on request.

ARNOLD, BYRNE & BAUMANN have sold for Louis Young to Thomas Concannon 2149 5th av, a 5-sty flat, on plot 25x100. He gave the property in part payment for 1765 Southern Boulevard, recently reported sold by the same brokers.

FRANK D. AMES, of the firm of Ames & Co., has been appointed receiver of 456 East 141st st, Bronx. Ames & Co. have been appointed agents of the store and apartment property 939 and 941 2d av, and also of the apartment house 250 East 50th st.

250 East 50th st.

HARRY ADLER announces that he has organized a new firm known as Harry Adler, Inc., to transact a general real estate and insurance business, with offices in 790 Broad st, Newark. The officers are Harry Adler, president; E. R. Richardson, secretary and treasurer; and L. C. Russell, vice-president. Mr. Adler has been for years been associated with Feist & Feist.

PEASE & ELLIMAN have been appointed by the 106 East 85th St. Co., controlled by Isidor Mishkind, agents for the new 9-sty apartment house under construction in the south side of 85th st, just east of Park av; also by the 145 East 49th St. Co., controlled by Goldberg & Kramer, for the new 9-sty apartment house which they are building in the north side of 49th st, between Lexington and 3d avs.

FRANK L. FISHER CO. was the broker in the recently recorded sale of the northeast corner of Lexington av and 50th st for Charles Buek to Samuel K. Jacobs, who gave in exchange the major part of what is known as Shippan Manor, Shippan Point, Stamford, Conn., consisting of about 25 villa sites, some of them having a water front. This also includes what is known as the "Club property." Mr. Buek intends to improve the property with a number of villa sites.

LEON S. ALTMAYER has obtained, as broker, a 1st mortgage of \$174,000 at 4½ per cent. per annum for a long term of years on the property at the southwest corner of 42d st and 6th av. The property has a frontage of 100 ft. in 42d st and 80 ft. on the avenue. The premises are assessed for \$810,000, of which \$740,000 is on the land. It is leased at \$34,000 net per annum, taxes and insurance. The same broker also negotiated a 1st mortgage of \$15,000 on the 2-sty business buildings 3417 and 3419 3d av.

OBITUARY.

EDWARD C. ANDERSON, president of the Edward C. Anderson Co., insurance, 135 William st, died in Atlantic City on Thursday, Jan. 27, aged sixty-nine. Mr. Anderson was one of the organizers of the Insurance Clerks' Mutual Benefit Association, and was the holder of its life certificate No. 1. For many years he was a member of Company A, of the Seventh Regiment, New York National Guard. He was a member of the Union League Club, the Fulton Club and the Seventh Regiment Veteran Association. He leaves his widow, one daughter and one son.

FRANK T. MARRS, real estate dealer and auctioneer, of Hicksville, L. I., died on Friday, Jan. 28, at his home there, aged fifty-four. He is survived by a widow, four sons and two

REAL ESTATE STATISTICS

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

(Arranged with figures for the correspondi week of 1915. Following each weekly tal is a resume from January 1 to date.)

MANHATTAN.

(3	0	n	V	e	y	an	C	es	

191		1915			
	to Feb. 3 Jan	. 29 to Feb. 4			
Total No	173	171			
Assessed value	\$10,890,800	\$9,934,500			
No. with consideration	17	25			
Consideration	\$607.923	\$1,175.525			
Assessed value	\$603,500	\$1,555,500			
	to Feb 3 Ja	n.1 to .Feb. 4			
Total No	700	682			
Assessed value	\$42,490,750	\$39,839,010			
No. with consideration	102	81			
Consideration	\$5,695,261	\$3,487,725			
Assessed value	\$5,824,500	\$4,201,050			
Mortgages					

Total No..

Jan. 29 to Feb 4 Jan. 28 to Feb. 3

Amount. \$1,978,253 \$2,684,425 To Banks & Ins. Cos. 17 Amount. \$645,500 \$719,250 No. at 6 \$28 49 Amount. \$654,350 \$447,175 No. at 5 \$25 30,500 No. at 5 \$25 30,463 \$1,714,500 No. at 5 \$25 30,4		90	102
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Amount. Unusual rates. 1 Agrount. Literest not given. Jan. 1 to Feb. 3 Total No. Total No. \$11.599,255 \$7.728,372 Amount. \$5,764,500 \$2,225,250	No. at 44		
Unusual rates	Amount		
Amount \$4,000 Interest not given 28 19 Amount \$554,440 \$468,000 Jan. 1 to Feb. 3 Jan. 1 to Feb. 4 Total No. 357 391 Amount \$11.599,255 \$7,728,372 To Banks & Ins. Cos 72 56 Amount \$5,764,500 \$2,225,250	Unusual rates		1
Interest not given	Amount		84 000
Amount. \$554,440 \$468,000 Jan. 1 to Feb. 3 Jan 1 to Feb. 4 Total No. 357 391 Amount. \$11.599,255 \$7,728,372 To Banks & Ins. Cos. 72 56 Amount. \$5,764,500 \$2,225,250	Interest not given		
Jan. 1 to Feb. 3 Jan. 1 to Feb. 4			
Total No. 357 391 A mount. \$11.599,255 \$7,728,372 To Banks & Ins. Cos. 72 56 A mount. \$5,764,500 \$2,225,250			
Amount		to Feb. 3 Jan	1 to Feb. 4
Amount	Total No	357	391
To Banks & Ins. Cos 72 56 Amount	Amount		
Amount \$5,764,500 \$2,225,250	To Banks & Ins. Cos		
Barrier 1877년 1월 1일 전 1일 전 2일 2일 1일			

Mortgage Extensions.

Jan. 28 t	o Feb. 3 Jan.	29 to Feb.4
Total No	27	40
To Banks & Ins. Cos	\$815,877 10	\$1,582,000
Amount	\$450,000	\$842.500
	to Feb. 3 Jan	. 1 to Feb. 4
Total No	199	178
Amount	\$8,525,577	\$6,880,093
ToBanks & Ins. Cos Amount	\$6,399.300	\$3,646,500
77 - 17 71		

Building Permits.

1015

		Feb. 4	Jan.	30 to Feb. 5
New buildings Cost Alterations	 	\$720		\$2,567,000 \$101,200

	to Feb. 4	Jan. 1 to Feb. 5
New buildings	\$4,638,950 \$1,247,404	\$9,027,100
BR	ONX.	

Conveyances,

	1916	1915
Jan. 28 t	to Feb. 3 Jan	n. 29 to Feb. 4
Total No	124	109
No. with consideration	13	20
Consideration	\$79,500	\$218,900
Jan.	1 to Feb. 3 J	an. 1 to Feb. 4
Total No	544	561
No. with consideration	65	66
Consideration	\$422,824	\$768,805

Mortgages 1916 Jan, 28 to Feb.

Total No	67	53
Amount	\$637,616	\$399,504
Amount To Banks & Ins. Cos	2	2
Amount	\$74.000	\$17,750
No. at 64	36	21
Amount,	\$388.335	\$128.749
No. at 51/2	- 4	7
Amount	\$19,000	\$61,950
No.at 5%	5	3
Amount	\$33,257	\$21,400
Unusual rates	2	
Amount	\$4,374	
Interest not given	20	22
Amount	\$192,650	\$187,405
Jan. 1	to Feb. 3 Jan	1.1 to Feb. 4
Total No	354	297
Amount	\$3,113,802	\$2,004,518

To Banks & Ins. Cos.. Amount. \$534,100 Mortgage Extensions. Jan. 28 to Feb. 3 Jan. 29 to Feb. 4

Total No	\$310,000 6	\$161,800 5
Amount	\$163,500	\$163,000
Jan.:	Ito Feb. 3 Jan	n. 1 to Feb. 4
Total No	81	87
Amount,	\$1,817.495	\$1,513,025
Ao Banks & Ins. Cos	29	- 20
Tmount	\$785,500	\$363,950

Building Permits

	Dumume 1	CI MILES.		
		1916		1915
	Jan 28 to F	eb. 3]	an. 29 to	Feb. 4
New buildings		1		17
Cost		\$158,00	0 \$	450,500
Alterations		\$12,50	0	\$47,225
	Jan. 1 to	Feb. 3	Jan. 1 to	Feb. 4
New buildings		. 6		69
Cost		\$1,898,200	\$2.	155.355
Alterations		\$53,55	0	\$65,755

BROOKLYN. Conveyances.

1916

Jan. 27 to	o Feb. 2 J	an. 28 to Feb. 3
Total No	481 52 \$363,867	30
Jan.1to	Feb. 2	Jan. 1 to Feb. 3
Total No	1,984	
No. with consideration Consideration	\$1,947,288	
Mort	gages.	
	1016	1015

	1910	1915
Jan. 2	7 to Feb. 2	Jan. 28 to Feb. 3
Total No	. :	399 306
Amount	. \$1,664,8	368 \$1,107,281
To Banks & Ins. Cos		
Amount	\$707.4	
No. at 6%	. 2	
Amount	. \$670,9	
No. at 51/2	• • • • • • • • • • • • • • • • • • • •	91 68
Amount No. at 5 €	\$760,0	\$440,250 28
Amount	\$79.5	
Unusual rates	. 010,0	
Amount	. S.	\$3,400
Interest not given		36 15
Amount		225 \$33.050
Jan	1.1 to Feb. 2	Jan. 1 to Feb. 3
Total No	. 1,0	601 1.363
Amount	. \$6,357,3	
To Banks & Ins. Cos		
Amount	. \$2,432,	775 \$998,891

Building Permits.

Jan. 28 to 1	Feb 3 Jan. 2	9 to Feb. 4
New buildings	\$661.200	\$562.000
Alterations	\$44,875	\$56 725
Jan. 1 to	Feb. 3 Jan.	1 to Feb. 4
New buildings	437	262
Alterations.	\$3,754,020 \$251,778	\$2,161.710 \$297,140

QUEENS. Building Permits.

Jan. 28 to	1916 Feb. 3 Ja	1915 an. 29 to Feb. 4
New buildings Cost	\$254,160 \$10,305	\$177.325
Jan. 1	to Feb. 3	Jan. 1 to Feb. 4

Jan.	1 to Feb. 3 Jan.	1 to Feb. 4
New buildings	550	256
Cost	\$1,925,994	\$742,624
Alterations	\$115,107	\$55,983
*****	THEOREM	

RICHMOND.			
Building	Permits.		
Jan. 28	1916 to Feb. 3	Jan. 29	1915 to Feb. 4
New buildings	\$7,520 \$63	Ô	\$98,850
	1 to Feb. 3	Jan. 1	to Feb. 4
New buildings Cost	\$69,070 \$12,91)	\$149,440 \$4,700

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

BUILDING material movements this week showed a tendency upon the part of builders to wait and see what the price movement in the first week in February was going to be. Hardly a change in levels took place, so far as formal lists were concerned, but there were several instances where inquiries were answered subject to immediate acceptance. One was in the brick market where a price was made on a load at \$8.25 a thousand, teacher was in the seven of a special lot another was in the case of a special lot of molding sand where a five-cent slide was made on quantity and another in a lumber movement concerning a grade of oak.

Offsetting these three instances were four where spot prices were made at slightly above list figures now ruling. One was on cement for late spring and early summer delivery. The advance was not stated, but it was intimated that it was above five cents. Another case where prompt acceptance of a quotation

where prompt acceptance of a quotation made in response to an inquiry was urged was in the case of a certain form of reinforcing material. All steel and iron quotations are being made on condition of immediate acceptance and many of the hardware lines in jjobbers' hands are almost as tightly held.

Architects taking figures on new operations have found in the recent past that owners were showing a disposition to hold off speculative operations until the complexion of the spring building movement could be determined and particularly whether there was going to be trouble in getting fuel at manufacturing centers pending the adjustment of the wage scales at the coal mines. Assurances made in Indianapolis that the men would not walk out on April 1 gave many builders reassurance that conditions builders reassurance that conditions would remain undisturbed and that only advances, if any, might before spring speci specifications pected were in.

were in.

As the general building materials market in the metropolitan district now stands, the aggregate gain in prices for all basic materials, outside of steel, copper, tin, iron and allied commodities, shows a gain of only 3.8 per cent. above those ruling last year at this time. The principal gain accrues from the rise in the price of cement and common brick. Incidental factors are crushed stone, glass and fireproofing terra cotta block. glass and fireproofing terra cotta block. With structural steel, iron, copper and tin included, the aggregate gain reaches 10.5 per cent. per cent.

It is apparent, therefore, that the price movement of building materials entering into speculative operations is not sufficient to warrant postponing operations and in sections where actual demand exists small operations will continue to

and in sections where actual definant exists small operations will continue to proceed to completion.

As for types of buildings requiring steel and considerable metal concrete reinforcement, there is an increasing demand and it is held by some architects that this is so insistent as to make certain kinds of construction imperative regardless of the added cost. For instance, it was pointed out, that there is an actual dearth of moderate sized office space in the Greeley Square section. There is an increasing demand for loft building space in the central business zone of Newark. Factory building is active, as far as prospective operations are concerned, in both Queens and Brooklyn. Bronx, on the other hand, is developing a moderate sized small building movement.

ing movement.

The height of the building material price movement has not yet been

reached, according to some authorities reached, according to some authorities in the trade. There are many dealers and distributors who believe that it has gone high enough, but when Portland cement manufacturers say they are doing a summer business in their product, brick manufacturers are contemplating starting operations earlier than usual this year and steel companies are taking business subject to late third-quarter and ness subject to late third-quarter and

end-of-the-year delivery except when high premiums are paid, it leads many conservative houses to believe that despite the high price of good materials the building movement this spring and summer will be equal to, if not greater, than that of 1913. Some even go so far as to look for a repetition of the volume of business taken in 1912 during the spring of 1916.

COMMON BRICK.

Movement Here Shows Strength as

Movement Here Shows Strength as Season Advances.

A CCORDING to information at hand, the brick market closed strong this week, with prices remaining firm at \$8.50 and \$9.50 a thousand. There were two cases reported where lower prices were offered, but the tendency is to conserve the present supply and to make sure that there is an adequate quantity on hand in the local wholesale market, especially until the river opens again to navigation.

in the local wholesale market, especially until the river opens again to navigation. The Cornell Towing Company got a fleet of ice barges up as far as Roundout early in the week when the warm weather permitted it, but since the cold snap developed, these barges have been no more successful in getting back again than have been the brick barges in getting out of Haverstraw. ting out of Haverstraw.

Announcement was made of the retirement from the staff of the Greater New York Brick Company of John C. Mc-Namara and William H. Barnes.

Official transactions for Hudson River brick covering the week ending Thursday, Jan. 27, in the wholesale market, with comparison for the corresponding period last year, follow: 1916.

Open Barges, left over, Friday A. M., Jan. 28-14.

Ar	ived. Sold.
Friday, Jan. 28 1	1 4
Saturday, Jan. 29	0 0
Monday, Jan. 31	0 8
Tuesday, Feb. 1	7 3
Wednesday, Feb. 2	0 0
Thursday, Feb. 3	0 2
Total	8 17

Reported en route, Friday, Feb. 4—0.
Condition of market, firm. Prices: Hudsons, \$8.50 and \$9; covered Hudsons, \$9 and \$9.50 asked; Raritans, \$8.50 and \$9 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, 8.75 and \$9.75 (yard). Cargoes left over Friday A. M., Feb. 4—31. Covered sold, 5. Covered, 0. Left over covered barges, 8. Open barges left over, 15. 1915.

1915.

Left over, Friday A. M., Jan. 29—6.

Friday, Jan. 29. 0 0
Saturday, Jan. 30 0 0
Monday, Feb. 1 5 0
Tuesday, Feb. 2 0 0
Wednesday, Feb. 3 0 0
Thursday, Feb. 4 0

Total No. bargeloads sold Jan. 1 to Feb. 3, 1916
Total No. bargeloads left over Feb. 4, 1916
Total No. bargeloads left over Jan. 1, 1915
64
Total No. bargeloads arrived, including left over, Jan. 1 to Feb. 4, 1915
Total No. bargeloads sold Jan. 1 to Feb. 4, 1915
Total No. bargeloads left over Feb. 5, 1915

Total No. bargeloads left over Feb. 5, 1915
68

PLAN FILINGS.

		Week er	iding,	
	Feb.	5, 1915.	Feb	. 4, 1916.
	No.	Cost.	No.	
Manhattan	17	\$2,567,000	8	\$720,500
Bronx	17	450,500	11	
Brooklyn	48	562,000	89	661,200
Queens	71	177,325	79	254,160
Richmond	12	98,850	11	7,520
Totals	165	\$3,855,675	198	\$1,801,380

Tile—Vitrified tile is in good prospective demand. The opening up of large hotel operations here is partly responsible for this condition. The plant of the Matawan Tile Company at Matawan, N. J., was about one-fourth destroyed by fire last Saturday night, but according to W. B. Cherry, of the company, provision has been made for taking care of all its contracts in this city and vicinity. The loss was about \$40,000. The plant will be immediately rebuilt.

In the faience department a development for this spring and summer is

ment for this spring and summer is under way, calling for this material in large volume. Emil Kohler, secretary of this company, in speaking of the changed conditions in this department this week,

'Architects in this day are looking more and more to character in building construction. Foreign marbles are hard to get. That makes for greater demand for ceramic ware and since there is a growing tendency toward the embodiment of color in decorative schemes, the faince trade of this company is figure. faience trade of this company is figur-ing on a larger volume of work than has

een reported in some years."

Linseed Oil—In this department there a steady strength that bespeaks heavy emand. Prices continue to rule at 73 demand. and 76 cents.

is a steady strength that bespeaks heavy demand. Prices continue to rule at 73 and 76 cents.

Structural Steel—Current quotations moved to 2.169c @ 2.569c, indicating a further heavy demand. Many contractors seeking accommodation for prompt deliveries have to pay high premiums. The Hinkle Iron works has taken the contract for the Tishman apartments on 70th street, taking 400 tons. Some projected operations calling for structural steel have been temporarily withdrawn, according to fabricators, but these withdrawals featured operations calling for material out of stock. It was stated in the trade that the new pier sheds at 46th street and North river will require about 2,000 tons of steel. The bids are to be opened on February 11.

Building—The strength of the cement market may be estimated from the following statistics: From private sources derived from nearly 100 cities in this country, projection of new buildings showed an increase in the third quarter of 1915 of 7.6 per cent.; October, November and December showed a gain of 51.6 per cent. In the third quarter of 1915 the plan filings in Manhattan, Bronx, Brooklyn and Queens was 9 per cent. ahead of the preceding quarter, and in the fourth quarter there was a gain of 102.9 per cent.

The first quarter of last year showed a shortage of 14 per cent. in plan filings. This had been reduced to 5.9 per cent. shortage in the second quarter, when the third quarter developed a gain of 7.6 per cent., and closed the year with a gain of 51.6 per cent. Building projections, according to the private sources referred to, covering a hundred cities, in the fourth quarter of 1915 the total estimated value \$114,000,000. In the fourth quarter of 1915 the total estimated value reached \$174,000,000. The total value of building operations in 1914 was \$657,000,000,000 as against \$693,000,000 in 1915.

RECORD AND GUIDE QUOTATION S ARE ACCEPTED AS OFFICIAL BY BUILDING MATERIAL EXCHANGES.

CURRENT WHOLESALE PRICES.

on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to Feb. 3, 1916.

at the close of the last month, are as a lows. In each case the quotations given below were those prevailing up to Feb. 3, 1916.

Note.—Current price changes are indicated by black-face type.
Hudson common \$5.00 \$9.00 Second hand common \$5.00 \$9.00 \$5.00 Second hand common \$5.00 \$9.00 \$1.00 \$1.00 \$9.00 \$1.

LIME (Standard 300 lb. bbls. wholesale):
Farnham Cheshire, finishing.\$1.55 @ \$1.60
Eastern common . 1.15 @ 1.37 ½
Hydrated finishing . 8.50 @ 9.50

LINSEED OIL— American Seed City Raw....\$0.73@\$0.77 American Seed City Boiled.....72@ .76

Add \$1.00 per M. for each inch over 12 ins.
Add \$1.00 per M. for every 2 ft. over 20 ft. in length.

1x2 shingling lath, rough or dressed one side\$26.00

CHICAGO CEMENT SHOW.

In Connection With American Concrete Institute and Building Inspectors Conterence

The week beginning Monday, February 14, will be Cement Snow Week in Chicago. The American Concrete Institute win meet in twelfth annual session at the Auditorium Hotel, and a great cement show will be held at the First Intantry Armory and Conseum.

Armory and Conseum.
The second National Conference on Concrete Koad Building will be held at the same time and place, February 15 to 18, in the Auditorium Hotel.

The program for the institute meeting is unusually full, occupying the time of nine sessions, Monday to Thursday in-

Program of Conference.

The National Building Inspectors' Conference will be held on the 14th and

15th inst. The program includes the following topics of discussion:

(1) A review of the past year, including progress in code writing and revision, notably in New York City, including also an account of important

(2) Discretionary power of building officials; its proper limits and use.
(3) Building code requirements for special building materials, such as gypsum blocks, hollow tile, terra cotta, metal lumber and metal lath.
(4) The shingle roof materials, such materials, tile, terra cotta,

(4) The shingle roof.
(5) Classification of and requirements for lodge halls, also rooming houses.

Other suggested topics will be added if time permits, such as limits of height and area; distinction between building and fixtures, including wooden dwarf partitions in fireproof buildings; licensing and bonding contractors; ganization of a building department.

HOW THE CODE WAS REVISED.

Plan Followed by Ex-Superintendent R.
P. Miller—Disarming Criticism.
The dinner to Rudolph P. Miller, to be given at the Building Trades Club by the Joint Committee on City Departments, is set for the evening of Tuesday, ments, is set for the evening of Tuesday, February 8, instead of Wednesday, February 9, as reported in last week's paper. Prof. Ira H. Woolson, consulting engineer to the National Board of Fire Underwriters, and editor of the board's heilding each is chairman of the dinbuilding code, is chairman of the din-

ner committee.

The occasion will be a testimonial to The occasion will be a testimonial to Mr. Miller for his work in revising the New York City Building Code. An interesting article in the New York Times Magazine of recent date told how Mr. Miller planned and carried out his work as reviser of the code:

"Rudolph P. Miller, though an almost preternaturally quiet and retiring character, had nevertheless gained a reputation for firmness and for the possession of definite ideas on the subject of building legislation and regulation during his

ing legislation and regulation during his incumbency as Superintendent of Buildings. He had come into this office and had put it upon a businesslike and effi-

had put it upon a businesslike and efficient basis.

"With President McAneny and Mr. Curran leading, the Board of Aldermen arranged to put Mr. Miller in command of the revision. At first he used as a basis the most recent draft introduced in the board—called the Herbst code, after the Alderman who had introduced it. But it was soon clear to Mr. Miller that the right way to effect a good revision was not to treat the code as a whole, all at once, but to take up one subdivision of the subject, pass an ordinance covering this, and then proceed to the next subdivision. subdivision.

subdivision.

"Mr. Miller was upheld in his contention by the leaders of the Board of Aldermen, and straightway he began to do business and get results. For example, he took up the question of fire limits—that is, the limits within which the construction of no frame building should be allowed. First he wrote a draft embodying his own ideas, then he sent out copies of this draft, or else a synopsis, to the persons who were par-

ticularly interested, to civic organizations and to insurance companies.

ticularly interested, to civic organizations and to insurance companies. This was in the nature of an appeal for comments, and it brought in a great deal of valuable advice. Often committees would call upon Mr. Miller at his office in the Municipal Building and tell him, face to face, just what their ideas were.

"Thereupon another draft would be prepared, and the Superintendents of Buildings in the five boroughs would be called into consultation. These five men acted as assistants to the reviser-in-chief, and they contributed no small part to the success of the revision. They are Alfred Ludwig, Manhattan; P. J. Carlin, Brooklyn; Robert J. Moorehead, Bronx; J. W. Moore, Queens, and William J. McDermott, Richmond.

"The next stage in the process was the submission of the proposed ordinance to the Board of Aldermen, and, in turn, its reference to the Committee on Buildings. By this time there had been such a free exchange of views that there was no occasion for much further argument. It was here that the striking contrast between the old method and the new method was presented. In the old revisions the introduction of the code in the Board of Aldermen was what started the storm of discussion, but under the Miller system everybody had had a chance to express his views and to back them with all the power of argument at his command before any measure a chance to express his views and to back them with all the power of argu-ment at his command before any measure ever reached the board. The consequence was that differences had been composed before a measure came up for passage.

Change for Brooklyn Subway Plans.

Change for Brooklyn Subway Plans.

The Public Service Commission, upon motion of Commissioner George V. S. Williams, has adopted a resolution directing the chief engineer to change the plans of the subway structure under Fulton street east of Ashland place, in Brooklyn, so that a proper connection may be made with a Fulton street subway later if deemed advisable.

The structure affected is the Fourth avenue subway, which runs into Fulton street from Flatbush avenue extension and thence into Ashland place. This is a four-track subway, and at the time it was constructed provision was made in the curve where the subway turns into Ashland place to extend the four tracks through Fulton street later if the city should decide to build a subway out city should decide to build a subway out

Fulton street.
Under the action taken this week, pro-

Under the action taken this week, provision will be made to leave the stubends of two tracks here. It will therefore be possible for the city in the future to extend the subway under Fulton street or to make an immediate junction with the elevated railroad.

The present plans for the St. Felix street connection between the Fourth avenue subway and the Brighton Beach railroad provide for connecting the two tracks of this extension with all four of the tracks already built in Fulton street near Ashland place. By the change just ordered only two of these tracks will be connected with the St. Felix street line and the other two will be left available for future extension or connection with the elevated railroad.

Seventh Avenue Hotel Project.

Seventh Avenue Hotel Project.

Following rumors and contradictions extending over a period of years, there seem to be strong indications that the hotel scheduled for erection in the Pennsylvania Station zone will materialize into a tangible structure. The Pennsylvania Railroad Company does not deny its connection with this operation, and tentative plans for this undertaking are now in course of preparation in the office of McKim, Mead & White, architects, 101 Park avenue. 101 Park avenue.

The railroad company has in contemplation a comprehensive scheme for the plation a comprehensive scheme for the development of its property opposite the station, which will include the improvement of the entire block front on the east side of Seventh avenue from 32d to 33d street. This property has a depth of 400 feet and runs back to the boundary of the Gimbel Brothers' department store. The projected improve-

ment will consist of the erection of a twelve-story hotel on a plot 200x250 feet, and the balance of the property, consisting of frontages of 135 feet in both 32d and 33d streets, will become the site of commercial structures similar in height and architecturally harmonious.

The hotel will be set back from the curb at least 15 feet in order to give the effect of a wide plaza and increase the area for light and air. According to the present scheme, the Pennsylvania Railroad will operate the proposed hotel through its own organization and not through a lessee. The construction will cost in the neighborhood of \$1,000,000, and has been planned for completion at about the time the Seventh avenue subway is placed in operation.

Anniversary Celebrated.

On February 1, Richey, Browne & Donald, Inc., celebrated in a quiet way the 25th anniversary of the formation of the firm. Organized in 1891 they located at North 11th street and Driggs avenue, Brooklyn. In 1893 they removed to Clay street and Newtown Creek, Long Island City. This plant was destroyed by fire in 1896 which necessitated their removal in 1896, which necessitated their removal to Review avenue and Newtown Creek, where they remained until 1904, when in order to meet the demands of their where they remained until 1904, when in order to meet the demands of their largely increased business they purchased a tract of six and one quarter acres on Flushing avenue, Maspeth. They erected on the site the large modern plant now in use by the concern. This firm has contributed materially to the artistic growth of architectural iron This firm has contributed materially to the artistic growth of architectural iron and bronze, as the many large contracts performed by it throughout the country will testify. Within the past year they have introduced to the architectural and building fraternity their fireproof window known as the "Browne Window" and which is growing in popularity. They have recently received contracts for the installation of the "Browne Window" for the Grand Rapids Savings Bank, Grand Rapids, Mich., Osgood &

Osgood, architects, and Sunderland r idence, Omaha, Neb. The Board of Un-derwriters, after an unusually severe test, have approved the window and issued their label.

Architectural League Awards.

The thirty-first annual exhibition of the Architectural League of New York was opened Friday evening with a Garden Fete in the Vanderbilt Galleries of the Fine Arts Building, 215 West 57th street, which was attended by nearly four hundred members and their guests.

four hundred members and their guests. One of the most important features of the program of the evening was the awarding of the medals of honor for the various branches of the arts submitted. No award made this year for the Henry O. Avery prize. The medal for architecture, was awarded to Cass Gilbert for the Woolworth Building. Herbert Adams received the medal for sculpture for the Spencer Trask Memorial, and the medal for painting was awarded to Violet Oakley, of Philadelphia. This award was based on the design for the Dante window and her murals for the decoration of the Pennsylvania State Capitol at Harrisburg.

The usual reception of the league will take place this afternoon from 3 to 6

take place this afternoon from 3 to 6 P. M., and the exhibition will be opened to the public on Sunday, February 6, and continues until Saturday, February

26. inclusive.

Dodge Building Reports.

Comparative statistics of building and engineering operations in New England, New York. New Jersev. Pennsvlvania, Maryland. Delaware, District of Columbia, Virginia, Ohio, West Virginia. Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota and portions of Missouri and eastern Kansas, as compiled by the F. W. Dodge Company, are given herewith. The following figures show the contracts awarded for the month of January, 1916. awarded for the month of January. 1916.

as compared with other years: 1916, \$62,784,500; 1915, \$43,257,000; 1914, \$51,-102,000; 1913, \$62,810,500; 1912, \$38,910,-000; 1911, \$66,892,000; 1910, \$39,005,395.

The comparative statistics of building and engineering operations in New York State and northern New Jersey, as compiled by the F. W. Dodge Company are as follows: Contracts awarded for the month of January, 1916, as compared with other years—1916, \$9,227,500; 1915, \$9,940,500; 1914, \$8,111,000; 1913, \$22,-481,500; 1912, \$10,075,000; 1911, \$15,499,000; 1910, \$11,193,500.

Projected Y. W. C. A. Building at Troy.

Projected Y. W. C. A. Building at Troy.
Charles C. Grant, architect, 37 East 28th street, Manhattan, has been retained to prepare the plans and specifications for the new building for the Young Women's Christian Association, to be erected at the southwest corner of State and First streets, Troy, N. Y. The structure and its equipment is a gift to the association from Robert Cluett and F. F. Peabody, 422 River street, Troy. The building will be six stories in height, 84x130 feet, built of brick with trimmings of terra cotta and limestone. Construction throughout will be fireproof in every particular. According to the present plans the structure will contain a completely equipped gymnasium and swimming pool, locker room, laundry, kitchen and dining rooms, domestic science laboratory, reception rooms and social halls, and three floors devoted to use as dormitories. The project will represent an expenditure of approximately \$200,000.

New Hotel for Lakewood, N. J.

New Hotel for Lakewood, N. J.

Maximilian Zipkes, architect, 405 Lexington avenue, has been commissioned by L. Bieber, proprietor of the Hollywood Hotel, Lakewood, N. J., to prepare the plans and specifications for a threestory hotel to be erected at the northwest corner of Lexington avenue and Fifth street. The structure will be designed in the Spanish style and will be built of terra cotta block and frame with

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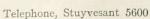
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Plans for New Loft Building.

Plans for New Loft Building.
Schwartz & Gross, architects, 347 Fifth avenue, are preparing plans and specifications for a twelve-story store and loft building, to occupy a plot 83x88 feet, at 30-38 East 33d street. The building will be owned and erected by the Wallach Realty Company, Moses Crystal, 37 East 28th street, president. The building will be of brick with trimmings of limestone and terra cotta, fireproof throughout, and equipped with modern fire protective devices. The cost will be in the neighborhood of \$200,000.

Store and Office Building in Cortland Street.

Plans and specifications are being pre Plans and specifications are being prepared by Frank J. Helmle, architect, 190 Montague street, Brooklyn, for the erection of a ten-story store and office building at 10 Cortland street. This structure will be owned and occupied by the Waterman Building Co., Frank D. Waterman, president, 173 Broadway. Further details of this project will be announced in a later issue of the Record and Guide.

Projected Bronx Apartments.
H. S. & S. O. Crystal, Inc., 47 West street, have recently purchased the block front on the west side of the Grand Boulevard and Concourse, between 170th and 171st streets, and contemplate the erection of five-story modern apartment houses upon the site. The architects for this project have not been decided upon and the details of construction will be announced in a later issue.

PERSONAL AND TRADE NOTES.

Colin McLean succeeds James E. Taylor as Street Commissioner of Paterson, N. J.

Alexander Brociner, consulting engineer, has moved his offices from 489 Fifth avenue to 104 West 42d street.

Lux Manufacturing Co., Hoboken, N. J., recently appointed R. A. Berrenberg general sales manager of the company.

W. Shelton Swallow Co., general contractor, 105 West 40th street, has opened a branch office at 78 State street, Albany, N. Y.

Midwood Plumbing Company, heat-g and plumbing contractor, has moved ing and plumbing contractor, has moved its office and shop to 859 Flatbush avenue, Brooklyn.

Francis Celia, heating and plumbing contractor, has moved his office and shop from 338 East 116th street to 428 East 116th street.

Davidson-Lewis Metal Products Co. has moved its offices from the Woolworth Building to permanent quarters at 29 Lafayette street.

George S. Holmes Co., iron furring and metal lathing, has moved its office and shop from 156 West 27th street to 640-642 West 44th street.

Davis & Brooks, architects, announce that they have moved their offices from 19 Pearl street to the corner of Lewis and Gold streets, Hartford, Conn.

C. V. R. Bogert, a prominent architect of Hackensack, N. J., has become associated with Clarence W. Brazer, with offices at 1133 Broadway, Manhat-

A. W. Scherer, architect, Main street, Dayton, Ohio, desires samples and catalogues from manufacturers and jobbers interested in the building trades.

Philip W. Henry, consulting civil engineer, 25 Broad street, has been elected vice-president of the recently organized American International Cor-

Cecil Hooke, formerly connected with the Nazareth Cement Company, 1270 Broadway, has recently joined the sell-ing force of the P. F. Kenny Co., 33 Old Broadway.

P. A. McCauley, plumbing and heating contractor, 394 Halsey street, Brooklyn, desires samples and catalogues from manufacturers and jobbers in plumbing and steam fitting supplies.

James Scott Shattuck, formerly a member of the firm of Shattuck & Gleason, architects, which was recently dissolved, is practicing his profession at 80 North Pearl street, Albany, N. Y.

William B. Bennett, civil engineer, has been appointed city engineer of Niagara Falls, N. Y., at an annual salary of \$2,500. He succeeds Frederick W. Parkhurst, whose term expired February 1.

L. W. Schaefer, architect, has opened an office for the practice of his profession in the Terrace Building, St. Cloud, Minn., and desires catalogues and samples from manufacturers interested in the building trades.

J. A. Lohman, architect, Donora, Pa., has taken his son, F. A. Lohman, into partnership with him in the practice of his profession. The business will in future be conducted under the firm name of J. A. Lohman & Son.

James E. Taylor, formerly Street Commissioner of Paterson, N. J., has organized the James E. Taylor Contracting Co., which will make a specialty of rigging, heavy trucking, structural steel construction and the erection of boilers and stacks.

Bush Terminal Co.—In 1915 the company's earnings increased about 50 per cent. over 1914, and thus far in 1916 earnings show an increase of about 40 per cent. over the same time in 1915. This increase should be held through this

This increase should be held through this year at least.

Theodore Roosevelt was one of the speakers at the dedication of the new building for the New York Orthopedic Dispensary and Hospital, at 420 East 59th street, Monday afternoon, January 31. York & Sawyer, 50 East 41st street, were the architects for this structure.

National Radiator Company, Johnstown, Pa., has recently moved its New York office from 30 East 42d street to the Sheridan Building, Sixth avenue and 30th street. C. N. Tull, formerly connected with the Philadelphia office of the company, is now in charge of the local office.

Frank A. Buckham, for many years treasurer and general manager for the Nason Manufacturing Co., has severed his connection with that concern and has become associated with the Walworth Manufacturing Co., Boston, Mass., as manager of its New York branch, with offices at 19 Cliff street.

Bishop-Babcock-Becker Co., Cleveland, O., moved its New York branch into bigger and better quarters at 376 Lafayette street, Manhattan. The company also announces that Wm. E. Taylor has been appointed sales agent for Greater New York and northern New York State for the Vacuum Heat-ing Department, with headquarters at ing Department, 11.1 145 East 34th street.

Richard J. Durley, M. E., of Montreal, Canada, has just been called by the Imperial Munitions Board, of which Mr. David Lloyd-George is the head, to act as engineering adviser in connection with the inspection and production of Canadian munitions. Mr. Durley, formerly Professor of Mechanical Engineering at McGill University, is the resident partner of the firm of MacMullen, Riley & Durley, consulting engineers, with offices at Montreal and Toronto. This firm is the affiliated Canadian organization of Clark, MacMullen & Riley, consulting mechanical and electrical engineers, 101 Park avenue.

Park avenue.

Park avenue.

American Enameled Brick & Tile

Company has moved its general Company has moved its general offices to the third floor of the Vander-

bilt Concourse Building, 52 Vanderbilt avenue. Announcement is made that the newly formed Hay, Walker Brick Company, of New York, with adjoining offices, will be the selling agents of this offices, will be the selling agents of this company in the metropolitan district and with whom Messrs. Andrew A. Ayres and William G. Black, formerly of Carter, Black & Ayres, will be associated. J. Francis Booream is secretary and treasurer and C. A. Gardner general sales manager of the American Enameled Brick & Tile Company.

U. S. Gypsum Co.—Stockholders of the United States Gypsum Co. will hold a special meeting on March 7 to pass on the proposed increase of \$1,500,000 in preferred stock from \$4,500,000 to \$6,000,000. The new stock will be issued on April 10 to preferred and common stockholders of record March 7 at par. stockholders of record March 7 at par. Each stockholder will have the right to subscribe to the extent of 3-7 of his holding in full or in eight equal quarterly instalments. The stock is quoted around par. President Avery estimates that around \$1,500,000 will be required in the next two years for needed additions and extensions which he estimates will net profits upon additional investment equal to the present rate of earnings, or more. Earnings show a steady increase and the outlook is for record volume this year.

OBITUARY.

Leopold Kahn, for many years closely identified with real estate and building, died at his home last Thursday night. Mr. Kahn was 68 years old and is survived by four sisters. Mr. Kahn as a young man operated under his own name for many years. Subsequently the Johnson-Kahn Company was instrumental in building some of the finest houses of their types in the city.

Among the buildings erected by the

their types in the city.

Among the buildings erected by the firm were the Chatsworth apartment house, at West 72d street and Riverside Drive; also the Chatsworth Annex; the Hendrick Hudson, on Riverside Drive and 110th street, together with the annex on the Broadway frontage; the Victoria Building, on the site of the one-time Victoria Hotel; the Fifth Avenue and 26th Street Building, on the property for many years occupied by Delmonico, and later by the Cafe Martin; and others. With his brother, the late Aleck Kahn, the large apartment house at the northeast corner of Broadway and 11th street was erected.

During the time that Mr. Kahn op-

During the time that Mr. Kahn operated alone he bought and sold hundreds of properties and, finally, when he entered the building field, he chose Harlem as his base of operations. He was one of the pioneers in the section and erected upwards of buildings of various types north of Central Park.

Peter Rademan, formerly a prominent building contractor in Jersey City, N. J., died at his home in State street, Hackensack, N. J., Tuesday, February 1. He was sixty-nine years of age and is survived by his widow and ten children.

Oswald Jackson, a civil engineer, died at his home, 550 Park avenue, Monday, February 1. He was forty-five years old and was graduated from Columbia University, class of 1892. He was a member of the Union Club, Sons of the Revolution, Society of Colonial Wars and the Loyal Legion.

Tunis E. Butler, formerly a prominent building contractor on Staten Island, died at his home in Dongan Hills, S. I., Sunday, January 30. He was seventy-seven years of age. Mr. Butler had in former years been very active in laying out property for real estate development on Long Island, Staten Island, Brooklyn and at Saratoga, N. Y.

Henry C. Campbell, a retired manufacturer of building materials, living at 560 Dean street, Brooklyn, died in the Cumberland Street Hospital Saturday, January 29. He was born on Long Island seventy-eight years ago and for many years was in the building material business in Manhattan. He retired about fifteen years ago. He is survived by two sous. by two sous.

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OBITHARY (Continued)

Harry A. Hottenroth, a member of the firm of George B. Post & Sons, architects, 101 Park avenue, died of meningitis at his home, 72 Sussex avenue, East Orange, N. J., Wednesday, February 2. He was fifty years of age and had been a resident of East Orange since boyhood. He was a governor of the Republican Club of East Orange. Mr. Hottenroth was unmarried.

Isaac E. A Rose formerly one of

Isaac E. A. Rose, formerly one of the prominent architects of Virginia and the prominent architects of Virginia and for the last fifteen years associated with the Board of Education of New York, died after a long illness at his home, 640 Madison avenue, Tuesday, February 1. Mr. Rose was born in Poughkeepsie, N. Y., fifty-four years ago and was educated at the Virginia Military Institute. He is survived by his widow.

Joseph V. Gahan, an architect, well known in Westchester County, with offices at 254 Huguenot street, New Rochelle, N. Y., died of pneumonia, at the New Rochelle Hospital, Monday, January 24. He was forty-eight years of age. Mr. Gahan was born in Ireland and came to this country when seven-teen years old. He studied architecture at Cooper Union and had an extensive practice in New Rochelle and vicinity. He was unmarried.

NO ARCHITECTS SELECTED.

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

YONKERS, N. Y.—Yonkers Trust Co., C. C. Hubbell, 90 West st., Manhattan, chairman building committee, has purchased property on South Broadway, between Ludlow and Laurence sts., and contemplate the erection of a new bank building. Details not decided, architect not selected.

YONKERS, N. Y.—W. V. Lifsey, 1216 Broadway, Manhattan, has recently pur-chased property at Cedar Knolls, near Bronxville, N. Y., and contemplates the erection of a residence. No architect se-

MAMARONECK, N. Y.—Daniel Warren, care of American Trading Co., 25 Broad st, Manhattan, will erect a residence and garage to cost about \$15,000 on the Shore Acres property at this place. Probably hollow tile and stucco. No architect selected.

lected.

RIDGEWOOD, N. J.—Board of Education of Ridgewood, N. J., Hadley Ford, secretary, contemplates the erection of a new school on Ridgewood rd, this place. Cost, \$225,000. Architect not selected.

FULTONVILLE, N. Y.—N. Y. & N. H. Textile Co., Clarence H. Knapp, president, Saratoga Springs, N. Y., contemplates the erection of a new fireproof factory building, 2 or 3 stys, 160x55 ft, on River rd, this place. Cost, about \$50,000. Architect and engineer not selected.

MARLEOROUGH N. Y.—The Methodist

MARLBOROUGH, N. Y.—The Methodist Episcopal Church of Marlborough, Rev. Robt. Knapp, pastor, will rebuild the church recently destroyed by fire. No architect retained.

ROME, N. Y.—St. Mary's German Catholic Church, Rev. Father John T. Lauer pastor, 204 West Liberty st, contemplates the erection of a 2-sty and basement parochial school in West Liberty st. Cost, about \$40,000. No architect selected.

BINGHAMTON, N. Y.—The Park Av Baptist Church, G. H. Thompson, 17 Park av, pastor, contemplates the erection of a new church and Sunday school building on Park av. Cost, approximately \$25,000. No architect selected.

RENSSELAER, N. Y.—Board of Education of Rensselaer, Wm. De Myer, chairman, contemplates the erection of a new school building. Site and architect not

LYONS, N. Y.—First Methodist Church, Rev. H. L. Brockway, pastor, 91 William st., contemplates extensive alterations to its church and parsonage buildings. No architect selected.

POMPTON TURNPIKE, N. J.—Mountain View M. E. Church, Rev. Chas. Hunt, pastor, is receiving competitive sketches for a frame church and Sunday school to be built on Mountain View av. Cost, \$10,000. No architect selected.

COBLESKILL, N. Y.—The Village of Cobleskill, F. H. Ryker, president of the Board of Trade, contemplates the erection of a village hall for which no details have been decided and no architect selected.

DUNKIRK, N. Y.—The Board of Education of Dunkirk, Dr. John Weidman, secretary, 20 East 4th st, contemplates the erection of a high school here to cost about \$50,000. No site or architect selected.

PLANS FIGURING.

BANKS.

BINGHAMTON, N. Y.—Edward W. Dickerman, architect, Perry Building, Binghamton, N. Y., is taking estimates on general contract to close Feb. 8 for a bank and office building to be erected at Collier and Court sts. Steel frame, reinforced concrete, five stories. People's Trust Co., of Binghamton, N. Y., owner.

DWELLINGS.

GLEN HEAD. L. I.—Harrie T. Linde-

GLEN HEAD, L. I.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, is taking bids on general contract to close Feb. 9 for an alteration and addition to the frame and clapboard residence for George W. Baxter, owner, Broadway, Long Prepubly N. I. W. Baxter, Branch, N. J.

ELMHURST, L. I.—K. F. Olsson, 47 W. 34th st., Manhattan, is taking estimates on general contract for the construction of a 2½ sty frame dwelling, 22x46 ft, to be built at this place, plans for which were prepared privately.

were prepared privately.

LIBRARIES.

SENECA FALLS, N. Y.—I. Edgar Hill,
Loan Association Building, Geneva, N. Y.,
is taking estimates on general contract to
close Feb. 8 for a library building, brick,
2 stories, 36x64 ft, for the Mynderse Library Association, owner. Cost, \$12,000.

MUNICIPAL WORK.

NEWARK, N. J.—The Passaic Valley Sewerage Commissioners, Jos. H. Quigg, Essex Building, clerk, is taking bids to close March 14 at 2 p. m. for part of section 4 of the outfall sewer works, consisting of sedimentation basins, effluent and intake conduits and all appurtenant work. Wm. M. Brown, care of owner, chief engineer.

PUBLIC BUILDINGS.

MANHATTAN.—A. B. Fry, 731 Custom
House Building, supervising chief engineer, is taking bids to close Feb. 28 at 2
p. m., for rearrangement of mezzanine
floor and painting of Federal Court House
and Post Office building at Broadway and
Park row, for the U. S. Government,
Washington, D. C. Jas. A. Wetmore,
Washington, D. C., acting supervising
architect.

BATAVIA N. V. Bids will at

BATAVIA, N. Y.—Bids will close Feb. 24 at 3 p. m., for the 1-sty post office building at the northwest corner of West Main and Jefferson sts for the U. S. Government, Hon. W. G. McAdoo, secretary. Jas. A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect. Cost, about \$85,000.

chitect. Cost, about \$85,000.

SCHOOLS AND COLLEGES.

RICHMOND HILL, L. I.—Gustave E.

Steinback, 15 East 40th st, Manhattan, has completed plans for a 2-sty brick and limestone parochial school 60x115 ft, to be built at the corner of Greenwood and Brandon avs, for the Roman Catholic Church of the Holy Child, Rev. Father Thos. A. Nummy, pastor. Cost, \$25,000. Architect will be ready for bids about Feb. 15.

CALDWELL, N. J.—Bids will close Feb. 11, at 8 p. m., for the 2-sty public school, 30x80 ft, in the south side of Crane st, east of Arlington av, for the Board of Education of the Borough of Caldwell, W. W. Wright, president. Lynn G. Lockwood, 285 Bloomfield av, architect. Cost, about 318 000

LACKAWANNA, N. Y.—Bids close Feb. 21 for an addition to the 3-sty high school, also to the grade school in Johnson st, near Poland st, grade school in Holbrook near Ingham st, and grade school in C st, near 11th st. Neal Dunning, Builders' Exchange, Buffalo, architect.

MISCELLANEOUS.

MANHATTAN.—Bids close Feb. 8 for Pier 22, North River, foot of Jay st. for the Department of Docks and Ferries, Pier A, North River. M. A. Long, care of Balto & Ohio R. R. Co., lessee, 2 Wall st, architect. D. L. Stuart, Baltimore, Md. chief engineer. Cost, about \$30,000.

BROOKLYN. — The Department of Docks and Ferries, R. A. C. Smith, commissioner, Pier A, foot of Battery pl, North River, Manhattan, is taking bids to close February 9 at 12 m., for a pier with appurtenances near West 8th st, Dreamland Park, Coney Island.

BROOKLYN.—Bids will close Feb. 15

BROOKLYN.—Bids will close Feb. 15 for a terminal and track elevation at Coney Island for the New York Municipal Railways, 85 Clinton st, T. S. Williams, president.

MT. VERNON, N. Y.—The N. Y. C. & H. R. R. R. Co. is taking estimates on general contract to close at 3 p. m., Feb. 10,

for a circuit breaker building, signal and battery house, built of reinfor which were

for a circuit breaker building, signal tower and battery house, built of reinforced concrete, plans for which were prepared privately. Total cost, \$12,000.

MOUNT VERNON, N. Y.—Mortimer C. Rosenbaum & Bro., 28 East 85th st., Manhattan, are figuring the general contract and desire sub bids by Feb. 7th for the construction of the circuit breaker house, signal tower and battery building, for the N. Y. Central & Hudson River R. R. Co. Co.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
69TH ST.—Samuel Katz, 405 Lexington
av, is preparing plans for a 5-sty apartment, 40x100 ft, at 243-245 West 69th st,
for the Podgur Realty Co., 505 5th av,
owner and builder. Max Rosen, 223 Rivjunctor, st. wreeking, contractor. Cost for the Podgur Realty Co., 505 5 owner and builder. Max Rosen, 22 ington st, wrecking contractor. about \$45,000.

AUDUBON AV.—Schwartz & Gross, 347 5th av, have been retained to prepare plans for a 5-sty brick and stone apartment, 55x100 ft, at the southwest corner of Audubon av and 190th st, for the Russley Co., Inc., Alex. McDowell, president, 60 Wall st.

NORTHERN AV.—Chas. B. Meyers, 1 Union sq West, has completed plans for three 5-sty apartments, 90x102.8, 75x93 and 90x93.9 ft, at the southeast corner of Northern av and 178th st; northeast corner of Northern av and 177th st, and on the east side of Northern av, 90 ft south of 178th st, for the Haven Construction Co., 215 Audubon av. Cost, about \$85,000, \$85,000 and \$60,000.

ALLEN ST.—Plans have been prepared by O. Reissmann, 147 4th av, for alterations to two 6-sty tenements at 75 Allen st, for the Estate of Isaac Carpenter, 77 High st, Yonkers, N. Y.

ALLEN ST.—O. Reissmann, 147 4th av, is preparing plans for alterations to the NORTHERN AV.-Chas. B

ALLEN ST.—O. Reissmann, 147 4th av, is preparing plans for alterations to the two 4-sty tenements at 77 Allen st, for the Estate of Isaac Carpenter, 77 High st, Yonkers, N. Y. Cost, about \$3,500.

127TH ST.—Frank Hausle, 81 East 125th st, has prepared plans for alterations to the 5-sty apartment, 20x64.6 ft, at 105 West 127th st, for Thomas Carroll, 16 East 129th st.

st. 7TH AV.—Plans have been prepared by O. L. Spannhake, 13-21 Park Row, for alterations to the 6-sty apartment, 50.11x 90 ft, at 2022-4 7th av, for Levi P. Morton, 2211 Broadway. Cost, about \$10,000.

DWELLINGS.

PARK AV.—F. J. Sterner, 154 East 63d st, is preparing plans for a residence alteration at the n e cor. of Park av and 71st st for Henry A. James, 20 West 12th st, owner. Alteration consists of interior work and new brick rear extension to present 5-sty dwelling. Architect will take bids on general contract about Feb. 21. Cost, \$25,000.

21. Cost, \$25,000.

73D ST.—Harry Allen Jacobs, 320 5th av, is preparing plans for a residence alteration at 10 East 73d st for Dr. Henry W. Berg, 923 Madison av. Project consists of changing 4-sty brick high stoop dwelling, 22x54 ft, into American basement. New front and interior alterations. Cost, \$10,000.

HOSPITALS AND ASYLUMS.

70TH ST.—Plans are being prepared by Andrew H. Thomas, 2526 Webster av, for an alteration to the Presbyterian Hospital, north side of 70th st, between Park and Madison avs. The work consists of installing new stairs, bridge, fireproof partions and doors and enlarging openings. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

108TH ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, are preparing preliminary plans for a 6-sty brick telephone building, 100x100 ft, in 108th st, for the Cathedral Exchange of the N. Y. Telephone Co., 15 Dey st. Cost, about \$150,000.

phone Co., 15 Dey st. Cost, about \$150,000.

10TH ST.—Thos. J. McCullough, 148
West 4th st, has completed plans for
alterations to the 6-sty department store,
184x253 ft, at 60-74 East 10th st, northeast corner of Broadway, for John Wanamaker, 784 Broadway. Cost, about \$5,000.

STABLES & GARAGES.
67TH ST.—John C. Watson, 271 West
125th st, has completed plans for a 6-sty
garage, 52x96 ft, at 219-221 East 67th st,
for the Paterno Construction Co., 2255
Broadway, owner and builder. Cost, about
\$60,000.

APARTMENTS, FLATS & TENEMENTS.
UNIVERSITY AV.—Sommerfeld &
Steckler, 31 Union sq, have completed
plans for two brick apartments, 5 stys

each. 75x100 ft, and 50x105 ft, to be built at the n e cor University av and 190th st. Wm. M. Moore, on premises, owner and builder. Cost, \$115,000.

builder. Cost, \$115,000.

UNION AV.—Plans are being prepared by Sommerfeld & Steckler, 31 Union sq, for 5-sty brick apartment with stores, 50 x100x69 ft, to be erected at the s w cor Union av and 190th st. Wm. M. Moore, 190th st and University av, owner and builder. Cost, \$40,000.

WADSWORTH AV.—Chas. B. Meyers, 1

builder. Cost, \$40,000.

WADSWORTH AV.—Chas. B. Meyers, 1
Union sq, has completed plans for three
5-sty brick and limestone apartments to
be built on the n s of Wadsworth av, bet,
191st and 192d sts. S. B. Building Co.,
Inc., Samuel Behrman, president, 503 5th
av, owner. Owner builds and will take
bids on separate contracts. Cost, \$125,000.

MORRIS AV.—Plans are being prepared by Sommerfeld & Steckler, 31 Union sq, for a 6-sty apartment with stores, 47x108 ft, to be built at the n w cor of Morris av and 183d st. Hyman Berman Building Co., Inc., 1076 Findley av, owner. Cost, \$40,000. Owner builds.

HAVEN AV.—N. Serracino, 1170 Broadway, is preparing plans for two 6-sty brick and limestone apartments on a plot 121x197x100x245 on the west side of Haven av, 250 ft north of 172d st, for the Alto Realty Corp., J. P. Zurla, president, 157 East 33d st, owner.

East 33d st, owner.

FINDLAY AV.—Wm. Koppe, 830 Westchester av, has completed plans for a 5sty brick apartment, 62x88 ft, on the west
side of Findlay av, 178 ft north of 169th
st, for the Ivor Realty Corp., 150 Nassau
st, owner and builder. Cost, about \$50,000.

BRYANT AV.—David & Davis Reutin,
180 Edgecombe av, contemplates the erection of four 5-sty apartments, 60x85 ft, on
the east side of Bryant av, 100 ft north of
Aldus st. Architect's name will be announced later.

VICTOR ST —M. W. Dal Gaudio 401

VICTOR ST.—M. W. Del Gaudio, 401 East Tremont av, is revising plans for a 5-sty apartment, 50x77 ft, in the north side of Victor st, 125 ft south of Morris Park av, for Conti Bros., 228 Willis av. Cost, about \$47,000.

CRESTON AV.—M. W. Del Gaudio, Tremont and Webster avs, has completed plans for a 5-sty apartment, 41.4x107 ft, at the northeast corner of Creston av and 198th st, for the Bush Realty Co., care of architect. Cost, about \$40,000.

187TH ST.—Plans have been prepared by M. W. Del Gaudio, Tremont and Webster avs, for a 5 and 2-sty apartment in the north side of 187th st, 60 ft east of Cambrelling av, to be built by the Nestor Construction Co.. 2434 Cambrelling av. Cost, about \$20,000. Owner's name for the present withheld Cost, about \$20,00 present withheld.

DWELLINGS.

239TH ST.—Plans have been prepared privately for two 2½-sty frame dwellings, 20x34 ft, in the north side of 239th st, 50 ft west of Martha av, for Ehrich Paterson, 2254 Ryer av, owner and builder. Cost, \$7,000.

ONEIDA AV.—Chas. Schaefer, Tremont and Webster avs, owner and architect, contemplates the erection of nine 2-sty residences on Oneida av, between 236th residences on and 237th sts.

SCHOOLS AND COLLEGES.

ELTON AV.—Gustave E. Steinbeck, 15
East 40th st, is preparing plans for a 4sty brick and limestone parochial school,
65x100 ft, to be built at the corner of Elton av and 156th st, for St. Adelbert's R.
C. Church, Rev. Father J. Zaniewicz, r 20
East 15th st, pastor, owner.

STABLES AND GARAGES.

WALKER AV.—Plans have been prepared by M. W. Del Gaudio, 1910 Webster av, for the 1-sty garage, 75x116 ft, on the north side of Walker av, 36 ft west of St. Raymonds av, for William D. Howell Co., 1541 Overing st. Cost, about \$10,000.

THEATRES,
WEBSTER AV.—Plans are being prepared by Julius Harder, 170 West 32d st, for a 1-sty brick theatre, 149x149 ft, to be built at the s e cor of Webster av and 167th st. Wardwin Realty Co., John Shelberg, 270 East 169th st, owner. Seating capacity 900. Cost, \$35,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
SARATOGA AV.—E. M. Adelsohn, 1776
Pitkin av, has plans in progress for two
4-sty apartments, 50x89 ft, to be built on
the west side of Saratoga av, 110 ft north
of Dumont av. Levy Merowitz, 1371 Eastern Parkway, owner and builder. Cost,
\$25,000

SOUTH 10TH ST .- Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty apartment 50x115 ft, to be built in South 10th st, near Bedford av. Keep Construction Co., E. Pelcyger, president. Cost, \$55,000. WILSON ST.—Samuel Cohen, 503 5th av, Manhattan, is making sketches for a 5-sty apartment, 43x100 ft, to be erected in Wilson st, exact location to be announced later. Owner, Trymor Construction Co., care architect. Cost, \$40,000.

ROGERS AV.—W. T. McCarthy, 16 Court st, has been retained to prepare plans for six 3-sty brick flats with stores, 20x55 ft each, to be built on the east side of Rogers av, 87 ft south of Union st, for the Malbone-Rogers Corporation, 45 West 34th st, Manhattan.

8th AV. — Shampan & Shampan, 772 Broadway, have completed plans for ten 5-sty brick apartments with store to be built on the block front on the south side of 8th ave between 60th and 61st st, for the Parkside Holding Co., owner and builder. Cost \$100,000.

builder. Cost \$100,000.

DITMAS, AV. — W. T. McCarthy, 16
Court st, is preparing plans for a 4-sty
apartment, 79x108 ft, at the southwest
corner of Ditmas av and East 21st st, for
the Crestwood Building & Construction
Corp., Philip Leroy, 194 Wilson st, president and builder. Cost, about \$55,000.

ALBERMARLE RD.—Shape & Bready,
220 West 42d st, Manhattan, are revising plans for a 6-sty apartment on
Albermarle rd and East 17th st, for the
Albermarle Realty Co., 103 Park av, Manhattan, owner and builder. Alex Brociner,
489 5th av, Manhattan, steel engineer.

BUTLER'S PLACE—Shampan & Sham-

BUTLER'S PLACE—Shampan & Shampan, 772 Bway., are preparing plans for four 4-sty brick apartments on a plot 225x128 ft, in the south side of Butler's Pl., 77 ft east of Plaza st, for the Bryna Realty Co., owners and builders. Cost, \$200,000.

LAFAYETTE AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick apartment, 46x89 ft, on the north side of Lafayette av, 153 ft west of Throop av, for the Lancor Realty Co., Morris Kaplan, 539 Greene av, owner and builder. Cost, \$35,000 \$35,000.

BEDFORD AV.—W. T. McCarthy, 16 Court st, has plans in progress for four 4-sty brick apartments, 50x86 ft, at the northwest corner of Bedford av and Carroll st, for the Conrad Constn Co., 44 Court st. Owner builds.

DWELLINGS,
CONEY ISLAND AV.—Shampan & Shampan, architects, 772 Broadway, are preparing plans for 5 residences and stores, 3 stys, 20x55 ft, to be built on Coney Island av and Av U, by the Triangle Holding Co., 44 Court st, owner and builder. Cost, \$6,000 each.

AV J.—R. T. Schaefer, 1526 Flatbush av, has plans in progress for a frame residence, 2½-sty, 24x38 ft, to be built on the

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., January 28, 1916.—Sealed proposals will be opened in this office at 3 p. m., March 13, 1916, for the extension, remodeling, etc., of the United States Post Office and Courthouse at Oklahoma, Okla. Drawings and specifications may be obtained from the custodian at Oklahoma, Okla., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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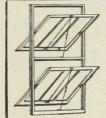
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Contemplated Construction (Continued).

north side of Av J, 100 ft east of East 7th st. Fred W. Dexter, 420 East 5th st, owner. Cost, \$6,000.

15TH ST.—Plans are being prepared by Brook & Rosenberg, 350 Fulton st, for two 2-sty brick residences, 20x52 ft, in the east side of East 15th st, 100 ft south of Av J, for Antonio Boniello, 2086 Flatbush av, owner and builder. Cost, \$2,000 each

48TH ST.—Harry Olsen, 1633 51st st, has completed plans for a 2-sty frame residence, two families, 25x25 ft, in the north side of 48th st, 220 ft east of 14th av, for Sadie Lehr, 1178 48th st, owner. Cost, \$8,000.

57,000.

5TH AV.—Shampan & Shampan, 772
Broadway, have plans in progress for a
3-sty dwelling with stores, 22x90 ft, at
the northwest corner of 5th av and 75th
st, for A. & S. Brooklyn Corp., Simon
Abeles, president, 44 Court st. Cost, about
\$7,000 \$7,000.

\$7,000.

77TH ST.—Chas. A. Olsen, 1762 69th st, has completed plans for twelve 2-sty frame and stucco residences, 18x52 ft, in the south side of 77th st, 41 ft east of 14th av, for the Roth & Morgan Construction Co., 1727 77th st, owner and builder. Cost, about \$3,000.

2D AV.—F. W. Eisenla, 17 Remsen st, is preparing plans for ten 2-sty residences, 20x42 ft, on the east side of 2d av, northeast corner of 90th st, to southeast corner of 89th st, for the Premier Construction Co, Albert Jaret, 367 Fulton st, president and builder. Cost, about \$4,000 each.

21ST ST.—Emanuel Kaiser, 68 East 94th st, Manhattan, is preparing plans for a row of 2-sty residences, 25x40 ft, in the east side of East 21st st, 100 rt south of Av M, for Melville A. Pounds, owner and builder, on premises, who will take subbids about March 1. One building will be erected at a time. Cost, about \$6,500 each.

SCHOOLS & COLLEGES.
FLATBUSH AV.—Bids were opened January 31 by the Board of Education, for installating automatic sprinkler equipment in the frame buildings of Erasmus Hall High School. Thomas E. O'Brien, Inc., low bidder at \$3,297.

STABLES AND GARAGES.

UTICA, AV.—F. L. Hine, 189 Montague st, is preparing plans for a 1-sty brick garage 40x55 ft, on the south side of Utica av, 65 ft south of Herkimer st, for Peter Cleary, Marion st, owner and builder. Cost, \$5,000.

24TH ST.—Shampan & Shampan, 772

Broadway, have completed plans for a 1 sty, brick garage, 55x100 ft, in the north side of 24th st, 60 ft west of 4th av, for Edward Schenk, 159 25th st. Cost, about

BEDFORD AV.—Irving Feinberg, 423
Pennsylvania av, is preparing plans for a 2 sty garage and office building, 100x100
ft, on the west side of Bedford av, 212
ft south of Flushing av, for the Emkay Realty Co., Michael Kramer, 80 South 10th st, president and builder. Cost, about \$15,000.

THEATRES.
FLATBUSH AV.—A. G. Carlson, 157
Remsen st, is preparing plans for a 2sty fireproof moving picture theatre, to
be built in the rear of the Carlton Theatre, Flatbush av, near Seventh av, for the
St. Marks Amusement Co., Joseph McGowan, president, 292 Flatbush av.

Queens.

APARTMENTS, FLATS & TENEMENTS.
LONG ISLAND CITY.—Edward Hahn,
Bridge Plaza, is preparing plans for a 5sty brick and stone apartment, 65x100 ft,
to be built in Elm st, between Crescent
and Academy sts, by F. Zvanovec and W.
Pillacek, 70 Wilson av, Astoria, L. I.,
owners and builders. Cost, \$70,000.

LONG ISLAND CITY .- Plans are being prepared by Edw. Hahn, Bridge Plaza, for a 5-sty brick and stone apartment, 88 X100 ft, to be built in the east side of Academy st, between Grand av and Elm st, by Frank E. Zvanovec, 70 Wilson av, Astoria, L. I., owner and builder. Cost, \$100,000.

RIDGEWOOD, L. I.—Plans are being prepared privately for a 3-sty brick apartment, 20x55 ft, on the east side of 18th av, 76 ft side of Broadway, for G. X. Matthews, 18th and Jackson avs, owner and builder. Cost, \$6,000.

CHURCHES.

MORRIS PARK, L. I.—Thos. H. Poole & Co., 13 West 30th st, Manhattan, are preparing plans for a brick and terra cotta church on Johnson av, for the Church of St, Benedict, Rev. Father P. J. Fahey, pastor, Lefferts av. Architect will take bids on general contract about March 30. Cost, about \$70,000.

DWELLINGS.

DWELLINGS.

HOLLIS TERRACE, L. I.—Otto Thomas, Fulton st, Jamaica, L. I., has completed plans for a 2½-sty frame and shingle dwelling, 22x36 ft, on Chichester av, 80 ft east of Peekskill st, for Frederick Wingerath, Maple av, Hollis, L. I. Owner builds. Cost, about \$5,000.

WOODHAVEN, L. I.—Geo. E. Crane, Jamaica av, Richmond Hill, has completed plans for five 2½-sty dwellings, 16x40 ft, to be built on Thrall av, near Fulton av, by the Gascoyne Realty Co., Woodhaven, owner and builder. Total cost, \$18,300.

ASTORIA, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for six stores and dwellings, 1-sty, 20x90 ft, to be built on the east side of Steinway av, 3 ft north of Broadway, by the 20th Av Realty Corp., L. Gold, president, 44 Court st, Brooklyn, owner and builder. Cost, \$5,000.

ELMHURST, L. I.—A. Schoeller, Corona,

ELMHURST, L. I.—A. Schoeller, Corona, L. I., has completed plans for a residence and store, 2 stys, 23x37 ft, at the southwest corner of Calmus rd and Grand st. Roman Zablotowic, Cather st, Elmhurst, L. I., owner and builder. Cost, \$4,500.

FACTORIES AND WAREHOUSES.
LONG ISLAND CITY.—Ballinger & Perrot, 1328 Broadway, Manhattan, are preparing plans for a 6-sty reinforced concrete factory, 80x340 ft, with extension 1-story, 50x170 ft, for Philip H. Lindgeon, care architects. Exact location and further details will be announced later.

Richmond.

DWELLINGS.
TOMPKINSVILLE, S. I.—E. H. Lyall, 334
5th av, Manhattan, has completed plans for a 2½-sty frame and stucco residence, 22x
48 ft, at this place for H. W. Kessel, care architect. Cost, \$4,000.

Nassau.

DWELLINGS.

MANHASSET, L. I.—Plans are being prepared privately for the erection of a residence and lodge at this place for Louis Sherry, 5th av and 44th st, Manresidence and lodge at this place for Louis Sherry, 5th av and 44th st, Manhattan. Details undecided. F. W. Wakeham, 4 West 47th st, Manhattan, general contractor.

BROOKVILLE, L. I.—Plans are being prepared by Horace Trumbauer, Land Title Building, Philadelphia, Pa., for a 3-sty brick residence, 60x100 ft, for David Dows, 45 Wall st, Manhattan. Frederick Olmstead, Brookline, Mass., landscape architect. Cost, \$40,000.

JERICHO, L. I.—Peabody, Wilson & Brown, 389 5th av, Manhattan, are preparing preliminary plans for a residence and farm buildings here for A. L. Kramer, owner, care architects. Details available later.

GARDEN CITY L. I—Carl Otto 45

GARDEN CITY, L. I.—Carl Otto, 45 Broadway, Manhattan, has completed plans for the construction of a residence here to cost about \$25,000. Name of owner and further details will be announced in a later issue. in a later issue.

GREAT NECK, L. I.—W. W. Bosworth, 527 5th av, Manhattan, is preparing sketches for a 2½-sty residence and farm buildings for Mrs. Jas. G. Milburn, care architect. Cost, about \$75,000. Details available later.

available later.

SCHOOLS AND COLLEGES.

CARLE PLACE, L. I.—Plans have been completed by Alfred Noon, Westbury, L. I., for a 2-sty brick school, 47x49 ft., to be built here for the Board of Education, Gustave S. Dorwin, president. Will contain four classrooms. Cost, \$12,000.

STABLES AND GARAGES.

MANHASSET, L. I.—J. Dall Construction Co., 10 East 23d st, Manhattan, will rebuild the stable and coach house recently destroyed by fire on the estate of Payne Whitney. The plans for this project will be prepared by T. Markoe Robertson, 331 Madison av, Manhattan, architect.

Suffolk.

DWELLINGS.

DWELLINGS.

SOUTHAMPTON, L. I.—Plans are being prepared by H. Davis Ives, Art Village st, for a residence to be erected here for Cornelius N. Bliss, Jr., care Bliss, Fabian & Co., 32 Thomas st, Manhattan. Cost, about \$10,000.

WESTHAMPTON BEACH, L. I.—L. Bishop, Westhampton, L. I., is preparing plans for three 1½-sty bungalows, 25x 35 ft, to be built here by Milo Godwin, Westhampton Beach. Cost, \$4,000 each. Owner will take bids on general contract about Feb. 26.

ISLIP, L. I.—Plans are being prepared privately for four frame and stucco dwellings, 36x32 ft, to be erected here for Wm. Van Andons, Ocean av. R. C. Velsor, Church st, general contractor.

BABYLON, L. I.—Plans are being prepared by R. T. Schaefer, 1526 Flatbush av, Brooklyn, for 40 frame cottages approximately 26x38 ft, to be built along the shore by the Germania Real Estate Corp., Henry C. Meyer, president, 1566 Flatbush av, Brooklyn. Cost, \$2,000 each. Owner will build.

Owner will build.

SAYVILLE, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 26x28 ft, to be built here. Nelson Strong, 80 Main st, owner. Owner builds. ISLIP, L. I.—Plans have been completed for a 2½-sty frame and stucco dwelling, 32x33 ft, to be built here for Wm. H. Baker, Grant av. Cost, \$7,000. R. C. Velsor, Church st, general contractor.

ISLIP, I. I.—Plans have been prepared.

ISLIP, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 30x40 ft, with garage; will be erected on Cedar av for Wm. M. Van Andons, Ocean av. R. C. Velsor, Church st, general contractor. Cost, \$3,500.

HOSPITALS AND ASYLUMS.

KINGS PARK, L. I.—Preliminary plans have been completed by Lewis F. Pilcher, State architect, Capitol, Albany, N. Y., for a 3-sty brick nurses' home to be built at the Kings Park State Hospital. Dr. Wm. A. Macy, president of board. Cost, about \$100,000.

STABLES AND GARAGES.
SOUTHAMPTON, L. I.—E. C. Smith has completed plans for a 1-sty terra cotta block addition, 27x47 ft, to a garage at this place for J. J. Ferri, Inc, care architect. Cost, \$4,000. Architect builds.

tect. Cost, \$4,000. Architect builds.

STORES, OFFICES AND LOFTS.
PATCHOGUE, L. I.—Plans are being prepared by Claud C. Conklin, 215 North Ocean av, for a 3-sty brick and frame store and office building, 35x75 ft. Wilmot D. Girard, Patchogue, L. I., owner. Lessee, Metropolitan Tobacco Co., 28 Ocean av. Project will contain lodge rooms. Cost, \$10,000.

THEATRES.

THEATRES.

SOUTHAMPTON, L. I.—Plans are being prepared privately for an alteration to a 1-sty theatre, 65x150 ft, for J. L. Allen. E. C. Smith, Southampton, L. I., general contractor. Cost, \$6,000.

Westchester. DWELLINGS.

BRONXVILLE, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 28x36 ft, to cost about \$5,000. to be built at this place for Miss Mary Bauer, Desmond av, Yonkers, N. Y. Dennis O'Neill, Cedar st, Bronxville, N. Y., general contractor.

HARTSDALE, N. Y.—Caretto & Forster, 30 East 42d st, Manhattan, are preparing plans for a residence to be erected here for C. O. Baring, care architects. Frame, 2½-sty, 56x32 ft, cost, \$9,000. Plans will be completed about Feb. 16, when architects take bids on general contract.

MAMARONECK, N. Y.—Charles T. Oak-ley, 54 West Boston rd, is preparing sketches for a hollow tile and stucco resi-dence to be erected on the Shore Acres property. Cost, \$15,000. Owner's name will be announced later.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing plans for two 2½-sty frame and stucco dwellings, 40x29 ft, to be built on Winfield av, bet. Lincoln and Primrose avs, by the Manor Building Co., care architect, owner and builder. Cost, \$9.000 each.

SCARSDALE, N. Y.—Plans are being prepared by A. J. Bodker, 62 West 45th st, Manhattan, for a 2½-sty terra cotta block and stucco residence and garage, 30x70 ft, for Mrs. Paul Orvis, owner, care architect. Cost, about \$25,000. Architect will take hide. take bids on general contract about March

SCARSDALE, N. Y.—Plans are being prepared by A. J. Bodker, 62 West 45th st, Manhattan, for 2½-sty brick and stucco residence and garage, 30x80 ft, to be built on Kelwyan rd. Owner's name withheld. Cost, \$25,000.

BRONXVILLE, N. Y.—Clark & Arms, 21 West 45th st, Manhattan, are preparing plans for a 2½-sty brick and stone dwelling, 35x90 ft, for Wm. Hammatt Davis, 35 Nassau st. Architects will take bids on general contract when plans are completed.

SCARSDALE, N. Y.—Plans have been completed by W. S. Phillips, 103 Park av, Manhattan, for a 2½-sty hollow tile and stucco residence on Fenimore road, for Ernest O. Patz, Drake road, owner. Cost, about \$12,000.

HOTELS.
MT. VERNON, N. Y.—Milton See & Son, 15 East 40th st. Manhattan, have plans nearly completed for a 5-sty terra cotta block and stucco hotel to be built at Cottage and Sidney avs for a company now

being formed. Architects will soon be ready for bids on general contract from a selected list of bidders.

STABLES AND GARAGES.

STABLES AND GARAGES.

NEW ROCHELLE, N. Y.—E. N. MacCollin, this place, is preparing plans for a 1-sty brick garage, 30x30 ft, for the New, Rochelle Water Co., Adrian Iselin, president. Architect soon will take bids on general contract.

STORES, OFFICES AND LOFTS.
MT. VERNON, N. Y.—S. A. Guttenberg,
Proctor Building, is preparing plans for
three 1-sty brick stores, 50x90 ft, at North
4th av, near North st. Owner's name
withheld. Cost, \$4,000.

New Jersey.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Plans have been completed and architect will soon take bids for the construction of a 3-sty brick tenement, 30x52 ft, to be built at 192 Elm st. Guiseppe Santoro, on premises, at site, owner. J. B. Acocella, Union Building, architect. Cost, \$7,000.

ELIZABETH, N. J.—Plans are being prepared by Louis Quien, Jr., 229 Broad st, for a 3-sty brick and terra cotta apartment, 40x65 ft, with stores, to be built at \$04 Elizabeth av, for Morris Aaron, care architect. Cost \$12,000.

HOBOKEN, N. J.—Plans have been com-

HOBOKEN, N. J.—Plans have been completed by Fred Meystre, 84 Washington st, for two apartments, 5 stys, 36x74 ft, to be built in the west side of Hudson st, bet. 13th and 14th sts, for Chas. Vezzetti, 1208 Hudson av, owner and builder. Total cost, \$60,000.

cost, \$60,000.

NEWARK, N. J.—Herman Metzger, 240
Market st, has completed plans for a 4sty brick and stone tenement, 75x79 ft, in
Elm st near Van Buren st. Owner's name
to be announced later. Cost, \$30,000.

NEWARK, N. J.—M. J. Nadel, Union
Building, has plans in progress for a 3-sty
frame and stucco flat with store, 25x78 ft,
at Edmonds pl and Aldine st, for Abraham Haiken, care architect. Cost, \$10,000.

NEWARK, N. J.—Plans have been completed by Simon Cohen, 163 Springfield av, for a frame three-family flat, 22x54 ft, to be built in South 16th st for Harry Miller, owner and builder. Cost, \$6,000.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, is preparing plans for a 4-sty brick tenement, 50x90 ft, at 90 Congress st, for Fred Goldberg, 314 Angelique st, West Hoboken, N. J., owner and builder. Cost, \$30.000.

MORRISTOWN, N. J.—David M. Ach, 1 Madison av, Manhattan, has completed plans for a 3-sty frame apartment, 45x90 ft, on Speedwell av, for M. P. Greenberger, 18 Speedwell av, excavating and foundations awarded to Knight Construction Co. Architects will take bids on general contract for concentrative about Ech. 15 tract for superstructure about Feb. 15.

PALISADE PARK, N. J.—Carl Mettberg, Ridgefield, N. J., is preparing sketches for a 3-sty brick apartment with stores, 100x40 ft, to be built on Palisade blvd, near Broad av. Owner's name will be announced later. Cost, about \$20,000.

CHURCHES.

SUMMIT, N. J.—Preliminary plans are being prepared by R. S. Shapter, 21 Maple st, for a new church building to be erect-ed at the southwest corner of Morris st and Russell pl, for the East Summit M. E. Church, Rev. J. Adams Oaks, pastor. Probably field stone, 1-sty and basement. Seating capacity 400. Cost, \$20,000.

DWELLINGS. RIDGEFIELD, N. J.—Plans have been completed by Carl Mettberg for a 1½-sty frame dwelling, 28x42 ft, to be built on the Bergen Pike near Borough Hall for G. Everson, owner. Cost, \$4,000. Owner will take estimates on general contract.

BELLEVILLE, N. J.—Simon Cohen, 163
Springfield av, Newark, N. J., has completed plans for four 2-sty dwellings with stores to be built on Washington av near William st, for Max Levine & Jacob Feinman, owners, care architect. Cost, \$12,000.

RED BANK, N. Y.—Nathan Myers, Cort Theatre Building, Newark, N. J., has prepared preliminary plans for a residence to be erected in Upper Broad St for J. Lester Eisner, Bridge av, tapestry brick, 75x35 ft. Cost, about \$30,000.

75x35 ft. Cost, about \$30,000.

PHILLIPSBURG, N. J.—J. W. Rilley, Buckley Building, Allentown, Pa., has completed plans for a 2½-sty brick dwelling, 24x43 ft, in South Main st. for Dr. Isaac Barber. Cost, \$5,000. Owner builds. SOUTH ORANGE, N. J.—H. J. & J. V. King, 9 Clinton st, Newark, are preparing plans for a 2½-sty frame dwelling, 42x 46 ft, to be built on Turrell av, near Charlton av, for H. Wallace Smith, 119 West 40th st, Manhattan, owner. Bids will be called for after Feb. 17.

NEWARK, N. J.—Kitchell & Clark, 207 Market st, are preparing plans for a 2½-sty frame dwelling, 24x50 ft, at Highland av, near Verona av, for F, Harvey Skehan, care architect, owner.

DUMONT, N. J.—F. J. Schwarz, Colt Building, Paterson, N. J., has plans in progress for a 2½-sty brick and stone rectory, 38x40 ft, for St. Mary's Church, Rev. G. De Vincentius, Oradel, N. J., pastor. Cost, about \$10,000.

NEWARK, N. J.—Geo. E. Jones, Union Bldg., has completed plans for a 2½-sty frame dwelling, 32x34 ft, at 72 Girard pl, for Benj, Rachlin, 76 Shanley av. Cost,

about \$8,500.

FACTORIES AND WAREHOUSES.

SNAKE HILL, N. J.—Plans are being prepared privately for a group of factory buildings to be erected at this place for the Dennis Martin Co. (chemical manufacturers), 859 Summer av, Newark, N. J.

Project will consist of manufacturing, office and storage building, power house and brick smoke-stack. Cost, \$75,000.

GRASSELLI, N. J.—F. S. Coke, care of Grasselli Chemical Co., Cleveland, O., owner, is preparing plans for an addition to the chemical plant near Elizabeth, to cost about \$75,000.

cost about \$75,000.

HALLS AND CLUBS.

JERSEY CITY, N. J.—Dodge & Morrison, 135 Front st, Manhattan, are preparing preliminary plans for alterations to the club house at Crescent and Clinton avs. Jersey City Club, W. C. Glass, president, owner. Alterations will consist of dining room addition and extension to present billiard room.

HOSPITALS AND ASYLUMS.
MORRISTOWN, N. J.—Plans are in progress for 3-sty brick and limestone hospital, 40x100 ft, to be built on Mount Kemble av. All Souls' Hospital, owner. F. G. Hasselman, 30 East 42d st, Manhattan, architect. Cost, \$100,000.

SPRING LAKE, N. J.—Potter & Magaziner, 603 Chestnut st, Philadelphia, Pa., are preparing plans for a group of hospital buildings consisting of administration and three ward buildings to be erected on 1st av for the Ann May Memorial Hospital, Hon. J. Franklin Fort, Essex Building, Newark, N. J., president Board of Trustees. Cost, \$50,000.

HOTELS.

HOTELS.

SEABRIGHT, N. J.—Charles B. Meyers, 1 Union sq, Manhattan, has been selected as architect to prepare the plans and specifications for an annex for the Peninsular Hotel. Frame, 3 stys, 84x58 ft, with L 36x22 ft. Will contain 36 rooms.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.
RUTHERFORD, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, have been selected to prepare the plans for a 2-sty brick and limestone public school to contain 8 rooms and auditorium to seat 350, to be built at Sylvan st and Highland Cross for the Board of Education of Rutherford, A. A. McNulty, president and chairman of the Building Committee. Cost. \$40,000 Cost, \$40,000.

STORES, OFFICES AND LOFTS.
PATERSON, N. J—McKenzie, Voorhees
& Gmelin, 1123 Broadway, Manhattan, are
preparing preliminary plans for a brick
and limestone telephone building, 3 sty,
100x100 ft, to be erected at this place for
the New York Telephone Co., 15 Dey st,
Manhattan

STABLES & GARAGES,
MATAWAN, N. J.—E. A. Arend, Asbury Park, N. J., has plans in progress for a 2-sty hollow tile and stucco garage to be built at s w cor of Church and Broad sts. Judge H. S. Terhune, 213 Main st, owner.

THEATRES.

THEATRES.

JERSEY CITY, N. J.—Chris Ziegler, 75

Montgomery st, is preparing plans for a
moving picture theatre to be built at the
corner of Jackson and Fulton avs, for
Fredk. Mertins, Wilkinson and Jackson
avs, owner. One story, 60x125 ft, with
wing 25x65 ft. Seating capacity about avs, owner. On wing 25x65 ft. 1,200.

JERSEY CITY, N. J.—A. E. Westover, Keith's Theatre Bldg., Philadelphia, Pa., has been selected to prepare plans for a brick and stone theatre at 174 Newark av, for B. F. Keith, 1459 Broadway, Manhattan. Details available later.

Other Cities.

CHURCHES.
CHURCHES.
ANSON'S CROSSING, N. Y.—Chas. F.
Diederlen, architect, 41 West 127th st,
Manhattan, has taken estimates on general contract for the construction of an
Abbey to be erected here in connection
with All Saints' R. C. Church, Rev. Father
Jas. W. Powers, 130th st & Madison av,
Manhattan. Cost, \$20,000.

(Contemplated Construction—Continued.)

DWELLINGS.
STAMFORD, CONN.—E. N. MacCollin,
New Rochelle, N. Y., has plans nearly
completed for a 2½-sty brick dwelling,
30x125 ft, to be erected on Shippan Point,
Stamford, for J. C. Stein, 150 Broadway,
Manhattan. Cost, \$25,000. Architect will
soon be ready for bids on general con-

ROME, N. Y.—Aymar Embury, 2d, 132 Madison av, Manhattan, has been retained to prepare plans for a private residence to be built in North George st, for George Brown, care Rome Soap Mfg. Co. \$15,000.

ROME, N. Y .- Kinne & Maynard, Mayro building. Utica, N. Y., have been retained to prepare plans for a 2½-sty hollow tile and brick veneer residence in North George st, for Frank W. Brown, care of the Rome Soap Mfg. Co. Cost, \$15,000.

the Rome Soap Mfg. Co. Cost, \$15,000.

WAPPINGER FALLS, N. Y.—Henry Otis Chapman, 334 5th av, Manhattan, is preparing sketches for extensive alterations and additions to a private residence here. Definite details not available. Cost, about \$25,000. Owner's name withheld.

FACTORIES AND WAREHOUSES.

ALBANY, N. Y.—Fuller & Robinson Co., 95 State st, are preparing preliminary plans for a reinforced concrete warehouse, 4 stys in height, to be built at Church and Herkimer sts, for the Globe Warehouse Corp., Thomas Ward, Jr., 443 Broadway, president. Cost, \$60,000.

HOSPITALS AND ASYLUMS.

Broadway, president. Cost, \$60,000.

HOSPITALS AND ASYLUMS.

SYRACUSE, N. Y.—Sketches are being made by Revels & Hallenbeck, Syracuse University, for an infirmary to be built on the Syracuse University Campus. The project will include a dining room, kitchen extension, children's pavilion and dormitory extension.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

SPRING VALLEY, N. Y.—Ernest Sibley, Palisade, N. J., has been selected to prepare the plans and specifications for a 2-sty brick school to contain 8 class rooms and kindergarten at the corner of North Main st and Linden av, for the Board of Education of Spring Valley, N. Y., Geo. Englis, clerk. Cost, \$35,000.

CONTRACTS AWARDED.

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

DWELLINGS.
SOUTHAMPTON, L. I.—F. W. Jackson & Sons, Inc., Main st, Good Ground, L. I., have a general contract to erect a bungalow at this place for Lyttleton Fox, 120 Broadway, Manhattan. Frame, 2½ stys, 50x30 ft. Walker & Gillette, 128 E. 37th st, Manhattan, architects. Cost, \$10,000 \$10,000

GREAT NECK, L. I.—E. G. Vail, Jr., 145 Bay 22d st, Brooklyn, has a general con-tract to erect a residence, garage and boat house at Great Neck for Mrs. Clara Lee Marsh, 525 West End av, Manhattan. Schwartz & Gross & Marcus, associated, 247 5th avy Manhattan, architects 347 5th av, Manhattan, architects.

LAKE MAHOPAC, N. Y.—A general contract has been awarded to Charles F. Richards, Midland av, White Plains, N. Y., for the erection of a summer residence here for Lindley, J. Higham, care George M. Bartlett, architect, 103 Park av, Manhattan

BRONXVILLE, N. Y.—Oliver M. Oake, Bronxville, N. Y., has the general contract to erect a 2½-sty frame residence, 30x30 ft, here, for F. E. Falkenburg, care Caretto & Foster, 30 E. 42d st, Manhattan, architects. Cost, \$6,000.

STAMFORD, CONN.—The Whitney Co., 1 Liberty st, Manhattan, has obtained a general contract to erect a 2½-sty terra cotta block and stucco residence and garage at Shippan Point, Stamford, Conn., for

age at Shippan Point, Stamford, Conn., for Joseph R. Swan, owner, care general contractor, plans for which were prepared privately. Cost, \$25,000.

MILL NECK, L. I.—Andrew Olsen, 1330 62d st, Brooklyn, has received the general contract to erect a residence, stable, garage and two cottages for H. H. Sevier, care of Harvey Murdock, 116 Nassau st, Manhattan. Rowe & Smith, 161 Devonshire st, Boston, Mass., and 1123 Broadway, Manhattan, architects. Cost, about \$40,000.

\$40,000.

FACTORIES AND WAREHOUSES.
BROOKLYN, N. Y.—George N. Craigen,
2801 Av F, has obtained the general contract to build a 1-sty brick cutlery factory, 50x100 ft, in East 35th st, bet. Av J
and Av K. F. A. Koch & Co., 524 Broadway, Manhattan, owners. Koch & Wagner,
26 Court st, architects. Cost, \$15,000.

NEWARK, N. J.—The Factory Construction Co., 290 Ferry st, has received

the general contract to erect a 1-sty addition to the factory at 25 Magazine st, for the Celluloid Co., 290 Ferry st. F. M. Martin, care of owner, engineer. Cost, about \$8,000.

HOSPITALS AND ASYLUMS.
HOLTSVILLE, L. I.—D. Stanley Corwin,
Greenport, L. I., has the general contract
to erect a 3-sty frame addition for the
Children's Home Society from plans by
Chas. M. Hart, Main st, Bay Shore, L. I.
Cost, about \$12,500.

Cost, about \$12,500.

SCHOOLS AND COLLEGES.
GREAT KILLS, S. I. (sub).—E. Rutzler & Co., 404 East 49th st, Manhattan, has obtained the heating and ventilating contract for the addition to P. S. No. 8 at Cross st and Park ter for the Board of Education, C. B. J. Snyder, 500 Park av, Manhattan, architect. T. A. Clarke Co., 133 Livingston st, Brooklyn, general contractor. tractor.
STABLES AND GARAGES.

Tractor.

STABLES AND GARAGES.

BROOKLYN, N. Y.—General contract has been awarded to S. L. Waller, 154 Nassau st, Manhattan, for a 3-sty brick garage and storage building, 40x115 ft, on the east side of Bedford av, 20 ft south of Madison st, for H. L. Buttaner, 154 Nassau st, Manhattan, owner. Private plans. Cost, \$20,000.

BROOKLYN, N. Y.—Peter F. Donelan, 146 Bond st, has the general contract to erect a 1-sty brick garage, 50x100 ft, in the west side of Douglas st, 100 ft north of Bond st, for Richard E. Bridgette, owner, on premises. Albert Ulrich, 371 Fulton st, architect. Cost, \$10,000.

GLEN COVE, L. I.—Wm. Flanagan, 118 East 28th st, Manhattan, has received the general contract and is taking bids on all subs for the erection of a 1 and 2-sty brick garage, 40x40 ft, for H. L. Maxwell, on premises. Private plans. Cost, \$10,003.

YONKERS, N. Y.—Lynch & Larkin, 195

YONKERS, N. Y.—Lynch & Larkin, 195 Riverdale av, have a general contract to build a garage and ice house on North Broadway for C. C. Dula, 1109 North Broadway, from plans by Walter D. Blair, 597 5th av, Manhattan. The building will be 2 stys in height, built of brick and stone, 47x90 ft.

Broadway, from plans by Walter D. Blair, 597 5th av, Manhattan. The building will be 2 stys in height, built of brick and stone, 47x90 ft.

STORES, OFFICES AND LOFTS.
MANHATTAN.—Valentine Lynch Co., 13 Park row, has a general contract for alterations and general remodeling of the 5-sty store and loft building at 145 Lafayette st, for the Alliance Realty Co., 115 Broadway, from plans by N. Grant Kelsey, 408 Hawthorn av, Yonkers, N. Y. Cost, about \$20,000.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for extensive alterations to the office building at 256 Broadway for the Home Life Ins. Co., on premises. F. A. Moore, 542 5th av, architect. Cost, \$35,000.

MANHATTAN (sub).—Levering & Garrigues Co., 552 West 23d st, have received the contract for the structural steel on the 12-sty store and loft building being erected at the n w cor Madison av and 29th st, from plans by Frederick Zobel, 35 West 39th st, Brunswick Realty Co., 35 West 39th st, lessee of land and owner of building. Cost, \$300,000.

MANHATTAN.—Reinhardt Bros., 645 East 5th st, has the general contract for alterations to the store and loft building at 30-31 West st, for the Estate of Steven Whitney, 44 Pine st, owner. Lessee, Hale Desk Co., 15 Stone st.

BAY SHORE, L. I.—H. H. Smith Building Co., East Main st, has received the general contract for a 2-sty brick and terra cotta store and office building, 35x 80 ft, to be built here for H. O. Beebe, owner. James Butler, Inc., 390 Washington st, Manhattan, lessee. C. M. Hart, Main st, architect. Cost, \$15,000.

MIDDLETOWN, N. Y.—Giles, Giles & Co., 18 Union st, have the general contract to erect a 5-sty brick and limestone bank and office building at the n w cor of North and King sts, for the Merchants National Bank, G. T. Townsend, president. D. H. Canfield, Argus Building, architect. Cost, \$100,000.

MISCELLANEOUS.

ENGLEWOOD, N. J.—Kelly Construction Co., 25 Warburton av, Yonkers, N. Y., has obtained a general contract to erect an addition, 1 sty, 28x78 ft, to the swimming p

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
NORTHERN AV, e s, s e cor 178th st, and n
e cor 177th st, three 5-sty brick apartments,
90x102, 75x93, 90x91; cost, \$230,000; owner,
Haven Const. Co., 215 Audubon av; architect,
Chas. B. Meyers, 1 Union sq. Plan No. 23.

STABLES AND GARAGES.
67TH ST, 219-221 East, n s, 325 e 3d av, 6sty fireproof garage, 52x96; cost, \$60,000; owner, Paterno Const. Co., 2255 Broadway; architect, John C. Watson, 271 West 125th st. Plan
No. 22.

161ST ST, 519 West, n s, 300 n Amsterdam av, 4-sty fireproof garage, 50x99; cost, \$30,000; owner, James Bradley, 316 West 105th st; architects, Janes & Cordes, 124 West 45th st. Plan No. 24.

Plan No. 24.
64TH ST, 307 East, 1-sty brick garage and stable, 23x67; cost, \$500; owners, Sloane & Moller, 316 East 65th st; architect, Henry Placek, 316 East 65th st. Plan No. 26.

MISCELLANEOUS,
79TH ST, 208-216 East, s s, 125 e 3d av, 2-sty fireproof telephone exchange, 92x92; cost, \$150,000; owner, N. Y. Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 25.

32D ST, 28-30 East, s e cor Madison av, 12-sty fireproof lofts, 49x135; cost, \$250,000; own-er, 149 Madison Av. Co., Inc., 96 Broadway; architect, Henry C. Pelton, 8 West 38th st. Plan No. 27.

Bronx.

DWELLINGS.

239TH ST, n s, 50 w Martha av, two 2½-sty frame dwellings, 20x34, shingle roof; cost, \$7,200; owner and architect, Ehrich Peterson, 2254 Ryer av. Plan No. 39.

BYRON AV, w s, 196 s 237th st, 2½-sty frame dwelling, shingle roof, 21x55; cost, \$5,500; owner, Patrick D. Sullivan, 764 East 226th st; architect, Geo. H. Olphert, 677 East 224th st. Plan No. 47.

FACTORIES AND WAREHOUSES.
174TH ST, n s, 136.3 % w Park av, 6-sty brick factory, 40.2 % x97; cost, \$70,000; owner, Tremont Silk Mills, Carl A. Jacobs, 428 4th av, Pres.; architects, Buchman & Fox, 30 East 42d. st. Plan No. 48.

st. Pian No. 48.

STABLES AND GARAGES.

BEAUMONT AV, e s, 420.9 n 183d st, 1-sty
brick garage, 28x28, tin roof; cost, \$500; owner, August Gori, 2449 Hoffman st; architect,
Geo. J. Casazza, 1133 Broadway. Plan No. 41.

SOUTHERN BLVD, e. s., 300 n 172d st, 1-sty brick garage, 40x100, plastic slate roof; cost, \$6,000; owner, Philip Rosen, 2250 Washington av; architect, Franz Wolfgange, 535 East 177th st. Plan No. 42.

PROSPECT AV, e s, 175 n 177th st, 1-sty brick garage, slag roof, 14.10½x186.6; cost, \$15,000; owners, Nathan & Louis L. Levy, 3287 3d av; architect, M. J. Garvin, 3307 3d av. Plan No. 44.

WALKER AV, n s, 36.76 w St. Raymonds av, 1-sty brick garage, plastic slate roof, 75x 116.60; cost, \$15,000; owner, Wm. D. Howell Co., Wm. D. Howell, 1541 Overing st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av.

WESTCHESTER AV, s w cor Olmstead av, 1-ty frame garage, tin roof, 14x20; cost, \$300; wner, F. C. Bramman, 436 West 154th st; ar-hitect, Anton Pirner, 2069 Westchester av. Plan o. 43.

STORES, OFFICES AND LOFTS.
FEATHERBED LANE, n s, 58,7 e Nelson av,
1-sty brick stores, slag roof, 25x60; cost, \$3,500; owner, David Kaufman, 937 Hoe av; architects, Katz & Feiner, 305 5th av. Plan No.
45

THEATRES.
WEBSTER AV, s e cor 167th st, 1-sty brick stores and theatre, 149.74x149.91; cost, \$35.000; owners, Wardwin Realty Co., John Shilberg, 270 East 169th st, Sec.; architect, Julius Harder, 170 West 32d st. Plan No. 40.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. 44TH ST, s s, 315 w 15th av, 4-sty brick tenements, 25x74, slag roof, 8 families; cost, \$11,000; owner, Culver Bldg. Co., 140 Clara st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 651.

16TH ST, n s, 401.1 e 4th av, 4-sty brick tenement, 50x89, gravel roof, 20 families; cost, \$25,000; owner, Lanoor Realty Co., 539 Greene av; architects, Cohn Bros., 361 Stone av. Plan No. 699.

No. 699.

29TH ST, n e cor 4th av, 4-sty brick store and tenement, 50x90, gravel roof, 22 families; cost, \$30,000; owners, Drapkin & Goldberg Co., 501 Ashford st; architect, Chas. Infanger Son, 2634 Atlantic av. Plan No. 726.

29TH ST, n s, 50 e 4th av, 4-sty brick tenement, 50x88, gravel roof, 24 families; cost, \$30,000; owners, Drapkin & Goldberg Co., 501 Ashford st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 727.

DIVISION AV, n s, 140 w Marcy av, 6-sty brick store and tenement, 60x92, slag roof, 40 families; cost, \$60,000; owner, Ross Land Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 523. Corrects error in last issue. in last issue.

in last issue.

ROCHESTER AV, s w cor Sterling pl, 4-sty brick store and tenement, 33x90, gravel roof, 14 families; cost, \$25,000; owner, Ashwick Bldg. Corp., 493 Ashford st; architect, Chas. Infanger & Son, 2364 Atlantic av. Plan No. 728.

ROCHESTER AV, w s, 33 s Sterling pl, two 4-sty brick tenements, 46x89, gravel roof, 20 families each; cost, \$50,000; owner, Ashwick Bldg. Corp., 493 Ashford st; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 729.

COLUMBIA HEIGHTS, e s, 50 s Cranberry st, 5-sty brick tenement, 80x82.8, slag roof, 30 families; cost, \$40,000; owner, Heights Operating Co., 177 Remsen st; architects, Slee & Bryson, 154 Montague st. Plan No. 782.

CRANBERRY ST, s e cor Columbia Heights, 5-sty brick tenement, 50x90, slag roof, 30 families; cost, \$45,000; owner, Heights Operating Co., 177 Remsen st; architects, Slee & Bryson, 154 Montague st. Plan No. 781.

DWELLINGS.

WEST 24TH ST, s s, 240 w Neptune av, 1sty frame dwelling, 14x86, gravel roof, 1 family; cost, \$2,800; owner, Mrs. Rose Horr, 848
East 167th st, Bronx; architect, H. H. Tiedeman,
1622 Jefferson av. Plan No. 648.

48TH ST, n s, 220 e 14th av, 2-sty frame
dwelling, 25.6x25.6, shingle roof, 2 families;
cost, \$8,000; owner, Sadie Lehr, 1178 48th st;
architect, Harry Olsen, 1633 51st st. Plan No.
66CH, ST.

66TH ST, n s, 166 w 14th av, 2-sty frame dwelling, 20x41.2, gravel roof, 2 families; cost, \$1,200; owner, Jos. Demasi, 6520 New Utrecht av; architect, Wm. A. Parfitt, 26 Court st. Plan No. 653.

No. 653.

LINCOLN AV, w s, 214.8 n Liberty av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$7,000; owner, Wm. G. Grimm, 460 Herald av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 650.

MERMAID AV, n s, 60 e West 21st st, 1-sty frame dwelling, 11.4x22, shingle roof, 1 family; cost, \$350; owner, Patrick S. Gleason, on premises; architect, Geo. H. Suess, 2920 West 29th st. Plan No. 647.

547H ST. n s, 137.6 e 15th av, 2-sty frame

st. Plan No. 644.

54TH ST, n s, 137.6 e 15th av, 2-sty frame dwelling, 24x50, shingle roof; cost, \$5,000; owner, De Rosa Bldg. Co., 4708 New Utrecht av; architect, Saml. Gardstein, 1168 45th st. Plan

No. 627.

EAST 15TH ST, e s, 100 s Av J, two 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$8,000; owner, Antonio Boniello, 2086 Flatbush av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 682.

berg, 350 Fulton st. Plan No. 682.

77TH ST, s s, 41.9 e 14th av, twelve 2-sty frame dwellings, 18.4x52, gravel roof, 1 family each; total cost, \$36,000; owner, Roth Morgan Constn. Co., 1727 77th st; architect, C. A. Olsen, 1762 69th st. Plan No. 698.

2D AV, e s, 20 s 89th st, eight 2-sty brick dwellings, 20x39, gravel roof, 1 family each; total cost, \$32,000; owner, Premier Constn. Co., 367 Fulton st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 676.

2D AV, n e cor 90th st, 2-sty brick dwelling, 20x42, slag roof, 1 family; cost, \$4,500; owner, Premier Constn. Co., 367 Fulton st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 677.

2D AV, s e cor 89th st, 2-sty brick dwelling, 20x42, slag roof, 1 family; cost, \$4,500; owner, Premier Constn. Co., 367 Fulton st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 677.

2D AV, s e cor 89th st, 2-sty brick dwelling, 20x42, slag roof, 1 family; cost, \$4,500; owner, Premier Constn. Co., 367 Fulton st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 678.

F. W. Eisenla, 147 Remsen st. Plan No. 678.

MANSFIELD PL, e s, 460 s Av M, 2-sty frame dwelling, 22x44, shingle roof, 1 family; cost, \$4.500; owner, John T. Bisseck, 387 Rutland rd; architect, Willard Parker, 24 McDonough st. Plan No. 718.

SNEDIKER AV, e s, 75.3 s New Lots av, seven 2-sty brick dwellings, 19.6x57, gravel roof, 2 families each; total cost, \$24,500; owners, Max Rosenberg & ano. 658 Hinsdale st; architect, Morris Rothstein, 601 Sutter av. Plan No. 721.

WEST 35TH ST, w s, 220 s Movemeld av. 2

WEST 35TH ST, w s. 220 s Mermaid av, 2-sty frame dwelling, 22x32, gravel roof, 2 families; cost, \$2,800; owner, Mrs. Rachel P. Panken, 2931 West 35th st; architect, O. B. Almgren, 230 95th st. Plan No. 754.

5TH AV, s w cor 75th st, 3-sty store and dwelling, 21.5x53.6, slag roof, 2 families; cost, \$8,000 owner, A. & S. Bkn. Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 757.

CARROLL ST, n s, 100 w Bedford av, six 2-sty brick dwellings, 16x30, slag roof, 1 family each; total cost, \$30.000; owner, Chas. A. Chase, 553 Lincoln pl; architects, Slee & Bryson, 154 Montague st. Plan No. 765.

BAY 50TH ST, n w s, 509 n e Harman av,

Montague st. Plan No. 765.

BAY 50TH ST, n w s, 509 n e Harman av, 2-sty brick dwelling, 20x40, gravel roof, 2 families; cost, \$3,500; owner, Carmine Figliolino, West 17th st and Bay 50th st; architect, Geo. H. Suess, 2920 West 29th st. Plan No. 761.

FACTORIES AND WAREHOUSES.

TAFFE PL, w s, 260 n Myrtle av, 2-sty brick warehouse, 50x150, slag roof; cost, \$11,-000; owners, Gertrude Winthrop et al, 82 Wall st. Manhattan; architects, Warren & Clark, 489 5th av, Manhattan. Plan No. 626.

EAST 35TH ST, e s, 338.3 n Av K, 1-sty brick factory, 40.8x115, slag roof; cost, \$10,000; owner, F. A. Koch Corpn.. 612 Ocean av; architects, Koch & Wagner, 26 Court st. Plan No. 609.

609.

BEDFORD AV, e s, 20 s Madison st, 3-sty brick storage and garage, 40x115.6, gravel roof; cost,, \$20.000; owner, H. L. Buttaner, 154 Nassau st, Manhattan; architect, S. L. Waller, 154 Nassau st, Manhattan. Plan No. 629.

ROCKAWAY AV, w s, 336 s Hegeman av, two 1-sty frame sheds, 30x6, tin roof; total cost, \$1,200; owner, Jules Taft, 27 Howard av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 632.

VANDERVOORT AV, n w cor Parker st, 2-sty brick cooperage, 50x100, gravel roof; cost, \$5,000; owner, Stephen Jerry Co., 436 Man-hattan av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 641.

st. Plan No. 641.

77TH ST, n s, 33 w 6th av, 1-sty frame shop,
15.5x50, gravel roof; cost, \$750; owner, Harry
W. Bossong, 429 80th st; architect, J. C. Wandell Co., 4 Court sq. Plan No. 747.

STABLES AND GARAGES.

NORTH 8TH ST, n s, 100 w Driggs av, 2-sty
brick stable, 25x20, gravel roof; cost, \$1,000;
owner, Felice Palma, 218 North 6th st; architects, Laspia & Salvati, 525 Grand st. Plan No.
624.

624.
EAST 15TH ST, e s, 200 s Av H, 2-sty brick garage, 40x17.6, gravel roof; cost, \$1,000; owner, Henry Duchaime, 1022 38th st; architect, C. A. Foster, 2810 Newkirk av. Plan No. 638.

ATLANTIC AV, s s, 275 e Bond st, 2-sty brick garage, 55.8x90, gravel roof; cost, \$18,000; owner, Wm. B. Storer, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 644.

24TH ST, n s, 60 w 4th av, 1-sty brick garage, 55x100, slag roof; cost, \$12,000; owner,

Edward Schenk, 159 25th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 694.

BEDFORD AV, w s, 212.7 s Flushing av, 2-sty brick office and garage, 100x100, slag roof; cost, \$15,000; owner, Emkay Realty Co., 80 South 10th st; architect, Sophia Fejnberg, 423 Pennsylvania av. Plan No. 687.

FLATBUSH AV, n e cor Av H, 1-sty brick stable, 26x20, gravel roof; cost, \$800; owner, Christian Baur, Foster av and East 24th st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 693.

architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 693.

SCHENECTADY AV, e s, 50 n St. Marks av, 1-sty brick garage, 20x25, slag roof; cost, \$500; owner, Mrs. Ida Carlson, on premises; architect, E. O. Holmgren, 371 Fulton st. Plan No. 738.

DECATUR AV, e s, 80 s Evergreen av, 1-sty brick garage, 45x100, slag roof; cost, \$10,000; owner, Wm. Kahle, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 756.

73D ST, n s, 463.8 w 7th av, 3-sty brick garage, 40x100, cement roof; cost, \$10,000; owner, Louis Seibert, 7416 3d av; architect, F. W. Stork, 7416 3d av. Plan No. 751.

LEXINGTON AV, n s, 23.4 e Grand av, 1-sty brick garage, 10.8x100, slag roof; cost, \$10,000; owner, Hy C. Heisenbuttel, Sayville, L. I.; architect, J. C. Wandell Co., 4 Court sq. Plan No. 752.

No. 752, EMERSON PL, w s, 290 s Willoughby av, 1-sty brick garage, 50x35, slag roof; cost, \$3,-000; owner, Lawrence D. Chiderton, on prem-ises; architect, A. C. Kunzie, 65 Elliott av, Mid-dle Village. Plan No. 767.

ises; architect. A. C. Kunzie, 65 Elliott av, Middle Village. Plan No. 767.

STORES AND DWELLINGS.

JAMAICA AV, s. 147.4 e Crescent st, 2-sty brick store and dwelling, 20.2x58 gravel roof, 1 family; cost, \$3,500; owner, Jos. F. Walsh, 31 Richmond st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 649.

WEST 16TH ST, e. s, 340 n Neptune av, 1-sty frame store and dwelling, 18x27.6, flinkote roof, 1 family; cost, \$610; owner, Frank Benzano, 202 West 16th st; architect, Peter Mariello, 230 West 11th st, Manhattan. Plan No. 688.

75TH ST, s. s, 53.6 w 5th av, 3-sty brick store and dwelling, 33x18, slag roof; cost, \$6,000; owner, A. & S. Bkn. Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 759.

5TH AV, w. s, 21.5 s 75th st, four 3-sty brick stores and dwellings, 21.5x75, slag-roof, 2 families each; total cost, \$32,000; owner, A. & S. Bkn. Bldg. Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 758.

CONEY ISLAND AV, e. s, 80.2 s Beverly rd, 3-sty brick store and dwelling; cost, \$7,000; owner, Beverly Bldg. Co., 44 Court st; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 779.

THEATRES.

SHEEPSHEAD DAY RD.

THEATRES.

SHEEPSHEAD BAY RD, n w cor Jerome av,
3-sty brick theatre, —x—, roof; cost,
\$20,000; owner, Rose Mandel, 1617 Sheepshead
Bay rd; architect, Wm. L. Cramer, Lynbrook,
L. I. Plan No. 635.

L. I. Plan No. 635.

MISCELLANEOUS.

WILLOUGHBY AV, n w cor Walworth st, elevator; cost. \$1.200; owners, C. & E. Chapel Ferres Co., 415 Willoughby av; architect, Geo. W. Emerich, 139 Stockholm st. Plan No. 636.

AINSLIE ST, s w cor Union av, 1-sty brick tower and tank. 20x20.4, iron roof; cost, \$1.800; owner, Wm. Cabble Wire Mfg. Co., on premises; architect, American Tower & Tank Co., 136 Liberty st, Manhattan. Plan No. 663.

DITMAS AV, s e cor East S3d st, 3-sty brick laboratory, 87.8x41.4, slag roof; cost, \$20,000; owner, Wm. Becker's Aniline Chemical Co., on premises; architect, B. F. Driesler, 154 Montague st. Plan No. 642.

41ST ST, s s, 300 e 7th av, 2-sty brick bath,

41ST ST, s s, 300 e 7th av, 2-sty brick bath, 25x25, composition roof; cost, \$1,000; owner, Oscar E. Tuomisto, 738 41st st; architect, Frank Massam, 29 West 34th st, Manhattan. Plan No.

766,
ORIENTAL BOULEVARD, n w cor Japffrey la, 1-sty frame office, 16x18, shingle roof; cost, \$200; owner, Manhattan Beach Realty Co., 151 Coleridge st; architect, Paul V. Gallagher, 151 Coleridge st. Plan No. 772.

Queens.

Queens.

APARTMENTS. L.I. CITY—18th av, e s, 697 s Broadway, 3sty brick tenement, 27x68, slag roof, 6 families,
gas; cost, \$7,500; owner, G. X. Mathews, 18th av
and Jackson av, L. I. City; architect, Chas,
Pfaff, 673 Enfield st, Brooklyn, Plan No. 293.
RICHMOND HILL.—Jerome av, s s, 20 w
Briggs av, 3-sty brick store and tenement, 20x
50, slag roof, 7 families; cost, \$5,000; owner,
Briggs Bldg. Corpn., 16 Court st, Brooklyn;
architects, Cantor & Dorfmann, 373 Fulton st,
Brooklyn, Plan No. 312.

L. I. CITY.—Halsey st, e s, 317 s Franklin st, 3-sty brick tenement, 24x66, slag roof, 6 families, gas; cost, \$8,000; owner, Triconi Const. Co., 982 Boulevard, L. I. City; architect, J. A. Dioguardi, 80 Franconia av, Flushing. Plan No. 326.

No. 326.

DWELLINGS.

HOWARD BEACH.—Flynn av. s s, 40 w Hawtree av, 1-sty frame dwelling. 17x35, tin roof. 1 family, gas, \$1.000; owner, Eugene Gillard, 879 Forest av. Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 297.

MASPETH.—Elm st. s s, 200 w Toledo av. 2-sty brick dwelling, 20x50. tin roof, 2 families, gas; cost, \$3.500; owner, John Cerney, 6 Washington st, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 295.

Grand st, Elmhurst. Plan No. 295.

NEPONSET.—Ontario st, e s. 288 s Washington av, 2½-sty tile dwelling, 35x37, tile roof, 1 family, steam heat, gas and electricity; cost, \$11.000; owner, Ella B. Morris, Neponset; architect, A. W. Johnson, Neponset. Plan No. 301.

RAMBLERSVILLE.—Elkhorn st, n è cor Howard Landing, 2-sty frame dwelling, 20x68, slag roof, 2 families and store; cost, \$4,000; owner,

Joseph Steiniger, Ozone Park; architect, Jas. B. Smith, Rockaway Beach. Plan No. 291.

RICHMOND HILL.—Maure av, w s, 177 s Hillside av, two 2-sty frame dwellings, 17x35, shingle roof, 1 family, gas, steam heat; cost, \$5,000; owner, Francis A. Bledenkapp, Lefferts av, Richmond Hill; architect, C. Biedenkapp, same address. Plan No. 296.

ROCKAWAY BEACH.—Washington av, n s, 250 w Pier av, five 1-sty frame dwellings, 13x 24, tin roof, 1 family, gas; cost, \$1,250; owner, Philip Fabel, 12 Columbia st, Woodhaven; architect, J. A. Lasher, 18 Beach 116th st, Rockaway Beach. Plan Nos. 302-3-4-5-6.

BEECHURST.—28th st, w s, 180 e 16th av.

away Beach. Plan Nos. 302-3-4-5-6.

BEECHURST.—28th st, w s, 180 e 16th av, 2½-sty frame dwelling, 33x33, shingle roof, 1 family, steam heat, gas and electricity; cost, \$6,000; owner and architect, Theodore Mitchell, Beechurst. Plan No. 319.

CORONA.—43d st, e s, 140 n Jackson av, 2-sty frame dwelling, 16x59, tin roof, 2 families, gas; cost, \$3,000; owner, Jas. H. Randal, 114 43d st, Corona; architect, R. W. Johnson, 60 Hunt st, Corona. Plan No. 323.

DOUGLASTON.—Prospect st, w s, 76 n Willow st, 2½-sty frame dwelling, 26x35, shingle roof, 1 family, steam heat, gas and electricity; cost, \$7,000; owner, Carl H. Von Baur, 17 Battery pl, Manhattan; architect, W. W. Knowles, 31 East 39th st, Manhattan. Plan No. 318.

JAMAICA.—Chichester av, n s, 100 w Guil-

31 East 39th st, Manhattan. Plan No. 318.

JAMAICA.—Chichester av, n s, 100 w Guilford st, 2-sty brick dwelling, 18x50, slag roof, 2 families, gas; cost, \$2,500; owner, Hugh Smyth, Chichester av, Jamaica; architect, I. M. Kirby, Fulton st, Jamaica. Plan No. 317.

COLLEGE POINT.—2d av, s w cor 5th st, four 2-sty brick dwellings, 18x54, tin roof, 2 families, gas; cost, \$14,000; owner, American Hard Rubber Co., College Point; architect, Alex. McIntosh, 55 Bible House, Manhattan. Plan Nos. 330-31.

FAR ROCKAWAY.—Ostend pl, e s, 200 s Rue De St. Felix, two 2-sty frame dwellings, 18x41, tin roof, 1 family; cost, \$3,000; owner, Jos. A. Kean, 142 Grandview av, Far Rock-away; architect, Chas. Praser, Soloman av, In-wood. Plan Nos. 333-34.

FLUSHING.—Botanic pl, w s, 230 s Mitchell av, 2½-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat, gas; cost, \$3,500; owner, Victor B. Hess, 77 Botanic pl, Flushing; architect, H. W. Britt, 44 12th st, Flushing. Plan No. 325.

FLUSHING.—14th st, e s, 88 s Bayside av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family, steam heat, gas; cost, \$3.500; owner and architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 332.

FOREST HILLS.—Euclid st, n s, 150 e Colonial av, 2-sty brick dwelling, 30x36, tile roof, 1 family, steam heat, gas and electricity; cost, \$7.000; owner, Adam Trin, Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 328.

WOODHAVEN.—Toga st, w s, 175 s Old South rd, 2½-sty frame dwelling, 18x24, tin roof, 1 family, gas; cost, \$800; owner, Louis Vauhove, 460 Barbey st, Brooklyn. Plan No. 324.

root, I family, gas; cost, \$800; owner, Louis Vauhove, 460 Barbey st, Brooklyn. Plan No. 324.

WOODHAVEN.—Walker av, w s, 125 s University pl, two 2-sty frame dwellings, 18x50, tar and gravel roof, 2 families, steam heat, gas; cost, \$6,000; owner, Tony Ambrosina, 316 Grafton av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 335.

QUEENS.—Lynn av, w s, 40 s Stewart st, 2½-sty frame dwelling, 24x40, shingle roof, 1 family, gas, steam heat; cost, \$3,000; owners and architects, Burrows & McIntosh, 97 Yale av, Jamaica. Plan No. 342.

WOODHAVEN.—97th av, s w cor 80th st, ten 2-sty brick dwellings, 20x55, tin roof, 2 families, gas; cost, \$40,000; owner, Herman Schroeder, 791 Carroll st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 338-39-40.

ELMHURST.—Horton st, n s, 265 w Justice st, four 2-sty frame dwellings, 16x38, shingle roof, I family, steam heat, gas; cost, \$8,000; owner and architect, John J. Froenhoefer, Jennings st, Elmhurst. Plan Nos. 346-7-8-9.

ST. ALBANS.—Mercer st, w s, 300 s Arthur av, 1½-sty frame dwelling, 20x30, shingle roof, 1 family, gas; cost, \$2,000; owner, E. L. Butler, 358 45th st, Brooklyn; architect, J. N. Makila, 120 Leahy av, So. Ozone Park. Plan No. 344.

STABLES AND GARAGES.

FLUSHING.—Grove st, 57, frame stable, 12x 14, gravel roof; cost, \$90; owner, G. W. Eccles, 3 Wilson av, Flushing. Plan No. 309.

MASPETH.—Furman av, e s, 415 n Flushing av, 1-sty brick garage, 25x55, slag roof; cost,

MASPETH.—Furman av, e s, 415 n Flushing av, I-sty brick garage, 25x55, slag roof; cost, \$3.500; owner, A. Brodsky, 61 Furman av, Maspeth; architect, J. M. Baker, 9 Jackson av, L. L. City. Plan No. 298.

NEPONSET.—Ontario st, e s, 288 s Washington av, 1½-sty tile garage, 18x22, tile roof; cost, \$1,000; owner, Ellan B. Morris, Neponset; architect, A. W. Johnson, Neponset. Plan No.

ROCKAWAY PARK.—South West End av, 41, frame garage, 12x20, shingle roof; cost, \$400; owner, A. N. Frecker, on premises. Plan No. 308.

WOODHAVEN.—Ferry st, w s, 106 n Ferris , frame garage, 17x16, tin roof; cost, \$300; wner, Henry Wuest, on premises. Plan No.

owner, Henry Wuest, on premises. Plan No. 307.

FLUSHING.—15th st, e s, 186 n Broadway, frame garage, 19x19, tin roof; cost, \$200; owner, L. H. Dixon, on premises. Plan No. 320.

WOODHAVEN.—Diamond av, 731, frame garage, 13x18, tin roof; cost, \$125; owner, R. E. Allan, on premises. Plan No. 321.

FOREST HILLS.—Euclid st, n s, 150 e Colonial av, brick garage, 15x20; cost, \$100; owner, Adam Trin, Forest Hills. Plan No. 329.

FOREST HILLS.—Ibis st, s, 200 e Continental av, brick garage, 14x20; cost, \$400; owner, Cord Meyer Co., Forest Hills. Plan No. 327.

Plans Filed, New Buildings, Continued.

ELMHURST.—Judge st, e s, 275 n Elmhurst av, frame garage; cost, \$70; owner, J. Linhort, premises. Plan No. 336.

av, trame garage; cost, \$10; owner, J. Linhort, premises. Plan No. 336.

FOREST HILLS.—Colonial av, w s, 50 n Gown st, frame garage, 14x16; cost, \$75; owner, J. L. Gundry, Kingsland av, Elmhurst. Plan No. 337.

MORRIS PARK.—Kimball av, n w cor Briggs av, frame garage, 10x16; cost, \$50; owner, C. L. Tiemann, premises. Plan No. 341.

STORES AND DWELLINGS.

ELMHURST.—Queens blvd, s e cor Brittioner av, two 1-sty frame store and dwellings, 40x53, slag roof, 2 families, gas; cost, \$2,400; Fred Reiner, Broadway, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 294.

FOREST HILLS.—Continental av, n w cor Austin st, three 2-sty brick store and dwellings, 100x80, tile roof, 2 families, steam heat, gas and electricity; cost, \$25,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 299.

tect, Sage Foundation Homes Co., Forest Mins-Plan No. 299.

OZONE PARK.—Liberty av, n s, 59 e Green-wood av, six 3-sty brick store and dwellings, 19x57, slag roof, 2 families, gas; cost, \$30,000; owner, William Chappelle, 500 Manor av, Brook-lyn Manor; architect, Lawrence J. Frank, 206 Crescent st, Brooklyn. Plan No. 310.

JAMAICA.—Fulton st, s s, 21 e Homer Lee av, two 3-sty brick store and dwellings, 20x55, slag roof, 2 families, gas; cost, \$9,000; owner, Martin Wohl, 42 North Washington st, Jamaica; architect, W. E. Hadler, 1432 Lefferts av, Richmond Hill. Plan No. 313.

JAMAICA.—Fulton st, s w cor Wheeler av and s e cor Homer Lee av, two 3-sty brick store and dwellings, 21x55, slag roof, 2 families, gas; cost, \$12,000; owner, Martin Wohl, 42 North Washington st, Jamaica; architect, W. E. Had-ler, 1432 Lefferts av, Richmond Hill. Plan Nos, 314-15. cost, \$12,000; owner, Martin Wohl, Washington st, Jamaica; architect, V ler, 1432 Lefferts av, Richmond Hill, 314-15.

RICHMOND HILL.—Jerome av, s w cor Briggs av, 3-sty brick store and dwelling, 20x 55, slag roof, 2 families, gas; cost, \$1,000; own-er, Briggs Bldg. Corpn., 16 Court st, Brooklyn; architects, Cantor & Dorfmann, 373 Fulton st, Brooklyn. Plan No. 311.

STORES, OFFICES AND LOFTS.
FAR ROCKAWAY.—Central av, s s, 172 e
Carnaga av, 1-sty brick store, 25x60, slag roof,
gas; cost, \$4,000; owner, S. Heller, Far Rockaway; architect, J. H. Cornell, Far Rockaway.
Plan No. 322.

JAMAICA.—Rockaway rd, e s, 93 n South st, 1-sty brick store, 30x70, slag roof; cost, \$2,500; owner, John Fitzgerald, Foley av, Jamaica; architect, I. M. Kirby, Jamaica. Plan No. 316.

MISCELLANEOUS.

MISCELLANEOUS.

MASPETH.—Newton av, s s, 1.000 w Maurice av, frame shed, 20x16; cost, \$150; owner, M.

Wellenburg, on premises. Plan No. 292.

L. I. CITY.—Boulevard, w s, 57 n Pierce av, frame shed, 19x53, gravel roof; cost, \$200; owner, A. Sbarra, 422 Boulevard, L. I. City. Plan No. 343.

UNION COURSE.—Snediker av, s w cor 6th st, frame shed, 11x20; cost, \$50; owners, H. & L. Foltman, on premises. Plan No. 345.

Richmond.

DWELLINGS.
CLINTON AV, n s, 175 n Lafayette av, Port Richmond, 2½-sty frame dwelling, 18x42; cost, \$2,800; owner, architect and builder, John O. Johnson, Port Richmond. Plan No. 44.

CLEVELAND AV, w s, 125 n Galvan st, Great Kills, 1-sty frame bungalow, 20x25; cost, \$300; owner, architect and builder, H. Klatt, Great Kills. Plan No. 49.

DECKER AV, w s, 90 s Catherine st, Po Richmond, 2-sty frame dwelling, 20x24; cos \$2,600; owner, architect and builder, O. H. Le 231 Nicholas av, Port Richmond. Plan No. 48

WATCHOGUE RD, e s, 600 s Demarest av, Westerleigh, 1-sty frame dwelling, 17x37; cost, \$1,200; owner, Wm. H. Cutler, 141 Fisk av, Westerleigh; architect and builder, Wm. Racka, 27 Wheeler av. Plan No. 47.

OAKWOOD BEACH, 14 mile of Kisman av, Oakwood Beach, 1-sty frame bungalow, 10x15; cost, \$75; owner and builder, C. B. Stelle, New Dorp. Plan No. 42.

VAN NYKE AV, e s, 50 n High st, Princes Bay, 1-sty frame bungalow, 32x14; cost, \$750 owner and architect, A. R. Bourne, 174 West 79th st, Manhattan; builder, E. R. Paugh, Tottenville. Plan No. 23.

NEPTUNE ST, e s, 220 Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x36; cost, \$450; owner, David S. Bellows, 229 West 121st, Manhattan; architect and builder, Paul L. Wolf, 205 Water st, New Dorp Beach, Plan No. 24.

EGBERT AV, s s, 1,000 w Manor rd, West New Brighton, 2½-sty frame dwelling; cost, \$2,150; owner, H. Senn, 50 Boudine st; archi-tect and builder, John O. Johnson, Port Rich-mond. Plan No. 25.

tect and outder, John C. Branch, John C. Branch, Jan No. 25.

ON BEACH, 2,500 s Guyon av, Oakwood Heights, 1-sty frame store, 20x26; cost, \$400; owner, Oakwood Bungalow Co., Oakwood Heights; architect and builder, G. H. Carstens, Pleasant Plains. Plan No. 26.

GUYON AV, at ft., 2,500 s Old Mill rd, Oakwood, ten 1-sty frame bungalows, 14x34; cost, \$1.500; owner, Oakwood Bungalow Co., Oakwood Heights; architect and builder. G. H. Carstens, Pleasant Plains. Plan No. 27.

SOUTH AV, w s, 662 n Washington av. Mariners Harbor, 2-sty frame dwelling, 19x36; cost, 2.500: owner, architect and builder, Jos. Alkievig, 337 Simonson av, M. H. Plan No. 29.

METCALF ST, n e cor Van Duzer st. Staple-ton, 2-sty brick store and dwelling, 24x51; cost, \$5,000; owner, Geo. Kempf; architect and build-er, Thos. Cummings, Tompkinsville. Plan No. 30

GUYON AV, at ft., 2.500 s Old Mill rd, Oakwood Heights, ten 1-sty frame bungalows, 14x 24; cost, \$1,250; owner, Oakwood Bungalow co., Oakwood Heights; architect and builder, G. H. Carstens, Pleasant Plains. Plan No. 31.

SEASIDE BLVD., w s, 1,000 s Burgher av, Garrettson, three 1-sty frame bungalows, 12x 28; cost, \$375; owner and architect, McCourt Bros.; builder, Jos. Nastasi. Plan No. 32.

SEACREST AV, 550 s Boulevard, Eltingville, 1½-sty frame dwelling, 21x34; cost, \$1,000; owner and architect, Eltingville Shore Co., 150 Broadway, Manhattan; builder, Thos. Flynn, Great Kills. Plan No. 34.

SEACREST AV, n s, 580 s Boulevard, Eltingville, 1-sty frame dwelling, 30x21; cost, \$800; owner and architect, Eltingville Shore Co., 150 Broadway, Manhattan; builder, Wm. J. Peters, Great Kills. Plan No. 35.

OCEANIC AV, 450 s Boulevard, Eltingville, two 1-sty frame bungalows, 19x31; cost, \$1,000; owner and architect, Eltingville Shore Co., 150 Broadway, Manhattan; builder, Wm. J. Peters, Great Kills. Plan No. 36.

3D ST, s s, 120 e Elm av, Grant City, 1-sty frame bungalow, 12x32; cost, \$300; owner, Gaston Coche, Midland Beach; architect and builder, Gaston Punt, Grant City. Plan No. 37.

VIRGINIA AV, s s, 72 w Vermont av, Rosebank, 1-sty frame bungalow, 20x30; cost, \$800;

Gaston Cocne, Midand Beach; architect and builder, Gaston Punt, Grant City. Plan No. 37.

VIRGINIA AV, s s, 72 w Vermont av, Rosebank, 1-sty frame bungalow, 20x30; cost, \$800; owner, architect and builder, James Scarrmuzzi, Virginia av, Rosebank. Plan No. 38.

WARD AV, n e cor Cebra av, two 21/6-sty frame dwellings, 25x25; cost, \$9,000; owner, A. C. Fach, Stapleton; architects, Delano & Aldrich, 4 East 39th st, Manhattan. Plan No. 41.

STABLES AND GARAGES.

BROAD, ST, n s, 135 w Cedar st, Stapleton, 1-sty frame garage, 16x20; cost, \$150; owner, Chas. D. Weiss, 183 Broad st; builder, Wm. Sample, Gordon st. Plan No. 51.

THOMPSON ST, w s, 100 Washington av, Grant City, 1-sty frame garage, 10x16; cost, \$125; owner, architect and builder, H. Gottschaldt, 43 Thompson st. Plan No. 46.

HOPE AV, n s, 175 w Tompkins av, Rosebank, 1-sty frame garage, 9x14; cost, \$125; owner, Franz Schmitt, on premises; architect and builder, Louis Doerr, 202 Gordon st, Stapleton. Plan No. 50.

VANDERBILT AV, s s, 200 w Cross st, Clifton 1-sty frame garage, 10x18; cost, \$100; owner, owner, argange, 10x18; cost, \$100; owner, owner,

ton. Plan No. 50.

VANDERBILT AV, s s, 200 w Cross st, Clifton, 1-sty frame garage, 10x18; cost. \$100; owner and builder, F. A. Errington, 31 Townsend av, Stapleton. Plan No. 22.

DIXON AV, n s, 100 w Morningstar rd, Graniteville, 1-sty frame garage, 12x18; cost, \$145; owner, E. A. Goettler, 400 Morningstar rd. P. R.; architect and builder, Jos. C. Bush, 125 Simonson av, P. R. Plan No. 28.

TAYLOR ST, e s, 75 n Castleton av, West New Brighton, block garage, 14x22; cost, \$200; owner, Louis Grindel, 1157 Castleton av; architect and builder, E. A. Deppe, 203 Dongan st. Plan No. 39.

Plan No. 39.

MISCELLANEOUS.

EGBERT AV, s s, 210 w Manor rd, West Brighton, 1-sty frame storage, 16x18; cost, \$100; owner, Th. Geisel, Egbert av, West Brighton; builder, John O. Johnson, 200 Lafayette av. Plan No. 45.

JOHNSON AV, 215, e s, 300 s Arents av, Tompkinsville, 1-sty frame chicken house, 10x 12; cost, \$20; owner, B. Williams, on premises; builder, W. Coppersmith, Tompkinsville. Plan No. 52.

LOCKMAN AV, e s, ¼ mile s Terrace, Mariners Harbor, brick cessnool, 4x6; cost, \$25; owner and builder, M. L. Overton, on premises. Plan

er and builder, M. L. Overton, on premises. Plan No. 43.
BAY ST, e s, 30 n Grant st, Tompkinsville, 1-sty frame waiting room. 26x20: cost, \$500; owners and builders, I. T. Williams & Son, Tompkinsville; architect, Louis L. Tieman, 51 Clifton st, Tompkinsville. Plan No. 21.
JOURNEAY AV, s, cor Forest av. Greenridge, 1-sty frame barn, 12x14; cost, \$60; owner, Ben. Manara, Greenridge: builder, John Powell, Greenridge. Plan No. 33.
CLEREMONT AV, s w cor Rockaway, Tottenville, two 2-sty frame barns and dwellings, 22x28; cost, \$2.400; owner, Mrs. Graham Rogers, 72 Ridgewood pl. N. B.; architects and builders, Campbell & Anderson, Tottenville. Plan No. 40.

PLANS FILED FOR ALTERATIONS.

Manhattan.

Manhattan.

CORTLANDT ST, 14-22. and 9-17 Dey st. extend store front. new steel framing to 9-sty firebroof store, offices and telephone exchange; cost, \$1,500; owner. N. Y. Telephone Co., 15 Dey st: architects, McKenzie, Voorhees & Gmelln, 1123 Broadway. Plan No. 289.

EAST BROADWAY, 50. n s, 264 w Market st, new stair enclosure, bulkhead, skylight, columns, fireproof windows and sash to 5-sty brick store and loffs; cost. \$1,200; owner, Cecelia Greenberg, 1373 Franklin av, Bronx; architect, Harold G. Dangler, 215 Montague st, Brooklyn. Plan No. 300.

ELIZABETH ST. 41.47 and 64.60

Harold G. Dangler, 215 Montague st, Brooklyn. Plan No. 300.

ELIZABETH ST, 41-47, and 94-98 Mott st, new fireproof stair enclosure and doors, deafen floor, extend bridge to 6 and 7-sty brick factory; cost. 85 000: owner, J. W. Hamburger Estate, 307 West 79th st; architects, Schwartz & Gross, 347 5th av. Plan No. 245.

FRONT ST, 215-217, s s. 49 e Beekman st, remove walls, posts, girders, beams, new roof beams to two 2-sty brick store and lofts; cost. \$1.000; owner. Chas. A. Kneeland Fs'ide, 99 Nassau st; architect. Jno. B. Snook Sons, 261 Broadway. Plan No. 301.

HENRY ST, 139, n s, 129 w Rutgers st, new windows. remove pier and brick work to 4-sty brick office, studio and dwelling; cost. \$200; owner, Daniel Mullens, 157 East Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 252.

PELL ST, 20-22-24, n s, 142 e Mott st, new fireproof doors, partitions, windows, fire-escapes, close up shaft openings to two 3 and 6-sty brick stores, offices, lodge and meeting rooms; cost, \$1,500; owner, Bartholomew Sbarboro, 14 Franklin st, and Stephen J. Pierano, 24 William st; architect, Michael Bernstein, 185 Madison av. Plan No. 284.

PINE ST, 11, s w cor Nassau st, new beams, channels, floor, arches, alter mezzanine story to 22-sty fireproof bank and offices; cost, \$3,500; owner, Hanover National Bank, Pine and Nassau sts; architect, John C. Hamilton, 32 Broadway. Plan No. 288.

Plan No. 288,

READE ST, 6, n e cor Elm st, new brick wall, toilets, soil line, rain water leader, remove columns and girders to 4-sty brick lofts; cost, \$2,500; owners, Helen Butler et al, care Wm. A. White & Son, 46 Cedar st; architects, Ford, Butler & Oliver, 101 Park av. Plan No. 987

RIDGE ST, 110, new stairways, fireproof passage, windows and doors to two 4 and 6-sty brick store, loft and factory; cost, \$4,500; owner, New York Kindergarten Assn., 524 West 42d st; architect, Charles J. Graff, 220 West 36th st. Plan No. 278.

RIVINGTON ST, 150, n s, 25 e Suffolk st, new partitions, door, wall to 6-sty brick store and tenement; cost, \$300; owner, Max Green, 150 Rivington st; architect, Jacob Fisher, 25 Av A. Plan No. 248.

Av A. Plan No. 248.

WASHINGTON ST, 69, e s, 303 s Rector st, new partitions, door opening, iron ladder to 4-sty brick store and dwelling; cost, \$500; owner, John Doud, 67 Washington st; architect, Otto Reissmann, 147 4th av. Plan No. 272.

er, John Doud, 67 Washington st; architect, Otto Reissmann, 147 4th av. Plan No. 272.

WASHINGTON ST, 1 & 116, n e cor Battery pl, new beams, stair, partitions, store fronts, door openings to 4-sty brick store and lodging; cost, \$1,500: owner, Edward F. Searles, 1 Broadway; architect, Otto Reissmann, 147 4th av. Plan No. 282.

WEST ST, 350-360, e s, 25 s Leroy st, new 1-sty brick extension, 10x18, raise roof to 2-sty brick stores; cost, \$500; owner, Geo. J. Gunshor, 241 West 20th st; architect, M. Joseph Harrison, World Bldg. Plan No. 259.

WOOSTER ST, 207, w. s, 219 w 3d st, new stair enclosure to 7-sty brick factory; cost, \$500; owners, David & Chas, Schwartz, 17 Bible House; architect, R. Irving Dodge, 233 Broadway. Plan No. 246.

STH ST, 135-151 E, n e cor Iway, 9th st and 4th av, new floor system and conservatory to 14-sty fireproof department store; cost, \$5,000; owner, John Wanamaker, Philadelphia, Pa.; architect, Thos. J. McCullough, 148 West 4th st. Plan No. 269.

10TH ST, 60-74 E, n e cor Bway, 9th st and 4th av, new floor system and conservatory to 6-sty fireproof department store; cost, \$5,000; owner, John Wanamaker, Philadelphia, Pa.; architect, Thoms J. McCullough, 148 West 4th st. Plan No. 270.

st. Plan No. 270.

11TH ST, 54 East, 180 e Nniversity pl, alter window openings, new fireproof doors, fire escape, passage to 11-sty fireproof store and lofts; cost, \$3,000; owner, A. F. William Pilgrim, 288 Greenwich st; architect, James J. F. Gavigan, 1123 Bway. Plan No. 262.

13TH ST, 42-48 West, new sprinkler tank system to 5-sty brick factory; cost, \$2,200; owner, Fanny J. Searles Estate, 42-48 West 13th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 281.

Plan No. 281.

17TH ST, 41-43 West, and 38 West 18th st, connect fire escapes, stair enclosures to two 6-stv brick factory; cost, \$1,200; owner, Samuel P. Tull. 309 Broadway; architect, Frank H. Quinby, 99 Nassau st. Plan No. 291.

24TH ST, 413-415 E, new stairs, fireproof sashes and doors, partitions, bulkhead, skylight to 6-sty brick lofts; cost, \$1,000; owner, John Kreeb's Sons, 413-417 East 24th st; architect, Henry Regelmann, 133 7th av. Plan No. 256.

25TH ST, 119 W, insulate walls, floor and ceiling, remove closets to 3-sty brick store and lofts: cost. \$1,200; owner. Elizabeth Perce, 908 West Fnd av; superintendent, H. H. Bruns, M. E., 50 Church st. Plan No. 271.

34TH ST. 28-30 W, and 32-34 West 34th st, new balconies, stairs, railings, openings to two 5-sty brick stores and lofts: cost. \$400: owner, United States Trust Co. of New York, 45 Wall st; architect, John Ingwersen, 646 53d st, Brooklyn. Plan No. 258.

36TH ST. 247 West, n. s. 286 e 8th av, new ; archic Plan

ayu. Fian No. 258.

36TH ST, 247 West, n s, 286 e 8th av, new tank and steel supports to 7-sty brick factory; cost, \$400; owner, Louise McAllister, 299 Madison av; architect, Franklin Machine & Steam Boiler Wks., 13-17 Franklin st, Brooklyn. Plan No. 285.

No. 285.

36TH ST, 413-417 East, n e cor 1st av. new fre escape, door openings, partitions to two 4 and 6-stv brick factory; cost, \$1,200; owner. P. C. Anderson Estate, 25 Broad st; architect, Frank H. Ouinby, 99 Nassau st. Plan No. 292.

38TH ST. 24 E. s s, 125 e Madison av, extend 4th and 5th stories, new elevator and dumb-waiter, alter building to apartments; cost, \$25,-000; owner, Edward Leasehold Co., Inc., 711 Proadway; architect, Wortmann & Braun, 114 East 28th st. Plan No. 280.

38TH ST, 13 West, continue stairs, mason work to 5-sty brick lofts; cost, \$2,000; owner, Mid City Realty Co., 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 254.

Adolph E. Nast, 546 5th av. Plan No. 254,

44TH ST, 501 W, n w cor 10th av. new
area, 3 shutters to 5-stv brick lofts; cost, \$1,500; owner, Isidor & Hvman. 225 West 14th
st; architect, Pasqualie Covielo, 304 West 39th
st. Plan No. 266.

44TH ST, 55-57 West, remove stairway, new
steel framing, mason work to 8-stv fireproof
club house; cost, \$100; owner, City Club Realty
Co.. 55-57 West 44th st; architect, Ernest A.
Lynde, 2715 Decatur av, Bronx. Plan No. 297,
45TH ST, 62-64 W, new window, partitions,
extend hall to 12-sty fireproof offices; cost,

\$200; owner, Nathan S. Jarvis, Manhattan Club; architect, Frank Hausle, 81 East 125th st. Plan No. 265.

47TH ST, 22 West, s s, 310 w 5th av, new stairs, hot water apparatus, brick piers, partititions, show window, mason work to 4-sty brick stores and apartments; cost, \$5,000; owners, Gustav & Hugo Blumenthal, 15 East 26th st; architect, J. C. Cocker, 2017 5th av. Plan No. 304.

56TH ST, 367 West, remove window and door, enlarge window, new beams to store and furnished rooms; cost, \$300; owners, Edward Keller & Ida L. Eiselle, 365 West 56th st. Plan

No. 295.

58TH ST, 44 East, s s, 100 e Madison as reset stairs, new well hole, brick wall, steps t 2-sty fireproof garage; cost, \$500; owner, Alic Gwynne Vanderbilt, 1 West 57th st; architect Geo. B. Post & Sons, 101 Park av. Plan No.

61ST ST, 215 E, extend wall, new roof, skylight, balconies, partitions, stairs, door openings to 3-sty brick private residence; cost, \$4.000; owner, Conti Realty Co., 170 Broadway; architect, Louis S. Weeks, 101 Park av. Plan

S4.00; 6 which, coursely control of the course of the cour

Lexington av. Plan No. 303.

87TH ST. 168-180 E, and 1538 3d av, new organ, framing to 3-stv fireproof theatre; cost, \$100; owner, Loew's Theatrical Enterprise, 260 West 42d st; architect. Jacob Shapiro, 12 East 114th st. Plan No. 279.

87TH ST. 72 West, 87th st, s e cor Columbus av, new partitions to 5-sty brick stores and tenement; cost, \$60; owner, Andrew Soher Estate. 258 Broadway; architect, Eli Benedict, 1947 Broadway. Plan No. 305.

89TH ST, 171 W, new from beams to 2-st brick garage; cost, \$300; owner, Nathani Champion, 171 West 89th st; architect. John I Corrigan, 2 Columbus Circle. Plan No. 255.

110TH ST, 139 E, n s, 25 w Lexington av, new dumbwaiter shaft, firenroof doors, brick walls, stair, bulkhead, skylight, store fronts to 5-stv brick stores and tenement; cost. \$2,000: owner. Florence Kovner, 202 Greene st; architect, Otto Reissmann, 147 4th av. Plan No. 273.

rehitert, Otto Restaurt is a Park av, new 111TH ST. 103 East, n s, 31 e Park av, new ore to 4-sty brick store and dwelling; cost, 600; owner. Harry Berger, 103 East 111th st; rehitert, Samuel Levingson, 101 West 42d st. hiteat, San an No. 296.

\$500: owner. Harry Berger, 103 East 111th st; architect, Samuel Levingson, 101 West 42d st. Plan No. 296.

112TH ST, 160 E, reinforce balcony, mason work to 4-sty non-fireproof dancing hall; cost, \$400; owner, Aimee C. Rossignot, 1 West 34th st; architect, Norman H. Hunt, 139 West 24th st. Plan No. 263.

112TH ST, 106 East, new 1-sty extension, onenings, remove partitions to 3-sty brick store and res.; cost, \$700; owner, Mary Schneiders, 1148 Lonofellow av; architect, Chas, Schaefer, Jr., 401 Tremont av. Plan No. 247.

113TH ST, 244 East, s. s. 80 w 3d av, lower tier beams to 4-sty brick tenement; cost, \$200; owner, George Karsch, 390 Broadway; Flushing, L. 1; architect, John H. Knubel, 305 West 43d st. Plan No. 294.

115TH ST, 40-44 West, s. 361 e Lenox av. new strinway, onenings, fireproof partitions to 3-sty brick synagogue and class rooms; cost, \$700; owner. The Uptown Talmud Torah Asson, memises; architect M. Joseph Harrison, World Bldg Plan No. 286.

121ST ST, 506 East, new brick walls, beams, fireproof arches, doors and sash, concrete floors to 3-sty frame and fireproof factory; cost, \$300; owner. Peter H. Jackson, 106 Levington av: architect, Sidnew F. Oppenheim, 333 East 80th st. Plan No. 250.

146TH ST, 543-545 W. new partitions to 6-sty brick tenement; cost, \$50; owner, Scheer Ginsberg & Leuchtag, 303 5th av. Plan No. 277.

AV. A. 1327, s. w. cor 71st st. new stair and enclosure to 5-sty brick store and factory; cost, \$500; owner. Julius Dunn, 53 St. Nicholas av; architects, Frank Hausle, \$1 East 125th st. Plan No. 264.

AV. C. 25, w. s. 79 s. 3d st. new w. c. compartments; cost, \$100; owner, Adolph Matzke, 503 West 149th st; architects, Bruno W. Berger & Son, 191 Bible House, Plan No. 251.

PROADWAY, 265-267, w. s. 75 n. Warren st, new stair enclosure, elevator and Habt shafts, ceiling, etc., to 5-sty brick store and offices;

Son. 191 Bible House. Plan No. 251.

BROADWAY, 265-267, w s, 75 n Warren st, new stair enclosure, elevator and light shafts, ceiling, etc., to 5-sty brick store and offices; cost. \$2.000; owner. Ordheum Asylum Society, 29 William st. architect. Robert Teichman, 22 William st. Plan No. 276.

29 William st.: architect. Robert Teichman, 22 William st. Plan No. 276.

BROADWAY, 600-602, and 134 Crosby st, new sprinkler system to 6-sty brick factory; cost. \$2.100: owner, Spencer Aldrich, 29 West 50th st: architect. L. G. House Engineering Co., Inc., 143 West 40th st. Plan No. 275.

BROADWAY, 1628-1630. s e cor 50th st, enlarge entrance, new partitions, plastering, tile floors and walls, gas ranges to 3-sty brick store and restaurant; cost. \$10,000: owner. Jacob Wertheim, 30 East 42d st; architect, John E. Westervelt, 36 West 34th st. Plan No. 257.

BROADWAY, 2121-2127, n w cor 74th st, remove balconies, reset stairs, new partitions to 3-sty brick stores and offices; cost. \$500; owner. Theresa D. Browning, care of Browning-King & Co., Cooper sq; architect, Louis A. Shelnart, 194 Bowery. Plan No. 261.

BROADWAY, 63-65, w s, 78 s Rector st, new freproof stair enclosure and doors, exits to 5-sty brick offices; cost. \$75,000; owner, American Express Co., 63-65 Broadway; architects, Renwick, Aspinwall & Tucker, 8 West 40th st. Plan No. 298.

BROADWAY, 648, 53 n Bleecker st, new partitions, onenings & Bornered decrease.

BROADWAY, 648, 53 n Bleecker st, new partitions, openings, fireproof doors, arch to 10-sty fireproof factory; cost, \$2,000; owner. Samuel P. Tull, 309 Broadway; architect, Frank Quinby, 99 Nassau st. Plan No. 290.

WAVERLY PL, 3-5, ne wtank and steep sup-ports to 9-sty brick stores and lofts; cost, \$400; where, W. Bourke Cochran, Esq., 31 Nassau st; architect, S. Klausner, 286 Junius st, Brooklyn. Plan No. 283.

Plan No. 283.

WEST END AV, 95-97, s w cor 64th st, raise roof 1 sty, new columns, floor beams, girders, stairs, elevator, walls to 2-sty brick factory; cost, \$5,000; owner, N. Y. C. Railroad Co., Grand Central Terminal; architect, J. C. Cocker, 2017 5th av. Plan No. 260.

1ST AV, 2412, new flues to 5-sty brick tenement; cost, \$150; owner, Abraham Sonken, 151 East 103d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 293.

3D AV, 1994, w s, 100 n 109th st, new girder, show windows to 4-sty brick store and tenement; cost, \$500; owner, Elizabeth B. Colt, Ridgefield, Conn.; architect, M. Joseph Harrison, World Building, N. Y. Plan No. 299.

3D AV, 2289, new dumbwaiter shaft, fireproof

rison, World Building, N. Y. Plan No. 299.
3D AV, 2289, new dumbwaiter shaft, fireproof doors, partitions to 3-sty brick stores, offices and dwelling; cost, \$500; owner, Wendolin J. Nauss, 2289 3d av; architect, Bart-John P. Walther, 147 East 125th st. Plan No. 295.
5TH AV, 576-578, s w cor 47th st, new partitions to 11-sty brick offices and lofts; cost, \$450; owner, Theo. B. Starr, Inc., 576-5th av; architect, James W. Robb, 245 West 28th st. Plan No. 249.

Plan No. 249.

STH AV, 521, n w cor 36th st, new beam piers, columns, show windows to 4-sty briestore, loft and dwelling; cost. \$1,000; ownered E. Bannen. 1 West 69th st; architect the strength of the stren

274.

8TH AV, 2593-2603, new partitions, show windows, fire escapes, enlarge vent shafts to three 5-stv brick stores and tenements: cost, \$5,500; owner, Georgia E. Mills, Woodhaven, L. I.; architect, Gronenberg & Leuchtag, 303 5th av.

JEFFERSON PL. 651. new windows to 3-sty frame stores and dwelling; cost. \$200; owner, Philin Weinberg. 245 West 112th st; archi-tect, Henry S. Lion, 38 West 32d st. Plan No.

183D ST, s s, 25 e Arthur av. new roof, new girders, new partitions. etc., to 2-sty brick factory: cost, \$3,000; owner, Marcus Raport, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 28.

PROOK AV, n e cor 143d st, new stairs, new roof to 316-sty brick hosnital; cost. \$1,000; owners. The Sisters of the Poor of St. Francis, on premises; architect, Thos. J. Duff, 407 West 14th

premises: erchitect, Thos. J. Dun, Av. st. Plan No. 24.
HOLLAND AV. s e cor Morris Park av. two
1-sty brick extensions, 5x34, 12x25, to two 3sty frame stores and dwellings: cost, \$5.500;
owner Jas. Brownshield, on premises; archi-Horenburger & Bardes, 122 Bowery.

No. 30

JACKSON AV, 529, 2-stv frame extension, 76x
76 to 2-stv frame dwelling; cost, \$500: owner,
Guido Giosi 511 Fast 149th st; architect, Geo.
Hof. Jr., 371 East 158th st. Plan No. 25.
PARK AV, 4653, new pins, new partitions to
2-stv frame dwelling and garage; cost, \$350;
owner, Morris J. Grossman, on premises; architects, Moore & Landsiedel, 3d av and 148th st.
Plan No. 27.

teets, Morra & Landsiedel, od av and letoli steplan No. 97.

TREMONT AV. n. e. cor Arthur av, 1-sty brick extension, 16x13 to 2-sty frame stores and dwelling; cost. \$250: owner, Arthur H. Murnhy, on premises: architects, Adams & Kirby. on premises. Plan No. 29.

WATERBURY AV. n. s. 305 w Zerega av, move 2-sty frame dwelling; cost. \$1,200: owner, Robt. Auger, on premises: architect, J. Mazeau, 2331 Gleason av. Plan No. 26.

WHITE PLAINS AV, w. s. 170.37 s Post st, 2-sty frame extension, 184x12 to 2-sty frame extension, 184x12 to 2-sty frame store and dwelling; cost. \$500: owner. John Carucione, on premises; architect, A. J. DePace, 854 East 217th st. Plan No. 32.

Brooklyn.

BAINBRIDGE ST. n.s. 355 e Lewis av. interior alterations to 3-stv dwelling: cost. \$900; cowner. C. Frank Broughter on premises; architect, A. Buchanan, Jr., 76 Decatur st. Plan No.

CORTLANDT ST. e s. 1019 s New st. extension to 3-stv dwelling: cost, \$1,800. owner Mrs Polonia Martinez, 243 7th av. Manhatten prohitect, C. A. Olsen, 1762 69th st. Plan No

architect, C. A. Olsen, 1762 69th st. Plan No. 631.
FERRIS ST, s e cor Dikeman st. interior alterations to 4-stv store and tenement: cost. 8250: owner, Mrs. Marv O'Brien, 262 President st; architect, W. J. Conway, 400 Union st. Plan No. 742.

No. 742.

FURMAN ST, s e cor State st. plumbing to 4stv store and tenement; cost, \$950: owner. Ella
McDonough. 81 State st; architect, Mathew
Kehne. 22 Roerum pl. Plan No. 628.

HEVWARD ST. n. s, 55 e Wythe av. interior
alterations to 2-stv factory; cost, \$500: owner,
Hv Ranal. 688 Redford av: architect, Hy Holder,
Jr.. 242 Franklin av. Plan No. 630.

HICKS ST, w s, 70 s Harrison st, extension
to 4-stv store and tenement; cost, \$1,500; owner,
Angelo Conti. 491 Hicks st; architect, Freeman P. Imperato, 356 Fulton st. Plan No.
709.

709.

KOSCIUSKO ŠT, s s. 150 w Reid av. extension to 1-sty storage; cost. \$200; owner. Resste Rosen, on premises; architect, Harry Dorf, 614 Kosciusko st. Plan No. 681.

Kosciusko st. Plan No. 681.

MONTAGUE ST. n s. 150 e Clinton st. e terlor alterations to 9-stv office building: co \$2.500: owner, Brocklyn Real Estate Exchang on premises; architects Voss & Lauritzen, DeKalb av. Plan No. 634.

MOORE ST, s e cor Manhattan av, interior alterations to 3-sty store and tenement; cost, \$2,500; owner, Isaac Rubinowitz, 76 Beaver st; architect, Lew Keon, 680 Broadway. Plan No.

NAVY ST, e s, 100 s Lafayette st, interior alterations to 4-sty store and tenement; cost, \$350; owner, Theo. F. Cueurallo, 20 Havemeyer st; architect, D. A. Lucas, 98 3d st. Plan No. 617.

PRESIDENT ST, s s, 416.8 w Columbia st, ex-tension to 3-sty store and tenement; cost, \$700; owner, Antonio Paltelo, on premises; architect, Gilbert Johnson, 100 Livingston st. Plan No.

SCHOLES ST, s s, 75 e Graham av, interior alterations to 2-sty garage; cost, \$2,000; owner, Wm. Boes, 200 Graham av; architects. Brook & Rosenberg, 350 Fulton st. Plan No. 744.

Absenberg, 350 Fulton st. Plan No. 744.

2D PL, s s. 241.2 w Court st, interior alterations to 4-sty dwelling; cost. \$1,000; owner, Kate Collins, 124 2d pl; architect, A. J. Johnson, 438 Court st. Plan No. 684.

2D ST, n s. 233 w 6th av, plumbing to 2-sty dwelling; cost. \$125; owner, May McDonnell, 403 2d st; architect, John M. Doherty, 370 9th st. Plan No. 695.

st. Plan No. 695.

SOUTH 5TH ST, n e cor Hooper st, plumbing to 3-sty tenement; cost, \$150: owner, Eugene Catercan, 436 42d st; architect. Hy Zlot, 65 Grand st, Manhattan. Plan No. 606.

NORTH STH ST. n s, 100 w Driegs av, interior alterations to 2-sty store and dwelling; cost, \$300: owner, Felice Palma, 218 North 6th st; architects, Laspia & Salvati, 525 Grand st. Plan No. 622.

12TH ST, n w cor 2d av, extension to 1-sty boiler room; cost, \$6,000; owner. Brooklyn Union Gas Co., 176 Remsen st; architect, Ber-lin Const. Co., 220 Broadway, Manhattan. Plan No. 748.

18TH ST, n s, 89 w 8th av, extension to 1-sty dwelling; cost, \$500; owner, Mary Grundv, 232 Flatbush av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 686.

Marks av. Plan No. 686.
65TH ST, n w cor 14th av, interior alterations to 4-sty store and tenement; cost, \$400; owner, Isabella Sforzza, 6005 14th av. architect, Angelo Martin, 6005 14th av. Plan No. 625.
65TH ST, s, 100 e 14th av, interior alterations to 2-sty store and dwelling; cost, \$2,-000; owner, Pietro Bressi, 1411 65th st; architects, De Rosa & Savicano, 150 Nassau st, Manhattan, Plan No. 717.
ATLANTIC AV, n w cor, Vanderbilt av, extension to 7-sty factory; cost, \$800; owners, Atlantic av; architect, Turner Censtn. Co., 11 Broadway, Manhattan. Plan No. 671.

BEVERLY RD, s w cor East 19th st. move

BEVERLY RD, s w cor East 19th st, move sty dwelling; cost, \$450; owner. Mrs. Helen eckes, 70 Pinchurst st. Manhattan; archi-et, S B. McDonald, 2827 West 15th st. Plan o. 711.

CHURCH AV, n s, 207 e Rogers av, extension to 2-stv store and dwelling; cost, \$1.000; owner. August Huelser on premises; architect, R. T. Schaffer, 1526 Flatbush av. Plan

No. 730.

DIVISION AV, n s, 65 w Redney st, extension to 4-sty tenement; cost, \$500; owner. Minnie Siegel, on premises; architect, Harry Dorf, 614 Kosciusko st. Plan No. 768.

FLATBUSH AV, w s. 329.5 s Woodruff av, interior alterations to 1-sty stable; cost, \$125; owner. Chas. F. Harms, 400 Madison st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 753.

interior alterations to 1-stv etable; cost, \$125; owner. Chas. F. Harms. 400 Madison st; architect. Hv Holder, Jr., 242 Franklin av. Plan No. 753.

FLATBUSH AV. s w cor Germania pl., extension to 1-stv store; cost. \$250; owner, Geo. Alles. 673 Macon et: architect, S. R. McDonald. 2827 West 15th st. Plan No. 712.

FLUSHING AV, s s. 25 w Bremen st. interior alterations to 3-stv store and tenement; cost. \$300; owner. Michael Gautrend. on premises: architect, A. C. Kunzie, 65 Elliott av, Middle Village. Plan No. 762.

GRAHAM AV. n e cor Moore st. interior alterations to 4-stv store and tenement; cost. \$250; owner. Nathan Prenskv, 800 Willoughby av; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 619.

KENT AV, n w cor South 10th st. elevator; cost. \$2 375; owner. West Impt. Co., 90 West st. Manbettan; architect, A. R. See Fle. Co., 220 Bradway. Manhattan. Plan No. 610.

METROPOLITAN AV. n s, 165 w Morgan av, extension to 3-sty factory; cost. \$5,000; owner. Wm. Beyer, 995 Metapoliten av; architect, John A. Gorman, 383 Milford st. Plan No. 725.

ROCKAWAY AV, w s, 327 s Hegeman Av, architect, John Av. ovense.

No. 725.

ROCKAWAY AV, w s, 287 s Hegeman av, move 2-stv hotel; cost, \$3,000; owner. Jules Toft, 27 Howard av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 633.

THATFORD AV. w s, 225 s Blake av, interior alterations to 3-stv store and tenement; cost, \$400; owner, Emma Ginsberg 295 Watkins av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 600.

HOPKINS ST. n. s, 212 3 a Throcon av. extern

No. 600

HOPKINS ST, n s. 212.3 e Throon av, extension to 2-sty dwelling: cost, \$500: owner, Mayer Kaufman. 215 Honkins st; architects, Clucroft & Glucroft, 671 Broadway. Plan No.

657.
NORTH 3D ST. n s. 151.2 w Berry st, elevator to 4-sty factory; cost. \$1,500; owner, Jas. H. White. 205 Jefferson av; architect. Wm. Oftman, 114 Upper West av. Montclair, N. J. Plan No.

664.

NORMAN AV, n e cor Russell st. elevator to 5-stv factory; cost. \$2.000; owner, W. H. Whithey, on premises; architect, Otis El. Co., 250 11th av, Manhattan. Plan No. 660.

NORMAN AV n e cor Russell st. renair elevator; cost. \$1.000; owner W. H. Whithey, on premises; architect. Otis El. Co., 250 11th av, Manhattan. Plan No. 661.

ST. MARKS AV, s e cor Eastern pkway, interior alterations to 2-sty garage; cost, \$500; owner, Rev. Hy A. Zimmer, 138 Montrose av; architect, John M. Ricca, 90 New Lots rd. Plan No. 675. No. 675.

3D AV, e s, 72.7 s Carroll st, extension to 3-sty storage and dwelling; cost, \$1,000; owner, A. Libretti, 494 Carroll st; architect, W. J. Con-way, 400 Union st. Plan No. 778.

Plane Filed Alterations (continued).

Oucens.

ARVERNE.—Hammells av, e s, 300 s Boulevard, interior partition to dwelling; cost, \$25; owner, S. S. Pollack, on premises. Plan No. 188.

owner, S. S. Pollack, on premises. Plan No. 188.

COLLEGE POINT.—Av C, n s, 24 w 15th st, rebuild porch to dwelling; cost, \$300; owner, Thomas Murphy, on premises. Plan No. 194.

CORONA.—43d st, e s, 140 n Jackson av, repairs to dwelling, new plumbing; cost, \$600; owner, J. H. Randal, premises. Plan No. 224.

DUNTON.—Van Wyck av, 1505, repairs to barn; cost, \$70; owner, J. J. Gribben, premises. Plan No. 220.

ELMHURST.—Dry Harbor rd, e s, 500 n New rd, fire repairs to shed; cost, \$50; owner, C. Limbach, premises. Plan No. 226.

FAR ROCKAWAY.—Remsen av, n s, 200 w Walcott av, 2-sty frame extension, 19x31, rear store and dwelling; cost, \$600; owner, Jos. Saro, Far Rockaway. Plan No. 222.

FAR ROCKAWAY.—Lockwood av, w s, 200 s Central av, 2-sty frame extension, 12x10, rear dwelling, tin roof, interior alterations; cost, \$2,000; owner, B. Kelly, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 223.

FAR ROCKAWAY.—Mott av, s s, 125 w Gibson pl, plumbing to dwelling; cost, \$250; owner, Fred Fitter, on premises. Plan No. 205.

FAR ROCKAWAY.—Clinton pl, s s, Franklin av, plumbing to dwelling; cost, \$250; owner, Mrs. F. C. Norton, on premises. Plan No. 206.

FAR ROCKAWAY.—Clinton pl, n s, 300 e Franklin av, plumbing to dwelling; cost, \$250; owner, Mrs. F. C. Norton, on premises. Plan No. 207.

No. 207.

FLUSHING.—Lincoln st, 178, extension to shop; cost, \$75; owner, M. J. Kennedy, premises. Plan No. 228.

FLUSHING.—15th st, 47, 1-sty frame extension, 12x9, rear dwelling, tin roof; cost, \$250; owner, J. S. Lawrence, premises. Plan No. 219.

JAMAICA.—Brown pl, s s, 340 e New York av, repair dwelling after fire damage; cost, \$75; owner, Wm. F. Beball, on premises. Plan No. 195.

L. J. CITY.—Main st. n. w. cor Franklin st.

av. repair dweiling after fire damage; cost, \$75; owner, Wm. F. Beball, on premises. Plan No. 195.

L. I. CITY.—Main st, n w cor Franklin st, erect fire-escapes to show room; cost, \$500; owner, L. Gally, premises. Plan No. 237.

MASPETH.—Clinton av, s s, 150 w Clermont av, new foundation to stable; cost, \$75; owner, H. Schaeffer, on premises. Plan No. 187.

MORRIS PARK.—Church st, w s, 300 s Jerome av, plumbing to dwelling; cost, \$25; owner, J. Heingst, on premises. Plan No. 216.

OZONE PARK.—Ocean av, 1315, interior alterations to chicken slaughter house; cost, \$700; owner, M. Ginitti, on premises. Plan No. 189.

RICHMOND HILL.—Lefferts av, w s, 230 s Jerome av, plumbing to dwelling; cost, \$25; owner, C. Koller, on premises. Plan No. 196.

RICHMOND HILL.—Vine st, e s, 220 n Kimball av, plumbing to dwelling; cost, \$50; owner, M. Powers, premises. Plan No. 231.

RICHMOND HILL.—Lefferts av, e s, 250 s Atlantic av, plumbing to dwelling; cost, \$50; owner, Myles Johnson, premises. Plan No. 232.

RICHMOND HILL.—Lefferts av, w s, 225 n Atlantic av, plumbing to dwelling; cost, \$50; owner, Myles Johnson, premises. Plan No. 233.

RICHMOND HILL.—Lefferts av, w s, 225 n Atlantic av, plumbing to dwelling; cost, \$50; owner, Thos. Smith, premises. Plan No. 233.

RICHMOND HILL.—Maure av, w s, 665 s Metropolitan av, 2-sty frame extension, 20x14, rear dwelling, interior alterations; cost, \$1,000; owner, Michael Tarantino, 356 Maure av, Richmond Hill; architect, W. C. Winters, premises. Plan No. 235.

RICHMOND HILL.—Maure av, e s, 665 n Metropolitan av, 2-sty frame extension, 6x8,

ises. Plan No. 235.

RICHMOND HILL.—Maure av, e s, 665 n
Metropolitan av, 2-sty frame extension, 6x8,
rear two dwellings, tin roof; cost, \$500; owner, Chas. Bandell, 338 Central av, Ridgewood;
architect, W. C. Winters, 106 Van Sicklen av,
Brooklyn. Plan No. 336.

RICHMOND HILL.—Curtis av, e s, 75 n
Garden st, plumbing to dwelling; cost, \$70;
owner, Simplex Products Co., premises. Plan
No. 240.

No. 240.

RICHMOND HILL.—South Elm st, 210, plumbing to dwelling; cost, \$150; owner, G. B. Simkins, premises. Plan No. 218.

RIDGEWOOD.—Buchman av, 1003-05, new openings to cellar of factory; cost, \$50; owner, Wagner Mfg. Co., premises. Plan No. 238.

RIDGEWOOD.—Ralph st, 428, interior alterations to store and dwelling; cost, \$500; owner, Theo. Kruger, premises. Plan No. 239.

RIDGEWOOD.—Catalpa av, 58, new store front; cost, \$100; owner, G. P. Obach, premises.

RIDGEWOOD.—Marth.

Plan No. 225.

RIDGEWOOD.—Myrtle av, 2417, electric sign to store; cost, \$75; owner, John Young, on premises. Plan No. 251.

UNION COURSE.—Unum st, n s, 132 e Shaw av, plumbing to two dwellings; cost, \$38; owner, Wm. Platt, on premises. Plan No. 208-09.

UNION COURSE.—Syosset st, n s, 675 e Shaw av, plumbing to dwelling; cost, \$35; owner, Mr. Brauer, on premises. Plan No. 210.

UNION COURSE.—Syosset st, n s, 450 e Shaw av, plumbing to dwelling; cost, \$35; owner, Mr. Brauer, on premises. Plan No. 211.

UNION COURSE.—Shaw av, w s, 50 n Downing st, plumbing to dwelling; cost, \$33; owner, Mrs. Eberhardt, on premises. Plan No. 212.

UNION COURSE.—Unum st, s s, 400 e Shaw

Mrs. Eberhardt, on premises. Plan No. 212.

UNION COURSE.—Unum st, s s, 400 e Shaw av, plumbing to dwelling; cost, \$35; owner, Mr. Liebert, on premises. Plan No. 213.

UNION COURSE.—Syosset st, n s, 25 w Suydam st, plumbing to dwelling; cost, \$43; owner, M. Schmidt, on premises. Plan No. 214.

WHITESTONE.—17th st, s w cor 7th av, new roof and interior alterations to dwelling; cost, \$150; owner, H. Marx, on premises. Plan No. 186.

WOODHAVEN.—Syosset st, n s, 83 w Ferry st, plumbing to dwelling; cost, \$25; owner, M. Seffa, on premises. Plan No. 215.

WOODHAVEN.—Oceanview av, e s, 100 s Syosset st, plumbing to dwelling; cost, \$25; owner, Mrs. A. S. Schaeffer, on premises. Plan No. 192.

NO. 192.

WOODHAVEN.—Oceanview av, w s, 160 s
Syosset st, plumbing to dwelling; cost, \$25;
owner, G. W. Prath, on premises. Plan No. 193.

WOODHAVEN.—Oceanview av, w s, 20 s
Brandon st, plumbing to dwelling; cost, \$25;
owner, W. J. Wilson, on premises. Plan No.
190.

WOODHAVEN.—Boyd av e s, 238 n Syosset st, plumbing to dwelling; cost, \$25; owner, Mary S. Geyer, on premises. Plan No. 191.
WOODHAVEN.—Ocean view av, e s, 283 n Jamaica av, plumbing to dwelling; cost, \$25; owner, Anna M. Kemp, on premises. Plan No. 197

WOODHAVEN.—Syosset st, s s, 40 w Yarmouth st, plumbing to dwelling; cost, \$25; owner, M. Howell, on premises. Plan No. 198.

WOODHAVEN.—Yarmouth st, s e s, 55 s Jamaica av, plumbing to dwelling; cost, \$18; owner, M. Klittisch, on premises. Plan No. 199.

WOODHAVEN.—Yarmouth st, e s, 490 s Jamaica av, plumbing to dwelling; cost, \$18; owner, M. Rang, on premises. Plan No. 200.

WOODHAVEN.—Unum st, n s, 176 e Shaw av, plumbing to dwelling; cost, \$18; owner, Mrs. Meyer, on premises. Plan No. 201.

av, plumbing to dwelling; cost, \$18; owner, Mrs. Meyer, on premises. Plan No. 201.

WOODHAVEN.—Oceanview av, w s, 170 s Brandon av, plumbing to dwelling; cost, \$18; owner, M. Lawrence, on premises. Plan No. 202.

WOODHAVEN.—Yarmouth st, e s, 205 s Jamaica av, plumbing to dwelling; cost, \$18; owner, M. Turner, on premises. Plan No. 203.

WOODHAVEN.—Yarmouth st, e s, 306 s Jamaica av, plumbing to dwelling; cost, \$18; owner, Mrs. Lehman, on premises. Plan No. 204.

WOODHAVEN.—Oceanview av, e s, 40 s Brandon av, plumbing to dwelling; cost, \$50; owner, M. Fink, on premises. Plan No. 252.

WOODHAVEN.—Syosset st, n s, 50 w Suydam st, plumbing to dwelling; cost, \$50; owner, J. Hafley, on premises. Plan No. 253.

WOODHAVEN.—Syosset st, n s, 50 w Suydam st, plumbing to dwelling; cost, \$50; owner, J. Fanyack, on premises. Plan No. 254.

WOODHAVEN.—Chichester av, 257, plumbing to dwelling; cost, \$50; owner, J. Fanyack, on premises. Plan No. 254.

WOODHAVEN.—Chichester av, 257, plumbing to dwelling; cost, \$50; owner, J. Koehler, premises. Plan No. 217.

premises. Plan No. 211.

WHITESTONE.—7th av, w s, ft of 19th st, porch to dwelling; cost, \$75; owner, J. Mc-Kluskey, premises. Plan No. 221.

WOODHAVEN.—Shoe and Leather st, s w cor Boyd av, 1-sty frame extension, 24x11, front store and dwelling, tin roof; cost, \$350; owner, Vincenzo D'Arino, premises. Plan No. 224

owner, Vincenzo D'Arino, premises. Plan No. 234

BAY ST, e s, ft Maple av, Clifton, alterations to frame shed; cost, \$50; owner and builder, A. Kaltennieier, 186 St. Marys av, Rosebank. Plan No. 37.

Richmond.

HANCOCK ST, e s, 65 n Seaview av, Dongan Hills, alterations to frame store and dwelling; cost, \$75; owner and builder, P. De Palma, 94 Hancock st. Plan No. 38.

WILLIAM ST, w s, 200 s Elliott av, Tottenville, alterations to frame dwelling; cost, \$300; owner, H. R. Yetman, Tottenville; architect, W. E. Joline, Tottenville. Plan No. 35.

E. Joline, Tottenville. Plan No. 35.

AMBOY RD, s w cor, Station av, Pleasant Plains, alterations to frame store; cost, \$100; owner, Conrad Kress, Princess Bay; builders, Daggett & Olsen, Princess Bay. Plan No. 33.

BROADWAY, e s, 300 s Terrace, West New Brighton, alterations to frame lumber shed; cost, \$100; owner and builder, Allen Wheeler Co. Plan No. 28.

FOREST AV, 1,320 w Annadale rd, Green Ridge, alterations to frame dwelling; cost, \$100; owner, Rose Powell, 64 Osgood av, Stapleton; builder, B. Ferguson, Green Ridge. Plan No. 30.

FRESH KILL RD, w s, 300 s Richmond rd, Richmond, alterations to frame dwelling; cost, \$400; owner, J. J. Pfapp, 45 Freshkill rd; builder, C. J. Haug, 97 4th st, New Dorp Manor. Plan No. 29.

HERBERTON AV, e s, opposite Homestead av, Port Richmond, alterations to frame dwelling; cost, \$60; owner, August Weippert, 453 Herberton av; architect, Chas. Davis, 2049 Richmond ter. Plan No. 32.

ROCKWELL AV, s s, 120 e Penn av, Grassmere, alterations to frame dwelling; cost. \$400; owner, Jos. Bozzo, Grassmere, S. I.; architects, Witek & San Nirola, 435 East 142d st, Manhattan. Plan No. 27.

77H AV, s.s., 350 e Jersey st, New Brighton, alterations to frame dwelling; cost, \$50; owner, V. Zelrowski, 62 7th av, New Brighton; builder, Jos. Okstel, 191 Nicholas av, Port Richmond. Plan No. 34.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN CONCRETE INSTITUTE will hold its annual convention at the Auditorium Hotel. Chicago, Ill., February 14-17.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its midwinter convention in New York City February 8-9, 1916.

NEW YORK RETAIL HARDWARE ASSOCIATION will hold its annual convention at Buffalo, N. Y.. February 15-18, 1916. Secretary, John B. Foley, Syracuse, N. Y.

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at Cleveland, O., February 17-19, 1916. Headquarters at the Hotel Statler.

NATIONAL CONFERENCE on Concrete Road Building will be held at Chicago, Ill., February 15-18, 1916. J. P. Beck, 208 South La Salle st, Chicago, secretary of the Advisory Committee.

PENNSYLVANIA & ATLANTIC SEABOARD HARDWARE ASSOCIATION will hold its annual convention at Pittsburgh, Pa., February 8-11. The headquaters will be at the William Penn Hotel. W. P. Lewis, Huntington, Pa.,

NEW YORK CHAPTER, AMERICAN INSTI-TE OF ARCHITESTS, regular meeting sec-l Wednesday of each month, except July, gust and Sentember, at the Fine Arts Build-, 215 West 57th st. NEW

NATIONAL ASSOCIATION OF BUILDERS' EXCHANGES will hold its annual convention at the Hotel Emerson, Baltimore, Md., February 22-24, 1916. Secretary, J. M. Vollmer, Louis-

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 158th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

ILLUMINATING ENGINEERING SOCIETY will celebrate the tenth anniversary of its organization by holding a midwinter convention in New York City, February 10-11. At this time honorary membership will be conferred on Thomas A. Edison. Arthur Williams is chairman and Clarence L. Law is secretary of the Convention Committee.

NEWARK HARDWARE & SUPPLY ASSOCIATION at its recent annual meeting elected the following officers for the ensuing year: George W. Davis, president; R. W. Brown, vice-president; W. F. Littell, Jr., secretary-treasurer. Executive Committee: William F. Rockwell, William Tries, Jr., J. J. Black, Charles E. Foster and Matthias Ludlow.

EXECUTIVE COMMITTEE of the National Electrical Contractors' Association will hold a meeting at Richmond, Va., February 7-8, 1916, to make arrangements for the annual convention which will be held at the McAlpin Hotel, New York, July 18-22, 1916. The Entertainment Committee for the convention consists of George Weiderman, chairman; W. C. Peet, L. Freed, Lewis L. Brown, C. A. Christesen, E. J. H. Thiemer and Louis Kalischer.

Thiemer and Louis Kalischer.

SOCIETY OF BEAUX ARTS ARCHITECTS will hold its annual Ball of the Fine Arts at the Hotel Astor, Friday evening, February 11. The event will be known as the "Bal des Dieux" or Ball of the Gods. In contrast to the picturesque Venetian Fete of 1914, the architects have decided to produce a pageant of pagan mythology, the costumes, decorations and tableaus all harking back to periods of history ante-dating the days of early Greece. The proceeds of the ball will be used for the support of the school of design which is maintained by the society at 126 East 75th st, Manhattan, for the benefit of young artists and draughtsmen.

artists and draughtsmen.

BUILDING MATERIAL MEN'S ASSOCIATION of Westchester County, held its fourth
annual dinner at the Hotel Manhattan Tuesday evening, January 24. About one hundred
and fifty members were present. J. Albert
Mahlstedt, of New Rochelle, was the toastmaster, and the speakers of the evening included
Rev. Fred D. Buckley, of Waterbury, Conn., and
George W. Jones, of Norfolk, Va. The committee in charge comprised John F. Dinkel,
chairman; A. H. Slater, George A. Kapp,
Charles A. Tibbits, J. A. Mahlstedt and Tracy
Cowen.

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

BOARD OF EXAMINERS.

Following is a report of the Board of Building Examiners, in skeleton form, which will be supplemented in the near future by a more complete statement of the activities of the Board during the year 1915.

The classification of the appeals heard during last year are as follows: Theaters, 27; motion picture theatres, 13; total, 40. Walls, No. 36 Code, 21; walls, No. 31 Code, 202; walls, miscellaneous, 35; total walls, 258; are, 16; basement entrances, 5; extensions, 10; fireproof shutters, 2; pent houses, 16; miscellaneous, 46, making a grand total of 393 appeals heard. In the latter miscellaneous class are included the following: Addition, hotel, additional story, church, frame; coal pocket, columns, dance hall, dumbwaiter, frame dwelling, frame building moved, floors, non-fireproof; floors and sleepers, floors and wainscoting, foundations, fire limit ord., height increased, garage, occupancy, overloading columns, partitions, pergola, piers and exits, platform, porch, roof, skylight, shed, trim and floors, tank and windows.

The appeals were disposed of in the following manner: Approved on condition, 230; approved, 88; disapproved, 41; dismissed (no action), 11; withdrawn, 26; totaling 396.

It will be noted that 393 appeals were received during 1915 and 396 decisions rendered. This was possible because 3 appeals were as follows: Manhattan, 126; Brooklyn, 242; Bronx, 13; Queens, 11, and Richmond, 1.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 3 of 1916, New Building 4474 of 1915, premises Whitson st and Puritan ay, Forest

aminers:

APPEAL 3 of 1916, New Building 4474 of 1915, premises Whitson st and Puritan av, Forest Hills, Queens. Sage Foundation Homes Co., by C. B. Meyer, architect and appellant.

No. 1 obj.—Code requires that walls of this building be 10 inches thick for first story.

"Or that an equally good and more desirable form of construction can be employed in any specific case. The owner of such building or

structure or his duly authorized agent may

structure or his duly authorized agent may appeal * * *."

Question: We desire to have the walls of this building constructed of 8" hollow tile blocks with corners, window jambs and all points of support reinforced with 5%" steel rods and the blocks filled at these points.

Art. 13, Sec. 257, Paragraph 7.

Art. 15, Sec. 257, Paragraph 6.

Appellant's reasons: For the last five years this Company has adopted a standard form of construction in which we have used 8-inch Natco T. C. hollow tile for one or two-family houses, averaging about 20 feet to the plate and about 28 feet to average height of gables, and have never had a crack or defect show up in these walls, but under the new Code, Art. 13, Sec. 257, Paragraph 7, of Oct. 16, 1916, it is forbidden to build this one-family house of 8-inch terra cotta blocks, but must have 10-inch in the first story, which causes two styles of blocks to be used at each job and increases the foundation two inches, adding considerable expense to this model style of construction. Prices of material and labor are going up so fast it will be necessary to diminish the number of high-class constructed buildings in the borough, causing a great number of wood constructed buildings to be erected to the detriment of all concerned.

We, therefore, petition you to allow 20 feet to the plate height in a small residence and an average of 28 feet to the mean gable height, with the blocks filled and reinforced with 5% inch rods (steel) at the corners, jambs, etc. This we wish to make general, not only for this one house.

Appearance: E. B. Meyer and F. B. Colton.

On motion, APPROVED: in view of the fact that the drawings indicate that the average height of the gable walls exceeds by only one foot the height allowed by the Code; and for the further reason that the corners and jambs are reinforced with 5%-inch steel rods, and the blocks at these points filled with concrete.

The appellant's request to have this decision applied generally is hereby denied.

APPEAL 4 of 1916, New Building 5 of 19

premises, northwest corner Westchester and Forest avenues, The Bronx. J. M. Felson, appellant.

Obj. No. 1. Court, exits, aisles and gradients do not comply with the requirements of Ar. 25 of the Building Code.

It is claimed that the rules and regulations of the President of the Borough or the provisions of the President of the Borough or the provisions of the law or said ordinance do not apply. Question: Is it necessary to provide an additional court on the north side of the building?

Appellant's reasons: That this condition was approved under a previous application, Appeal 131, '14, N. B. 389, '14, for these premises.

That the conditions are now better, inasmuch as the stage and balcony have been omitted.

That it is impossible to obtain the use of an exit on the north side of the building.

That the walls have been erected under a previous permit.

That sufficient exit facilities may be obtained to Jackson avenue, to Forest and Westchester avenues, and from court leading directly to Jackson and Westchester avenue. That the theatre will be used solely for the showing of M. P. Appearance: J. M. Felson. On motion, DISAPPROVED.

BUREAU OF FIRE PREVENTION. Municipal Building.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.

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

Interior Alarm System, Locked Doors. Electrical Equipment. DL. Ex. FA. FD. FE. FP. Rec GE. Electrical Equipment.
Exits,
Fire Appliances, Miscellaneous.
Fire Drills.
Fire Escapes,
Fireproof Receptacles.
Gas Equipment and Appliances.
Heating or Power Plants (Dangerous conditions of)
Obstructions.
Rubbish.
Evit Signs.

O... Rub

No S. No Smoking Signs.

Spr. Sprinkler System.

St. Stairways.

Stp. Standpipes.
SA. Structural Alterations.

Tel. Tiegraphic Communication with Headquarters.

TD. Time Detector for Watchman.
Vac. Vacate Order (Discontinue use of)

WSS. Windows, Skylights and Shutters.
CF. Certificates of Fitness.
D&R. Discontinuances or Removals.

Fill Sy. Approved Filtering and Dist.lling Systems.

OS. Oil Separator,
RO. Reduce Quantities.

St Sys Storage System.

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FilSy—OS—St Sys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending Jan. 29. MANHATTAN ORDERS SERVED.

Named Streets.

Beekman st, 19-21—A G Spalding, 126 Nassau, FA-D&R

	RECORD AND GUIDE	23/
	Beekman st, 19-21—Boyds City Dispatch,	South st, 205—A H Foss, 17 E 93,
	Beekman st, 19-21—Commerce Printing Co,	O-D&R-WSS(R)-FP-FA South st, 177—Vito G CantasanoRec(R) South st, 181—N Colabello & BroFA-El-FP
	Bethune st, 33-39—Cons Gas Co, W R Ad-	South st, 276—Est Mary Bell, Wm DeWitt.
	dicks, V-P, 130 E 15GE Bethune st, 33-39—The Silk Finishing Co, 137	Spring st, 154—Samuel Weber DC
	Madison av	63 Park Row
	Madison av	Thomas st, 86—Wood & Selick, 36 Hudson, FA-GE-O-Rec(R)
	D&R-NoS-FA-Rec Cannon st, 123—Heyman Baldinger,	Thompson st, 114-16—John Leslie, 138 W 15, WSS(R)
	(R)-Rec-CF-NoS-FA	Vesey st, 32-34—Chas M Russell, 50 Church, A
	Cannon st, 133—M & D Treibitsch, NoS-FA-Rec(R)	Vesey st, 80—R J Masbach, IncGE-Rec(R) Walker st, 47—Frederick H BaderRec
	Centre st, 102—U S Trust Co et al (tr), 45 WallWSS(R)-FP	Walker st, 47—Capitol Suspender CoRec-GE Walker st, 47—Samuel BerlimGE-Rec-El
	Centre st, 102-4—Geo Daub & SonEl Centre st, 102-4—N Y Brass Foundry CoEl	WilliamGE-FP(R)-WSS(R)-Spr
	Centre st, 102-4—Kaplan Plating Co Rec	Walker st, 47—Geo Bell EstFD Walker st, 47—The Exposition Garter Co.Rec-GE
1	Centre st, 104—Simmons Rlty & Con Co, 110 CentreWSS(R)-FP	Walker st, 47—S Sclow & Sons
	Centre st, 106-110—Morgan Jones est, care John, 132 E 56	Walker st, 88-90—Wenzel Plating WorksGE Walker st, 88-90—Cons Embossing Co. 49
	Centre st, 106-110—J H & C B SieboldRec-El Centre st, 106-110—Archibald Miller,	Elizabeth
	Rec-GE-FA-El Centre st, 122—Reilly Maintenance CorpFA	Walker st, 88-90—Majestic Printing CoGE
	Chambers st, 92—Grace P E Ch, 800 Bway,	Walker st, 88-90—Regnil Realty Co et al, 309 Bway
	Ex-FP-DC-WSS(R)Spr(R)-FE(R) Chambers st, 99—Thos Suffern Est (Inc), 99 Franklin,WSS	540 Clinton av, BklynFE
	WSS Charles st, 7—Cons Gas Co, W A Addicks, V-P, 130 E 15	Washington st, 385-7—0 J Weeks CoRec-GE Washington st, 586-88—N Y Wire & Spring Co,
	Cherry st, 88-Michael Bosco,	Washington st, 618-22—Robert Sanford Est,
	NoS-FP-RQ-GE-FA Cherry st, 90—Margaret Farrell, 80 CherryDC	c Hy G, 43 Cedar
	Delancey st, 266-8—Sam Binsky, Rub-GE-Rec-El	Water st, 662—Samuel Berman, FP-CF-FA-Rec-El
5	Desbrosses st, 18-Crown Cordial & Extract	Water st, 664—Sol Cirker, 219 E Bway, NoS-FA-FP-WSS(R)-Rec
	Co. GE Desbrosses st, 20—General Reduction Co, 80	Waverly pl, 147-153-National Button Wks,
	Maiden la	West st, 56—Peter Schermerhorn Est, c F A,
i	16 Rue Pengon, Paris	25 Liberty
	East st, 26—Mary W Champion et al, 222 W 23FE-WSS-Ex(R)-FP-0 East st, 26—J Denner & SonFA-NoS-O-RQ	W Houston st, 19—Cons Gas Co, W R Addicks, V-P, 13 E 15
5	East Broadway, 59—Saml Garetgky, O-F'A-GE-DC-Rec	W Houston st, 19—Thornton Woodbury et al, 6 WallGE-FP(R)
3	East Broadway, 59-Louis Simon.Rec-FA-GE-FP	W Houston st, 44-48—Mrs Olive H ChesebroFD
	East Broadway, 59—Est Theresa P DeFerriere, c J E Leaycraft, 30 E 42FD	J M, 353 W 57
-	East Broadway, 235—Katherine R Hunter, c Stetson, J & R. 15 Broad	Pine
5	East Houston st, 499-501—Kutchuk &	Stp(R)
	Schmuckler	Named Avenues. Av C, 182-90—Goldwater & Co, Inc,
1	Frankfort st, 13—Morton De Myse et al, c R V N, 68 BroadRub	Av C, 182-90—Harry GoldsteinRec
1	Frankfort st, 32—John V Black, 204 William,	Bowery, 103—Emil WagnerFP-DC
ı	Fulton st, 40—John RussinowDC-E1	Bowery, 146-8—Albert FriedlanderFA-Rec Bowery, 163—Isaac Schulman & Co.D&R-FA-O Bowery, 163—Michael WhiteRec
l	Goerck st, 71-73—Cohen BrothersFP-FA Goerck st, 71-73—Jacob RosenbergFP-FA	Bowery, 171—Isaac Schulman & Son, Inc,
0	Gold st, 10—Jas C Colgate Est, 36 Wall, FP-WSS(R)-0	Bowery, 215—Moe HirschiftFA
	Gold st, 10-Wolpheom & SachsEl-Rec-GE-FD	Bowery, 215—Sam Goodman FA Bowery, 274—Anthony Rotella DC
	Grand st, 175—Star Polishing & Plating Wks, NoS-Rec	Bowery, 291-3—Plinus & Lehrmann, Rec-FA-DC-D&R
	Grand st, 444-448—Borough Security Corp, 233 Bway	Bowery, 291-3—N Y Ch Ex & Miss Soc, 1505 5 av
	Greenwich st, 51—Augustus Hemenway et al (tr), 53 State, BostonFP-WSS Greenwich st, 465-7—Philip Keller & CoGE	Bowery, 300—Maurice BaufieldFA-Rec-GE Bowery, 306—V Mutnick & CoFP-Nos-FA
	Greenwich st, 465-7—Philip Keller & CoGE Greenwich st, 465-69—Eastern Metal Spinning	Broadway, 206—Catherine Charlestream, FA-NoS-Rec
	Co	Broadway, 374-78—Astor Est, 23 W 26FP Broadway, 374-78—Rapid Addressing Machine
	Greenwich st, 469—Monroe P WilkinsGE Greenwich st, 469—Columbia Brass Bed Re-	Co
	finishing Co	Broadway, 588-90—Marion Hat Wks. FA-Rec
	Greenwich st, 467—Gen'l Adhesive Mfg CoFA Greenwich st, 761—James T Niles Rub	Broadway, 1671-77—Posada Rity Co, 111 Bway FE-FP-WSS-Ex
1	Howard st, 21-23—Eugene Higgins, 1 Madison	Broadway, 1671-77—Mrs Lena Bruce, Rub-ExS-FA-TD-FP
	James st, 45-Metropolitan Savings Bk, 1	Broadway, 2008—John Moore & CoEl-Rec-FP Broadway, 2459—Tscheppe & Rieck Pharmacy
	3 avO-Rub John st, 82—Malvina Keteltas Est, c Alice, 9	D&R-El Columbus av, 440-56—Cooperative Apartment
	E 79	Co
	Leonard st, 155-157—Harry AbramsRec Leonard st, 155-65—Julius L SchnellRec-GE	Columbus av, 440-56—Est Vivian Roberts, 15 Grosvenor Sq, London A Lexington av, 61-65—Bernard ReichFE(R) Lexington av, 1186—Arthur RothenburgEl
	Leonard st, 155-65—Walter E HindleRec Leonard st, 155-157—Kay Printing House,	Lexington av, 1186—Arthur RothenburgEl Lexington av, 1811—Kalman Silverman, 34
	Rec-El	W 20
	Leonard st, 155-165—Yates Drug & Chemical CoRec	Park Row, 36-8—M I T Tailoring CoFA West Broadway, 408-10—W H Kemp CoEl
	Leonard st, 155-165—Frederick J Brenner, Jr.	West Broadway, 82—Speed Key Selling Agncy
	Leonard st, 159-165—Koller & Smith CoRec Mangin st, 59—August Muller, 401 E 175,	FA-D&R-Rec-CF-El Numbered Streets.
	Monroe st, 303-7—Wm Koster, JrNoS-RQ-GE	1 st, 3-5—Levy Bros, FP-Spr-WSS(R)-O-NoS-FA-RQ
	Mott st, 30—Susan M Kidder, 305 W 87, D&R-O-FP-ExS-FA-GE	3 st, 363 E—Ch Horn
	Mulberry st, 52—Chas W Sloane, 52 William, D&R	Bway
	Murray st, 43—Edith E Tinker, c Hy C, 139 Bway	Rec-FP-El-FA(R)
	North Moore st, 81—Perry Dickie, 17 Scher- merhorn, Bklyn	8 st, 55 W—Seronowitz & Geochikoff, FA-FP-El-Rec
	North Moore st, 97—Marie Dieckmann, c John, 368 Washington. FE	8 st, 55 W—Max WishinskyRec-FA-FP-El 8 st, 55 W—Style Cloak CoRec-FP-FA-(R) 8 st, 55 W—The Crown Mfg CoRec-FP-El
	Park pl, 25-John A Clifford & Son,	12 st, 299 W-Bradish Johnson Est, 39 Cort-
	FA-NoS-Rec-FP(R) Pearl st, 215—Preferred City R E Co, 100	landt
	William	14 st, 419 E—B FineD&R 14 st, 41-43 W—Alfred Peats Co,
	Pearl st, 243-5—Trapp & KuchuleGE Pearl st, 243-5—R B Corey Co, 39 Cortlandt,	Rub-Rec-FA(R)-D&R 15 st, 205 E—Augustus V H Stuyvesant, 3 E
	Pearl st. 243-5—M O'Neill Supply CoGE	57
1	Don't at 942 5 H Waiss & Co DC	V-P 130 E 15

Thompson st, 114-16—John Leslie, 183 W 15. WSS(R) WSS(R) WSS(R) WSS(R) WSS(R) WSS(R) WSS(R) Walker st, 47—Capitol Suspender Co Rec-GE Walker st, 88-90—John W Ayers & Son GE Walker st, 88-90—John W Ayers & Son GE Walker st, 88-90—Cons Embossing Co. 49 Elizabeth St Suspender Suspender Co GE Walker st, 88-90—Reguli Realty Co GE Walker st, 88-90—Reguli Realty Co GE Walker st, 88-90—Reguli Realty Co GE Washington st, 218—Seaman Lichtenstein Est, 5-40 Clinton av, Belyn Washington st, 385-7—O J Weeks Co Rec-GE Washington st, 585-8—N Y Wire & Spring Co. Washington st, 648—S—Robert Sanford Est, c Hy G, 43 Cedar. Washington st, 648—S—Robert Sanford Est, c Hy G, 43 Cedar. Water st, 664—Sol Cirker, 219 FB GR. Rec-FA-CF-DC Water st, 664—Sol Cirker, 219 FB GR. Rec-FA-CF-DC West st, 56—Peter Schermerhorn Est, c F A, 25 Liberty. Weet st, 20—Whitehall Realty Co. 200 Bway.FF Whitehall st, 45—Bennett I Seckel et al. c J M, 333 W 57. Named Avenues. Av C, 182-90—Goldwater & Co, 1nc, Av C, 182-90—Goldwater	Thompson st, 114-16—John Leslie,	138 W 15, WSS(R)
Nos-FA-FP-WS(R)-Rec-FA-CF-DC	Vesey st, 32-34—Chas M Russell, 5 Vesey st, 80—R J Masbach, Inc	0 ChurchA
Nos-FA-FP-WS(R)-Rec-FA-CF-DC	Walker st, 47—Frederick H Bader. Walker st, 47—Capitol Suspender C	Rec-GE
Nos-FA-FP-WS(R)-Rec-FA-CF-DC	Walker st, 47—Samuel Berlim Walker st, 47—Chas H Young et	GE-Rec-El al (tr), 76
Nos-FA-FP-WS(R)-Rec-FA-CF-DC	WilliamGE-FP(R)- Walker st, 47—Geo Bell Est	WSS(R)-Spr
Nos-FA-FP-WS(R)-Rec-FA-CF-DC	Walker st, 47—The Exposition Gart- Walker st, 47—S Sclow & Sons	er Co.Rec-GE
Nos-FA-FP-WS(R)-Rec-FA-CF-DC	Walker st, 88-90—John W Ayers & Walker st, 88-90—Wenzel Plating	SonGE WorksGE
Nos-FA-FP-WS(R)-Rec-FA-CF-DC	Walker st, 88-90—Cons Embossin Elizabeth	ng Co, 49 Rec-GE
Nos-FA-FP-WS(R)-Rec-FA-CF-DC	Walker st, 88-90—Freund & Baehr Walker st, 88-90—Majestic Printing	GE
Nos-FA-FP-WS(R)-Rec-FA-CF-DC	Walker st, 88-90—Regnil Realty 309 Bway.	Co et al,
Nos-FA-FP-WS(R)-Rec-FA-CF-DC	Washington st, 218—Seaman Lichter 540 Clinton av, Bklyn	enstein Est,
Nos-FA-FP-WS(R)-Rec-FA-CF-DC	Washington st, 385-7—0 J Weeks Washington st, 586-88—N Y Wire &	CoRec-GE Spring Co.
Nos-FA-FP-WS(R)-Rec-FA-CF-DC	Washington st, 618-22—Robert Sa	S-FP-DC-FA
Nos-FA-FP-WS(R)-Rec-FA-CF-DC	c Hy G, 43 Cedar	NoS-FA-DC-O
Nos-FA-FP-WS(R)-Rec-FA-CF-DC	Water st, 662—Samuel Berman, FP-C	F-FA-Rec-El
West st, 56—Peter Schermerhorn Est, c F A, 25 Liberty. West st, 20—Whitehall Realty CO, 200 Bway, FP Houston st, 19—Cons Gas Co, W R Addicks, V-P, 13 E 15	NoS-FA-FP-	WSS(R)-Roc
West st, 56—Peter Schermerhorn Est, c F A, 25 Liberty	Real Property Propert	ec-FA-CE-DC
Named Avenues.		
Named Avenues.	West st, 20—Whitehall Realty Co, W Houston st, 19—Cons Gas Co,	200 Bway.FP W R Ad-
Named Avenues.	dicks, V-P, 13 E 15 W Houston st, 19—Thornton Wood	bury et al.
Named Avenues.	6 Wall	ChesebroFD
Named Avenues.	Whitehall st, 45—Bennett I Secked J M, 353 W 57	el et al, c
Named Avenues. Av C, 182-90—Goldwater & Co, Inc, Av C, 182-90—Harry Goldstein. Rec Bowery, 103—Emil Wagner. FP-DC Bowery, 146-8—Albert Friedlander. FA-Rec Bowery, 163—Isaac Schulman & Co. D&R-FA-O Bowery, 163—Michael White. Rec Bowery, 163—Michael White. FA-Rec-O Bowery, 163—Michael White. FA-Rec-O Bowery, 215—Moe Hirschift. FA Bowery, 215—Sam Goodman. FA Bowery, 215—Sam Goodman. FA Bowery, 213—Sam Goodman. FA Bowery, 214—Anthony Rotella. DC Bowery, 291-3—Pilinus & Lehrmann, Rec-FA-DC-D&R Bowery, 291-3—N Y Ch Ex & Miss Soc, 1505 5 av	Wooster st, 77-81—Est Jas J Ker Pine.	nochan, 44
Named Avenues. Av C, 182-90—Goldwater & Co, Inc, Av C, 182-90—Harry Goldstein. Rec Bowery, 103—Emil Wagner. FP-DC Bowery, 146-8—Albert Friedlander. FA-Rec Bowery, 163—Hasac Schulman & Co. D&R-FA-O Bowery, 163—Hasac Schulman & Co. D&R-FA-O Bowery, 163—Michael White. Rec Bowery, 215—Sam Goodman FA-Rec Bowery, 215—Sam Goodman FA-Rowery, 291-3—Plinus & Lehrmann, Bowery, 291-3—Plinus & Lehrmann, Bowery, 291-3—N Y Ch Ex & Miss Soc, 1505 5 av. Ex(R)-FE-FP-D&R-O-WS Bowery, 306—V Mutnick & Co. FP-Nos-FA Broadway, 206—Catherine Charlestream, Broadway, 374-78—Astor Est, 23 W 26. FP Broadway, 374-78—Rapid Addressing Machine Co. FA-Nos-Rec Broadway, 374-78—Rapid Addressing Machine Co. FA-Rec Broadway, 374-78—Rapid Addressing Machine Co. Rec Broadway, 1671-77—Posada Rlty Co, 111 Bway FE-FP-WSS-Ex Broadway, 1671-77—Mrs Lena Bruce, Rub-ExS-FA-TD-FP Broadway, 2459—Tscheppe & Rieck Pharmacy Columbus av, 440-56—Cooperative Apartment Co. Rec-El-FP(R) Columbus av, 440-56—Est Vivian Roberts, 15 Grosvenor Sq. London A Lexington av, 1810—Arhur Rothenburg. El Lexington av, 1811—Kalman Silverman, 34 W 20. Down DC Lexington av, 1811—Bernard Herschberg-FA-GE Park Row, 36-8—M I T Tailoring Co. FA West Broadway, 82-Speed Key Selling Agnoy FA-Der-Rec-CF-El Numbered Streets. 1 st, 3-5—Levy Bros, FA-Der-Rec-CF-El Numbered Streets. 2 st, 363 E—Ch Horn. CF-Rec (R) 3 st, 363 E—Ch Horn. CF-Rec (R) 3 st, 55 W—Rosenblum & Schneider, 8 st, 55 W—Seronowitz & Geochikoff, 8 st, 55 W—Style Cloak Co. Rec-FP-F1-F4(R) 8 st, 55 W—Seronowitz & Geochikoff, 8 st, 55 W—Style Cloak Co. Rec-FP-F1-Rec 8 st, 55 W—Style Cloak Co. Rec-FP-F1-Rec 9 st, 29 W—Bradish Johnson Est, 39 Cort- landt. D&R 15 st, 225 W—J Newcomb Mfg Co. Rec 15 st, 629-33 E—Cons Gas Co, W R Addicks, V-P, 130 E 15 5 st, 629-33 E—Cons Gas Co, W R Addicks, V-P, 130 E 15 6 st, 629-33 E—Cons Gas Co, W R Addicks, V-P, 130 E 15 6 st, 629-33 E—Cons Gas Co, W R Addicks, V-P, 130 E 15 6 st, 629-33 E—Cons Gas Co, W R Addicks, V-P, 130 E 15 6 st, 629-33 E—Geo F Sargent & Co, 289 4 av GE-Rec	Wooster st, 116-18—Forbes & Co,	66 Bway,
Rec-GE-FD Bowery, 103—Emil Wagner		
Bowery, 215—Sam Goodman. FA Bowery, 274—Anthony Rotella		
Bowery, 215—Sam Goodman. FA Bowery, 274—Anthony Rotella	Bowery, 103—Emil Wagner	FP-DC
Bowery, 215—Sam Goodman. FA Bowery, 274—Anthony Rotella	Bowery, 163—Isaac Schulman & Co	oD&R-FA-0
Bowery, 215—Sam Goodman. FA Bowery, 274—Anthony Rotella	Bowery, 163—Michael White Bowery, 171—Isaac Schulman & So	on, Inc,
Rec-FA-DC-D&R	Bowery, 215—Moe Hirschift	FA-Rec-O
Bowery, 291-3—N Y Ch Ex & Miss Soc, 1505 5 av	Bowery, 274—Anthony Rotella	DC
Broadway, 374-78—Rapid Addressing Machine Co	Bowery, 291-5—Plinus & Lenrmani	l,
Broadway, 374-78—Rapid Addressing Machine Co	5 avEx(R)-FE-FP	-D&R-O-WSS
Broadway, 374-78—Rapid Addressing Machine Co	Bowery, 306—V Mutnick & Co	FA-Rec-GE
Broadway, 374-78—Rapid Addressing Machine Co	Broadway, 200—Catherine Charlest	FA-NoS-Rec
Rub-Exs-FA-TD-FP Broadway, 2008—John Moore & Co El-Rec-FP Broadway, 2459—Tscheppe & Rieck Pharmacy D&R-El Columbus av, 440-56—Cooperative Apartment Co	Broadway, 374-78—Rapid Addressin	ng Machine
Rub-Exs-FA-TD-FP Broadway, 2008—John Moore & Co El-Rec-FP Broadway, 2459—Tscheppe & Rieck Pharmacy D&R-El Columbus av, 440-56—Cooperative Apartment Co	Broadway, 385-7—Bernard O Wrig	htRec
Rub-Exs-FA-TD-FP Broadway, 2008—John Moore & Co El-Rec-FP Broadway, 2459—Tscheppe & Rieck Pharmacy D&R-El Columbus av, 440-56—Cooperative Apartment Co	Broadway, 1671-77—Posada Rity Co	o, 111 Bway
Broadway, 2008—John Moore & CoEl-Rec-FP Broadway, 2450—Tscheppe & Rieck Pharmacy Columbus av, 440-56—Cooperative Apartment Co		
Columbus av, 440-56—Cooperative Apartment Co	Broadway, 2008—John Moore & Co. Broadway, 2459—Tscheppe & Rieck	El-Rec-FP
West Broadway, 408-10—W H Kemp CoEl West Broadway, 82—Speed Key Selling Agncy FA-D&R-Rec-CF-El Numbered Streets. 1 st, 3-5—Levy Bros, FP-Spr-WSS(R)-0-NoS-FA-RQ 3 st, 363 E—Ch HornCF-Rec(R) 3 st, 363 E—Ch Horn		
West Broadway, 408-10—W H Kemp CoEl West Broadway, 82—Speed Key Selling Agncy FA-D&R-Rec-CF-El Numbered Streets. 1 st, 3-5—Levy Bros, FP-Spr-WSS(R)-0-NoS-FA-RQ 3 st, 363 E—Ch HornCF-Rec(R) 3 st, 363 E—Ch Horn	Co	Roberts, 15
West Broadway, 408-10—W H Kemp CoEl West Broadway, 82—Speed Key Selling Agncy FA-D&R-Rec-CF-El Numbered Streets. 1 st, 3-5—Levy Bros, FP-Spr-WSS(R)-0-NoS-FA-RQ 3 st, 363 E—Ch HornCF-Rec(R) 3 st, 363 E—Ch Horn	Grosvenor Sq, London Lexington av, 61-65—Bernard Reic	hFE(R)
West Broadway, 408-10—W H Kemp CoEl West Broadway, 82—Speed Key Selling Agncy FA-D&R-Rec-CF-El Numbered Streets. 1 st, 3-5—Levy Bros, FP-Spr-WSS(R)-0-NoS-FA-RQ 3 st, 363 E—Ch HornCF-Rec(R) 3 st, 363 E—Ch Horn	Lexington av, 1186—Arthur Rothen Lexington av, 1811—Kalman Silv	burgEl erman, 34
West Broadway, 408-10—W H Kemp CoEl West Broadway, 82—Speed Key Selling Agncy FA-D&R-Rec-CF-El Numbered Streets. 1 st, 3-5—Levy Bros, FP-Spr-WSS(R)-0-NoS-FA-RQ 3 st, 363 E—Ch HornCF-Rec(R) 3 st, 363 E—Ch Horn	W 20. Lexington av, 1811—Bernard Herse	hberg.FA-GE
West Broadway, 82—Speed Key Selling Agncy FA-D&R-Rec-CF-El Numbered Streets. 1 st, 3-5—Levy Bros, FP-Spr-WSS(R)-O-NoS-FA-RQ St, 363 E—Ch Horn	West Broadway, 408-10-W H Kem	p CoEl
1 st, 3-5—Levy Bros, FP-Spr-WSS(R)-0-NoS-FA-RQ 3 st, 363 E—Ch Horn	West Broadway, 82—Speed Key Sel FA-D&	R-Rec-CF-El
FP-Spr-WSS(R)-O-NoS-FA-RQ 3 st, 363 E—Ch Horn	1 st 3-5_Levy Bros	
8 st, 55 W—Rosenblum & Schneider, Rec-FP-El-FA(R) 8 st, 55 W—Seronowitz & Geochikoff, FA-FP-El-Rec 8 st, 55 W—Max Wishinsky Rec-FA-FP-El 8 st, 55 W—Style Cloak Co Rec-FP-FA-(R) 8 st, 55 W—The Crown Mfg Co Rec-FP-El 12 st, 299 W—Bradish Johnson Est, 39 Cortlandt D&R 13 st, 42-50 W—F J Newcomb Mfg Co Rec 14 st, 419 E—B Fine D&R 14 st, 41-43 W—Alfred Peats Co, Rub-Rec-FA(R)-D&R 15 st, 205 E—Augustus V H Stuyvesant, 3 E 57 Ex(R) 15 st, 629-33 E—Cons Gas Co, W R Addicks, V-P, 130 E 15 GE 15 st, 629-33 E—Amer Pastry Mfg Co, FP-WSS-DC-El-Rec 15 st, 28 W—J A Stewart et al (tr), 80 William A 16 st, 18 E—Edwin Reuben FD 16 st, 53 W—Mary Donnelly (e), 112 Howard av, Bklyn A 18 st, 509-11 E—Geo F Sargent & Co, 289 4 av GFE-Rec	ED Con WCC(D) C	-NoS-FA-RQ CF-Rec(R)
8 st, 55 W—Rosenblum & Schneider, Rec-FP-El-FA(R) 8 st, 55 W—Seronowitz & Geochikoff, FA-FP-El-Rec 8 st, 55 W—Max Wishinsky Rec-FA-FP-El 8 st, 55 W—Style Cloak Co Rec-FP-FA-(R) 8 st, 55 W—The Crown Mfg Co Rec-FP-El 12 st, 299 W—Bradish Johnson Est, 39 Cortlandt D&R 13 st, 42-50 W—F J Newcomb Mfg Co Rec 14 st, 419 E—B Fine D&R 14 st, 41-43 W—Alfred Peats Co, Rub-Rec-FA(R)-D&R 15 st, 205 E—Augustus V H Stuyvesant, 3 E 57 Ex(R) 15 st, 629-33 E—Cons Gas Co, W R Addicks, V-P, 130 E 15 GE 15 st, 629-33 E—Amer Pastry Mfg Co, FP-WSS-DC-El-Rec 15 st, 28 W—J A Stewart et al (tr), 80 William A 16 st, 18 E—Edwin Reuben FD 16 st, 53 W—Mary Donnelly (e), 112 Howard av, Bklyn A 18 st, 509-11 E—Geo F Sargent & Co, 289 4 av GFE-Rec	3 st, 89-91 W—Emil T Palman Bway.	nberg, 710 Spr(R)
8 st, 55 W—Seronowitz & Geochikoff, 8 st, 55 W—Max WishinskyRec-FA-FP-El-Rec 8 st, 55 W—Style Cloak CoRec-FP-FA-(R) 8 st, 55 W—The Crown Mfg CoRec-FP-El 12 st, 299 W—Bradish Johnson Est, 39 Cortlandt	8 St, 55 W—Rosenblum & Schneide	Γ,
8 st, 55 W—Style Cloak Co	8 st, 55 W—Seronowitz & Geochiko	off,
Rub-Rec-FA(R)-D&R 15 st, 205 E—Augustus V H Stuyvesant, 3 E 57	8 st, 55 W—Max WishinskyRe 8 st, 55 W—Style Cloak CoRec	ec-FA-FP-El c-FP-FA-(R)
Rub-Rec-FA(R)-D&R 15 st, 205 E—Augustus V H Stuyvesant, 3 E 57	8 st, 55 W—The Crown Mfg Co 12 st, 299 W—Bradish Johnson Es	Rec-FP-EI t, 39 Cort-
Rub-Rec-FA(R)-D&R 15 st, 205 E—Augustus V H Stuyvesant, 3 E 57	landt. 13 st, 42-50 W—F J Newcomb Mfg	CoRec
15 st, 205 E—Augustus V H Stuyvesant, 3 E 57Ex(R) 15 st, 629-33 E—Cons Gas Co, W R Addicks, V-P, 130 E 15GE 15 st, 629-33 E—Amer Pastry Mfg Co, FP-WSS-DC-El-Rec 15 st, 28 W—J A Stewart et al (tr), 80 WilliamA 16 st, 18 E—Edwin ReubenFD 16 st, 53 W—Mary Donnelly (e), 112 Howard av, BklynA 18 st, 509-11 E—Geo F Sargent & Co, 289 4 av GE-Rec	if St, if to ff milital touts oo,	
15 st, 28 W—J A Stewart et al (tr), 80 William. A 16 st, 18 E—Edwin Reuben FD 16 st, 53 W—Mary Donnelly (e), 112 Howard av, Bklyn	15 st, 205 E—Augustus V H Stuyv	esant, 3 E
15 st, 28 W—J A Stewart et al (tr), 80 William. A 16 st, 18 E—Edwin Reuben FD 16 st, 53 W—Mary Donnelly (e), 112 Howard av, Bklyn	15 st, 629-33 E—Cons Gas Co, W	R Addicks,
15 st, 28 W—J A Stewart et al (tr), 80 William. A 16 st, 18 E—Edwin Reuben FD 16 st, 53 W—Mary Donnelly (e), 112 Howard av, Bklyn	15 st, 629-33 E—Amer Pastry Mfg	Co,
OH ACCO	15 st, 28 W-J A Stewart et a	1 (tr), 80
OH ACCO	16 st, 18 E—Edwin Reuben	
OH ACCO	ard av. Bklyn.	289 4 av
Superior and the superi		CITA TACC
	30 St, 000 II E Chas IIvass & Co.	

	TELEGIED THE GOLDE
18 st, 10 W—Henrietta C Eilers, 1685 Ocean av, Bklyn	77 st, 219-23 W—Est Cornelia Jay, c H L Morris, 32 Liberty
27 st, 45-47 W—Liberman, Horwitz & Co.Rec-El 27 st, 121 W—South Jersey Underwear Co. El-D&R 30 st, 500-18 W—Cons Gas Co, W R Addicks, V-P, 130 E 15	1 av, 457-61—Hyman Bros & CoD&R-NoS 1 av, 725-7—Mahler & Stein, D&R-DC-Rub-Rec-GE 1 av, 725-7—August Caseraghi, IncGE-Rec 1 av, 725-7—The Contract Vending CoGE 1 av, 725-7—Chas E ReynoldsGE-Rec-El 1 av, 729-31—Emil O WildbergerRec 1 av, 729-35—Ernest G Hautsche & CoRec-GE 1 av, 93-94 sts—Hencken & Willenbrock Co.
31 st, 5 W—John M Brady & Co	av, 1971-73—Frederick Paghuca, 3 av, 161—Hamilton Fish Corp, 52 Wall
36 st, 205 W—John A Garland, D&R-WSS-Rec-CF-FA(R) 36 st, 230-32 W—Anton Pfund, c Julius, 940 7 av, D&R-Ex(R)-FE(R)-FP-WSS(R)-DC-D&R 38 st, 6-16 W—J J Steindler Co	DC-El-FP-Rub-NoS-Rec 5 av, 218-20—Croisic Realty Co.WSS-D&R-ExS 5 av, 142—Fair Amusement CoRec-Rub-NoS 5 av, 715—Woodbury C Langdon, Pres, 31 Lib- erty
44 st, 501-3 W—Hartley Wallace CoGE-Rec 44 st, 501-3 W—The Star 3-9 & 19c Store. Rec 44 st, 501-3 W—Sterling Mirror & Beveling Wks	21 Liberty. A 9 av, 480—Wm Reuman. E1 11 av, 210—The Gem Cutlery CoD&R-FA-DC BRONX ORDERS SERVED. Numbered Streets. 152 st, 402 E—Berger Mfg Co, 154 11 av, NoS-FA-Rec-FP
C, 99 Varick	Named Avenues. Carter av, 1679—Edw GillmanGE-FP Claremont Pkway 430—Crystal Film Co, Rec(R)-El-RQ-NoS-DC-D&R-SA-FP-FA- CF-WSS Concourse, sec 188 st—John Ireland. NoS-Rec-D&R
48 st, 25 E—Chas GroutyFA 48 st, 205 W—Max Liben Co, 27 E 110,	Country Club, Westchester—Country Club of West Co
51 st, 511-13 W—E C Pewtress, Inc	Tremont av, 792—Geo J Vandermissen, 1999 Bathgate av. FP-Ex(R) West of University av, bet 172 & 176, Catholic Blind Asylum, Stephen Farrelly, Pres, GE-D&R-Rec Westchester av, 775-783—Chas J Kelly. WSS(R) Westchester av, 775-783—Chas FreemanFA Westchester av, 775-783—Max Kupperman.FA Westchester av, 775-783—Morris BalgleyFA
55 st, 612 W—McDougall & Potter Co, 606 W 55. Rec 57 st, 614-28 W—Mason Seaman Transporta- tion Co	Numbered Avenues. 3 av, 2560—Kupperman BrosNoS-FA-Rec 3 av, 3783—Barney StenzelRub-O-Spr(R)-Rec BROOKLYN ORDERS SERVED. Named Streets. Amboy st, 49—Haven Emerson, Com, Centre
69 st, 256 W—Wm Ziegler, Jr, 527 5 av, OS(R)-FP(R)-FA-NoS 75 st, 420 E—Tobicus GreenbaumFA 75 st, 439 E—Victoria Unger.NoS-GE-FP-FA-Rec 75 st, 507 E—Adler & EsksteinWSS-El-FP	& Walker, Man

S-Rec-Rub P-WSS(R) ...Rec-GE Nassau, FE(R)-0 ExS-Rub A-Rec-NoS man W, ratories, -Spr-WSS S-FA-D&R Palmetto St, 381—Samuel Farkas. FP-GE-Rec Rapelye st, 81-S3—Vincent Clement,
D&R-FP-FA-Rec Richards st, 79-81—Hermann Bros. A Skillman st, 83—Maria Vitale. RQ Starr st, 237—Chas Faust. NoS-FA-D&R Stockton st, 210—Sundel H Newman. A-Tel Warren st, 376—Strykers Express. RQ Whale Creek & Freeman st—The Texas Co, 17 Battery pl, Man. StSys(R)-SA-Tel-SP Rec-GE-FA E-Rec-FP FA-NoS-O FA-NoS-ORub ay.Rub-FP o....FA sn, 1374Ex(R)Ex(R)

Bway,
FE(R)

Rec-FP-GE
...Rec-FA

Addicks,
....GE

Sery and
L-ExS-FA Numbered Streets. Numbered Streets.

1 st, 368 So—Pasquale Rago......RQ-NoS-FA
3 st, 141-51 So—Industrial School Assn.....A
9 st, 174 So—S Naiteve....NoS-FA-Rec-El(R)
12 st, 130—Edwardo Lombardi....FA-NoS
12 st, 77-91 No—Hildreth Varnish Co...StSys
12 st, 206 No—Louis Leavitt, 454 Driggs av,
StSys(R)-CF
32 st, 128-58—Jay C Wemple Co, 35 E 20,
Man.......WSS(R)-FP(R)-FD
53 st, 447—Chas A Pascale, 5309 4 av...A-Tel ss Shop ec-GE-FA 1 E 14 FP R-WSS-FP Park av Named Avenues. Atlantic av, 2586-Mechanics Bank, 215 Monedar. WSS(R) Church FA A(R)-Rub ting Co,Rec in Caul-P-Rec-NoS ıb-Rec-GE E-Rec-ElRec o..Rec-GE ck Co, S-FP-Rec R-FP-Rec all....O loS-FA-FP ...Rec-FA ...Rec-GE S-FA-D&R P-WSS(R) VSS-RQ-E1 26, R)-Ex-SprO-FARec av...FP Numbered Avenues. 3 av, 923-7—Robert Graves Co..FP-FP(R)-Rec 16 av, 4519—Joseph D Farkas....NoS-FA-Rec b-NoS-Rec -D&R-ExS c-Rub-NoS , 31 Lib-R)-FP(R) QUEENS ORDERS SERVED. Named Streets. -FA-Rec-O n Corp, &R-FA-DC av, 'A-Rec-FP Named Avenues.

Creed av, nr Creed pl (Queens Village)—Gimbel Bros, Bway & 33, Man...FP-FA-CF-Rec(R)
Marsh & Review avs (L I City)—Aeolian Co, 29 W 42, Man...FP-FA-CF
Myrtle av, 2432-2434 (Evergreen)—Fred C
Kreuscher...FP-FA
Myrtle & Cooper avs (Glendale)—Wm H
Borges.....FA-CF
No Pleasant av, ft of & Beach 80, Hammels—Wm Sierks......Misc-FA-D&R-Rec
Park av & Ashland pl (Richmond Hill) Wm
Demuth & Co, 507 Bway, Man,
NoS-FA-Rec-FP-CF
Putnam av, 1726 (Ridgewood)—F J Kohlmeyer.....FA-Rec-El(R)-CF-OS(R)-Rub
Vernon av, 701 (L I City)—Bottlers & Mfrs
Supply Co.........FP-SA
Vernon av, 825 (L I City)—Ravenswood Co.FD Named Avenues. .GE-FP Co, FP-FA-CF-WSS -Rec-D&R Club of -Rec-D&R Co, 398 Otto J (R)-D&RRub en, 1999 FP-Ex(R) Catholic es, 2-D&R-Rec 7.WSS(R) nan...FA rman..FA (ley...FA RICHMOND ORDERS SERVED. Named Streets. oS-FA-Rec pr(R)-Rec Pike st, 16 (Tompk)—reter Solution Named Avenues.

Glenwood av (S Beach)—Arthur P Fergert,
DC-GE-FA