

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 12, 1913

VESEY STREET'S POSSIBILITIES

One of the City's Ancient Thoroughfares.—It Will Be Situated Midway Between Subway Stations—Seventh Avenue Extension Will Aid the Street—Other Factors.

TO be soon situated within the sphere of influence of the subway route now in course of construction from Church street diagonally under St. Paul's Churchyard to Broadway, Vesey street is a thoroughfare among others downtown that seems destined to undergo structural changes as a result of its situation. While recent years have witnessed the erection of the Evening Post Building and the Underwood Building in the Vesey street block between Broadway and Church street, there has been little, if any, structural changes in the blocks west of Church street. And it is in these blocks that notable improvements must take place if Vesey street

manently superior light to buildings in the north side of Vesey street, between Broadway and Church street—afforded by the presence of St. Paul's Churchyard in the south side—it is very likely that all old buildings left in the block will before a comparatively great while, make way for modern office space. With the subway mentioned completed, there will be a station at Cortlandt street and another at Chambers street and Broadway; while at Church and Fulton streets there is already the station of the Hudson River tunnel.

Important as a study in real estate, also, are the blocks in Vesey street, west of Church street, which are covered

dealers; but these have mostly removed farther uptown during the last two years, or since Haviland, the French china dealer, planned to leave Barclay street for a location in the central Fifth avenue neighborhood.

Some of the Old Guard Left.

There are a few crockery and bottle dealers remaining in Vesey street. But even if they all go, the block must continue to be one of business importance for some class or classes of business, because of the easy accessibility of Vesey street to new subway routes. What the thoroughfare needs is a structural renewal. It has suffered to a degree from the increase in the number of modern



VESEY STREET, OPPOSITE ST. PAUL'S CHURCHYARD.



VESEY STREET, WEST OF CHURCH STREET.

is to be a reconstructed thoroughfare. If the old Astor House, at Broadway and Vesey street, should be torn down, the building that would replace it would undoubtedly cover the site also of some of the buildings now standing in Vesey street adjoining the rear of the Astor House; for it is known that the Astor estate bought the two or three properties there abutting a few years ago.

Superior Light An Attraction.

Such an improvement would, without question, help all of Vesey street; and it is probable that the Astor House will not stand many years longer, as the land is too valuable for any purpose but that of a large modern business building. An owner, such as the Astor estate, can, of course, afford to carry the present building until it gets ready to do what it may determine upon regarding it. Because of the per-

mostly with old buildings. Some of these structures were originally private dwellings and are 100 years or more old. They give an idea of the street in the early period of New York. That it was once an important residential street is borne out by the fact that Dr. Hosack, the surgeon who attended Alexander Hamilton after he received the fatal bullet from Burr's pistol, resided in Vesey street, opposite the churchyard; while the other blocks were occupied by well-to-do persons of that era of New York. The ancient roof copings, window sills and lintels of many of the Vesey street buildings west of Church street tell their age and indicate, with the aid of history, the purpose for which many of them were first used. For many years the block of Vesey street, between Church and Greenwich streets, was a center for wholesale crockery and glass and bottle

loft buildings farther north; and, yet there does not seem to be any diminution of rental power of these old buildings. The extension of Seventh avenue southward, bringing it directly into connection with Greenwich street, will aid Vesey street to a degree. Property in the street will be subject to assessment for the Seventh avenue improvement, the assessment area extending from 59th street south to Liberty street. West Broadway begins at Vesey street, joining Greenwich street at that point. The commissioners of estimate and assessment in the Seventh avenue proceeding have not yet been appointed.

Builders Are Interested.

Speculative builders have been studying Vesey street lately, especially the block between Church street and Greenwich street and offers have been made for certain parcels there. While the

assessed valuation in this block are supposed to represent the real valuation or somewhere near it, asking prices are somewhat higher than assessed valuation by several thousands of dollars; and the prevailing opinion of professionals in real estate is that properties are worth about what is being asked for them. The new subway maps place Vesey street about midway between two important subway stations. There are no store vacancies in Vesey street and there are not many loft vacancies. One property, at 54 Vesey street, an old 5-story brick building, was practically destroyed by fire about a year ago; and it is the only completely vacant building in Vesey street. Owned by the estate of William Z. Larned, the building has not been rebuilt, although the walls are standing and are in good condition. It is likely that the property will be sold to someone who will reimprove it with a modern structure. It is about midway between Church and Greenwich streets, in the north side.

Effect of Freight Terminal.

There is an important new element entering into the value of real estate in Vesey street, especially that part of it west of Church street, and that is the

probability that the New York Central and Hudson River Railroad Company will exercise its option to build its West Side terminal improvement in subway form as far south as Barclay street. Discussing the New York Central terminal south of 30th street, the committee on terminal improvements of the Board of Estimate and Apportionment in its report on terminals to the Board, says: "The company (New York Central) further requests the privilege of exercising an option to substitute for the subway through Canal street a continuation of the subway southward under Washington street to Barclay street, such election to be made at or before the final signing of the contracts to carry this settlement into effect." If the terminal is extended to Barclay street its presence so far south on the lower West Side would wield a widely beneficial condition on all property in the streets immediately adjacent to the terminal because great freight and shipping advantages would be brought into a section of the city that has not heretofore enjoyed them. It will be recalled that the New York Central, in its early days and during the regime of Commodore Vanderbilt, had a freight terminus at West Broadway and Chambers street. If the

railroad company carries out its plan to create a lower West Side terminal, property values in Vesey street, west of Church street, must necessarily ascend.

The Produce Section of the Street.

West of Greenwich street Vesey street is essentially a part of the wholesale produce district, and it is an important part of it, because the north end of Washington Market fronts in Vesey street. All of the old buildings that make up Vesey street, from Greenwich street to West street, are fully occupied and bring rentals of fifty cents or more a square foot a year. Many of the produce dealers occupy entire buildings while others occupy one or two floors. Modern buildings for produce dealers have recently been built in West 14th street and neighborhood, in the vicinity of Gansevoort Market; and, while they have attracted some of the produce men northward the movement is not yet pronounced. If a general building movement sets in in Vesey street, there will be a new trend of business into it; and if one or two improvements are started there others will be likely to follow. Some one operator usually leads the way in the rebuilding of any thoroughfare.

HOW THE TAX BURDEN CAN BE LIGHTENED

A Central Purchasing Agency for the City Could Buy at Wholesale and Save Much Red Tape and Accounting—A General City Storehouse.

By HENRY BLOCH.

IF there is any glaringly inefficient system in the management of our municipal affairs, it is in the method of the purchase and distribution of supplies.

The government of the city is administered through 120 different departments, bureaus, boards and commissions. Each of these receives its own annual budget appropriation and each makes its own purchases. The appropriations to many city offices are further divided under bureau heads. No uniformity exists in the method of purchasing, for each division or subdivision of the government has the power to act as a separate entity, regardless of the operations of every other. The city government is thus divided, so far as its purchases are concerned, into a great number of independent units.

The consequence is that the enormous annual outlay for supplies, materials and equipments of every conceivable variety is disbursed, to a large extent, for comparatively small purchases. Much is actually bought at retail prices. No central records of any sort are kept showing the relative cost of purchases by the different offices. No means now exist whereby the experience of any department in making its purchases may be utilized to the advantage of other departments.

Where a Great Loss Occurs.

A great loss to the city occurs in what is known as the open market order service. The city charter provides that purchases not in excess of \$1,000 need not be made after competitive bidding. Considering the fact that each city office makes its own purchases, it is not difficult to realize that a large proportion of all purchases are made under this provision of the charter. It appears from the records of the Department of Finance that during the year 1911 \$3,568,797 was expended upon open market or-

der purchases. The department, by careful comparisons, has ascertained that purchases made in this way cost about 25% more than if they had been made under contracts entered into after competitive bidding. Often large orders are so split up as to bring each purchase under the \$1,000 limit.

Another source of unnecessary expense is found in the present necessity of maintaining adequate records of all purchases made, in the offices making the purchases, as well as in the Department of Finance. Due to this cumbersome necessity for detailed accounting of innumerable small items, much delay is caused in the passing of pay vouchers, as a result of which many of the largest and most reliable firms do not care to transact business with the city. For this reason much of the contract business is awarded to middlemen and small manufacturers whose prices are higher.

Costly Red Tape.

It is time that the business of the city be conducted in a business-like way. What is needed is the centralization of authority and the abandonment of unnecessary "red tape." No private corporation could long survive were it to follow the wasteful and inefficient methods now practised by the city. Every safeguard should be used to have the city receive the greatest possible return for every dollar expended.

A great stride toward economy and efficiency has been made by the Comptroller in his plan for a central purchasing agency under the supervision of the Mayor, Comptroller and the President of the Board of Aldermen. In his report to the Board of Estimate he says: "Millions of dollars' worth of supplies are purchased annually by the various departments at practically retail prices. The methods now used may be compared to those of over one hundred small

stores in no way connected with each other. The inefficiency of present methods will be emphasized when the Municipal Building in Park Row is occupied. There will then be under one roof 48 purchasing officials, each engaged in buying practically the same kind of articles. Supplies should be purchased at wholesale prices or less.

Should Get Wholesale Rates.

"The proposed plan contemplates the centralization of the purchasing of supplies required by every city department, bureau, board, commission and office under the city government. All purchasing will be done by a general purchasing agent, who shall be responsible for the prices paid for all supplies requisitioned for by the various city departments, whether delivered direct, or through the general city storehouse. He shall also be responsible for the preparation of all vouchers to be forwarded to the Department of Finance in payment for supplies received and accepted by the city.

"All supplies required by city departments, except perishable supplies for daily delivery and coal, wood and forage, will be requisitioned for by the general storekeeper and purchased for delivery once a month to the general city storehouse in the gross quantities required for the entire city. Thus, instead of the different lines of supplies being purchased upon a hundred or more different contracts at widely varying unit prices for delivery to as many different departments, entire lines will be bought upon a single contract covering the gross quantities required for all departments, at one lowest unit price, for delivery once a month at a single delivery point—the general city storehouse.

"Instead of bids being asked for covering every conceivable kind of supply in a single contract, bids will be asked for covering the gross quantity required.

WHO OWNS THE RIVERSIDE RAILROAD LANDS?

Property Owners Ask the Terminal Committee to First Determine This Question—N. Y. Central's Claims Disputed—No Park Lands to be Sacrificed.

NO lands along Riverside Drive now held in trust for public parks will be commercialized. The Board of Estimate repudiates the attempt that was made to have the State Legislature terminate the trust by which lands under water belonging to Riverside Park are held for public park purposes. That trust will be respected.

This announcement was made by Hon. John Purroy Mitchel, chairman of the Terminal Committee of the board, at a public hearing on Thursday afternoon. When the railroad company has made new plans in accordance with its tentative agreement with the Terminal Committee, further hearings will be held. Other hearings were held upon the same matter on Tuesday morning and afternoon.

At the close of the last session Mr. Mitchel, evidently impressed by the views he had heard expressed by the most representative assembly of property owners in years, stated that the committee was considering the problem with an open mind, that full opportunity would be given for hearings upon the completed plans and that there would be no foreclosure of judgment. The committee had endeavored to make the best terms it could under the provisions of the Act of 1911.

An official plan for the future development for park purposes of the lands under water of Riverside Park may be prepared by the committee. These lands are now being filled in. A suggestion formulated by the former Dock Commissioner for roofing over this new-made land and using the surface for terminal facilities will never be carried out. Chairman Mitchel said he could conceive of no combination of authorities that would ever be able to commercialize this strip.

This determination responds squarely to the main point in the appeal of the West End Association as ably enunciated by Counselor Charles L. Craig, of Hoadley, Lauterbach & Johnson. It leaves unanswered, however, the appeal of the Washington Heights Taxpayers' Association, which protests against the laying out of a huge railroad terminal yard on the Riverside frontage between 137th and 153d streets, the protest of private owners against the construction of another big railroad yard at Dyckman street, and the dissatisfaction with the committee's solution of the problem between 79th and 72d street.

Who Owns the Lands?

A very important question was raised in regard to the ownership of the lands used by the railroad company for its tracks along the riverside north of 58th street. Chairman Mitchel had said that he would like to be informed how the committee could dictate to the railroad company a method of operating over lands which it owned in fee.

Mr. Craig tactfully intimated in reply that perhaps the railroad did not hold the fee of all the lands it claimed. For example he was quite certain that the fee of Twelfth avenue, which the city uses for running its trains upon along Riverside Park was still vested in the city, notwithstanding the claims of the railroad to the contrary, and that by the

exercise of the police power the city could actually dictate terms to the railroad company. Hence the assumption of the committee that it had little power to exercise in regard to the railroad in that section of the city was a misapprehension.

J. Bleeker Miller, counsel to the League to End Death Avenue and an eminent authority on land titles, went further and spoke more pointedly than Mr. Craig. He asserted that for a distance of five miles north of 58th street less than one-fifth of the land covered by railroad tracks was owned in fee by the company.

"The ownership of the land is the first question to be settled," he said. "The committee has made a false start. The map is on file in the Register's office; anyone who has eyes can see who owns the lands used by the railroad."

Mr. Miller seemed to have all the facts of the case at his tongue's end. He amended an interpretation of a Court of Appeal's decision as given by Mr. Place, representing the New York Central Railroad Company, and unhesitatingly gave the metes and bounds of the city lands and the railroad company's, repeating in conclusion that the railroad company held the fee of but a small portion of the land it was using for its tracks along Riverside Drive.

Chairman Mitchel in reply stated that the committee had been advised to the contrary by an Assistant Corporation counsel, and the committee was acting on that advice.

"Has he made a report to that effect?"

"No; it was informal advice," answered Mr. Mitchel.

At any rate, Mr. Mitchel said, he had not interested himself in that phase of the question, beyond accepting the advice of the Assistant Corporation Counsel. He was willing, however, to be informed on this question as well as on others. It was intimated that briefs would be submitted on this point.

The Terminal Committee had proceeded on the assumption that the title of the railroad company to the lands was incontestable in all except some few instances of minor extent, and had contemplated quieting the city's claims in consideration of the sum of \$500,000, plus, of course, the removal of the tracks from the lower West Side avenues.

When Mr. Mitchel asked Vice-President Place what the position of the company was as to its franchises, Mr. Place said:

"They came to us as a corporation from the Legislature. The city was to give its permission to these franchises, the use of the streets, etc., and once that approval was given, the city had no more authority in the matter."

It is conceivable that the legal question brought up may overshadow all others. The railroad company claims to have inalienable rights. Borough President McAneny, who is a member of the Terminal Committee, was not present at any of the hearings. His absence is interpreted to mean that Mr. McAneny was unable on account of the subway negotiations personally to participate in the labors of the commit-

tee and study the problems involved as fully as Messrs. Mitchel, Prendergast and Lewis.

Railroad Tracks Laid Upon Land Owned by the City.

Counselor Craig of the West End Association says the location map filed by the railroad shows a strip of land under water along the shore of the Hudson River from Spuyten Duyvil south, not continuous, but in its several parts aggregating in length over four miles. Under the Dongan charter, the Montgomery charter and the grants made by the People of the State of New York in 807 and in 826, and other grants prior to the incorporation of the Hudson River Railroad, the City of New York had title to all of the lands under water shown upon the railroad location map.

The State did not in any of the statutes relating to the railroad convey any land to the company which belonged to the State or city, either above or under water. It is not contended that the city by the mere giving of its consent that the railroad might locate its tracks in certain places thereby conferred any title or ownership of the soil upon the railroad. It is often asserted by the railroad that it is the owner of the land upon which its tracks are laid along the North river waterfront, and which ownership is asserted upon the plans and profiles submitted to the city, and with respect to which the railroad asks the city to release its rights.

While the city consented that the railroad might lay down two tracks along Riverside Park, it now has for the greater portion of the distance four tracks, and the legal counselors of the West End Association have been unable to find any authority whatever for the laying and maintenance of these additional tracks.

Park Lands in Trust.

Prior to 1894 Riverside Park had been laid out and established from 72nd street northward to about 129th street, and extending down to the easterly line of the railroad as shown on its location map. In 1894 the West Side was very greatly imperiled by the proposal to establish, among other things, a gas works just above 72nd street, and other industries of equally objectionable character, and in order to avert this peril the West End Association exerted itself to the utmost, and as a result of these exertions and in order to carry into effect its plans to protect the West Side and Riverside Park, an act was passed by the Legislature, being Chapter 152 of the Laws of 194, by which Riverside Park was extended from the westerly line of the railroad tracks, as shown on its location map, to what is known as the Central Park Commissioners' bulkhead line (which is about 500 feet off high water line at 72nd street), and extending from the southerly line of 72nd street to the northerly line of 129th street; with two exceptions.

These two exceptions the association was compelled to submit to in order to obtain the passage of this legislation, and related to the reservation of certain parcels at 79th street and 96th street

LANDSCAPE DESIGN IN TOWN BUILDING

It Makes the Land More Valuable and Homes More Salable, and is Not Very Expensive—A Superior Class of Suburban Towns Growing Up.

By A. F. BRINCKERHOFF.

IN 1807, by special act of the New York State Assembly, a commission was appointed to prepare a plan for the future development of New York City, the settled portion of which at that time extended only as far north as Waverly Square.

This commission was composed of Gouverneur Morris, Simeon DeWitt and John Rutherford, undoubtedly very worthy gentlemen, but destined to make one of the most far-reaching and serious blunders of their time, a blunder

ments of traffic, New York should be laid out in oblong blocks running east and west, so that today in any given square area of upper Manhattan there are twice and in some cases three times as many streets running east and west, the short dimensions of the island, as there are avenues running north and south, the direction of the greatest traffic. This means that in spite of increased width the avenues are inadequate to provide for the traffic thrown into them.

the future growth so that contingent or unforeseen future points of importance will fall in with his design.

He cannot, however, do this regardless of topography and environment. It was in this respect that the early designers of New York made their fatal blunder. The topography and surrounding features, such as other towns or communities, railroads, rivers, and the like, are or should be controlling factors. It is a common practice for each municipality to extend its street layout regardless of neighboring towns and cities. Some day these cities or communities will have extended until their frontier area is all developed and physically they are as one city, but their streets, if they meet at all, are not in alignment, and their intercourse is seriously hampered by inadequate connecting thoroughfares.

This is strikingly illustrated in the absorption by the Borough of Queens of the various towns and villages within its borders, which physically do not merge one with the other as they should. It will also soon become evident where it has not already in the areas along the Hudson River and Long Island Sound, in Westchester County.

A Superior Type of Suburbs Rising.

The environs of New York City are being developed rapidly. The unprecedented growth of New York's population is resulting in an ever widening circle of suburbs stimulated by the automobile and improved public transit facilities. Keen competition between the various realty developers has occurred, which fortunately, owing to the discriminating taste of the public, is resulting in a type of suburb far superior to that of a few years ago, when it was considered sufficient to mark out with the aid of a plow and team of horses a few rectangular blocks, to show their division by a row of white stakes and sell off the property in lots as ideal home sites.

Today paved streets are necessary, water, gas and electricity demanded, and in order to sell readily a plot with a house already on it, the importance of planting the place with trees and shrubs must be recognized. A place properly planted will sell much more readily than one on which the house is bare of adornment and looks as though it had not yet come to stay. The selling price obtainable in nearly all cases is more than sufficient to pay for the cost of such work.



Olmstead Brothers, Landscape Architects.

Grosvenor Atterbury, Architect.

PRELIMINARY STUDY OF FOREST HILLS GARDENS.

which has affected the entire physical aspect of Manhattan Island and resulted in the enhanced values of property to an extraordinary degree over a comparatively small area at the expense of real estate over a more general area.

These commissioners were apparently conscientious and painstaking, and they were not without imagination, for they provided in their plan of future New York for a city larger than any then existing, but they were lacking in technical training, as at that early period I suppose there was no one to turn to for expert advice, a privilege which today is taken full advantage of by our various commissions.

The Fundamental Error.

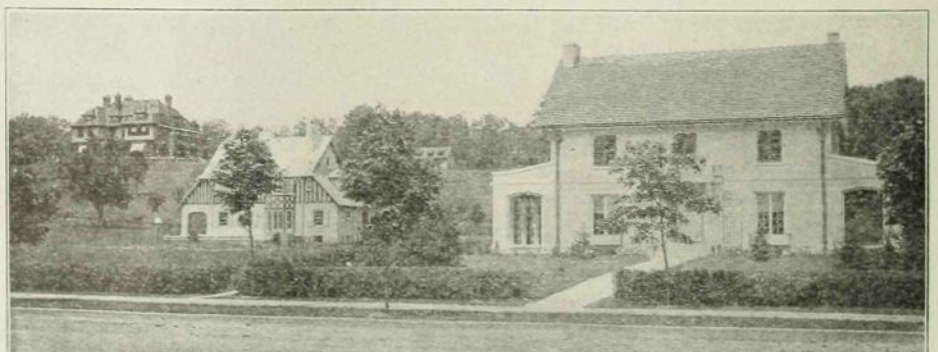
There is a popular story to the effect that Gouverneur Morris and his colleagues were walking about a newly settled portion of the city and discussing what form the plan of the future city should take when one of the members was attracted by the shadow cast upon the ground by the sun shining through the mesh of a sand sieve. He exclaimed with vehemence that the regular rectangular blocks thus formed upon the sand composed his idea of a plan, and the more regular and evenly the blocks occurred the better.

Thus it was decided that, regardless of the topography, the peculiar shape of Manhattan Island or the require-

The plan should have been reversed so that the north and south thoroughfares were greater in number than those running east and west. The effect of this not only would have been the avoidance of our excessive street congestion but undoubtedly a more equitable and larger distribution of high land values.

Must Foresee Natural Focal Points.

The same principle applies in the layout of suburban or any land designed for human habitation. The one responsible for such layout must have sufficient imagination to foresee all natural focal points and accommodate the design to such a condition, endeavoring at the same time to govern or dominate



HOMES AT KEW GARDENS.

While the term "garden cities," coming to us from England, where model suburbs are being created to an extensive and perfected degree, is somewhat of a misnomer, like the term "civic centre," it has taken a strong hold on the public's fancy and is doing much toward bringing about a higher standard in our realty development. For many years England suffered under the regime of what are known as "Jerry" builders—men who developed land and erected dwellings according to the cheapest and most superficial methods, regardless of the ultimate comfort and well-being of their patrons.

The evils of this practice, however, were more serious in the thickly populated sections than in the country where the people still enjoyed the redeeming feature of abundant fresh air and opportunity to get out in the open. Notwithstanding this it was realized that even in the open suburbs the public, especially the workers and their families, were entitled to homes which, while within their means, gave them the benefits of a semi-rural existence with opportunities to enjoy their own gardens and the natural features of their community, besides living clean, wholesome lives.

Dwellings in Factory Settlements.

With this object in mind, certain manufacturing companies have built for their employes model communities in the neighborhood of their factories. The employes are enabled to rent or purchase on an easy payment plan their houses at cost plus a sufficient additional rate to allow a small percentage on the investment. In addition to their homes the companies build libraries, public baths, meeting halls and the like for the benefit of the employes. Such communities have been built by Lever Bros., the soap manufacturers near Birmingham, England, and by the Cadbury Co. at Bourneville, both of which villages have become widely known and are being copied by other manufacturers. While these enterprises were prompted by philanthropic motives, it was found to be a commercially profitable venture on account of the increased efficiency of the employes.

Cooperative Work.

This work has led to the co-operative town planning enterprises which provide communities for the general public—a movement which has taken England by storm and has done much toward improving the living conditions of those in poor or moderate circumstances. These are not charities in the sense that the purchasers or renters get more than they pay for, but they are demonstrations to show that the poorer classes in the neighborhood of

the large cities can obtain comfortable houses amid beautiful surroundings for a price within their means. Formerly this was impossible.

Co-operative Town Planning.

The effect of this movement is becoming manifest in this country and is probably destined within a few years to affect to an extraordinary degree the character of suburban development. A demonstration in our own neighborhood has already been started in the construction of Forest Hills, L. I., of a model community by the Sage Foundation Fund. It is in no sense a charity,

were constructed throughout the property regardless of their purpose. By making the main thoroughfares and other important streets of greater width and the short ones (which accommodate only a neighborhood block) 40 feet in width, the building sites have been made more attractive and hence more valuable. Likewise, the land given over to neighborhood playgrounds has been so adjusted in size and location that the value of the land for sale is greater than without such reservations.

The company has even gone so far as to include for the purchase price of the house sites plans not only for the



VIEW AT JAMAICA ESTATES.

for all purchasers or renters pay sufficient for their purchases to allow the company a fair percentage on the total investment. This project is, however, a philanthropy, in that its purpose is to demonstrate in a large and practical way to the public and to real estate developers in particular the feasibility of laying out a suburban property completely, with liberal allowances for streets, park reservations, buildings for the common use of the community, and dwellings having every comfort at a cost to the householder that will enable those of moderate means to enjoy suburban homes amid refined and cultured surroundings.

The Sage Foundation Homes Company has employed various experts in the development of the project, including a landscape architect who has had almost unlimited scope in designing a layout consistent with the requirements of the undertaking. In spite of the fact that a fair return on the investment is required, as would be the case with any developing company, liberal allowances of land have been made for playgrounds, small parks and boulevards. This was made possible by proportioning the size of the streets and lots to their requirements.

Requires But Little More Land.

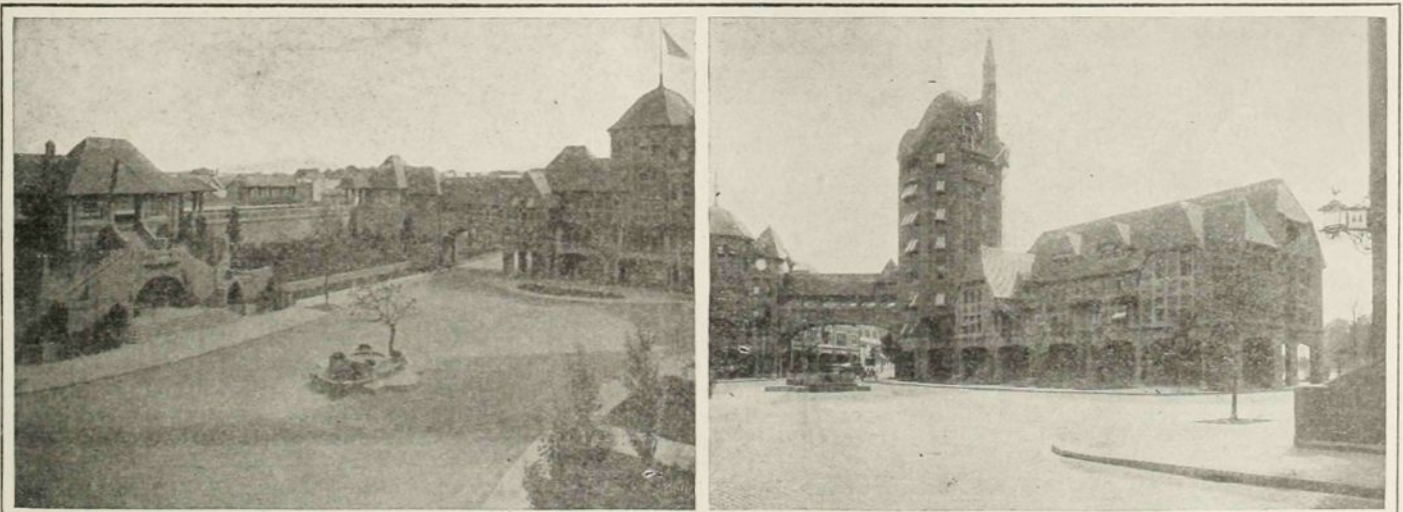
That is to say, the total area of land available for purchase or for building purposes is but little less than if streets of the regulation width, of say 50 feet,

dwellings but also for the planting arrangements of the grounds, with special inducements to the purchaser when he executes the plans as designed, thus assuring a consistent scheme of treatment for the entire community.

A demonstration that will prove to the public and to professional realty developers that scientific development combined with the keenest attention to aesthetic effects is of economic importance, will be epoch making and will do more toward bringing about more pleasing, to say nothing of more beautiful living conditions than anything of the kind thus far undertaken.

Rights in the Streets.

Where the fee of the street is in the city, the owner cannot use the subsurface for vault purposes without a permit or license from the municipality. Where the fee is still in the adjacent owner, he may use the land without license from the city, so long as he does not interfere with ordinary street uses. This doctrine was upheld in the case of Laurens street (now South Fifth avenue) against the Gilbert elevated railroad company. Laurens street had been laid out and dedicated by a former owner of the lands as a public street, and no compensation was ever paid either for the fee or for the easement to use the land for a public road. Where an owner of property makes a common law dedication, the ultimate fee is unaffected thereby.



SAGE FOUNDATION—STATION PLAZA AT FOREST HILLS GARDENS, SHOWING AN IDEAL STATION APPROACH FOR A RESIDENTIAL TRACT.

FOR THREE-FAMILY HOUSE EXEMPTION

The Building and Real Estate Interests of Brooklyn Say That Tenement House Law Frustrates Erection of Small Houses.

REAL estate professionals, title company officials, builders and owners of vacant property in the outlying as well as in the older parts of Brooklyn and Queens are strongly in favor of the bill introduced in the Legislature by Assemblyman Frederick S. Burr, of Bay Ridge district, that exempts three-family houses from the provisions of the tenement house law. It is argued that if the bill becomes a law there will be more extensive building in the boroughs in discussion; that it is unprofitable to build three-family houses under the tenement house law; that there is no substantial reason why they should be covered by the law; that property values are impaired by preventing the improvement of much property that would otherwise be improved with three-family houses; and, that the best evidence that the tenement house law encourages congestion of population is that very few, if any, three-family houses are built. Brooklyn and Queens, it is urged, are logically small house boroughs and that the distribution of population rather than the density of it has been the theme of sociologists for a long time past. It is a fact that under the tenement house law there has been very little three-family house construction.

Realty Interests Cross Swords.

The tenement house committee of the Brooklyn Bureau of Charities, which is composed of some of the prominent citizens of the borough, are strongly opposed to the proposed Burr amendment to the tenement house law and the committee has issued a pamphlet wherein it assails the proposition. Property owners, real estate men, title company officials and others who know and fully understand Brooklyn real estate say they cannot understand why the committee of the Bureau of Charities mentioned should antagonize the proposed measure, because its enactment into law means the reduction of congestion and better home conditions for the masses, the encouragement of better living conditions and also better real estate conditions.

The committee's pamphlet says:

"If the three-family houses are exempt from the Tenement House Law we would have three family houses, old or new, without water supply in every building, without fire-escapes or egress in case of fire, with dark windowless rooms, with unhealthy basement living and sleeping-rooms, with foul and malodorous stables on the same lot, with prostitutes and respectable tenants in the same building, with undetected and unchecked conditions of overcrowding and uncleanness, and defective and dangerous plumbing and general unhealthy and unsanitary conditions because of lack of inspection. The people who are to live in these houses, the people who now live in three family houses look to the city for their protection in regard to these matters so important to life and health."

"The owners of unimproved real estate who have prepared the bill to exempt the three-family house, delude themselves if they think the enactment of such a law would encourage home ownership, be a benefit to the City, provide safe investment, or that this law

would supply 'home privacy,' a better environment or 'break congestion.'"

Real estate interests declare that this statement is not founded on fact and that if it is true it is a serious reflection on the Bureau of Buildings, the Board of Health, the Fire Department and the Police Department. The same interests also declare that it would be impossible for old sanitary and structural conditions to reappear, that the building laws and the general improvement in living conditions refute such a theory. It is argued, too, that the tenement house committee of the Bureau of Charities is invidious in its illustrations showing poor living conditions in three-family houses, that the committee has not selected the typical house of that kind to illustrate, but the worst.

Fear Wily Speculators.

The tenement house committee of the Brooklyn Bureau of Charities has declared that if the three-family house is exempted from the provision of the tenement house law that such structures will become the sport and prey of the speculative builder. Real estate men declare that they would be so to no greater extent than larger tenement houses are now, and in addition, they point out that it was the speculative builders that improved such wide areas of Brooklyn as Prospect Park South, Windsor Terrace, South Midwood, Vanderveer Park, Borough Park, Fiske Terrace, Flatbush, Bay Ridge, and other sections where improvements have been frequent during the last fifteen years and where home conditions are good.

Builders, real estate men and property owners declare that the recent investigation of the Police Department shows that the bulk of immoral living conditions and prostitution flourishes to a greater extent in tenement houses than in two or three-family houses. This is in answer to the statement made by the Charities committee that two-family houses are poorly equipped with light and air as regards their interior rooms and that they promote immorality. The real estate interests insist that housing conditions cannot retrogress so far as any kind of building is concerned and that the more individual and semi-individual houses there are the better for the conditions that the Brooklyn Bureau of Charities say should exist. The same interests declare that three-family houses in the oldest parts of Brooklyn, which are mostly old dwellings remodeled for multi-family purposes, are not typical of three-family houses in the borough; and, these are the types that the Brooklyn Bureau of Charities have illustrated in their pamphlet.

Say Growth is Checked.

Real estate and building interests further point out that a two-family house, 20x55 in size, contains 1,100 square feet of living space for each family; while a tenement house of the same area has only 500 square feet for each family. There are thousands of lots in Brooklyn and Queens, 20x100 feet each, for which three-family houses are the most logical improvement; but it is contended, that the tenement house law frustrates such improvement by its legal exactions regarding such structures; and the friends

of the amendment to the law argue that three-family houses are not, within reason, tenement houses in the literal sense. The tenement house law as it now stands is favorable to the congestion of population in large houses instead of a distribution of population through smaller houses, if the arguments for the amendment are true. And, it is argued by the friends of the amendment that the attempt to make tenement houses more and more model has enhanced their cost and consequently caused an increase of rentals for them that is not commensurate with the incomes of the tenants who have to live in them.

Another argument of the champions of the amendment is that the tenement house law's egis over three-family houses acts as a restriction upon thousands of vacant lots, thereby preventing improvement of them for the most suitable purpose and consequently impairing their value. The public is reminded, too, that vast and extensive municipal improvements in all the boroughs are under way from year to year and that the budget is being steadily augmented, with no likelihood of its becoming smaller. The budget, it is urged, must be met with taxes upon real property; and, that the prevention of the erection of three-family houses on vacant property that is more available for that purpose than for any other, is depriving the city of a vast increase in its taxable assets and to a degree retarding the city's growth.

Registration of Architects.

THE attention of the Judiciary Committee of the Legislature was occupied this week by the investigation of the extortion charges against Senator Stillwell. Action was consequently deferred on many of the important measures before that committee, including Senator Foley's bill (No. 1481) providing for the registration of architects. It is understood, however, that this measure is likely to be reported out of committee in time for consideration by both houses of the Legislature.

Similar bills have been passed by three earlier Legislatures, only to be rejected by the chief executive. While Gov. Sulzer has not declared himself concerning the Foley bill, except to say that he will consider it with an open mind, advocates of the measure who have spoken to him about it, freely predict that his approval will not be withheld if it comes before him. Favorable action by the Legislature is taken for granted, partly because of the support received by similar bills in the past and, more especially, because of assurance obtained from influential members of both houses.

The bill carries the prestige of official endorsement of the New York, Brooklyn and Central New York chapters of the American Institute of Architects, the New York Society of Architects and the Bronx-Arts Society.

Bronx County Recorder.

Senator Stillwell's bill providing for the appointment of a commissioner of records of the Bronx to superintend the

copying and transfer of real estate records and maps in the office of the Register of the County of New York affecting property in the County of Bronx, made no progress in the Legislature during this week. It was severely criticized, however, both in the Bronx and in Manhattan. The Bronx County Committee, at a meeting in the old court house at Third avenue and 158th street, voted to oppose it, and Register Griffenhagen issued a statement showing that the bill would require an expenditure of \$1,473,154. The Register pointed out that much needless copying was called for by the bill, and offered a plan by which the essential purpose of the Stillwell measure can be achieved at a cost of about \$225,000.

Hearing On Bill Halving the Tax Rate On Improvements.

The hearing before the Joint Committee on Cities of the Senate and Assembly on the Salant-Schaap Bill was held last Wednesday before a crowd of interested spectators who well filled the Senate chamber. The bill seeks to reduce the tax rate on all buildings ten per cent. per annum for five years, so that at the end of five years the tax on improvements will be one-half the tax rate on land.

The opponents to the bill started the argument and soon showed the far-reaching and confiscatory effect of the measure. The proponents for the measure argued against all forms of land speculation and some of them went so far as to say that no human being should be permitted to own land. The many questions asked of the proponents by the senators and assemblymen soon revealed the fact that they understood the measure and were opposed to it.

The opposition was led by Henry Bloch, Dr. Harvey W. Berg, Allan Robinson and Dr. A. Korn; while Benjamin C. Marsh, chief advocate of the bill, assisted by Dr. Henry Moskovitch and Alexander Law, representing the New York City Tenant's Union, led the proponents.

The committee, with Senator Cullen as chairman, after listening attentively for four and one-half hours, took the matter under advisement and for consideration in executive session. It is confidently expected that the bill will not be reported out of committee.

Will Survey for Queens Canals.

Governor Sulzer has signed a bill which makes an appropriation covering the estimated cost of making an engineering survey for the proposed canal to cross Queens Borough from Flushing Creek to Jamaica Bay, and also of making a survey for a canal to extend from Newtown Creek to Flushing Creek. A bill in the Legislature provides for a referendum vote on an appropriation of \$40,000,000 in bonds for the improvement of State canals, included in which is an item of \$12,000,000 for the construction of the Flushing-Jamaica canal. In the Record and Guide of January 27, 1912, will be found a map with description of the route of the proposed canal.

Licensing Engineers in New York.

A bill to require engineers to pass examinations and receive licenses before practising their profession in New York State is again being considered in the New York Legislature. The bill was introduced by Mr. Larrimer and is No. 1126 on the Assembly files. In general, it is similar to the McGrath bill, introduced two years ago, and has the backing of the Technical League of America. The committee in charge of the bill gave a hearing upon it April 1. A number of engineers appeared in opposition.

LEGISLATION ENACTED.

Chap. 232—By Senator Healy, amending section 3370 of the Code of Civil Procedure in relation to the compensation of condemnation commissioners.

Chap. 140—By Senator Pollock, amending section 1688-f of the Code of Civil Procedure in relation to evidence in actions and proceedings involving title to real property.

Chap. 142—By Assemblyman McMahon, amending section 990 of the Greater New York Charter in relation to proceedings for street openings.

Chap. 209—By Senator Carswell, amending section 311 of the Real Property Law in relation to the certificates of authentication of acknowledgments and proofs of deeds, mortgages or other instruments relating to real property.

Chap. 181—By Assemblyman Walker, amending section 121, Insurance Law, in relation to the standard fire insurance policy of the State of New York and the adjustment of losses thereunder.

Chap. 182—By Senator Ramsberger, amending sections 181, 182, repealing section 183 and renumbering section 184 as 183, Insurance Law, in relation to surety companies.

Chap. 215—By Senator Foley, amending section 170 of the Insurance Law in relation to the capital of title, credit guaranty and securities guaranty corporations.

Chap. 137—By Senator Wagner, continuing the commission created by chapter 561 of the Laws of 1911, entitled "An Act to create a commission to investigate the conditions under which manufacture is carried on in cities of the first and second class in this State, and making appropriation therefor," and to enlarge the scope of the investigation of the commission and making an appropriation therefor.

Also ten bills, three by Senator Wagner, and seven by Assemblyman Jackson, amending the Labor Law as follows:

Chap. 194—In relation to fire prevention in factories.

Chap. 195—In relation to the housing of factory employees.

Chap. 196—In relation to ventilation in factories and the removal of impurities and of excessive heat therein.

Chap. 197—In relation to seats in factories and other establishments for female employees.

Chap. 198—In relation to the clean, sanitary and safe condition of factory buildings.

Chap. 199—In relation to protecting the lives, health and safety of employees in dangerous trades.

Chap. 200—In relation to the physical examination of children employed in factories and cancellation of their employment certificates because of physical unfitness.

Chap. 201—In relation to foundries.

Chap. 202—In relation to elevators and hoisting shafts in factory buildings.

Chap. 203—In relation to fire alarm signal systems and fire drills.

Must Pay a Higher Scale.

The Public Service Commission has adopted a resolution directing subway contractors to pay the prevailing rate of wages for bricklayers to the men engaged by them in laying brick in asphalt for the waterproofing of the subway structure.

It has been the practice of contractors to employ a grade of labor called "waterproofers" for doing this work, and these waterproofers are not paid as high wages as bricklayers command. The executive committee of the Bricklayers' unions protested to the Public Service Commission and claimed the work for their trade.

THE NEW TARIFF BILL.

Reduces the Rates on Building Materials—Rough Lumber on Free List.

Congress met in special session on Monday, April 7, and a new tariff bill was at once presented in the House, whence it will go to the Senate, perhaps to be considerably modified. Among the tentative items on the bill are these:

Rough lumber, hewn timber, shingles, and lath, iron ore and nails, asbestos, common clay, coal, copper ore, crude rubber, statuary and turpentine are put on the free list.

Rates on all brick have been cut on the average from 30.23 per cent to 10.28 per cent, tile from 47.84 per cent to 23.36 per cent, and asphalt from 37.05 per cent to 9.62 per cent.

Window glass has been given an average reduction on all glasses of from 46.38 per cent to 28.31 per cent. Plate glass, which may be considered a luxury, still retains a duty of nearly 40 per cent, the average being 38.45 per cent in place of the duty of 63.95 per cent in the law.

Sawed cabinet woods, which were 12.75 per cent in 1912, are now 10 per cent; casks, barrels, etc., which were 30 per cent, are now 14.77 per cent, and house furniture, which was 35 per cent, is now 15 per cent.

Lime, from 5 cents per cwt. to 5 per cent ad valorem.

Portland, Roman and other hydraulic cement, reduced from about 32 cents per barrel to 5 per cent ad valorem.

Plaster rock or gypsum, crude, ground or calcined, pearl hardening for paper makers' use, Keene's cement, or other cement of which gypsum is the component material of chief value, and cements not otherwise provided for, 10 per centum ad valorem.

Marble, rough, from 65 cents to 50 cents a cubic foot.

Marble articles, from 50 per cent to 45 per cent ad valorem.

Granite and building stone, dressed, from 50 per cent to 25 per cent ad valorem.

Steam engines, printing presses, machine tools, from 30 to 15 per cent.

Ocher and ocher earths; present rates range from $\frac{1}{4}$ cent to $\frac{3}{8}$ cent a pound; proposed rate, 5 per cent ad valorem. Orange mineral, from $3\frac{1}{4}$ cents a pound to 25 per cent. Zinc oxide, from 1 cent a pound to 10 per cent. Paints, colors, etc., from 30 per cent to 15 per cent. White lead, from 3 cents a pound to 25 per cent.

Pig iron and slabs, which were 16.35 per cent and 17.79 per cent, have been cut to 8 per cent in each case; beams, girders and all other structural iron, from 23.20 per cent to 12 per cent, and forgings from 30 per cent to 15 per cent.

Round iron, from \$8 and \$12 a ton to 8 per cent.

Iron and steel forgings, from 30 per cent to 15 per cent.

Sheet steel or iron, now \$6 to \$18, cut to 20 per cent.

Tin plate, now \$24 a ton, cut to 20 per cent.

Steel wire, 20 per cent.

Bolts, with or without threads or nuts, 15 per cent; cast iron pipe of every description, 12 per cent; chain or chains of all kinds of iron or steel, 20 per cent; table, kitchen and hospital utensils, 25 per cent; rivets, studs and steel points, 20 per cent; screws, 25 per cent; copper in rolled plates, sheets and rods, 5 per cent; lead-bearing ores of all kinds, one-half cent per pound on the lead contained therein; lead dross and lead bullion, 25 per cent; nickel, 10 per cent; in sheets or strips, 20 per cent.

—Railroad earnings still show liberal gains, and the supplies of manufactured goods generally are relatively light.

BUILDING MANAGEMENT

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

JANITOR'S WORK.

Its Well-Doing Essential to the Success of a Building.

BY JOHN L. PARISH.

ONE of the indispensable requisites of the successful management of an investment property of the apartment house order, is a good janitor. And it may as well be recorded here as elsewhere, that a really good janitor is one of the rarest among the phenomena of human nature.

If the building is big enough and the social and financial grade of the tenantry seems to justify the distinction, the janitor is called "Superintendent." This often inspires a generally reluctant flame of personal pride and prompts the superintendent to dress the part a little better than if he were a plain janitor. But whether it has any effect upon the question of efficiency and fidelity is still an undetermined issue.

His Large Responsibility.

From every point of observation the office is seen to be one of much responsibility and of unusual opportunity. The janitor (or superintendent) stands in a peculiarly intimate relation to both the landlord and his tenants. It is not too much to say that he has it within his power, in nearly every case, to make the property successful or unsuccessful as an investment.

But, speaking generally, the janitor seldom appears to appreciate either his opportunity or his responsibility. Seldom does he appear to realize that there is any harmony of interest between himself and his employer. Because of this the janitor has to be closely supervised by the owner, if the latter is to make the best out of his investment.

For to the owner the proper management and upkeep of his property is vital to its financial success. And it appears to be fully demonstrated in practice that the degree of financial success is in exact proportion to the showing made by the janitor, or superintendent. And the scale of efficiency of these gentry ranges between conspicuous success and equally conspicuous failure.

Uses Too Much Coal.

Up in the Bronx there is a janitor who is burning two tons of furnace coal a day in the heating of two 50-foot 5-story flats. His furnace room is like a Turkish bath in temperature, but there is no excess of heat above the basement. And dirt and debris lie heaped in every corner. He is paid \$60 a month for this and has his rent, fuel and light free. His opportunities for earning from the tenants are not so good as they are in the better class of apartments, but they make a substantial addition to his salary. He carries the odor of liquor on his breath nearly always and is untidy and slovenly in appearance, and offensive in his manner toward the tenants. He is so conspicuous a failure that the buildings, though fully rented, are being carried through the winter months at a deficit. When asked why he kept this janitor the owner replied that he would

"fire" him in a minute if he knew where to get a better one.

In another instance a broker brought a prospective buyer to inspect a large apartment house situated in one of the better residential neighborhoods in Harlem. The building was of better than average construction and finish, but its condition was beyond description for filthiness and neglect.

And this was its appearance after the janitor had been notified by the owner that a possible customer was coming up for an inspection and he wanted the premises thoroughly cleaned up and made presentable. This janitor was a spruced up dandy of about 28, and unmarried, and a famous favorite of most of the domestics in the vicinity. He neither knew nor cared the first thing about the care of property and when reproached for his laziness and neglect, placidly advised his employer to get somebody else to take his place.

Good Janitors are Rewarded.

But there are good janitors in many of the better classes of apartment houses. Indeed, the good janitors soon or late all attain to the command of the better positions, and these are, of course, found in the larger and finer buildings. Yet even in these buildings there are wide gradations in the quality of service obtainable from the superintendents. The price of satisfactory efficiency is eternal vigilance on the part of the owner. For there is no other school for the training of janitors and superintendents than the school of experience. And the recruits for this sort of service are often of so poor quality that they cannot or will not learn even in that school.

An owner whose properties show up so well that they are the subject of remark by all who have inspected them was asked how he managed to get such uniformly excellent service out of his superintendents. He said: "I never fail to visit and inspect thoroughly my properties at least twice a week, and often three or four times. It is an awful nuisance, but it is the only way to keep up the efficiency of these men. I pay them good salaries and I feel then that I have the right to exact good service."

No Drinking Men Employed.

"I will not, for instance, have a drinking man in my employ in such a position. I have only recently made a change on that account. I detected the odor of liquor on the breath of a man, a young man who had his wife and two nice children living in the house, and who was otherwise attending to his work quite properly; I spoke to him about it, telling him I did not like it. Shortly after that he repeated the offense and then I warned him. On the third offense I fired him. Tenants of the class we cater to are entitled to prompt and efficient service from the house staff, and to decent appearance and courteous behavior also. And it means money in my pocket for me to see that they get it. So it pays to be constantly attentive to this branch of my service."

Brokers whose business requires them to show properties of this class to their clients have often been embarrassed by defects in their appearance that could be cured by timely applications of soap and water, and have often wished that owners could realize how important it is to their own interest that their properties should in every part, in the boiler-room no less than in the entrance hall, make a favorable impression on first view.

HELPFUL MANAGERIAL HINTS.

How to Clean Battery Jars.—Keeping Doors in True.

By the use of slender strain bars or wires, which are tightened at will, a large factory has practically done away with delays resulting from doors, screens and gates that drag. The bar runs from the outer lower corner to the inside upper corner of the door, and tightens by a double-threaded nut, or turn buckle, exactly after the manner of the strain bar under a freight car.

Cleaning Battery Jars.

Wipe off the jars inside and out, with a piece of waste soaked in kerosene. The oil softens the dirt and removes the saline deposits on the walls of the jars and leaves the jars with a greasy surface, which will not allow them to form again. Care should be taken to remove all superfluous oil, as it gathers dust; also be careful to keep oil from connecting joints, as this tends to destroy electric contact.

QUESTIONS and ANSWERS

Correcting Hot-Water Troubles.

With reference to Mr. Joseph H. Booth's article "Correcting Hot-Water Troubles" in your issue of January 25th, would say, that I reside on the top floor of a five-story apartment. When a tenant on a lower floor draws the water, not a drop reaches me until he turns the water off. Perhaps you can suggest a remedy.

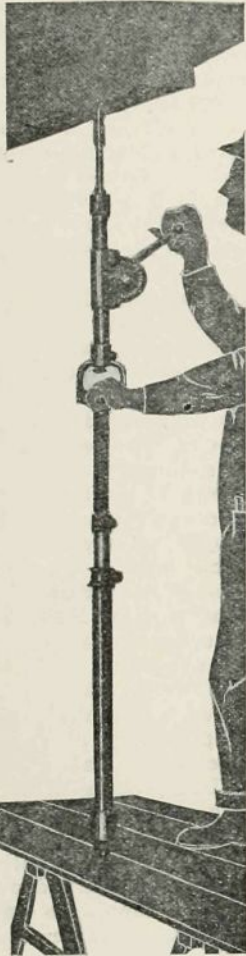
Answer.—The trouble you complain of may be caused by insufficient pressure, especially if the water supply of the apartment house is taken from the street mains. Very often this pressure is not sufficient to raise the water to your apartments when anybody else draws it on a floor below. The remedy for this condition is the installation of a pressure tank in the cellar or a storage roof tank of sufficient capacity to supply the demand per hour in your building, which probably would not require extra pumping facilities. It very often happens that the water pressure is lower in the day time than it is at night, and if such is the case the street pressure may be sufficient to fill the reserve tank over night so that an adequate supply of water can be obtained on every floor of the building simultaneously at any time. This change could be effected at slight cost.

NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

Cuts Down Drilling Costs.

The Daugherty-Smith-Phillips Company, 500 West Division street, Chicago, Ill., is turning out a drill that is said to operate from five to ten times faster than the old hand method. It is an adaptation of the Phillips spring hammer to the uses of a drill. The spring hammer affords quicker work, hence lower drilling cost. A rapid light blow is struck



the tool, and, the drill being constantly shifted back and forth, a reaming, grinding and pulverizing takes place, making it impossible for the tool to hang thus greatly facilitating the work.

Essentially the hammer consists of a plunger and compression spring working in a metal cylindrical casing. The plunger is slotted to receive a ratchet, which is on the end of the crankshaft. As fast as the crank is turned the ratchet teeth engage the plunger, forcing it back against the spring, and upon release of the ratchet the plunger is driven with all the force of the spring against the drill.

The hammer can be used with a breast plate and two cranks on opposite quarters if desired, as it is so constructed that the crank can be worked on either side of the hammer, right or left-handed. The spring has a tension by turning the thumb-wheel in the handle and increasing or decreasing the compression. Instead of standing to one side of the drill, as in hand drilling, the workman can stand directly in front of the hole and take every natural advantage of this position. The illustration shows the spring hammer used with an extension, which consists of three pieces of steel tubing, and in this way the hammer can be used in scaffold work, which is said to be a great time and labor saver.

A New Sheet-Packing.

The Endura Manufacturing Company, of 6301 Eastwick avenue, Philadelphia,

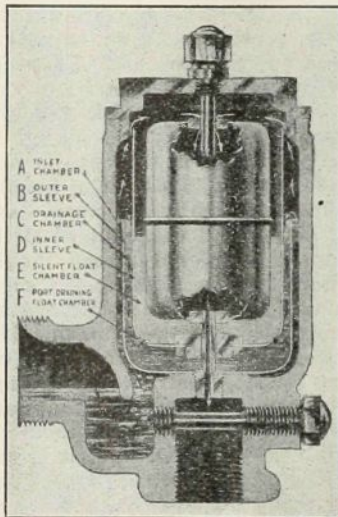
is introducing a sheet packing that should commend itself to building managers in search of a long wearing packing and especially in cases where refrigerating plants are operated. The company makes this packing of a material which increases in toughness the more it is wet and makes the claim that no rubber-rotting liquids, gases, oils, ammonia, or water can harm it. It is said that this material has great pressure-resisting tensile strength, that it caulks well, peels readily from the joint for renewals and yet has clinging tendency which makes an absolutely tight connection.

Detecting Engine Trouble.

The detectorphone is the application of the surgical stethoscope to machinery. As the name implies it is a device having an electro-microphone receiver at one end of a wire while at the other end is a feeler like a surgical probe of sensitized steel. When the engineer is in doubt regarding the behavior of invisible parts of the engine, he merely places the receiver to his ear and runs the "feeler" along the engine and is thereby able to detect destructive hammering long before bearings or cylinder heads are endangered. The device is sold at a reasonable price and has a particular application in the operation of isolated plants. It is manufactured by the Boston Talking Machine Company, of 22 Aimes street, Boston, Mass.

Stops Back-Pressure on Engines.

It frequently happens that when exhaust steam from engines is used for heating purposes, there is a back-pressure which is very harmful to engine



parts. A device is being put upon the market by the Monash-Younger Company, of 123 West 42d street, which obviates this trouble. The illustration shows the construction of this device and those who have used it say that it accomplishes very satisfactorily what it is designed to do. The device is also applicable where exhaust steam is used for drying purposes.

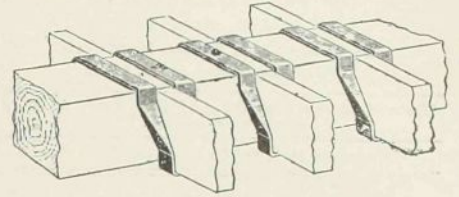
High Power Portable Drill.

The Standard Electric Tool Company, Cincinnati, Ohio, has developed and is now placing on the market a new universal portable electric drill in four sizes, one-quarter, five-sixteenths, one-half and three quarters inch.

These drills operate from any lamp socket on either alternating current or direct current circuits, and they will also run satisfactorily on low-frequency circuits as well as on 60-cycle series commutating type motors of special design. Absence of any tendency to run hot are noteworthy features of these tools. An improved method of forced ventilation is also used.

Holds Joists Securely.

The Lane Brothers Company, of Poughkeepsie, N. Y., have a joist hanger which is said to save considerable time in framing. Their device is the result of long continued experience looking to the absolute security of joists where they abut their beams in frame buildings and does away with

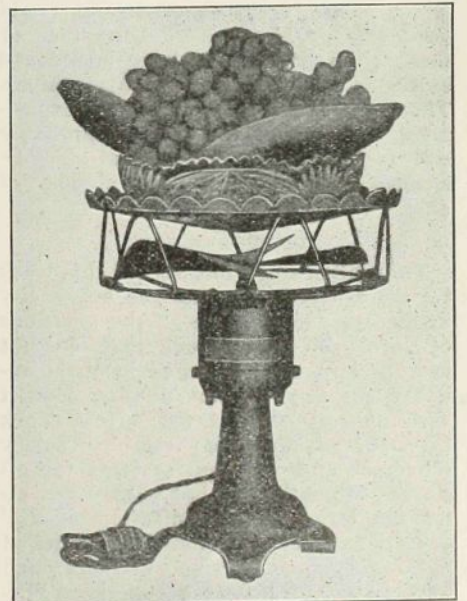


the insecure process of spiking. The accompanying illustration gives a very comprehensive idea of how the problem was solved and incidently provides a means of noting the method of gaining support by reinforcing the carrying lugs as they drop from the top of the beam to the bottom of the joists.

Summer Comfort in Offices.

New York has been called the canyon of the winds. Even on a torrid August day the occupant of the skyscraping office building, though far removed from the blistering pavements, must sit and swelter in a stuffy office because his papers are liable to be blown out of the window by a sudden gust of wind the moment he opens his windows. If he uses an oscillating wall fan, his nerves are constantly wrought up through fitful grabbing of shifting documents. The stationary desk fan ruffles up his hair and his temper and makes perspiration preferable to annoyance.

But there seems to be a solution to the problem this year in the form of a new idea in desk fans being introduced by the Racine Electric Company, of Racine, Wis. The manufacturers contend that it removes every fan objection, because it projects the air away from, rather than toward, the person sitting near. The accompanying illustration shows the application of the fan for table use. The fruit piled above the blades is used to demonstrate, as possibly nothing else could do in an illustration of this sort, the fact that it affords a rest for books or other desk equipment that otherwise would occupy valuable desk space.



In operation, the fan forces the air upward from the desk, dilates it as it strikes the deflecting surfaces directly above, and gives a circulating movement to the heated, impure air above the workers' heads, and so forcing it out of the room through windows opened at the top and at the same time permitting fresh air to find access to the room through the same avenue.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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TABLE OF CONTENTS

(Section One.)

Vesey Street Possibilities.....	765
How the Tax Burden Can Be Lightened; Henry Bloch	766
Who Owns the Riverside Railroad Lands?	767
Landscape Design in Town Building; A. F. Brinckerhoff	768
For Three-Family House Exemption.....	770
Law of City Contracts.....	771
Good Janitor Service Essential for a Build- ing's Success; John L. Parish.....	772
Advertised Legal Sales.....	786
Advertisers, Classified List.....3d cover	
Attachments	809
Auction Sales of the Week.....	785
Building Loan Contracts	810
Building Management	772
Building Material Market	777
Chattel Mortgages	809
Current Building Operations	793
Departmental Rulings	805
Directory of Real Estate Brokers.....	789
Foreclosure Suits	807
Judgments	810
Judgments in Foreclosure Suits.....	807
Leases	782
Lis Pendens	807
Mechanics' Liens	808
Municipal Improvements	790
Official Credit Records	807
Orders	810
Personal and Trade Notes	805
Real Estate Sales of the Week.....	778
Real Estate Notes	784
Satisfied Mechanics' Liens	809
Satisfied Judgments	813
Statistical Table of the Week.....	776

The project for a civic center in Mt. Vernon seems now to be assured, as the bills introduced into the Legislature by Assemblyman Bovie, authorizing the Mt. Vernon city authorities to issue the required bonds, have been enacted. Among the new structures immediately contemplated are a municipal building and buildings for the fire and police departments.

An interesting collection of consular reports on the street cleaning methods of the principal cities of Europe is contained in the "Daily Consular and Trade Reports" for March 12. A number of these cities, it appears, have introduced motor-driven sweeper suction machines. These machines are yet in the experimental state, but the time is probably not far off when pavements may be cleaned without stirring up clouds of dust.

The Cullen-Levy bill, signed this week by the Governor, authorizes every city in the state to exercise all the functions of local self-government that do not involve structural changes in their existing charters or that do not conflict with general state laws. New York City, for example, may establish salary schedules and pension systems for all classes of employees, but it may not alter the structural organization of any department. It may install a municipal lighting plant, operate markets and warehouses, or license occupations generally. In short, the city will no longer be limited to activities specifically enumerated, but there is no transfer power from one department to another. The bill is one of a series of five measures which embody the Municipal Government Association's home rule programme, a programme which is being pushed in other states as well as in New York.

Adjusting Building Heights.

The Record and Guide published in its issue of last week a list of the limitations on the height of fire-proof buildings which are now imposed in certain of the larger American cities. These restrictions belong to two general classes. Many cities simply put a rigid absolute limit upon the number of feet which a building is allowed to rise. This limit varies between 125 feet, as in the case of Boston and Scranton, and 200 feet as in the case of Chicago, Cleveland and Newark. Other cities make the legal limit proportionate to the width of the widest street on which it is situated, the ratio usually being two and one-half times the width of the street. Buffalo has a special provision which limits buildings to a height of more than four times that of its smallest horizontal dimension, but such a restriction, while it might operate beneficially in certain cases, would not meet the situation in New York City. A few cities impose more severe restrictions on lofts and stores than they do upon office buildings.

It is very much to be hoped that no attempt will be made to apply rules of this kind to the case of New York. The principle of adjusting the limit to the width of the street or streets on which it is situated has an obvious propriety and should be adopted in some form, but not in the form which it has obtained in other American cities. Mr. Ernest Flagg in a letter in the Times points out the weakness of the usual methods of regulation adopted in this country. They do not really accomplish the purpose which they are intended to accomplish. They do not insure light over the streets and for the buildings themselves. They do not prevent congestion. They do not secure equality of treatment as regards light between adjacent owners. They do not contribute toward the good looks of the city or make the fire risk a negligible quantity.

The plain fact is that public opinion will not consent to a limit of height low enough to be really effective. As Mr. Flagg points out, the limit of all buildings on a sixty-foot street should be not more than six stories—in case the recognized evils of tall buildings are to be effectually done away with. If they are allowed to rise as high as twelve stories, all the disadvantages of the skyscraper are permitted to continue, although in a somewhat less acute form than is now the case. Yet it is evident that if a limit were proposed which would really do away with these disadvantages, it would not have a chance of adoption and it would tend for many years to lower real estate values in certain parts of Manhattan.

Mr. Flagg concludes, consequently, that if a limit of height, low enough to be really effective, cannot be obtained, it would be better to have none at all. Why burden the statute book with a law that will not accomplish the purpose for which it was designed? A limitation of twelve stories in streets sixty feet wide and of twenty stories in streets or avenues one hundred feet wide would mean that the maximum limit would soon become the minimum, and that New York would continue to suffer from the same disadvantages as at present, the only difference being that the unwholesome conditions would be spread over a somewhat larger area.

The alternative is to abandon the idea of a rigid limit and seek to accomplish the desired end by more flexible means. There is no necessary objection to skyscrapers merely because they are tall. If every skyscraper was surrounded by a sufficient amount of light and air, the city would not suffer from any of the

evils against which such a strenuous protest is now being made. The evils come from crowding too many skyscrapers within a certain area. If they could be properly separated they would not obstruct one another's light and would not be materially dangerous in case of fire. The idea is, consequently, to permit the erection of tall buildings to any economically practicable height, provided a sufficient distance divides one skyscraper from another. A general limit of height could be established low enough to be effective, which certainly could not be more than once the width of the street, but on a certain percentage of each lot no such limit would apply.

It is suggested that at least thirty per cent. might be covered with a tall building without any congestion and without depriving the street of light—provided the tall part of the building will set back somewhat from the street line. On corner lots and those facing open squares a greater percentage of the area might be allowed for towers than is the case in less advantageously situated places. Property owners should be permitted to exercise the right of selling their privilege of building light to the owners of the adjoining land, and this knowledge would undoubtedly possess a substantial value. The result of such a limitation would be that every avenue frontage in the central parts of Manhattan would gradually be improved with one or at the most two skyscrapers occupying somewhere between forty and fifty per cent. of the frontage and rarely rising to more than twenty stories.

Some objection may be raised to the effect which such a provision would have on the appearance of the city; but in the opinion of the Record and Guide the consequences of such a method of restriction upon the architectural appearance of New York would be wholly advantageous. New York can never be a well-proportioned and good-looking city in the sense that Paris is good-looking. The process of erecting skyscrapers has been carried too far. From the architectural point of view, it must be picturesque or nothing, and if as a consequence of the proposed method of restriction it should become a city of detached towers, the result would be unique and would afford our architects the opportunity of building the most interesting monuments erected to business energy and enterprise that the world has ever seen. It should be remembered also that under this plan the main cornice line on any street and avenue would be uniform and would be proportionate to the width of the street, so that a certain orderly arrangement would be substituted for the existing chaos. It is sincerely to be hoped that the committees now engaged in the study of this problem will give careful attention to Mr. Ernest Flagg's proposed solution.

Broadway Express Stations.

The Record and Guide cordially sympathizes with the attempt now being made by the Broadway business men to secure the location of the express station on the Brooklyn Rapid Transit line at 42d street. If it is physically possible to make this change it certainly ought to be made. Under the circumstances the argument made in favor of the 48th street station, viz., that it will relieve congestion and distribute business, has no force. A general policy of locating express stations, which looks in the direction of distributing business, has much to recommend it; but in the present instance the result would be, not any distribution of business, but a large amount of public inconvenience. The present and future importance of

the lower end of Times Square is too great.

When it is remembered that the Belmont tunnel to Queens and the shuttle service connecting with the Grand Central Station and the East Side subway, both terminate near 42d street and Broadway the idea of locating the express station anywhere else becomes absurd. The Times Square station will become the great point of change between the Interboro and Rapid Transit systems. It will be more used probably than any other station in the city. Such is bound to be the case, even though the express station is pushed as far north as 48th street, and the attempt to evade it will be as exasperating as it will be unsuccessful in its results. The engineers of the commission should concentrate their activities upon planning at 42d street and Broadway a convenient clearing house for the rapid transit systems of New York City. Nothing else will meet the needs of the local situation.

THE WEEK IN REAL ESTATE.

Real estate was fairly active at the beginning of the week and the activity ceased only with the week's end. At the outset large transactions were reported and this character of dealing was steadily sustained. Not a day passed but what one or more good sales were reported. It looks as if there might be a revival of old time activity in this substantial commodity. Conspicuous among the purchases were the 12-story apartment house at the southeast corner of Broadway and 77th street; a 6-story apartment house on Wadsworth avenue; a costly residential site in East 96th street, near Fifth avenue, for improvement; a large plot in East 87th street; a good dwelling in the upper West Side; a large corner property at Park avenue and 93d street; a number of other large parcels the particulars of which will be found in our news column; and some first-class sales in the Bronx and in Brooklyn. The suburban market seems to be engaging the attention of many home seekers.

Building Encroachments.

Editor of the RECORD AND GUIDE:

A property owner on Sixth avenue handed to me one of Borough President McAneny's orders directing him to remove, before May 1, 1913, all projections "farther than allowed by the order of the Supt. of Buildings of Jan. 3, 1911." Fortunately, this particular owner's show window was erected prior to May 25, 1899, and under section 646 of the Laws of 1899, cannot be removed, the law stating, it "shall not be removable unless an action shall be instituted by or in behalf of the City of New York for the removal of such structure within one year from the passage of this act."

The resolution of the Board of Estimate under which Borough President McAneny's order was issued, revoked all permits for every possible projection even including flower stands. I asked President McAneny under what section of the City Charter or other legal authority his order of Jan. 3, 1911, was issued. Bear in mind, please, that the basis of the present crusade has been that all projections are illegal, and that not even the Legislature itself can authorize them, whereas President McAneny authorizes 2 ft. of the sidewalks to be "encroached" on.

Borough President McAneny's answer was that there was no authority in the Charter or other legal authority, but that the order of Jan. 3, 1911, was issued at his direction and "prepared after its approval by a body of representative

architects and builders." This is an admission that this order is illegal, and constitutes an arbitrary assumption of authority.

Furthermore, in the execution of his various orders, President McAneny shows a discrimination—I had almost said favoritism—which under Tammany Hall would be called by a "shorter and uglier name." Thus while he compels the Mutual Life Insurance Co. to rebuild its Nassau street front, and now proposes a similar course against its Cedar street side, he allows the Metropolitan Life Insurance Co. to extend 5 feet upon the public highway. Equally glaring inconsistencies may be seen by anyone who will travel in the wake of this vandalism.

A chain is no stronger than its weakest link. If the crowds on the sidewalks of the mutilated buildings are so great as to warrant imposing a tax of nine million dollars to remove these building projections, they must surge over into the gutter every time they strike one of the "encroachments" or "obstructions" allowed by Mr. McAneny's dispensation.

Orators and statesmen tell us this is a government of laws and not of men. In New York City, at the present time, it appears to be a government of men and not of laws; and there is practically no city building erected prior to the present administration, which is safe from attack. Hence, self-protection should spur property owners to action in defense of their rights and interests. While it may be said that never before in the history of the City was there such abuse of power and there may never again be by any succeeding administration, it would nevertheless seem to be the part of wisdom for the property owners of New York City to get together and secure legislation which would prevent such official lawlessness in the future.

ALBERT E. DAVIS.

New York, April 9.

In the case of the Metropolitan Insurance Company a concession was made by the Board of Estimate because the Metropolitan permits the general public to use as a thoroughfare the main corridor of the building between Fourth and Madison avenues, and also an interior passageway in the basement of the building for access to the abutting subway station.—Editor.

The Salant Bill.

Stewart Browne, of 170 Broadway, makes some pointed comments in a letter to The Sun. If this bill becomes law, he says, the following will be some of its results: "The 1912 aggregate Greater New York land assessment was \$4,653,357,514, and the building assessment \$2,716,222,137, or a total of \$7,279,579,651, the percentage of land assessment being 62.6 running from Brooklyn, 50.5 per cent. to Manhattan, 66.9 per cent., which means that Manhattan taxes would be increased and all the other borough taxes decreased in the aggregate equal to Manhattan's aggregate reduction.

"In individual cases where the assessed land value is less than the assessed building value the assessed land value to total assessed value will run from 20 per cent. to 50 per cent., and where the assessed land value is more than the assessed building value the assessed land value to total assessed value will run from 50 per cent. to 130 per cent.; so that certain individual taxes would be reduced all the way down to two-thirds and other present individual taxes would be increased all the way up to three times. Or, expressed in 'dollar value,' where the present taxes payable average about 15 per cent. of gross rent-

als some will be reduced all the way down to 5 per cent. of gross rentals, and others increased all the way up to 40 per cent. of gross rental."

Mr. Browne concludes with this observation: "As for the bill forcing the erection and restricting the height of building irrespective of demand, reducing present and preventing future congestion, raising wages and reducing rents, the least said the better."

First Work Under Dual Contracts.

The first actual construction work under the contracts for the dual system of rapid transit has just been started in the Centre Street Loop Subway, which is to be operated by the New York Municipal Railway Corporation (Brooklyn Rapid Transit). Under direction of the commission, the company has begun the work of equipping two tracks in this subway for temporary operation until it can be completed and all four tracks put into operation. The temporary operation will consist in running the Brooklyn elevated trains now coming over the Williamsburgh Bridge into this subway and down to the City Hall. At present these trains stop at the Manhattan end of the Williamsburgh Bridge, where they are turned back to Brooklyn and the passengers have to transfer to other lines to get down town in Manhattan.

As soon as the two tracks in the Loop Subway are properly equipped these trains will continue through the loop, making stops at stations at the Bowery, Canal street and Chambers street. The head wall, separating the subway from the Williamsburgh Bridge, has been broken through and the bridge tracks have been connected with new tracks just laid in the subway. The work of track-laying is proceeding rapidly, and with good luck it is expected to have two tracks ready for operation by the first of July.

Civic Topics at East Tremont.

The East Tremont Taxpayers' Association has put itself on record in favor of the "Five-Cent Fare Bill" introduced by Senator Griffin, the provision of which if enacted into law will compel the New York Central Railroad to charge a five cent fare on its transit lines within the city limits. It also approved the "Station Bill" which will compel the steam railroad companies to have their through-express trains stop to take on or let off passengers at a designated station in The Bronx.

The association believes that the provisions of both of these bills should be enacted into law, since The Bronx with its 500,00 inhabitants deserves some consideration for the privileges which the railroads receive in turn from the citizens of The Bronx.

The rumored encroachment order of President Miler in reference to Third, Washington and Tremont avenues caused a lively discussion at the last meeting of the association. The result was that a resolution favoring the recession of the aforementioned order was passed.

A committee consisting of Messrs. Peterson, Steinmetz, McRae and Hunneke, was appointed to take up with the Borough President and with the Board of Estimate the question of the removal in whole or in part of the car barns at 176th street and Crotona Parkway, in order that the roadbed of the Parkway may be widened at that point to the width of the rest of the roadbed. The effect of the narrow roadbed at this point mars the beauty of the parkway at this particular spot, and with a view to remedying this defect, the aforementioned

committee was appointed to see the city officials in respect thereto.

A resolution was adopted condemning the poor protection against fire afforded the people living in the Hill section of Crotona Park North. In this respect the association favors the selection of a site for a fire company in the heart of the section. Owing to the abrupt hills leading from the Boulevard and also the hills to the west, it is a hard matter, at times, for the fire trucks to reach this section without delay in responding to an alarm.

The Salant-Schapp Bill reducing the tax rate on building and raising the same on vacant lands was disapproved.

Building Operations in March.

The month of March witnessed something like hesitation in the building trade. Measured by the large gains shown in the preceding months of 1913 and the last quarter of 1912, the small increase over the month of March, 1912—less than 1 per cent.—reported for 120 cities by Bradstreet's seems a slight one, though the volume of building permitted for in March was much larger than in either January or February. The total expenditure at 120 cities for March aggregated \$71,121,145, as against \$70,589,363 in March last year and \$56,002,485 in February, 1913. There is here shown a gain of 27 per cent, over February, but a gain of only seven-tenths of 1 per cent over March last year. Of the 120 cities reporting, sixty-eight show gains while fifty-two show decreases as compared with March last year. For the first quarter of the current year the expenditures aggregate \$186,602,983, a gain of 9.2 per cent., this following a gain in the first quarter of 1912 of only 1.5 per cent. over the like period of 1911.

—The Borough of Manhattan will spend \$1,500,000 for street paving this year. Riverside Drive will be resurfaced at a cost of \$200,000 between 72d and 110th streets. The West Drive in Central Park will be rebuilt at a cost of \$100,000.

The Brooklyn Superintendent of Buildings, the Brooklyn Board of Real Estate, and the Commissioner of Public Works, L. H. Pounds, have all expressed their approval of the proposal to leave three-family houses out of the tenement classification. For years the leading real estate interests of The Bronx have contended for the same privilege.

STATEMENT OF THE OWNERSHIP, MANAGEMENT, ETC.

of
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RECORD AND GUIDE CO.,

Walter D. Gregory.

Sworn to and subscribed before me this first day of April, 1913.

HENRI DAVID,

Notary Public, New York County, No. 136, Register's No. 4153.

Certificate filed in New York County. (My commission expires March 30, 1914.)

REAL ESTATE STATISTICS OF THE WEEK

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

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913	1912
	April 4 to 10	April 5 to 11
Total No.	137	168
Assessed value	\$7,534,400	\$8,514,350
No. with consideration	14	14
Consideration	\$1,225,742	\$454,100
Assessed value	\$1,644,000	\$8,066,850
Jan. 1 to April 10 Jan. 1 to April 11		
Total No.	2,290	2,591
Assessed value	\$143,631,912	\$215,903,495
No. with consideration	312	246
Consideration	\$14,837,745	\$12,195,587
Assessed value	\$14,734,962	\$18,865,650

Mortgages.

	April 4 to 10	April 5 to 11
Total No.	78	103
Amount	\$3,433,377	\$2,499,068
To Banks & Ins. Cos.	19	16
Amount	\$2,048,000	\$293,500
No. at 6%	32	40
Amount	\$584,127	\$874,596
No. at 5½%	1	1
Amount	\$60,000	\$500,000
No. at 5%	22	27
Amount	\$1,332,750	\$499,716
No. at 4½%	5	12
Amount	\$149,000	\$234,940
No. at 4%	2
Amount	\$46,500
Unusual rates	1
Amount	\$72,000
Interest not given	15	23
Amount	\$1,189,000	\$389,816
Jan. 1 to April 10 Jan. 1 to April 11		
Total No.	1,523	1,759
Amount	\$63,970,741	\$113,064,262
To Banks & Ins. Cos.	366	390
Amount	\$36,149,350	\$81,713,115

Mortgage Extensions.

	April 4 to 10	April 5 to 11
Total No.	33	43
Amount	\$970,500	\$1,218,500
To Banks & Ins. Cos.	10	15
Amount	\$400,500	\$658,000
Jan. 1 to April 10 Jan. 1 to April 11		
Total No.	568	778
Amount	\$25,084,085	\$20,744,077
To Banks & Ins. Cos.	197	252
Amount	\$15,565,550	\$16,165,500

Building Permits.

	April 5 to 11	April 6 to 12
New buildings	15	22
Cost	\$1,862,700	\$3,458,300
Alterations	\$299,720	\$528,031
Jan. 1 to April 11 Jan. 1 to April 12		
New buildings	174	230
Cost	\$19,386,315	\$32,975,800
Alterations	\$2,857,054	\$3,473,631

BRONX.

Conveyances.

	April 4 to 10	April 5 to 11
Total No.	93	166
No. with consideration	14	24
Consideration	\$118,303	\$312,626
Jan. 1 to April 10 Jan. 1 to April 11		
Total No.	1,853	2,041
No. with consideration	210	182
Consideration	\$2,209,860	\$2,814,011

Court House Site.

The commissioners in condemnation proceedings for the court house site have finished taking testimony from both parties, and will receive briefs until April 23. The preliminary report of the commission should be rendered about the first week in May, and then both sides will have an opportunity of asking a reconsideration of its findings.

—The new Municipal reference library will be a great convenience for taxpayers. It will be in the Stewart Building, at the corner of Broadway and Chambers street for awhile, but will eventually be removed to the Municipal Building. In the new library the system of collating and indexing will give quick access to all reports, statistics and other printed information which every taxpayer once in awhile wants to know about, without having to be shunted from one city department to another.

Mortgages.

	April 4 to 10	April 5 to 11
Total No.	69	106
Amount	\$590,265	\$1,207,885
To Banks & Ins. Cos.	11	7
Amount	\$188,000	\$257,000
No. at 6%	33	43
Amount	\$247,990	\$375,935
No. at 5½%	5	6
Amount	\$29,500	\$130,000
No. at 5%	15	24
Amount	\$148,000	\$386,500
Unusual rates	1
Amount	\$753
Interest not given	15	33
Amount	\$164,022	\$315,450
Jan. 1 to April 10 Jan. 1 to April 11		
Total No.	1,288	1,457
Amount	\$13,822,336	\$13,082,722
To Banks & Ins. Cos.	143	177
Amount	\$2,857,029	\$3,239,666

Mortgage Extensions.

	April 4 to 10	April 5 to 12
Total No.	15	12
Amount	\$274,000	\$138,700
To Banks & Ins. Cos.	6	1
Amount	\$227,000	\$43,000
Jan. 1 to April 10 Jan. 1 to April 11		
Total No.	193	223
Amount	\$3,384,150	\$3,955,675
To Banks & Ins. Cos.	35	50
Amount	\$1,042,500	\$1,433,000

Building Permits.

	April 4 to 10	April 6 to 12
New buildings	20	50
Cost	\$477,600	\$1,222,800
Alterations	\$11,300	\$33,850
Jan. 1 to April 10 Jan. 1 to April 12		
New buildings	287	372
Cost	\$7,807,966	\$10,097,925
Alterations	\$279,025	\$375,055

BROOKLYN.

Conveyances.

	1913	1912
	April 3 to 9	April 4 to 10
Total No.	532	461
No. with consideration	58	22
Consideration	\$272,909	\$230,635
Jan. 1 to April 9 Jan. 1 to April 10		
Total No.	6,783	6,716
No. with consideration	487	394
Consideration	\$3,664,095	\$3,655,366

Mortgages.

	April 3 to 9	April 4 to 10
Total No.	376	353
Amount	\$1,477,490	\$1,532,649
To Banks & Ins. Cos.	93	73
Amount	\$617,250	\$837,800
No. at 6%	203	222
Amount	\$577,865	\$1,096,055
No. at 5½%	54	33
Amount	\$216,650	\$80,162
No. at 5%	90	81
Amount	\$553,865	\$325,645
Unusual rates	2	1
Amount	\$6,000	\$700
Interest not given	27	16
Amount	\$123,110	\$30,087
Jan. 1 to April 9 Jan. 1 to April 10		
Total No.	4,794	4,998
Amount	\$17,892,725	\$20,846,763
To Banks & Ins. Cos.	1,165	1,174
Amount	\$7,318,831	\$8,770,423

Building Permits.

	April 3 to 10	April 4 to 10
New buildings	136	180
Cost	\$880,950	\$917,355
Alterations	\$80,381	\$102,240
Jan. 1 to April 10 Jan. 1 to April 10		
New buildings	1,144	1,491
Cost	\$9,250,987	\$12,185,878
Alterations	\$991,000	\$1,024,916

QUEENS.

Building Permits.

	April 3 to 10	April 5 to 11
New buildings	130	219
Cost	\$329,753	\$792,780
Alterations	\$21,775	\$26,435
Jan. 1 to April 10 Jan. 1 to April 11		
New buildings	1,342	1,231
Cost	\$3,949,663	\$4,568,630
Alterations	\$313,206	\$274,045

RICHMOND.

Building Permits.

	April 4 to 10	April 5 to 11
New buildings	31	25
Cost	\$54,860	\$40,070
Alterations	\$11,870	\$3,775
Jan. 1 to April 10 Jan. 1 to April 11		
New buildings	196	216
Cost	\$337,387	\$1,012,200
Alterations	\$61,342	\$106,922

BUILDING MATERIALS AND SUPPLIES

Forward Buying Safeguards the Market Against Immediate Retraction from Tariff Legislation.

Brick Making Interests Plan Insurance Organization to Offset Compensation and Similar Legislation—Coal Shipments Lighter—Oils Firm.

THE inquiry for building materials is strong, although actual buying was sluggish this week. With only three weeks interim before the building season gets under way, distributors find themselves confronted with stiff price levels, but, instead of a strong buying market as the current quotations would seem to indicate, there is only inquiry. This is very yactive, however, and embodies heavy quantities, in both city and suburbs.

The condition of the money market is favorable to the approaching building season, despite the fact that the tariff is again in the public eye. Construction interests can see no reason why the Administration bills should affect the price of building materials for at least a year, beyond a possible shading of sentiment toward conservation. Steel interests say that there is enough forward business on the books to keep prices steady and the mills busy until well into the spring of 1914, regardless of what Congress may or may not do at Washington. If steel is actually as strong as that, there should be little cause for worry among other building material interests. In fact, other lines were not shaken by the events of the week on that score and all departments, but common brick, which still continues to be the sluggard of the market, ruled firm.

Only forty-four brick cargoes went out last week, as against sixty arrivals and the current prices of \$7 to \$7.25 weakened, if anything as far as Hudson rivers were concerned. In the Raritan market the quotation of \$8.25 Newark yard, held firm to stiff, and in Brooklyn the week's business for this brick was active.

Senator John B. Rose, president of the Greater New York Brick Company, called an extraordinary session of the brick makers of the Hudson river district together on Friday of last week at Newburgh to form a mutual protective insurance company or association to meet any possible contingency in the event of the Compensation bill and amendments to the Employers' Liability acts passing. It is entirely possible that the scope of this insurance plan will extend into the Hackensack and Raritan districts, especially since it is understood that similar legislation already is operative in New Jersey without any co-operative or mutual insurance plan in force among brick, terra cotta, tile and pottery interests of the State. Four members of an ultimate committee of five have been appointed to make a survey of the field with a view to finding ways and means of forming such a company. They are: F. P. Luther, of Kingston; H. J. Jova, of Newburgh; John Peck, of Haverstraw; Clarence Blakely, of Yonkers, and another member to be selected by these four later. It is planned to include fire and industrial insurance features in the association.

Only a moderate amount of individual coal is coming to Eastern tidewater at present and the price circular is being pretty well adhered to. The volume of coal arriving in the East during March was considerably less than in the corresponding month last year,

THE COAL SITUATION.

Flood Conditions in the Schuylkill Valley Check Output.

ONLY a moderate amount of individual coal is coming to tidewater first at present and circular is being pretty well adhered to. Apparently about the same amount of this class of tonnage is going to the companies as in past years, and the fears of those who anticipated that the market would be glutted have not yet been realized. There is, however, considerable off-grade coal being offered at a discount. Of the steam sizes, pea coal is a little more plentiful, Nos. 1 and 3 buck are easy and No. 2 short and selling at about circular.

Viewed in its entirety, the bituminous trade is in a healthy condition, though the spot market remains in a more or less dormant condition, without any signs of an early return to life. The spot market, however, does not make or break the average producer or shipper, and this fact has to be considered in arriving at a true estimate of the situation.

The total shipments of anthracite over the leading coal roads for the month of March were 4,909,288 tons, as compared with 6,569,637 tons in March, 1912. The returns of the separate roads compare as follows:

	March 1913.	1912.
Philadelphia & Reading....	976,712	1,472,696
Lehigh Valley	829,502	1,225,019
Jersey Central	665,856	848,110
Del., Lack. & Western.....	532,247	916,824
Delaware & Hudson.....	562,440	578,983
Pennsylvania	429,211	537,472
Erie	700,388	761,742
N. Y., Ont. & Western.....	212,932	228,843
Total	4,909,288	6,569,637
From Jan. 1 to March 31:	1913.	1912.
Philadelphia & Reading....	3,399,293	3,861,766
Lehigh Valley	3,066,782	3,329,391
Jersey Central	2,240,293	2,393,145
Del., Lack. & Western.....	2,217,971	2,491,221
Delaware & Hudson.....	1,782,988	1,718,283
Pennsylvania	1,496,825	1,603,828
Erie	2,073,542	2,154,850
N. Y., Ont. & Western.....	642,236	656,867
Total	16,919,876	18,209,351

BRICK DEMAND LIGHT.

Brick Makers Consider Co-operative Insurance Plan.

CONDITIONS in the common brick market are such as to indicate a temporary slackening in building orders. The causes vary and range from flood conditions to tariff uncertainties, but none is serious enough to warrant any trepidation among builders and prospective operators. There is no quotable change in prices.

Official transactions for North River common brick during the last week with records covering the corresponding week last year follow:

1913.		
	Arrived.	Sold.
Monday	22	9
Tuesday	4	3
Wednesday	2	6
Thursday	12	10
Friday	5	6
Saturday	15	10
Total	60	44
Condition of market, dull. Prices, Hudson River (basic), \$7 to \$7.25. Raritan River, \$7. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), \$8.25; firm. Left over, April 5, 56.		
1912.		
	Arrived.	Sold.
Monday	12	6
Tuesday	5	7
Wednesday	8	8
Thursday	16	13
Friday	7	7
Saturday	6	4
Total	54	45
Condition of market, fair to strengthening. Prices, Hudson, \$6.50 to \$7, weak on top. Raritan, \$6.50 to \$6.75. Left over, April 8, 25.		

President John B. Rose, of the Greater New York Brick Company, issued a call to the New York brick makers to meet at Newburgh to consider the organization of a mutual insurance company, to protect the manufacturers against hostile legislation, being introduced at Albany under the proposed compensation and liability laws. F. P. Luther, of Kingston; H. J. Jova, of Newburgh; John Peck, of Haverstraw, and Clarence Blakely, of Yonkers, were four of a committee that eventually will consist of five brick manufacturers, who will give consideration to this matter and report back at a later time.

The brick manufacturers of the Hudson River district have for a long time been menaced by many conditions both mechanical and ethical, but they have not in recent years seen fit to cooperate in mutual protection. The recent introduction of compensation laws and the actual operation of recent liability legislation places heavy mutual burdens upon all manufacturers. The far reaching effect of an accident like a boiler explosion or premature action in a dynamite blast could very easily wipe out the entire profits of a year to any brick manufacturer. When competition in the market is keen and cost of manufacture is higher and margins of profit are very much narrower than they were years ago, all manufacturers, irrespective of selling affiliations, have evidently become impressed with the urgency of mutually combining in a protective insurance system of some kind which will give them adequate protection in time of need, and at the same time considerably lessen the burden of premium. To this end the committee has been empowered to work.

BUILDING SUPPLIES STEADY.
Engine-Room Equipment in Good Demand in All Lines.

Engine-Room Equipment in Good Demand in All Lines.

CURRENT quotations on engine-room equipment for buildings showed no change in prices, although the demand is much improved. The higher price of crude oil and lubricants has not affected the buying market, but quite on the other hand it has resulted in larger orders, because of the reported impending increase in the cost of crude oil and linsed oil.

The demand for fire hose is large, but prices continue unchanged as follows: Underwriters' cotton rubber-lined hose, 2-in. in diameter, 350 lbs. pressure, in 50-ft. lengths complete with couplings is 65 cents per lin. ft. Common hose, 2½-in. diameter, tested to 200 lbs. pressure, is 35 cents per lin. ft.

Prices for cotton waste follows, in bales of 100 to 500 lbs.: No. 1 white picked cotton waste, 9¼ cents per lb.; No. 3, 7¼ cents; No. 1 colored, 5 cents; No. 3 colored, 4¼ cents.

Prices for chain belting continue unchanged. Quotations follow: From 3 hp. to 10 hp., 30-in. centers complete the two sprockets, \$7 to \$8 per horsepower. From 10 hp. to 25 hp. 36-in. centers complete, \$5 to \$6 per horsepower. From 25 hp. to 100 hp., 56-in. centers complete, \$4 to \$5 per horsepower. From 100 hp. to 500 hp., 72-in. centers complete, \$3 to \$4 per horsepower.

The market for flooring is firm with a good demand. Quartered-sawed oak flooring, A1, is \$88 per M. Selected white-oak or red-oak flooring is \$50 per M, and common flooring, red or white, is \$30 per M.

Maple flooring 13/16 x 2¼-in., is \$50 for clear; \$45 for No. 1, and \$28 for factory. Long-leaf yellow-pine flooring, 13/16 x 2½ in. face, is \$60 to \$65 for A heart rift, \$50 to \$55 for sap rift; \$36 for No. 1 flat; \$34 for No. 2, and \$30 for No. 3.

Quotations on plaster blocks are as follows:

	Weight, per sq. ft., lbs.	Price, per sq. ft., cts.
2-in.	7	6
3-in.	8½	6½
4-in.	11	7½

These blocks are made 32 ins. long by 13½ ins. wide, containing 3 sq. ft. of surface. The 2-in. blocks are solid, but the others are hollow. Plaster boards, ½-in. thick, are 16 cents per sq. yd.

TARIFF AND STEEL PRICES.

Current Business Sufficient to Give Market Stability for a Year.

STRUCTURAL steel interests, queried this week as to the possible effect of the proposed steel schedule in the tariff bill on their branch of the market, said that there is no reason why there should be any unsettlement of prices for a year at least, as prospective business is heavy enough to keep the market firm until the spring of 1914. If German and English steel and ironmakers continue as busy as they have been and prices hold up abroad it is expected that American companies will find some way successfully to continue to compete with foreign rivals.

No immediate effect on business is expected by Vice-President King of the Jones and Laughlin Steel Company, but he says that neither the steel business nor any other business can flourish under free trade, and that inevitably labor will suffer. John C. Oliver, president of the Oliver Iron and Steel Company, states that if general conditions are good that steel mills will be busy and make money even though unprotected by a tariff. Vice-President Sutton of the Crucible Steel Company does not expect any effect in the steel industry from the new tariff until times become dull again, but that the pinch will come then, and that it will be felt by the manufacturer first and then by the workman.

New business booked by steel companies during the week has been in good volume. The demand for some classes of steel products which has nearly used all of the supply in sight for several months ahead has continued heavy and there are indications that semi-finished steel and bars, sheets and other products will be all sold up to the end of the year within a few weeks.

OIL MARKET STEADY.

New Wells Discovered in Louisiana.

THE petroleum market during the week showed evidences of firming. Conditions are good. There is a gradual tendency to get above the \$2.50 level, which has ruled for some time. The reports received this week that new oil wells in Louisiana have been discovered may keep prices where they are for a while. Local prices on petroleum and products rule as follows:

Petroleum—	
Crude, barrels, per gallon.....	@15
Refined, barrels	13@13½
Tank, wagon delivery.....	@ 9
Naphtha—	
Auto in wood.....	@21
Auto in garages, steel bbls.....	@17
V. M. & P. deed in steel.....	17@18
V. M. & P. deed in wood.....	@21
Gasoline—	
86 degrees	@29¼
74-76 degrees	@25¼
68-70 degrees	@22¼
Stove	@21

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases
and Public Auctions

The Sale of Large Apartment Houses Was a Strong Feature.

The real estate market, this week, showed considerable variety and scope, with apartment houses as the predominating feature. The northern part of Manhattan formed the backbone of its strength, while the Bronx contributed transactions of more than ordinary moment. In Brooklyn dealing in real estate continues to be strong and a new demand for suburban Long Island properties is manifesting itself. All together the total of the week's dealing could be better and it could also be far worse.

The total number of sales in Manhattan this week was 29.

The number of sales south of 59th street was 5, against 16 last week and 17 a year ago.

The sales north of 59th street aggregated 24, compared with 23 last week and 26 a year ago.

From The Bronx 19 sales at private contract were reported, against 18 last week and 9 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$1,389,000, compared with \$2,148,106 last week, making a total since January 1 of \$17,636,061. The figure for the corresponding week last year was \$1,928,305, making the total since January 1, 1912, \$14,307,074.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

EAST 30TH ST.—Horace S. Ely & Co. sold for Ida Lentilhorn and others to Maria S. Simpson 38 East 30th st, a 4-sty and basement dwelling, on lot 22.4x98.9, about 252.4 ft east of 5th av. The purchaser bought last week through the same brokers, 40 to 44 East 30th st, adjoining to the east, and now has a plot with a frontage of 72.4 ft. A commercial structure is likely to be erected on it. F. & G. Pfomm represented the sellers of 38 East 30th st.

34TH ST.—D. H. Jackson Co. resold through S. H. Raphael to Frederick Kuhn, 213 East 34th st, a 4-sty business building, on a lot 18.9x98.9, 150 ft east of 3d av. The property is leased to the McQuade Printing Co. until 1925.

41ST ST.—McVickar, Gaillard Realty Co. sold for Jas. P. Babcock, of Austria, 320 West 41st st, a 5-sty tenement house, on a lot 25x100.

51ST ST.—Louis Schrag sold for Jos Emil Ergens-Chaeffer to Dr. John A. Wyeth, 348 West 51st st, a 3-sty and basement dwelling, on a lot 12.6x100.5. After alterations are made the building will be used in connection with the Polyclinic Hospital.

8TH AV.—Valentine Dietz sold through Chas. Van Oppen to Jas. Malone 856 8th av, a 5-sty flat with stores, on a lot 25x80, between 51st and 52d sts.

Manhattan—North of 59th Street.

79TH ST.—The estate of David T. Pulsifer sold 122 West 79th st, a 4-sty and basement dwelling, on a lot 22x102.2, 210 ft west of Columbus av. Mr. Pulsifer bought the house in 1887. He was famous as the owner of great race horses, among them Tenney.

79TH ST.—N. A. Berwin & Co. sold for Chas. M. Gay to John Palmer 158 and 160 East 79th st, two 4-sty single flats, on a plot 40x102.2, 90 ft east of Lexington av. Frank B. McInerney represented the seller.

82D ST.—J. Edgar Leavercraft & Co. sold for a client to Jos. Polstein 41 to 47 West 82d st, four 4-sty dwellings, on a plot 66.8x102.2. The buyer will renovate the houses.

84TH ST.—Peter Schaeffler estate sold through John J. Kavanagh and David H. Hyman to the Markwin Realty Co., 126 East 84th st, a 5-sty flat, on a lot 25.6x102.2, 67.2 ft west of Lexington av.

85TH ST.—The F. R. Wood, W. H. Dolson Co. sold for the estate of Bendix Loewenthal 50 West 85th st, a 4-sty and basement dwelling on a lot 20x102.2, to a client for occupancy.

87TH ST.—Hellner & Wolf and the Markwin Realty Co. bought 114 to 122 East 87th st, old dwellings, on a plot 92.9x100.8, between Park and Lexington avs. The sellers were Simon Baer, of 114; Dietrich Heyen, of 116; Hannah Bon Homme, of 118; Katholischer Gesellen Verein, of 120 and 122. The broker was John J. Kavanagh.

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BE MIGHTY HARD SLEDDING.

87TH ST.—Alliance Realty Co. sold to the Princeton Construction Co., Isaac Polstein, president, 144 to 160 West 87th st, nine 4-sty dwellings, on a plot 164.6x100.8. In part payment the buyer gave 216 West 99th st, a 6-sty elevator apartment house known as the St. Pierre, on a plot 60x100.11. On the site just acquired the purchasing company will build a 9-sty apartment house. H. H. Uhlfelder was the broker.

89TH ST.—Louise Kaufold sold 104 and 106 West 89th st, two 5-sty flats, on plot 50x100.8, located 135 ft west of Columbus av. The buyer, Rubin Osterwell, gave in part payment the dwellings at 522 Van Buren st and 987 Greene av, Brooklyn.

92D ST.—Adolph Platky estate sold through L. J. Phillips & Co., 46 West 92d st, a 4-sty and basement dwelling, on a lot 18x100.8.

96TH ST.—Richard Trimble sold to Edward Shearson the vacant plot, 37.6x100, in the north side of 96th st, 262.6 east of 5th av. The buyer will improve the plot with a dwelling for his own occupancy. Mr. Trimble bought originally a plot 75x100, and the part sold to Mr. Shearson comprises one-half of the Trimble plot. The houses will be separated by a deep court.

111TH ST.—Williams & Grodinsky sold to John Volz 8 to 14 West 111th st, a new 6-sty elevator apartment house, on a plot 700x71.10, near 5th av. The buyer gave in part payment the northeast corner of Lexington av and 120th st, 3-sty buildings, on a plot 100.11x49.11.

111TH ST.—Raffler Construction Co. sold 504 and 506 West 111th st, adjoining the southwest corner of Amsterdam av, a 6-sty elevator apartment house, known as the Aronaree, on a plot 108.4x91.10.

112TH ST.—Ignatz Roth and Max J. Klein resold 19 and 21 West 112th st, a 6-sty flat, on a plot 50x100.11.

113TH ST.—West Side Construction Co., Jacob Axelrod, president, sold 230 West 113th st, a 6-sty apartment house, on a plot 50x100.11, between 7th and 8th avs.

127TH ST.—Faultless Construction Co. sold through Harry Meltzer to the Shenk Realty Co. 611 to 617 West 127th st, a 6-sty elevator apartment house, known as the Claremont View, on a plot 100x146.11x irregular. The buyer gave in part payment 308 to 314 West 127th st, two 6-sty flats, each on a plot 37.6x100.

131ST ST.—L. Laing resold through J. B. Wood to F. R. Mason, 112 West 131st st, a 3-sty and basement dwelling, on a lot 16.8x99.11.

141ST ST.—Max J. Klein and Ignatz Roth resold 239 and 241 West 141st st, a 6-sty apartment house, known as the Hoffman, on a plot 50x99.11.

141ST ST.—H. B. Snyder and A. Kane & Co., resold for the Placid Realty Co. the Lawington and Ivanhoe, two 6-sty apartment houses at 204 to 219 West 141st st, on plot 125x99.11, adjoining the southwest corner of 7th av. The seller acquired the property recently from the John E. Gerlach Realty Co.

179TH ST.—Bing & Bing resold through the J. Romaine Brown Co. to Mrs. A. H. Ahrens 708 West 179th st, the Bellerose apartments, a 5-sty structure on plot 50x92.6. This property was one of the parcels taken in exchange for the Wellmore apartments, at Broadway and 77th st. The new owner pays cash for the property. She owns the similar property adjoining on the west.

BROADWAY.—Bing & Bing sold to Mrs. Louise Livingston the southeast corner of Broadway and 77th st, a 12-sty brick and stone apartment house with stores, known as The Wellmore, on a plot 105.6x160.4, with a south line of 134.3 ft. It was built about 3 years ago by the sellers. J. Romaine Brown Co. was the broker. The buyer gave in part payment the southwest corner of 7th av and 50th st, a 4-sty building, on a plot 41.6x90; 114 and 116 East 71st st, a 7-sty apartment house known as Lenox Court, on a plot 50x100; 706 and 708 West 179th st, 5-sty flats, on a plot 50x92.6.

LENOX AV.—Herman Le Roy Edgar sold for Peter F. Cogley 54 Lenox av, a 5-sty flat, on a plot 32.6x100, 68.5 ft north of 112th st.

PARK AV.—Isaac N. Phelps Stokes and members of his family sold through J. J. Kavanagh to Thos. Woodlock the southwest corner of Park av and 93d st, five old apartment houses. The property was held by a company known as the Charter Realty Co., of which Isaac N. Phelps Stokes is president. The buyer will make no immediate improvements. Four of the buildings face Park av, being 1172 to 1178, a total of 100.8 ft; and, the fifth house is 74 East 93d st, adjoining, with a 20 foot frontage, thus making a total frontage in the street of 105 ft. Opposite, on the northwest corner, is the old Ursuline Convent plot, purchased a year ago by Robert S. Minturn. Adjoining the plot sold, covering the lower half of the block, is the 7-sty Holland Court apartment house, purchased last year by Miss Charlotte S. Baker, a niece of the late John S. Kennedy.

PINEHURST AV.—Slawson & Hobbs sold for the Sutherland Realty Co. (Bing & Bing), 65 Pinehurst av, a 5-sty flat, on a plot 46.6x111.2, near 181st st.

WADSWORTH AV.—The American Real Estate Co. sold to the Arco Realty Co. the 6-sty apartment house, on a plot 179.10x70, on the west side of Wadsworth av, between 184th and 185th sts. The building is known as the Paul Jones and was built 3 years ago by the Getskay Realty Co. The American Real Estate Co. bought it soon after it was completed.

Bronx.

OAK ST.—The D. H. Jackson Co. bought through L. J. Greenberger the plot 100x100 in the south side of Oak st, 100 feet from Syracuse av, Arden Estate. The Jackson company has bought from the same seller the plot 100x100 on Walnut st, facing Oak st, in exchange for 872 East 12th st, Brooklyn. The buyers intend to resell the property to builders. The seller is Charles C. Watkins, Jr.

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Private Realty Sales (Continued).

TIFFANY ST.—The 912 Tiffany Street Corporation bought from Samuel B. Steinmetz, 912 Tiffany st, a 5-sty apartment house, known as the Norwood, on a plot 50x110, between Fox and 163d sts.

137TH ST.—Martin A. Cohen sold through Epstein & Yarfitz to M. Reinitz, 630 East 137th st, a 5-sty tenement house, on a lot 25x100.

179TH ST.—Albert Erbert sold through Chas. Kuntze to a builder the vacant plot, 20.6x100x45xirregular, in the north side of East 179th st, 67 ft east of Belmont av. The buyer will improve the plot with a 5-sty flat.

188TH ST.—Mrs. Margaret Nehmelman sold through McLernon Bros. to a buyer, for occupancy, 133 West 188th st, a 2½-sty frame dwelling, on a lot 25x104, fronting on Devoe Park.

AQUEDUCT AV.—The Arco Realty Co. sold to the American Real Estate Co. the plot of 20 lots on the east side of Aqueduct av, facing the Washington Bridge Plaza, between 172d st and Featherbed la. The buyer gave in part payment the large apartment house known as the Paul Jones, occupying the west side of Wadsworth av, from 184th to 185th st.

BOSTON RD.—Marie Krabo sold the southwest corner of Boston rd and 181st st, a 2-sty building, on a plot 114x125.

CYPRESS AV.—Pauline Haebler bought from the Harry Goodstein Realty Co., 232 Cypress av, at the southeast corner of 138th st, a 6-sty flat with stores, on a plot 100x40.2. The buyer gave in payment 2423 Bathgate av, at the southeast corner of 188th st, a 5-sty flat with stores, on a plot 89.4x32.

DALY AV.—John A. Warch sold for Chas. Breidenbach to a builder the vacant plat, 44x110, on the west side of Daly av, 109 ft north of 178th st. The buyer will improve the plot.

EDGEWATER RD.—L. Davis sold through S. Cowen the plot, 150x100, on the west side of Edgewater rd, 300 ft south of Garrison av.

EDISON AV.—The Realty and Commercial Co. sold to J. Montour 15 and 16 Edison av, 50x100; to T. Innocenzo, 21 and 22 Edison av, 50x100, and to C. Berardi, 17 Edison av, 25x100.

GARRISON AV.—M. Lowry sold through S. Cowen the plot, 50x100, on the south side of Garrison av, 75 ft east of Bryant av.

GRANT AV.—Kurz & Uren, Inc., sold for a client to Herman D. Junge, 964 Grant av, a 3-sty brick 2-family house, on a lot 20x95.

MARMION AV.—Anthony H. Creagh sold the northeast corner of Marmion av and East 177th st, a vacant plot 40x115.

STEBBING AV.—Arnold, Byrne & Baumann and B. Morris sold for Geo. F. Johnson & Sons to the Foxvale Realty Co. the plot of 12 lots on the west side of Stebbins av, 150 ft south of Westchester av. The plot is 500x100. In part payment the buyer gave the southeast corner of Minford pl and East 173d st, three 5-sty apartment houses, on a plot 120x100; also, 1547 to 1551 Minford pl, two 5-sty apartment houses, on a plot 75x100. The Stebbins av plot will be improved with twelve 5-sty apartment houses, each to cover a plot 41.8x100.

UNION AV.—John F. Fetzer sold for the Polatschek-Spencer Realty Co., 1111 and 1113 Union av, a 6-sty flat on plot 50x100, to Charles Kastenhuber, who gives in exchange the plot, 105 x125, at the northwest corner of Wales av and 151st st.

VALENTINE AV.—Albert E. Delice sold to Henry Reubert the plot 50x100 on the west side of Valentine av, 175 ft south of 184th st.

WESTCHESTER AV.—C. Hauck sold through S. Cowen to R. Goldberg, 756 Westchester av, extending through to 731 Tinton av, a 4-sty flat, on a lot 25.3x76x29.9xirregular, adjoining the south corner of 156th st.

CONCOURSE.—Sandrock Realty Co. sold through Chas. Kuntze the southeast corner of Grand Boulevard and Concourse and Burnside av, a plot 88x155.

Brooklyn.

ADELPHI ST.—Geo. L. Moore sold for Jessie C. Hager to L. Dughi 310 Adelphi st, a 3-sty and basement brick dwelling, on a lot 20x100.

ARLINGTON PL.—Bulkeley & Horton Co. sold for J. H. Boldmann 22 Arlington pl, a 3-sty and basement stone front dwelling, on a lot 16x100.

BERGEN ST.—Chas. C. Stelle sold for the estate of John D. Meyer 397 Bergen st, a 2-sty and basement brownstone front dwelling, on a lot 20x100. The buyer will renovate the house, which has been leased to Mary Laleoney of 33 St. Johns pl, for a term of years.

CARROLL ST.—A. Peace & Son sold for a client to a buyer, for occupancy, 765 Carroll st, between 7th and 8th avs, a 3-sty and basement dwelling.

DEAN ST.—L. Blumenau's Sons sold for a client to John O'Toole 94 Dean st, between Smith and Hoyt sts, a 3-sty and basement brick dwelling, on a lot 20x100.

DEAN ST.—Bettie Johnson sold through L. Blumenau's Sons to Ernest Arnold 169 Dean st, near Bond st, a 3-sty and basement brick dwelling, on a lot 20x100.

FULLER PL.—L. Blumenau's Sons sold for Wm. M. Calder Co. to Tinnie Shillak 44 Fuller pl, South Brooklyn, a new 2-sty brick dwelling, on a lot 17x100; and for the same owner to John S. Cantor 42 Fuller pl, a 2-sty brick dwelling, on a lot 17x100.

MONROE ST.—Henry P. Cain sold for Peter Green to a buyer, for occupancy, 570-A Monroe st, a 2-sty and basement brick dwelling.

1ST ST.—Charles E. Rickerson sold for Wm. D. Breaker 403 1st st, a 3-sty and basement brown stone dwelling, 18x45x100.

3D ST.—Burrill Bros. sold for the Prosser Realty Co. to Jas. E. Bearn, 585 3d st, a 3-sty American basement dwelling.

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EAST 8TH ST.—Richard Von Lehn, Jr., sold for the McIntire Construction Co. to John H. Meyer, 1059 East 8th st, Midwood Manor, a detached stucco dwelling, on a plot 40x100.

EAST 14TH ST.—Milnor Wiley & Son sold for Elmer E. O'Donnell the vacant plot, 40x100, in the west side of East 14th st, 120 ft south of Av I. The buyer of the plot will improve it.

71ST ST.—B. J. Sforza sold for Leon Zysman 1526 71st st, a 4-sty brick single flat, on a lot 25x100.

46TH ST.—John F. Burke sold for Ellen J. Walsh to the Scandinavian Mission, 517 and 519 46th st, Bay Ridge, a 2-sty frame building, on a plot 40x100, that was long occupied by the Bay Ridge Athletic Club. The purchaser will occupy it.

76TH ST.—Malcolm McKinnen, Jr., sold for a client the vacant plot, 120x100, in the north side of 76th st, 106 ft east of 4th av. The buyer is a builder, who will improve the plot with two apartment houses.

ATLANTIC AV.—Geo. E. Lovett & Co., in conjunction with Fredk Southack & Alwyn Ball, Jr., sold for the Melvin estate to Frank Thompson 426 Atlantic av, a 3-sty brick flat with store, on a lot 25x90.

CARLTON AV.—Geo. L. Moore sold for E. Longbotham to Emil Lazansky 322 Carlton av, a 3-sty brick dwelling, on a lot 20x100, and resold for the buyer to Josephine Norton.

CARLTON AV.—Josephine Nicolay sold through Geo. L. Moore 394 Carlton av, a 3-sty and basement brick dwelling, on a lot 20x65, to Dora Davis, and resold for the buyer to Henry Levin.

CARLTON AV.—Geo. L. Moore sold for Harry Dunham to Henry Levison 249 Carlton av, a 3-sty and basement brown stone dwelling on a lot 22x100, and resold the same to Carl Buscher.

GREENE AV.—L. Blumenau's Sons sold for R. Burkhardt 1049 to 1053 Greene av, adjoining the northwest corner of Broadway, three old frame dwellings, on a plot 60x100. J. Kurtz & Sons, who a short time ago bought the Broadway corner, are the buyers of the Greene av plot and will reimprove the site with a modern business building and join it to the corner property.

VANDERBILT AV.—Robt. M. Amory sold through Geo. L. Moore to Patrick Brown 294 Vanderbilt av, a 3-sty and basement brown stone front dwelling, on a lot 25x100.

MANHATTAN BEACH.—The Manhattan Beach Estates sold, on its development at Manhattan Beach, a plot, 50x100, on the east side of West End av, south of Oriental Boulevard; Isaac Greenberg, a plot of 60x100, on the east side of Dover st, south of Oriental Boulevard; Wheately Realty Co., a plot, 40x100, on the east side of Beaumont st, south of Oriental Boulevard, on which ground was broken this week for a bungalow.

SEA GATE.—William P. Rae & Co. sold at Sea Gate a cottage on the north side of Cypress av, 160 ft east of Highland av, for A. S. Hart, to a client for investment, and a cottage on the south side of Lyme av, 100 ft west of Sea Gate av, for John Offerman to Frederick Pratt for occupancy.

Queens.

ARVERNE.—Somerville & Somerville sold, at Somerville Park, Arverne, a plot of 6 lots on the south side of Morris av, adjacent to Somerville Harbor, to W. W. Pearsall; a plot of 4 lots on the east side of Remington av, north of Almeda av, to M. Miller; a plot of 2 lots on the west side of Vernam av to M. Springhill; a plot 40x100 on the east side of Gaston av to D. Scholz. At Somerville Park, I. Zaret sold to C. D. McKinley a frame cottage on the south side of Elizabeth av.

JAMAICA.—Wilbur C. Goodale sold for Pauline H. Drew to Mario Tomei a plot of 2 lots, in the south side of Washington st, between Cumberland and Pacific sts, Jamaica. The buyer will improve the plot with a frame dwelling.

LONG ISLAND CITY.—Platt & Albert sold for Korsmann Bros. two plots, one 50x100 and the other 100x100, on the west side of Academy st, Astoria, Long Island City. The buyer is Jeremiah F. Ryan, who will improve the parcels with apartment houses. The property is within two blocks of the Broadway and 2d st station of the proposed elevated extension of the subway.

LONG ISLAND CITY.—Rickert-Finlay Realty Co. sold to Chas. D. Abeles, of Manhattan, a vacant plot fronting 80 ft. on the west side of 6th av, 220 ft. north of Broadway, in the Norwood section of Long Island City.

ROSEDALE.—Windsor Land & Improvement Co. sold, at Rosedale, to J. & E. Vesper, a plot 48x142, at Merrick rd and Clifton av.

WOODSIDE.—Edward A. McDougall and F. G. Randall, representing the Queensboro Corporation, bought a two-acre tract on Train's Meadow rd, near Jackson av, Woodside, adjoining the Barclay-Dugro property. These two tracts and adjoining property are to be developed into a public playground for the use of residents. It is contemplated to expend \$100,000 and the playground will be maintained at the expense of the company.

Richmond.

CASTLETON CORNERS.—J. Sterling Drake sold for the Mountain View Realty Co. to G. J. Walcott a detached dwelling, on a plot 60x140, on the hill, Mountain View av, Castleton Corners.

WEST NEW BRIGHTON.—The estate of Martha J. Coston sold through Cornelius G. Koff to Hans Hermansen of West New Brighton, Staten Island, the Coston homestead. This property has a frontage of 100 ft on Bement av and runs through to Oakland av, a distance of 235 ft. The property was long the home of Mrs. Coston, the inventor of the Coston signal lights, which are used by the United States Navy and by shipping interests throughout the world.

Near-By Cities.

NEWARK, N. J.—David Tripstead sold to Goldheimer & Lerner the northwest corner of Arlington and Augusta sts, Newark, a 2-sty brick building, on a lot 25x76.

NEWARK, N. J.—Feist & Feist sold for Littleton Kirkpatrick to Roger Gray, 239 and 241 South Orange av, between Bergen and Camden sts, Newark, a plot 53x125, with an L to Bergen st, fronting 25 ft in that thoroughfare. The buyer will improve the plot with a 5-sty apartment house.

NEWARK, N. J.—The Mack Investment Co. sold to a Philadelphia syndicate 828 and 830 Broad st, Newark, a 4-sty brick office building. In part payment the buyers gave the 3-sty office building at 886 Broad st, Newark, which is leased to Frank Herud, a furrier. As soon as the leases on the buildings at 828 and 830 Broad st expire, a 16-sty office building will be erected on the site. McGuire & Hardt were the brokers.

Suburban.

CEDARHURST, L. I.—David Kraus sold the 12-room detached stucco dwelling, and garage, at Arlington av and Argyle rd, in Cedarhurst Park, Cedarhurst.

CONVENT, N. J.—Willard F. King sold through Pease & Elliman a tract of 15 acres, on Kitchell av, Convent, N. J.

ELIZABETH, N. J.—George B. Corsa sold for Chas. L. Noble to the Roselle Heights Realty Co. of New Jersey 38 acres at Lorraine Station, on the Central Railroad of New Jersey. The property lies partly in the city of Elizabeth

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SUPERINTENDENT and Estimator for construction building, 18 years' experience, would like to connect with responsible builder or architect. Can furnish best reference. Box 104, Record & Guide.

EXPERIENCED realty broker in 5th Avenue office; must be capable of selling and making exchanges; strictly commission until ability is demonstrated. Box 98, Record and Guide.

POSITION as Superintendent or General Foreman in Building line wanted by young energetic man; 12 years' experience. Good at figuring and good hustler of men. Box 96, Record and Guide.

MECHANIC, practical experience repair man, Carpentering, Alterations, Painting, capable to take full charge; ability to keep expenses down, desires position. Box 106, Record and Guide.

CITY SURVEYOR, seven years' experience in building construction, desires position with builder. Box 89, Record and Guide.

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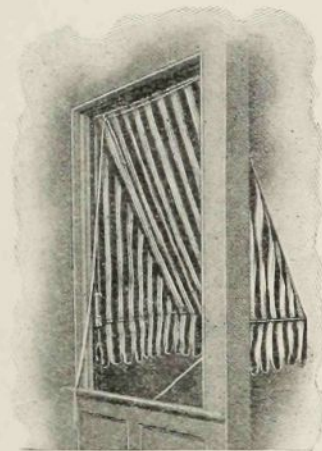
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Sphinx Awning Fixtures

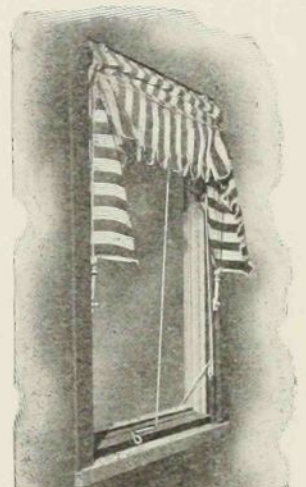
This Awning Fixture is so constructed that it is noiseless in operation, and the objectionable features of the ordinary fixture—rattling, breaking and loosening—are entirely eliminated.

It can be attached, by means of screws, to any awning frame. It obviates all disagreeable features attending the use of the old slide attachment, and the danger of breaking windows. There are no rusted, lost or broken nuts, bolts or screws to be constantly replaced, and no tools are necessary for its attachment.



VIEW FROM INSIDE

The Sphinx is the only awning fixture made from pressed steel. They are furnished in pairs, ready to screw on to standard $\frac{1}{2}$ inch iron frames, our wall bracket taking the place of the old slide rod. For extra large awnings we furnish special cast fittings of heavy design to suit conditions.



VIEW FROM OUTSIDE

Operation

Figs. 1 and 2 show a Right-Hand Arm in its *up* and *down* position with Angle Wall Bracket drilled for four wood screws, making it suitable for both sidewise and front fastenings. We also make a straight Wall Bracket, suitable for front fastening only.

Fig. 3 shows the method of removing the brass spring pin, by a screwdriver or similar tool. In inserting the pin, drive same lightly after open ends are over the hooks in fitting. They will never work out.

Instructions For Taking Measurements

When substituting the Sphinx Awning Fixture for the old slide rod, the length of the arm is determined, being half the sliding distance less one inch for each foot of awning length, exclusive of curtain.

For example: An awning 4' 0" down by 2' 6" out would slide 1' 6"; from which deduct 4" (1" per foot of length), leaving 1' 2", half of which would make an arm 7" long; or again, an awning 6' 0" down by 3' 0" out would slide 3' 0"; deduct 6", leaving 2' 6"; halved, will make an arm 1' 3" long.

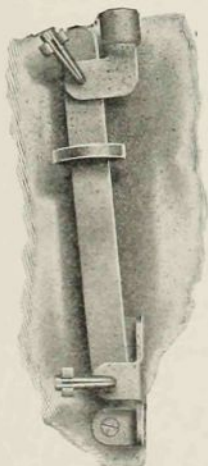


FIG. 1. UP POSITION

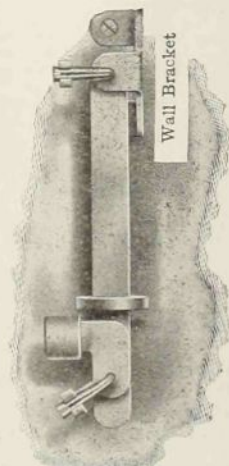


FIG. 2. DOWN POSITION

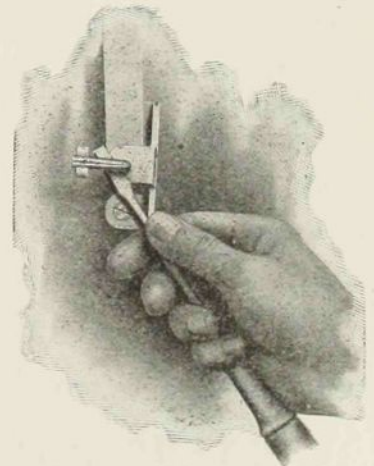


FIG. 3. METHOD OF REMOVING SPRING PIN



Send for Circular

JOHN SIMMONS COMPANY

110 CENTRE ST. NEW YORK



Manhattan Leases (Continued).

Suburban Newspaper Service, of 1328 Broadway; for the Carlisle Construction Co. a half floor in 19 to 23 East 24th st to Cooks Linoleum Co.; for Seth Srague Terry, a floor in 114 and 116 East 16th st to W. N. Sharpe & Co., and for the Brunswick Realty Co., space in 239 to 243 4th av. to Louis M. Meyer; A. B. Reichers; J. H. Ahlers; John Yung and the Silverberg Import Co., of 239 4th av.; also space in the same building to the Co-Operative Clothing Co., of 239 4th av., and the top floor to the Manchester Textile Co.

EWING, BACON & HENRY leased space in the Architects' Building to Batterson & Eisele, of Times Building, and to Oscar C. Rixson, of 7 East 42d st, for a term of years.

FREDERICK FOX & CO. leased for the Fabian Construction Co. the 1st loft in 122 to 126 West 26th st to the Sterling Button Co., of 194 William st, for a long term of years; for the 28 East 10th Street Co. the 10th floor in 28 and 30 East 10th st to Raphael Kurzrok, and for Samuel A. French the basement store and cellar in 110 West 28th st to Gunther Bros., of 110 West 28th st.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. rented store in 487 6th av for Dolphi Landau, to Harry Schmilowitz, of 385 6th av, for a term of years.

GOODWIN & GOODWIN rented for Emma Arnott to Mme. Beatrice Goldie, the private dwelling at 399 Manhattan av.

Moving Day

Moving day discloses the fact that most of the moving vans are depositing their loads in front of buildings equipped for electric service.

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360 Pearl Street
Telephone, 8000 Main

N. BRIGHAM HALL AND WM. D. BLOOD-GOOD leased for C. W. Cooley, president, 6th floor rear in 117 and 119 East 24th st to the U. S. Marine Corps. This lease completes the renting of the building. The same brokers have also rented for Mme. Ernestina Caldor the basement store in 350 Madison av to the Battelli Art Marble Co. for a term of years; also for Mrs. Theresa Koehler the entire 5th floor in 202 and 204 East 29th st to the Harold Press, of 346 East 32d st, and in conjunction with M. & L. Hess the 5th loft in 103 5th av to Joseph Balesh & Brothers.

SAMUEL K. JACOBS leased the southeast corner of Fulton and Church sts, a 5-sty building on lot 25x77.8 and a small triangular strip at the immediate corner fronting 8 ft on Fulton and covered with 1-sty stores. The lease is for 21 years and the lessors are L. & M. Goldsticker, who have occupied the property for more than 25 years. The building may be sublet in its entirety to one tenant, or it may be remodelled. Nelson & Lee were the brokers. Mr. Jacobs reports that the aggregate rental is \$350,000. Last January it was reported that the Goldstickers had had plans drawn for a 12-story loft and office building to cover the site, but this project has apparently been abandoned.

SAMUEL H. MARTIN leased offices in the Simpson Building, southeast corner of Broadway and 67th st, to the Glen Ream Auto Supply Co.

PEASE & ELLIMAN rented 44 West 95th st to Dr. Charles E. Gilbert; also 137 West 69th st to Dr. James H. Bache; also the parlor floor store in 170 West 72d st to Julius Bloom; also apartments to W. C. MacNeille, U. M. Robinson and James R. Williams; also in 136 Madison av to Dr. George R. Elliott, at 157 East 81st st to T. W. Scudder, and in 27 East 62d st, in conjunction with Moore & Wyckoff, to Mrs. D. L. Ashmore.

PEASE & ELLIMAN, in conjunction with Mooyer & Marston, rented 22 East 56th st for Mrs. J. Russell Soley to Edwin S. Marston; also 37 West 10th st for William and Alan R. Hawley to Wesley C. Mitchell.

LEWIS B. PRESTON leased the store, basement and 1st floor in the building at 265 and 267 Broadway for a term of 10 years at an aggregate rental of \$500,000 to Wallach Brothers, clothiers and haberdashers, who will take possession next year, when the lease held by Hackett, Carhart & Co. expires.

CHRISTIAN SCHIERLOH leased for a term of years the 6th loft in 45 Vesey st to H. G. Edwards, of 35 Beekman st.

R. S. TREACY and Miss J. A. Treacy leased for a term of years 660 8th av, together with 261 and 263 West 42d st. Joseph Goodman was broker.

JOHN N. GOLDING leased in the Fire Companies Building, 80 Maiden lane and 27 Cedar st, offices to the Continental Appraisal Co., 27 Cedar st, the Railroad Syndicate, Charles Haymann, James R. Howe, Jr., and Peter J. Mundorf, Wolf & Shonkoff, 41 Maiden la; Robson & Simpson, the New England Casualty Company and Menkel & Hinckley, Warner & Korb, Max Schatz, J. Beaver-Webb and David H. Bates, Jr., Midland Ores Company, Gutterman & Meyer, Justus P. Sheffield and Davenport & Kalbfleisch.

G. W. BARNEY leased for the Cruikshank Co. to A. & F. Brown Co., of 172 Fulton st, the store, basement and sub-basement in 53 Barclay st; also to George S. Goerke Co., of 201 Duane st, the 1st loft in 321 Greenwich st; also to Merker-Sass & Co., of 319 Greenwich st, the 1st loft in 317 and 319 Greenwich st, and to John H. Somers the 4th loft in 95 Chambers st.

CARSTEIN & LINNEKIN leased an apartment in Temple Hall to Sydney D. Sugar; also the store and basement to David Appel; in 12 West 12th st apartments to Edwin Ross, Leota P. Hebard, H. M. V. Connelly and Henry B. Thayer.

HENRY C. COPELAND leased to the City Real Estate Improvement Corporation, Paul Henry Zagar, president, the 6-sty flat house, with stores, at the northwest corner of 8th av and 57th st, on a lot fronting 25.3 ft in the avenue and 100 ft in the street. The lease is for a term of 99 years, the rental for the first 15 years aggregating \$112,500, net, the rentals for the future periods to be determined by appraisal. The lessees contemplate expending about \$25,000 in altering the structure and will install small apartments upstairs. The property is assessed at \$135,000.

GEORGE KETCHAM leased the store in 1775 Broadway to Michaels & Solomon for a term of years.

THE CHARLES F. NOYES CO. leased for Herman Le Roy Edgar to H. T. Dewey Sons' Co., of 138 Fulton st, for a long term of years, the store and basement in 81 Nassau st. The premises will be used in connection with 138 Fulton st, which has been occupied by the Leasing Co. for over thirty years. Extensive improvements will be made and the entire ground floor of both buildings given over for restaurant purposes. The aggregate rental under both leases was about \$100,000.

PEASE & ELLIMAN rented the private residence at 129 East 78th st for T. M. Montgomery to Daniel F. Downs; also the private residence at 111 East 39th st for Mrs. F. A. Otis to Arthur J. Cumnock.

M. & L. HESS leased for clients to the Art Engraving & Novelty Co. the 7th loft in 56 East 11th st; to the Syndicate Publishing Co. the 9th loft in 9 and 11 East 37th st; to Balesh Bros. the 5th loft in 103 5th av.

Bronx.

HAROLD H. HARDING leased for Frank W. Kinsman for a term of years the store in 1005 Ogden av, Highbridge, to Ralph Cohen.

Brooklyn.

THE RULAND & WHITING CO. leased for James H. Hart to the N. Y. Telephone Co. the entire east store and basement in 1028 and

1030 Gates av. The lease is for a term of years and after extensive alterations, will be occupied as a Commercial and Western Union Telegraph office.

BULKLEY & HORTON CO. leased for a client, for a term of 5 years, to Geo. H. Bristol, for occupancy, 477 Greene av, a 3-sty and basement brownstone front dwelling, between Bedford and Nostrand avs.

McKENZIE & BELL leased for the Schulte Realty Co. the store at 22 Court st, Brooklyn, for a term of years. This store is in the basement of the Garfield building.

Queens.

THE LEWIS H. MAY CO. leased for Mrs. Thomas F. Rochford the New Nautilus Hotel and annex, fronting on the ocean, between Straits and Storm avs, Arverne, L. I., to Mrs. N. Jacobs, of Lakewood, N. J., for a term of years, at an aggregate rental of \$50,000.

THE LEWIS H. MAY CO. leased for Mrs. C. E. McKenna a cottage in Broadway, Far Rockaway, to Z. A. Van Raalte.

SCANLAN & DOLLARD rented at Far Rockaway for the S. & L. Construction Co. 1 Sea View av, Edgemere, to Arthur Kennedy; for John F. Marsden a cottage in Franklin av to Mrs. Bertha S. Flint; for Mrs. Catherine C. Furlong a cottage in Healy av to Charles J. McGoey; for A. M. Kingston a cottage in Chanler av to Mrs. H. Lissauer; for Dennis O'Neill a cottage in Hollywood av and Willow pl to J. Sergeant; for M. N. Arneith cottage at 15 Oak pl to Francis J. Ryan; for Mrs. Theresa M. Rorke cottage at 37 Roanoke av to Samuel Aufhauser, and for William J. McKenna cottage at 167 Hollywood av to C. F. Graham; also store in 288 Central av to James A. Brinkman.

ARTHUR F. TOMLINSON & CO. rented for Mrs. Florence I. Keeler to Harry Schrier a cottage in Neilson av at Edgemere; also for the Lancaster Sea Beach Improvement Co. to Dr. William V. Pucal a cottage at the northwest corner of Spray View and Grand View avs, and for C. S. & L. Construction Co. to Mrs. Mollie Planco a cottage in the west side of Lucia av.

PEASE & ELLIMAN leased for the Brunswick-Balke-Collander Co. the entire block in Long Island City bounded by Review av, Fox and Marsh sts and the Long Island Railroad, and comprising about 37 city lots, together with the improvements thereon, including a large main factory building divided in 3 sections, a power house and boiler house, dry kilns and lumber storage sheds, fireproof garage, paint and varnish storage building, etc., to the Weber Piano Co., which is owned by the Aeolian Co. This plant, which was built in 1907 at a cost of about \$700,000, is one of the most complete factory properties near Manhattan, and will be used by the present tenants for the manufacture of pianos and pianolas. Walter Kidde, whose engineering organization designed and constructed the plant originally for the Brunswick-Balke-Collander Co., represented them in the transaction. The lease, which is for a term of 10 years, carries with it the option to purchase.

Rural and Suburban.

DE BLOIS & ELDRIDGE leased for A. M. Coats his place at Newport, R. I., on Brenton rd, to William Earl Dodge of New York.

ALLEN & FELDSTEIN leased the Reposo cottage to the Rev. Dr. C. H. Parkhurst. The property is located in Grand View Hill, at Lake Placid, N. Y.

THE LEWIS H. MAY CO. leased at Cedarhurst for Arthur W. Smith a cottage in Atlantic av to Irwin Wile; and for John McKenna a cottage in Cedar av to E. H. Sichel.

FISH & MARVIN rented for the Garth Estates for a term of years Harney House and about 20 acres of ground at Scarsdale, N. Y., to Mrs. George H. Pell. Harney House is and has been for a number of years the residence of Miss Eva Booth, daughter of the late Gen. Booth, and is one of the oldest and best known country estates in the Scarsdale section.

JULIA BEVERLEY HIGGINS rented Stephen Bonsal's place at Bedford, N. Y., to Grenville T. Emmet of New York City, for the season.

PEASE & ELLIMAN rented to Dr. John Clifton Edgar his property on North Castle rd, Round Hill, Greenwich, Conn., known as the old Derby place, to Gustave Schwab for the summer season; also at Greenwich for Myron J. Brown his country home in Lafayette pl to Jesse Rosenthal for the season; also at Rye, N. Y., the Joseph Stuart small house in Highland rd, near the Apawamis Club, to Adolphus J. Outerbridge for a term of years, and the Pelham Manor for W. G. Fay his new stucco dwelling to A. Ford Miller.

E. S. WILLARD & CO. leased for a client to Cardinal John M. Farley a cottage at Hollywood Park, Long Branch, N. J., for the summer of 1913.

THE JOHN H. FIFE CO. leased for the Queens Land and Title Co. the Massapequa Hotel at Massapequa, L. I., for a term of years to Johnson & Repa.

PEASE & ELLIMAN leased Sunset Lodge, on the Upper Saranac, N. Y., for Thomas Blagden to W. L. Richter.

REAL ESTATE NOTES.

CHAS. MOCK is the buyer of 221 to 225 West 105th st, three 5-sty flats that were recently sold by Valentine Hattner.

CHAS. S. FRENCH is the buyer of the dwelling at 632 West End av, recently sold by John Forsythe and others. The buyer will occupy the house.

ARTEMAS WARD is the buyer of the Johanna Fleischmann property at 6 East 78th st. The buyer is of the advertising firm of Ward & Gow.

J. SCOTT, of 7 West 42d st. will remove his real estate office to the southeast corner of Lexington av and 79th st.

THE CROSS & BROWN CO. has been appointed agent for the rental and management of the new 12-story Schneider-Anderson building, at 16 and 18 West 46th st.

MRS. ALFRED SIMMONS is the buyer of the two dwellings at 107 and 109 West 93d st, recently sold by Wm. B. Leigh. Mrs. Simmons owns and occupies 119, in the same block.

WM. M. BENJAMIN CO. have removed from 30 Pine st to the 25th floor of the Liberty Tower Building, 55 Liberty st, where they will conduct a general real estate business.

AT THE MEETING of the Board of Estimate last Thursday the report of the committee on terminal improvements was adopted, recommending the immediate acquisition of property required for terminal facilities along the shore of the East River, Buttermilk Channel, Gowanus Bay, and Upper Bay, between the foot of Fulton st and the foot of 65th st, Brooklyn, at a cost of \$1,182,200.

THE CITY OF NEW YORK is opposing three awards made to William Waldorf Astor in condemnation proceedings, on the ground that the commissioners awarded damages on property which he didn't claim was damaged. The condemnation board consisted of William D. Dickey, Cambridge Livingston and David Robinson, who conducted proceedings on a change of grade in The Bronx. The board awarded Mr. Astor \$3,750, \$7,500 and \$20,000 for damage to three parcels of property. Orders signed recently by Supreme Court Justice Platzeck on the application of Corporation Counsel Watson require the commissioners to certify all their proceedings to the court for review.

AUCTION SALES OF WEEK.

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

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Apr. 11, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

- *Bleecker st, 2-4½, see Bowery, 316-8.
- *Cherry st, 361, ss, 106.10 e Montgomery, 25.11x62.3x25x61.2, 5-sty bk tnt & str; partition; Chas F Schmale. 5,700
- *Essex st, 11, ws, 153.8 n Division, 25x87.6, 5-sty bk tnt & str; due, \$41,392.44; T&c, \$633.74; Bertha Haimowitz. 39,500
- *Lillian pl, swc Tremont av, see Tremont av, 1006-12.
- *Water st, 590, ns, 70 w Montgomery, 22.7 x—, 2-sty bk tnt; partition; Isaac Lowenthal. 3,000
- *Water st, 698, ns, abt 115 e Montgomery, 24.11x61.2x25x62.3, vacant; due, \$4,202.33; T&c, \$450; Chas F Schmale. 5,000
- *4TH st, 37-9 W, ns, 25 w Greene, runs n 94xw3xn2.5xw47xs96.5xe50 to beg, 2 4-sty bk & str loft & str bldgs; partition; adj Apr24.
- *14TH st W, nwc 5 av, see 33d, 43-7 W.
- *16TH st W, nwc 5 av, see 33d, 43-7 W.
- *27TH st W, nwc Bway, see 33d, 43-7 W.
- *32D st W, nwc 5 av, see 33d, 43-7 W.
- *33D st, 43-7 W, ns, 193 e Bway, 63.1x98.9, 6-sty bk loft & str bldg (leasehold); also 42D ST, 47-65 W, nec 6 av (Nos 736-44), 208x100.5, 7-sty bk office & str bldg (leasehold); also BROADWAY, 1161-75, nwc 27th, 87.7x136x irreg, 4½-sty bk bldg & str (leasehold); also 5TH AV, 320-22, nwc 32d, 90.9x123.6, 11-sty office bldg (leasehold); also 5TH AV, 341-7, es, 59.3 n 33d, 79x95x—x100, 18-sty bk office & str bldg (leasehold); also 5TH AV, 110-2, nwc 16th, 192x158.4, 10-sty bk loft & str bldg (leasehold); also 5TH AV, 84-90, nwc 14th, 103x100.11, 11-sty bk loft & str bldg (leasehold); sold to S L Carstein, representing the bondholders committee. 300,000
- *35TH st, 412 W, ss, 125 w 9 av, 25x98.9; partition; withdrawn.
- *42D st, 47-65 W, see 33d, 43-7 W.
- *52D st, 245 E (*), ns, 150 w 2 av, 15x100.5, 3-sty & b strn dwg; due, \$7,841.47; T &c, \$150.39; Lincoln Trust Co trustee. 7,500
- *76TH st, 167 W (*), ns, 140 e Ams av, 20x102.2, 4-sty & b strn dwg; due, \$31,560.96; T&c, \$594.15; Chas C Bull extr et al. 20,000
- *107TH st, 208 E (*), ss, 135 e 3 av, 21.10 x100.11, 4-sty bk tnt & str; due, \$7,654.07; T&c, \$400; Jno C Higham. 6,000
- *128TH st, 117 E, ns, 216 e Park av, 16x99.11, 3-sty & b strn dwg; withdrawn.
- *130TH st, 22 E (*), ss, 126.8 w Madison av, 16.8x99.11, 3-sty & b bk dwg; due, \$7,561.71; T&c, \$105.07; Metropolitan Savings Bank. 7,500
- *134TH st, 123 W (*), ns, 350 w Lenox av, runs n99.11xnw11.8xsw16.6xs99xe25 to beg; 5-sty bk tnt; due, \$16,673.93; T&c, \$835; Van Beuren Realty Co. 17,900
- *236TH st, 508 E (*), ss, 72.8 e Verio av, 20x100, 2-sty fr dwg; due, \$3,831; T&c, \$378.73; Victoria Wild extr. 3,500
- *239TH st E, swc Carpenter av, see Richardson av, swc 241st.

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17TH st, 322 W, ss, 250 w 8 av, 25x122.9x25.1 x120.4, 5-sty bk tnt; Bertha Loewenstein—Moritz Weil et al; action 1; House, Grossman & Vorhaus (A), 115 Bway; Arthur M Levy (R); due, \$3,309.80; T&c, \$331.35; sub to a mtg of \$20,000; mtg recorded May24'04; Jacob H Mayers.

17TH st, 326 W, ss, 300 w 8 av, 25x127.5x25.1x 125.1, 5-sty bk tnt; same—same; action 3; same (A); same (R); due, \$3,309.80; T&c, \$331.35 sub to a mtg of \$20,000; mtg recorded May24'04; Jacob H Mayers.

17TH st, 324 W, ss, 275 w 8 av, 25x125.1x25.1x 122.9, 5-sty bk tnt; same—same; action 2; same (A); same (R); due, \$3,322.30; T&c, \$334.35; sub to a mtg of \$20,000; mtg recorded May24'04; Jacob H Mayers.

227TH st, 812 E, ss, 130 e Barnes av, 25x114, Wakefield; Ludwig Thonges et al—Henrietta L Higgins et al; Seyfarth, Gunkel & Seyfarth (A), 206 Bway; Jos W Bryan (R); due, \$1,722.20; T&c, \$200; sub to mtg of \$4,000; Joseph P Day.

AMSTERDAM av, ws, 50 s 180th, 50x100, vacant; Eliz A Van Beuren—D M Koehler & Son Co et al; Merrill & Rogers (A), 100 Bway; Richard P Lydon (R); due, \$19,631.98; T&c, \$475.80; Henry Brady.

APRIL 15.

HOFFMAN st, 2406, es, 277 n 187th, 25x117 x25x118, 2-sty fr dwg; Esther J Williamson—Elisabetta D'Ulisse et al; Smith Williamson (A), 364 Alexander av; Chas E Moore (R); due, \$2,630.31; T&c; \$125; Jas L Wells.

HOFFMAN st, 2408, es, 527 n 187th, 25x 117, 2-sty fr dwg; Lillian W White—Elisabetta D'Ulisse et al; Smith Williamson (A), 364 Alexander av; Chas E Moore (R); due, \$2,630.31; T&c; \$125; Jas L Wells.

MULBERRY st, 163, ws, 100.4 n Grand, 25x 98.4x24.1x102.11, 6-sty bk tnt & str; County Holding Co—Michele Voccoll et al; Merrill & Rogers (A), 100 Bway; Jno H Rogan (R); due, \$34,826.59; T&c, \$1,040.40; mtg recorded May 16'10; Bryan L Kennelly.

176TH st, 55 E, ns, 140 w Walton av, 25x 125, 3-sty bk dwg; Minnie J Van Schoonhoven—Timothy W McKeever et al; Asa A Spear (A), 79 Wall; David C Hirsch (R); due, \$2,081.72; T&c, \$188.03; sub to a first mtg \$8,000; mtg recorded May 10'11; Henry Brady.

215TH st W, ns, 325 e 10 av, 75x99.11, vacant; Chas B Hill admr—Jas G Tyler et al; Hunt, Hill & Betts (A), 165 Bway; Julius H Rosansky (R); due, \$11,396.51; T&c, \$1,857.03; Jacob H Mayers.

CAMBRELENG av, 2482, es, 158.9 n 180th, 18.9x107, 2-sty fr dwg; Walter L Crow—Chas T Bell et al; Smith Williamson (A), 364 Alexander av; Chas E Moore (R); due, \$2,817.12; T&c, \$464.57; Jas L Wells.

FOREST av, 721-3, see Westchester av, 711-25.

HEATH av, 2890, es, 302.5 s 230th, 20.6x 100.7, 3-sty bk dwg; Annie E King—Pouch Realty Co et al; Kindleberger & Robinson (A), 2 Rector; Wm Klein (R); due, \$7,812.93; T&c, \$10; Joseph P Day.

JACKSON av, 720-4, see Westchester av, 711-25.

MORRIS av, 2308, es, 134.6 n 183d, 18.9x117.6, 3-sty bk dwg; Cornelia H Hughes—A Warren Constn Co et al; McClure & McClure (A), 22 William; Albt W Ransom (R); due, \$8,187.98; T&c, \$350; mtg recorded Nov30'10; Joseph P Day.

ROAD from Westchester to Eastchester, ws, — s Allerton av, 292.9x1075.10x329.6x961.7, contains 6.858 acres, Wakefield; Caroline S Wilson—Sarah F Sullivan et al; Lord, Day & Lord (A), 49 Wall; Louis Lande (R); due, \$21,183.08; T&c, \$2,984.42; mtg recorded Dec21'10; Jos P Day.

ROEBLING av, 2837-41, ns, 100 w Mayflower av, 75x100, Throggs Neck; Frank Zambetti—Phillip Ward et al; Herbert A Knox (A), 198 Bway; Melvin G Palliser (R); due, \$6,784.85; T&c, \$69.35; sub to three mtgs aggregating \$9,000; Jas L Wells.

WESTCHESTER av, 711-25, nwc Forest av (Nos 721-3), runs n46.2xw175 to Jackson av (Nos 720-4) xs148.3xse86.8xne176 to beg, leasehold, 1-sty bk str & 3-sty bk theatre; Max Verschleiser—Jackson Amusement Co et al; Frankenthaler & Kaufman (A), 35 Nassau; Meyer M Friend (R); due, \$61,402.98; T&c, \$1,630.25; sub to two mtgs aggregating \$55,000; Joseph P Day.

3D av, 71, es, 50.7 n 11th, 25x109 to Stuyvesant Alley, 4-sty bk tnt & str & 2-sty bk rear stable; Josephine Zimmermann—Benj Blumenthal et al; Maurice B & Danl W Blumenthal (A), 35 Nassau; Jno S Sheppard, Jr (R); partition; Joseph P Day.

APRIL 16.

HOWARD st, 38-42, see Bway, 434-8.

38TH st, 308 E, ss, 174.11 e 2 av, 21.2x92.8x19 x— 4-sty stn tnt; Tax Lien Co of N Y—Pierre G Carroll et al; foreclosure of tax lien; Wm Lustgarten (A), 68 William; Albt Ritchie (R); due, \$4,813.60; T&c, \$985; Joseph P Day.

116TH st, 350 E, ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Eliz H Hoar—Lordi Pernetti & De Respiris Constn Co et al; Levi S Tenney (A), 27 William; Jas M Donohue (R); due, \$8,676.59; T&c, \$374.54; Henry Brady.

120TH st, 110 W, ss, 157 w Lenox av, 18x100.11, 3-sty & b stn dwg; Jno D Haas admr—Ada E Sultan et al; Chas A Flammer (A), 299 Bway; N Taylor Phillips (R); due, \$15,899.21; T&c, \$1,730.04; Henry Brady.

183D st, 552 W, ss, 306.3 e St Nich av, 18.9x 104.11, 3-sty bk dwg; Sheriff's sale of all right, title, &c, which Dennis M Breslin had on May 13'11, or since; Jas L Clare (A), 135 Bway; Julius Harburger (sheriff); Henry Brady.

AV A, 262, es, 23 n 16th, 23x67.4, 4-sty bk tnt & str; also AV B, 219, es, 49.9 n 13th, 22x88, 5-sty bk tnt & str; Margt B Klinger—Chas Klinger et al; Benj L Brandner (A), 15 William; Wm Klein (R); partition; Joseph P Day.

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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than \$2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than \$2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Bushwick.

AT BOROUGH HALL, BROOKLYN, ON APR. 16, AT 2:35 P. M.

TROUTMAN ST.—To amend resolution of May 31, 1911, initiating proceedings to pave TROUTMAN ST with asphalt on concrete foundation, from Irving av to a point 150 ft. more or less, east of St. Nicholas av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on TROUTMAN ST, from Irving av to a point 150 ft. more or less, east of St. Nicholas av."

MONTEITH ST.—That the lots lying on the south side of MONTEITH ST, bet Bushwick av and Bremen st, known as 16 and 17, Block 3141, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, \$20; assessed valuation, \$6,000.

Local Board of the Heights.

AT BOROUGH HALL, BROOKLYN, ON APR. 16, AT 2:30 P. M.

PACIFIC ST.—That cement sidewalks 5 ft in width be laid on the north side of PACIFIC ST, bet Columbia and Emmett sts, in front of Lot 19, Block 282, at the expense of the owner or owners of said lot. Estimated cost, \$18; assessed valuation, \$800.

PROSPECT ST.—That the lot lying on the south side of PROSPECT ST, bet Jay and Bridge sts, known as 6, Block 78, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Estimated cost, \$40; assessed valuation, \$3,000.

SULLIVAN ST.—That the lot lying on the north side of SULLIVAN ST, bet Conover and Van Brunt sts, known as 29, Block 553, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Estimated cost, \$10; assessed valuation, \$1,000.

HICKS ST.—To construct a sewer in HICKS ST, from the end of the existing sewer, bet Rapelyea st and Hamilton av, to Hamilton av.

HICKS ST.—That the lots lying on the

southeast corner of HICKS AND NELSON STS, known as 2, 4, 5, 6, 7, 8, 9 and 10, Block 526, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, \$95; assessed valuation, \$10,600.

Local Board of New Lots.

AT BOROUGH HALL, BROOKLYN, ON APR. 16, AT 2:40 P. M.

KINGS HIGHWAY.—To fill in for a width of 5 ft. the front portion of Lot 28, Block 4650, and to erect a fence where necessary along the street line of Lot 28, Block 4650, and Lot 68, Block 4651, located on the west side of KINGS HIGHWAY bet East 95th st and Rockaway Parkway, at the expense of the owner of said lots. Total estimated cost, \$450; total estimated valuation, \$1,800.

HENDRIX ST.—To lay a preliminary or permanent asphalt pavement on HENDRIX ST, from Jamaica av to Sunnyside av.

BLAKE AV.—To lay a preliminary or permanent asphalt pavement on BLAKE AV, from Grafton st to Hopkinson av.

AMBOY ST.—To amend resolution of December 5, 1912, initiating proceedings to lay a preliminary asphalt pavement on a 4-in concrete foundation on AMBOY ST, from Blake av to Lott av, by excluding that portion of AMBOY ST bet Dumont and Livonia avs, so as to make the amended resolution read as follows:

"To lay a preliminary asphalt pavement on a 4-in concrete foundation on AMBOY ST, from Blake av to Dumont av, and from Livonia av to Lott av."

AMES ST.—To amend resolution of May 4, 1911, initiating proceedings to pave AMES ST with asphalt on concrete foundation, from Sutter av to Dumont av, by excluding the block bet Sutter and Blake avs, and by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on AMES ST, from Blake av to Dumont av."

AMES ST.—To lay a preliminary or permanent asphalt pavement on AMES ST, from Sutter av to Blake av.

BARBEY ST.—To amend resolution of June 20, 1912, initiating proceedings to lay a preliminary asphalt pavement on a 4-in. concrete foundation on BARBEY ST, from Belmont av to New Lots av, by excluding that portion of BARBEY ST, from Livonia av to New Lots av, so as to make the amended resolution read as follows:

"To lay a preliminary asphalt pavement on a 4-in concrete foundation on BARBEY ST, from Belmont av to Livonia av."

BARBEY ST.—To lay a preliminary asphalt pavement on a 4-in concrete foundation on BARBEY ST, from Livonia av to New Lots av.

ENFIELD ST (NOW ELDERT LA).—To lay a preliminary or permanent asphalt pavement on ENFIELD ST (NOW ELDERT LA), bet Jamaica av and Fulton st.

HOWARD AV.—To fix the curb lines of HOWARD AV, bet Blake av and East 98th st, at a distance of 18 ft from their respective side lines and to lay out malls in the centre of HOWARD AV, from Blake av to Livonia av.

HOWARD AV.—To lay a preliminary or permanent asphalt pavement on the roadway of HOWARD AV, from Blake av to East 98th st, excluding space for malls centrally located bet Blake and Livonia avs, and to set cement curb from Blake av to East 98th st, including curb for the malls.

BELMONT AV.—To regulate, grade, set cement curb and lay cement sidewalks on BELMONT AV, from Pennsylvania av to Wyona st.

BELMONT AV.—To amend proceedings to open BELMONT AV from Pennsylvania av to Wyona st, and from Eldert la to the old City line, by including therein that portion of BELMONT AV, bet Powell and Junius sts and bet Alabama av and Pennsylvania av, so as to make the amended resolution read as follows:

"To open BELMONT AV, from Powell st to Junius, from Alabama av to Wyona st, and from Eldert la to the old City line."

RAILROAD AV.—To regulate, grade, set cement curb and lay cement sidewalks on RAILROAD AV, bet Glenmore av and Sutter av.

SHERIDAN AV.—To amend resolution of March 15, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on SHERIDAN AV, bet Pitkin av and Hegeman av, by excluding that portion of SHERIDAN AV bet Belmont and Dumont avs, so as to make the amended resolution read as follows:

"To regulate, grade, set cement curb and lay cement sidewalks on SHERIDAN AV, from Pitkin av to Belmont av, and from Dumont av to Hegeman av."

HEMLOCK ST.—To amend resolution of March 15, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on HEMLOCK ST, bet Pitkin av and Hegeman av, by excluding that portion of

HEMLOCK ST, bet Sutter and Hegeman avs, so as to make the amended resolution read as follows:

"To regulate, grade, set cement curb and lay cement sidewalks on HEMLOCK ST, from Pitkin av to Sutter av."

SHEPHERD AV, ETC.—That the lots lying on the northwest corner of SHEPHERD AND ATLANTIC AVS, known as 47 and 48, block 3957, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, \$60; assessed valuation, \$2,900.

DEAN ST.—That the lots lying on the south side of DEAN ST, bet Rochester and Utica avs, known as 14, 15, 17, 18, 19 and about 4 ft of lot 20, in Block 1349, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, \$57; assessed valuation, \$7,825.

AMBOY ST.—To amend resolution of May 4, 1911, initiating proceedings to pave AMBOY ST with asphalt on concrete foundation, from Sutter av to Blake av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on AMBOY ST, from Sutter av to Blake av."

EAST 51ST ST.—Open EAST 51ST ST, from Glenwood rd to Flatbush av.

STREET SYSTEM.—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of the city by changing the lines and grades in THE STREET SYSTEM heretofore laid out within the territory bounded by Etna st, Railroad av, Ridge-wood av and Crescent st.

SNEDIKER AV.—To amend resolution of June 14, 1909, initiating proceedings to pave SNEDIKER AV with asphalt on concrete foundation, from Dumont av to Riverdale av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on SNEDIKER AV, from Dumont av to Riverdale av."

GRAFTON ST.—To construct sewer basins on GRAFTON ST at the southeast and southwest corners of Blake av; at the southeast corner of Dumont av and at the southeast and southwest corners of Livonia av, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basins. Estimated cost, \$800; assessed valuation, \$63,350.

CHESTER ST.—To amend resolution of May 23, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on CHESTER ST, from Riverdale av to Stanley av, where necessary, by excluding therefrom that portion of CHESTER ST, from Hegeman av to Stanley av, so as to make the amended resolution read as follows:

"To regulate, grade, set cement curb and lay cement sidewalks on CHESTER ST, from Riverdale av to Hegeman av, where necessary."

CHESTER ST.—To regulate, grade, set cement curb and lay cement sidewalks on CHESTER ST, from Hegeman av to Stanley av, where necessary.

BELMONT AV, ETC.—That the lots lying on the southwest corner of BELMONT AV and CLEVELAND ST, and on the east side of ASHFORD ST, bet Belmont and Sutter avs, known as Nos. 22, 13 and 15, Block 4032, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, \$120; assessed valuation, \$10,200.

ASHFORD ST.—That the lot lying on the east side of ASHFORD ST, bet Sutter and Blake avs, known as No. 18, Block 4048, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Estimated cost, \$25; assessed valuation, \$2,700.

McDOUGAL ST.—That the lot lying on the south side of McDOUGAL ST, bet Stone av and Broadway, known as No. 14, Block 1535, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Estimated cost, \$30; assessed valuation, \$6,750.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various local Boards held in the different districts as indicated below:

Local Board of Chester.

AT BOROUGH HALL, BRONX, ON APR. 8.

ST. RAYMOND AV.—Constructing sewers and appurtenances in ST. RAYMOND AV, bet Zerega and St. Peter's avs, and all incidental work. Adopted.

ADAMS ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in ADAMS ST, from Morris Park av to the New York, New Haven & Hartford Railroad, together with all incidental work. Laid over until Apr. 29.

EAST 214TH ST.—Acquiring title to the lands necessary for EAST 214TH ST, from Barnes av to Bronxwood av. Laid over until Apr. 29.

DYRE AV, ETC.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in DYRE AV, from Boston rd to the City Line, together with all incidental work. Laid over until Apr. 29.

WILLIAMSBRIDGE RD.—Constructing sewers and appurtenances in WILLIAMSBRIDGE RD (both sides), bet Walker av and Silver st and all incidental work. Laid over until Apr. 29.

EASTCHESTER RD, ETC.—Constructing sewers and appurtenances in EASTCHESTER RD, bet Blondell av and Williamsbridge rd; and in WILLIAMSBRIDGE RD, bet Eastchester rd (Silver st) and the property of the New York, New Haven & Hartford Railroad, and all incidental work. Laid over until Apr. 29.

ROBINSON ST.—To construct a sewer in ROBINSON ST, from Bedford av to Rogers av. Adopted.

ROBINSON ST.—To lay a preliminary asphalt pavement on ROBINSON ST, from Bedford av to Rogers av. Adopted.

61ST ST.—To construct sewers in 61ST ST, from 16th av to 17th av; in 62D ST, from 15th av to 16th av; in 63D ST, from 15th av to 17th av; in 68TH ST, from 15th av to 16th av; in 67TH ST, from New Utrecht av to 16th av, and in 16TH AV, from 66th st to 60th st. Adopted.

64TH ST.—To construct sewers in 64TH ST, from 15th av to 16th av, and in 65TH ST, from 15th av to 16th av. Adopted.

TURNER PL, ETC.—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of The City of New York by reducing the widths from 90 ft. to 50 ft. of TURNER PL AND HINCKLEY PL, each bet East 8th st and Coney Island av. Adopted.

TURNER PL, ETC.—Recommending to the Board of Estimate and Apportionment that the roadway widths be fixed at 24 ft. for TURNER PL and HINCKLEY PL, each bet East 8th st and Coney Island av. Adopted.

68TH ST.—To regulate, grade, set cement curb and lay cement sidewalks where not already done on 68TH ST, from New Utrecht av to 16th av. Adopted.

MONTGOMERY ST.—To lay a preliminary asphalt pavement on MONTGOMERY ST, from Coney Island av to East 7th st. Adopted.

Local Board of Williamsburgh.

AT BOROUGH HALL, BROOKLYN, ON APRIL 3

BOGART ST.—To amend resolution of November 20, 1911, initiating proceedings to regulate, grade, curb and lay cement sidewalks on BOGART ST, from Johnson av to Montrose av, and from Meserole st to Meadow st, by excluding from the provisions thereof that portion of BOGART ST, from Johnson av to Montrose av, so as to make the amended resolution read as follows: "To regulate, grade, set curb and lay cement sidewalks on BOGART ST, from Meserole st to Meadow st." Adopted.

STEWART AV.—To open, from Maspeth av to Meeker st. Amended, as follows: To open STEWART AV, from Meeker av to Anthony st and from Lombardy st to Maspeth av. Adopted, as amended.

DEBEVOISE AV.—To open, from Maspeth av to Beadel st. Amended, as follows: To open DEBEVOISE AV, from a point about 75 ft. north of Withers st to Bendel st. Adopted, as amended.

BULLION ST (NOW SKILLMAN AV).—To construct a sewer in BULLION ST (NOW SKILLMAN AV), bet Kingsland av and Debevoise av, and an outlet sewer in BULLION ST (NOW SKILLMAN AV), bet Debevoise av and Morgan av. Adopted.

Local Board of Jamaica.

AT TOWN HALL, FLUSHING, ON MARCH 28.

AMITY ST, FLUSHING.—Laying a concrete sidewalk on the south side of AMITY ST, from Murray st to Wilson av, 3d Ward. Adopted.

GROVE ST.—Regulating and grading the sidewalk spaces and laying sidewalks (where not already laid) and all work incidental thereto on the south side of GROVE ST, from Main st to Lawrence st, 3d Ward. No action taken.

BOERUM AV.—Laying a concrete sidewalk on the east side of BOERUM AV, from Madison av to Amity st, 3d Ward. Laid over until the next meeting.

WILSON AV.—Laying a concrete sidewalk on the west side of WILSON AV, from Barclay st to Madison av, 3d Ward. Denied.

JAMAICA AV.—Laying a concrete sidewalk on the west side of JAMAICA AV, from Sanford av to Jagger av, where not already laid to grade, 3d Ward. Laid over until the next meeting.

BARCLAY ST.—Laying a concrete sidewalk on the north side of BARCLAY ST, from Parsons av to Percy st, where not already laid to grade, 3d Ward. Adopted.

CENTRAL AV.—Laying a concrete sidewalk on the west side of CENTRAL AV, from Sanford av to Madison av, where not already laid to grade, 3d Ward. Adopted.

MITCHELL AV.—Laying a concrete sidewalk on the south side of MITCHELL AV, from Parsons av to Whitestone av, 3d Ward, where not already laid to grade. Denied.

CREED AV.—Regulating and grading the sidewalk spaces and laying sidewalks (where not already laid) together with all work incidental thereto, on the west side of CREED AV, from Carey st to Sigourney st and from Sedgwick st to Hempstead and Jamaica plank rd, 4th Ward, in accordance with section 435 of the Charter. AMENDED, to exclude the block bet Whittier st and Carey st. Adopted as amended.

BOWNE AV.—Laying a concrete sidewalk on the east side of BOWNE AV, from Sanford av to Franklin pl, 3d Ward, where not already laid to grade. Laid over until the next meeting.

SPRINGFIELD RD.—Regulating and grading sidewalk spaces and laying sidewalks (where not already laid) together with all work incidental thereto, on the west side of SPRINGFIELD RD, from Hempstead and Jamaica turnpike to a point opposite Preston av, 4th Ward. Adopted.

UPLAND PARK.—For the acquisition of the 3.216 acres of land in JAMAICA as a badly needed addition to the present UPLAND PARK, which adjoins said proposed addition and fronts upon Highland av, and that the cost thereof be assessed upon the city at large. Laid over until the next meeting.

RECEIVING BASINS.—Construction of RECEIVING BASINS and appurtenances on NEW YORK AV, at the northwest, southwest, northeast and southeast corners of Atlantic st, and the southwest and northwest corners of Cum-

berland st, with a temporary outlet of leaching drain pipe, 4th Ward. Adopted.

MARSTON (MADISON) AV.—Construction of a sewer and appurtenances in MARSTON (MADISON) AV, from Beekman st to Boerum av; and in MURRAY ST, from Marston av to Amity st, 3d Ward. Adopted.

GUION AV.—Regulating and grading the sidewalk spaces and laying sidewalks where not already laid to grade and in good condition, and all work incidental thereto in GUION AV, from Jamaica av to Fulton st (Pitkin pl), 4th Ward. Adopted.

BENEDICT AV.—Construction of a sewer and appurtenances in BENEDICT AV, from Syosset st to Ferris st, 4th Ward. Adopted.

MAPLE ST.—Construction of a sewer and appurtenances in MAPLE ST and HICKORY (LINDEN) ST, from Freedom (Union) av to the New York & Rockaway Beach Railroad, 4th Ward. Adopted.

CREED AV.—Regulating and grading the sidewalk (where not already laid) together with incidental work thereto on the east side of CREED AV, starting from a point about 100 ft. north of the northeast corner of Creed av and Paulding st, north to the Jericho turnpike; also on the west side of CREED AV (where not already laid), from the northwest corner of Creed av and Carey st, north to the Jericho turnpike, all being in the 4th Ward. AMENDED to exclude the block bet Whittier st and Creed pl. ADOPTED AS AMENDED.

CLINTON AV, ETC.—Erect a tungsten lamp on the pole erected on CLINTON AV, directly south of Glenn av, and a tungsten lamp on the pole at the southwest corner of GLENN AND CLINTON AVS, JAMAICA, 4th Ward. Adopted.

NOSTRAND PL.—Erect gas lights in NOSTRAND PL, from Vine st to Creed st; and, in VINE ST, from Nostrand pl to Scutt pl, JAMAICA, 4th Ward. Adopted.

ASHLAND AV, ETC.—Extend water main and erect fire hydrant in ASHLAND AV, bet Willard and Manor av, at WOODHAVEN, 4th Ward. Adopted.

WATER MAINS.—Extend WATER MAINS: In 8TH ST, bet 7th and 9th avs; in 7TH ST, bet 7th and 9th avs; in 5TH ST, bet 7th and 9th avs; on 8TH AV, bet 3d and 14th sts, at WHITESTONE, 3d Ward. Adopted, subject to title in the streets and avenues.

LINCOLN AV.—Extend water main and erect fire hydrants on LINCOLN AV, from Jericho turnpike to Hillside av, at QUEENS, 4th Ward. Laid over.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON APR. 8.

ST. JOHN AV.—Constructing a sanitary sewer in ST. JOHN AV, from Grove st to Tompkins av, 4th Ward. Laid on the table.

WARD AV.—To curb, gutter and sidewalk WARD AV, bet Cebra av and Occident av, 2d Ward. Laid over until Apr. 22.

BRITTON AV.—Curb, gutter and pave BRITTON AV, from De Kalb st to Clove av, 4th Ward. Laid on the table.

BRITTON AV.—To construct a sanitary sewer in BRITTON AV, from DeKalb st to Clove av, 4th Ward. Laid over until Apr. 22.

A PUBLIC PARK.—To open as A PUBLIC PARK a plot bounded by Manor rd, Forest av and Raymond pl, WEST NEW BRIGHTON. Referred to the Commissioner of Public Works.

BARD AV.—To widen BARD AV, bet Castleton and Forrest avs, so it will conform in width with said avenue north of Castleton av, or bet Castleton av and Richmond Terrace, 1st Ward. Referred to the Commissioner of Public Works.

PUBLIC HEARINGS.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

RAPID TRANSIT ROAD, BRONX.—Acquiring the following described property for the construction, operation, etc., of a RAPID TRANSIT ROAD: Beginning at a point on the east side of Park av 76.56 ft. south from the corner formed by the intersection of the east side of Park av and the south side of East 138th st, running thence south along the east side of Park av 77.95 ft., thence east parallel, or nearly so, with the south side of East 138th st, 129.5 ft. to a point on the west side of Canal st West, 149.5 ft. south from the corner formed by the intersection of the west side of Canal st West and the south side of East 138th st; thence north along the west side of Canal st West, 74.93 ft.; thence west parallel, or nearly so, with the south side of East 138th st, 107.7 ft. to the point or place of beginning. APPLICATION will be made to Special Term, Part 3, Supreme Court, Manhattan, on April 21, at 10.30 a. m. for the appointment of commissioners of appraisal in the above matter.

RAPID TRANSIT ROAD, BRONX.—Permanent and perpetual underground right, easement and right-of-way and also to such temporary right or easement in all that block of land bounded on the north by East 135th st, on the west by the east side of Park av, on the south by the Harlem River, and on the east by the Mott Haven Canal. Application will be made to Special Term, Part 3, Supreme Court, Manhattan, on April 21, at 10 a. m., for the appointment of commissioners of appraisal in the above proceeding.

EXAMINATIONS OF COMMISSIONERS.

At Special Term, Part 2, of the Supreme Court, to be held in the County Court House, Manhattan, on April 21, at 10 a. m., the commissioners named in the following proceeding will be examined as to their qualifications by anyone interested:

VAN CORTLANDT PARK SOUTH, BRONX.—Acquiring title to the lands, etc., required for opening and extending VAN CORTLANDT PARK

SOUTH, from Broadway to Mosholu Parkway, excluding the right-of-way of the New York & Putnam Railroad, 24th Ward. Earnest R. Eckley, Wm. Conover and E. Mortimer Boyle, commissioners.

FINAL REPORTS.

CRESTON AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening CRESTON AV (unofficial name), from Tremont av to Minerva pl, as the same has been heretofore laid out and designated as a first class street, 24th Ward, etc., etc. The final report of the commissioners in the above matter was presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Apr. 10.

EASTERN BOULEVARD, BRONX.—Acquiring title to the lands, etc., required for opening and extending EASTERN BOULEVARD, from the property of the New York, New Haven & Hartford Railroad to Hunts Point rd, 23d Ward, as amended and corrected, etc. The final report of the commissioners in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on April 14, at 10.30 a. m.

BILLS OF COST.

The bill of costs in each of the following proceedings will be presented, for taxation, to a Special Term of the Supreme Court, in the County Court House, Brooklyn, on Apr. 16, at 10.30 a. m.:

AV I, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending AV I, from Ocean Parkway to the east line of East 15th st, and from the east property line of the lands of the Long Island Railroad Co. within the lines of East 17th st to East 34th st, 31st and 32d Wards.

FENIMORE ST, ETC.—Acquiring title to the lands, etc., required for opening and extending FENIMORE ST, from Nostrand av to Kingston av, and from Albany av to Troy av; and, RUTLAND RD, from Nostrand av to Canarsie av, 29th Ward.

BARRETT ST.—Acquiring title to the lands, etc., required for opening and extending BARRETT ST, from Sutter av to Blake av, 32d Ward.

POWELL ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending POWELL ST, from Livonia av to Hegeman av, 26th Ward.

INGRAHAM ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending INGRAHAM ST, from Stewart av to Flushing av, 18th Ward.

By Comm'r's Estimate and Assessment.

WASHINGTON AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending WASHINGTON AV (unofficial name), from East river to Jackson av, 1st Ward. Charles H. Bailey and Herman E. Winne, commissioners in the above proceeding, have completed their supplemental and amended estimate of assessment for benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before April 14; and, they will hear all such parties, in person, on April 16, at 10 a. m.

SUNSWICK ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending SUNSWICK ST, from Harris av to Graham av, 1st Ward. W. S. Cogswell and D. L. Van Nostrand, commissioners of estimate in the above proceeding, have completed their supplemental and amended estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before April 28; and, they will hear all such parties, in person, on April 30, at 2.30 p. m.

David L. Van Nostrand, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner, at the Municipal Building, Long Island City, on or before April 28; and, he will hear all such parties in person, on May 1, at 2.30 p. m.

SEAMAN AV, ETC., MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending SEAMAN AV, from Academy st to Dyckman st; and, of AN UNNAMED STREET, northeast from Dyckman st, from Seaman av to Broadway, 12th Ward. Isham Henderson, Geo. E. Morgan and Chas. D. Donahue, commissioners of estimate in the above proceeding, have completed their supplemental and amended estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, on or before April 28; and, they will hear all such parties, in person, on April 30, at 3 p. m.

Isham Henderson, commissioner of assessment in the same proceeding, has completed his supplemental and amended estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, on or before April 28; and he will hear all such parties, in person, on May 1, at 3 p. m.

Notice to Present Claims.

71ST ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 71ST ST, from 15th av to New Utrecht av, and from 17th av to Bay Ridge parkway, 30th Ward. All persons who have any claim on account of the above proceeding must present same, in writing, to David Hirschfeld, Roger Gallagher and Wm. McKinny, commissioners, at 166 Montague st, Brooklyn, on or before April 19; and, they will hear all such parties, in person, on April 21, at 2 p. m.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Guy Lowell Architect of County Court House.

Guy Lowell, of 225 Fifth avenue, is to be the architect and superintendent of construction of the new court house. The plans of Mr. Lowell were selected from those submitted by twenty-two competitors. Robert S. Peabody, Frank Miles Day and John Lawrence Mauran composed the jury.

Mr. Lowell entered the general competition, and was one of the ten selected from seventy-one competitors to enter the final competition along with the original ten architects and firms, later increased to twelve.

According to the terms of the competition, Mr. Lowell will receive at once \$10,000, which will be deducted from the commission of 6 per cent. on the cost of the building and all fixtures exclusive of furniture and lighting.

Brooklyn Theatre Plans.

L. & A. Pincus, of 501 Fifth avenue, Manhattan, will erect a theatre in Fulton street at the junction of Grand and Putnam avenues, Brooklyn. The selection of an architect has practically been made and in all probability work will be started by June. As proposed, the structure will measure 150x150 feet, affording a seating capacity of 1,500 persons, costing in the neighborhood of \$250,000.

Henry P. Davison To Rebuild at Once.

Henry P. Davison, of J. P. Morgan Company, 3 Broad street, has commissioned Walker & Gillette, 128 East 37th street, to prepare plans for rebuilding his residence, recently burned, at Glen Cove, L. I. Particulars of construction have not yet been determined, although the cost will probably reach \$100,000.

Long Island College Hospital.

The Long Island College Hospital contemplates the erection of a ward building, five stories, 38x210 feet, at Lewis and Amity streets, Brooklyn. Plans are being prepared by William Higginson of 21 Park Row, and bids will be called for about June 1. Miss M. Bodine is supervisor.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—A client of Pease & Elliman and Richard S. Scobie, former of 340 Madison av, and latter of 385 East 149th st, contemplates altering the 4-sty brick and stone dwelling at 6 West 78th st, for which no architect has been selected.

MANHATTAN.—Davis Zipkin, 22 Mount Morris Park, West Harlem, N. Y., contemplates the erection of an apartment house in the north side of 175th st, between St. Nicholas and Audubon avs, for which no architect has been selected.

MANHATTAN.—A new company which is forming, A. Gordon, president, 1133 Broadway, contemplates the erection of a 12-sty store and loft building at 108-110 West 25th st, for which no architect has been selected.

BATAVIA, N. Y.—The city of Batavia has appropriated \$15,000 for a new jail to be erected here, site for which has not been selected. M. E. Betts is chairman of the building committee. No architect has yet been selected.

AMSTERDAM, N. Y.—The Y. M. C. A. of Amsterdam, William B. Charles, chairman of the ways and means committee, contemplates the erection of a Y. M. C. A. building here, for which no architect has been retained. Funds are now being raised. Cost, about \$100,000.

BATAVIA, N. Y.—The Board of Supervisors of Genesee County, William B. Davis, chairman, Oakfield, contemplates the erection of a new court house or the remodeling of the present one. No architect has been retained.

RED BANK, N. J.—The Onward Council No. 98 Jr. O. U. A. M. of Red Bank, Eden Ewing, Williard J. Roop and Samuel E. Clark, trustees, contemplates the erection of a 3-sty brick J. O. U. A. M. building in Monmouth st, to cost about \$25,000. No architect has been retained.

NEWARK, N. J.—St. Paul's German Lutheran Church, Rev. Frederick Holter, 1475 East 10th st, N. Y. C., contemplates the erection of a 1-sty frame church at the corner of Grafton and Lincoln avs, for which no architect has been retained. For further particulars address Frederick H. C. Leopold, 771 Mt. Prospect st, chairman of building committee. Cost about \$5,000.

ELIZABETH, N. J.—L. F. Hersh & Bro., 207 Broad st, contemplates the erection of a 4-sty brick and stone office building at East Grand st and Broad st, for which no architect has been announced.

LARCHMONT, N. Y.—Frederick W. C. Heney, care of Dry Goods Reporter Co., 239 West 39th st, N. Y. C., and 216 North av, New Rochelle, N. Y., contemplates the erection of a residence at the corner of Murray and Forest avs, for which no architect has been selected.

LARCHMONT, N. Y.—Frank L. Norris, Larchmont Park, N. Y., contemplates the erection of a residence on Murray av, near Forest av, for which no architect has been selected.

LAKEWOOD, N. J.—The R. C. Church of Lady of the Lake, Rev. Father Powers, 2d av, Lakewood, in charge, contemplates the erection of a brick and stone church at River av and Main st, for which no architect has been selected. Funds for the construction of church are being raised. Cost about \$50,000.

SUSSEX, N. J.—The Sussex Towel Works, A. S. Anable, president, 47 Leonard st, N. Y. C., owner, contemplates the erection of a 1-sty brick addition, 50x300 ft, to its works. The project will probably not go ahead for several months. Cost about \$15,000. No architect has been selected.

MAMARONECK, N. Y.—The Village of Mamaroneck, J. F. Hunter, president; Chas. Buckter, clerk, 25 West Boston Post rd, this place, contemplates the erection of a fire house on Mamaroneck av, for which no architect has been retained. Cost about \$8,500.

PELMAR, N. J.—Mayor A. G. Poole, Chas. O. Hudnut, clerk at site, contemplates the erection of a public library for which no architect has been selected or a site decided upon. Cost about \$20,000.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 6-sty apartment, 111x89 ft, to be erected in the south side of 139th st, between Edgecomb and St. Nicholas avs, for the Solow Construction Co., 507 West 115th st. Aaron I. Paisman, secretary, and Max Raymond, treasurer, are taking bids on subs. Cost, about \$200,000.

MOUNT VERNON, N. Y.—Shohola Realty & Const. Co., G. Herzburger, president, 14 South 12th av, owner, is taking bids on the general contract for a 5-sty brick apartment, 33x92 ft, to be erected on the west side of 13th av, 138 ft south of Lincoln av, from plans by Franz Wolfgang, 535 East 177th st, N. Y. C., architect. Cost, about \$35,000.

BRONX.—William C. Bergen, Concourse and Burnside av, owner, is taking bids on subs and materials for three 5 and 6-sty tenements, 40x90 ft each, to be erected at the southeast corner of 176th st and Arthur av, from plans by Chas. S. Clark, 443 East Tremont av, architect. Cost, about \$140,000. Excavating is under way.

YONKERS, N. Y.—Joseph Miller, 149 Hawthorne av, owner, is taking bids on the general contract for converting the 2½-sty frame residence at 214-216 Buena Vista av, into a 3-sty frame apartment, with a rear addition of 33x30 ft, from plans by J. A. Watson, Reeve Building, architect. Cost, about \$10,000.

MORRISTOWN, N. J.—Collin B. Weis, Morristown, N. J., architect, is taking bids on the general contract for a 3-sty brick tenement, 28x63 ft, to be erected at 76 Water st, for Giesaffato Falcone, 78 Water st, owner. Cost about \$10,000.

DWELLINGS.

GARDEN CITY, L. I.—Ford, Butler & Oliver, 103 Park av, N. Y. C., architects, are taking bids for five 2½-sty frame and stone residences, 35x40 ft, to be erected in 5th st, for Chas. S. Butler, care of architect, owner. Cost, about \$10,000.

MANHATTAN.—The Collingwood Realty Co., Feth S. Mosely, president, 2½ West 113th st, owner, is taking bids for alterations to the 4-

sty store and residence, 20x100 ft, at 52 West 36th st, from plans by Horenburger & Bardes, 122 Bowery, architects.

SOMERVILLE, N. J.—J. C. Voorhees, 238 Main st, owner, is taking bids on the general contract for a 2½-sty frame residence, 26x28 ft, to be erected in East Main st, from private plans. Cost about \$4,000.

CHURCHES.

OLEAN, N. Y.—Emile M. Uhlrich, 1900 Euclid av, Cleveland, Ohio, architect, is taking bids for a stone and brick church, 176x65 ft, to be erected at Henley, 1st and Irving sts, for the St. Mary's R. C. Church, Rev. Father Rengal, pastor, 118 Henley st. Cost about \$100,000.

FACTORIES AND WAREHOUSES.

TENAFLY, N. J.—Edwin Demarest, of this place, owner, is taking bids on the general contract for a 3-sty brick warehouse, 42x108 ft, to be erected near the station, from plans by Nelson K. Vanderbeck, Morse pl, Englewood, architect. Cost, about \$10,000.

MUNICIPAL WORK.

BLAIRSTOWN, N. Y.—The Board of Chosen Freeholders of Warren County, J. R. Thatcher, director, Court House, Belvidere, N. J., owner, is taking bids to close April 16, at 11.45 a. m., for constructing about 4½ miles of waterbound macadam road running about 1 mile west of Blairstown, N. J., toward Columbia to the Knowlton Township line.

RICHMOND.—The City of New York, Geo. Cromwell, Borough Hall, St. George, New Brighton, S. I., is taking bids to close April 15, at 12 M., for furnishing and delivering 4,000 tons of ¾-inch broken stone at stable A in Swan st, Tomkinsville, S. I., and stable B in Columbia st, West New Brighton, S. I.

MANASQUAN, N. J.—The Borough of Manasquan, Ralph D. Bush, this place, owner, is taking bids for a 4-inch water pipe extension and fire hydrants in Jackson st to Ocean av.

NEWARK, N. J.—The Passaic Valley Sewerage Commission, John S. Gibson, clerk, Essex Building, is taking bids, to close April 29 at 2 p. m. for the main intercepting sewer, section 6 in 3 parts, to be known as Northerly, Central and Southerly parts of section 6, from Hamburg pl to site of pumping station, from plans by William M. Brown, care of owner, chief engineer.

MANHATTAN.—The City of New York Fire Department, 157-159 East 67th st, Joseph Johnson, commissioner, will take bids until April 14th at 10.30 a. m. for the erection and completion of a sprinkler and test house in the rear of fire headquarters, 157-159 East 67th st.

HOBOKEN, N. J.—The city of Hoboken is taking estimates at the city hall until April 23d for repairing and repaving asphalt pavements. N. J. Martin Cooke is Mayor.

PUBLIC BUILDINGS.

MANHATTAN.—Bids will be received by the City of New York, Court of Special Sessions, Criminal Court Building, Isaac F. Russell, chief justice; Frank W. Smith, chief clerk, until April 16th at 2 p. m., for the construction of a vault under the sidewalk and all work incidental thereto in the Children's Court building being erected at 137-143 East 22d st, from plans by Crow, Lewis & Wickenhoefer, 200 5th av, architects. Clark, MacMullen & Riley, 80 Maiden la, are steam and electrical engineers. Thompson & Kelsey, 704 Lafayette av, Brooklyn, are the general contractors.

STORES, OFFICES AND LOFTS.

RIVERDALE, N. Y.—C. Van Valkenburgh, 147 4th av, New York City, architect, is taking bids on the general contract for a 1½-sty frame and stucco office building, 20x25 ft, for the Delafield estates, on premises, owner.

BROOKLYN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for a 12-sty bank building, to be erected on the southwest corner of Court and Joralemon s's, Brooklyn, from plans by William E. Lehman, Newark, New Jersey; and desire bids on all sub-contracts prior to April 24th.

MISCELLANEOUS.

WATERLOO, N. Y.—The Waterloo Water Company, C. H. Ross, superintendent, Main st, is taking bids for an addition to its water plant, from private plans.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

8TH ST.—The West Side Construction Co., Jacob Axelrod, president, will erect a 9-sty apartment house at 162-172 West 8th st, on plot 108x100.8 ft.

SHERMAN AV.—Gronenberg & Leuchtog, 303 5th av, have completed plans for the 5-sty apartment house 80x115 ft, to be erected at the

Contemplated Construction (Continued).

southwest corner of Sherman av and Arden st, for the Gibraltar Realty Co., 475 8th av, to cost \$100,000.

NAGLE AV.—Wortmann & Braun, 114 East 28th st, have completed plans for the 5-sty apartment house, 50x119 ft, to be erected at the northwest corner of Nagle av and Arden st, for Brown Bros, Inc., 33 East 20th st, to cost \$100,000.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty brick apartments, 55x90 and 45x88 ft, to be erected at the northwest corner of Sherman av and Hawthorne st, for the Vermilyea Realty Co., Chas. Hensle, president, 3856 10 av, owner. Cost about \$80,000.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for six 5-sty brick apartments, 50x118 ft, to be erected on the north side of Sherman av, 100 ft west of Hawthorne av, for the Vermilyea Realty Co., Chas. Hensle, president, 3856 10th av, owner. Total cost, \$210,000.

PUBLIC BUILDINGS.

28TH ST.—The Buckley Engineering Co., 103 Park av (Item A, \$138,359) (Item B, \$135,109), submitted the lowest bids for the erection of the public bath and gymnasium which the city is to erect at 407-413 West 28th st. J. F. Gross & Co., 152 East 33d st, \$16,985, was low bidder for plumbing, and the James Curran Mfg. Co., 512 West 36th st (Item A, \$25,175) (Item B, \$24,500), lowest bidder for heating.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the School Board April 7 for furnishing and delivering materials for the use of mechanics (Heating Div., Building Bureau) in the public schools in the Boroughs of Manhattan, The Bronx, Brooklyn, Queens and Richmond. Bids were received from the following: Johnson Service Co., Ernest W. Newman, E. F. Keating Co., H. W. Johns-Manville Co., B. Diamond, Cavanaugh Bros. & Co., H. T. Dakin, F. S. Banks & Co., Wm. Zinsser & Co., Geo. G. Montgomery, F. W. DuBois & Co., Fredk. Pearce Co., Jasper Bayne Co., The Garlock Packing Co., The Kennedy Valve Mfg. Co., John Simmons Co., Stove Mfg. Repair Assn., E. J. Treat, A. C. Laurence, Hammacher, Schlemmer & Co., Revere Rubber Co., The Powers Regulator Co., National Regulator Co., Robert A. Keasbey Co., The Draper Mfg. Co., Standard Regulator Co., Electric Hose & Rubber Co., Cryer Return Line System Co., Putnam & Co., J. W. Buckley Rubber Co., W. M. Bastable Co., Nathan Mfg. Co., Bruce & Cook, Frank J. Ensinger. The list will be tabulated and notice posted at a later date.

STORES, OFFICES AND LOFTS.

28TH ST.—A building loan of \$200,000 has been obtained by George Neiman for Rudolph Gross, owner of the property at 145 and 147 West 28th st. The owner is having plans prepared by Sommerfield & Steckler, 31 Union sq, for a 12-sty loft.

29TH ST.—Browne & Almiroy, 220 5th av, have completed plans for the 12-sty store and loft building, 40x88 ft, to be erected at 130-132 West 29th st, for the 130 West 29th St. Company, Inc., 160 Broadway, Everett Jacobs, president, 316 West 87th st. The Marmac Construction Co., 316 West 30th st, has the general contract. Cost, about \$150,000.

5TH AV.—Max G. Heidelberg and E. Levy, 320 5th av, have completed plans for alterations to the store at 707 5th av, for Ehrich Galleries. Bids will be taken on general contract about April 14.

44TH ST.—Joseph M. Harrison, 230 Grand st, will prepare plans for a business building to be erected at 203-207 East 44th st, for Henry Hof, 258 Broadway, owner.

BROADWAY.—Chas. I. Berg, 331 Madison av, architect, will soon take bids on the general contract for a 2-sty store and office building to be erected at the southeast corner of Broadway and Worth st, for Henry W. Hayden, 16-18 Exchange pl, owner.

THEATRES.

3D AV.—L. A. Sheinart, 194 Broadway, has completed plans for alterations to the brick moving picture theatre, 26x40 ft, at 1439 3d av, for Morris Greenberg, 302 East 82d st, owner, who will soon call for bids. Cost, about \$8,000.

3RD AV.—Louis Sheinart, 194 Bowery, is preparing plans for a 2-sty brick moving-picture theatre, 50x100 ft, to be erected by the Arch Amusement Co., of 165 3d av, on 3d av between 27th and 28th sts, to cost \$12,000. No contracts have been issued.

AMSTERDAM AV.—Louis Sheinart, 194 Bowery, is revising plans for a 1-sty moving-picture theatre and store, 84x100 ft, to be erected at the northwest corner of Amsterdam av and 177th st, to cost \$25,000. Charles M. Rosenthal, 160 Broadway, is owner and will take bids.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MORRIS PARK AV.—Excavating is progressing rapidly for the 5-sty tenement house at the northeast corner of Morris Park av and Van Euren st, near the transfer station of the New York, Westchester and Boston Railroad. The Van Buren Realty Co. is the owner. The architect is N. Serracino, 1170 Broadway, Manhattan.

MARION AV.—Frank J. Schefcik, 176th st and Park av, has completed plans for a 5-sty brick tenement, 66x80 ft, to be erected on the north side of Marion av, 63 ft north of 179th st, for John P. Leo, 770 St Nicholas av, owner, who is taking bids on subs. Cost, about \$30,000.

198TH ST.—Foundations are under way for a 5-sty apartment house at the southeast corner of 198th st and Bainbridge av, for William C. Bergen, Concourse and Burnside av, owner. Charles S. Clark, 443 East Tremont av, architect. Owner will take bids.

181ST ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick tenement, 46x85 ft, to be erected at the northwest corner of 181st st and Arthur av, for Chas. A. Corby, 2308 Hughes av, owner. Cost about \$50,000.

SOUTHERN BOULEVARD.—Frank J. Schefcik, 4168 Park av, has just completed plans for a 5-sty apartment, 66.1x81 ft, to be erected on the west side of the Southern Boulevard, 63 ft north of 179th st, for John P. Leo, of 770 St. Nicholas av, owner. Cost, about \$35,000.

DWELLINGS.

BOONE AV.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for a 3-sty brick residence, 21x50 ft, to be erected on the west side of Boone av, 133 ft south of Jennings st, for Savenio Farazo, 500 West 176th st, owner. Cost, about \$7,000.

STORES, OFFICES AND LOFTS.

170TH ST.—The Kreyborg Architectural Co., Hunts Point rd and 163d st, is preparing plans for a 1-sty brick store, 100x101 ft, to be erected at the southwest corner of 170th st and Charlotte st, for John J. Tully, 1602 Boston rd, owner. Cost about \$20,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

19TH ST.—Shampan & Shampan, 772 Broadway, architects, are preparing plans for a high-class apartment building, 50x100 ft, to be erected in the west side of East 19th st, 100 ft north of Beverly rd, for the Merchants Lloyd Realty Co., owners. The first story is entirely of Indiana limestone, equipped with electric lighting, steam heating and parquet flooring.

22D ST.—Joseph Hartung, 548 2d st, Brooklyn, is preparing plans for a 4-sty brick tenement, 25x70 ft, to be erected in the north side of 22d st, 250 ft east of 4th av, for Antonio and Jos. Samendola, 201 22d st, owners. Cost, about \$7,000.

HOYT ST.—A. Millers, 11 East 50th st, N. Y. C., architect, has completed plans for a 5-sty brick and stone apartment house, 40x80 ft, to be erected at 163-165 Hoyt st, Brooklyn, for the 163-165 Hoyt St. Co., care of architect, owner.

CHURCHES.

BEDFORD AV.—Voss & Lauritzen, 65 De Kalb av, are preparing plans for alterations to the church for the Christ Episcopal congregation, Dr. Wm. S. Chase, 481 Bedford av, pastor, to cost \$10,000. Nothing definite has yet been decided.

DWELLINGS.

18TH AV.—Henry Dorf, 614 Kosciusko st, has completed plans for a 3-sty brick residence, 19x55 ft, to be erected at the southeast corner of 18th av and 63d st, for Morris Blenstock, 1256 4th st, owner. Cost about \$15,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Gunvald Aus, 11 East 24th st, Manhattan, steel engineer, is preparing steel engineer's plans for a reinforced concrete warehouse to be erected in Brooklyn (location undecided) for the Havemeyer estate, Henry O. Havemeyer, Jr., 129 Front st, owner. Austin Nicholas Co., Inc., 61 Hudson st, Lewis E. Pierson president, is lessee. Cass Gilbert, 11 East 24th st, is architect. Cost about \$1,700,000.

MUNICIPAL WORK.

BROOKLYN.—The Department of Bridges, Arthur J. O'Keefe, commissioner, 21 Park Row, N. Y. C., has approved plans of Carrere & Hastings, 325 5th av, N. Y. C., for the plaza improvement of the terminal of the Manhattan Bridge. Bids will be called for about the first of May. Cost, about \$675,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank J. Schefcik, 176th st and Park av, N. Y. C., is preparing plans for a 5-sty brick and limestone tenement to be erected in the west side of Lockwood st, 300 ft south of Grand av, for the Reliable Building Co., 7 Skillman pl, L. I. City, owner; Michael Pilnacek, president. Cost, about \$40,000.

ASTORIA, L. I.—Jeremiah F. Ryan, a builder, has purchased from Korsmann Brothers two plots, 50x100 and 100x100 ft, on the west side of Academy st, Astoria. The buyer will improve the parcels with apartment houses.

DWELLINGS.

ROCKAWAY BEACH, L. I.—J. B. Smith, Hammels, L. I., has completed plans for a 2½-sty frame residence, 28x30 ft, to be erected at the northwest corner of Jerome st and Boulevard for Albert Eisert, Hammels, L. I., owner. Cost, about \$3,500.

DOUGLSTON, L. I.—Beverly S. King, 103 Park av, N. Y. C., has prepared plans for a 2½-sty frame and brick residence, 42x38 ft, and garage, to be erected on the north side of Westmoreland av, 100 ft east of Shore rd, for William H. Shields, 306 West 100th st, N. Y. C., owner. Cost about \$10,000.

JAMAICA, L. I.—William McIntyre, Corona, L. I., has completed plans for four 2½-sty frame residences, 20x32 ft, to be erected at the corner of Grafton and Napier sts, for Albert Lips, Corona, L. I., owner. Cost about \$10,000.

ARVERNE, L. I.—J. B. Smith, Hammels, L. I., has completed plans for a 2½-sty frame residence, 24x36 ft, to be erected on the west side of Clarence av, 220 ft south of Amstel Boulevard, for H. Ronager, this place, owner. Cost about \$4,000.

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FAR ROCKAWAY, L. I.—Excavating is under way for a 3-sty brick store and residence, 50x37 ft, on Sheridan blvd, for John Schittino, this place, owner. Jos. Cornell, this place, is architect. Cost about \$9,000.

SCHOOLS AND COLLEGES.

DOUGLSTON, L. I.—The Central Board of Education of Douglaston contemplates the erection of a school in the near future. Rupert B. Thomas is school commissioner.

Westchester.

DWELLINGS.

WHITE PLAINS, N. Y.—Figures are being received for four 2½-sty frame and stucco residences to be erected at Gedney Farms by Kenneth Murchison, 298 5th av, N. Y. C., architect and owner. Cost, about \$10,000 each.

LARCHMONT, N. Y.—Figures are being received for a 2½-sty frame residence, 30x50 ft, to be erected on Bonnett av, for Miss A. E. Flint. A. G. C. Fletcher, 103 Park av, N. Y. C., is architect.

YONKERS, N. Y.—Anton Schonbach, 18 South Broadway, has completed plans for a 2½-sty frame residence, 35x35 ft, to be erected on Mosholu av, west of South Broadway, for B. F. Buhle, 108 Ellicott av, owner. Cost, about \$9,000.

MT. VERNON, N. Y.—Clarence J. Lane, 878 East 176th st, N. Y. C., owner and architect, has nearly completed plans for a 2½-sty frame and stucco residence, 20x34 ft, to be erected at Lincoln Manor, at a cost of \$6,000.

NEW ROCHELLE, N. Y.—Jos. V. Gahan, 221 Huguenot st, has completed plans for a 2½-sty frame cottage, 23x30 ft, to be erected on Summit av, for Patrick Bergin, 59 Morris st, owner. Cost about \$4,500.

MT. VERNON, N. Y.—Stolz & Son, 141 West 4th st, contemplates the erection of a 2½-sty frame residence on the east side of 10th av, south of Bushnell pl, from private plans. Cost about \$4,000.

CONTRACTS AWARDED.

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

DWELLINGS.

CEDARHURST, L. I.—(Sub.) Peter Lucere, Lawrence, L. I., has received the heating and plumbing contract for a 2½-sty frame and stucco residence, 24x40 ft, for D. Velardo, Lawrence, L. I., to be erected here. Jos. Cornell, Far Rockaway, is architect. Cost about \$7,000.

GREAT NECK, L. I.—The Kinko Builders, 350 Fulton st, N. Y. C., have received the general contract to erect four 2-sty frame residences, 20x60 ft, for the Great Neck Shores Corporation, 286 5th av, N. Y. C., owner. Edward King, 311 Madison av, N. Y. C., is architect. Cost, about \$10,000.

FOREST HILLS GARDENS, L. I.—The Sage Foundation Homes Co. has received the general contract to erect a 2½-sty residence of terra cotta blocks and stucco, 32x28 ft, for F. W. Goudy, care of architect, owner. G. Atterbury, 20 West 43d st, N. Y. C., is architect.

FOREST HILLS, L. I.—Robert Laiser, Sea Gate, L. I., has received the general contract to erect a 2½-sty hollow tile and brick residence, 22x45 ft, for Guynon C. Earle, 200 West 72d st, N. Y. C., owner. G. Atterbury, 20 West 43d st, N. Y. C., is architect. Cost, about \$12,000.

FACTORIES AND WAREHOUSES.

DETROIT, MICH.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract from the American Agricultural Chemical Co. to erect a new factory building at their Detroit works; this building to be 150x40 ft, 3-stys high, reinforced concrete throughout. A. H. Nickerson is engineer and architect. Work will go ahead at once.

BROOKLYN.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract from the Robert Gair Co., paper goods manufacturers, to erect a 10-sty factory building at Washington and Front sts, Brooklyn, according to the plans of William Higginson, 13 Park Row, architect. This building will be 200x125 ft, reinforced concrete throughout, fireproof in every detail. Work will be started at once.

HALLS AND CLUBS.

52D ST.—The Edward Corning Co., 100 William st, has received the general contract to erect the Women's University Club at 106 to 108 East 52d st, from plans by Nelson & Van Wagenen, of 15 West 38th st, on a plot 40x100 feet.

HOSPITALS AND ASYLUMS.

CLASSON AV.—Thomas Donlon Co., Butler st, has received the general contract to erect an extension to the hospital on the east side of Classon av, between St. Marks av and Prospect pl, for the Jewish Hospital of Brooklyn, on premises. Hans Arnold, 422 Fulton st, is architect. Cost about \$8,000.

POWER HOUSES.

PITTSFIELD, MASS.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect Building No. 43 of the General Electric Co., Pittsfield, Mass. This building is 500x63 ft, 5 stories in height, reinforced concrete throughout. M. M. Thrane architect. Work will go ahead at once.

SCHOOLS AND COLLEGES.

SLOAN, N. Y.—(sub.) Briseberg & Sansom, 204 Genesee st, Buffalo, have received the mason work and Stokes Bros., 50 Brayton st, Buffalo, the carpentry for the public school to be erected here near Buffalo for the Sloan Board of Education, William Brennan, president. The William S. Brickell Co., 595 Ellicott sq, Buffalo, is architect. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

21ST ST.—Jas. McWalters & Son, 2434 Broadway, have received the general contract to alter the 9-sty store and office building at 2 West 21st st, for Edward H. Van Ingen, 160 5th av, owner. Thomas M. Robertson, 117 East 38th st, is architect. Cost about \$5,000.

PATCHOGUE, L. I.—William Bason & Son, Lincoln av, Sayville, L. I., have received the general contract to erect a 2-sty brick and terra cotta office building, 20x70 ft, for the Patchogue Electric Light Co., of this place, owner. Work will probably start about April 15.

MISCELLANEOUS.

BROOKLYN.—The Flint Granite Co., 500 5th av, N. Y. C., has received the general contract to erect a granite and marble mausoleum, 105x17 ft, at Greenwood Cemetery, for Rosina Monaca, 117 Navy st, owner. Pasquali Gagliardi, 239 Navy st, is architect. Cost, about \$7,500.

BROOKLYN.—Thomas O'Connor, 103 Cedar st, N. Y. C., has received the general contract to erect the experimental sewer plant in the 26th Ward, Hendrix st, for the City of New York, Alfred E. Steers, president, Borough Hall, Brooklyn. Cost, about \$50,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

NAGLE AV, n s, 50 w Arden st, two 5-sty brick apartments and stores, 40x100; cost, \$110,000; owners, Brown Bros., 33 East 20th st; architects, Wortman & Braun, 114 East 28th st. Plan No. 163.

SHERMAN AV, s s, 100 w Academy st, five 5-sty brick and stone tenements, 50x113; cost, \$250,000; owner, Bendheim Constn Co., Edwin Bendheim, pres, 128 Bway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 167.

179TH ST, 542 W, 5-sty brk apartment, 25x82; cost, \$30,000; owners, K. Holding Co., Alonzo B Knight, pres, 2255 Bway; architect, J. Henry Leonhauser, 2255 Bway. Plan No. 166.

HOTELS.

BROADWAY, 2520, 12-sty brick and stone hotel, 33x114; cost, \$200,000; owner, Harry Schiff, 355 West End av; architects, Schwartz & Gross, 347 5th av. Plan No. 165.

STORES AND DWELLINGS.

39TH ST, 134 and 136 East, 4-sty brick and stone private dwelling, 43x53; cost, \$55,000; owner, Thomas Smidt, 134 East 39th st; architects, Rogers & Zogbaum, 437 5th av. Plan No. 161.

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BEAUMONT ST, w s, 100 s Oriental blvd, 2-sty frame dwelling, 27x45, shingle roof, 1 family; cost, \$7,000; owner, Wheeler Realty Co, 192 Bway, N. Y.; architect, P. J. Gallagher, 227 Monroe st. Plan No. 1796.

BERGEN ST, s s, 383.9 e Utica av, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, \$3,500; owner, Arthur Knapp, 1213 St Marks av; architect, Louis F Schillinger, 167 Van Siclen av. Plan No. 1783.

CARROLL ST, s s, 200 w Bklyn av, 3-sty brick dwelling, 20x45, tin roof, 1 family; cost, \$7,000; owner, Morris McDonald, 189 Montague st; architects, Slee & Bryson, 153 Montague st. Plan No. 1801.

ETNA ST, s s, 35 w Hale av, 2-sty brick dwelling, 22.6x34, gravel roof, 1 family; cost, \$2,500; owner, Herman Leigeine, Lawrence blvd; architect, Saml Guilfooy, Woodhaven, L. I. Plan No. 1816.

ETNA ST, s s, 19 w Hale av, 2-sty brick dwelling, 16x48, gravel roof, 1 family; cost, \$2,500; owner, Herman Leigeine, Lawrence blvd; architect, Saml Guilfooy, Woodhaven, L. I. Plan No. 1817.

ETNA ST, s w cor Hale av, 2-sty brick dwelling, 19x100; gravel roof, 2 families; cost, \$3,000; owner, Herman Leigeine, Lawrence blvd; architect, Saml Guilfooy, Woodhaven, L. I. Plan No. 1815.

FALMOUTH ST, w s, 100 s Hampton av, 2-sty brick dwelling, 28x34.6, shingle roof, 1 family; cost, \$10,000; owner, C. N. Young, 5 W. 15th st, N. Y.; architect, P. J. Gallagher, 227 Monroe st. Plan No. 1797.

HOYT ST, w s, 24 n Schermerhorn st, three 3-sty brick dwellings, 19x50, gravel roof, 2 families each; total cost, \$16,500; owner, Geo L. Baur, 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 1786.

KIMBALL ST, n s, 280 n Av R, 2-sty frame dwelling, 23.6x28, shingle roof, 1 family; cost, \$3,500; owner, E. J. O'Connell, 67 W. 69th st; architect, G. T. Swenson, 1753 Kimball st. Plan No. 1787.

E. 18TH ST, e s, 70.7 n Av S, 2-sty frame dwelling, 36.9x53, shingle roof, 2 families; cost, \$7,000; owner, C. W. Anderson, 1773 E 19th st; architect, A. N. Allen, 2 W. 45th st, N. Y. Plan No. 1782.

E 21ST ST, w s, 180 s Av J, 2-sty frame dwelling, 22x38.4, shingle roof, 1 family; cost, \$4,000; owner, Jos. Gregory, 2004 Nostrand av; architect, B. F. Hudson, 319 9th st. Plan No. 1804.

E. 31ST ST, e s, 80 n Beverley rd, 2-sty brick dwelling, 20x57, tin roof, 2 families; cost, \$4,000; owner, Wm. Herod, — E 31st st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1808.

E 34TH ST, w s, 170 n Snyder av, 2-sty brick dwelling, 20x36, tin roof, 1 family; cost, \$3,000; owner, Julia Nichols, 308 E 4th st; architect, Geo. M. Lawton, 1330 E 15th st. Plan No. 1832.

W. 36TH ST, s e cor Bay View av, 1-sty frame bungalow, 24.6x41, — roof; cost, \$250; owner and architect, A. F. Murphy. Plan No. 1844.

BEVERLY RD, n w cor E 32d st, 2-sty brick dwelling, 20x38, tin roof, 2 families; cost, \$3,500; owner, Wm Herod, on premises; architect, Chas Infanger, 2634 Atlantic av. Plan No. 1809.

BEVERLY RD, n e cor E 31st st, nine 2-sty brick dwellings, 20x38, tin roof, 1 family each; total cost, \$27,000; owner, Wm. Herod, on premises; architect, Chas Infanger, 2634 Atlantic av. Plan No. 1810.

GRAVESEND AV, e s, 160 s Av N, 2-sty frame dwelling, 20x50, gravel roof, 2 families; cost, \$3,500; owner, Jennette, McKelvey, 121 Av N; architect, B. F. Hudson, 319 9th st. Plan No. 1805.

LAWRENCE AV, n s, 250 w 3d st, two 2-sty frame dwellings, 20x64.7, gravel roof, 2 families each; total cost, \$7,600; owner and architect, J. A. Wilson, 71 Lawrence av. Plan No. 1829.

OCEAN AV, w s, 145 n Ditmas av, 3-sty brick dwelling, 46.6x45, tile roof, 1 family; cost, \$10,000; owner, Hannah H Doehler, 157 Rutland rd; architect, F. J. Helmle, 190 Montague st. Plan No. 1802.

3D AV, s w cor 40th st, 4-sty brick tenement, 50.2x90, tin roof, 16 families; cost, \$28,000; owner, Geo. Mierdericks, 261 77th st; architect, Chas. Braun, 459 41st st. Plan No. 1830.

SOUTH 1ST ST, n s, 33.1 w Roebling st, 4-sty frame dwelling, 20.7x39.11, slag roof, 2 families; cost, \$5,000; owner, Rose Cooper, 179 South 3d st; architect, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 1859.

EAST 2D ST, w s, 100 s Av J, ten 2-sty frame dwellings, 18x36 each, slag roofs, 1 family each; total cost, \$30,000; owner, Fanfield Building Co., 26 Court st; architect, C. S. Westsell, 1456 35th st. Plan No. 1866.

WEST 36TH ST, w s, 150 n Mermaid av, five 1-sty frame bungalows, 12x26 each, canvas roofs, 1 family each; total cost, \$1,500; owner, Jas. Beggs, 3032 Surf av; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 1847.

FACTORIES AND WAREHOUSES.

PACIFIC ST, s s, 149.6 w Sackman st, 1-sty brick storage, 10x20, tin roof; cost, \$200; owner, Antonio Solzano, 2370 Pacific st; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 1684.

COLUMBIA ST, s e cor Warren st, 1-sty brick factory, 82.2x110, concrete roof; cost, \$25,000; owner, N. Y. Dock Co., 10 Bridge st, N. Y. C.; architects, Maynicke & Franke, 25 Madison sq, N. Y. C. Plan No. 1735.

ST. MARKS AV, s s, 140 e Hopkinson av, 5-sty brick factory, 35x60, gravel roof; cost, \$12,000; owner, Sarah Guinness, 2117 Dean st; architect, Louis Danancher, 7 Glenmore av. Plan No. 1820.

OTSEGO ST, s e cor Creamer st, 2-sty frame storehouse, 50x100, slag roof; cost, \$5,000; owner and architect, Geo. C. Roy, 17 Bay st. Plan No. 1864.

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E. 14th st, Brooklyn; architects, Slee & Bryson, 153 Montague st, Brooklyn. Plan No. 1110.

ROCKAWAY BEACH.—Thomas st, w s, 150 n Boulevard, 1-sty frame dwelling, 32x22, shingle roof, 1 family; cost, \$700; owner, Eugene Neier, No. Chase av, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 1108.

FOREST HILLS.—Ocean av, w s, 65 n Standish rd, 2½-sty brick dwelling, 28x35, tile roof, 1 family; cost, \$8,500; owner, Sage Foundation Homes Co, 47 W 34th st, N. Y. C.; architect, G. Atterbury, 20 W. 42d st, N. Y. C. Plan No. 1113.

JAMAICA.—Degraw av, n s, 120 e Alsop st, 2½-sty brick dwelling, 22x33, shingle roof, 1 family; cost, \$5,500; owner, R. Norton, Union av, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1097.

JAMAICA.—Jeffrey av, e s, 25 & 45 s Pierson av, two 2½-sty frame dwellings, 18x35, shingle roof, 1 family; cost, \$7,000; owner, Max Gross, 65 West st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos 1095-96.

JAMAICA.—Jeffrey av, e s, 75 s Pierson av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$3,500; owner, Max Gross, 65 West st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1092.

JAMAICA.—Kaplan av, s e cor Pierson av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$3,500; owner, Max Gross, 65 West st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1093.

JAMAICA.—Kaplan av, w s, 25 s Pierson av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$3,500; owner, Max Gross, 65 West st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1098.

JAMAICA.—New York av, n s, 80 w Atlantic av, two 2-sty frame dwellings, 20x52, tin roof, 2 families; cost, \$6,000; owner, Hedo Lopez, 153 Webster av, Long Island City; architect, Frank Braun, 311 Steinway av, Long Island City. Plan No. 1101.

EDGEWERE.—Ocean av, e s, bet Arverne & Edgemere, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, \$500; owner, Walter J. Brinkerhoff, 180 Willoughby av, Brooklyn. Plan No. 1104.

OZONE PARK.—Park av, n w cor Hatch av, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$3,800; owner, Elizabeth Whitnell, Liberty av, Ozone Park; architect, Geo. Stahl, Welcome pl, Ozone Park. Plan No. 1103.

JAMAICA.—Pierson av, s e cor Jeffrey av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$3,500; owner, Max Gross, 65 West st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1094.

ARVERNE.—So. Park av, e s, 142 s Boulevard 2½-sty frame dwelling, 17x60 (2 buildings), shingle roof, 2 families; cost, \$8,000; owner, Bretholz & Kromholz Construction Co., 302 Broadway, N. Y. C.; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 1105.

LONG ISLAND CITY.—Radde st, e s, 304 n Beebe av, 2-sty frame stable and dwelling, 20x38, tar and gravel roof, 1-family; cost, \$1,500; owner and architect, John List, 104 W. 40th st, N. Y. C. Plan No. 1114.

BAYSIDE.—7th st, w s, 280 s Montauk av, 2½-sty frame dwelling, 26x36, shingle roof, 1 family; cost, \$4,000; owner, Peter Connolly, Bayside; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 1118.

SOUTH OZONE PARK.—Eoos av, w s, 200 s Rockaway rd, 2½-sty frame dwelling, 20x36, shingle roof, 1 family; cost, \$2,800; owner, Harold W. Smith, South Ozone Park; architects, Olson & Anderson, 196 Helen av, Ozone Park. Plan No. 1117.

JAMAICA.—Wells av, w s, 325 s Swale rd, 2½-sty frame dwelling, 16x34, shingle roof, 1 family; cost, \$3,750; owner, Max Gross, Jamaica; architect, Ole Harrison, 324 Fulton st, Jamaica. Plan No. 1119.

ST. ALBANS.—Llanarch rd, n s, 200 e Wyndam walk, 2-sty frame dwelling, 24x27, shingle roof, 1 family; cost, \$3,000; owner, 5th Av. Bond & Mortgage Co., 334 5th av, New York City; architect, W. S. Phillips, 103 Park av, New York City. Plan No. 1116.

BAYSIDE.—Montauk av, s e cor 8th st 2½-sty frame dwelling, 34x28, shingle roof, 1 family; cost, \$6,000; owner, John Dayton, Inc., Bayside; architect, Chas. W. Ross, West 34th st, New York City. Plan No. 1122.

MASPETH.—Monteverde av, w s, 150 n Hull av, 2-sty brick dwelling, 20x48, tin roof, 2 families; cost, \$3,800; owner, Hause & Draye, Maspeth av, Maspeth; architect, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1124.

WINFIELD.—Railroad av, s s, 85 w Madison av, 2-sty frame dwelling, 20x45, tin roof, 2 families; cost, \$3,000; owner, John Essig, Shell rd, Winfield; architect, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1125.

BELLE HARBOR.—Montauk av, e s, 260 s Newport av, 2½-sty frame dwelling, 34x34, shingle roof, 1 family; cost, \$3,500; owner, H. J. Sprung, Hammells; architects, Sprung & Wertheimer, Rockaway Beach, Plan No. 1139.

CORONA.—Montgomery av, e s, 50 s McKinley av, 2-sty frame dwelling, 17x34, tin roof, 2 families; cost, \$2,000; owners, Tedisco & Montagna, 435 Marey av, Brooklyn; architect, C. L. Varrone, Corona av, Corona. Plan No. 1130.

DOUGLAS MANOR.—Hillside av, n s, 101 w East Drive, 2½-sty frame dwelling, 32x28, shingle roof, 1 family; cost, \$4,500; owner, Douglas Manor Homes Co., Douglaston, L. I.; architect, Wm. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 1151.

EVERGREEN.—Dill pl, w s, 20 n Millwood av, three 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$12,000; owners, Burkhard & Burkhard, 352 Sandel st, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1133.



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architect, Jas. Whitford, St. George; builders, St. George Realty & Const. Co., St. George. Plan No. -18.

STABLES AND GARAGES.

OLD ST. RD, w s, 600 Rockland av, New Springville, 1-sty frame stable, 12x18; cost, \$75; owner, H. D. Cary, New Springville; builder, Bradley, Port Richmond. Plan No. 159.

CAREY AV, n s, 160 w West st, West New Brighton, 1-sty frame garage, 10x18; cost, \$140; owner, Oscar Harris, West New Brighton; builder, Alfred Dippe, West New Brighton. Plan No. 173.

ACADEMY PL, n s, 250 n Wall st, Tottenville, 1-sty frame carriage house, 12x20; cost, \$150; owner, Dr. S. G. Landon, Tottenville; builder, Chas. H. Koenig, Tottenville. Plan No. 185.

CAST AV, s s, 74 e Havenwood rd, Tompkinsville, 1 1/2-sty frame barn, 26x38; cost, \$1,500; owner, Henry Frauzret, Silver Lake; architect, John Davies, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 164.

CENTER ST, s s, 128 e Garretson av, Richmond, 1 1/2-sty brick stable, 28x32; cost, \$1,000; owner, Henry Holtermann, Richmond; architect, R. C. Harnfager, Richmond; builder, R. C. Harnfager, Richmond. Plan No. 184.

STORES AND DWELLINGS.

MORNINGSTAR Rd, e s, 30 n Ennis st, Port Richmond, 1-sty frame store and dwelling, 20x78; cost, \$600; owner and builder, Jos. Roth, Elm Park. Plan No. 163.

VAN DUZEN & PROSPECT STS, s e c Stapleton, two 3-sty brick stores and dwellings, 25x25; cost, \$15,000; owner, Dr. Adolph L. Greenberg, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 168.

THEATRES.

SEASIDE BOUL, s s, 1000 n e Burgher av, Dougan Hills, 1-sty frame moving picture, 35x30; cost, \$500; owner, Suer May, Smith Beach; architect and builder, Wm. J. Kelly, Rosebank. Plan No. 177.

MISCELLANEOUS.

DOUGAN ST, n s, 150 w Cedar st, West New Brighton, stone retain. wall; cost, \$30; owner, Mrs. Aebarns, West New Brighton; builder, W. A. Pearson, Port Richmond. Plan No. 167.

2D ST, n s c Amboy, New Dorp, 1-sty frame chicken coop, 14x14; cost, \$75; owner, Mr. Stewart, New Dorp; builder, R. Langen, New Dorp. Plan No. 182.

MIDLAND AV, s s, 30 w 7th st, Midland Beach, 1-sty frame shed, 10x12; cost, \$65; owner, Mrs. J. Stepher, 126 Liberty st, N. Y. C.; builder, Adam Marks, Jr., Dougan Hills. Plan No. 175.

OSGOOD AV, s s, 110 Vanderbilt av, Stapleton, 1-sty frame shed, 16x24; cost, \$40; owner, Casgeala Gentile, Stapleton; builder, C. Gentile, Stapleton. Plan No. 183.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEDFORD ST, 81, skylight to 3-sty brick tenement; cost, \$50; owner, Chas Harit, 36 Ferry st; architect, John Cox, Jr, 156 5th av; builder, Robt Scott, 87 Centre st. Plan No. 872.

CHAMBERS ST, 144, reset store front to 5-sty brick store and loft; cost, \$100; owner, Henry O. Heuer, Spuyten Duyvil, N. Y.; architect, Geo. J. Hardway, 774 9th av. Plan No. 823.

CHARLES ST, 167, masonry to 2 1/2-sty brick blacksmith shop; cost, \$1,525; owner, Alexander Reid, 165 Charles st; architect, J Chas Hankinson, 529 W 11th st. Plan No. 841.

DELANCEY ST, 47-53, new store to 6-sty brick stores and tenement; cost, \$500; owner, Morris Weinstein, 141 Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 886.

DEY ST, 23 & 25, masonry, steel and partition to 3-sty brick offices and stores; cost, \$2,800; owners, Havemeyer Real Est Co, Wm B Duncan, pres, 26 Cortland st; architects, Geo B. Post & Sons, 347 5th av. Plan No. 868.

EAST BROADWAY, 66, new show window and stairs to 5-sty brick tenement; cost, \$400; owner, Katherine Couger Louies, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 860.

EAST BROADWAY, 274, rear extension to 3-sty brick and stone club; cost, \$3,000; owner, The New Era Club, 11 Montgomery st; architect, Arthur Lobe, 105 West 40th st. Plan No. 829.

EAST BROADWAY, 276, alterations to 4-sty brick office and tenement; cost, \$1,000; owner, Sophia Tilman, 276 E Bway; architect, M Jos Harrison, 230 Grand st. Plan No. 834.

EAST BROADWAY, 206, elevator shaft and fireproof doors to 5-sty brick dance hall and meeting rooms; cost, \$5,000; owner, Wm Rosenthal, 206 E Bway; architect, Mitchell Bernstein, 131 E 23d st. Plan No. 869.

FULTON ST, 144, new stairway to 3-sty brick store and lofts; cost, \$150; owner, Thomas Newbold, High Park, Poughkeepsie, N Y; architect, John H. Knubel, 305 W 43d st. Plan No. 870.

FULTON ST, 142, alter store front to 6-sty brick picture frame store; cost, \$395; owner, Ellen S Auchinity, care of Wm Cruickshank's Sons, 31 Liberty st; architect, Ralph V Kennedy, 1 Condict st, Jersey City, N. J. Plan No. 878.

GREENWICH ST, 340, mezzanine gallery to 4-sty brick store and warehouse; cost, \$95; owner, Solomon Reiss, 5 W 91st st; architects, Forman & Light, 40 Cedar st; builder, Gustav Post, 187 Franklin st. Plan No. 848.

HUDSON ST, 633, new partitions, plumbing and general repairs to 4-sty brick mission house cost, \$1,100; owner, John E. Nicholson, 304 W. 91st st; architect, Clarence L. Sefert, 45 W. 34th st. Plan No. 846.

LEWIS ST, 189, rear extension to 4-sty brick stable; cost, \$2,000; owner, Eva Stein; architect, Jacob Fisher, 25 Av A. Plan No. 883.

LIBERTY ST, 28-48, masonry, iron and new roof to 9-sty brick and stone offices; cost, \$1,200; owner, Mutual Life Insurance Co., Chas. A. Peabody, Pres., 32 Nassau st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 826.

LIBERTY ST, 98, alterations to 5-sty brick stores and lofts; cost, \$3,500; owner, George McLanahan, 30 Broad st; architect, Frederick A. Whelon, 44 W. 18th st. Plan No. 832.

MURRAY ST, 70, masonry and new store front to 4-sty brick store and lofts; cost, \$100; owners, Trustees Columbia College, 32 Nassau st; architect, Geo. J. Hardway, 347 5th av. Plan No. 816.

NASSAU ST, 105-107, new stairs to 5-sty brick stores and lofts; cost, \$150; owner, David A. Shulte, 63 Park Row; architect, Max Muller, 115 Nassau st. Plan No. 885.

PARK ROW, 23-27, rear extension to three 5-sty brick store, offices and lofts; cost, \$40,000; owner, Wm. Waldorf Astor, 21 W. 26th st; architect, John C. Westervelt, 36 W. 34th st. Plan No. 835.

RIVINGTON ST, 42, alterations to 6-sty brick tenement; cost, \$300; owner, Max Mandel, 47 West 19th st; architect, Arthur Weiser, 271 West 125th st. Plan No. 813.

RIVINGTON ST, 125, masonry and iron bridge to 5-sty brick moving pictures and lofts; cost, \$150; owner, Israel Suchman, 125 Rivington st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 880.

VESEY ST, 92, alterations to 3-sty brick store and dwelling; cost, \$500; owner, Stephen Baker, 92 Vesey; architects, Horenberger & Bardes, 122 Bowery. Plan No. 809.

WARREN ST, 28 masonry and steel to 5-sty brick loft; cost, \$600; owner, Adolph B. Ansbacher, 527 5th av; architect, F. W. Rinn, 624 Madison av. Plan No. 867.

WEST ST, 32, masonry to 2-sty brick office and shop; cost, \$200; owner, Samuel W. Bridgman, 25 Liberty st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 845.

WEST ST, 342, extension to 3-sty brick hotel; cost, \$1,000; owner, Michael J. Doherty, 342 West st; architect, Bruno W. Berger & Son, 131 Bible House. Plan No. 882.

8TH ST, 46 W, masonry to 3-sty brick stable; cost, \$20; owner, Jos L. Bittenweiser, 220 Bway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 865.

11TH ST, 331 East, partitions to 6-sty brick stores and tenement; cost, \$100; owners, Abraham Rosenblum et al, 442 East 58th st; architect, Chas. M. Straub, 147 4th av. Plan No. 884.

14TH ST, 202 W, brick wall to brick store and dwelling; cost, \$25; owner, Andrew P. Dubben, 202 W. 14th st; architect, Francis A. Norris, 552 Rugby rd, Bklyn. Plan No. 866.

20TH ST, 337 West, masonry partition and plumbing to 3-sty brick tenement; cost, \$600; owner, Bessie F. Seiffer, 326 W. 22d st; architect, Joseph Mitchell, 332 West 24th st. Plan No. 861.

22D ST, 142 E, rear extension to 4-sty brick and stone dwelling; cost, \$8,500; owner, Samuel V. Hoffman, 258 Bway; architect, Jno B. Snooks' Sons, 261 Bway. Plan No. 837.

23D ST, 466 W new partitions to 4-sty brick dwelling; cost, \$300; owner, Mrs Emily Arnold, 303 Lexington av; architect, Joseph Mobile, 51 Bedford st; builder, Tony Podesto, 14 Downing st. Plan No. 847.

24TH ST, 153 to 161, steel chute and fireproofing to 6-sty brick wholesale; cost, \$500; owners, Centaur Realty Co, Fred Wagner, pres, 153 E. 24th st; architects, Starrett & Van Vleck, 45 E. 17th st. Plan No. 842.

28TH ST, 529-537 W, 2-sty extension to 2-sty brick stable; cost, \$50,000; owners, Sheffield Farms Slawson Decker Co, Laton Harton, pres, 524 W. 57th st; architect, Frank A. Rooke, 489 5th av. Plan No. 838.

31ST ST, 61 West, reset show window to 4-sty brick store and tenement; cost, \$100; owner, W. R. H. Martin, Trust, 1328 Broadway; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 818.

35TH ST, 100-150 West, sky-sign to 10-sty brick department store; cost, \$950; owner, R. H. Macy & Co., Isadore Strauss, Pres., Broadway and 35th st; architect, William G. Browne, 220 West 42d st. Plan No. 857.

35TH ST, 64-74 West; front set back to 11-sty brick and stone office; cost, \$5,000; owner, W. R. H. Martin, Trust, 1328 Broadway; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 819.

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president, Binghamton, N. Y.; Geo. Ralph, secretary, Akron. It will be erected at Akron or Batavia, N. Y. The architects desire bids on separate contracts immediately.

BUFFALO, N. Y.—Plans and specifications are being prepared by Lockwood, Greene & Co., architects and engineers for industrial plants, 60 Federal street, Boston, for a new reinforced concrete factory for the Hewett Rubber Co., Buffalo, N. Y. The building will be three stories high, 460x90 ft. There will also be a new power plant.

MUNICIPAL WORK.

CATSKILL AQUEDUCT.—J. Waldo Smith, care of owners, chief engineer, has completed plans for twelve gate houses along the Catskill Aqueduct for the Board of Water Supply of City of New York, 165 Broadway, owner. Charles Strauss, president, who will call for bids on superstructure soon. Cost about \$200,000.

STORES, OFFICES AND LOFTS.

WATERLOO, N. Y.—I. Edgar Hill, of this place, is preparing sketches for a 2-sty brick store building, 30x96 ft, to be erected in Main st, near Virginia av, for J. J. Carroll, Main st, owner.

AMSTERDAM, N. Y.—H. W. Grieme, 409 Blood Building, is preparing sketches for remodeling the 3-sty brick business building, 40x60 ft, at the northeast corner of Main and Church sts, for Isaac Mark, 42 Division st, owner. J. J. Turner & Sons, 65 Main st, are general contractors. Cost, about \$10,000.

Government Work.

PHILADELPHIA, PA.—Sealed proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until April 26, for marine barracks at the navy yard, Philadelphia, Pa. Amount available, \$175,000. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named, subject to a deposit of \$25 to insure their return. H. R. Stanford, chief of bureau.

PERSONAL AND TRADE NOTES.

W. SHELTON SWALLOW CO., builder, formerly of 507 5th av, has moved to 105 West 40th st.

SLEE & BRYSON, architects, of 153 Montague st, Brooklyn, will move their offices on or about May 1, to 154 Montague st.

Toch Bros., paint manufacturers, of 320 5th av, have extended their offices and are now occupying the entire southerly half of the seventh floor.

The Atlantic Portland Cement Co. (Frank Vernon) has removed its offices from 103 Park av to the Forty-second Street Building at 30 East 42d st.

CINDER CONCRETE will be the subject of a hearing before the Building Committee of the Board of Aldermen, at 51 Chambers street, next Monday at 2:30 p. m.

RALPH VAN VECHTEN, vice president of the Continental & Commercial National Bank, of Chicago, has retired as a director of the United States Gypsum Company.

EWING, BACON & HENRY will take possession of their offices in the new Architects' Building, at 101 Park avenue to-day. Their telephone number will be 2500 Murray Hill.

THE WEST END CIVIC ASSOCIATION of Brooklyn gave a dinner on Thursday night of last week to Commissioner George V. S. Williams at the Avon Beach Hotel, Cropsy av and Bay 22d st.

C. Grant La Farge, of La Farge & Morris, architects, has retired from the board of directors of the Architects' Offices, Inc., and William S. Post, of George B. Post & Sons, has been elected to fill his place.

JUDGE MAVER confirmed a proposition of William Kennedy contractor and builder, of No. 8 Church st, at 30 cents on the dollar, payable in ten semi-annual instalments of three cents each up to March, 1918, secured by deed of trust in the nature of a mortgage to a title company, as trustee for the creditors, on seven parcels of real estate. Liabilities, \$203,631.

THE UNITED STATES CIVIL SERVICE COMMISSION announces an open competitive examination for architectural and structural steel draftsman, for men only, on May 7 and 8. Five years' experience in engineering work or drafting is a prerequisite to eligibility for appointment from this examination; of these five years a technical school training will be considered equivalent to three years.

YALE & TOWNE MANUFACTURING CO. stockholders are receiving offers of the privilege of subscribing to \$1,000,000 additional common stock at par in the ratio of one new share for every two shares held. Payments are to be made as follows: Thirty dollars a share on or before May 10, \$30 a share on July 10 and \$40 on October 10. The company's report for 1912 showed net profits of \$672,547, and the surplus after deducting cash dividends of \$300,000 was \$472,547.

NICHOLAS F. BRADY has succeeded his father, Anthony N. Brady, as president of the New York Edison Company. In retiring as president, Mr. Brady became chairman of the board of directors. For the last few years the younger Mr. Brady has been first vice-president of the company and has been influential in shaping its policies. He is thirty-four years old. In 1899 he was graduated from Yale, and soon afterward entered the employ of the Edison Electric Illuminating Company, which was the old name of the present corporation. His entrance into the presidency of the company will make little change in its policy.

Change in an Architectural Firm.

With the announcement of the decision in the new County Court House competition comes the formal announcement of dissolution of one of the invited firms of competitors, Tracy, Swartwout & Litchfield. The firm has been in existence since 1908. It was the winner of the competition for the Federal Post Office Building and Court House, at Denver, Colo.; it was second in the competition for the Commerce and Labor Building, at Washington; and, some time ago, its members were appointed the architects for the Armory for the District of Columbia. During the last few months the members of the firm begun to practice independently. Mr. Litchfield has recently won the competition for the Fletcher Savings & Trust Company's building, at Indianapolis, Ind. He is now located at 477 Fifth avenue, while Mr. Tracy and Mr. Swartwout still retain their offices at 244 Fifth avenue, Manhattan.

Overhead Roads Will Do for Queens, Says Mayor.

Mayor Gaynor told the members of the Queens Chamber of Commerce on Wednesday, at their annual meeting at the Waldorf, that he was not in sympathy with their request for subways in Queens.

"I understand," said he, "that some of you are dissatisfied because you are not to have subways, underground roads, in place of overhead roads. You have no right to be dissatisfied with them. The travel on these overhead roads is more pleasant than in the underground roads. More than that, your territory would not bear the expense of it. The difference in the cost of carrying between the overhead roads and the underground roads is more than 10 to 1. You people that pay taxes know what that means, and especially you that own the cornfields and so on out there that you are speculating in. I have not much sympathy with you."

The chamber elected these officers: Robert W. Higbie, of Jamaica, president; John H. Prall, of Elmhurst, vice-president; Louis Windmuller, Woodside, vice-president; William J. Hamilton, of Corona, treasurer, and Edward A. MacDougal, of Flushing; Louis Windmuller and Charles G. Meyer, of Bayside; Robert B. Austin, of Jamaica, and Edward Roche, directors.

Building at South Ozone Park.

Albert J. Wick, the original developer of the town of South Ozone Park, in the 4th Ward of Queens, has begun the erection of 40 moderate-priced dwellings in Lincoln avenue in that suburb. Frank Grumback, another builder, is putting up 15 detached houses in Davis avenue, south of the Rockaway boulevard, and Olcon & Anderson are building 6 cottages on Field avenue. In addition to these larger operations several individual property owners are building houses for their own use. One of these is being erected at a cost of \$6,000 by Harold W. Smith, of the Manhattan Postoffice staff; Walter Gardner is building a 7-room house in Boss avenue; Louis Potter is building 2 houses, to cost \$4,000 apiece, on Boss avenue; Stephen H. Boss is putting up 2 similar houses in the same street, and Frank H. Chapman is building 2 \$3,000 cottages on Leahy avenue.

Plans for a new school house for the place, to cost \$175,000, have been already approved by the Building and Art Departments, and work is to be begun within a few weeks. It will be erected on the southeast corner of Lincoln avenue and Rockaway Boulevard.

The Right Rev. Charles E. McDonnell, Bishop of Brooklyn, after a visit to the town, has promised a committee of churchmen that he will have a new Catholic church edifice erected there this summer and that he will assign a resident priest to take charge of it. The town is soon to have another trolley line. This will be an extension, from Jamaica, of the Manhattan and Queens Company's new line through Queens Boulevard from 59th street, Manhattan. The fare to Manhattan on this new line will be five cents.

Cost of Wiring Houses.

Many a Brooklyn home owner recognizes the advantages of using electricity, in lieu of gas, for light, power and auxiliary cooking, but the question of the cost of wiring a house evidently has been a bar to actually making the transformation. The result is that the work is not done and the owner does not enjoy the conveniences of electricity because he may not feel disposed to spend what he supposes will be \$200 or \$300 for wiring, fixtures, etc.

The Edison Electric Illuminating Company, of 360 Pearl street, Brooklyn, to meet this condition, has inaugurated a plan whereby an electric service may be installed in any home along the line of the company's mains for a small sum on easy payments.

The company is advertising that for \$49, payable \$9 down and \$10 a month; it will arrange to wire the living rooms of any Brooklyn home—parlor, dining-room, kitchen and hall—including fixtures, glassware and tungsten lamps, all complete and ready for lighting.

This is for the Edison Company what the department stores call a "leader." The company does not look to make large profits on the installation work, but being a very large concern, buys fixtures and materials at exceedingly low prices.

Upon the first payment, the company proceeds to do the work, so that a very short time after, the householder is in a position to enjoy the advantages and conveniences of electricity.

The materials used are excellent, the fixture equipment consisting of a dome in the dining-room, a three-light fixture in the parlor and appropriate fixtures in the hall and kitchen. Later on the balance of the house may be wired at the convenience of the owner.

This plan offers a remarkable opportunity for those who wish to make their homes as modern as possible and to enjoy electric light and electric housekeeping.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION. 157 East 67th Street.

ORDERS SERVED.

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

MANHATTAN ORDERS SERVED.

Named Streets.

- Ann st, 47--Brewers Dupligrph Co.....G-H
Burling sl, 9--General Chemical Co.....L
Canal st, 54-8--S Jarmulowsky.....C-D
Canal st, 178--Henry Stern Est.....C
Canal st, 217--M Tischler.....A-G-H
Cherry st, 238-42--Rosie Plotz.....D
Cherry st, 246-8--Harris Shapiro.....D
City Hall pl, 30--Cowperthwait Bedding Co..L
East Bway, 123--Aaron Cohen.....C-D-H
Elizabeth st, 186-8--Jos de Alessandri.....A
Essex st, 37--Isaac Gellis.....A-B-E-H
Fulton st, 214--Bruen, Ritchey & Co.....D
King st, 29--Board of Education.....D
New Bowery, 44-8--Dominick Milano.....D
New Chambers st, 72--American News Co..K-L
Pearl st, 78--Henry Brewer.....C
Pearl st, 78--Brewer Bag Co.....A-C-E
Rose st, 30-2--A S Schroeders Son, Inc....D
Rose st, 33--A Schroeders Sons Co.....D
Spring st, 72-8--S Langsdorf Co.....A-L
Sullivan st, 205--Rocco Miglionco.....L
Vesey st, 32--Metropolitan Hardware Co...G
W Houston st, 50--H Hein.....A-G-H
W Houston st, 180-2--N Y P & L G Mfg Co..A-G

- William st, 186--Eugene Douglas.....A-G-H
William st, 200--Sterling Eng Co.....A-C-G-L
Worth st, 75-7--Alister Greene.....D
Worth st, 122--Donato Petraglio.....L

Numbered Streets.

- 4th st, 263 E--Jacob Paretzky.....L
11th st, 282 W--M Bayard Brown.....B-C
16th st, 413 E--Board of Education.....D
17th st, 138-40 W--J B Bruenn Co.....G
21st st, 45-51 W--David E Zicker..A-C-E-G-H
22d st & Lex av (School)--Board of Education.....D
24th st, 119-25 W--Schiller Bros.....H
26th st, 55-7 W--N Y Cut Flower Co.....D
26th st, 55-7 W--Chas Millang.....D
26th st, 55-7 W--Cut Flower Exchange.....D
26th st, 55-7 W--David Aaron & Co.....D
26th st, 55-7 W--Herman Cadrea.....D
26th st, 55-7 W--Pine Mfg Co.....C-D-E-G
28th st, 124 W--Board of Education.....H
30th st, 115-25 W--Louis Wintner.....H
30th st, 115-25 W--Levy & Julius.....H
34th st, 21-3 W--Felix Lacks.....A-F-G-H
34th st, 21-3 W--Guzy Preres.....A-F-G-H
34th st, 21-3 W--Bessie MacL Leggett..B-C-E-F
39th st, 104-6 W--F Ray Comstock.....A-B
46th st, 2 E--Herman J Bosch.....A-F
46th st, 2 E--Joseph Flora.....A-E-F
46th st, 2 E--Jessie Sellman.....B-C
46th st, 2 E--Elizabeth Fayden.....A-F
47th st, 242-6 W--Adams Express Co..G-H-K
56TH st, 118-22 W--Victor Auto Storage Co..A-H-K-L
56th st, 118-22 W--Jno S Coleman.....C
63d st, 220 E--Board of Education.....D
74th st, 105 E--Chas G Gates.....K
75th st, 242 E--Louis Carvallo.....G
80th st, 214-16 W--Apthorp Motor Car Co..A-G-K-L
87th st, 113 E--Board of Education.....D
87th st, 211-3 W--Antaens Garage.....A-K-L
87th st, 271-3 W--Riverside Garage Co..A-G-K-L
80th st & Columbus av (School)--Board of Education.....D
89th st, 171 W--Geo McK Brown.....K
89th st, 171 W--Benj Blumenthal.....K-L
90th st, 243 E--Jacob Ruppert.....K
90th st, 2 W--Hudson River Garage Co..C-K-L
91st st, 292 E--Geo Ringler & Co.....K-L
93d st, 55 W--Hoyt & de Maillie.....K-L
94th st, 126 E--Geo Ehret Jr.....K
96th st, 316 E--Board of Education.....K
101st st, 202-8 W--Riverside Garage Co...K
110th st, 150 E--N Great.....G
111th st & Lenox av (School)--Board of Education.....D
116th st, 218 E--Tonti & Rosie.....A
116th st, 218 E--Amelia Del Plato.....A
116th st, 218 E--Nicholas Cella.....B-E
119th st & 7 av (School)--Board of Education.....D
120th st, 165-71 E--Strathmore Auto Co...K-L
120th st, 509 E--Board of Education.....D
124th st, 417-19 E--Mary F & J F O'Neill..A-C-G
125th st, 232 E--Jas B Hall Jr.....H
125th st, 100-110 W--Geo Ehret.....C

Table listing names and amounts for individuals and companies, including Farrell, Patk J—J E March, Feldman, Frank—Kirkman & Son, Feenoughty, Hugh—E J Gillies, etc.

Table listing names and amounts for individuals and companies, including Union Trimming & Cord Co—R Rosenzweig, Angelo Constn Co—Knauth, Nachod & Kuhne, American Mahogany Co—American Surety Co, etc.

Table listing names and amounts for individuals and companies, including Mullins, Danl D—N Y Tel Co, Mathews, Geo E—W E Baker Co, Marsh, Alvin W—R P Lamley, etc.

APRIL 9.

Table listing names and amounts for individuals and companies, including Aunon, Paul—N Y Tel Co, Amos, Wm C—Saks & Co, Ake, Adolphus M—H C Hopper, etc.

Table listing names and amounts for individuals and companies, including Pachman, Louis—American Newspaper Pub Assn, Penotti, Maria G—Tenement House Dept, Parnass, Saml—Friedman Marble Slate Wks, etc.

CORPORATIONS. Table listing names and amounts for corporations, including Manhattan Drilling Co—Bernard—Greenwood Co, No Breakable Toy Co—A Flohr et al, Lord Electric Co—J H Keegan, etc.

Table listing names and amounts for individuals and companies, including Black, Lazarus & Harry—Colwell Lead Co, Brodnax, Moses C—N Y Tel Co, Canzone, Frank M or Frank Militello Canzone—Stewart Distilling Co, etc.

Table listing names and amounts for individuals and companies, including Reed, Else—N Y Tel Co, Rozar, Foster R—same, Riegerman, Jos—same, Rosenthal, Ike—R Liebman, etc.

Table listing names and amounts for individuals and companies, including Clarke, Pauline—N Y Tel Co, Caven, Robert A—same, Campbell, Jessie—Tenement House Dept, etc.

Table listing names and amounts for individuals and companies, including Sacks, Abr—City of N Y, Steinhart, Frank—H J Reilly, Stern, Edwin—H M Hall, etc.

Table listing names and amounts for individuals and companies, including Danaher, Eliz—Little Queen Co, Inc, Di Benedetto, Jos—Tenement House Dept, Damico, Anna & Otto Goodman—City of N Y, etc.

Table listing names and amounts for individuals and companies, including Ward, Thos P—Brooks Bros, Weston, Willie—J E Shea, Empire Machinery Co—N Y Tel Co, etc.

Table listing names and amounts for individuals and companies, including Foard, Richd J & Rachmil Baldel—S Warshavsky, Feldman, Israel—N Y Tel Co, Friedman, Saml—Tenement House Dept, etc.

Table listing names and amounts for individuals and companies, including Rotterdam Holding Co—Do—Em—Up Vermin Exterminating Co, S B Constn Co & Saml Barkin—L Levine, etc.

Table listing names and amounts for individuals and companies, including Gaidone, Camello—B Acito, Goldstone, Henry—Tenement House Dept, Golde, Saml—same, Goetz, Paul—J Seeman et al, etc.

Table listing names and amounts for individuals and companies, including Aisop, Bertha S—J C Kraus, Aron, Mark—F D Gheen & Co, Abbey, Raymond—J Adikes et al, etc.

Table listing names and amounts for individuals and companies, including Jensen, Anton—P Caze, Kenyon, Albt G—H D Furniss, Katz, Harry & Alfred Katz, also C J Sullivan Advertising Co—City of N Y, etc.

Table listing names and amounts for individuals and companies, including Danl, Geo—Kalt Lumber Co, Dandignac, Robt J—Empire Floral Co, Dobrin, Harry—N Y Tel Co, etc.

Table listing names and amounts for individuals and companies, including Longebardi, Frank & Frank Sicillaro—M Badt, Meilillo, Robt—H Miller, Moritz, Louis—C Katzenelson, Morrell, Wm H—F Pender, etc.

Table listing names and amounts for individuals and companies, including Dolan, Anne—N Y Tel Co, Dale, Chalmers—R L Clarke, Davis, Elias—J Silverstein, etc.

Table listing names and amounts for individuals and companies, including Mearns, W Howard—E F Keating Co, McCue, Jennie—E F Higgins, Mellert, Fredk F—L H Woods, Masche, Wilhelm—Bayside Lumber Co, etc.

Table listing names and amounts for individuals and companies, including Frank, Nathan—N Y Tel Co, Fessel, Oscar—M B Horowitz, Goetz, Fredk—McLernon Realty & Constn Co, etc.

Table listing names and amounts for individuals and companies, including Minutillo, Luciano—Tenement House Dept, Moll, Harry L—M Orleans, Marcus, Annie—John Nieder Co, Inc, etc.

Table listing names and amounts for individuals and companies, including Goldberg, Sam & Louis Steinick—L Rabinowitz, Galante, Antonio—J N Villano, Gerberoux, Edw L—B Greenberg, etc.

Judgments—Manhattan and Bronx (Continued).

Table listing judgments in Manhattan and Bronx, including names like Hobart, Geo V—Acker, Merrill & Condit Co., Halperin, Julius & Philip Fisherman—Majestic Neckwear Co., etc.

CORPORATIONS.

Table listing corporations such as A Saverio Mascia Co—R Rubo, Adams Stenographers, Inc—N Y Tel Co, Adams Remedy Co—same, etc.

Table listing various companies and their addresses, including Rubberline Tire Filling & Sales Co—G I B, Wilson et al, Richmond Lunch No 5—C Furthman, etc.

APRIL 11.

Table listing companies and their addresses for April 11, including Auster, Saml—H Falk et al, Archibald, Frank D Sr & Bryant Park Bank—W W Darley, etc.

Table listing companies and their addresses, including Schultze, Walter—O Huttlinger, Schmitt, Philip—W O Fredenburg et al, Skladman, Aaron—G Scher, etc.

CORPORATIONS.

Table listing corporations such as Saenger Rudolf Co—Silverberg Import Co, Apperson Motor Car Co—American Taximeter Co, etc.

Borough of Brooklyn.

APRIL 3.

Table listing companies and their addresses for April 3 in Brooklyn, including Adams, Robt—Hudson Navigation Co, Anderson, Chris—J Davis & ano, etc.

CORPORATIONS.

Table listing corporations such as Merrill Bros (Inc)—J Ronzino (infant), Miller Bldg Co—H Schwartz, etc.

APRIL 4.

Table listing companies and their addresses for April 4, including Baiseley, Sarah J—N Y Tel Co, Berman, Irving—N Y Tel Co, etc.

Table listing individuals and their associated values, including Cavanagh, Mary—Cassie M Manning, Clarke, Jno—Pennsylvania Oil Wks Co, Coleman, Sarah—N Y Tel Co, etc.

CORPORATIONS. Bklyn, Queens Co & Suburban R R Co—M Knight, Cosgrove Bros (a corpn)—Internatl Heater Co, etc.

APRIL 5. Ahlborn, Chas J—Annie Zaun, Bauaunne, Jno—Lefstein & Rosenfeld, Berry, Andw J—Lefstein & Rosenfeld, etc.

CORPORATIONS. American Mfg Co—City N Y, Crimp Cork Stopper Co—Margt Crispi (infant), Crotona Corporation—Ealdinger & Kupperman Mfg Co, etc.

APRIL 7. Albert, Ida T—C J Lane, Alexe, Frank—Isabella Georgi, same—same, Albert, Fredk—L Allmendinger, etc.

Table listing individuals and their associated values, including Alexe, Frank—Isabella Georgi, Bernstein, Jos—Ethel Bernstein, Bunims, Morris—Eastman Machine Co, etc.

CORPORATIONS. Advance Elec Co—J H Parker, Aronson Realty Co—Albt J Dowdeswell Co, C W Weddle Co—H C Ibbotson, etc.

APRIL 8. Berwick, Isabella—Kath Martin, Budd, Frank W—A Ehlers, Brennan, Patk—Howard & Fuller Bwg Co, etc.

CORPORATIONS. A C Winfield Pump Machine Co—Patterson Bros, Bedford Auto Renting & Repair Co—H Kristal, B H R R Co—Mary A Shea, etc.

APRIL 9. Aronowitz, Saml—H B Claffin Co, Barth, Geo M—Livingston Nail Co, Becker, David or Daves—H Shames, etc.

Table listing individuals and their associated values, including Holzer, Jacob—J Stern & Sons (Inc), Huelser, Paul J—G C Hall & ano, Jensen, Mauritz—Rohé & Bros, etc.

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

Manhattan and Bronx. APRIL 5. Asch, Jos J; 1912—same, Cuce, Frank; 1912—F Eckenroth & Son, Inc, etc.

CORPORATIONS. Barrett Co; 1913—A Meier, C Weinberg & Co; 1913—B Weisman, etc.

APRIL 7. Augenblick, Saml; 1911—B Levey, same; 1912—A Rubinger, same; 1911—L Bayles, etc.

APR. 8. Bonacci Dominick; 1913—Bway Trust Co, Burnstein, Maurice J; 1912—F Schlesinger, etc.

Table listing individuals and their associated values, including Bonacci Dominick, Burnstein, Maurice J, Buss, Louis C & Wm Wanner, etc.

Satisfied Judgments, Manhattan & Bronx (Con-

Table listing names and amounts for satisfied judgments in Manhattan and Bronx, including entries for Herbert, Aug & Chas W; Joline, Adrian H & Douglas H Robinson; Lowitz, Julius M; etc.

APRIL 9.

Table listing names and amounts for April 9, including entries for Allen, Jas F; Brantingham, Guy S; Calamas, Gus; Feldman, Israel & Jos Stein; etc.

APRIL 10.

Table listing names and amounts for April 10, including entries for Ahsman, Harry, Alex Burkhardt, Geo W Olivitt; Chas Soltan, Richd S Baker; etc.

CORPORATIONS.

Table listing names and amounts for corporations, including Bankers Surety Co; Manhattan Electrical Supply Co; etc.

APRIL 11.

Table listing names and amounts for April 11, including entries for Baar, Rudolf F; Benthan, Edgar & Robt C Corbett; etc.

Table listing names and amounts for various individuals and companies, including Frankel, Jacob L; Flesher, Addison B; Hencken, Wm F; etc.

CORPORATIONS.

Table listing names and amounts for corporations, including Geo A Kessler & Co; Rudolf Laenger Co; etc.

Borough of Brooklyn.

APRIL 3.

Table listing names and amounts for April 3 in Brooklyn, including entries for Falcone, Maria; Goodrich, David H; Lerner, Isidor; etc.

CORPORATIONS.

Table listing names and amounts for corporations in Brooklyn, including C I & Bklyn R R Co; Illinois Surety Co; etc.

APRIL 4.

Table listing names and amounts for April 4 in Brooklyn, including entries for Byrnes, Eliz E; Haight, Geo F; Loew, Leopold; etc.

CORPORATIONS.

Table listing names and amounts for corporations in Brooklyn, including Union Photographique Industrielle; Manor Realty Co; etc.

APRIL 5.

Table listing names and amounts for April 5 in Brooklyn, including entries for Donovan, Florence G & Michl J Lano; A Hunter; etc.

APRIL 7.

Table listing names and amounts for April 7 in Brooklyn, including entries for Apatow, Morris; Davis, Edwin A; Dillenber, Rhinehardt A; etc.

APRIL 8.

Table listing names and amounts for April 8 in Brooklyn, including entries for Anderson, Minnie; Belfer, Julius S; Bertani, Dominick; etc.

CORPORATIONS.

Table listing names and amounts for corporations in Brooklyn, including Parkside Court Realty Co; etc.

APRIL 9.

Table listing names and amounts for April 9 in Brooklyn, including entries for Birnbash, Adam & Jno Wiesenfarth; Eugene Sherk as recvr; etc.

Table listing names and amounts for various individuals and companies, including Wollin, Wm F; Estates of Long Beach; Highlawn Estate & Impt Co; etc.

1 Vacated by order of Court. 2 Satisfied of appeal. 3 Released. 4 Reversed. 5 Satisfied by execution. 6 Annulled and void.

SALE OF CORN'S PROPERTIES.

Committee for Bond Holders Bid in the Entire Holdings.

The seven large leasehold properties that were improved by the Improved Property Holding Co., of which Henry Corn was president, were offered in foreclosure in Part 7 of the United States District Court in Manhattan yesterday.

The properties included 43 to 47 West 33d st, a 6-story building on plot 63.1x98.9, leased in 1906 from Austen G. Fox and having 14 years to run; the 12-story structure known as the McCutcheon Building at 341 to 347 5th av, near 34th st, on plot 79x95, leased from the Chauler estate in 1906, and having 14 years to run; etc.

S. F. Carstein, of Carstein & Linnekin, who bid for the bondholders' committee, had no competitors. For the 33d st parcel and the McCutcheon Building \$40,000 each was bid; for 320 5th av, \$30,000; for the Bryant Arcade, which was offered last, \$50,000, and for the other three parcels \$1,000 each, this making a total of \$163,000.

First Results of New Subway Contracts.

The first results of the signing of the new subway contracts will be seen within a few months in the opening for temporary operation of the Steinway Tunnel, under the East River, and the Centre Street Loop Subway in Manhattan. Operation of the Steinway Tunnel will prove a great benefit to the people of Queens Borough. The tunnel, which runs under the East River from 42d street, Manhattan, to Long Island City, has been completed for nearly five years, but has never been operated because the company had no valid franchise for its use.

A large portion of the travel to and from Brooklyn will be benefited by the temporary operation of the Centre Street Loop Subway. This subway connects the Williamsburgh, Manhattan and Brooklyn Bridges, and as soon as connection can be made with the tracks over the Williamsburgh Bridge Brooklyn elevated trains, which now discharge their passengers at the Manhattan end of that bridge, will be brought through the subway down to the City Hall. There are stations at the Bowery, Canal street and Chambers street, so that many passengers who now have to pay an additional fare to get down town from the Williamsburgh Bridge will be enabled to travel without change of cars to their destinations.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.
"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI

No. 2352

New York, April 12, 1913

(41)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Broome st, 431-3, 582.	7th st, 213, 213½.	58th st, 141-3 E.	127th st, 111, 112-6 E.	3d av, 418, 1156-62, 1968, 2140.
Cannon st, 10.	8th st, 55 W.	59th st, 47-51 E.	130th st, 31 E.	6th av, 110-2.
Centre Market pl, 1.	9th st, 722, 809 E.	61st st, 203, 207 W.	131st st, 115 W.	7th av, 245-51.
Cherry st, 369-73.	11th st, 326 E.	62d st, 118 E.	136th st, 149 W.	8th av, 2918.
Cleveland pl, 7.	11th st E (ns), 439-pt It 10.	71st st E (ss), 1385-57-58.	140th st, 219 W.	10th av (ws), 2232-16.
East Broadway, 113.	12th st E (ss), 439-10.	72d st, 424-8 E.	143d st, 107-9 W.	
Front st, 56.	13th st, 3135 E.	74th st, 15 & 522 E.	147th st, 510-2 W.	
Grand st, 50.	14th st, 329 E.	77th st, 76 E.	172d st, 508 W.	
Greene st, 162-8.	20th st, 332 W.	93d st, 107-9 & 252 W.	180th st W (ns), 2152-89	
Hamilton pl (es), 1988-152-154.	22d st, 20-6 W.	94th st, 314, 315, 321 W.	202d st W (ss), 2198-10.	
Leroy st, 30.	25th st, 250-2 W.	95th st, 47 W.	Av A, 250.	
Lewis st, 185-7.	31st st, 18 E.	101st st, 314 W.	Amsterdam av, 1480-2.	
Mangin st, 25.	34th st W (ss), 679-pt It 1.	105th st, 221-5 W.	Broadway, 692-4, 2491-5	
Mercer st, 113-15.	36th st, 415 W.	113th st, 19 W.	Columbus av, 635.	
Prospect pl, 2.	39th st, 537 W.	114th st, 163 E.	Convent av, 300-8.	
Rivington st, 92.	41st st, 225 W.	115th st, 17, 616-20 W.	Ft Washington av, 19-21.	
Thompson st, 240.	44th st, 203-7 E.	116th st, 175 E.	Lenox av, 54, 360.	
Washington st, 653.	45th st, 315-7 E.	118th st, 110 E.	Lexington av, 1731.	
Water st, 433.	47th st, 252, 455 W.	119th st, 511 E.	Madison av, 1475, 1519.	
White st, 20.	52d st, 527 W.	121st st W (ss), 1963-25	Pleasant av, 277.	
1st st, 36.	56th st, 22 & 527-33 W.	121st st, 115 W.	St Nicholas av, 1541.	
3d st, 69 E.	57th st, 530-40 W.	122d st, 430 E.	West End av, 605.	
3d st, 64 W.		123d st, 107 W.	1st av, 107, 149, 1109.	
4th st, 177, 193 W.		124th st, 430 W.	2d av, 57-9, 1632, 1738, 2487.	

WILLS.

51st st, 325 W.
54th st, 210 W.
68th st, 66 W.
75th st, 105 W.
76th st, 303, 438 E.
80th st, 128 W.
95th st, 137 E.
102d st, 244 W.
109th st, 132-8 W.
120th st, 315 W.
121st st, 127 E.
125th st, 316-20 W.
Columbus av, 27.
Convent av, 389, 411.
Lenox av, 151.
1st av, 2353.
5th av, 555.
10th av, 760.

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or con-

veyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings. All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omittd—consideration omitted.
corp—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.

dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T & c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.

MORTGAGES.

Borough of the Bronx.

- 2D av, 408** (3:929), es, 72.2 n 23d, 26.6x 100; ext of \$19,500 mtg to Mar'15 at 5½%; Mar'20; Apr'13; Morris Stalewitz with Martha Seymour, 301 Huguenot, New Rochelle, NY. nom
- 2D av, 428**; also 25TH ST, 302 E (3:930) ext of \$20,000 mtg to Apr'18 at 5%; Apr'7; Apr'13; Lawyers Title Ins & Trust Co with Conrad, Mary A & Chas G Stegmann. nom
- 2D av, 828-30** (5:1337), es, 37.5 n 44th, 36x70; ext of \$15,000 mtg to Apr'18 at 4½%; Apr'10'13; N Y Title Ins Co with Walter C Korn, 1350 Mad av. nom
- 2D av, 1399** (5:1427), sal Ls; Apr'8; Apr'9'13; demand; 6%; Frank Kropacek to Lion Brewery, 104 W 108. 2,000
- 2D av, 1738** (5:1553), es, 75.8 n 90th, 24.5 x100; PM; pr mtg \$—; Apr'13; 1y6%; Morris Weiss to Louis Weiss, 1980 7 av. 5,500
- 3D av, 25-7** (2:464), es, 30 n St Marks pl (8th), 40.1 to an alleyway x74; rights to said alley; also ST MARKS PL, 3 (2:464), ns, 74 e 3 av, 24x75.4; pr mtg \$65,000; Mar'24; Mar'26'13; 2y6%; Maud B Barclay to Sarah A Brevoort, 7 W 83. Corrects error in issue Mar'29 when St Marks pl, No 3 was omitted. 15,000
- 3D av, 1156-62** (5:1402), ws, 25.5 s 68th, 100x100; Apr'13; 5y5%; Sol & Alex Herzog & Henry C Glaser, exrs & Rosa Herzog, to N Y Title Ins Co, 135 Bway. 110,000
- 3D av, 1156-62**; sobrn agmt; Apr'13; Bernhard King with same. nom
- 3D av, 1968** (6:1636), ws, 25.5 n 108th, 25x100; PM; pr mtg \$25,000; Apr'7; Apr'8'13; 2y6%; D Strauss Realty Co (Inc) to Rubin Bros, a corpn, 18 W 18. 6,000
- 3D av, 2248-50** (6:1771), ws, 25 n 122d, runs w100xs25 to ns 122d (Nos 177-81) xw60xn100xe60xs25xe100 to ws 3 av xs50 to beg; Apr'13; due &c as per bond; Saml Wallach to Dry Dock Savgs Instn, 341 Bowery. 90,000
- 5TH av, 1487** (6:1746); ext of mtg for \$20,000 to Apr'18, 5%; Apr'8; Apr'10'13; Lawyers Title Ins & Trust Co, 160 Bway, with Ray Newman, NY. nom
- 6TH av, 110-2** (2:572), sec 9th (Nos 66-8), runs s43.8xe77.6xn20.2xe0.1xn23.6 to 9th xw77.7 to beg; sobrn agmt; Apr'7; Apr'8'13; Esperanto Mtg Co with Herbt Fischer, 461 W 159. nom
- 6TH av, 110-2** (2:572) sec 9th (Nos 66-8), runs s43.8xe77.6xn20.2xe0.1xn23.6 to 9th xw77.7 to beg; PM; Apr'1; Apr'8'13; 4y5%; Herbt Fischer to Esperanto Mtg Co, 37 Liberty. 10,000
- 6TH av, 938-40** (5:1269), nec 53d (No 59), 42x75; pr mtg \$—; Apr'7; Apr'8'13; due &c as per bond; Wm J Bowe, of Mt Vernon, NY, to Mutual Life Ins Co of NY, 34 Nassau. 9,000
- 7TH av, 255** (3:800), es, 108.3 n 24th, 21.5x79.2; Apr'7'13; 3y5%; Herman Jacobus to Lawyers Mortgage Co, 59 Liberty. 25,000
- 7TH av, 2427-9** (7:2010), es, 39.11 s 142d, 40x100; ext of \$7,000 mtg to Apr'15 at 6%; Apr'2; Apr'9'13; I B Realty Corp, 128 Bway with Benj Blum, 565 W 144. nom
- 7TH av, 2427-9** (7:2010), es, 39.11 s 142d, 40x100; agmt as to share ownership in mtg; Apr'2; Apr'9'13; David E Goldfarb with I B Realty Co, 128 Bway. nom
- 8TH av, 740-2**; also 46TH ST, 264-6 W (4:1017); certf as to sale of leasehold, interest, chattels, &c, for \$400; Mar'28; Apr'8'13; Chas J White to Frank Gallagher. nom
- 8TH av, 2752** (7:2032); ext of \$18,000 mtg to Apr'18 at 5%; Apr'1; Apr'4'13; Title Guar & Trust Co with N & Z Realty Co, 46 W 116. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

- Agmt** (misc) as lease of equipment of cars, locomotives, &c; Guaranty Trust Co of N Y with same; Apr'1; Apr'10'13. nom
- Brooklyn** & also 4th Ward, B of Q (misc); certf as to mtg for \$25,000; Apr'3; Apr'10'13; Embo Land Co, a corpn, to Title Guar & Trust Co. —
- Consent** (misc) & certf as to chattel mtg for \$1,800; Feb'14; Apr'13; Chas Britton Trucking Co to Wm V H Hicks. —
- Equipment** (misc) & trust agmt & gen mtg; Geo T Jarvis et al Vendors & Guaranty Trust Co of NY as trstes with Rutland R R Co; Feb'20; Apr'10'13; due Apr'128, 4½%. gold trust certfs 495,000
- Land in Queens Co** (Misc); certf as to above mtg; Apr'5; Apr'9'13; Corbin Development Co to U S Title Guaranty Co 201 Montague, Bklyn. —
- Land in Brooklyn, N Y** (Misc); certf as to mtg for \$7,000; Apr'8; Apr'9'13; Seymour Rosenberg Constn Co to Title Guar & Trust Co, 176 Bway. —
- Land at North Beach, LI** (misc); certf as to mtg for \$30,000; Apr'4; Apr'5'13; W & G Land Co to Title Guar & Trust Co. —
- Land in Kings Co, NY** (misc); five certfs as to five mtgs for \$3,500 each; Apr'4; Apr'5'13; Mazarin Land Development Co to Security Mort Co. —
- Plainfield, N J** (misc); certf as to mtg for \$7,500; Mar'21; Apr'10'13; International Distributors Corp to Albt E Kent at Boston, Mass. —
- 157TH st E, nwc Melrose av**, see Melrose av, nwc 157th.
- 157TH st E, nwc Melrose av**, see Melrose av, nwc 157th.
- 165TH st, 263 E** (9:2448); ext of \$5,000 mtg to Apr'5'16 at 6%; Apr'5; Apr'7'13; Nicholas Geiger with Florence B D Reynolds & Alice M Dike. nom
- 168TH st E, nec Tinton av**, see Tinton av, nec 168.
- 168TH st E, ns, 131.1 e Tinton av**, see Tinton av, nec 168.
- 169TH st E, nwc Prospect av**, see Prospect av, nwc 169.
- 170TH st, 396 E**, see Clay av, ws, 984.1 n 169th.
- 172D st, 890 E** (11:2977), ss, 70 w Minford pl, 30x93.6; pr mtg \$13,000; Apr'7; Apr'9'13; due, &c, as per bond; Geo Senk & Eliz Danz to Annie D Wertz, 562 E 158. 2,500
- 176TH st E** (11:2959), ns, 145.5 w So blvd, 50x104x51.3x104; bldg loan; Apr'2; Apr'4'13; 1y6%; C J Carey Bldg Co, Inc, a corpn, 906 E 176, to Van Dyck Estate, a corpn, 331 Mad av. 38,000
- 176TH st E** (11:2959), same prop; certf as to above mtg; Apr'2; Apr'4'13; same to same. —
- 176TH st E, nwc Walton av**, see Walton av, nwc 176th.
- 177TH st E** (11:2852), ss, 88.7 e Jerome av, 2 lots, ea 37.6x125, 2 mtgs, ea \$21,000; Apr'7; Apr'8'13; due &c as per bond; Plough & Fox Co to Harlem Savgs Bank, 124 E 125. 42,000
- 177TH st E** (11:2852); same prop; certf as to 2 mtgs for \$21,000 each; Apr'7; Apr'8'13; Plough & Fox Co to Harlem Savgs Bank, 124 E 125. —
- 179TH st, 980-2 E** (11:3131), sws, 179 e Vyse av, 75x115; PM; Apr'8'13; 2y5%; Max J Klein & Ignatz Roth to Emma L Brown, 980 E 179. 10,000
- 182D st, 779 E** (11:3112), nes, 50x100; pr mtg \$445.60; Apr'4; Apr'8'13; 1y5%; Eliz Reilly (also Jno Reilly in bond) to Geo Ehret, 1197 Park av. 5,500
- 182D st, 779 E**; certf that on original mtg for \$2,000 there now remains only a balance of \$445.60; Apr'3; Apr'8'13; Tremont Bldg & Loan Assn, a corpn, to Eliz Reilly. —
- 183D st, W** (11:3196), sec Grand av, 100x50; Apr'7'13; due, &c, as per bond; Jane McLaughlin, Newark, NJ, to Ellen McK Gunning, 464 W 142. 2,000
- 187TH st, 737 E**, see Crotona av, es, 100 n 187.
- 188TH st E, swc Bathgate av**, see Bathgate av, swc 188th.
- 198TH st E, swc Marion av**, see Marion av, swc 198.
- 203D st E** (12:3308), swc Wmsbridge rd, runs w98.7xs100xe62 to nwc Briggs av xne 78.6 to rd xn32 to beg; all title to lot of land adj above at nec; pr mtg \$6,000; Apr'10'13; installs. 6%; Ignace Gruber, 335 Central Park W to Harry J Sondheim, 509 W 110. 1,500
- 223D st (9th av) E** (*), ns, 155 w White Plains av (3d), 50x114, Wakefield; PM; Apr'7; Apr'9'13; 3y6%; Eugene Lichtenberg of St Remy, NY, to Emil Matthiessen, 332 E 150. 1,500
- 235TH st E** (12:3369), ss, 175 w Kepler av, 25x100; Mar'29; Apr'7'13; due, &c, as per bond; Chas F W Bange to Augusta A Wurm, 294 E 162. 4,000
- 236TH st E** (*), ss, 50 w Digney av, two lots, ea 20x100; two mtgs, ea \$350; two pr mtgs, \$4,000 ea; Apr'9; Apr'10'13; due, &c, as per bond; Wm F Kayser to Niels Molbeck, 600 E 164. 700
- 238TH st E, nwc Katonah av**, see Katonah av, nwc 238.
- 239TH st, 415 E** (12:3393), ns, 125 e Martha av, 25x100; PM; pr mtg \$—; Mar'26; Apr'7'13; 3y6%; Carrie Fallowitz, 67 Alex av, Yonkers, NY, to Podgur Realty Co, a corpn, 931 So blvd. 2,000
- 242D st E, nec Baker av**, see Baker av, nec 242d.
- Anthony av** (11:2802), ws, 100 s Mt Hope pl, runs w98.6xn5xw49.2xs92.8 to 176th xe 148.8 to av xn70.4 to beg; bldg loan; Apr'10'13; due Oct'10'13, 6%; Cleland Realty Co to Lawyers Title Ins & Trust Co, 43,000
- Anthony av** (11:2802), same prop; certf as to above mtg; Apr'10'13; same to same. nom
- Bailey av, 3058** (12:3261), es, 228 n Albany Crescent, formerly Boston av, 37.6x 65x37.7x62.5; Apr'13; 3y5%; Peter A Peterson, Perth Amboy, NJ, to Alice B Fox, 49 W 75. 12,000
- Bailey av, 3058**; sobrn agmt; Mar'26; Apr'13; Silas F Hall with same. nom
- Bailey av, 3058**; sobrn agmt; Mar'25; Apr'4'13; Sarah R Tatham with same. nom
- Bailey av, 3058**; sobrn agmt; Mar'31; Apr'4'13; Stephen W Collins with same. nom
- Baker av** (*), nec 242d, 100x100, except pt for sts; Apr'8'13; 3y5%; Jno Elterich Jr, 801 E 242, to Fredk Cook, 1418 Jessup av. 7,000
- Bathgate av** (11:3057), swc 188th, 89.4x 32; Apr'8; Apr'9'13; due Jan'15, 5%; Pauline Haebler to Theo Haebler, 32 Mt Morris Park W. 4,250
- Bergen av, 641** (9:2362), ws, 175 n 152d (Rose), 25x86.2; ext of \$3,000 on a/c of mtg; Apr'8; Apr'10'13; Joanna R Milburn with Augusta Schlimpe, 1409 Greene av, Bronx. nom

IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also



learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from

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Architectural Record

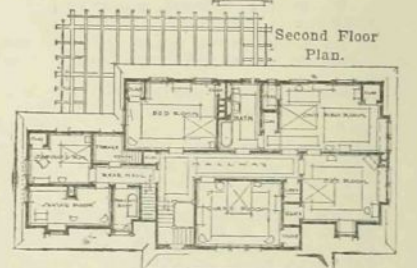
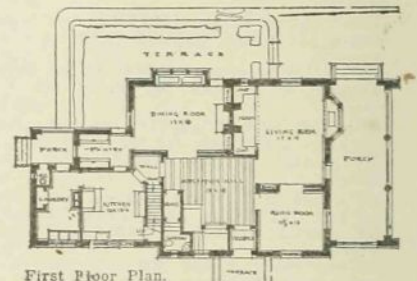
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