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THE SINGLE-TAX THEORY DISSECTED

The Right of Private Ownership in Land as a Product of Labor-Land in the City Not a Natural Product-Land Values Would Shrink.

By CYRUS C. MILLER

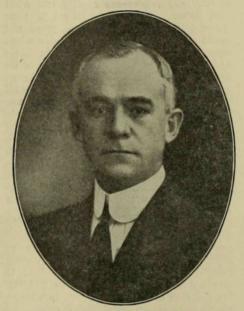
THE Salant-Schaap bill (named after its last sponsors) is, we are told. about to be submitted again to the Legislature of the State of New York. It is expected to contain the same provisions as its predecessor, the Sullivan-Shortt bill, which was defeated in 1911. These bills are known as the nan-tax bills because they aim to divide the tax on buildings and other improvements into two parts, one to be levied on the improvements and the other to be added to the present tax on land. This will result in a "half tax" on buildings and an extra tax on land.

The bill sets forth that ten per cent. of the tax on buildings shall be taken off each year for five years and added to the land tax. It should be understood that the plan is a half way station to the Henry George single tax, by which all taxes (instead of half) are to be taken from buildings and placed on land. The principles applying to both half tax and single tax are the same. The single-tax theory is that land and air and water are natural products and belong to mankind in general, so no individual should have exclusive ownership of them; while buildings and other improvements are the products of la-bor and should be the exclusive property of the persons who create them. To carry out this theory the single-taxers propose to leave the land in the possession of its owners but to levy upon it a tax equal to its producing power, so that the possessors of the land cannot have its income, which will be divided among the community to meet the burdens of government. I believe this to be a fair statement of their plans.

A Henry George Theory.

Perhaps some quotations from "The Condition of Labor," by Henry George, will not be amiss:

"Being created individuals with individual wants and powers, men are individually entitled (subject of course to the moral obligations that arise from such relations as that of the family) to the use of their own powers, and the enjoyment of the results. There thus arises, anterior to human law, and deriving its validity from the law of God, a right of private ownership in things produced by la-bor, a right that the possessor may transfer, but of which to deprive him of without his will is theft. This right of property originating in the right of the individual to himself, is the only full and complete right of property. It attaches to things produced by labor, but cannot attach to things created by God. * * * We pro-pose leaving land in the private pos-session of individuals, with full lib-erty on their part to give, sell or be-



HON. CYRUS C. MILLER.

queath it, simply to levy on it for pub-lic use a tax that shall equal the an-nual value of the land itself, irre-spective of the use made of it or the improvements on it." Land As a Labor Product.

It is to be seen that the whole theory is based upon the idea that land is not the product of labor. If it be shown that in a civilized community land is a product of labor, the theory falls to the ground.

Let us examine this idea in detail. No one will question that land, air and wain a new community are natural products common to everyone, but like every other natural product, they are converted easily into products of labor. My friend the fruit grower buys compressed air in cylinders from a concern which takes this natural product and compresses it. He uses it as a motive power to spray his trees. In my office we use bottled water which we buy from some one who collects this natural product, bottles it and sells it to us. Miners take gold and precious stones, and coal, and oil out of the earth, and after they have treated them by various forms of human labor either in manufacture or transportation, exchange them for other products of human labor. When our forefathers stepped upon

Plymouth Rock they found before them an' unbroken forest, a natural product. It had no selling value. They chopped down the trees, pulled the stumps, blasted or picked off the rocks and stones, filled the ravines, built roads and con-verted the land into a product of human labor. Anyone could do it who would. Now it is proposed to lay a tax on that land which shall be equal to its producing power, because they say the community is entitled to the income and not the individual who expended labor on it, or his successor. Perhaps it will be said that land in the cities is not farming land and the same reasoning will not apply.

In the beginning of the city, land was free to all. Some men worked on the land and converted it into farms, others invested their capital in merchandise, all helped to build up the city. The man who made bricks which were the prod-uct of his labor, sold some and bought land with his profits. He wanted the land, others wanted his bricks. Out of his savings he paid taxes on the land to carry on the government and assessments to build streets and sewers and lay pavements and prepare the land for the time it would be needed for build-ings. The bricks were the primary product of his labor, but the land no less represented his labor, and was the product of it in the wider sense. While he held the land he had to go without interest on his original capital, the taxes, and the assessments.

Land as a Savings Bank.

All of these items went into the land as they would into a savings bank, some day to be returned, he hoped. Finally, a demand came for his land, as it had for his bricks, and he sold it, sometimes with a profit, sometimes without. The community encouraged him to put his savings into land. What can be said of an attempt to take them away? It may be said again that it is not the intention to take away the land from his possession. This is true, but it is also true that the plan is to take away its selling value by taxing away its income or its potential power to produce an income.

A lot is worth a sum upon which it will produce a fair return after the taxes have been paid. A fair return is, let us say, 5 per cent. It is worth \$1,000 let us say, 5 per cent. It is worth \$1,000 if it will produce \$50 (5 per cent. in-come) and the taxes say, 2 per cent., or \$20, which is \$70 in all. If the taxes are raised to 3 per cent. the income will be reduced to \$40 and the lot will be worth only \$800 to sell. If the taxes are increased to 4 per cent. If the taxes are mil-be \$30, and the selling value \$600; and finally, if the tax is increased to 7 per cent. the entire income will be taken and the lot will have no selling value at all.

Who will pay \$1,000 for a lot if he cannot sell it again for the same amount, or if he cannot gain an income from it on that sum? If the income is taken away the selling value of the lot is lost. This means that thousands and thou-sands of small owners who now have their savings in a home or tenement upon which there is a mortgage, and whose equity only equals the selling value of the land, will see their investments wiped out and the mortgagee get the property.

Falsity of the Cheap Rent Theory.

It is thought that taking away the selling value of land will make it possible for men to build homes on it and have cheap rents, and escape the congestion of the cities. Let us examine that theory. Undoubtedly the first effect would be to make vacant land cheap in localities where the local improvements. such as regulating and grading, sewering and paving, have been paid for, because these investments as well as the original capital invested in the land would be lost; but as soon as these lands were occupied, who would invest in other lands years before they were needed for dwellings, and pay the taxes and assessments necessary to convert these lands into building lots suitable for a city?

Now they are made ready to relieve any congestion in the city long before there is any demand for them. On what would the assessments be levied if the lands had no selling value? Who would advance the money for these improvements Again, if the tax on the building is only half that on the land, the tendency would be to build upon as much of the land as possible and have most of the investment in the building. It is to be seen that a worse congestion would occur than any we now have and rents would rise as the demand increased. In a few years they would be higher than they are now.

It is hard to understand the argument that buildings and improvements should be exempted from taxes. The object of taxes is to support the government in the discharge of its functions, such as the operation of the Fire Department, the Police Department, and the Courts, all its other activities. What are and these for more than for the preservation of buildings and other improve-ments? Vacant property does not need the Fire Department, or the Police Department, or the Courts; yet it is pro-posed to relieve buildings and improvements which are the direct beneficiaries of the tax, and place the burden on land, which gets little or no direct benefit from it.

The larger the ratio which the value of a building bears to the whole investment, the greater the need of the governmental functions supported by the tax; but the single tax would exempt the building and charge the land. Another fact which appears to be for-

Another fact which appears to be forgotten is that the building is bound to wear out and the only chance the owner has to offset the diminishing value of his building lies in the increase in the value of his land. If he is denied the increase in the value of his land, he must charge higher rents so as to provide a sinking fund for his building. This necessary consequence explodes the lower rent theory.

Practical Difficulties.

Let me call attention to the practical difficulty of levying the single tax. To quote again from "The Condition of Labor":

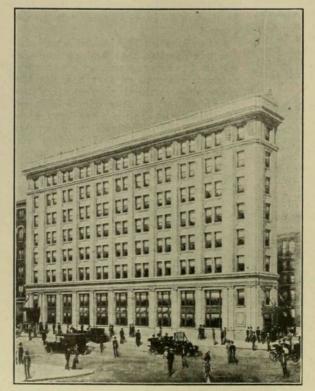
"The value we propose to tax, the value of land irrespective of improvements, does not come from any exertion of labor or investment of capital on it or in it; the value produced in this way being values of improvements which we would exempt."

If the capital invested in a piece of land is to be exempted from taxation, we shall find that many lots which now are not worth the capital invested in them, plus interest, will have no tax levied upon them. Suppose we exempt the natural value of land and tax the so-called "social value." How can we determine what part of the present value we tax? If, on the other hand, we exempt the capital invested and interest we find that the sum invested will be far greater than the present value.

History tells us that Peter Minuit, the first director-general of the Dutch East India Company, paid to the Indians in 1626 the sum of 60 guilders or about \$24, for the land on Manhattan Island. In 1913 the assessed value of this land was \$3,155,389,410, but when we figure that this same \$24, if put out at the prevailing rates of interest since 1826, would amount now to \$12,884,901,824, in round numbers, we conclude that the unearned increment or social value was not so much after all.

Capital Joined With Labor.

In a settled community where capital has been invested in land it is practically impossible to find out what part of the land represents capital and what part labor. When was there a time when both capital and labor were not spent on it? In a new community when everyone starts off on an even basis and it is agreed that land shall have no selling value, the single tax may be as good as any other, but not so where all the land values in the community are based on investments from the proceeds of labor. In fact, in such cases as the New England farms before mentioned, their entire value is the result of labor. In the case of unimproved city lots, although the original capital invested was small, the taxes, interest and investment, assessments and interest on them sometimes exceeds by a large sum the present selling value of the lots. Only a few days ago an article in a newspa-per called attention to a lot in Tremont avenue, Bronx, which the owner bought in 1872 for \$5,000. In 1912 it was sold and now it is worth \$30,000. On the face of it the owner made a large profit. but upon analysis it appeared that his original investment of \$5,000, with interest for the 40 years, amounted to \$35,200. He paid out taxes and as-sessments of \$14,000. His investment amounted to \$49,200, while his property was worth only \$30,000. What part of this should be taxed? Will the city re-pay to him the sum he has spent for investments, taxes, assessments and in-



Mowbray & Uffinger, Architects. NEW BUILDING FOR THE SECURITY BUILDING COMPANY, LYNN, MASS.

terest over the selling value of the prop-

erty? It may be seen, therefore, that land in the city is not a natural product, but a product of labor. In this it differs in no respect from merchandise in whose exclusive ownership the investor is entitled to all the protection of the laws, and that a tax designed to take away the selling value of his property is only a means of confiscation under the form of law.

The Unearned Increment.

Much is said of the unearned increment of land caused by the increase in population and consequent increased demand for it. The hope of this increase is what induces persons to invest the proceeds of their labor in the development of vacant property long before it is needed for building or in the improvement of property. After such investment, if the population moves away, does the community pay the owner for his loss? Assuredly not. Why should it have the increase? The increased tax on increased values pays to the community a share of the increase.

I need not go into the question of the effect which the shrinkage of land values due to the single tax would have on New York City securities sold to people all over the world. A community which would confiscate the property of its own citizens would not be very considerate of the owners of its securities.

New York Builders at Lynn.

John H. Parker Co., of 315 Fourth avenue, New York City, has within the past two weeks taken contracts for two important operations, one in Lynn, Mass., and the other in Toronto, Canada. The Lynn contract is for an eightstory bank and office building to be erected for the Security Building Corporation, at a cost of \$300,000. The building will be fireproof throughout, of granite, limestone, brick and terra cotta. The ground floor will be occupied on completion by the Security Trust Company. The structural steel for this work has been awarded to Levering & Garrigues Co., of New York City. The plans for this building were prepared by Mowbray & Uffinger, 56 Liberty street, New

York City, who are specialists in bank buildings and office buildings of this type.

The Toronto operation will be handled from the local office of the John H. Parker Canadian, Ltd., at 8 Colburne street, Toronto Canada. This building is to be erected for the Methodist Book & Publishing Co., of Toronto, at a cost of \$1,000,000. The building is to be of fireproof construction, with a facade of granite and terra cotta; dimensions are approximately 135x221x203 feet. The building will contain six elevators, and separate power plant. The plans for this building were prepared by Burke, Horwood & White, of 28 Toronto street, Toronto, Canada.

-Subway extension into Mount Vernon is being talked of very generally in that city just now. Wishing our neighbor nothing but success, nevertheless, we have our doubts about it.---Yonkers Herald.

PROFESSOR JOHNSON AGAINST SINGLE TAX

Dean of N. Y. University School of Commerce Points Out Its Fallacies before the Real Estate Board—President McGuire Urges Cooperation Among Owners.

PROFESSOR Joseph French Johnson, dean of the New York University School of Commerce, Finance and Accounts, addressed the members and guests of the Real Estate Board of New York, on Thursday, at the second of the monthly luncheons which the board has inaugurated. Dr. Johnson spoke on the single tax, discussing the various phases of it and then pointed out its fallacies.

of it and then pointed out its fallacies. Lawrence M. D. McGuire, president of the Real Estate Board, in his introductory remarks, urged systematic opposition to the proposed referendum which the single taxers are trying to get through the Legislature.

Professor Johnson said in part:

"A propaganda has been urged with great vigor, persistence, and fallacious argument in favor of the reduction of the tax on buildings until it is one-half the rate on land, on the assumption that the people in the buildings, who occupy the buildings, don't own any land, are a favored set of people; God put them here not to pay taxes, but to be here and enjoy the advantages of civilization in New York without paying their share for the privileges they enjoy. I have not discovered a single argument in the propaganda which will bear analysis. I mean the propaganda for a reduction of the tax rate on buildings.

Ways of Paying Taxes.

"I know no reason why I should not pay taxes for the support of the government of the City of New York, although I own no real estate in New York. I think I do pay taxes. I pay taxes whenever I eat lunch—if I pay for the lunch. I pay a tax whenever I am in the subway, on the street cars, when I buy a hat, when I pay for the bed in which I sleep, or when I pay rent. I am contributing my share in proportion to my income toward the support of the city government. Now that tax, of course, is disguised. "When Mayor Gaynor's commission got together two or three years ago to

"When Mayor Gaynor's commission got together two or three years ago to consider means of finding new sources of revenue for the city, we began first of all to consider whether it would be possible to learn something from other cities and other countries. "Well now, we had to come back then

"Well now, we had to come back then to consider a single tax on the land in New York. The single taxers claim that there is attaching to land something that attaches to no other kind of property, and they call it the uncarned increment, and that the value of land ts created not by the land owner, but by the growth of society, and the increase of population. Now we will agree that that tax on land could not be shifted, and if we did increase the taxes which the land owner should pay he could not do what the building owner does and make the tenant and the occupier pay the taxes; he himself would have to pay them. Well then, the committee considered briefly what this word uncarned means, and we found no answer and nobody has really been able to define earned.

"When do you earn a thing? The economists say that you earn it when it is a product of sacrifice and effort on your part. Then it would not have come into being but for the sacrifice and the effort that you made and endured. Well, did Mr. Pierpont Morgan earn the \$2,-000,000—I don't know how many which his firm was paid for bringing into existence the Steel Trust? It is pretty hard to answer that question. Did General Grant capture Fort Donelson, or did his soldiers? Did Admiral Dewey capture Manila, or did the men under him? Unconsciously the American people have answered both these questions, and a lot of others of the same sort. They say Dewey did it, and that Grant did it, without reasoning about it at all. If you do begin to reason about it and try to find out who has earned, who has produced a thing, was it Carnegie who produced his millions or the men who worked for him with their hands? You have got to consider what the men would have done without Carnegie—without the brains.

The Unearned Increment.

"If we are going into the theory of it and say that because the land is not man-made then we should tax the increment in its value, tax it until nothing is left except a bare living for the owner of the land, you can't tax it beyond that, then we had better go further to be logical and tax men like Morgan and Jacob Schiff, and you can name a lot of others, on the special ability which God gave them, for that is a privilege, a monopoly which they have not earned, and leave them, of course, enough to live on so they can go on operating their special abilities.

"The unearned increment attaches to all forms of monopolies or things which can be increased in number, and we tax the buildings because the buildings may be increased in number and may increase in rents. The street railways, too, for we only have one in a street, so the unearned increment attaches to street railways, to the railroads, to the telephone companies, to the telegraph companies, and to all of our public service utilities, which are semi-monopolies for the reason that public opinion will not tolerate a duplication, or the law in many States won't. So if we are going to absorb the unearned increment we must not stop with land.

going to absorb the uncarned and we must not stop with land. "If you are going to buy some railroad stock, you will buy because you think it is going up. That is the unearned increment. You won't do a thing to make it go up.

"Now, one of the crying objections to the Sullivan-Shortt bill, and it is unanswerable, is the fact that it would fall with equal weight upon those who are fortunate in their investments and those who are unfortunate in their investments. As you all know, the development of transit facilities in New York City in recent years has caused a most remarkable shifting of values. It has increased values in certain parts of the city, especially in the suburbs, which caused a decline of values downtown. The doubling of the taxes on the land, or the halving of the rate on buildings until it is half that of the rate on land, would make the tax burden bear heavier and heavier on land, and larger and larger on land, and you know that the selling price of land is determined in some measure by the taxes; for if we assume 5 per cent. rate of interest as being a current rate in a community and that the tax rate is 2 per cent., with a piece of property yielding \$7,000, it yields to the owner \$5,000, leaving out of account strictly any other consideration, and would be worth in the market, \$100,000; if the tax rate is increased on that land 3 per cent., the owner gets a net income of only \$4,000 and the market value, the price of the land, would fall to something like \$80,000.

"So the increasing of the tax rate upon real estate or upon any property is a very serious matter for the owner of that property. It is a disguised form of confiscation, and there is no answer, no argument in favor of it."

Professor Johnson closed by further enlarging on the benefits of an unearned increment tax.

A Call to Arms.

Mr. McGuire, before the adjournment, again urged co-operation among the real estate interests. He said:

"The time is here when all interested in real estate-the owner and the professional real estate man-must get together and combine, and their organization fight these things at their inception. Only last night I attended a meeting where there was discussed the effect of the recent Factory Laws through the Labor Department, and it was discovered by two of the gentlemen who were at this conference—I think perhaps they had charge of two hundred buildings that will be affected by this law-they woke up to find that the Labor Law in its operation treats the 4 and 5 and 6 its operation treats the 4 and 5 and 6 story buildings in practically the same way that it does the 12 or 20 story fireproof building, and a gentle-man who is an expert and a former commissioner of the State, turned to these real estate men and said: 'I was on this commission when this law was being made up and I often wonder where the real estate men were when this thing was being put over.' Now we awaken in relation to the Labor Law to find that we are in a very serious predicament—far worse than a great many real estate men are willing to admit and another lot don't realize. Now, if you permit this reduction of rent movement to get the same momentum as did the Factory Law, I say that the real estate interests are entitled to no sympathy."

There were about 300 present, including real estate brokers, lawyers and business men.

-Builders have begun to respond to the appeal from Long Island City for residential construction. The J. J. Hearn Construction Company is to build six five-story brick tenements to cost \$200,000, in Long Island City, four on Albert street, a short distance north of Jackson avenue, and two on the south side of Steinway avenue, 115 feet east of Jackson avenue.

-The most cheering advices come from Washington, President Wilson having evidently determined that it is time to redeem his pledge for "building up business" on constructive lines.

FIFTH AVENUE BUILDING RESTRICTIONS

Those Proposed by the Commission Acceptable to the Association — The Commission's Conclusions Analyzed—A New Epoch for the City.

By BRUCE M. FALCONER, Counsel to the Fifth Avenue Association.

F ten years ago a real estate man, a builder, a large property owner, architect, a city official, and a prophet, let us say, should have been together, and the prophet should have told the group that in ten years time a city commission composed of practical and experienced men, representing many dif-ferent types of activity, would hand in a report urging most earnestly a limitation on the height of buildings in New York City and a segregation of buildings according to their use and character of occupancy, the group might well have exclaimed as one man: "Such a thing is impossible!" Then the familiar arguments would probably have been urged about the shape and size of Manhattan Island, and that due to this feature of the case New York was "sui gen-eris"; and therefore, aside from any other argument, the continued erection of skyscrapers was an economic and a physiographical necessity. But "continual dropping weareth away a stone," and the constant agitation of this subject on the part of a small minority, of which the Fifth Avenue Association has been, as far as we are aware, the most active leader, has produced a remarkable change in sentiment, or possibly, it may be more truthful to say has uncovered and brought to light the real sentiment of the community.

The Zone System.

The commission in its report doubts the power of the Board of Estimate, under the present charter, to put into ef-fect the zone system. It urges, however, for immediate adoption over the "hole city, a rule limiting the height of buildings at the street line to twice the width of the street, with a further provision that in no case shall the height limit be fixed at less than 100 feet or more than 300 feet. After reaching the proposed limit buildings may be erected to a greater height by setting back the street walls above the point thus fixed one foot for every four feet of increased height. After the first story 10 per cent. of every interior lot must be left vacant, such 10 per cent. being at the rear in the case of any lot facing only on one street. Further loss of area is required, progressing in accord-ance with increased height; towers not exceeding 25 per cent. of the lot area are provided for and other rules regarding bulk, court space, etc., are proposed.

The commission states that these restrictions proposed for immediate adoption were devised with reference to the needs of the downtown office and financial district, and "are so liberal as to be of practically no force in controlling actual building development except in very limited areas throughout the entire city." We have little doubt that the exhaustive investigation made by the commission and its staff, and the great amount of expert advice obtained from men representing different types of interests looking at the problem from many varying an₃lcs and points of view, has led the commission to formulate rules which are opposite to the district in question, will tend to check unreasonable height, provide in so far as possible for the access of sunshine and light and at the same time are not an undue interference with property rights in a district of this extraordinary character. As the commission itself states, however, since the city is naturally divided into different types of building districts, all these "districts must be recognized in any complete and generally effective system of building restriction." Therefore, the zone system is advocated for eventual adoption, and an amendment to the charter is recommended giving the Board of Estimate power to put it into effect.

The Only Possible Solution.

Doubtless all who have thought about this problem realize sooner or later that the zone system is the only possible solution of the question for New York City in its entirety. The needs of one section are not the needs of another. A rule, for example, liberal enough to be reasonable in the downtown office district, would not be strict enough for, say, Fifth avenue or Park avenue. Conversely a restriction low enough to protect Fifth avenue would no doubt be confiscatory and legally unenforceable if applied to the skyscraper district, in fact could probably never be enacted into law. This condition of affairs in itself constitutes a silent but overwhelming argument that if any height limitations at all are to be imposed throughout the entire city the zone system is the only practical method that can be applied.

commission recommends the The adoption of the zone system not only for the purpose of limiting height, but as well for the purpose of regulating the location of industries and of buildings destined for special uses. In other words, there is a recognition of the fact that in the future development of the city some lines of segregation must be drawn, in so far as that is practicable, as to the character of buildings and the nature of their occupancy. In any system of this kind as applied to New York City two of the basic dis-tinctions to be recognized would undoubtedly be, first, that between resi-dential and industrial districts and, secthat between high class mercantile districts and purely industrial or fac-tory districts. The system of segregation into industrial and residential districts has already been adopted in a rumber of American cities, in Vienna and in many of the greatest cities of Germany.

Fifth Avenue's Special Needs.

In accordance with the instructions contained in the resolution providing for the appointment of the commission special attention has been given in its report to the Fifth avenue district. It lays stress on the "decline in business and property values in lower Fifth avenue owing to the failure to protect the avenue from encroachment by factories," and recognizes the fact that the welfare of Fifth avenue is not the concern of that avenue alone, but of the rest of the city as excluded from the neighborhood of upper Fifth avenue. The preservation of that thoroughfare as a high class shopping center is essential to the business prosperity of the entire city."

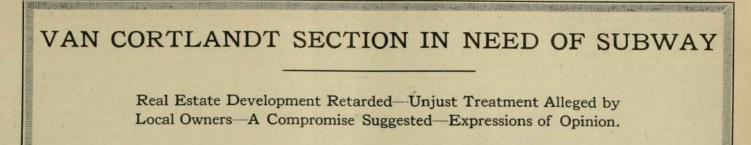
As to height limitation the commission recommends that Fifth avenue and adjacent territory, as a part of the zone scheme, be placed in one of those zones in which the height of buildings at the street line is limited to 1½ times the width of the street, but not over 125 feet, with a provision permitting further height if the street wall is set back one foot horizontally for each 11/2 feet of vertical increase. Since Fifth avenue is 100 feet wide the height limitation on the avenue at the street line would thus be fixed at 125 feet, while on the 60 foot cross streets the limitation would be fixed at 90 feet. As the Fifth Avenue Association, through its executive committee, has long since recorded itself as being in favor of a restriction of 125 buildings on the avenue and on feet within 300 feet east and west, with two additional mansard roof stories, it will thus be seen that, at least as for as the height at the street line is concerned, its demands have been more than recognized. The rules recommended for the Fifth avenue district in regard to additional height for setbacks and towers do not appear to be so liberal as to oc-casion fear of immoderate height, large plots being the only ones on which sub-stantial increase of height would seem to be practicable.

Take a Chance on Its Constitutionality.

Fifth avenue may feel perhaps a little natural disappointment that no recommendation is made for its imediate protection, since it seems to us that under present charter powers the Boards of Estimate and Aldermen might well have passed a law applying to that section alone, in advance of the zone system. We should have been willing to take a chance on its constitutionality, could anyone have been found so hardy as to fight such a law, backed overwhelmingly as it would undoubtedly be by the sentiment of the Fifth avenue district. However, there comes to mind in the nature of consolation at this time, one of the wise and oft-repeated sayings of the late Mayor Gaynor: "All good growth is slow growth." Looked at from the point of view not alone of Fifth avenue, but of the whole city, we cannot but hope that the report of the Heights of Buildings Commission marks the beginning of a new epoch in the development of the city.

The Harlem Tubes.

The third section of the four-track steel tunnel being built under the Harlem River for the Lexington avenue subway has been successfully laid in the bed of the river. The contractors are Arthur McMullen and Olaf Hoff, and the method of building the tunnel is the same as that used by Mr. Hoff in the construction of the Michigan Central tunnel under the Detroit River. This method involves the construction of the steel tubes on dry land, floating them on the surface of the river to the point desired, and then sinking them into a prepared trench in the bed of the river and encasing them in concrete. January 31, 1914



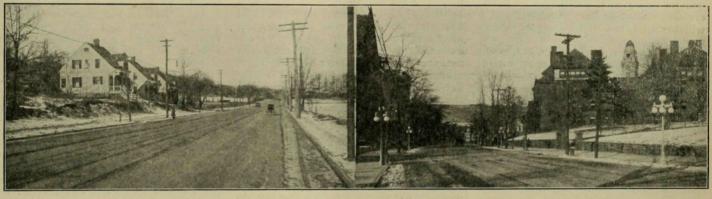
B ROADWAY, in the Bronx, with the territory to the west of it is waiting for builders and building loans, and for the city to develop further the inside streets and avenues. Beyond the narrow and inadequate bridge across the ship canal Broadway becomes one of the five principal arteries of the Bronx. Here it is a beautifully paved highway, with sewer, water, gas, electricity and rapid transit part way, but almost wholly vacant except for a few brick and frame buildings at the lower end and a few old cottages along the way.

The Broadway subway line, ending at 242d street, leaves without accommodation a considerable city territory lying beyond that latitude, as it is a mile and a half to the city line. A double toll is consequently exacted from those who do not reside within walking distance of the terminal. The difference in money between a single toll and a double is and Guide of November 22d last, there appeared a most informing descriptive article on Riverside by Edward C Delafield, it is unnecessary here to go over the same ground again.

Good growth is slow growth, and Riverdale, take it as a whole, has grown slowly, counting since the building of the New York Central Railroad; but from the Spuyten Duyvil creek all the way northward to the city line it has been thoroughly mapped and laid out with streets by the topographical departments of the borough and city, and no more beautifully designed "city" is imaginable. Mosholu avenue, being the one crosstown thoroughfare, the only one crossing Van Cortlandt Park and running to Riverdale Station, has been proposed as the logical terminal point for the desired subway extension, should the authorities positively declare against going all the way to the Yonkers line.

The argument against extending the

where the cry is now 'on to Little Neck. It has repeatedly been said that the wealthy residential large land-owners of Riverdale have by political or private influence, or otherwise, been able to prevent the much-needed subway extension beyond 242nd street, primarily from a selfish motive to keep the section exclusive for their residential purposes, and have exercised their advantage so far as to have been able to pre-vent streets being cut through their properties, which improvements should have taken place, in the natural course of events, years ago. The investor, when making his purchase, looked ahead for the regular city improvements to be made when they should have been done; and consequently through this official inactivity he suffers a great loss, when you consider that in the meantime assessed valuations are steadily increas-ing, heavy assessments for street open-ings being levied, and all this now in



BROADWAY, IN THE VAN CORTLANDT SECTION.

only a nickel, but the difference in real estate values, marketability and material development represented by the nickel is sometimes beyond calculation.

Palsied Enterprise.

It has in the case of Van Cortlandt section deterred new population and palsied real estate enterprise, because Van Cortlandt is to some extent suited for small homes, rather than for such costly mansions and grounds as abound in the Riverdale section proper. Hundreds of city families own plots or lots near Broadway in this zone that have not been utilized because of the dormant state of the realty market, owing to that extra fare. It is economically impossible to build, lease or sell under present conditions. The local taxpayers have assured the municipal transit authorities that the extension of the subway a reasonable distance farther northward, if not quite to the city line, would mean the beginning of a real estate movement that would produce the finest suburb New York City has yet seen. The Riverdale district, of which both

The Riverdale district, of which both Van Cortlandt and Spuyten Duyvil sections are component parts, is a natural garden city. Portions of it, particularly the one served by the New York Central Railroad, have been partly developed as such. Many lovely homes are set on the serpentine drives and picturesque slopes. Further indicating the refined character of the region is the presence of a surprising number of educational institutions. As in the Record subway to the Yonkers line is less valid by far than before the Yonkers trolley lines were brought down to the present subway terminal. Yonkers commuters to the city pay a double fare and would continue to do so should the subway be extended to the city line; and according to local testimony there remains no great desire in Yonkers for a subway extension.

Official Activity.

"It is about time for the Public Service Commission, the Interborough and the Board of Estimate and Apportionment to wake up to the imperative need of extending the existing Broadway subway beyond 242nd street," Said Col. John F. Doyle, Jr. of 45 William street. "This has been urged by the property owners of the upper Riverdale section by petition and otherwise, for years past, without results. If for the reason of an existing agreement with the Park Department it cannot be extended up Broadway, then surely Newton avenue to 161st street would facilitate transit quite as well, and relieve the Park side from an elevated structure, if this be the cause.

"It is well to reflect that the lot owners of the Riverdale section were old taxpayers of the original city (then called the 24th Ward) and therefore entitled to preference in transit facilities, whereas they are being brushed aside and millions are being spent in the new boroughs for new subway improvements in Brooklyn, and especially in Queens,

BROADWAY, AT YONKERS.

the overburdened section where the investor would build but cannot while waiting for the subway extension.

"The wealthy residents of Riverdale should become aware that it will be expensive to establish private parks in Greater New York, and it cannot be done to the detriment of the rights of others who have bought property to improve, for a fair return. A glance at the city map covering this section will prove the truth of this assertion that for this reason successive streets have not been cut through west of Broadway. Inquiry at the Bronx Tax Office will bear this out, and officials there and real estate men conversant with the locality will give the consensus of opinion that Riverdale has been ripe for this neglected extension for several years past.

"Had this locality been treated without 'fear or favor' it would long ago have been built up and not be, as it is, ten years behind the times, but up-todate, well populated and beautified with public and private improvements which would have greatly enhanced its value. Secret 'whys and wherefores' have not only prevented this, but have robbed the investor of the natural increase in profit which should have been his, by improvement, had nothing been done to prevent it."

"Riverdale section," said Elliott L. Brown, at the Yonkers branch of the J. Romaine Brown Company, and he thus explained the situation: "The ownership of the lands is in the hands of two classes of people of widely divergent interests. First, a comparatively few owners of large estates and, second, an immense number of owners of single lots and small plots. These latter bought at the two or three large auctions, often putting the savings of years into a patch of sloping hillside fronting on a street marked out in whitewash. If these lot owners, outnumbering by hundreds to one the owners of the large estates, would incorporate 'taxpayers' associations' or 'citizens' committees,' and appoint active, intelligent representatives to appear for them before the various city departments, they could have the street system, now admirably shown on the maps, actually built and finished. If these streets were built and the final grades established this inside property would be built up very quickly; and this would help the stores which must inevitably come on Broadway. "Broadway will be built up with six

"Broadway will be built up with six and nine-story apartments, many could be rented to-day at good rents, and it is to be hoped that some will be started soon to meet the present demand. University Heights in the Bronx improved in spite of its lack of transit facilities, and all the new subway can do there is to cause Jerome avenue to build up more rapidly.

"Irrespective of any further improvement in the transit facilities in this western section it is bound to become in a few years, aided as it is by the educational institutions now there or coming there, the most desirable residential part of the Bronx. It is an ideal place of residence now, and all that is needed is co-operation."

BUILDING POLICY IN THE BRONX

Borough President Will Order Encroachments Removed Block By Block in Congested Sections.

Hon. Douglas Mathewson, President of the Borough of the Bronx, stated in definite terms to a committee of builders who called on him what his policy will be in regard to building encroachments:

网络帕尔马尔马教育和日本自己

"First, I want to express the interest I feel in the builders and property owners of the Bronx. My own practice of the law has been largely in representing those interests. I practiced law for several years and had some connection with real estate and construction interests. I want to help those in this business all I can, and at the same time I want them to help me, and expect they are going to help me, because I am sure that they feel that the interests of the Bronx are their interests; if the Bronx progresses, they progress.

progresses, they progress. "Now definitely, as to this subject of encroachments. I am perfectly free to confess that had the question of Washington avenue and Third avenue encroachments come to me as an original proposition, I should not have adopted the policy of removing the encroachments throughout the entire length of each avenue, but that is not the question now. I brought that particular suggestion to President Miller's attention myself. It was a question of judgment. He was the one to exercise the judgment, not I, and he exercised it.

not I, and he exercised it. "On the first of January I found the order issued for the removal of encroachments on Third avenue, on Washington avenue, on 149th street and on Tremont avenue. On Tremont avenue I think the order had been substantially complied with before that time. Some work had been done on Washington avenue, some on Third, and practically none, I think, on 149th street. As to 149th street, there seems to be little, if any, opposition to a removal of the encroachments. I think the property owners there, including even those who primarily were opposed to it, have come to recognize that the removal of the encroachments on that street is a benefit to the locality.

Congested Sections.

"The situation on Washington avenue and on Third avenue is very different from what it was on Tremont avenue and on 149th street. There are blocks on both avenues where, as I have inti-

mated, in my opinion, it was not necessary to order the removal of encroachments. I am not prepared to agree with some of the speakers, however, that that state of affairs was true on most of the blocks on those avenues. I occasionally take a walk on Washington avenue, particularly, and I find, espeington avenue on a very great many of the blocks is pretty much congested. And it isn't limited to the property op-posite the school. You will find practically from Tremont avenue down to 169th street, if not 168th street, that you haven't much room to walk on the sidewalks on summer evenings, between the baby carriages, the children and the mothers out getting fresh air-they do not get much of it in their rooms. The street is pretty well crowded. I think the removal of encroachments in these !acalities is entirely justified.

Equable Treatment.

"And so with a great many places on hird avenue. There are blocks on Third avenue. Third avenue north of here, where there is no congestion. The judgment in is-suing the order to remove encroach-ments there wasn't mine; it was exercised by the then President, and here and there all along the line certain property owners have made the alterations. When I came into office and found that situation I realized that a great deal was involved, and it was one of the first matters that I took up. My conclusion was this, that because, on the strength of that order a property owner here and there and yon, had spent his money and made the improvement, I could not but continue to enforce the order and could not, as a matter of general policy, rescind the order, but I did decide that the order should be entorced with the least possible l'ardship.

"Any property owner who wanted time because of expense involved or because of intended alterations to be made within a few months, which would involve the removal of encroachments, or because the alteration at the present time would expose a store or an apartment to the inclement winter weather in all these cases I think it is fair and that I would receive public support in extending the time. In other words, I wanted to carry out that order, as I propose to carry it out, in a reasonable manner, with the least possible amount of friction and with the least possible amount of irritation, and with the most convenience for those who have to carry it out.

"I have made up my mind that that is to be my policy and I am not prepared to alter it unless I am shown that I am entirely in the wrong in carrying it out. If I am convinced that I am in the wrong, no one will reverse himself quicker than I.

Block-By-Block.

"As to the general proposition of encroachments I want to assure you that during my administration I propose to take up the subject so as to cause neither general discomfort nor general expense. My plan will be to take it up on what I may term the block by block principle. If I find that a certain block is congested or a certain number of blocks, I shall give notice prior to taking any action, and wish to hear the opinions of the property owners, but I only propose to take up blocks were there is congestion, where it is to the benefit of the property owners, I think, in the long run, as well as of the public, to remove these encroachments.

"I do not agree with Mr. Weil that the removal of these encroachments is going to in the end reduce earning capacity. My experience in real estate matters indicates that the rental of a store is based upon the carrying capacity of the street. Widening a street increases by so much the rental value of a store and if you increase sidewalk capacity one-third, I think your store rents are going to go up enough to compensate you for the loss of basement stores.

Basement Stores a Business Mistake.

"I want to state right here that I don't think you builders ought to build basement stores. They are a decided detriment to a neighborhood. They tend to bring a class of people into a neighborhood who will reduce your rents faster than anything else. I don't think you are going to lose much by having basement stores wiped out. In the end the increased rental of the other stores will make up for that.

"Now I realize that real estate is your "Now I realize that real estate is your vecation. It isn't even my avocation at the present time, although it was once. You undoubtedly know actual conditions better than I do. Still I do want to have you consider this question again and I think you will come to the conclusion that there isn't a rental loss. Produce a wider street and you are certainly bettering the general conditions of the neighborhood, and it ought to bring better tenants in. I think I have expressed my views generally."

Jurisdiction of the Fire Commissioner.

The Appellate Division of the Supreme Court, First Department, is now considering the appeal of Charles Kaye from the judgment of the Court of Special Sessions convicting him of a misdemeanor for failing to obey a fire-prevention order, requiring him to install automatic sprinklers in his loft build-ing, 30-34 West 26th street. The case was argued on the 23d inst. by Carlisle Norwood in behalf of Kaye, and by As-sistant Corporation Counsel MacNulty for the prosecution. A decision will probably be rendered by the Court early next month, which, it is hoped, will sub stantially determine the rights and liabilities of owners and lessees of factory buildings under the local fire prevention laws. The factory laws enacted by the Legislature of 1913 are not involved in this controversy and will not be affected by its determination.

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BROOKLYN BROKERS OPTIMISTIC

Good Cheer Reigns at Their Annual Dinner-Borough President Pounds Discusses Important Public Improvements.

Members of the Brooklyn Board of Real Estate Brokers held their eighth annual dinner in the cosy banquet hall of the Brooklyn Club, on Saturday evening, January 24, and it was unquestion-ably a success. From the moment that President Mollenhauer clinked his glass to indicate the beginning of the re-past until the last guest filed out of the hall, everyone present radiated optimism and good cheer. Borough Pres-ident Pounds, Commissioner G. V. S. Williams and Allan Robinson were the speakers.

President Christopher C. Mollenhauer in his opening remarks declared that the two great requisites for a real estate broker were brains and honesty. He deplored the injury which was being done to trained real estate men of the town by the influx of men who, having failed in other business, were turning to the real estate profession for their livelihood. Urging the maintenance of high ideals and the safeguarding of the integrity of the board, he struck a high note by advising his fellow members to work toward the enactment of a law requiring the licensing of brokers and the further tightening upon requirements for membership in the board.

George V. S. Williams, Public Service Commissioner, was the first speaker. He deprecated the general cry of hard times which has been heard so frequently of late, and answered the charge that had been made of delay and unfulfilled promises on his part, with reference to the subway construction. He said in part:

Subway Progress. "I have become quite accustomed to be criticised for subway delays and I do not mind it now, for I know that you, as serious-minded real estate men, know that your borough has not been discriminated against and that such a statement is false. As a matter of fact, matters have not been delayed, for within the past year we have completed the Center street loop, accommodating 67,000 people, two lines at the Manhattan Bridge, the Sea Beach and Utrecht avenue lines and new lines in the Eastern District." He heartily praised the ef-He heartily praised the efficiency of the engineers who saved for the city \$1,000,000 on one contract, and whose careful and painstaking labors were for the best interests of the city. Commissioner Williams also paid a compliment to Mr. Cederstrom, recently appointed real estate expert to the Public Service Commission, saying that Mr. Cederstrom had already since his ap-pointment earned his salary three times over

The Commissioner was followed by Allan Robinson, President of the Allied Real Estate Interests, who attacked the so-called Salant-Schaap bill and the Single Tax movement. He pleaded for concerted action on the part of all real estate men against this measure.

"The abolition of private ownership in land is what these men, led by Fels, They are dotting the State are after. with single-tax clubs, and spending \$150,-000 this year, alone, for the spreading of the propaganda. The Salant-Schaap bill itself would reduce New York City's borrowing capacity by at least \$40,000,- 000, and there are those, like Mr. Walter Lindner, solicitor of the Title Guar-antee and Trust Company, who hold that the bill would also result in half the assessed building valuations being discarded in the computation of the debt limit.

"If this position is sound, this would mean the cutting out of \$150,000,000 more from the borrowing capacity.

"But granting that the land values alone will be affected, are we prepared to lower our borrowing capacity by \$40,000,000 just at the time when great public improvements like the subway are imperatively needed?'

Borough Affairs.

Borough President Lewis H. Pounds was the last speaker. He was received with prolonged and enthusiastic applause. In his characteristic, blunt way of speaking, he outlined the great improvements recently completed and to the benefit of Brooklyn, saying:

'These improvements are of significance because they stabilize real estate values and consequently enhance them. As a member of the old transit com-mittee of the Board of Estimate and as a member of the present committee, I have been intensely interested in tran-I can say without consit conditions. tradiction, that Brooklyn is getting more consideration and benefit than any other borough. The borough has one of the finest street systems in the world, as regards general physical condition of the streets, buildings, etc. The great drainage outlets have been completed and are ready for lateral connections. Another important improvement which may be called the most far-reaching of all, which will help the downtown section, is the improvement of the Terminal Railway.

"Brooklyn has been fortunate in the matter of waterfront apropriations, too, for out of \$15,000,000 voted for dock improvements, we have been allowed from nine to eleven millions of dollars. The building of these waterfront facilities will bring into the borough considerable industry and wealth, and the greatest string of industrial hives that have ever come to any other city. As real estate men, you realize that such freight traffic is more important than passenger traffic. These improvements are secondary in importance only to the transit question."

In closing, Mr. Pounds forecasted a rise in values as a natural result of these improvements. At the close of his address, there was an informal discussion on the single tax, various questions be-ing hurled at Mr. Robinson.

The entertainment committee, managed the dinner, consisted of F. B. Snow, chairman; A. B. Gritman, W. J. L. Lynch, Charles H. Gilbert, A. H. Waterman, E. J. Grant, and George H. Gray.

-Subscriptions from \$500 upwards are invited by a syndicate now forming in Rome, N. Y., to take over an option on a parcel of 25 lots in Queens Bor-ough, New York City, along the line of the new Dual Syntom of Besid Toricit the new Dual System of Rapid Transit. according to an advertisement in the Rome Sentinel.

An Improvement Corporation to Deal with the Negro Invasion.

HARLEM'S PROBLEM.

The auditorium of the Y. M. C. A. at 5 West 125th street was packed to the doors on Tuesday evening in response to a call from the committee of thirty to formulate a practical plan for the conservation of real estate values in that section of the city. Ransom E. Wilcox of Wilcox & Shelton, presided, and other speakers were Charles Blandy of Blan-dy, Mooney & Shipman; Frank A. Shaw, Meyer Jarmulowsky, Edward J. Dow-ling and Harry Goodstein. It was the third meeting, the movement having been inaugurated early in December in the rooms of the Harlem Board of Commerce, when the committee of thirty was authorized to organize a corpora-tion to be known as the "Property Owners' Improvement Corporation," for the purpose of improving and advancing the interests of property owners and their tenants in the territory bounded by 110th street on the south, the Harlem River on the north, Park avenue on the east, and Morningside, St. Nicholas and Bradhurst avenues on the west. The capital stock will be \$500,000, to be in shares of a par value of \$5 issued each, the company to be incorporated when \$100,000 has been subscribed. The proposition has the support of a great number of property owners and mort-gagees in the affected area and by many downtown institutions.

The corporation, managed by a board of directors chosen from the stockholders, will undertake an equitable and non-partisan solution of the negro tenancy question. The gradual growth of this class of occupancy has caused a corresponding deterioration of real estate values which has proved well nigh ruinous. The corporation will, with the co-operation of the colored leaders, make an effort to readjust the situation, and re-establish confidence in Harlem real estate. The proposed plan is as follows:

First, To arrange with the property owners to rent their properties to white tenants. This could be done section by section, thereby not causing an over supply of vacant apartments and houses at any one time. The united energetic efforts of all will facilitate the procur-

ing of new tenants. Second, To assist owners who are unable financially to do the necessary renovating to their properties on a proper business basis by (a) making a mortgage loan for the purpose, or (b) by taking a lease of the property. Third, The corporation to lend its

assistance in arranging new and the extension of old mortgages for owners who will co-operate.

Fourth, To co-operate in organizing a movement for the improvement of the social conditions of the negroes with the following objects, viz: (a) To create a proper environment in the vicinity of 135th street and Lenox avenue, for the purpose of making the section attractive. (b) To prevent lawlessness and vice. (c) To stimulate the construction of modern buildings that will be best suited for their requirements. (d) To aid in promoting the welfare of the colored people generally.

The committee of thirty includes Ransom E. Wilcox, chairman; George W. Short, John A. Goodwin, William A. Shelton and Henry D. Cochrane. Frank A. Shaw of 1 West 125th street is chairman of the subscription committee. Over \$10,000 has already been subscribed, thirty additional members having enlisted at the close of the meeting.

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There is plenty of opportunity for valuable service by such a body as the Permanent Unemployed Commission which the Mayor was asked this week to appoint. It would be a substantial benefit to the city in more ways than one, if it could direct the needy unemployed where to get work instead of offering them charity.

The Massachusetts Institute of Technology has undertaken to make a study of the delivery service of R. H. Macy & Co., with a view to determining the general economic laws underlying the distribution of goods by large department stores. The saving of a fraction of a cent on each delivery by a store with the volume of business of Macy's would make a large annual aggregate. The study, which is supported financially by R. H. Macy & Co., was suggested by one which the Institute recently completed in Boston on the initiative of President Edgar of the Edison Electric Illuminating Company of that city.

Senator Simpson has introduced a bill at Albany requiring the Sinking Fund Commissioners to sell all real estate acquired by the city for school or other public purposes within two years after its acquisition, unless put to use within The Commissioners at presthat time. ent are authorized to sell or lease such property, with certain exceptions, and there seems to be no good reason for changing the existing law. Under the might be forced to sell in a stagnant market property bought in a period of high prices. If the Sinking Fund Commissioners cannot be trusted to exercise judgment in a matter of this kind, they ought not to be allowed to retain the more important powers of discretion which they possess and which the Senator does not apparently wish to deprive them of.

Necessity of a United Policy For Real Estate Interests.

The present political situation, both in New York City and in Albany, makes it more than ever necessary for the real estate interests of the Greater City to form some effective organization. At Albany it is becoming apparent that a more strenuous effort than ever will be made to pass some bill which will seek to increase the land tax. In New York City an administration has been installed which represents a high standard of expert skill and which is unusually free from embarrassing political affiliations, but which is committed to an adventurous and expensive social policy. It does not follow that the real estate property owners need necessarily oppose this social policy; but they should be prepared to watch it very closely; and they should be much better organized than they are at present to oppose either administrative action in New York or legislative action in Albany, in case such action is injurious to the interests of real estate.

It looked, during the recent campaign, as if a strong real estate organization had been formed. The City Economy League was the most numerous and most representative association of property owners which had ever been gath ered together in New York City. It adopted a vigorous and aggressive policy, and it seemed probable that real property owners would be aroused to understand the full importance of their joint interests and the necessity of organizing to promote these interests. Such expectations, however, were disapointed. The league supported a mixed ticket and thus placed itself on record as believing that an administration divided against itself and utterly without harmony of persons or policy could really give to the city an efficient and economical government. The candidate which the league opposed, was elected by a plurality of about 125,000. The candidates for the Board of Estimate whom the league supported were elected by over 50,000 fewer yotes. The league was consequently tolerably well discredited as a political organization. No association which was supposed to have 30,000 members could be of much political importance, when one candidate whom it favored was defeated by a much larger plurality than the plurality obtained by the successful candidates whom it endorsed.

But if the City Economy League was somewhat discredited as a practical political organization, there is no reason why it should not be revived as an association, which represents the economic interests of real property. Such an as-sociation cannot exercise direct political influence in a successful manner, be-cause it has not enough cohesion to keep together in the midst of the counter attractions and loyalties of a heated political campaign, but it should have enough cohesion to unite the real es-tate owners of New York upon a policy which is wisely formulated for the purpose of promoting their common interests. Such an association has become more of a practical necessity than ever, and if it is not organized or re-organized the interests of billions of dollars' worth of property, which will be pro-foundly affected by the legislative and administrative action of the next few years, will be left without effective protection.

The City Economy League had the advantage of being constituted of the right material. It did not arise out of an attempt to federate the many existing local associations which are scattered throughout New York City. These associations are formed primarily for the purpose of promoting local real es-

tate interests, and in the case of any conflict between the public interest and local interests, they undoubtedly prefer the latter. The main body of the membership of any effective metropolitan real estate organization should consist of individuals who place the joint real estate interests of all property owners above local interests, and who would not favor local improvements which the city could not afford to undertake. After a membership of this kind was obtained it might be possible and desirable to affiliate with the metropolitan asso-ciations certain local associations, and in any event it would be nec-essary to the efficiency of the association that its membership be organized into local groups, corresponding to the local improvement districts of the city, for the purpose of watching local improvements and exercising some influence upon them. But it should be on the whole essentially a centralized, rather than a localized or a federated association, whose functions it would be to promote real estate interests in their broadest aspects, the interests which are affected by administrative extravagance. violent alterations in the system of taxation, and experimental and costly programs of social reform.

The great necessity of such a cen-tralized association is a permanent mechanism for collecting facts about the operations of the city government, and suggesting improvements therein. Its complaints or recommendations must have the weight behind them-not merely of a numerous and united body of property owners, but of complete and accurate information, and patient and exhaustive consideration. The day is passed when the policy of an administration can be criticised on general grounds or merely because it adversely affects private interests. The policy of the existing administration will be the result of careful investigation, made by skillful and experienced administrators. The Board of Estimate may well make many mistakes, but if it does do so the mistakes will not be easily exposed. The successful critic must have made 25 careful investigation into the question as have the public officials. He must be prepared to show in detail the reason why the policy is mistaken, and his position will be very much strengthened, in case he can suggest for it a wise substitute. In short, any real estate organization which is to play its part properly requires a research bureau, which should be properly equipped with staff and funds and which will make a business of watching the work of the city departments and the policy of the Board Estimate. The creation of such a bureau is all the more necessary because the present Bureau of Municipal Research can no longer effectively play its part as investigator and critic of the city administration. The head of that bureau occupies an important official position and is the Mayor's most influential advisor. He has been entrust-ed by the Mayor with the preparation of a plan for the re-organization of the city departments. Mr. Bruere is excellently qualified to do this work, but now that he has been absorbed into the administration, he cannot be asked to remain an effective critic of himself and of his colleagues. A new bureau should con-sequently be organized to conduct re-searches into the official work of the A new bureau should conformer head of the research bureau, and the people who are in most need of the services of such expert assistance are the owners of real estate in New York.

One more important phase of this matter demands some attention before we close. The Real Estate Board has recently been adding considerably both to its membership and to the value of its

services. Under its present vigorous and successful management it has become a much more useful agency for the promotion of real estate interests than it has been in the past. It is apparently seeking to be the especial ganized representative of the real es-tate interests of New York—as the old Real Estate Exchange was in the eighties and nineties. This ambition is laudable, but there are good reasons why a trade organization like the Real Estate Board should not attempt to become representative of the whole real estate interest. The brokers have in-terests of their own, which do not al-ways coincide with the interests of property owners and it is always difficult to secure the sufficient cordial support of property owners for such a trade The trade organization is organization. necessary, but it does not constitute any sufficient substitute for a property own-ers' association. The membership of the City Economy League should form the best foundation for the association of real estate property owners, which New York really needs. If only a small proportion of its former membership could be induced to return to its sup-port, to re-organize and begin work along the right line-the line, that is, of building up a body of votes to support the contention of the owners of real estate that they are being systematically and unnecessarily injured by the excessive burden of taxation and regulation.

Sales Without Contracts.

Occasionally a piece of property changes hands by private sale without the signing of a contract in advance. Brokers have recently reported several cases where the circumstances and conditions of sale were so plain and the business rectitude of the parties to the transaction so high that a simple oral agreement to pass title at a certain time and place was considered sufficient.

"After all, a contract is quite unnecessary in ordinary cases," said a broker. "Of course, it is a protection to a broker, as it insures the payment of his just commission, and it makes a fee for the lawyers; but really the mere word of an honest man is enough. He will be at the appointed place with the money, and the title company's policy will protect him against any imperfection in the deed.

"The practice of signing contracts of sale is not so prevalent in other cities as it is here in New York. In the smaller towns contracts are rarely mentioned between friends and acquaintances, and most business men in small towns know each other. The agent brings the offer to the owner, and time and place are orally agreed upon for passing the deed, on which occasion the agent acts as conveyancer and receives his modest fee. Usually there is a title search at the county clerk's office, and this is done by a lawyer.

this is done by a lawyer. "That was the good old way, when men had confidence in each other's integrity, when neighbors endorsed each other's notes without question, when a merchant known to be honorable and able to show that he had ten thousand dollars of equity in his business could get credit for forty thousand dollars' worth of merchandise, with a year's time to pay for it. It was much easier to get ahead then than now, since it has become the custom to suspect every body and everything, and apply the acid test to every business transaction.

"It is refreshing to hear of these real estate sales being made without preliminary written contracts; it is one of the signs of the times, and one of the indications that there is a general awakening to the fact that without probity and honor between business men there can be little progress for the people as a whole. "Laws, regulations and red tape hamper business transactions instead of facilitating them. There is too much regulation; business has been organized, systematized, fined down and interlocked so completely that a comparatively small number of rich bankers and financiers have been able to largely control it. If it be true that events turn with the world in cycles, then let us hope that we have rounded the perihilion of those things that have made for public distrust and suspicion."

LEGISLATIVE MEASURES.

Affecting Real Property Interests-The Griffen Tax Bills Reappear.

Senator Griffen has introduced in the State Legislature again this year his familiar bill for halving the tax rate on buildings, in New York City only (Int. No. 71). It is the same as his bill of last year, and amends Sections 947 and 980 of the New York Charter by reducing the amount of the assessment that may be levied against property for the benefit of local improvements from half the value of the property to half the value of land without improvements.

Senator Griffen has also introduced his bill (S. 72) amending the Tax Law (new subdivision 21 of section 4) by exempting dwelling houses from taxation to the extent of \$3,000 of the value of such houses. Same as his bill of last year (S. Int. 818, Print 909). To Taxation and Retrenchment Committee.

Senator Griffen has also introduced his bill (S. 73) amending the Tax Law (subdivision 5 of section 4) by providing that real-property, owned by an honorably discharged soldier, sailor or marine of the United States Army or Navy, or by his wife or widow, shall be exempt from taxation to the extent of \$1,000. Such property is also to be assessed, taxed and exempted as though it were purchased in part with pension moneys. Same as Senator Griffen's bill of last year (S. Int. 1376, Print 1645). To Taxation and Retrenchment Committee.

Other bills introduced are:

Senate.

Int. No. 96. Frawley. Inserting in the Greater New York Charter a new section (544-a) giving the commissioner of street cleaning, with the approval of the Board of Estimate, full power to contract for not exceeding fifteen years for the final disposition of refuse collected in the boroughs of Manhattan, Bronx and Kings. Same as S. Int. 1224, Pr. 1414, of 1912 by Frawley. To Cities Committee.

Int. No. 153. Torborg. Amending the New York City Rapid Transit Act (subdivision 2 of section 30) by providing that the Public Service Commission may enter into contracts for the installation, maintenance and operation of telephones for public use in rapid transit railroad stations. The present law prohibits the conduct of any business except the sale of newspapers and periodicals in rapid transit stations. To Cities Committee.

transit stations. To Cities Committee. Int. No. 167. Ramsperger. Inserting in the Insurance Law a new section (91-a) providing that no person or corporation transacting the business of health or accident insurance within the State, may pay commissions to any person except to duly licensed brokers, without first obtaining from the superintendent of insurance an agent's certificate of authority. Such certificates must be renewed annually. To Insurance Committee.

Int. No. 185. Blauvelt. Repealing Section 235 of the Lien Law which makes a chattel mortgage invalid against creditors, purchasers in good faith, after one year from its first filing, unless copy of the mortgage and its endorsements is re-filed or a statement is filed describing it and showing the mortgagee's interest. The amendment provides that every mortgage duly filed shall be valid against the creditors and subsequent purchasers or mortgagees in good faith as long as the debt which the mortgage secures is enforceable, and is to have priority over all other claims not existing at the time of its filing. This is the present law in the case of mortgages upon canal boats and other craft navigating canals. To Judiciary Committee. Int. No. 191. Duhamel. Amending the Greater New York Charter (section 1019-a) empowering the collector of assessments to divide into twenty installments the unpaid assessments for local improvements confirmed after January 1, 1908, the amount of which exceeds 2

In provements confirmed after January I, 1908, the amount of which exceeds 2 per cent. of the valuation of the property, exclusive of improvements. The present law provides for the division into 10 installments of such assessments, where the amount exceeds 3 per cent. of the valuation of the property, including improvements. The bill strikes out the provision that when an award for damages, in condemnation proceedings, shall accrue to the same person who is or was at the time the assessment was confirmed, liable for the assessment for benefit on the abutting property in the same proceeding, only the portion of the assessment in excess of such award may be considered in levying installments. The final strikes of the same proceeding installments.

may be considered in levying installments. To Cities Committee. Int. No. 192. Duhamel. Amending the Greater New York Charter (section 1019-a) by empowering the collector of assessments to divide into ten annual installments the unpaid assessments for local improvements confirmed after January 1, 1908, the amounts of which exceed 3 per cent. of the valuation of the property, exclusive of improvements. The present law provides for the division into installments of such assessments, where the amount exceeds 3 per cent. of the valuation of the property, including improvements. To Cities Committee.

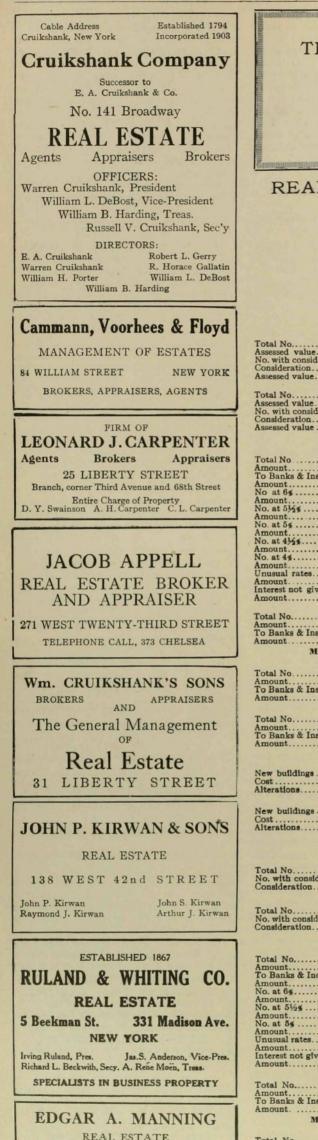
Assembly.

Int. No. 68. Crane. Amending the Act of 1889 (Chap. 349) which provided for the recording and indexing of instruments affecting New York City land according to city blocks. It strikes out the provision making the center line of the Harlem River and Spuyten Duyvil improvement channel the boundaries of the sections fronting thereon and provides that the board of taxes and assessments shall include in section 8 of the land map all the territory in Manhattan north of the center line of the Hatelem ship canal, and regulating the renumbering of blocks in the territory affected.

Int. No. 102. Phillips. Amending the Public Health Law (Section 2-b) by making inapplicable to all cities of the first class the provisions of the sanitary code. At present, such provisions are applicable to every city except the City of New York. Int. No. 103. A. E. Smith. Inserting

Int. No. 103. A. E. Smith. Inserting in the Greater New York Charter a new section (244-a) empowering the Board of Estimate to include in its annual budget such sum as it may deem proper, not exceeding \$50,000, for the keeping, preservation and exhibition of safety devices and means and methods of safety and sanitation in the building now or hereafter occupied by the American Museum of Safety.

Museum of Safety. Int. No. 125. Knight. Enacting an injunction and abatement law. It declares a nuisance any house, building, or property in or upon which any lewdness assignation or prostitution, or other immoral act, is practiced or permitted. Apparently the same as Senator Herrick's bill amending the Public Health Law (S. Int. 67, of 1914).



Tel. 6835 Murray Hill **489 FIFTH AVENUE**

EK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

West Side Apartment Houses Comprised the Bulk of Business.

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 1913. Following each weekly table is a resume from January 1 to date.)

MANI	HATTAN.		resume from January 1 to d	Jan. 1 to 29	Jan. 1 to 30
Conv	eyances.		Total No	84	59
	1914 Jan. 23 to 29	1913 Jan. 24 to 30	Amount. To Banks & Ins. Cos	\$1,534,150 13	\$935,000 5
Total No	138	154	Amount	\$306,000	\$174,000
Assessed value No. with consideration	15	\$8,348,700 27		g Permits.	T 07 4- 01
Consideration Assessed value		\$996,702 \$1,025,500	New buildings	Jan. 23 to 29 11	Jan. 25 to 31 6
	Jan. 1 to 22	Jan. 1 to 30	Cost. Alterations.	\$114,550	\$256,200 \$8,375
Total No Assessed value	587 \$35,051,450	646 \$41,224,900		Jan. 1 to 29	
No. with consideration. Consideration	64 \$2,272,615	102 \$3,925,961	New buildings	48	51
Assessed value	\$2,581,600	\$3,941,000	Cost. Alterations	\$1,364,150 \$67,650	\$1,517,426 \$122,335
	Jan. 23 to 29	Jan. 24 to 30	BRO	OKLYN.	
Total No	109	91		eyances.	1012
Amount. To Banks & Ins. Cos	\$2,804,637 23	\$2,316,976 33		1914 Jan. 22 to 28	1913 Jan. 23 to 29
Amount No at 6≇	\$1,289,400 48	\$1,539,300 30	Total No No. with consideration	433	403 21
Amount	\$536,229	\$668,801			\$110,100
No. at 51/2% Amount	\$470,842	\$537,500	Total No.	Jan. 1 to 28	Jan. 1 to 29 1,906
No. at 5% Amount	26 \$989,650	28 \$477,050	Total No. No. with consideration	209	129
No. at 41/2 Amount		\$55,000	Consideration		\$1,123,695
No. at 4%		1	MOI	tgages.	Tem 02 to 90
Amount Unusual rates	1	\$3,500 1	Total No	Jan. 32 to 28 286	Jan. 25 to 29 315
Amount Interest not given	\$759	\$30,000 21	Amount. To Banks & Ins. Cos	\$920,160 50	\$908,926 73
Amount	\$807,157 Jan. 1 to 29	\$545,125 Jan. 1 to 30	Amount	\$307,350	\$297,150
Total No	372	440	No. at 6% Amount	157 \$124,549	190 \$430,608
Amount To Banks & Ins. Cos	\$13,549,292 92	\$16,130,085 119	No. at 5½% Amount	71 \$300,455	\$193,700
Amount	\$9,964,500	\$9,215,800	No. at 5% Amount	43	60 \$243,660
	Extensions. Jan. 23 to 29	Jan. 24 to 30	Unusual rates	1	\$300
Total No.	57	43	Amount Interest not given Amount	\$2,000 14	21
Amount. To Banks & Ins. Cos	\$2,187,610 12 \$833,250	\$1,286,750 11	Amount	\$26,156 Jan. 1 to 28	\$40,658 Jan. 1 to 29
Amount	\$833,250	\$328,000	Total No	1247	1,434
Total No	Jan. 1 to 29 197	Jan. 1 to 30 211	Amount. To Banks & Ins. Cos	\$4,366,639 225	\$4,657,164 329
Amount. To Banks & Ins. Cos	\$6,734,560	\$7,163,785 73	Amount	\$1,324,400	\$1,746,675
			10-11-11-	With comments of the local	
Amount		\$2,887,500	Buildin	g Permits.	Ten 94 to 20
Buildin	g Permits.	Tan. 25 to 31		Jan. 23 to 29 50	Jan. 24 to 30 58
Buildings	g Permits. Jan. 24 to 30 7	Jan. 25 to 31	New buildings	Jan. 23 to 29 50 \$677,300	58 \$351,600
Buildin	g Permits.	Jan. 25 to 31	New buildings Cost Alterations	Jan. 23 to 29 50 \$677,300 \$44,325 Jan. 1 to 29	58 \$351,600 \$35,460 Jan. 1 to 30
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Buildings Cost Alterations New buildings Cost Alterations	g Permits. Jan. 24 to 30 \$397,000 \$364,658 Jan. 1 to 30 33 \$3,501,100 \$871,233	Jan. 25 to 31 4 \$341,500 \$177,540 Jan. 1 to 31 38	New buildings Cost Alterations New buildings Cost Alterations QU	Jan. 23 to 29 50 \$677,300 \$44,325 Jan. 1 to 29 250 \$3,600,825 \$155,250 EENS.	58 \$351,600 \$35,460 Jan. 1 to 30 238 \$1,831,460
Buildings Cost	g Permits. Jan. 24 to 30 3397,000 \$364,658 Jan. 1 to 30 33 \$3,501,100 \$871,233 RONX.	Jan. 25 to 31 4 \$341,500 \$177,540 Jan. 1 to 31 38 \$3,415 450	New buildings Cost Alterations New buildings Cost Alterations QU Building	Jan. 23 to 29 50 \$677,300 \$44,325 Jan. 1 to 29 250 \$3,600,825 \$155,250 EENS. g Permits.	58 \$351,600 \$35,460 Jan, 1 to 30 238 \$1,831,460 \$214,572
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Total No....

Consideration		\$2
	Jan. 1 to 29	Jan.
Total No No. with consideration	47	
Consideration		\$8
Mo	rtgages,	
	Jan. 16 to 22	Jan. 2
Total No	. 63	ant.
Amount	\$503,843	\$1,3
To Banks & Ins. Cos	13	
Amount No. at 6%	\$198,401	\$0
Amount	\$126,123	\$0
No. at 51/29		
Amount	\$85,000	8
No. at 55	13	
Amount	\$52,300	\$3
Unusual rates		8
Interest not given		
Amount		\$3
	Jan. 1 to 29	Jan.
Total No	289	
Amount	\$2,093,300	\$4,5
To Banks & Ins. Cos	. 44	
Amount		\$1,0
Mortgag	e Extensions	
	Jan. 23 to 29	Jan. 2
Total No.	15	

of optimism becoming apparent among the brokers. Other interesting sales in-volved a Marble Hill apartment house, a Henry street landmark, and a Brook-lyn block front.

Taken all in all, the week's business reflected a growing interest among the buying public, in well placed investment properties, and the significance of such a development is not to be denied.

The total number of sales in Manhat-

The total number of sales in Manhat-tan this week was 27, against 20 for last week and 37 a year ago. The number of sales south of 59th street was 6, compared with 8 last week and 14 a year ago. The sales north of 59th street aggre-gated 21, compared with 12 last week and 23 a year ago. From the Brow 15 sales at private

From the Bronx 15 sales at private contract were reported, against 15 last week and 21 a year ago.

The amount involved in the Manhat-tan and Bronx auction sales this week was \$554,530, compared with \$809,335 last week, making a total since Jan. 1 of \$5,303,221. The figure for the cor-responding week last year was \$638,108, making a total since Jan. 1, 1913, of \$4,430,242.

PRIVATE REALTY SALES.

Chateau D'Armes Sold.

Chateau D'Armes Sold. An investor has purchased the 6-sty Chatean Armese elevator apartment house on Wash ington Heights. It was sold by the Friedmann & Feinberg Construction Co., the builders. It of the sold is the form of the sold by the form of the sold them to builders. The sold by the form the sold the sold by the fort form of the sold by the form the sold the sold by the fort by the form of the form the sold by the form of the s

Builders Buy in Bronx.

Builders Buy in Bronx. Builders have secured a valuable building site on the Grand Boulevard and Concourse for an apartment house operation. The K. & R. Con-struction Co. (Max J. Klein and Ignatz Roth) purchased the plot of 4 lots at the northeast corner of the Concourse and Bush st, located one short block from Burnside av. The prop-erty, which had not changed hands for about 25 years, has a frontage of 103.4 ft. on the Concourse and 94 ft. in Bush st, the easterly and northerly lines measuring 102 and 43 ft. respectively. The company will erect high class apartments on the property which will be among the first put up in that vicinity along the Con-course. The company also owns the southeast corner of Vyse av and 179th st, 115x254.

Marble Hill-Jersey Trade.

Marble Hill-Jersey Trade. The A. N. Gitterman Corporation has sold for the Yen Realty Co., M. M. Nye, president, the Marble Hill apartment house, a .6-sty elevator structure, on plot S5x117x irregular, at the northeast corner of 225th st and Marble Hill av. The house contains 41 apartments and four stores and was bought by an out-of-town in-vestor, who gave in part payment the Brukker farm of 38 acres at Whitehouse, N. J., which is considered the third largest poultry raising farm in the State. The apartment house was held at \$175,000. The sellers acquired the Marble Hill property last September from Alice M. Lillenthal, through the same broker.

Col. Ruppert Buys.

Col. Ruppert Buys. The new 5-sty apartment house on the south-west corner of St. Nicholas av and 176th st was sold by the Nehring Co., as brokers, for the T. & J. Smith Holding Co. to Col. Jacob Ruppert. The plot is 56.9x160, and the property has been held at \$140,000. An interesting fea-ture of the sale is that the apartment is one of the first fireproof non-elevator houses erected in that locality, Thomas Smith, president of the company, having been a ploneer in construct-ing this type of house in that rapidly growing apartment house centre. The sale of the house so soon after completion demonstrates the faith of the builders in that style of construction for investment buying. The house has stores on the ground floor.

Synagogue Buys Landmark.

The old private dwelling at 136 Henry st, considered one of the landmarks of the section, has been sold by Mrs. Edward Leverich to a Jewish congregation of which H. Cohen is presi-dent. The property consists of a 4-sty build-ing, covering a lot 23.102100, about 132 ft, west of Rutgers st, and was part of the Hendrick Rutgers farm, which ran from Division st to the East River, now one of most populated dis-tricts of the city. This property is one of the

last remaining in the ownership of the heirs of original owners, and the pending transfer is the first outside of the family in more than 200 years. It was held at \$22,000. Extensive alter-ations will be made to the structure.

Hospital Buys Plot.

Hospital Buys Plot. The Mount Sinai Hospital has added to its extensive holdings on upper 5th av by the pur-chase from Charles C. Worthington of 7 lots on the northeast corner of 5th av and 99th st, a plot 100x175. The hospital, in the near future, plans to improve the 5th av front lately acquired with additional buildings for its work. It al-ready owns the upper half of the block, so that with this purchase it controls the entire 5th av frontage between 99th and 100th sts, immediately below and opposite the main hospital buildings covering the entire block between 100th and 101st sts, 5th av and Madison av.

To Improve Brooklyn Block.

About 70 1-family dwellings and several business buildings will be erected on the square block bounded by 10th av, Fort Hamilton av, 51st and 52d sts, which William G. Morrisey, Jr., in conjunction with William Smith, sold for the Bedford Estates, Samuel H. Coombs, president. The property was sold to J. S. Gold, of the Gold & Taylor Cut Stone Co. The sale was a cash transaction, and was induced by the plans for subway transit in this locality. Mr. Morrisey is of the opinion that the plot will be improved in the near future by the new owners. owners

Fort Washington Deal.

Fort Washington Deal. The Saranac Construction Co., Davis & Lie-beskind, sold the 6-sty apartment house, known as the Plymouth, at the northeast corner of Fort Washington av and 160th st. The house fronts 101 ft. in each thoroughfare and meas-ures 125 and 100 ft. respectively on its north and east lines. The purchaser is the Alapri Realty Company, John Lovell, president, which gave in exchange property in Yonkers, includ-ing a residence on Fairfield rd and vacant parcels on Morningside av, Tower pl and Or-chard st. The apartment house figured in the deal at a valuation of \$280,000.

Seventh Avenue Deal.

Seventh Avenue Deal. The Oak Construction Co., Julius Weinstein president, has sold the 6-sty elevator apart-ment house at the southwest corner of 7th av and 115th st. The structure fronts 100 ft. on each thoroughfare and adjoins the Wadleigh High School. The house is one of two similar structures erected last year on the block front between 114th and 115th sts. The 114th st corner was sold several months ago to Mary I. Hoyt. The buyer in the present deal is repre-sented by Isidor Reis and is said to be identi-fied with the same interests which bought the 114th st house.

Arrowhead Court Sold.

The 177th St. and Pinehurst Ave. Co. sold to an investor Arrowhead Court, 6-sty elevator apartment house at 2 and 4 Pinehurst Ave., northwest corner of 177th St., having a front-age of 125 ft. on the avenue and 92.8 ft. in the street. The selling company took the property over last August as plaintiff at a foreclosure sale for \$183,580.

Manhattan-South of 59th Street.

PEARL ST, 177, 5-sty building, on lot 18.7x 90, between Pine and Cedar sts, sold for Lil-lian Casper to a client, by the Ruland & Whit-ing Co.

lian Casper to a client, by the Ruland & Whit-ing Co. PERRY ST, 156, a 3-sty dwelling, on lot 20x 79, sold for Mrs. Thurston Ward to a client, by the Duross Co. See 162 Perry st. PERRY ST, 162, a 3-sty dwelling, on lot 20x 81.9, sold for Mrs. Thurston Dick to the Georgia Pine Turpentine Co. by the Duross Co. This house has been in the Thurston family since 1853, and with 156, above mentioned, have been sold for cash.

sold for cash. 17TH ST, 127-133 West, 6-sty store and loft building, on plot 90x92, between 6th and 7th avs, reported sold by Oscar Willgerodt. David Price formerly owned an interest in the prop-erty, but sold out a few years ago to Mr. W. Willgerodt. 10TH AV

10TH AV, n w cor 51st st, vacant lot, 25.5x 100, resold by H. &. M. Mandelbaum to the Kramer Construction Co. (Max J. Kramer, pres-ident), who will erect a 5-sty loft building. The sellers acquired the lot last month from the Dooley estate.

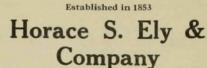
Manhattan-North of 59th Street.

PITT ST, 7, 5-sty tenement, with stores, on plot 26x100, sold for Frank J. Dupegrac to a client, by David Vogel.

client, by David Vogel. 44TH ST, 347-349 West, two 5-sty flats, on plot 54.6x100.5, near 9th av, sold for the es-tate of Bertha Heidelberger to a client, by H. V. Mead & Co. 67TH ST, 54-6 West, 3-sty garage on plot 50 x100.5, sold by the Franklin Savings Bank to William W. Hubbell. The property abuts the St. Nicholas rink property, and was purchased by the bank in foreclosure on January 15 for \$50,000.

76TH ST, 34 West, 4-sty brownstone resi-dence, on lot 22x102, between Central Park West and Columbus av, sold for Mrs. Joel Fisher to Dr. John Aspell for occupancy, by Pease & Elli-

76TH ST, 34 West, 4-sty brownstone resi-dence, on lot 22x102, between Central Park West and Columbus av, sold for Mrs. Joel Fisher to Dr. John Aspell for occupancy, by Pease & Elli-man. S3D ST, 41 East, 4-sty and basement dwell-ing, on lot 15x102.2, resold for the Harvard Realty Construction Co (Goldberg & Cramer) to a client, by John J. Kavanagh. The sellers recently acquired the property in trade with Edith S. McVickar, for the apartment houses at 906 and 968 St. Nicholas av. 92D ST, 71 West, 3-sty and basement dwell-ing, on lot 20x100.8½, sold for the Brodie Realty Co, to Dr. Richard Scofield for occupancy by the F. R. Wood-W. H. Dolson Co. 95TH ST, 151 West, 3-sty and basement, on lot 18x100.8½, contracts for the sale have been made by John P. Magner to Ignatz Erber for \$34,500. The furnishings of the house are in-



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49 WALL STREET

cluded in the sale. The building is subject to a mortgage of \$14,500.

cluded in the sale. The building is subject to a mortgage of \$14,500. 104TH ST, 313 West, 3-sty and basement brownstone front dwelling, on lot 17x100.11, between West End av and Riverside Drive, sold for Georgiana Brown to a client, by Slawson & Hobbs. 120TH ST, 345 East, 6-sty tenement, on plot 37.6x100.11, resold for A. S. Jackson to a client, by David Chenken. The seller acquired the property recently at auction for \$35,000. 138TH ST, 621 West, 3-sty dwelling, on lot 15x100, sold by A. P. Whitehouse, as trustee, to a woman investor for occupancy. MADISON AV, 1694, 5-sty flat, on lot 25x 100.11, adjoining the northwest corner of 112th st, resold by Louis Block to a resident of Al-bany, Ga. Mr. Block acquired the building re-cently from A. J. Dieck. PARK AV, 1384, 5-sty flat, on lot 25.11x100, resold by the Tilmil Realty Co. (Williams & Grodginsky) to an investing client of Samuel Fine. ST. NICHOLAS AV. 844. 5-sty brick and

Groagnisky) to an investing cheft of same Frine. ST. NICHOLAS AV, 844, 5-sty brick and limestone private dwelling, on lot 21.5½267.7x irreg., sold for the Lawyers Mortgage Co. to a client for occupancy, by J. H. Siebert. The sellers acquired the property at a foreclosure sale last November.

SHERMAN AV, n e c Academy st, vacant plot of four lots, 100x100, sold for Max Marx to Col. Jacob Ruppert, by Max Just. The buyer will immediately improve. It was a cash transaction.

Bronx.

175TH ST, EAST, e s, 25 ft, north of Nelson av, plot 50x100, and Featherbed lane, n s, 233 ft, east of Nelson av, plot 50x100, sold by James T. Barry to the Cleland Realty Co. (Henry Cleland, president), which will erect a 5-sty flat.

188TH ST, 218 and 220 East, two 4-sty dwell-ings, on plot 50x90, between the Boulevard and Valentine av, sold by A. Schoen to Ackerman & Schaibles.

191ST ST, 558-560 East, 5-sty apartment house, on plot 50x85, near Bathgate av, reported sold by Israel Wolf.

HOE AV, 1300 and 1302, 5-sty flat, on plot 50x 100, reported sold by the O'Rourke Brothers Co. The same firm also sold 767 East 179th st, north-east corner of Prospect av, a 5-sty flat, on plot 29.6x110.

LYON AV, 2306, 2-family dwelling, on lot 25x 100, sold by the estate of Marcus Nathan to an investor.

an investor. MT. HOPE AV, n e cor 175th st, 5-sty new law apartment house, on plot 39x70, soid for the Phelan Construction Co. to the Eberhart Building Co. by Frederick Fox & Co. and L. H. Lewinstein. In exchange was given the south-west corner of Daly av and 179th st, a vacant plot, 32x78x110, and the 5-sty new-law apart-ment at 2089 Vyse av, on plot 38.6x102. PROSPECT AV, e s, 190 ft. north of Tremont av, plot 50x150, sold by Martin Kelly to Morris Berkowitz, who will erect a 5-sty apartment house for which plans are being prepared. SOUTHERN BOULEVARD, S53, 5-sty modern apartment, on plot 50x100, sold by William H. Coldwell to a buyer who gave in part payment 1370 Brook av, a 4-sty flat, on lot 25x100. VALENTINE AV, e s, 320 ft. north of 194th

VALENTINE AV, e s, 320 ft. north of 194th st, 5-sty apartment house, sold for the John J. Tully Construction Co. to a client, by A. J. Madden.

VYSE AV, 1217, 3-sty, two-family brick house, a lot 18.9x100, sold for the Hensol-Powell ealty Co. to Dr. Henry Wollner by Charles on Realty Kuntze

WHITE PLAINS ROAD, n w c 219th st, plot 38x79, bought by Jacob Ruppert. The plot is on the line of the subway extension and near the proposed station at 219th st.

Brooklyn.

ORMOND PL, 10, 3-sty garage corner of Putnam av, sold for Esther Smith to the C & C. Auto Co. by DePoix & Von Glahn. The buyers will make extensive improvements and occupy.

PROSPECT PLACE, s s, 41 ft. west of Classon av, irregular plot and gore, sold for Isaac R. Robinson to the Brody Construction Co., by the Bulkley & Horton Co. QUINCY ST, 285-287, 5-sty apartment house, on plot 58x200, running through to Lexington av, sold by the Hatwill Realty Corporation to the Schnell Realty Co., which gave as part pay-ment a plot 110x165 ft. at the junction of Dainy rd and Edgerton boulevard, Jamaica Es-tates. The deal involved \$75,000.

Solution of the second second

8TH ST, 262, one-family frame building, on lot 20x75, sold for George O'Neil to a client for improvement, by the McInerney-Klinck Realty Co. The consideration was \$4,000.

BEDFORD AV, 649, a 3-sty building on lot 20x80, sold for James Grogan to a client, by Meyer Levenson.

Meyer Levenson. KINGSTON AV, 181, two-family house sold by E. Gunther to A. Feucht, who gave in ex-change 15 lots at Valley Stream, L. I. The deal, which involved about \$14,000, was negotiated by Otto Weiler, of the Bedford Exchange. LENOX ROAD, 980, 982 and 984, three 3-sty dwellings, on plot 60x100, sold by the Ullerton Realty Co. to a client of Goldfein & Weltfisch.

VANDERBILT AV, 680, 2-sty building on lot 22x86x104, sold for R. S. Hager to a client, who will alter for store, by Henry Pierson & Co. The same brokers sold the 3-sty and basement and dwelling at 374 Sterling pl for Meruk & May.

5TH AV, 5219, 4-sty double brick stores and apartments, on plot 26x100, sold for Earbara Meyer and another to a client for investment, by Tutino & Cerny.

by Tutino & Cerny. FLATBUSH, ETC.—Four detached frame cot-tages, each on a lot 30x100, on the north side of Av L, near Ocean parkway, were sold for Gus-tave Gerard to a client of Maurice G. Straus for a total consideration of \$30,000. The same broker sold for a client to Richard J. Kent four 4-sty double brick apartments on the south side of 50th st, between 2d and 3d avs, each on a lot 25x100, for \$55,000; also for D. H. Garrett a plot 60x100 on the west side of Nostrand av, 340 ft, south of Av K, to a client, and with William G. Morrisey 574 East 4th st, a 2-family detached brick residence on lot 22x100 for Peter S. Cleary to a client.

Oueens.

Queens. COLLEGE POINT.—Paul E. Besio has bought a plot, 50x100, on 13th st for about \$8,500. Say-ers Bros., as attorneys, represented the buyer. A moving picture theatre to seat about 600 will be erected on the site. JAMAICA.—The Jayson Realty Co., recently organized, has taken over one of the most valu-able business sites in the Borough of Queens with a frontage of 50 ft. in the north side of Fulton St., 184 ft. west of Washington St. The reported purchase price is \$85,000. The sellers were Morris Rappaport, Morris Bernstein and Samuel Miller. The property is now occupied by a number of frame dwellings that have sur-vived the business invasion. They are to be re-placed with a modern office

Richmond.

ROSEBANK.-W. F. Banks has sold for Cath-erine M. Hage the old Hage homestead on Bay-view av, to a Mr. Pornan, of Philadelphia.

Rural and Suburban.

BELLROSE, L. I.—Mrs. Jane E. Parsons pur-chased a residence in Massachusetts boulevard. J. Victor Lane has taken title from the United Holding Co. to 3 plots in Pennsylvania boule-vard. Mary E. Ryerson purchased a 50 ft. plot in Ontario road.

FREEPORT, L. I.—Cadman H. Frederick has sold a house to William Kramer, a house to Sold a house to Isaac B. Owens.
FREEPORT, L. I.—Cadman H. Frederick has sold a house to Saac B. Owens.
HARRISON, N. Y.—Kenneth Ives & Co. have sold to Oscar Straus, for occupancy, the country estate of Harry S. Black at Purchase.
The property consists of about 40 acres with extensive improvements, and is in the immediate neighborhood of the estates of William A. Read, Louis B. Raiston, Whitelaw Reid, Oliver Harriman, Herbert H. Lehman and Donn O. Barber.
Mr. Black held the property at \$125,000.
HUNTINGTON, L. I.—Ward & Ward sold for W. M. Bucheit, Jr., 102 acres on West Neck, with about 8,000 ft. shore frontage in Lloyd's Harbor, Huntington Bay and Huntington Haraber.

bor. The property had been held at \$4,000 an acre. MONTCLAIR, N. J.-F. A. Sawyer has purchased a tract of land on the west side of Undercliff rd, adjoining the new Essex County Park entrance. The plot has a frontage of 250 ft., with a depth of 500 ft., and commands an extensive view of New York City. F. M. Craw-ley & Bros., of Montclair, were the brokers. NEW ROCHELLE, N. Y.-O'Connor & McCann have sold for Justice Martin J. Keogh to a client 3 acres of land with an old house and several outbuildings on Mount Tom rd. The purchaser intends improving with a fine resi-dence. The property was held at \$18,000. NEW ROCHELLE, N. Y.-J. P. Hayden has sold to Ada Jones for occupancy a 2-sty stucco private dwelling on Chauncey Ave., Huguenot Park. The building occupies a plot 50x100 ft. NORTH PLAINFIELD, N. J.-The David Randolph estate has sold a tract of 17 acres, with dwelling, in the Green Brook road section to Wenzel Krohe. In the same section August Hut purchased 6 acres and a dwelling from the Weisbecker estate. ROSEDALE, L. I., ETC.-The Windsor Land and Improvence to could ot Broadele to T.

Hutt purchased 6 acres and a dwelling from the Weisbecker estate. ROSEDALE, L. I., ETC.—The Windsor Land and Improvement Co. sold at Rosedale to T. Lambe a plot 40x102 on Ocean av; the same company sold at Valley Stream to E. for H. R. Williams a plot 40x100 on Cromwell st; the same company sold at Lynbrook to P. H. Thomas a plot 40x100 on Charles st; the same company sold at Oceanside to V. Mattioli a plot 40x100 on Merrifield av; to F. Ohem a plot 60x 100 on Ebert av; and Yost parkway; to M. V. McDonnel a plot 40x100 on Ebert av; the same company sold at Rockville Centre to M. for F. Fallon a plot 20x80 on Brooklyn av; the same company sold at Hempstead to J. Essaion a plot 20x96 on Milmurne av; to M. Carroll a plot 40x135 on Tompkins pl. SADDLE RIVER, N. J.—Frederick A. Tetor and S. S. Walstrum, Gordon & Forman have sold for Mrs. Helen Eiswald, of New York, her farm of 67 acres. Era F. Conklin, of Hohokus, N. J., is the purchaser.

WHITE PLAINS, N. Y.-E. Nelson Ehrhart ld for A. Cayron his residence in New York ve., on a plot 100x230, to H. F. Haines.

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ECONOMICAL MANAGEMENT OF BUS

159 W. 125th STREET Telephone Connections

WOODBURY, L. I.—L'Ecluse, Washburn & Co. have sold in the Piping Rock section to Mr. Arthur Page, of Doubleday, Page & Co., the pub-lishers, 34 acres of the Griffen farm. This prop-erty is in the immediate vicinity of the recent large purchase of Mr. O. S. Kahn, and also the large holdings of Mr. Robert W. DeForest, and the country residence of Mr. Henry L. Stimson, former Secretary of War. Mr. Page is remodel-ing the old farmhouse and will build a residence next year. year

LEASES.

Longacre Square Transaction.

Longacre Square Transaction. Sol Bloom leased from George B. Burnett the 4-sty building at 1562 Broadway, on lot 20x80, ad-joining the new Palace Theatre and 100 ft. north of 46th st, for 21 years, from May 1, 1915, with the privilege of a renewal. The aggre-gate rental for the first term is \$210,000. The lessee purposes to improve the site with a 12-sty building. Mr. Bloom pays nearly \$1,000 a year more for the property than the owners paid for it about 50 years ago. The price paid for the little plot by the Burnett family nearly half a century ago was \$9,000. For many years the old house was used as a family residence.

Bronx Flats Leased.

Bronx Flats Leased. An important lease in the Hunt's Point sec-tion of the Bronx was announced Monday by George F. Johnson, who leased to the Laykenach Realty Co. the twelve 5-sty apartment houses. S1S to S62 Hewitt pl. The lease is for a period of five years at a gross rental of about \$200,000. The structures, which are well rented, were completed about seven years ago by the owner. Ferriss & Storck represented George F. Johnson and Abraham Felt, the Laykenach Company. Jacob Leitner was the broker.

C. P. W. Taxpayer Leased.

F. & G. Pflomm leased for Thomas Morgan and others the 2-sty taxpayer, now in course of construction, on the plot 100.5x100, at the south corner of Central Park West and 62dt st, to Green's Purchasing Agenov for 5 years at an aggregate rental of \$100.000. The property is opposite the Century Theatre, and abuts the old 7-sty Tichenor-Grand Building, which was leased to Sol Bloom last November for 21 years, with two renewal privileges.

Warehouse Leased.

Warenouse Leased. THE DUROSS CO. leased 341 to 347 Soring st and 500 Washington st, between Washing-ton and West sts, a 7-stv model warehouse on plot 72x80 on Spring with an "L" 20x60 ft. on West st. The building contains about 55.000 sq. ft. The building was leased for the Crane Realty Co., James M. Fisk, attorney, to the Du-val Co. for a term of 15 years at an aggregate rental of \$250,000. Duval Co. is now located at 131 to 137 Franklin st.

Manhattan.

Mannattan. AMES & CO., INC., leased for the Sampeck Realty Co. to Sultzbach Clothing Co., of 42 West 34th st, the stores in 130 and 132 West 34th st; also the entire building at 252 West 28th st for C. Gachot to John Berterello; also the store in 153 West 34th st for W. Gillies to L. Markus for a term of years; also the 1st loft in 11 East 22d st for R. S. Minturn to E. Schuberth & Co., of 11 East 22d st; also the building at 203 West 41st st for A. C. Rhoades to D. V. An-thony. thony

AMES & CO., INC., leased for the Broadway and 97th St. Co., William Fox, president, the 2d loft in the Riviera Theatre Building at the corner of Broadway and 97th st to John B. Hal-liday for a billiard parlor; also for Life Pub-lishing Co. space in 17 West 31st st to the Murray Hill Art Galleries, of 17 West 31st st; also the 2d loft in 130 West 28th st for William Abramson to Lichtman & Zimring; also the 2d loft in 11 East 22d st to Silk & Ullman, of 11 East 22d st. MAX ANSFRESSER leased from Joseph D. Goldstein the 5-sty tenement, on a lot 25x100, at 79 Norfolk st for 5 years from Feb. 1 at an annual rental of \$4,130. WILLIAM S. ANDERSON & CO. leased for

at 19 Noriok st for 5 years from Feb. 1 at an annual rental of \$4,130. WILLIAM S. ANDERSON & CO. leased for Richard H. Morrison to Dr. Hardy the dwelling at 154 East Sits st. MYER BONDY leased the top loft in 85 to 89 Eleecker st to M. Stern for the Douglas Robin-son, Charles S. Brown Co.: also the 3d loft in 100 and 102 Greene st to Nathan Livert. of 183 Mercer st. for the J. Romaine Brown Co.: also the 3d loft in 131 and 133 Bleecker st to W. Sol. Newman for William A. White & Sons: also the 3d loft in 131 and 133 Bleecker st to W. Sol. Newman for William A. White & Sons: also the 8th loft in 699 Broadway to Irving Levy, of 699 Broadway, and Louis Wechsler: also the top loft in 124 West 19th st to Doctor & Ali-mento; also the 1st loft in 559 and 561 Broadway to the Art Photo & Postal Card Co.; also the 4th loft in 830 Broadway to David Richman for Cross & Brown; also the 3d loft in 29 West 17th st to Hyman Povereny and Snace in 501 5th av to Hyman Silverman, of 43 East 8th st. HENRY BRADY leased the 3d and 4th lofts

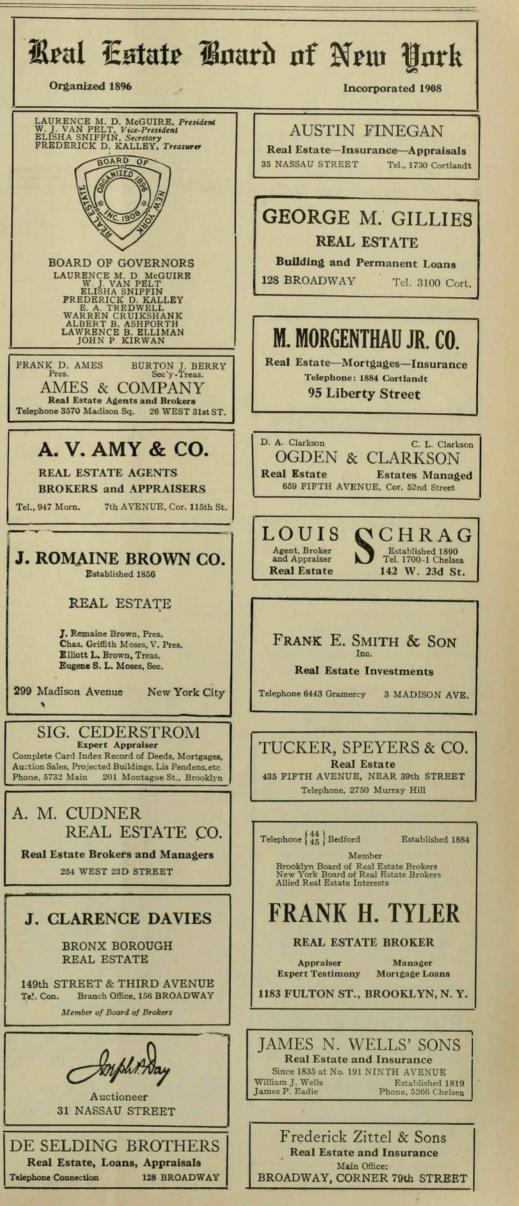
HENRY BRADY leased the 3d and 4th lofts in 624 West 24th St. to the Physicc Studios, Inc., for the manufacture of the scenic effects for the Panama Exposition at San Francisco in 1915.

HENRY BRADY leased to Eagle Badge Co. a loft in 131 Bowery and to Victor Cassele the store at 337 8th av. THE FIRM OF LEONARD J. CARPENTER leased a store at the northeast corner of Broad-way and 112th st to Charles R. Rainess.

CLEMENT, hair dresser of 541 5th av, leased for three years the store in 17 East 35th st. THE CROSS & BROWN CO. leased the entire 10th floor of the new building at 18 and 20 East 41st st to the Magazine & Book Co., of 1255 Broadway, for a period of years.

THE CROSS & BROWN CO. leased space in the new building at 18 East 41st St. to Dr. Ed-ward H. Jones, of 155 West 58th st; A. B. Har-

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rison, of 1123 Bway; Barker-Bonner, Inc.; Jacques Boisse, of 2 Rector st; Dr. Stanley W. Eakin, of 331 Madison av, and George Metzger, of 95 Madison av. JOSEPH P. DAY leased for Edgar S. Appleby and John S. Appleby, as trustees of the estate of Charles E. Appleby, 306 West 59th st, for-merly the Princess moving picture theatre, to the Milwaukee Lunch Co., of 975 8th av, for a term of years.

of years. THE DUROSS CO. leased 328 West 20th st, a 3-sty dwelling, to Ida Daniels; also leased in 124 West 18th st, the 1st loft to the Brown-Ruff Co., of 124 West 18th st; in 131 West 14th st, a store, to Elizabeth McLoughlin; in 126 University pl, a store, to S. B. Davega, of 831 Broadway; in 445 West 13th st, a store, to the Western Union Telegraph Co., of 195 Broadway; in 58 West 15th st, the 1st loft, to Fox & Frank-el, of 61 East 9th st, and in 775 Washington st, a store, to the Pollock Fumigating Co.; also leased in 48 and 50 West 21st st the 11th loft to Philip Stromberg, of 48 West 21st st; the 2d loft to the Style Suit Co., of 23 East 21st st; in 124 West 18th st, the 5th loft to David Ben-dersky, of 46 West 21st st, and in 61 West 14th st, the 2d loft to Max Dauer. THE DUROSS CO. leased to the Textile Art

THE DUROSS CO. leased to the Textile Art Painting and Embroidery Co. the 8th loft in 58 West 15th st for a term of years.

THE DUROSS CO. leased the 3-sty building at 216 West 30th st to Joseph Cerina; the top loft in 124 West 18th st to Samuel Seiff, of 156 East 95th st, and the 2d loft to Marks L. Harris; also the store at the northwest corner of 146th st and 8th av to Henry A. Cowherd and August Gradt.

and August Gradt. THE DUROSS CO. leased for Philip Rhine-lander a store at 48 and 50 West 21st st to L. Koch & Co., of 48 West 21st st; also a store in 304 West 14th st to Arthur Woods Co., of 252 West 14th st; for the estate of John Kean the 3-sty dwelling at 182 Waverley pl to Anna Louise Smith; in 138 to 142 West 14th st, the 1st loft to the White Milk Chocolate Co.; in 11 West 20th st, the 7th loft to A. Herman & Co.; also the southwest corner of Watts and Thompson sts, a vacant plot, 33x70, to Raffelo Citro for a term of years. CALEE C. DULA, who recently took title to 3

CALEE C. DULA, who recently took title to 3 West Slat st, a 4-sty dwelling, has leased it to Mrs. Ermine Carruthers, who recently sold her residence at 139 West 79th st.

DOUGLAS L. ELLIMAN & CO. leased for Rob-ert J. Collier to J. P. Power, of Tuxedo, the dwelling at 752 Park av, a 6-sty English base-ment house.

DOUGLAS L. ELLIMAN & CO. leased a store in 364 Madison av to John R. Blair & Co., of 54 Lexington av.

in 364 Madison av to John R. Blair & Co., of 54 Lexington av. CARDINAL JOHN FARLEY, as trustee of the estate of James Lenchan, leased through Gilles-pie & O'Connor a plot, 24x60 ft., at 137 Canal st to J. Schmuckler for 25 years at an aggregate rental of about \$100,000. The property has been subleased for 24 years and 11 months to Barnard Cohen, an east side builder, who will erect a tall business building. The property faces the new Manhattan' Bridge Plaza. J. ARTHUR FISCHER has leased for P. A. Condeelis, for a term of years, the store and basement at 693 6th av to Louis Bernstein, womans' wear; for the Winegrowers Associa-tion the 1st loft at 663 6th av to E. Rothschild, employment agency, aand also the 1st loft at 689 6th av to N. Catanos for a restaurant. J. ARTHUR FISCHER leased 624 6th av, on lot 21x100, for Louise B. O'Donohue and Alvina V. McAleenan to David Mandel and Harry Ilko-witz for a term of years at an aggregate net rental of about \$50,000. The tenants after ex-tensive alterations will utilize the premises as a first-class cafe and grill; also leased the 3-sty building at 240 East 34th st to Freiberg & Ressler.

M. FORMAN rented space in 135 and 137 West 27th st to Berkman, Bass & Co., of 17 East Broadway; also in 8 West 29th st space to Calutin & Rossin and H. Reichman & Son, of 113 West 27th st; and in 53 West 24th st to Jacob Deutch.

M. FORMAN & CO. leased the top loft in 118 West 31st st to Ludwig Landau, of 112 West 118 West 31st st to Ludwig Landau, of 112 West 118 th st; also the 4th loft in 37 to 49 West 28th st to Hittler Brothers, of 53 East 10th st. FREDERICK FOX & CO. leased for the Brad-kin Realty Co., the 3d loft in 6 and 8 West 32d st, to Harry Dangler, of 11 West 17th st; also in conjunction with Frost, Palmer & Co., the top loft in 109 and 111 West 27th st, for the Ad-vance Waist Co, to S. Berchansky & Co.; also leased for Henry R. Drowne, the 6th loft in 126 and 130 West 22d st to Strauss, Fast Co.; for the Selkirk Realty Co., the 1st loft in 29 and 31 East 22d st to Saltzman, Stahl & Berman, of 486 Broadway; for the estate of Mary A. Chisholm the 5th loft in 56 and 58 West 22d st to Feln-stein & Morowitz, and for Elizabeth L. Goodnow, the 6th loft in 60 University pl to Pincus Mor-genstern. enstern

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the John Jacob Astor Estate, store No. 5 in the Astor Court Building in 34th st, opposite the Waldorf-Astoria, to J. W. Schermerhorn & Co., of 18 West 45th st, for a term of years.

term of years. N. BRIGHAM HALL and WM. D. BLOOD-GOOD, INC., leased the entire 7th floor in the Heywood, Strasser and Voight Building at the southwest corner of 9th av and 26th st for a long term of years at an aggregate rental of about \$50,000 to the Metro-Lithograph Co., now at 416 West 33d st.

H. H. HAZELTON and C. R. Levy leased apartments at the northeast corner of 120th st and Amsterdam av to Isidor Helliger, Misses Sara and Josephine Loeb, Hernan Conly, William M. Patton, Caleb G. Gibson, a Mrs. Howard, Miss Erva Werner, William W. Russell, Miss E. Clay Dillon, Dr. Charles Walsh, F. B. Far-rand, Leon S. Meyers, Mrs. Rose Hill Cole and John Sanborn M. Patton, C. Miss Erva We E. Clay Dillon rand, Leon S. John Sanborn.

M. & L. HESS leased for the Realty Holding Co. the entire 4th floor in the new 16-sty build-ing at 424 to 432 4th av to the Taylor-Friedsam

Co., of 432 4th av, as a showroom and salesroom for the sale of silks, the lease being for a term of years.

M. & L. HESS leased space in the Hess Build-ing, at the southwest corner of 4th av and 26th st, to the Social Reform Press, of 131 East 23d st, and Grant G. Kelly; also space in the build-ing at the northwest corner of 4th av and 29th st to the Freeman-Summer Co., of 45 East 17th st.

GEORGE KETCHUM leased for William Cruikshank's Sons, as agents, the parlor floor store in 48 West 34th st, adjoining the Hotel McAlpin, to Clark & Fleisch.

McAlpin, to Clark & Fleisch. THE KODAK THEATRE, INC., Manford Bar-ber president and E. Y. Eltonhead treasurer, leased from Bessie T. Houghton, of South Or-ange, N. J., 206 and 208 Amsterdam av, 40x65, in the Sherman Square section, for 21 years, on a net rental basis. The leasing company will improve the site with a 1-sty photo play house, with a seating capacity of about 400. William Tyson Gooch, architect, is preparing the designs.

JAMES KYLE & SONS leased the 5-sty build-ing at 723 Lexington av to A. Paul, of 717 Lex-ington av; also the 3-sty building at 717 Lex-ington av to M. Feinman, of 252 East 52d st; also the store and basement in 698 Lexington av to Warner M. Van Norden, of 698 Lexington av, and the store in 132 East 57th st to Alvan Perry av, a Perry

JAMES KYLE & SON leased to Lotos Tea Concern the store at 132 East 57th st, which will be connected with its present establishment at the adjoining corner of Lexington av.

J. EDGAR LEAYCRAFT & CO. have leased for a client the entire 3-sty building, with store, at 241 3d av to Otto Frohn for a term of years. The lessee will conduct a restaurant the premises

CHARLES LIBMAN, now in charge of the Leavitt Building, closed a lease with the Cosmos Feature Film Corporation, manufacturers of mo-tion picture films, for a portion of the 11th floor of the Leavitt Building at 126 to 132 West 46th st, which now contains considerable motion pic-ture fraternities.

ture fraternities. THE LONGACRE LAND CO. leased space in the building at the northeast corner of Broad-way and 42d st to the United States Stamp Dis-tributing & Sales Co., the Longacre Motion Pic-ture Co., John W. Fox, W. A. Gilbey, Ltd., of 949 Broadway, the Windsor Land & Improve-ment Co., and the Longacre Glass Co.

WEBSTER E. MABIE & CO. leased floors in 19 and 21 West 24th st to Cowan & Schultz, Marcus & Milestein, William Schulesel, of 39 West 21st st, and Safran & Kreeger, of 64 East 11th st.

WEBSTER B. MABIE & CO. leased space in 4 East 12th st to Goldberg Bros., S. Kapner, of 250 2d av, Rosenberg Bros. and the Colonial loak & Suit Co., of 125 Greene st. SAMUEL H. MARTIN leased to Michael Ger-ty the store and basement in 768 9th av.

SAMUEL H. MARTIN leased to Michael Gerrity the store and basement in 768 9th av.
MOORE, SCHUTTE & CO. leased for Mrs. S. D. Howe, 530 West 150th st, a 3-sty private dwelling to a client.
MORRIS MOORE leased for the Emandess Holding Co. the five tenements at 231 East 67th st, 235 East 124th st, 237 East 124th st, 26 East 105th st, and 64 East 97th st, for a term of years, at an aggregate rental of \$60,000; also leased to clients the tenements at 38 and 40 West 137th st, 51 East 134th st and 143 West 143d st for a term of years.
THE CHARLES F. NOYES CO leased the 3d floor of the "Golden Hill Building" at 111 to 121 William st and 59 to 63 John st, to the New Amsterdam Casualty Co., of 1 Liberty st, for a term of years in the "German-American Building." The "Golden Hill Building" is entirely rented and is the only office building in the insurance district where the tenants are sufficient where the tenants are district where and situation and years.
S. OSGOOD PELL & CO. leased the parlor floor in 603 5th av to Arthur, of London, dealors in the Ritz Chambers to Drs. Dunlop and Kelly; also apartments in the Carlton Chambers to G. Lawrence Perkins, S. Fritz Nave and a Miss Deshon.

THE PAYSON McL. MERRILL CO., INC., rented an apartment in 140 West 57th st to Dr. William B. Dunning, and in 257 West 86th st to Edgar A. Dayton.

William B. Dunning, and in 257 West Söth st to Edgar A. Dayton. PEASE & ELLIMAN leased for the Century Holding Co., Lee & Fleischman, In 25 West 45th st space to Mulhens & Knopff; also leased for Alexander Smith Cochran in 24 West 59th st apartments to J. A. Kinney and Rudolph Block; also rented furnished for Robert Sterl-ing the 4-sty dwelling on a lot 16.8x100 at 19 East 77th st to Edward C. Delafield; also, In conjunction with Mooyer & Marston. leased a loft in 50 West 46th st to Murphy, May & Co.; also leased an apartment in 116 East 58th st to Eugene O'Brien; also leased an apartment in 68th st and Madison av, known as 11 East 68th st, to Graham Scott; also leased for the es-tate of Frederick A. O. Schwartz the 4-sty dwell-ing, on lot 25x100, to John Russell Pone, the architect, of 527 5th av; also leased for Samuel A. Herzog an apartment of 8 rooms and 3 baths in 116 East 63d st to Mrs. J. W. Clark; also leased for the Columbia-Knickerbocker Trust Co. to William O'Brien, for use as a lunch room, the store in 66 West 37th st; and leased for Alexander Smith Cochran one of the stores in adealer in laces. L. J. PHILLIPS & CO. leased the store at the marthmest corner of Producer of Browney and Shaths

L. J. PHILLIP'S & CO. leased the store at the northeast corner of Broadway and 158th st for a term of years at an aggregate rental of about \$40,000 to the Schoenberg Co., which will occupy the premises as a salesroom for electrical fix-tures and supplies.

GEO. R. READ & CO. leased the store and basement in 619 5th av, 24x60 ft., in the Buck-

ingham Hotel, for a term of years to Siebrecht & Son, florists, who recently sub-leased their place at 427 5th av to Landay Bros.; also leased for a term of years from May 1 the large corner store and basement, 45X125, in the Knicker-bocker apartment house, in 5th av, southeast corner of 28th st, to Charles U. Miller, doing business as the Louis XIV. Antique Shop. This is the third 5th av store leased by the same brokers within a week. GEO. R. READ & CO. leased to William C. Schumacher the studios in 138 West 55th st. GEO. R. READ & CO. leased the 5th floor in 9 West 35th st for a term of years to Louis Cantor, of 263 Greene st. THE M. ROSENTHAL CO. leased the store in

in 9 West 35th st for a term of years to Louis Cantor, of 263 Greene st.
THE M. ROSENTHAL CO. leased the store in 110 to 120 Hamilton v1 corner of 142d st, to the Washington Heights Grocery Co.
THE M. ROSENTHAL CO. leased space in 48 West 22d st to Morris Karp; also leased for a long term of years, the northwest corner of 30th st and 6th av, adjoining the Greely Square Theatre, for the Greely Square Amusement Co., to Madam "Nannette" of Paris, at an aggregate rental of \$60,000.
WILLIAM J. ROOME & CO., INC., leased for Mrs. Louise Wernert the entire building at the southeast corner of 22d st and 7th av to McEntee Bros. The same brokers last week leased the northeast corner of 23d st and 7th av to John Bergin.
ALLAN A. RYAN, son of Thomas F. Ryan, leased through O'Connor & Ellison a large suile of offices in the National City Bank Building on Wall st for a term of years.
SCHINDLER & LIEBLER leased to Ernest Klein the 3-sty dwelling at 110 East 92d st for a term of years.
LOUIS SCHRAG leased for the District Realty Co, the building at 140 West 24th st to the Boy-ertown Burial Casket Co., of 109 West 24th st, for a term of 10 years.
LOUIS SCHRAG leased for H. L, R. Edgar the 1st loft in 78 Reade st to M. B. Martine.

for a term of 10 years. LOUIS SCHRAG leased for H. L. R. Edgar the 1st loft in 78 Reade st to M. B. Martine, Inc., of 247 West 36th st, for a term of years; for Charles Connor, the 2d loft in 120 West 20th st to the Regina Novelty Co.; for the Estate of Geo. V. N. Baldwin, the 5th loft in 110 and 112 West 26th st to Louis Bloom. JOSEPH SHENK leased to Joseph Sheinsinger the four 6-sty apartment houses, having a front-age of 205 ft. and a depth of 99.11 ft., at 239 to 253 West 145th st, for four years and ten months from February 1 at an annual rental of \$24,000. SPEAR & CO leased for the Astor estate

months from February 1 at an annual rental of \$24,000.
 SPEAR & CO. leased for the Astor estate the store and basement in 93 and 95 Prince st to Eugene A. Steinfeld, of 248 Lafayette st; for George P. Lies the store and basement in 7 and 9 Waverly pl to Sam Phillipson & Co., of 199 Greene st; for Louise C. O'Reilly 4 lofts in 43 to 47 West 16th st to the Aetna Pearl Button Works, H. Passman & Son, of 116 4th av, Wilfred Callahan & Co., and Brauer Button Works, of 507 Broome st, and have been appointed agents for the building.
 VAN NORDEN & WILSON leased for the Hallet & Davis Piano Co. the 3d floor in their new building at 18 East 42d st to Jerome J. Wilson, manager for the Equitable Life Assurance Society. This building was erected by the flano Co. on ground leased by 1. S. and M. S. Korn, and adjoins the plot leased by the same owners to Rogers, Peet & Co. Negotiations are under way to lease an additional floor in the same building to another well known insurance company.
 THE F. R. WOODS-W. H. DOLSON CO. leased for the Greycourt Realty Co., Joseph Polstein, president, the 4-sty dwelling at 47 West 82d st to Jerom 420 WORTHINGTON WHITEHO USE has renewed the lease an the 3216 Wort 57th st far

president, the 4-sty dwelling at 47 West S2d st to Lola Yberri. WORTHINGTON WHITEHOUSE has renewed the lease on the stable at 216 West 57th st for James H. Hyde to Alfred G. Vanderbilt; also leased for Henry Clews the 4th loft in 630 5th av Lemaitre & Mack, dressmakers, of 23 West 45th st; also the basement store in 5 East 47th st for Frank Kines to the Florentine Arts Marble Co., Inc., of 350 Madison av. OFFICES HAVE BEEN LEASED in the St. James Building, Broadway and 26th st to the following: Jacob Cohen & Sons; A. Bell; Span-ish Lace & Embroidery Co.; H. Meltsner & Sons; Anna Kay; American Embroidery Manufactur-ing Corporation; Geller, Levy & Baer; Princess Dress Co.; Benjamin H, Rubin; Forbes-Murray Art Co.; Stanley Gerson; the Dannenberg Co., of 41 Union sq.; Marvin Manufacturing Co.; Eugene Hess; New York Silk Garment Co.; Rob-ert N. Engel, of 1133 Broadway; John F. Clark; Leitzell & Bauman; M. Lichtman ; William M. Poz; W. Fisher & Co.; C. W. H. Moulton & Co.; A. Weiss & Sons; the E. T. Burrowes Co., of 200 5th av; Brooklyn Novelty Co., Inc., of 30 East 23d st, and Charles D. Land & Co. Bronx.

Bronx.

THE BOROUGH CLUB of the Bronx leased e dwelling at 373 Willis av for a term of the years

years. THE M. MORGENTHAU, JR., CO., as rental agents for Gimbel Erothers, sub-leased to Jos-eph R. Heidemark the 1-sty garage and station building at 4508 Park av. on plot 50x100, for a term of years. This building was occupied until recently by Gimbel Brothers for their Bronx de-livery station and was vacated by them when their growing business in the Bronx required their removal to larger quarters.

Brooklyn.

Brooklyn. THE NEW YORK DOCK CO. leased the old Hecker-Jones-Jewell Milling property at Fulton Ferry to the Public Service Commission for use in connection with the construction of the East River tunnels for the Brooklyn Rapid Transit between Whitehall and Montague sts, and the Interborough tube between Old Slip and Clark st. The property contains about 30,000 sq. ft., fronting in Furman and Fulton sts and the East River. The lease is for 3½ years at \$7,200 per annum, and was negotiated by Sigmund Ceder-strom.



S. E. Corner Park Ave. and 66th St., New York. Fullerton & Weaver Realty Co., Owners. Kewanee Smoke-less Firebox Boilers and Kewanee Water Heating Garbage Burner Installed.

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title Insurance & Trust Co.

160 Broadway, Manhattan 1425 St. Nicholas Avenue, Manhattan 381-383 East 149th Street

188 Montague St., Brooklyn 1354 Broadway, Brooklyn 367 Fulton St., Jamaica

Cut Heating Costs by Using Bituminous Coal!!

You owners of buildings can cut your heating costs 17 per cent, and more, by using Bituminous Coal instead of Anthracite. And that saving is being made, right now, in some of the best apartment buildings in New York City.

A pound of good Bituminous Coal contains about 14,000 heat units per pound and costs about \$3.50 per ton. Anthracite Coal (Buckwheat, steam grade) costs the same but contains only about 12,000 heat units per pound. So buying Bituminous Coal gives you 17 per cent more heat for the same money.

And in addition to the saving you make in buying coal here is another bigger saving you can make.

KEWANEE **Smokeless Firebox Boilers**

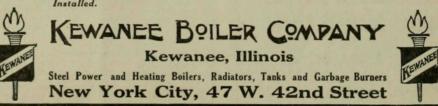
Brickset and Portable Types for Steam and Water Heating

will take from Bituminous Coal, and use for making steam, 22 per cent more of the heat units in that coal than the ordinary boiler can get from Anthracite.

So a KEWANEE Smokeless Firebox Boiler saves you 17 per cent, at least, by allowing you to burn Bituminous Coal-and then 22 per cent more because it is a more efficient boiler.

These are facts which have been proven.

Ask Our New York Office for the Names of Buildings Where KEWANEE Smokeless Firebox Boilers Have Cut Coal Costs



HOWARD C. PYLE & CO. closed a long lease on the ground floor office in the O'Connell build-

ing at 159 Remsen st to Edward H. Mount, now at 144 Montague st; and also to the Irvin Un-derwriting Co., now at 179 Remsen st. Both of these concerns are in the insurance business and that adds two more large concerns to the rapidly growing insurance district on Remsen st, between Court and Clinton sts. HENRY TRENKMANN leased the building at 71 Washington av to the Adams & Elting Co.

WILLIAM L. BOWMAN leased at Far Rocka-way the Helen A. Moore house, in Merall rd, to David Feifer; also the Thomas A. McWinney house, in Rand's la, Lawrence, L. I., to Otto A. Shuloff.

Suburban.

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REAL ESTATE NOTES.

J. ARTHUR FISCHER has been appointed agent for 355 2d av, near 21st st. SCHARSMITH & NOLAN have removed to the Post Office Building, 523 West 146th street, near Broadway.

WORTHINGTON WHITEHOUSE has been ap-sointed agent for the following properties: 55 Vest 48th st, 40 East 40th st and 96 Park av

Wolf Hard for the following properties: 53
 West 48th st, 40 East 40th st and 96 Park av.
 GEORGE NEIIMAN announces that beginning Feb. 2, his office will be consolidated with that of the Julius Friend-E. M. Lewi Co.
 JACOB H. MAYERS has been appointed re-ceiver of the rents of 71-73 East 128th street.
 SMITH & PHELPS have negotiated a first mortgage loan of \$40,000 on the store property at the southwest corner of Boston rd and Union av, with a frontage of 67 ft. on Boston rd and 88 ft. on Union av.
 WM A. WHITE & SONS have been appointed agents for the 11-sty and basement fireproof mercantile building at 520 and 522 Broadway, which was sold by them last week to an out-of-town investor.
 GEORGE F. LADUE, for the past eight years associated with Pease & Elliman as director and manager of their bond and mortgage depart-ment, has tendered his resignation to take effect February 13 next.
 THE WEST END ASSOCIATION will hold its regular monthly meeting at the Hotel St. Andrew, Broadway and 72d street, on Monday evening, Feb. 2, at 8.30 p. m. The proposed revision of the constitution and by-laws will be submitted for consideration.

Wants and Offers

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

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DR. L. DUNCAN BULKLEY is the buyer of the dwelling at 529 Madison av, reported sold recently by Douglas L. Elliman & Co. for the Swan-Brown Co., who previously acquired it from Annie L. Pultz through the same brokers. Dr. Bulkley owns the adjoining dwelling at 531 Madison av, southeast corner of 54th st.

Madison av, southeast corner of 54th st. MoRRIS PARK TAXPAYERS' ASSOCIATION, composed of lot-buyers in the old race course property, met at Hunts Point Palace last Satur-day evening to discuss improvements, transit facilities and the incorporation of a building and loan association for the financing of im-provements. Frederick L. Hahn presided. HYLAND PENNINGTON RICE and Oliver B. Hill, for a number of years connected with the McVickar, Gaillard Realty Co., have opened an office in the Columbia Bank Building, 507 5th av, for the transaction of a real estate broker-age and management business, under the firm name of Rice and Hill. IRA A. LURIE.—At a meeting of the board

name of Rice and Hill. IRA A. LURIE.—At a meeting of the board of directors of the M. Morgenthau Jr., Com-pany, Ira A. Lurie was elected assistant secre-tary of the company and A. Brunswick assist-ant treasurer. Mr. Lurie is manager of the newly formed auction department. Mr. Morgen-thau, Jr., president ôf the company, has been elected a director of the East River National Bank Bank

thau, Jr., president of the company, has been elected a director of the East River National Bank.
THE COLONY CLUB, at its annual meeting held on Thursday, decided not to take the old Chapin property, upon which the club had an option until Feb. 1. No decision was made upon another locality, as the club has several near Park av in mind. The old Chapin property is between 3d and Lexington avs, 6dth and 67th sts. and has an area of 30,000 sq. ft. It has a 150 ft. frontage on 66th st and is 200 ft. deep.
THE EAST Tremont Taxpayers' Association will hold its annual banquet at the Bronx Park Boathouse, Boston road and 182d street, on Feb. 19. The speakers who are expected to be present include Borough President Mathewson, District-Attorney Martin. Judge Schulz and Register Polak. The banquet committee, consisting of Messrs. Charles A. Schrag, John A. Steinmetz and then suscitations. F. J. Muhlfeld, chairman of the association, will preside.
ESTEY BROS., ornamental bronze, brass and iron workers, whose plant was wiped out in the \$75,000 fire that completely destroyed the Whale Creek Iron Works on Moultrie street, Greenpoint, last Tuesday, have bought the John Perlplant on Union av and runnine back 100 ft. on both Frost and Withers streets. A separate building, 40 ft. square, used for offices, is situated at the corner of Union avenue and Withers street.

building, 40 ft. square, used for offices, is situated at the corner of Union avenue and Withers street. TIMOTHY F. PADDELL is entitled to exercise an option of purchase at \$60,000 on the pronerty at 208 West 42d street, in a lengthy decision handed down by Justice Davis in the Supreme Court. The opinion formed part of an agreement with the late James M. Jones by Mr. Paddell in 1901 to lease the property for 21 vers at a graduating rental of from \$2,400 to \$3,300 per annum, with the privilege of buying the property at any time after May 1, 1911, for \$60,000. The property consists of a 4-sty Dustness building on lot 20x49.5, which is assessed for purposes of taxation at \$74,000. THE CITIZENS' EAST SIDE IMPROVEMENT ASSOCIATION, Montgomery Maze, president, at its last meeting voted to affiliate itself with the United Real Estate Owners' Association. This is in line with the work of the association to obtain for its membership all the taxpavers' organizations in the city. The Citizens East Side Improvement Association. PICKEN COURT, at the southeast corner of Piverside Drive at 148th st, has been transfer ed by the George F. Picken Court is a 10-sty apartment house 99.11 ft. on the drive and 105 ft. on the street. It was sold by the company for \$252,000, of which \$440,000 is mortgage. The house was built by the sellers a few years ago from plans by Emory Roth, who estimated the cost of construction at \$350,000. In part payment for the apartment Rosenthal stress in Mapleton Park, Brooklyn, which he valued at \$110,500, in the trade. The Mapleton houses are lettached awalists in Mapleton Park, Brooklyn, which he valued at \$10,500, in the trade. The Mapleton houses are 1813. 1817, 1822, 1861, 1865, 1840, 1844, 1845, and 1862 feed at and 210, 1900, and 6214, 1914 and 1862 feed at and 210, 1900, in the trade. The Mapleton houses are lettached and are valued at \$6,000 each.

it. deep. The houses are detached and are valued at \$6,500 each.
REAL ESTATE BOARD.—The eighteenth annual dinner of the Real Estate Board of New York, to be held next Saturday evening, at the Waldorf-Astoria, promises to be the most successful function in the history of the Board, the sale of seats has been unprecedented, about 25 having already been disposed of. Among the invited guests are Hon. Martin H. Glynn, Governor of the State; Mayor John Purroy Mitchel, Hon. Marcus M. Marks, Hon. Lewis H. Pounds, Hon. Charles I. McCormack, Eldridge Gerry Snow, George C. Roldt, Robert E. Dowling, Frederick C. Ecker, Franklin Pettit, Frederick T. Murphy, Charles H. Strong, Abram I. Elkus, Richard M. Hurd, Arthur Brisbane, George V. S. Williams, Lawson Purdy, and the deans of the real estate protession, J. Romaine Brown, George R. Read and E. A. Cruikshank.
SOCIETY TO LOWER RENTS and to Reduce Taxes on Homes, the New York Congestion Committee and the Business Men's Association to Intax Industry, held a dinner at the Hotel Brevoor last night, which was well attended, Register John J. Hopper acted as toastmaster, the Speakers and guests of honor included Henry Bruere; Walter L. Durack, president of

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REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State ap-praisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedents. It simply quotes the estimated market value of the realty, regard-less of mortgages or other liens: ESTATE OF EMELLE GEBHARD-premises 81 7th st, 4-sty tenement, on lot 25x97.6, valued at \$21,500.

MARY E. KERR-125 West 119th st, 3-sty dwelling, 17x100.11, \$18,000; 149-151 East 40th st, 3 and 4-sty dwellings, 50x98.9, \$68,000; and 455-457 2d av, 2 and 3-sty dwellings, 36x60, \$24,-000.

OWEN DUNNE—320 East 24th st, 5-sty tene-ment, 25x98.9, \$25,000. MARGARET M. LYNCH—715-717 3d av, two 4-sty tenements, 37.7x80. \$35,000: 133 East 47th st, 3-sty dwelling, 17.6x100, \$19,500; and 350 East 42d st, 5-sty tenement, 28x98.9, \$30,000.

OBITUARY

STEPHEN D. PYLE, a real estate dealer, died of general debility on Monday at his home, 2109 S5th st, Brooklyn. Mr. Pyle was sixty-five years old and was one of the incorpoartors of the Samaritan Hospital. He leaves a widow and two sons.

MAX BERGER, real estate operator, and or-ganizer of the Brooklyn Hebrew Home for the Aged, died in the Jewish Hospital on Wednes-day. He was forty-two years old and lived at 543 4th st, Brooklyn.

THE AUCTION MARKET

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TWENTY-SIXTH ANNUAL STATEMENT OF THE American Real (Fstate (Jompany FOUNDED 1888 General Offices, 527 Fifth Avenue, New York City Condensed Balance Sheet at close of business, December 31st, 1913 ASSETS Real Estate-Land and Buildings \$26,009,010.74 . . Total Mortgages Thereon 11.326.710.00 Less: Net Valuation of Real Estate Owned \$14,682,300.74 Mortgages Owned \$1,436,919.05 Securities of Other Companies Leasehold Property in New York City 131,510.00 20,000.00 bldg; due, \$41,390.25; 1 & e, 41,200.17; amacombs pl, 21-33, see 8 av, 2830-40. alarH st, 18 E, ss, 242 e 5 av, 22x78.8x 22.8x83.11, 3-sty bk tnt & str (exrs); bid in at \$16,000. aCfH st, 110-12 W, ss, 129.11 w 6 av, 41.6 x98.9, 7-sty bk loft & str bldg (exr): with-drawn. apsTH st, 145 W, ns, 352.6 e Ams av, 27x 116.10x42x118.8, 5-sty bk tnt; due, \$23,-19.10; T&c, \$1,463.73; Philip Sugarman. 26,500 1,588,429.05 Cash in Banks and Offices Accounts and Bills Receivable and Interest Receivable, due and accrued 768.267.31 206,063.51 All other Assets, Accruals, etc. .. 96.233.58 . Total \$17,341,294.19 LIABILITIES! 6% Coupon Bonds and Certificates—Fully Paid 6% Accumulative Bonds and Certificates—Installments paid in and Interest accrued thereon \$8,841,658.04 4,819,242.20 29,579.42 143,505.24 203,049.26 56,470.90

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Capital Sto	ock-7	% Prefer	red Ste	ock				\$1,0	00,00	00.00	+
		ommon s								00.00	
Surplus								2,1	47,78	39.13	3,247,789.13
		Total									\$17,341,294.19
		Iotai		-	•	•	•		•	·	

Detailed Statement certified to by Appraisers and Public Accountants will be mailed upon request.

DIRECTORS EDWARD B. BOYNTON, President WILLIAM B. HINCKLEY, Vice-President RICHARD T. LINGLEY, Treasurer

LOTS

PLOTS

ACREAGE

HAROLD ROBERTS, Vice-President FRANCIS H. SISSON, Secretary AUSTIN L. BABCOCK, Ass't Treasurer

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AUCTION SALES OF WEEK.

Except where otherwise stated, the proper-ties offered were in foreclosure. Adjourn-ments 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.

The following is the complete list of property sold, withdrawn or ad-journed during the week ending Jan. 30, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY. **Houston st. 436 E** (*), ns, 111 e Av D, 20.6x105.10, 5-sty bk tnt & str & 4-sty bk rear loft bldg; due, \$16,129.98; T&c, \$1,-229.78; German Savgs Bank in the City NY. *Lispenard st. 13-15, ns, 125.11 e W Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; due, \$41,390.25; T&c, \$1,233.30; with-drawn

49.10x bldg; awn

*106TH st E, ns, 93 w East River, 285x 100.11, several 1 & 2-sty bk & fr bldgs; also 107TH ST E, ss, 363 e 1 av, 3-sty bk bldg & stable (vol); Conrad H Brown. 50,000

113TH st, 16 E (), ss, 243.9 e 5 av, 18.9x 00.11, 5-sty bk tnt; due, \$14,734.60; T&c, 542.94; French Evangelical Church in City 12,000

100.11, 5-sty bk tnt; due, \$14,734.60; T&c, \$542.94; French Evangelical Church in City NY. 12,000 *116TH st, 151 E (*), ns, 52 e Lex av, 17x 80, 3-sty & b stn dwg; due, \$11,832.25; T &c, \$614; A Gertrude Cutter. 10,000 *118TH st, S3 W (*), ns, 85 e Lenox av, 20 *119TH st, 51 E, ns, 85 e Lenox av, 20 *119TH st, 21 E, see Madison av, 1832. *120TH st, 21 E, see Madison av, 1832. *120TH st, 21 E, ns, 83 e Madison av, 17x 100.11, 3-sty & b stn dwg (vol); Eliz Goodman. 6,800 *12STH st, 246 E, ss, 75 w 2 av, 26x99.11. 5-sty bk tnt; due, \$13,899.30; Estates Mtg Security Co, party in int. 12,000 *129TH st, 114 E (*), ss, 200 w 7 av, 16.8 x99.11, 3-sty & b stn dwg; due, \$8,514.50; T&c, \$190.05; Arthur Blue. 5,500 *129TH st, 114 E (*), ss, 200.2 e Park av, 9.11x99.11, 3-sty & b bk dwg; due, \$5,5415.0; T&c, \$190.05; Arthur Blue. 5,500 *129TH st, 114 E (*), ss, 200.2 e Park av, 9.11x99.11, 3-sty & b bk dwg; due, \$5,500 *151ST st W, swc Macombs pl, see 8 av, 2830-40.

2830-40.
 *151ST st W, see S av, see S av, 2830-40.
 Madison av, 1832 (), nwc 119th (No 21), 25.10x100, 5-sty bk tnt & strs; due, \$44,-273.20; T&c, \$1,021.69; Richd M Bent.

273.20; T&c, \$1,021.69; Richd M Bent. 42,000 ***STH av, 2830-40 (*)**, sec 151st, 179.1 to McCombs pl (Nos 21-33), x203.5 to 151st x96.7, three 6-sty bk thts & strs on av; due, \$32,040.95; T&c, \$3.274.70; sub to 5 mtgs aggregating \$139,000; N Y County National Bank. ***STH av, 366**, es, 54.9 n 28th, 22778, 4-sty bk stable; partition; Geo Gregorious, leasehold. 10,000

 10,000
 10,000

 HERBERT A. SHERMAN.

 172D st, 510 W (), ss, 100 a Audubon av,

 48.4x95, 5-sty bk tnt; due, \$4,821.77; T&c,

 \$1,250; sub to a first mtg of \$40,000; Albt H

 Hastorf.
 41,000

 2D av, 2005 (), ws, 50.5 n 103d, 25.3x

 75, 4-sty bk tnt & strs; due, \$14,812.70;

 T&c, \$267.46; Benj H Rosenstein et \$1

 trstes.
 14,600

 L

J. PHILLIPS & CO. *122D st. S W (*), ss. 145 w Mt Morris Park W, 21x100.11, 3-sty & b stn dwg; due, \$2,830.57; T&c, \$381.43; Martha A Fechtman. 750 *2D av, 2003 (*), ws. 25.5 n 103d, 25x75, 4-sty bk tnt & strs; due, \$14,815.20; T&c, \$307.06; Miriam Isaacs et al. 14,650

HENRY BRADY. *139TH st, 259 W. ns, 99.1 e 8 av, 19x 99.11, 4-sty & b bk dwg; adj sine die. — JACOB H. MAYERS.

JACOB H. MAYERS. *24TH st, 406 E (*), ss, 131.6 e 1 av, 25x 98.9, 5-sty bk tnt; due, \$16,954.17; T&c, \$429.10; Wm Hennin- exrs. 16,000 *116TH st, 28 W (*), ss, 312 w 5 av, 21x 100.11, 5-sty bk tnt & strs; due, \$6,018.88; T&c, \$562.22; sub to mtg \$23,000; Sigmund Wechsler. 28,900

BRYAN L. KENNELLY. *44TH st, 557 W, ns, 100 e 11 av, 25x100.4, 4-sty bk tnt & 2-sty bk rear tnt; due, \$6,-598.01; T&c, \$1,167.02; Bernandina Gorges et al, def. 11,150

 Total
 \$482,100

 Corresponding week 1913
 542,233

 Jan. 1, 1914, to date
 4,746,954

 Corresponding period 1913
 3,949,317

Bronx.

The following are the sales that have taken place during the week ending Jan. 30, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Arthur av, see Fordham rd, see Ford-am rd, 600. ham

***Fordham rd, 600 (*),** sec Arthur av, 15x 98.5x16.5x95.2, 2-sty fr dwg & str; due, \$10,879.71; T&c, \$653; Gaetano Del Bello et al exrs & trstes. 8,000 ***Holland av, 3644**, es, 100 s 215th, 25x95; due, \$2,262.59; T&c, \$489.49; withdrawn to be re-advertised.

BRYAN L. KENNELLY.

L J. PHILLIPS & CO.

Bathgate av. sec Fordham rd (No 528), 00.5x82.5x100.7x82.5, 2-sty fr dwg & va-ant; due, \$13,092.11; T&c, \$610.88; adj cant; Feb11 rdham rd, 528, see Bathgate av, sec ham rd. Fordham

HENRY BRADY.

aHoffman st (*), ws, 170.6 s 187th, 25x
94.11, 5-sty bk tnt & str; due, \$1,717.44; T
&c. \$43.68; sub to mtg \$14,000; Saml Epstein. 15,930
aBoston rd. ws, abt 282.7 s Jefferson pl, see Clinton av, es, 308.7 s Jefferson pl.
aClinton av (*), es, 308.7 s Jefferson pl.
aClinton av (*), es, 308.7 s Jefferson pl.
aClinton 20, es, 208.7 s Jefferson 20, es, 208.7 s Jefferso

GEORGE PRICE.

GEORGE PRICE. *Kelly st, S39 on map 837 (*), ws, 266 n Longwood av, 40x100, 5-sty bk tnt; due, \$8,279.75; T&c, \$312.22; sub to a 1st mtg of \$25.000: Max Schloss. 30,000 *134TH st, 531 E (*), ns, 150 e Brook av, \$8.4x100, 5-sty bk tnt; due, \$2,290.89; T&c, \$171.95; sub to mtg of \$15,000; Chas Adler. 17,250

 Total
 \$72,430

 Corresponding week 1913.
 95.875

 Jan. 1, 1914 to date.
 556,267

 Corresponding period 1913.
 579,712

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 28, 1914, at the Brooklyn Sales rooms, 189 Montague street:

WILLIAM H. SMITH.

WILLIAM H. SMITH. CARROLL ST, ns, 16.8 w Hoyt, 16x65; Ar-nold J Ajello. PACIFIC ST (*), nwc Utica av, 83.4x50; Roy M Hart. ROBINSON ST, ss, 252 w Hopkinson av, 25x 100; adj sine die. ROBINSON ST, ss, 76.3 w Nostrand av, 280x 122; adj Feb 17. SACKMAN ST (*), es, 20 n Newport av, 20x 80; Fredk Marquardt. 80; Fredk Marquardt. 2000 SACKMAN ST (*), es, 40 n Newport av, 20x 80; Fredk Marquardt. 2000 SACKMAN ST (*), es, 368 s Av J, 17x60.1; Louisa Ziegler et al. 1,500 E 2B TH ST, 160 s Av I, 240x100; adj Feb. 11. CUTTERD AM, cz. 760 c. Eccar 20 2x60; Screb SUTTER AV, ns, 76.9 w Essex, 20.3x60; Sarah 2,250 SUTTER AV, ns, 10.5 w Essex, 20.500, Sdram Goldowitz. 2,250 AV C (*), swc E 2d, 20x100; Wm C Edwards et al. 4450 CONEY ISLAND AV, ws, 280 n Av C, 20.1x 56.2; Arnold D Ajello. 4,800 GRAVESEND AV, es, 240 n Av F, 20x125; withdrawn. thdrawn. GRAVESEND AV, es. 260 n Av F, 20x125; GRAVESEND AV, cs. 200 h AV 7, 2014 withdrawn. RYDER AV, ns, 42.6 w E 10th, 20.9x74.1; Jav Holding Co. 127H AV (*), ses, 130.4 ne 38th, 20x100; Eagle Savgs & Loan Co. LOTS (*) 344 to 353, 384 to 417, 428, 457 to 466 map of Estate of Simon Rapalje, 26th Ward; Margareth Schwartz et al. 5,000

WILLIAM P. RAE.

PACIFIC ST, ns, 202.6 w Hopkinson av, 24.6 x100; adj sine die. PACIFIC ST, ns, 227 w Hopkinson av, 25x 100; adj sine die. 12TH ST, ss, 402.9 e 8 av, 20x100; Annie McGuire. McGuire. 7,000 W 27TH ST, ws, 220 n Surf av, 1.11x118.10; Sheriff's sale of all right, title, &c; Chas Crane. 40 Such as the second sec JAMES L. BRUMLEY.

46TH ST (*), ss, bet 5 & 6 avs, lot 28; Tax Lien Co of N Y. 62D ST (*), swc 17 av, 80x20; Lida W Ed-wards.

 62D
 ST (*), swe if av, coact, instantial states, instates, instantial states, instantial states, instantia

CHAS. SHONGOOD.

LOGAN ST, ws, 130 n Blake av, 20x100 LOGAN ST, ws. 100 h Links 2, 3050 PACIFIC ST, ns. 277 w Hopkinson av, 25x 100: Action 4; adj sine die. STRONG PL (*), es. 200 s Harrison, 25x122; Wm J Boesch. 26x122.6; Chas H Appel. BEDFORD AV, es. 35 s Winthrop, 25x100; adj sine die. 24.0 x Elord 40 4x100; adj sine die. TOMPKINS AV, ws. 34.8 n Floyd, 40.4x100;

ADVERTISED LEGAL SALES.

January 31, 1914

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

Manhattan.

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

JAN. 31.

No Legal Sales advertised for this day.

FEB. 2. 122D ST, 207 W, ns, 116 w 7 av, 18x100.11, 3-sty & b bk dwg; Edw Kent et al trstes Mag-dalene Walter et al; Henry H Whitman (A), 154 Nassau; W Herbert Adams (R); due, \$13,-846.92; T&c, \$767.91; mtg recorded Sept17'04; Saml Goldsticker.

FEB. 3.

Saml Goldsticker.
FEB. 3.
17TH ST, 50-4 W, ss. 179 e 6 av, 66x92, 12-sty bk loft & str bldg; Metropolitan Life Ins Co--Widbern Realty Co et al; Woodford, Bovee & Eutcher (A). 1 Madison av; Jos H Fargis (R); due, \$275,597.95; T&c, \$11,824.29; mtg recorded Oct2710; Joseph P Day.
127TH ST, 141 E, ns. 20 e Lex av, runs n 63.11xw20 to Lex av (Nos 2113-15) xn36xe35xs 90.11xw15 to beg, three 3-sty bk & stn dwgs; N Y Trust Co-Maurice Gross et al; Merrill & Rogers (A), 100 Bway; Wm G Brown (R); due, \$17,977.76; T&c, \$368.75; Herbt A Sherman. 13IST ST, 130 W, ss. 390 e 7 av, 20x99.11, 3-sty & b stn dwg; Emigrant Indus Savgs Bank -Rose K Benaim et al; R & E J O'Gorman (A), 51 Chambers; J Arthur Corbin (R); due, \$10,556.11; T&c, \$226.26; Henry Brady.
164TH ST, 503-5 W, ns, 100 w Ams av, 50x '90.11, 6-sty bk tnt; Edw D Fife Jr--Yetta Ni-bur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, \$11,846.46; T&c, \$715.07; Joseph P Day.
LEXINGTON AV, 2113-15, see 127th, 141 E. FEB. 4.
96TH ST, 324 W, ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; Dora Schiffer-Sause Realty Co et al; Wolf & Kohn (A), 203 Bway; Jos N Tuttle (R); due, \$43,438.67; T&c, \$\$53.50; Joseph P Day.
YEB. 5.
136TH ST, 622 W, ss, 257.6 w Bway, 43.9x

FEB. 5.

136TH ST. 622 W. ss. 287.6 w Bway, 43.9x 99.11, 5-sty bk tnt; Stephen O Lockwood trste-Annie Koplik et al; Crane & Lockwood (A), 55 Wall; Jno H Rogan (R); due, \$43,066.49; T&c, \$2,714.97; Joseph P Day. FEB. 6.

FEB. 6. SUFFOLK ST. 45-51, ws, 125.10 s Broome, 74.11x100.7x75.1x100.7, 1-sty bk therefre; David Frankel-Sale Agid et al; Sohmer & Sonnen-thal (A), 227 Bway; Louis Lande (R); due, \$8,-485.05; T&c, \$1,802.60; sub to a mtg of \$79.000; fre ins premiums, &c, \$2,041.92; Joseph P Day. 9TH ST, 433 E, ns, 188 w Av A. 25x92.3, 5-sty bk tnt & strs; Warwick Savgs Bank-Blanche Realty Co et al; Carv & Carroll (A), 59 Wall; Harry N French (R); due, \$21,410.52; T&c, \$931.80; Henry Brady. 9FTH ST, 320 W, ss, 225 w West End av, 41.8x100.8, 6-sty bk tnt; Simson Wolf et al exrs -Sause Realty Co et al; Sol Kohn (A), 203 Bway; Safford A Crummey (R); due, \$46,-723.45; T&c, \$760.50; L J Phillips & Co. FEB. 7 & 9. No Legal Sales advertised for these days.

Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated.

JAN. 31 & FEB. 2.

No Legal Sales advertised for these days.

No Legal Sales advertised for these days. FEB. 3. GUION PL, ss. 125 e St Lawrence av. 50x80; Mutual Benefit Soc of the Members of the East-ern German Conference of Methodist Episcopal Church-Margt Sullivan et al; Jerome Eisner (A). 41 Park Row; Saml J Wagstaff (R); due, \$1.415.92; T&c, \$21.72; Joseph P Day. LAWRENCE AV, ns, and SEDGWICK AV. ss. lots 29 to 31; Sarah T Umpleby-Wm Z Partello et al; Francis W Pollock (A). 309 Bway; Her-man Joseph (R); due, \$5.587.15; T&c, \$1.-026.26; Saml Goldsticker. SEDGWICK AV, ss. see Lawrence av, ns, etc. **FEB. 4.** BRONX BOULEVARD, nes, 238 w 222d, 180x

FEB. 4. BRONX BOULEVARD, nes, 238 w 222d, 180x 80; also BRONX BLVD, ss, 663 w 222d, 112x 84x73, gore; Geo McCauslan-Bronx Borough Bank et al; Lawrence E French (A), 41 Park Row; Lewis A Abrams (R); due \$5,727.06; T&c, \$750; Geo Price. BRONX BOULEVARD, ss, 663 w 222d, see Bronx blvd, nes, 238 w 222d.

Bronx blvd, nes, 238 w 222d. FEB. 5. POPHAM AV, 1727, ws. 246.4 n 176th, 25x100. 2-sty fr dwg: Obadiah Newcomb et al—Emll Johnson et al: Edwin C Dusenbury (A). 2 Rec-tor; Harvey T Andrews (R): due, \$8.305.07; T&c, \$225: mtg recorded Oct19'10; M Morgen-thau, Jr, Co. PROSPECT AV, 594-8, es, 155.6 n Fox, 81.10x 100, two 5-sty bk tnts & strs; Morris Podolsky— Israel Weinberg et al; Herman Greenberg (A). 170 Bway: Edw R Finch (R): due, \$16.420.74; T&c, \$250; sub to two mtgs aggregating \$65,750; mtg recorded Dec9'12; Joseph P Day. FEB. 6.

FEB. 6. 237TH ST, 412 E, ss, 137.7 e Martha av. 37.8x 99.11, 2-sty fr dwg; Otto C Hupfel-Wesley Constn Co et al; Action 2; Harry Robitzek (A), 160 Bway; Andw R Shiland (R); due, \$949.51; T&c, \$46.58; sub to pr mtg of \$4,500; Jacob H Mayers

T&c, \$46.58; sub to pr mtg of \$4,500; Suco + Mayers. HARRINGTON AV, ns, 155.4 e Ft Schuyler av, 100x100; Ray Batt-Victoria Bohm et al; House, Grossman & Vorhaus (A), 115 Bway; Robt W Bonynge (R); due, \$5,598.21; T&c, \$800; Herbert A Sherman.

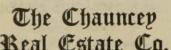
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The Chauncep Real Estate Co. 187 MONTAGUE ST. Telephones, 4300, 4301, 4302 Main Appraisers AGENTS AND GENERAL Real Estate Brokers Members Brooklyn Board of Real Estate Brokers New York Board of Real Estate Brokers Member Brooklyn Board of R. E. Brokers DAVID PORTER **Real Estate Agent** Broker, Appraiser APPRAISER FOR The United States Government. The State of New York The City of New York The Equitable Life Assurance Society The U. S. Title Guaranty Co. The Home Trust Company, etc., etc. **189 MONTAGUE STREET** Telephone, 828 Main BROOKLYN, N. Y. Member Brooklyn Board of Real Estate Brokers BROOKLYN REAL ESTATE S. WELSCH Tel. 2738-9 Main J. D. H. Bergen J. D. H. BERGEN & SON **Real Estate** Heights and South Brooklyn 63 Lafayette Avenue 314 Court Street at Fulton Street Near Sackett Street at Fulton Street Prospect, 4770-4771-TEL.-Hamilton 698-699

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MARMION AV, 1888, es, 61 s Fairmount pl. 35.2x106.10, 4-sty bk tnt; Chas R Bietsch-Inter-City Land & Securities Co et al; J Dwlght Rogers (A), 20 Nassau; Wm W Pellet (R); due, \$3,529.82; T&c, \$550; sub to 1st mtg of \$20,000; mtg recorded Oct11'12; M Morgenthau,

\$20,000; mtg recorded over the second over

FEB. 7 & 9.

No Legal Sales advertised for these days.

Brooklyn.

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

JAN. 31 & FEB. 2.

No Legal Sales advertised for these days. FEB. 3.

Fight 3. Solvertised for these days. Fight 3. Fight 3.

Schmitz (R.); Jus L Brumley. RAY 19TH ST. ws. 1431 swi Bath av 130.ht Ray 19TH ST. ws. 1431 swi Bath av 130.ht Ray 19TH ST. ws. 1431 swi Bath av 130.ht Ray 19TH ST. ws. 1431 swi Bath av 130.ht Ray 19TH ST. est. 100 vi 11 av. 20x100.2; Louise L Bath average of the second second

FEB. 4.

L Brumley. BATH AV, ns. 38.8 e Bay 17th, 19.4x100: Title Guar & Trust Co-Mary L Bandell et al; Harry L Thompson (A), 175 Remsen; Leon R Jacobs (R); Wm P Rae. CHURCH AV, swc E 34th, 20x80; Edw C Hulst-Boyd Constn Co et al; Henry J Daven-port (A), 375 Pearl; Wm R Dorman (R); Wm P Rae.

P Rae. FLATLANDS NECK RD. nws. intersec cl E 48th. runs nl.048.3xe490.8 to Utica av, xs410.9 xsw783.7 to beg; also UTICA AV. es intersec nws Flatlands Neck rd, runs n252.7xe170.3xs19.2 xsw290.6 to beg, except parts released; Jno Dit-mars—J Banks Kurtz et al; Davison & Under-hill (A), 26 Court; Burt L Rich (R); Wm H Smith.

LINDEN AV, ss. 226.2 e Nostrand av. 20x 140; Edw B Parsons-Mary A Mulhane et al; Washburn, Ruston & Koehler (A), 51 Chambers. Manhattan; Thos C Whitlock (R); Wm H Smith.

Smith. PARKSIDE AV. nwc Parkside ct. 41.7x95.5; Louis McCarty—Parkside Court Realty Co et al; H S & C G Bachrach (A), 926 Bway; Morton Rosenthal (R); Wm H Smith. WYTHE AV. sws. 74 nw Keap. 18.4x62; Hat-tie C Borden—Jos Hess et al; Action 1; Abr H Kesselman (A). 215 Montague; Jno McCormick (R); Chas Shongood. WYTHE AV, sws. 92.4 nw Keap. 19x62; same —same; Action 2; same (A); same (R); Chas Shongood.

FEB. 5.

HART ST. ns. 185 w Throop av. 20x100; Chas H Smith-Israel Goldklang et al; Robt H Koch-ler (A), 51 Chambers, Manhattan; Ferdinand V S Parr (R); Wm H Smith.

MILFORD ST. es, 590 n Hegeman av, 20x100;
MILFORD ST. es, 590 n Hegeman av, 20x100;
Edw K Mills et al—Annie M Foote et al; Mc-Lean & Hayward (A), 27 Cedar, Manhattan;
Wm A Alcock (R); Wm H Smith.
E 55TH ST. es, 97.6 s Av C. 100x100; Wm Gever—Philip Schmitt et al; Hugh F Kenna (A), 44 Court; Geo R Holahan, Jr (R); Wm H Smith.

Smith.
42D ST. sws, 230.8 nw Ft Hamilton av, 75x
100.2; Richd M Hoe et al—Marv A Church et ai: Harry L Thompson (A), 175 Remsen; Abr Rockmore (R); Wm H Smith.
E 107TH ST. nes, 360 nw Av F. 20x100: Louise Morlot—Saml Krandal et al; Beni T Hock (A), 26 Court; Henry Wilke (R); Chas Shongood.

SCHENECTADY AV, es. 99.3 s St Marks av. 19x90: Chas Richardson—Frank C Montero et al; Harry L Thompson (A). 175 Remsen; Jno L Mitchell (R); Wm H Smith.

L Mitchell (R); Wm H Smith. 15TH AV, ses, 20 ne 75th. 40x90; Phoebe L Geran—Anne M Lennon et al; Action 1; Hub-bard & Rushmore (A), 26 Court; Henry P Burr (R): Wm H Smith. 15TH AV, ses, 60 ne 75th, 20x90; some— same; Action 2; same (A); same (R); Wm H

same; Smith.

15TH AV. ses, 80 nw 75th, 20x90; same-same; Action 3; same (A); same (R); Wm H Smith.

FEB. 6.

FEB. 6. BRADFORD ST. nwc Belmont av, 40x100; also FAST NEW YORK AV, sec Sackman, 49.1x 132.1; Louis N Feldman-M & J Constn Co et al; Jacob Glasser (A), 194 Powell; P W Os-trander (R); Jas L Brumley. 137H ST, sws, 364.6 nw 7 av, 16.8x100; South Brooklyn Savgs & Loan Ass'm-Danl J Ryan et al; Wm J Bolger (A), 149 Bwav, Manhattan; Chas L Livingston (R); Wm P Rae. FRANKLIN AV. es, 40.6 s Union, 30.2x100; Rosa Wasserman-Justus Doenecke et al; Ac-tion 1; Bennet E Siegelstein (A), 99 Nassau, Manhattan; Stephen Van Wyck (R); Chas Shongood.

FRANKLIN AV, es. 70.8 s Union, 30.2x100 same—same; Action 2; same (A); same (R) Chas Shongood.

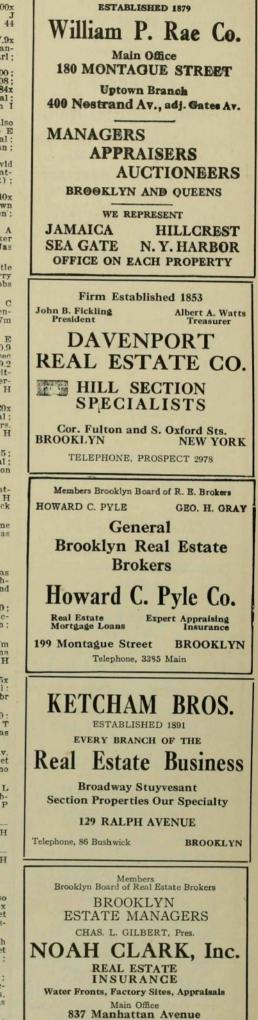
13TH AV, es. 80 s 75th, 20x80; Henry Kettel-hodt-Wolf Stambler et al; Jno J Bakerman (A), 5014 5th av; Howard O Patterson (R)? Chas Shongood.

FEB. 7.

No Legal Sales advertised for this day.

FEB. 9.

CHESTER AV, sec Tehama, 200x100x irreg; Geo D Gilmore-Mary L Behrens et al; Wm E Buckley (A), 391 Fulton; Chas C Lockwood (R); Wm H Smith,



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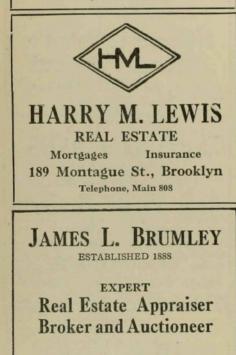
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FORECLOSURE SUITS.

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

Manhattan.

JAN. 24. No Foreclosure Suits filed this day.

JAN. 26.

JAN. 26. 27TH ST, 519 W; Fredk Reifel—Wm P Mc-Carthy et al; J J Pheelan (A). 43D ST, ss, 289.3 w 6 av, 21.5x100.5; Frank Curtis, exr—Sadie H Jacobs et al; J H Work (A). 62D ST, ss, 160 e Lex av, 20x100.5; Geo W Wickersham et al—Rosalie Joel et al; Cadwala-der, Wickersham & Taft (A). 63D ST, ns, 81.5 e 1 av, 25x100.5; Frank Davin et al—Meyer Lefkowitz et al; W B Hop-pin (A). 95TH ST, 234 E; Greenwich Savgs Bank— Fritz Gerspacher et al; B A Sands (A). LOTS 16 to 19, map of easterly portion of property of N Y Institution for the Instruction of the Deaf & Dumb, Twelfth Ward; faiso ST NICHOLAS AV, nwc 164th, 153.5x172.5; Hudson Mortgage Co—Chas Buek Constn Co et al; F A Gill (A). JAN. 27.

JAN. 27. 113TH ST, ss. 235 e Park av, 19.7x100.11; 10 M Bowers—Philip Simon et al; M S Bor-

Jno M Bowers—Philip Simon et al; M S Bor-land (A). 126TH ST, ns, 166.8 e 7 av, 16.8x99.11; Chas A Sherman—Jule A De Ryther et al; Bowers & Sands (A). LENOX AV, es, 75.8 n 119th, 18x85; Mary W Scheper—Emily N R McLean et al; Wing & Russell (A).

W Scheper-Emily N R McLean et al; Wing & Russell (A).
JAN. 2S.
ST MARKS PL, 115; Rosina Alkier-Meyer H Wolf et al; Feltenstein & Rosenstein (A).
ST MARKS PL, 119; Chas H Bohland-Meyer H Wolf et al; Feltenstein & Rosenstein (A).
27TH ST, 519 W; Fredk Reifel-Wm P McCarthy et al; amended; J J Pheelan (A).
114TH ST, 334-S E; Equitable Life Assurance Society of the U S-Alice Lederer et al; Alexander & Green (A).
12TTH ST, 126 W; Mildred Schwartz-Emma Barnett et al; S E Neuman (A).
134TH ST, 45 E; Lena Michaels-Sarah McCornick; J O Foote (A).
WADSWORTH AV, ws, 60.2 n 185th, 50x115; Ver Planck Estate-Comfort Realty Co et al; Bowers & Sands (A).
WADSWORTH AV, ws, 110.2 n 185th, 54.5x 115; Ver Planck Estate-My Real Estate Security Co et al; Bowers & Sands (A).
WADSWORTH AV, ws, 160.2 n 185th, 54.5x 15; Ver Planck Estate-My Real Estate Security Co et al; Bowers & Sands (A).
WADSWORTH AV, ws, 160.2 n 185th, 54.5x 15; Ver Planck Estate-My Real Estate Security Co et al; Bowers & Sands (A).
WADSWORTH AV, ws, 160.2 n 185th, 54.5x 15; Ver Planck Estate-My Real Estate Security Co et al; Bowers & Sands (A).
WADSWORTH AV, ws, 160.2 n 185th, 54.5x 15; Ver Planck Estate-Jas N Rosenberg rec'r et al; Bowers & Sands (A).
WADSWORTH AV, ws, 160.2 n 185th, 54.5x 15; Ver Planck Estate-Jas N Rosenberg Marks (A).
D AV, ws, 48 n St Marks pl, 48x120; Aaron Wartels-Saml Augenblick Co et al; Marks & Marks (A).

JAN. 29.

JAN. 29. ST MARKS PL, 115; Rosina Alkier-Meyer H Wolf et al; amended; Feltenstein & Ro-senstein (A). 118TH ST, ns, 150 e 8 av, 25x100.11; Myron Straus-Rose Reilly; M Monfried (A). WADSWORTH AV, ws, 60.2 n 185th, 154.5x 115; also BROADWAY, es, 214.6 n 185th, 149.5 x154.5x irreg; also WADSWORTH AV, sec 186th, 155.2x200x irreg; Benj Blossom-N Y Real Estate Security Co et al; Fletcher, Mc-Cutchen & Brown (A). TTH AV, nwc 42d, 100.4x131; Oscar Hammer-stein-Hammerstein Amusement Co; House, Grossman & Vorhaus (A). JAN. 30.

JAN. 30.

WEST ST. es. 236.5 n Morris. 42.8x181.9x irreg; NY Life Ins Co-Cunard Realty Co et al; G W Hubbell. (A). 118TH ST, 14-16 W; Wolf Mellis-Esther Levin et al; S N Freedman (A). STH AV. 2451; Dora Schiffer-Max A Herzog et al; Wolf & Kohn (A).

Bronx.

JAN. 23.

JAN. 23. 233D ST, s5, 65.1 e 4 av, 18.9x100; Title Guar & Trust Co-Deludicibus Bldg Co et al; H Swain (A). MARION AV, ses, 22 ne 184th, 25x127; Dora Frank-Ridgefield Constn Co; I Levison (A). WOODYCREST AV, es, 324 n from swe lot 56, map of Highbridgeville, 20.4x115; Wm Totten -E Van Rensselaer Ketchum et al; S Riker, Jr (A).

JAN. 24. No Bronx Foreclosure Suits filed this day.

No Bronx Foreclosure Suits filed this day. JAN. 26. 170TH ST, 392 E; Eliz A Reid as extrx—Tre-mont Iron Works et al; M Clute (A). CARPENTER AV, ws, part of Lot 1137, map of Village of Wakefield, 34.6x105; Marie S Walsh—Louis Ringelstein et al; G Squires (A). PROSPECT AV, 2354; Beatrice S B Siegel— Anthony Reale et al—Wechsler (A). JAN. 27.

Anthony Reale et al-Wechsler (A). JAN. 27. **CHARLOTTE ST, 1521; Edw H Balley--Fleischmann Realty Co et al; amended; Roel-ker, Bailey & Stiger (A). HANCOCK ST, ws, 456.3 n Columbus av, 18.9 x100; Chas Spieller----Richter; G Frey (A). TH ST, swc Av B, 205x108, lot 148, map of Unionport; Eliz K Dooling--Colorado Realty Co et al; Knox & D (A). 160TH ST, ss, 64.5 w Fox, 30x67.1x irreg; Jno Collins as gdn-Jno McGowan et al; A R Bunnell (A). BOSTON RD, 50x217; also 178TH ST, nes, 134 nw Boston rd, 16x50x irreg; also 178TH ST, ses, 150 nw Boston rd, 37.6x80x irreg; also 178TH ST, ns, 100 nw Boston rd, 34x46x irreg; Hallock (A). JAN. 28.

JAN. 28. CHARLOTTE ST, 1503; Chas K Billings as sub trste—Fleischmann Realty & Constn Co; J H Seymour (A).

147TH ST, sec Tinton av, 100x50; Eliz C Cornell—Henry Fox et al; G M Boynton (A). **TURNPIKE RD, leading from N Y to Bos-ton, ses, intersec nes Turnpike rd, leading from O'Dell's Landing, containing about 6 acres; Max Erlanger—Jos S Acker et al; amended; Beekman, Menken & Grissom (A). LOTS 23, 24, 28, 29, 31, map of prop heirs of Jos Thwaites, decd; Lawyers Realty Co-Jno Perry et al; Dean, T & McB (A). JAN. 29. BRONX PL, ps. Lots 79, & S0, map No. 1

January 31, 1914

JAN. 29. BRONX PL, ns, Lots 79 & 80, map No 1, South Vernon Park, 50x100; Jno R Wheaton et al-Geo P Langdon et al; D O Williams (A). 164TH ST, 688 E; Asa A Spear et al-C R Manning exr; H W Baird (A). 178TH ST, ss, 379.6 w Anthony av, 25x100; The German Says Bank in the City N Y-Alfred Kopetz et al; Amend & Amend (A). BRONX & PELHAM PKWAY, ns, where same is intersected by land conveyed by the party of 2d pt, 902.2x216.2x irreg; Jno T McChes-ney-Colorado Realty Co et al; E L Scofield (A). JAN. 30.

JAN. 30. **CHARLOTTE ST, 1517; Martin D Fink-Fleischmann Realty Co, Inc, et al; amended · Roelker, Bailey & Stiger (A). ** Recorded in N Y County.

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

JAN. 22, 23 & 24. No Judgments in Foreclosure Suits filed these

JAN. 26. 131ST ST, 132 W; Columbia Knickerbocker Trust Co-Max Blanck; Cary & Carroll (A); Nathan Burkan (R); due, \$12,175.63. 132D ST, ss, 185 e 5 av, 25x99.11; Harry Isaacson-Louis Segelbohn; Wm F Clare (A); Wm T Quinn (R); due, \$6,489. JAN. 28. No Indemonts in Forenegation Solid Addition

No Judgments in Foreclosure Suits filed this day.

JAN. 29.

JAN. 29. SSTH ST, 173 W; Ella R Andrews—Sarah Friedman et al; Benj F Edsall (A); Jas A Farrell (R); due, \$15,727.09. 120TH ST, ss, 225 e 7 av, 14.8x81.6; Mary A Kaufman—Jas M Scofield; Sigmund Wechsler (A); Wm S Grey (R); due, \$2.343.17. CONVENT AV, es, 51.11 n 148th, 16x83 : Mary E Garrison—Annie C Doyle et al; Carter, Led-yard & Milburn (A); Jas H Laird (R); due, \$19,927.09.

Bronx.

JAN. 22. **237TH ST, ns, 300 w Martha av, 25x100; Wm Beaman—Olivia Gilber; Jno C Stein (A); Howard Humiston (R); due, \$2,697.06 **UNION AV, es, 45 n 167th, 40x100; Gerard B Lambert—R & W Realty Co; Saml T Carter (A); Henry A Friedman (R); due, \$26,223.89. JAN. 23 TO 29 No Judgments in Forcelosure Saits field there

No Judgments in Foreclosure Suits filed these days. ** Recorded in N Y County.

LIS PENDENS.

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

Manhattan.

JAN. 24. JAN. 24. 133D ST, 206 W; Jas C Brown-Edwin S Alton et al; Lord, Day & Lord (A). LENOX AV, nec 119th, S5x75.8; Margaretha Eggers-Jno F Stodder et al; G E Miner (A). PINEHURST AV, nec 179th, 100.3x100; Chas M Rosenthal-Matilda W Brower et al; E A Landauer (A). 5TH AV, 1489; Jas R Roosevelt et al-Inter City Land & Securities Co et al; Cary & Car-roll (A).

JAN. 26. CATHERINE ST, 80; David L Katz-Jacob Morrison et al; partition; Zuckerman & Spies

Morrison et al; partition; Zuckerman & Spies (A). PERRY ST, ns, 68.8 e Washington, 21.6x40; Hadvid Lippmann-Eliz Breuer et al; amended foreclosure of tax lien; Miller & Bretzfelder (A). 28TH ST, 202-4 W; also 50TH ST, 309 W; also 9TH AV, 730; also PROP in Kings County; Laura A Cregan-Wm J Cregan et al; parti-tion; Wood & Wood (A). 39TH ST, 305-7 E; Flora L Root-Josef Lus-tig et al; action to declare deeds void, &c; Amend & Amend (A). 15STH ST, ss, 125 w Amsterdam av, 125x99.11; Theresa Berinstein et al-Meyer H Friedman et al; specific performance; Strasbourger, Eschwege & Schallek (A). 10TH AV, 861-5; also 57TH ST, 500-2 W; Jos Miller-N Y Opthalmic & Aural Institute et al; action to foreclose mechanics lien; F A Spencer, Jr (A). JAN. 27.

JAN. 27. PINE ST, ns. 151.10 e Nassau, 57.9x72.3x irreg; Empire City Iron Works—Jas F Egan et al; action to foreclose mechanics lien; Lewko-witz & Schaap (A). 115TH ST, 70-2 E; Louis Stenzler—Elias Schlomowitz et al; action to declare lien; J L Diamond (A). LOT 50, bik 1208, sec 4; David Baum—Nor-man L Hobart et al; foreclosure of tax lien; Aronson & Salant (A). LOT 82, bik 730, sec 3; David Baum—Mary E Hutchinson et al; foreclosure of tax lien; Aronson & Salant (A).

JAN. 28.

JAN. 28. COLUMEIA ST, 119; also 16TH ST, 415 W; also 121ST ST, ss, 175 e 3 av, 25x100; Gene Bruder-Jacob L Isaacs et al; action to set aside conveyance, &c; M S Hyman (A). STH ST, 55 W; Morris A Hulett et al-Ar-lington Estates Inc et al; action to set aside deed; J G Roe (A). 3D AV, 867; Robt Johnson Inc-Christine C Huppert; action to foreclose mechanics lien; F L Cramer (A). JAN. 29.

JAN. 29.

JAN. 29. 110TH ST, 228 E; Domenico Martorana— Providenza Sorci Martorana et al; action to declare deed void; C Novello (A). 141ST ST, 307 W; David Baum—Elmer E Smathers et al; foreclosure of tax lien; Aron-son & Salant (A).

JAN. 30. 128TH ST, ss, 130 e 5 av, 20x99.11; Alfd C Garcia-Eliza E Knights; notice of levy; S M Fleischman (A).

Bronx.

JAN. 23.

162D ST, 868-70 E; Bernard Bernstein—Fred F French Co (action to foreclose mechanics lien); J. D. Tobias (A). LOT 661, map Lohbduer Park; Jos Weiss— Jno A Lindsay et al (action to foreclose tax lien); J L Adler (A).

JAN. 24.

KELLY ST, 997-1005; Peter Sinnott-North American Wall Faper Co et al; counter claim; Pressinger & N (A). JAN. 26.

JAN. 26. **BROOK AV, es. — n 166th; also LOTS 61 & 62; two actions; Bessie Ronginsky—Jacob Blum et al; two amended actions to foreclose tax lien; J Haberman (A). MORRIS AV, 1980; also LOTS 625-6-7, map of Estate of E R B King, City Island; Lena Stein—Minnie Ludwig et al; partition suit; J C Stein (A).

Stein-Minnie Ludwig et al; partition suit; C Stein (A). WEBSTER AV, es, part of lot 35, map c Norwood, 12x-; Salvino Belotti-Andw Bick hardt et al; action to recover possession; C Hallock (A). C P

JAN. 27. PART OF LOT 150, Village of Morrisania; Rockledge Constn Co-Crittendon Deen et al; partition; H Swain (A). JAN. 28.

JAN. 25. 166TH ST, ss, 136.7 e Washington av, 25x 101.3; Harry Zudek-Jacob Warschaw et al; action to foreclose mechanics liens; Rosansky & G (A). CLAY AV, 1300; Allen Stone-Maxim S Globe et al; action to set aside deeds; M Sheinart

et al; action to set aside deeds; M Sheinart (A). **3D AV, 2952; also BERGEN AV, 693; An-ton Prokopowicz-Ignatz Schwartz et al; coun-ter claim; Philips & Avery (A). JAN. 29. N CHESTNUT DR, ss, 460 e Barnes av, 40x 100; Anthony Polzella-Vita Maria D'Amore et al; action to foreclose mechanics iten; C Weis-haupt (A).

**Recorded in N Y County.

Brooklyn.

Brooklyn. JAN. 22. BOERUM ST, ns, 125 e Graham av, 25x100; fuc.leberth-Jacob Heilfraun et al; L S Goebel. BUTLER ST, ns, 275 w Classon av, 75x131; Geo Williamson-Danl Quinn et al; Davison & Undernill (A). CLINTON ST, esw C Halleck, 223x490; also fuldoxw95x5200 to beg; also BRYANT ST, swc Leonard et al; Leventritt, Cook & M. A. CHINTON ST, ws, 345 s Fulton, runs w2226 Notoxn24.11xc35x517.11xc44.6xne-x516.4x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.11xc35x517.11xc44.6xne-x516.4x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.11xc35x517.11xc44.6xne-x516.4x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.11xc35x517.11xc44.6xne-x516.4x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.11xc35x517.11xc44.6xne-x516.4x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.11xc35x517.11xc44.6xne-x516.4x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.11xc35x517.11xc44.6xne-x516.4x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.11xc35x517.11xc44.6xne-x516.4x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.11xc35x517.11xc44.6xne-x516.4x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.11xc35x517.11xc44.6xne-x516.4x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.11xc44.6xne-x516.4x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.11xc44.6xne-x516.4x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.1xc44.5x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.1xc44.5x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.1xc44.5x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.5x --to beg; Jerome Realty Co.-Bklyn Bank & ano; Dave Strelooxn24.5x --to beg; Jerome Bank & ano; Dave Strelooxn24.5x --Dave Strelooxn24.5x --

E 4TH SI, ws. 516 5 AV D, 5tat Carry & Cramsey, Jr—Carrie Gillaspie et al; Cary & Carroll (A). E 18TH ST, es, 105 n Av U, 40x100; Martin H Schriefer—Henry E Hanlon et al; T W Baker (A). 20TH ST, swc 6 av, 24.9x60; Jno Connor— Katie Glazik et al; O'Brien, Malevinsky & D

(A).
 51ST ST, nes, 180 nw 13 av, 40x100.2; Cecelia
 R Meehan—Harry Brinberg & ano; J Manheimer

(A).
58TH ST, nes, 170 se 16 av, 40x100.2; Theresa
M Bang-Elenor J Gillam & ano; C A Hitch-cock (A).
59TH ST, nes, 300 se 3 av, 20x100.2; Oscar J
Maigne-Eugenie Widenhorn et al; Cary & Car

cock (A).
59TH ST, nes, 300 se 3 av, 20x100.2; Oscar J Maigne-Eugenie Widenhorn et al; Cary & Car-roll (A).
66TH ST, nes, S5 nw 20 av, 17x100; Michl J Duffey-So Bklyn Homes Corpn et al; Cary & Carroll (A).
66TH ST, nes, 102 nw 20 av, 17x100; same-same; same (A).
66TH ST, nes, 119 nw 20 av, 17x100; same-same; same (A).
66TH ST, nes, 136 nw 20 av, 17x'00; same-same; same (A).
700 se Av E, runs ne299.6xse20xsw40xne20xsw 158.7xnw40 to beg; Herbt C Smith-Maria Torre et al; Smith, Doughty & (A).
5TH AV, es, 68.7 n 73d, 23.4x110.1x24x115.9; Fredk Bischoff & ano-Jno E Sullivan Co, et al; J J Bakerman (A).
17TH AV, ws, 50 s S5th, 50x80; Mary R Lee
Merle I St John et al; Wood, Cooke & S (A).
17TH AV, 824; Aniello Scarparti-Stefano Cognata et al; R K Jacobs (A).

JAN. 23.

PENN ST, ses, 388 sw Bedford av, 20x100; Eliz Donnelly—Annie Deitchman et al; D Seigel-man (A).

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Lis Pendens-Brooklyn-Continued.

220

POWELL ST, swc Livonia av, 20x80; Julius Lehrenkrauss & ano; Carl Weinberg et al; Mann, Buxbaum & S (A).
ST JOHNS PL, ns, 275 e Ralph av, 120x125; Simon Shapiro-St Marks-Howard Co et al; Kugel & Saxe (A).
WINTHROP ST, ns, 230.7 e Main rd, 20x106; Dime Savgs Bank-Mary B Cusick & ano; Dyk-man, Oeland & K (A).
4TH ST, es, 80 n S 2d, 20x80.6; Chas Zekind -Isaac Kampel et al; H L Kunstler (A).
N STH ST, ss, 217.8 e Havemeyer, 25.8x100; Nellie A Lowndes-Maria Franzese et al; W S Miller (A).
W 9TH ST, es, 156 n Av R, 17x100; Herman H Doehler-Otto Singer et al; H E Lewis (A).
E 23D ST, es, 300 n Clarendon rd, 20x100; Herbi J Carr & ano-Jose B Gallegos et al; Rose & Paskus (A).

Herbt J Carr & ano—Jose E Gallegos et al; Rose & Paskus (A). 41ST ST, nes, 240 se 13 av, 20x100.2; Dime Savgs Bank—Saml Teplitz et al; Dykman, Oeland & K (A). 45TH ST, ns, 264.2 e 2 av, 20x100.2; Fredk Weidner—Anna M Timmermann et al; E R W Karutz (A). 60TH ST, sws, 100 se 1*i* av, 40x100; Preston B Bailey—Edgar L Jones et al; W B Hopping (A).

A). GREENE AV, nwc Sumner av, 20x80; Jno Nolty-Mary E Graham et al; H A Ingraham

Nolty-Mary E Graham et al; H A Ingraham (A). HAMBURG AV, wc Moffat, 25x100; Albt F Seeker & ano-Lilly Greenthal et al; C Rein-hardt (A). LINDEN AV, swc E 34th, 35x116; Henry G Leberthon-Eliz E Babbitt et al; H L Thomp-son (A). NASSAU AV, ns, 45 e Kingsland av, 19x100; Addie L Morine-Annie Baron et al; W S Miller (A). SHERIDAN AV, es, 80 s Glenmore av, 28x100; Cath Stoothoff-Margt Lafreniere et al; Sacketu & Lang (A).

JAN. 24.

SMITH ST, nec Baltic, 20x75; Arthur H Waterman-Margt Kelly et al; B R Duncan (A), 61ST ST, sws, 115 se 15 av, 20x100; Letitia F Gates-Anna Steinfeld & ano; H J Davenport

(A).
(A).</l

JAN. 26.

BOERUM ST, ss, 474.9 e Bushwick av, 25x87.6; Eliz Lang-Tomasso Adamo et al; N Dietz (A). CRYSTAL ST, es, 250 s Pitkin av, 25x100; Frank C Lang-Tillie Held & ano; Sackett & BOEROM ST, SS, 44.9 & BUSNWICK AV, 25X51.0;
Eliz Lang-Tomasso Adamo et al; N Dietz (A).
CRYSTAL ST, es, 250 s Pitkin av, 25x100;
Frank C Lang-Tillie Held & ano; Sackett & Lang (A).
HENDRIX ST, es, 24 s Sunnyside av, 21.1x 100.3x20x98.7; Frank Richards-Geo Bernard et al; foreclosure of lien; J A Sheehan (A).
MONROE ST, ns, 166.8 e Patchen av, 16.8x 100; American Church Bldg Fund Commission-Jno G Lutz et al; H L Thompson (A).
S ELLIOTT PL, es, 570.10 s DeKalb av, 16x 100; Jane E Williamson-Joanna F Carlin et al; G B Smith (A).
5TH ST, ns, 257.10 e 8 av, 20x100; Isidor Heiliger as exr-Eleanor A Capstick et al; P Heiliger (A).
4TTH ST, 533; Sigmund Levine-Jno E Sullivan Co et al; R Stone (A).
4TTH ST, 541; same-same; same (A).
4TTH ST, 545; same-same; same (A).
4TTH ST, 555; same-same; same (A).
4TTH ST, 541; same-same; same (A).
4TTH ST, 541; same-same; same (A).
4TTH ST, 553; same-same; same (A).
4TTH ST, 541; same-same; same (A).
4TTH ST, 553; same-same; same (A).
4TTH ST, 541; same-same; same (A).
4TTH ST, 553; same-same; same (A).
4TTH ST, 541; same-same; same (A).
4TTH ST, 553; same-same; same (A).
4TTH ST, 541; same-same; same (A).
4TTH ST, 543; Sigmund Levine-Thos J Coffey et al; L B Cohen (A).
49TH ST, ns, 200 w 6 av, 25x100.2; J Fred Lohman-Abr D Wallace & ano; Van Alen & Dyckman (A).
49TH ST, ns, 215 se 18 av, 20x100; same-same; same (A).
70TH ST, sws, 211.5 se 18 av, 20x100; same-same; same (A).
70TH ST, sws, 215 se 18 av, 20x100; same-same; same (A).
70TH ST, sws, 215 se 18 av, 20x100; same-same; same (A).
70TH ST, sws, 171.6 se 18 av, 20x100; same-same; same (A).
70TH ST, sws, 171.6 se 18 av, 20x100; same-same; same (A).
70TH ST, sws, 171.6 se 18 av, 20x100; same-same; same (A).
70TH ST, sws, 171.6 se 18 av, 20x100; sa

Chas L Feitman-Glaffe Ford Control of any marked son (A). ATLANTIC AV, ns, 41.6 e 3 av, 19x80; Elisha M Shute-May A Hanley; breach of contract; E H Miller (A). CLASSON AV, es, 388.3 n Myrtle av, 25x92.8x 25x92.6; Louis Etter & ano-Luigi Cuoco et al; E K Van Beuren (A). PENNSYLVANIA AV, ws, 150 s Sutter av, 50x 100; Margt D Dickhaut-Dunaif Bidg Co et al; W R Davies (A).

JAN. 27.

 JAN. 27.

 MONTGOMERY PL, sws, 278.10 se 8 av, 16.9, 10.9; Eklyn Trust Co-Grace W Duryea et al; 2.1, 20.1

LAFAYETTE AV, 652-4; also CLASSON AV, 197; also COURT ST, 243; also MYRTLE AV, 761, 667, 657; also LAFAYETTE AV, 645; Laura A Gregan-Wm J Gregan et al; partition; Wood A Wo

Wood (A). MYRTLE AV, 1023; Frieda Feit-Benj Lor-erbaum et al; to set aside deed; Schleider &

berbaum et al; to set aside deed, schleider (A). Schleider (A). MYRTLE AV, 1203; same-same; to set aside deed; same (A). LOTS 541, 452, 444, 409 to 417, 404 to 408, 472, 103 to 107 & 166, on map of Sea View Ter-race, prop of Albt P Schnader; John W B Baus-man-Chas F Hager et al; Campbell & Carleton (A)

JAN. 28.

BERGEN ST, see Troy av, 46.9x127.9; David Pines—Ellen McCrystal et al; M S Cohen (A). SAME PROP; same—same; same (A). SAME PROP; also TROY AV, ws, 100 s Bergen, 27.9x100; same—Nicholas McEneany et

al; same (A). HANCOCK ST, ns, 30 w Lewis av, 18x100 Mary E Danvers—Frances M Stern et al; 1

SAME PROP: also TROY AV, ws. 100 s Bergen, 27.9x100; same—Nicholas McEneany et al; same (A). HANCOCK ST, ns, 30 w Lewis av, 15x100; Mary E Danvers—Frances M Stern et al; E Byk (A). LINCOLN PL, swc Rochester av, 24.7x18.2x 23.6x31.5; Morris Goldberg—Schuyler Miller et al; partition; Seley Levine (A). MIDDAGH ST, bet Columbia heights & Wil-low,'-x-; Rudolph Wallace Co—Lucy M Sears et al; foreclosure of tax lier; Eliz SPope (A). MONTAGUE ST, ss, 100 e Clinton, 50x100; iso MONTAGUE ST, ss, 150 e Clinton, 50x100; iso Status St, ss, 161 e Rodney, 22.6x101.7x22.6x 101.4; Sarah Kaplan—Annie Deitchman et al; I k Rosenson (A). STH ST, ns, 61.6 e Rodney, 22.6x101.7x22.6x 101.4; Sarah Kaplan—Annie Deitchman et al; I k Rosenson (A). GTH ST, nes, 153 mw 20 av, 17x100; Chas F Plummer—Carrie L Hadley et al; Dixon & Holmes (A). 66TH ST, nes, 153 mw 20 av, 17x100; Emille S Howe-S Brooklyn Homes Corpn et al; Cary & Carroll (A). 76TH ST, ns, 326.8 w 14 av, 22.8x100; same -same; same (A). 76TH ST, ns, 349.4 w 14 av, 22.6x100; same -same; same (A). 76TH ST, ns, 349.4 w 14 av, 22.5x100; same -same; same (A). 76TH ST, ns, 11.0 w 14 av, 22.5x100; same -same; same (A). 76TH ST, ns, 168 w 14 av, 22.8x100; same -same; same (A). 76TH ST, ns, 168 w 14 av, 22.8x100; same -same; same (A). 76TH ST, ns, 185.4 w 14 av, 22.8x100; same -same; same (A). 76TH ST, ns, 122.8 w 4 av, 22.8x100; same -same; same (A). 76TH ST, ns, 123.4 w 14 av, 22.8x100; same -same; same (A). 76TH ST, ns, 213.4 w 14 av, 22.8x100; same -same; same (A). 76TH ST, ns, 213.4 w 14 av, 22.8x100; same -same; same (A). 76TH ST, ns, 213.4 w 14 av, 22.8x100; same -same; same (A). 76TH ST, ns, 213.4 w 14 av, 22.8x100; same -same; same (A). 76TH ST, ns, 213.4 w 14 av, 22.8x100; same -same; same (A). 76TH ST, ns, 221.4 w 14 av, 22.8x100; same -same; same (A). 76TH ST, ns, 231.4 w 14 av, 22.8x100; same -same; sa

(A).
 19TH AV, swc 60th, 100x487.3x100x488.8; Chas
 A Rippman-Brill Constn Co et al; C F Corner

MECHANICS' LIENS.

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

Manhattan.

JAN. 24.

JAN. 24. CHRYSTIE ST, 191-3; Cooper & Pollack Struc-tural Iron Works-Harris & Esther L Weller; Gittle & Esther Weller (265). 459.66 AMSTERDAM AV, nwc 177th, 100x84.4; T H Simonson & Son Co-Chas M Rosenthal & Flor-ence B Friedlander & Brettholz-Krumholz Constn Co (268). 1022.96 PARK AV, nwc 66th, 80x110x irreg; Eastern Steel Co-Fullerton Weaver Realty Co & Rad-ley Steel Constn Co (264). 8,640.08 2D AV, 77-9; Noah Fells-Saml N Samuels & Isaac Weinstein & I Brotman (267). 15.94 3D AV, 249; Reliable Contracting Co-Noel Silverstein (266). 1,094.00

JAN, 26.

JAN. 26, 37TH ST, 236-S E; Jno Glasbrenner-Estate of Wm R H Martin & Chas Griffith, Inc, & Chas Griffith (254). 46TH ST, 56 W; Fraad Contracting Co-Emil Fraad, Jno W & Louise R Weed (277). 8(603.29 76TH ST, 133 W; Milton Schnaler & Co-Jas W Good, Jr, Carolyn G Leconard, Annie M Good & Arthur L Meyer (279). AMSTERDAM AV, nwc 177th, 84.4x100; S E Miller, Inc-Chas M Rosenthal & Brettholz-Krumholz Constn Co (282). LEXINGTON AV, 567-9; also 51ST ST, 140-60 E; Albt Oliver-Hammerstein Opera Co & Oscar Hammerstein (271). 1,300.49

PARK AV, 640; Bethlehem Steel Co-Fuller n Weaver Realty Co & Radley Steel Const ton Weaver Realty Co & Radley Steel Co-Fuller-ton Weaver Realty Co & Radley Steel Constn Co (272). 5,161.43 PARK AV, 640; Braunfels Browning & Co-Fullerton Weaver Realty Co & Radley Steel Constn Co (273). 166.05 PARK AV, 640; Atlas Paint Co-Fullerton Weaver Realty Co & Radley Steel Constn Co (278). 295.85 VERMILYEA AV, swc Academy, 100x25; Hy-draulic Press Brick Co-Warren F Johnston. Weaver Realty Co & Aller (278). VERMILYEA AV, swc Academy, 100x25; Hy-draulic Press Brick Co-Warren F Johnston, Picken Constn Co & Picken Contracting Co 217.00 Picken Constn Co & Picken Contracting 217.00 (275). 217.00 107H AV, 100-2; Otto & Zang-Michl Mc-Guire & Long & Hagen (281). 375.00 107H AV, 100-2; Peter Gillings-Michl Mc-Guire & Long & Hagen (269). 249.00 SAME PROP; F Otto Walter-Michl Mc-Guire & Long & Hagen (270). 240.00 107H AV, 102; Globe Fireproof Door & Sash Co, Inc-Michl McGuire & Long & Hagen (283). 200.00

January 31, 1914

200,00 10TH AV, 100-2; Star Fireproof Door & Sash p-Jno McGuire & Long & Hagen (285). 162.50 Co

JAN. 27.

14TH ST, 413-19 W; Manhattan Sand Co -Jno J Gillen, Inc, Henry Kelly, Jr, Henry Kelly & Sons, Wm W Astor & Long & Hagen (294). 261.70 294). 14TH ST, 413-19 W; Gelbaud Contracting Co, ne-Estate of Jno J Astor & Long & Hagen 148.51 (202). 148.51 557H ST, 124-6 W; Pelham Operating Co-Geo Backer Constn Co & Radley Steel Constn Co (300). 159.00

57TH ST, 105-7 W; Pelham Operating Co-Freundschaft Society & Radley Steel Constn Co (299). 104.00

60 (280). 60TH ST, 14 W; Winthrop L Jenison-Estate Eleanor B Locke & Chas E Locke (301). 169.25

169.25 87TH ST, 162-72 W; Pelham Operating Co-West Side Construction Co & Radley Steel Con-struction Co (298). 112.00 169TH st, 709 W; Eenj Silverman-Solomon L Pakas & Louis Blicker (295). 61.94 FT WASHINGTON AV, 15-21; Benj Silver-man-Sol L Pakas & Louis Blicker (297). 61.15

PARK AV, 640; Luken Iron & Steel Co-Ful-lerton Weaver Realty Co & Radley Steel Con-struction Co (302). 1,135.85

struction Co (302). 1,135.85 VERMILYEA AV, swc Academy, 100x25; Thos C Edmonds & Co-Warren F Johnston, Benj Wigderowitz & Picken Contracting Co (291). 166.00

10TH AV, 100-2; Hudson Coating Co-Michl McGuire & Long & Hagen (296). 100.00 10TH AV, 100-2; Manhattan Sand Co-Michl McGuire, Estate of Rofflequora, & Long &

Hagen (293). 10TH AV, es, 46.6 n 16th, 39.8x100; Church E Gates & Co, Inc—Michl McGuire & Long & Hagen (286). 803.77

10TH AV, 100-2; M F Westergren, Inc.—Michl McGuire & Long & Hagen (288). 450.00 SAME PROP; New Jersey Terra Cotta Co-same (289). 385.00

same SAME PROP; Albt Blechner's Sons Inc-same (290). 749.90

JAN. 28.

GRAMERCY PARK S, 12; P Aguado Co-Matilda O Rhinelander & Jas F Egan (310). 90.00

NEW CHAMBERS ST, 2; also DUANE ST, 14; Wm J Olvany—Cath Divver, extrx & Berg Cafe & Hotel Inc (307). 105.63 13TH ST, 241-3 W; Raisler Heating Co— Louis H Harris (305). 1,335.00

87TH ST, 162-72 W; Braunfels, Browning & Co-W Side Constn Co & Radley Steel Constn Co (308). 64.24 115TH ST, 12 W; Herman First-Saml Cohen (312). 37.69

AMSTERDAM AV, nwc 177th st, 84.4x160; National Fireproof Sash & Door Co-Chas M Rosenthal & Brettholz Krumholz Constn Co (304). 100.00

(304). 100.00 5TH AV, sec 110th, 50x100; Jos Kaufman-Plaza Garden Theatre (306). 70.00 5TH AV, 448; Geo H Shuman-Wm V Brady, Alex Stern, A Stern & Co & A Stern & Co Inc (311). 78.10

10TH AV, 100-2; Wm Klein-Michl McGuire Long & Hagan (302). 500.00 JAN. 29. BEEKMAN ST, swc Water, 76.8x56.9; S H Pomeroy Co-Volunteer Hospital & Jas F Egan (317). 266.25

(317).
DIVISION ST, 199; Morris Eddis—Wm H
Crosby & Jno Chenkin (318).
DOWNING ST, 39-41; Gelband Contracting
Co, Inc—Lillian B Koetke & R Tassi (321).
330.00

BROADWAY, 1457-61; Jos R Potter—Cafe de BROADWAY, 1457-61; Jos R Potter—Cafe de aris, Inc—Henry Phipps Estate (319). 101.96 aris, Inc—Henry Phipps Estate (319). 101.96 BROADWAY, sec Sist, 102.2220.8; Harris Silvers Baker Co-Wm I Walter, Rosalie Bern-heimer, Lehman Bernheimer, Fulton Bldg Co, Inc. & Fleischmann Bros Co (322). 18,500.00

10TH AV, 100-2; Vermont Marble Co-Michl McGuire & Long & Hagen (316). 200.00

JAN. 30. 22D ST, 129-31 W; Communipaw Steel Co-Paterno Bros, Inc, & Felber Engineering Works (323). 304.00

(323). 304,00 MONTGOMERY ST, 35-7; Elias M' Pilzer-Hebrew Kindergarten & Day Nursery & Philip Repatzky (326). 1,100,00 22D ST, 129 W; Frank J Schmidlein-Pa-terno Bros, Inc, & Felber Engineering Works (327). 145,00

BROADWAY, 2248-58; Hydraulic Press Brick Co-Wm I Walter, Rosie Bernheimer, Lehman Bernheimer, trstes, Fulton Bidg Co, Inc, & Pleischman Bros Co (325). 804.00

WEST END AV, 782; Atlas Window Shade Co-L & M Holding Co (329). 243.50 6TH AV, swc 45th, --x-; C C Bohm Elec-tric Co-Susie E Fitchett, Emily E Burns, An-nie E DeCamp & Burns Restaurant & Hotel Co; renewal (328). 410.00

Bronx.

JAN. 23,

GRAND BLVD, ws, 348.4 n Bedford Park blvd, through to Villa av, es, 75x150x200x irreg; Wenz & Glarson-Roman Catholic Church of St Philip Neri & P J Duff & Sons, Inc (47). 46.00 3D AV, 3701-7; Louis Katz-Geo A Gauthier & Fitzpatrick Contr Co (48). 60.00

JAN. 24.

181ST ST, swc Valentine av, 51.8x100; Morris Shatz—Jos Altieri & Toburk Constn Co (52). 98.00

Shatz—Jos Anteri & Territor 98,00 CLAY AV, 1702; also ANTHONY AV, 1705; Remer & Shatz—Barnett Greenthal & Axelrad & Schulsberg (51). JACKSON AV, 757-63; Dominick P Conforti— Cieri Constn Co, Anna M Klemann, Cieri Constn Co, Anna M Kleman & Francis Schnugg (49). 10,800.00 Plack - Ino

LAFONTAINE AV, 2025-9; Harry Black-Jno oe, Jos L Barry & Jno Furrier (50). 133.00

JAN. 26.

JAN. 26. 136TH ST, ns, 100 w Southern blvd, 100x100; H E Astheimer Co-Buellesbach Constn Co (54). 179TH ST, nec Belmont av, 66.6x98; Isaac Rubin-Orlando Miscione (55). **180TH ST, 786 E; Eller Mig Co-Mary E Lynch & Robt Feinstein (renewal) (273), 69.00 3D AV, 3701-7; Wendover Iron Works-Geo A Gauthier & Fitzpatrick Contracting Co (56). 61.00

JAN. 27.

JAN. 27. 150TH ST, ss, whole front River av to Gerard av, -x-x-; Braunfels, Browning & Co-Henry L Morris, Willys-Overland Co, Radley Steel Constn Co & Jno McKeefrey (58). 135.43 150TH ST, 314 E; Columbia Metal Box Co-Cedar Constn Co (60). 81.25 160TH ST, swc Webster av, 194x100; Pelham Operating Co-Sheffield Farms, Slawson, Decker Co & Radley Steel Constn Co (63). 188.34 179TH ST, rs, whole front Hughes av to Bel-mont av, 97.9x66.5x81.7; Michele Moccio-Or-ando Miscione (59). 90.00 SAME PROP; Luigi Moccio-same (59½). 95.00

 181ST ST, 266 E; Varx & Mau Inc—Tobruk
 95.00

 181ST ST, 266 E; Varx & Mau Inc—Tobruk
 95.00

 Constn Co (62).
 500.00

 EAGLE AV, nec 156th, 357x113; Jno Giannat-tasio—The Ebling Bwg Co & Felber Engineer-ing Works (61).
 345.32

 FRISBIE AV, ss, 175.1 e Benson, 20x100; Albt Oliver—Bronx Gas & Electric Co & J Corideo & Co (64).
 55.27

 3D AV, 4430; Peter Guthy, Inc—Abr & Marcus Berliner (65).
 1,156.60

 3D AV, 3310; Richd E Sause—Max Alpert (57).
 856.00

JAN. 28.

 JAN. 28.

 1507 Η ST, ss, whole front Gerard av to River y 150x200; Pelham Operating Co-Henry L Morris & Radley Steel Constn Co (67). 79.00 1797 H ST, ns, whole front of Hughes av to Dener av, 97.9x66.5x1.; Chas Shapiro (1978 ST, ss, 255 e Barles av, 50x114; Stadard Plumbing Supply Co-Francesco Cer-one; renewal (309). 20.00 CBCENT AV, 636; Cornelius J Gleason-1010x R05810; R0 156th, 25x72.9; The A F Kotz Fireprofing Co-Ebling Brewing Co & 2500 CB DeSTON RD, es, 55211 n Bailey av, 54x63.1x irreg: Attanasio Carralla Co-Nicola Francesco Ventrola (68). 20.00 CT AVLOR AV, see Van Nest av, 100x20; Chris-furencesco Ventrola (66). 20.00 CANDERSTER AV, 2246-50; Chas Shapiro-forstone Holding Co, Harry B Daviro Mebster AV, 2246-50; Chas Shapiro-forstone Holding Co, Harry B Daviro Maxowit (71). 1000

JAN. 29.

BECK ST, ss, 100 w Av St Johns, 50x100; The Empire Fireproof Door Co—Ostro Constn Co (74). 270.00 150TH ST, ss, whole front Gerard av to River av, 200.4x148.8x100; Vulcan Rail & Constn Co —Henry L Morris & Radley Steel Constn Co. (77). 60.00 -Henry L Morris & Radiey Steer Contra (77). 166TH ST, swc Webster av, 100x194; Bklyn Foundry Co-Sheffield Farms, Slawson-Decker Co & Radley Steel Constn Co (76). 187.00 179TH ST, nec Belmont av, 66.6x98; Isaac Ru-bin-Orlando Miscione (78). FRISBY AV, es, 63.4 s Walker av, 25x94.1; Carl H Klappert-Bronx Gas & Electric Co, J Covideo Co & Alexander List's Sons (73). 82.50

FRISEY AV ss, 175.2 e Benson av, 20x100; Mallet Contracting & Supply Co, Inc-Bronx Gas & Electric Co, Jas Coriveo & Alex List's 282.45

Gas & Electric Co, Jas Coríveo & Alex List's Sons (75). 282.45 **SOUTHERN BLVD, ws, 50 s Crotona Park E, 50x100; McConnell & Moore-Chas S Simp-son & Long & Hagen (320). 350.50 VAN NEST AV, ss; also MATTHEWS AV, es; also BEAR SWAMP RD, ws; also WALKER AV, ns, whole block; McDougall & Potter Co -N Y, N H & H R R Co & Felber Engineering Works (79). 755.28

**Recorded in N Y County.

Brooklyn.

JAN. 22.

CLARKSON ST, ss, 64.7 w Bedford av, 75x 200; Leslie C McGuire-Powell Garage Co & Hygeia Constn Co. 628.50 FULTON ST, 1838; L Rockmore-Danl D Fennell & Jas Millman. 125.00

MAPLE ST, ss, 160 e Nostrand av, runs s100 xw60xs100xn200xn200xw140 to beg; also MID-WOOD ST, ss, 100 e Nostrand av, 100x200; Midwood Constn Co-Homewood Holding Co, Henrietta & Jos P Hamblin, Jr. 841.40 STERLING PL, ns, 100 w Saratoga av, 175x 100; A Tashoff-Commonwealth Impt Co. 85.00 STERLING PL, sec Rochester av, 120x100; S Marceca-Acme Home Co & Jas V Cunningham. 273.00 E 10TH ST 1660: Liss & Diarcond Inc-Ar-

273.00 E 10TH ST, 1660; Liss & Diamond, Inc-Ar-nold Steinhardt & Henry Heutchel. 45.00 CLERMONT AV, 466-8; P Lucks-Jno R & Lavinna S Sanford, F N Lebaron & Leonard N Vaughan. 145.00

JAN. 23.

HERKIMER ST, 528; A Segal-Jno C Closs VANDERBILT ST, nwc Prospect av, 60x100; Rizzo-Acme Homes Co & Jas V Cunning-am. 120.00

VANDERBILT ST, uwe - Jas V Cunning A Rizzo-Acme Homes Co & Jas V Cunning ham. 120.00 E 40TH ST, ws, 140 n Av K, 40x100; S Kus-lansky-Weiss Constn Co, Clara Weiss & Nathan Sulsky. 147.00 E 49TH ST, es, 260 s Linden av, 40x100 : F D Creamer & Co-Owen McCormack. 320.50 CHRISTOPHER AV, ws, 50 s Riverdale av, 50x100; M Rosenblitt-Powell Impt Co & Morris Turner. 315.00 WILLIAMS AV, ws, 220 s Sutter av, 80x100; G Singer-Habaena, Inc. 19.71 JAN. 24. 10 ST EXT, swe Rodney, -x-; J Fried-

GRAND ST EXT, swc Rodney, -x-; J Fried-man-Ridgewood Realty Associates & Abram Barasch. 565.00 59TH ST, 337 & 341; A Roseman-Fred Wid-enhorn. 57.00 CATON AV, nwc Ocean av, -x-; Curry CATON AV, nwc Ocean av, -x-; Curry Co-Ethel G, Newton D & Glenwood Hawkins 311. DE KALB AV, 248; M Perlman-Henrietta D eyer & Jno D Evans. 85.00

JAN, 26.

HINSDALE ST, ws, 100 s Newport av, 80x 0; G R Browne-Abr Sagalowitz & Abr Kaba-

90.10; S Friedman-Jake Ratio, a 3.00 litch. 3.00 ROSS ST, 164; M Gottlieb-Rose Berkowitz, J & E J Epstein. 19.00 W 17TH ST, ws, 220 n Neptune av, 40x100; J F Wade-Jos Koppel. 98.34 DUMONT AV, swc Junius, 20x70; J Friedman -Mary & Isidore Gurewitch. 64.50 LIVONIA AV, 154-6; P Shech-Jos & Meyer Wieschman & Isaac Postilnick. 335.00 WASHINGTON AV, 158-60; J Singer-Wm B Houston. 60.00

JAN. 27.

HENRY ST, swc Pineapple, 75x100; Pelham Operating Co-Wm Turnbridge, Turnbridge Realty Co & Radley Steel Constn Co. 146.30 PACIFIC ST, 314; H Orowitz-Sadie H Kar-300.00

PACIFIC ST, 314; H Orowitz-Saute 1, 300.00 W 9TH ST, ns, 192 e Henry, 25x100; S Wein-stein-Vincenzo Metta, Vernon Mason Bidg Co & Mueller Bros. E 22D ST, ws, 109.9 s Ditmas av, 64.7x100; E dw E Chestresmurt-Henry V Terbass. ATLANTIC AV, 217; M Schick-Saleem R Sakal. GRAND AV, es, 148.9 n Park av, 25.9x100; J Simonelli-Aug Cuneo & Jennie Capestra. 2,049.83 AV 279-87; Automatic

2,049.83 VAN SINDEREN AV, 279-87; Automatic Sprinkler Co-Levin-Kronenberg & Co. 2,586.00 SAME PROP; Tippett & Wood-same. 1,125.00 TRIANGULAR PLOT at int of Grand st ext & Rodney, 40x61.11x-; Curtis Bros Lumber Co -Ridge Realty Associates. 520.01

JAN. 28.

JAN. 28. AINSLIE ST, nec Lorimer, 25x60; G W Koerner-Mary C Schields & Wm Keegan. 98.00 AV N, sec E 19th, 90x100; H Rockefeller-Manor Realty Co, Louis H Pounds & Francis M Bryson. 389.40 BELMONT AV, nec Vesta av, $-\mathbf{x}$ -; F A Godfrey-Levin-Kronenberg Co. 1,225.00 NEW LOTS RD, swc Williams av, 110.7x 115.11; Rubin Mersicant, Inc-Vermont Bldg Co. 140.00 PROP at int of Grand st ext & Rodney, 40x61.11x-; J F Poppke-Ridgewood Realty Associates & Abram & Sarah Barash. 490.45

SATISFIED MECHANICS' LIENS.

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

Manhattan.

JAN. 24.

602 W; Globe Fireproof Door & h St Realty Co et al; Dec12'13. 485.00 190TH ST, 6 Sash Co-190th

JAN. 26. ³108TH ST, 416 E; Benj Leff-Jas Rudden et 1; Dec9'13. 1,540.00

; Dec9'13. JAN. 27. LEXINGTON AV, 1862; Harry Glassover-eanette Forsheim et al; Dec15'13. 80.00 POST AV, ns, 100 w Academy; A M Oester-eld & Son-Bendheim Constn Co et al; Jan7 4. Je POST AV, and Bendheim Constant 135.41 '14. 135.41 SHERMAN AV, swc Arden; Geo J Schnatz-Gibraltar Realty Co et al; Jan26'14. 1,577.00 JAN. 28. JAN. 28. 135.41 Gibraltar Realty Co et al; Jan26'14. 1,577.00 JAN. 28. 135.41 Gibraltar Realty Co et al; Jan26'14. 1,577.00 JAN. 28. 135.41 Gibraltar Realty Co et al; Jan26'14. 1,577.00 JAN. 28.

JAN. 28. ²¹²⁶TH ST, 240-60 W; Jos Cooper—Isidoro Cristaldi et al; Jan12'14. 613.00 ¹⁴⁵⁷TH ST, 540 W; Sussman & Gladstone— Wm N Carpenter et al; Aug7'13. 228.90 ³¹⁵AV, 325; Isidor Kramer—Harry Sandler et al; June20'13. 81.00 SAME PROP; David Meyer—same; July24'13. ^{48,75}

3D AV, 329; Isidor Kramer—same; June2 '13.

SAME PROP; David Meyer—same; July24 13. 111.50

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JAN. 29. MONTGOMERY ST, 35; Atlantic Terra Cotta Co-Hebrew Kindergarten & Day Nursery et al; Oct24'13. 425.00 ST NICHOLAS PL, es, 575.6 n 150th; Jos Falk-Strathcona Constn Co et al; Aug7'13.

87TH ST, 162 W; Braunfels Browning & Co-Princeton Constn Co et al; Jan27'14. 64.24 201ST ST, ss, 220 e Academy; Jno Simmons Co-United Electric Light & Power Co et al; Jan23'14. 2,621.39 3D AV, es, 235 s 171st; Jno Bell Co-Nora Constn Co et al; Dec15'13. 66.60 100.00

Constn Co et al; Dec15'13. 66.60 JAN, 30, ²⁵TH ST, 621 E; Ernest H Rambow-Her-man Bauman et al; Jan2'14. 983.63 ²EDGECOMBE AV, swc 153d; Abr Rosen-Great Centres Realty Co et al; Jan26'14, 703.00 AMSTERDAM AV, es, bet 110th & 111th; Mc-Dougall & Potter Co-Cathedral St John the Devine; Jan29'14. 34.45 PARK AV, ws, bet 32d & 33d; McDougall & Potter Co-Max E Butler et al; Jan29'14, 29.75 IST AV, 646-52; McDougall & Potter Co-Kips Bay Bwg Co et al; Jan29'14. 75.00

Bronx.

JAN. 24.

226TH ST, ss, 200 e Barnes av, 50x114; Raffaele Gargare-C Guidone et al; Jan22'14. 145.00

JAN. 27.

**STEBBINS AV, 877, 881, 885, 889 & 893; Ilsey & Held Co-Foxvale Realty Co et al; Dec19'13. 392.47 JAN. 28.

JAN. 28. **163D ST, 1609-19 E; Empire Floor Tile Co -Podgur Realty Co et al; Dec3'13. 884.32 BROADWAY, 1448-50; Manhattan Sand Co **BROOK AV, swc 141st; Shepard La Spina -Consolidated Improvement Co et al; Nov25 3. 137.00

JAN. 29.

**²BERGEN AV, 643; also 3D AV, 2952; Metropolitan Heating & Engineering Co-Chas Wilhelm et al; Dec31'13. 375.74

JAN. 30

**REED'S MILL LA, es, 115 n Tillottson av; Martinelli & Salzano-Alfonso Veltri et al; Dec 250.00

Martinelli & Salzano-Allonso Vett. 250.00 17'13. **STEBBINS AV, 877-93; Chicago Varnish Co-Foxvale Rea'y Co et al; Dec10'13. 225.33 SAME PROP; same-same; Dec15'13. 220.20 **Recorded in N Y County.

Brooklyn.

JAN. 22.

UNION ST, 1317-21; Atlas Steel Column Mfg Co-Perfect Bldg Constn Co, Gustave Kellner, as pres, & General Iron Wks (Inc); Jan9'14. 275.00 WEST ST, 253-67; Thos F Fyons-Bristol Bidg Co; Nov18'13. 76.00

JAN, 23,

E 46TH ST, ws, 300 s Linden av, -x-; R L Williams-I Sulsky; Decl3'13. 25.00 55TH ST, swc 7 av, -x-; Terminal Lumber & Trim Co (Inc)-Mapes Realty Co, Nathan Drucker & Geo Schomer; Jan2'14. 313.16 71ST ST, ss, 160 e 10 av, 180x100; Herman Anderson-Chas V & Olga G Isaacson, Jno G Nilsen, Malletta Nilsen, Jno J Martin, Johnson Constn Co, Jno W Isaacson, Ingeborg S Nilsen, Mary C Martin & Jno Johnson; Mar28'13. 125.00 125.00

 71ST ST, swc 10 av; same—Johnson Constn

 Co & Jno Johnson; Mar28'13.

 METROPOLITAN AV, 173; estate of Weinstein—Geo M Harden & Wm J Moran & Louis

 Salzino; Oct2'13.

 SAME PROP; Luigi Salzano—Geo M Harden & Jno J Moran; Oct7'13.

JAN. 24. No Satisfied Mechanics' Liens filed this day.

JAN. 26.

JAN. 26. REMSEN ST, 59-65; Sanitary Mechanical Specialty Co-Estate of Louis Bossert & Wm Vail, Inc; Dec27'13. 1,050.00 REMSEN ST, nec Hicks, 78x100; J M Sand-erson-Louis Bossert Estate; Nov20'13. 303.60 SAME PROP; American Plumbing Mfg Co-same & Wm Vail, Inc; Dec29'13. 173.77 VANDERBILT ST, ns, bet 18th & Prospect av, 170x100; E E Peirson Co-Acme Homes Co; Sept29'13. 130.00 GRAND AV, es, 150 n Park av, -x-; Louis Kurlandzik-Aug Cuneo, Nich Barbagelato & Jas Simonelli; Jan21'14. 80.00

JAN. 27.

JAN. 24. MIDWOOD ST, ss, 300 e Nostrand av, 300x 100; Realty Supply Corpn—Aug Williams & Geo W Felter; Sept29'13. 396.32 39TH ST, ns, 80.2 w 13 av, 39.10x95.2; Akiba Margolin et al—Harry Kavshansky & Max Krimsky; JanS'14. 385.00 "BLAKE AV, nee Grafton, 300.5x100; Doug-lass Bldg Co—Tecoma Realty Co; Oct30'13. 865.00 Cheiden av == LIBERTY AV, nwc Sheridan av, -x-; rislin Co-Louis Cutola & David Zilly; Aug 3,000.00

Brishn Co-Louis Cutth (2000) 13'13. SUTTER AV, swc Milford, 90x60; Simon Gasner Sons & Co-Joe Cohen & Chas Brein Plumbing Co, Inc; Nov21'13. 13TH AV, ws, 59.2 n 39th, 35.10x80; Akiba Margolin et al-Harry Kavshansky & Max 120.00 LAN 28

JAN. 28.

OVERBAUGH PL, 51; Jno H Wyle-Michi J Bradley; Oct20'13. 277.42

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

JAN. 27.

JAN. 27. 149TH ST, swc Tinton av, 100x40; Manhat-tan Mtg Co loans Tinton Bldg Corpn to erect a 5-sty apartment; 16 payments. 48,000 TINTON AV. ws, 40 s 149th, 42.6x100; same loans same to erect a 5-sty apartment; 16 pay-ments. 32,000 loans same to erect a 5-sty apartment; 16 pay-32,000 nents. 32,000 same loans same to erect a 5-sty apartment; 16 pay-32,000

ORDERS.

Brooklyn.

JAN. 23. AV P, nwc E 13th, 100x100; Provident Asso-ciates on Edwin N Kaufman to pay Max Save-doff. 70.00

JAN, 26.

JAN. 26. E 46TH ST, ws. 300 s Linden av, 40x100; Ja-cob S Sulsky on Lawyers Title Ins & Trust Co to pay Midwood Frame & Trim Constn Co. 310 ROCHESTER AV, es, 95 s Sterling pl, 25x100; J V Cunningham, Inc on Spencer Aldrich to pay Realty Supply Corpn. 1,000 ROCHESTER AV, sec Sterling pl, 45x100; same on same to pay same. 2,250 SAME PROP'; same on same to pay M J Shevlin. 100

JAN. 27. SNEDIKER AV, ws, 90 s Hegeman av, 40x 100; Esther Wallin on L Whitney Searle to pay David Weiss. 300.00

The American Real Estate Company.

The twenty-sixth annual statement of the marican Real Estate Company reflects the Real Estate Company reflects American American real Estate company remets the steady growth and progress of a conservatively managed business enterprise covering more than a quarter century and exhibits a sound condi-tion of the company's affairs of particular sig-nificance in a period of general business read-

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Williamsbridge Celebrations.

The Celebration Committee of the Williams-idge, Wakefield and Edenwald Rapid Transit bridge,

bridge, Wakefield and Edenwald Rapid Transit Committee are actively at work in their prep-aration for a fitting reminder and realization of the seven years' wait for rapid transit for a 5 cent fare in either direction without trans-fer to Brooklyn. Ex-Alderman John H. Behr-man, who is chairman of the Celebration Com-mittee and of the Finance Committee, is confi-dent that the contributions to the fund will for exceed the expectations of the committee and make the event a more pronounced success. Mr. William S. Germain, as treasurer of the Finance Committee, says the contributions have come in from outside sources far in excess of those from local people, but as soon as the sub-scription lists are out, which will be on next Monday, every one will be afforded an oppor-tunity to contribute to an affair that will be long remembered. Real estate men have already been interviewed by prospective investors for the best points to work, with a view to buying for building pur-poses. Builders who have held their holdings for

by prospective investors of the base points points work, with a view to buying for building pur-poses. Builders who have held their holdings for several years past have begun to alter their original plans, having decided to build a differ-ent kind of house to meet the requirements of a growing section. A meeting of the Celebration Committee has been called for Monday evening, Feb. 3, in the parlors of George Sundermann's Hotel, 233d street and White Plains avenue, at which time the other committees, such as Plan and Scope, Music, Decorations and Fireworks, etc., will be appointed and the most active and necessary work begun. Another meeting of the whole committee will be called within a week or ten days thereafter.

Another meeting of the whole committee will be called within a week or ten days thereafter. Judge William W. Penfield, as chairman of the Press Committee, is busily engaged prepar-ing the necessary literature, pamphlets, folders and other matter which will be distributed by mail and hand broadcast throughout the several boroughs and Westchester County.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combusti-bles and Places of Public Assembly

11018	inines	, 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.
0	**	Discontinue use of Oil Lamps,
DR	**	Fire Drills
SS	•	Standpipes and Sprinklers.

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 ave-nues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Named Streets.
Baxter st, 13—Zimmerman & Co......G
Beekman st, S1-90—John E Linde....C-G-A-L-H
Beekman st, S1-90—John E Linde....C-G-A-L-H
Beekman st, S1-90—John E Linde....C-G-A-L-H
Beckman st, S1-90—Chas A Scheiren.....C
Broome st, 37-92—Elizabeth W Stevens et al...
A-G-DR-SS-C-B-B
Broome st, 37-92—Louis & Frank Strobling.H-DR
Broome st, 37-94—Joseph Seagle...C-G-F-H-DR
Broome st, 37-94—Joseph Seagle...C-G-F-H-DR
Broome st, 37-94—Joseph Seagle...C-G-F-H-DR
Broome st, 37-94—Abraham Klein...DR-G-F-H
Broome st, 37-94—Traum & Turin...H-DR-G-F
Broome st, 37-94—T-Federic Buch.H-C-G-F-DR
Broome st, 37-94—47—Benj Kahn & Max Ringle
C-H-DR
Broome st, 37-94–47—J Senter & M Garlick.C-DFR
Broome st, 37-94–47—Solemon Rein...H-DR-G-F-BR
Broome st, 37-94–47—Abraham Baskowitz...DR
Broome st, 37-94–47—Abraham Baskowitz...DR
Broome st, 37-94–47—Abraham Baskowitz...DR
Broome st, 37-94–47—Boraham Baskowitz...DR

Numbered Streets.

10th st, 29 E-William Colgate......SS-A 11th st, 11 E-James B Tailer.....C-K 12th st, 8 E-Bernstein & Aronson....G-A-F 14th st, 64 E-Palmer Estate......C 18th st, 15-17 W-Missionary Education Move.

19th st, 119-21 E—National Arts Club Bldg...S 20th st, 48 W—Mrs Marie Burnham......E 22d st, 140-44 W—Samuel & Jos Reich.....H-G

JAN. 29. No attachments filed this day.

JAN. 26 & 27 No Attachments filed these days.

\$2,671. Manus

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

ATTACHMENTS.

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

Borough of Manhattan.

JAN. 22. Hyde, B T Babbitt; Voss & Stern; \$1,402.35; J G Moses. Kjekstad, Johannes; T Barth; \$923.40; J F O'Neil.

O'Nell. JAN. 23. Jacquith, Katie C; Julius Cahn; \$676.70; A V Kaldenberg. Century Tire Co; Keystone Tire & Rubber Co; \$50,000; P Hellinger. Kilbuck Coal Co; Clarence B Sturges; \$2,-429.32; W L Bowman. JAN. 24.

Jones, Sidney St C & Harrison; Whitney & Kammerer; \$1,000; L H Rowe, Whitman-Warren Film Co; Wm G Dooley; \$12,171.07; J C Higgins.

JAN 28. JAN 28. Pomeroy, Eugene C; Plympton, Gardiner & Co; \$9,614.61; O'Gorman, Battle & Marshall. Wightman & Hough Co; Aisenstein & Schiller; \$2,611.16; Oicott, Gruber, Bonynge & Mc-

JAN. 23, 24, 26, 27, 28, 29.

JAN, 23, 24, 26, 27, 28, 29. Knopperbum, Max. 19th st, 205-9 W..Fair-banks Co., Machinery. 400.00 Kuehn & Metz. Broadway, 1926..Prentiss Tool & Supply Co. Engine, Lathe, &c. 202.50 Kupferschmitt Mfg Confectioners. 195 Chris-tie st..Consolidated Gas Co. Stoves. Corrects error in issue of Jan. 10. 119 Silverman, Arthur E. 96th st, ns, 100 e Madison av..A B See Electric Elevator Co. Elevator. (R) 1.968.75 Wengraf, Fredk. 79th st, 406-8 E..Fair-banks Co. Machinery. 190.00

Bronx.

same. Sa Trezza. E Esposito.

Brooklyn.

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

Manhattan.

JAN. 29. 160TH ST. ss, 475 w Bway, 100x100; Lin-coln Mtg Co loans Podwill Realty Co Inc to erect a — sty bldg; — payments. 105,000

erect a — sty blog; — payments. 105,000 JAN. 30. 79TH ST, ss, 372 w Columbus av, 78x102.2; Metropolitan Life Ins Co loans Erixton Realty Corpn to erect a 12 or 13-sty apartment; 14 payments. 320,000

Bronx.

JAN. 23. 3D AV. ws. 200 s 171st, 180.6x159.9; Cyril Crimmins loans Allsworth Realty Co. Inc. to erect a —sty bldg; 4 payments. 20,000

74th st, 1530—Frederick S Haviland......A-H 85th st, 2109—Stephen D Pyle.....A-H 99th st, sec Shore rd—Max Kurozrok..G-C-A-H

Named Avenues.

Namea Avenues. Av H, 1415—John H Jube, Jr......A-H Arlington av, 50-2—Helmus & Wittenberg.G-L-K Arlington av, 269—Vincent Barber..G-C-K-A-H Atlantic av, 397—Abraham Gans......D-A Atlantic av, 1404—Frank S Jones......D-G-K Atlantic av, 1620—Atlantic Garagé Co, Inc. L-G-C

Franklin av, 927—Maclin Laundry Co. A-G-D-C-K Graham av, 121—Louis Tanenbaum.....A-G Graham av, 196-98—Isaac D Richter...C-A-G-H Grand av, 448—James M Cremer, Jr......D-H Hamburg av, 366—Morris Tashman & Sons. D-A-G-H Jamaica av, 103—Jacob Goldman......G Jamaica av, 31—Moses Drucker.....D-G Jamaica av, 31—Moses Drucker.....D-G Jamaica av, 31—Hoses Drucker......D-G Manhattan av, 88—Thomas Hagan.....G Manhattan av, 857-61—Frank W Woolworth..C Manhattan av, 521—Heropolitan Tobacco Co..K Metropolitan av, 1105—A Busch & Son....D-A Myrtle av, 851—Ike Sholemson.....A New Lots rd, nr Snediker av—Estate Solomon Wolf Mostrand av, 829—Brooklyn Rapid Transit Co. Nostrand av, 2688—Richard E Watkins....A-G-H

Wolf ..., Mr. Shenker av - Estate Solohom G-C Wolf ..., G-C Nostrand av, S29-Brooklyn Rapid Transit Co. SS-A Ocean av, 2688-Richard E Watkins....A-G-H Ocean av, 3041-Dr Frank L Lyne....A-G-H Park av, 612-Jaacob Lebowitz.....C-G-H Park av, 804-Jacob F Link...L-C-A Pitkin av, 2013-Peter Lauro.....C-G-H Pitkin av, 2013-Peter Lauro.....C-G-A-D-H Prospect Park W, 221-John H Schell....H-G Shore rd & 92d st-William Faul....C-G-A-D-H Stone av, 328-Abraham Fish.....K-G Surf av, nwc W 5th st-Brooklyn Union Gas CoA Throop av, 492-4-Kunkel & Buckley....G-A Tilden av, 210-Flatbush Feed Co....A Troop av, 492-4-Kunkel & Buckley....G-A Tilden av, 220 (Coney Island)-Alexander CampbellA Williams av, 14-Alex Campbell Milk Co.A-E-H Williams av, 138-Morris Walenstein.....D Wyckoff av, 134-Anna C Becker....C-A

Numbered Avenues. 1st av, w s, bet 40th & 41st sts—The Roessler & Hasslacher Chemical Co.....L-A-H 3d av, 532—Israel Peshkowitz..........G-C 3d av, 677—Isaac Fries.........G-C 3d av, 979—South Brooklyn Paper & Rag Co. A-C-H

 3d av, 513-5040
 A-C-H

 3d av, 5418-5420-Frederick Roff.
 A-C-H

 5th av, 382-Brooklyn Union Gas Co.
 A

 5th av, 7505-Gordon Bros.
 G

 7th av, 5802-William T Kelly.
 D-A-H

 7th av & 79th st (P S 127)-Board of Educa D

 sth av, 314-Joseph Schwartz.
 D

 8th av, 1812 (rear)-Carmen Manmi.
 M-C

 8th av, 1812 (rear)-Carmen Mammi.
 M-C

 8th av, 1812 (rear)-Carmen Manmi.
 M-C

 8th av, 9802-Emilie T Palmenberg.
 G-C

 18th av, 8605-David Prussin.
 D-A-H

 22d av, 8007-Henry P Sheed.
 A-K-H

 22d av, 8504-Robert T Ives, M.D.
 K-G-A-H

QUEENS ORDERS SERVED. Named Streets.

Cherry st, 100 ft w Union pl—Dillman Bak-ing Co.C-G-A Degraw st, n s, bet Kaplin av & Victoria pl— Ottilie Orphan Asylum Soc.C-A-B Grand st & Newtown Creek—Valvoline Oil Co. I Co. A-G-H

C-A-G-H Rue de St Felix st & Ocean (Far Rockaway)— Abraham GussowB-C-D Rue de St Felix st & Ocean (Far Rockaway)— Queens Bor Gas & Elec Co.....A Named Avenues.

Flushing av, 117 (Astoria)—Louis Groennert A-F-C-G Flushing rd nr Hall st (Corona)—Albert Kuno".....A-C-K-L-G-H Jackson av & 45th st (Corona)—Julius Stleg-ler.....A-G Metropolitan av, 1444—August Merz.....D Myrtle av, 2342—Isidore Waxgister.....D Onderdonk av, 560—Daniel M Ebert.....M-D Polk av, 73 (Corona)—Mrs Chas F Hindle. A-G Wave Crest (Far Rockaway)—Louis Auer-bachC-G-A-H

RICHMOND ORDERS SERVED. Named Streets.

223

Canal st, 219 (Stapleton)—Herman Stoff.....G Columbia st, 320—Gilbert S Hall......K Eddy st, 60—Norman Bentley Gardiner.....K

Named Avenues.

NEW TAX LAWS URGED.

State Board of Commissioners Will

State Board of Commissioners Will Submit Suggestions to Legislature. Suggestions for radical changes in the tax have of the State will be submitted to the Legis-lature by the State Board of Tax Commissioners as a result of the three-day conference in Syra-cuse. Most important of all is the resolutions of jurisdiction in the matter of the collection of local taxes. The resolutions formulated by the Committee on Resolutions appointed at the opening of the conference were unanimously adopted by the

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South Side Boulevard, Richmond.

South Side Boulevard, Richmond. Borough President McCormack, of Richmond, is working with the property owners and citi-zens of Rosebank and Grasmere, who will be affected by the extension of South Side Boule-vard, and whose properties will be taken by the city from Rosebank avenue to a point about 1.050 feet south of Parkinson avenue. He has had the Board of Estimate and Ap-portionment refer the proceedings back to him for further investigation and report. All actioff by the condemnation commissioners is thus stayed until his report and investigation is com-plete. The President will have time to investigate and fix the alinement of Reynolds street, and decide whether this is the most practicable plan that can be prepared, and whether in his judgment, and that of the citizens and taxpayers vitally interested a better plan cannot be de-vised. Mr. McCormack suggests that the making of

vised. Mr. McCormack suggests that the making of the South Side Boulevard a public parkway, and placing it under the jurisdiction of the De-partment of Parks, would be a solution of the

matter. It would relieve and save the taxpayers in the section covered by the improvement from heavy and unnecessary burdens that they will be subjected to if they have to pay for this so-called improvement by assessments on their properties. The parkway would be a magnifi-cent addition to a superb system of roadways.

Named Avenues.

BROOKLYN ORDERS SERVED.

Pearl st. 302-Brooklyn Wile Drooklyn Union Gas Co......A Suydam st, 96-Brooklyn Union Gas Co.....A Suydam st, 116-Brooklyn Union Gas Co.....A Troutman st, 10-Robert T Davidson..D-G-A-H Varet st, 127-9-Brooklyn Union Gas Co.....A Verandah pl, 30-Katharine H Notman...C-A-H Wallabout st, 112-114-Louis Meyer Co..A-G-H

Numbered Streets.

 13th st & Sth av (P S 107)—Board of Education
 D

 15th st, E, nec Locust av—The Vitagraph Coof America
 K-A

 15th st, E262 E—Richard Van Cleave
 D

 17th st, 803 E—Stephen Noonan
 G

 28th st, 2984 W=Otto Bruns
 G-G-A-H

 28th st, 2984 W=Otto Bruns
 C-G-A-H

 39th st, 1204—Harry Nathan
 D-A-H

 41st st, nwc 2d av—Cohen, Goldman & Co.
 A-G

 50th st, 1204—Harry Nathan
 D-A-H

 50th st, 1204—Bernhard J Christensen
 K-G

 60th st, 602-18—Joseph Michael Huber
 H

 43d st, 1567—Alphonse H Wagner
 K-A-G

 74th st, 260—Frank Cooper
 A-G

 74th st, 1269—Wilfred B Coady
 A-G

 st & Sth av (P S 107)-Board of Educa-

Numbered Avenues. 1st av, 479-85-Myles Realty Co......SS 2d av, 2106-Solomon Ferber......K-A-G 3d av, 482-Samuel Bergoffen.....C-A-G 4th av, 147-German Savings Bank.....SS BRONX ORDERS SERVED. Numbered Streets. 139th st, 588 E—Frederick E Tech.....C 181st st, 881 E—George Singer.....K

Named Avenues. Daly av, 1582-54-86-88—John R Peterson....C Morris av, 589—May Connelly.....C Westchester av, 450—Westchester Paper Co.. A-G-H Westchester av, 1045—George Gerechter...I-A-D Willett av, 3622—Daniel P Gillespie......K

Numbered Avenues

SOFT COAL FOR HEATING IS ECONOMICAL, EFFICIENT

AND PRACTICABLE WITH SMOKELESS BOILERS.

By J. F. MUSSELMAN, M. E.

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

WHEN consideration is given to the W fact that for every one thousand cubic feet of contents of the average New York office building, loft or apartment house, somewhere between \$1 and \$2.50 is spent per year for the coal burned in the heating apparatus, it is easy to realize what a large per cent. in the operating cost of any enterprise goes to the coal bill. With this in mind, it is difficult to understand why, in designing the heating systems of buildings, so little attention is given to the selection of the boilers and the determination of the character of coal to be used. This is especially remarkable in view of the that it can be demonstrated that fact this item of coal cost is subject to a variation of at least 40 per cent., which variation can be traced directly to cor-rect or faulty boiler selection or to the

use of right or wrong kind of coal. A mistake of this kind, once made, is rarely corrected, for few owners know what their coal cost really is, and even fewer can make an accurate estimate of what it should be. Then this question of coal cost is apt to come up in midwinter, which is the worst possible time to think seriously about a change in the boiler plant. But a boiler that will save 40 per cent. of the coal cost will pay for itself in from two and one-half to three years.

Wide Variation in Coal and Its Cost.

So little attention has been given to the selection of boilers in many of the present-day buildings that the matter has generally resolved itself into a condition by which the boiler of the best salesman or the cheapest manufacturer is used. This again has brought about the widest possible variation in the kind and size of coal used, until it is not uncommon to see the best grade of stove or egg coal, which costs on an average \$6.25 per ton, used in one building, while an adjoining building of the same kind is using No. 1 buckwheat at \$3.50 per ton.

The cheapest anthracite coal that can be used readily under the natural draught conditions which obtain in the usual building are pea size, costing in the New York market an average of about \$4.75 per ton, and No. 1 buckwheat, costing about \$3.50. The former has a heat value of about 12,000 British thermal units per pound, while the latter runs in the neighborhood of 11,500 British thermal units per pound. These two sizes are the ones in most general use.

Merits of Soft Coal.

According to the reports of the U. S Bureau of Mines, there is to be found in the coal fields of Pennsylvania, Maryland and West Virginia bituminous and semi-bituminous coal in almost unlimited quantities. This coal is usually mined, I am told, on a royalty basis of ten cents per ton, and the freight is sufficiently low to allow it to sell in the New York market at \$3.75 per ton or less. These soft coals of the Eastern fields have very high heating values per pound and are correspondingly low in ash. Their average heating value of "runof-mine" size is about 14,100 British thermal units per pound, and, inasmuch as they are coking, very little fuel is lost through the grate.

The primary objection to soft coal is of course, the fact that it smokes, and we often hear the statement that the smoke ordinances of New York will not permit its use. But this statement is not correct, and we must consider that a great many cities which have smoke ordinances fully as strict as those of New York have no hard coal available at prices not prohibitive.

The importance of abatement of the smoke nuisance is so manifest and the economy which could be effected by the use of this extensive supply of soft coal so apparent that the U. S. Geological Survey has authorized an exhaustive investigation and test on plants of various kinds in which soft coal is used. A report of these tests by Messrs. D. T. Randall and H. W. Weeks is issued by the Department of Mines, Bulletin No. 40. The plants which were tested were equipped with different kinds of stokers, dutch ovens, down-draft furnaces and ordinary flat grates. A brief summary of the conclusions reached states that smoke prevention is both possible and economical, and that there are many types of furnaces and stokers that will burn soft coal economically without smoke.

For an ordinary low-pressure heating plant which is not in conjunction with a power plant, a mechanical stoker is toc complicated and too expensive to be generally used. As it is the purpose of this article to deal with the conditions of less expensive and smaller buildings where isolated plants are not warranted, the relative merits of mechanical stokers will not be taken up.

A successful boiler for this kind of building must be inexpensive, economical, smokeless and simple to operate. It should have a large firebox in order that a considerable quantity of fuel can be fired at one time, for it is often inconvenient, especially in the smaller installations, to attend the fire oftener than once every two hours. It is most important, too, that such a boiler should have a large steam space and should be constructed in such a way as to eliminate as nearly as possible the chance of unexpected breakdown, which might make the whole system inoperative.

Burns Soft Coal with Almost No Smoke. This last heating season has introduced into New York a type of boiler that accomplishes all of these requirements admirably. It consumes the soft coal so perfectly that almost no smoke is visible at the chimney, and at the same time shows a boiler efficiency averaging about 20 per cent. higher than the usual type of heating boiler. The boiler referred to consists of an adaptation of the well-known Hawley down-draft furnace principle to a firebox or portable steel boiler. It consists of an upper grate made of heavy steel water tubes, built into the furnace and extending from the inside head-sheet to a cross header running from one side-sheet to the other. Below this is a lower grate of the usual rocking pattern that burns only such half-consumed fuel as falls through from the upper grate.

In the operation of this type of boiler all of the green coal is charged on the water grate, and through this upper firedoor the greater part of the air is admitted, forming a draught down through the green coal and carrying its smoke through the live fire and into the large combustion chamber where it is entirely consumed by the heat of the lower fire which is fed by the coked live coals which fall between the wide openings of the water grate. The combustion chamber back of upper grate is large and high, giving the smoke a low veloc-

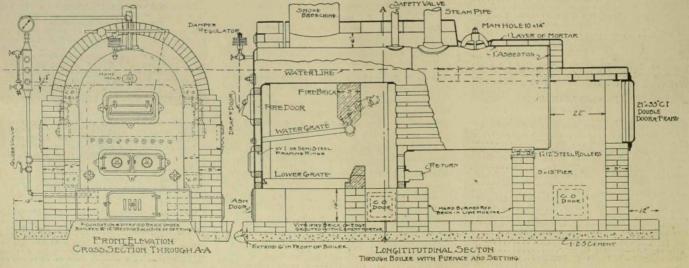


FIG. 1-BRICK SET SMOKELESS BOILER.

ity and ample time for perfect ignition before coming in contact with the cooler

boiler plate. Probably the first to appreciate the real merits of this type of construction was Mr. Nelson S. Thompson, chief mechanical and electrical engineer of the Supervising Architect's office of the U. Treasury Department. His office has tested them extensively in actual opera tion, and a great many boilers of this type have been used in small custom houses and post offices, especially throughout the soft-coal districts. Figure is a typical setting detail, taken from "Miscellaneous Drawing No. 304," issued by the Supervising Architect's office.

Practically the same type of furnace is used in the portable type boiler and has some advantages ver the brick-set type. It gives longer effective travel of type. It gives longer effective travel of heated gases, occupies less space, and avoids the tendency to leak air on ac-count of cracks in the setting. Such an arrangement is shown in Fig. 2.

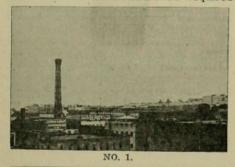
The Financial Saving.

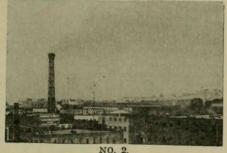
A series of tests made by Robert W. Hunt & Co., engineers, with smokeless and ordinary type of heating boilers, us-ing several different kinds of soft coal, shows that an average fuel saving of $19\frac{1}{2}$ per cent. can be effected by the use of the smokeless construction, and this with a freedom from smoke that will meet the requirements of the smoke ordinances of any city.

With this increase in efficiency and the increased heating value of the soft coal a smokeless boiler of this type compares with the usual type of boiler burning buckwheat, pea or stove coal, as follows: Bituminous coal with 14,100 B. T. U. per pound, at \$3.75 per ton delivered. Anthracite coal (buckwheat) with 11,-

500 B. T. U. per pound, at \$3.50 per tom delivered.

To compare their heating values, one pound of buckwheat coal is equivalent to 11,500/14,100 pounds of soft coal, or .815 pound; and, if the smokeless boiler will effect a fuel saving of 191/2 per cent., the actual amount of soft coal which would be equivalent to one pound of buckwheat would be .656 pound, or for each dollar of buckwheat coal 70¹/₃ cents' worth of soft coal would be required.





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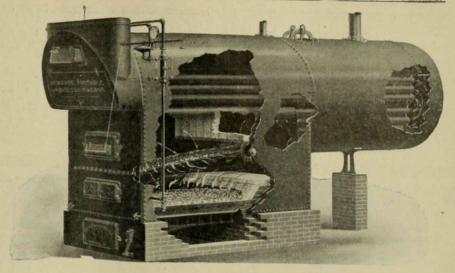


FIG. 2.-PORTABLE SMOKELESS BOILER.

To compare it with pea coal having 12,000 B. T. U. per pound at \$4.75 per ton delivered, we find one pound of pea coal is equivalent to 12,000/14,100 pounds of soft coal, or .851 pound; and, if the smokeless boiler will again effect a fuel saving of 191/2 per cent., then the soft coal equivalent of one pound of pea coal would be .685 pound, or for each dollar's worth of pea coal only 54.1 cents' worth of soft coal would be required.

The comparison with egg coal, having 13,500 B. T. U. per pound, and costing \$6.25 per ton delivered, shows even more advantage on the side of soft coal. Figuring in the same way, we arrive at the conclusion that for each dollar invested in this kind of coal 46.2 cents' worth of soft coal would give the same results.

But the real test of a heating boiler is its performance under operating conditions. In order to establish a comparison of the results under usual duty conditions, I have made a study of the coal consumption per square foot of radiation in a number of approximately similar apartment houses in which different kinds of boilers and different kinds of coal were used. These observations extended over a period of several weeks of this present heating season.

A Comparative Test.

The average of the results of the three buildings which were equipped with brick set smokeless boilers, as compared with other buildings having hard coal boilers, was even better than the theoretical figures given above. These three buildings used an average of 55 cents' worth of coal per 1,000 square feet of direct radiation per day while the buildings in which pea coal was used consumed an average of \$1.03 worth per day per 1,000 square feet of direct radiation. The operation of the of direct radiation. The operation of the smokeless boilers, from a point of view of smokelessness, has been excellent.

Under usual conditions of operation, no smoke was visible, except that immediately after charging fresh coal, for periods of from five to ten minutes, a slight haze would be seen at the top of the chimney. This was never more dense than No. 4 smoke, as given by the chart of the New York Smoke Prevention Bureau, but ordinarily was not of a density equal to that of No. 3. An examination of the roofs of the buildings near the chimneys where the smokeless boilers were used disclosed no trace of soot or ashes even in the most sheltered places. The tops of the chim neys were not appreciably discolored.

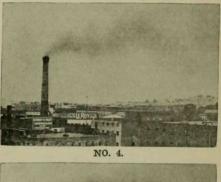
Assuming that the average of this performance holds good throughout the heating season, the average saving in an ordinary large apartment house of, say 1,300,000 cubic feet volume amounts to about \$1,100 per year; or, if the building costs 35 cents per cubic foot, it repre-sents a saving of about one-fourth of one per cent. of its cost each year.

The first cost of this smokeless type of boiler is, in average sizes, about \$15 per horsepower, erected and covered, as against \$12.50 per horsepower for dinary hard coal portable units. But according to my experience, more than three times this difference of cost would be saved each heating season.

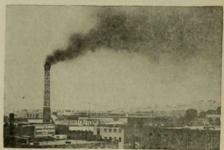
225

The operation of this type of boiler requires some care, and it is important that an inexperienced fireman be properly instructed in its use; but the saving is well worth the trouble and there is nothing about it that the average fireman cannot readily understand. It is not necessary that the fire be given constant attention, for considerable fuel can be charged at one time without materially affecting the results. I have observed that the average periods of firing in the smokeless boilers referred to above is from one and a half to two hours, during the average heating weather, while with the hard coal boilers it was necessary to charge the fires approximately every half hour, but this, of course, varies with the size of firebox and grate.

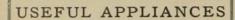
I consider it most important in either type of boiler that both the heating surface and grate area be correctly proportioned to the load, for it is to misfit boilers that the waste of coal can nearly always be traced.





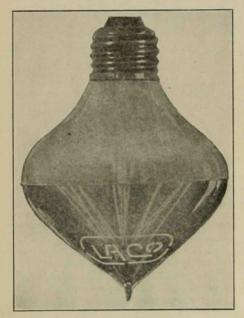


NO. 6.



Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Greater Lighting Power Per Lamp. W ORKING on the theory that a car-bon placed upright in an incandescent lamp does not radiate as much light upon a flat surface beneath it as the same lamp would if the filaments are stretched out in a flattened conical form parallel, as it were, with the desk or floor beneath it, the Laco-Philips Co.,



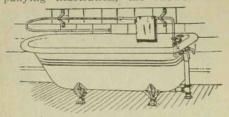
of 130 Hudson street, has introduced a projector lamp that is said to give four times as much effective light as the ordinary metal-filament lamps of quick rating. The base of this claim centers rating. in the fact that the light rays are projected in a natural state upon the sur-face to be illuminated. The cut shows the form of the globe and also the posi-tion of the filaments inside.

High Efficiency Carbons.

S O much attention is being paid to light efficiency in this day that a new type of carbons introduced by Hugo Reisenger, of 11 Broadway, is holding attention from building man-agers. They produce what is said to be a steadier and more brilliant light. A peculiarity of one type of carbon made by this house is a patented metal vein that reduces resistance to a minimum, with the result that higher candle power is said to be obtained for the same amount of electricity consumed. It is claimed for them that they do not flicker. Another type of carbon manu-factured by this house is said to pos-sess the virtue of producing no dust and they give a steady and uniform light.

A New Type of Shower Bath.

L ETTERS patent have just been is-sued to Charles S. C. Rock, of 204 West 140th street, for a new type of shower bath. As shown in the accompanying illustration, the shower con-



sists of a relatively stationary pipe, having a horizontal portion above the bath-tub. It has a nozzle in longitudinal

alignment with the horizontal portion of the pipe and it has a moveable joint connecting the adjacent nuts of the pipe so that the spray is directed toward the interior of the tub.

A Threadless Conduit Fitting.

"HIS is a device being introduced by the Adapti Manufacturing Co., formerly the Bonnell Manufacturing Co., of Winter and Leonard streets, Cleve-

land, Ohio. The vir-tue of this system of conduit boxing is that it requires no threading of ends, and the use of bushings and lock nuts becomes unnecessary. The pipe is inserted in a thread-



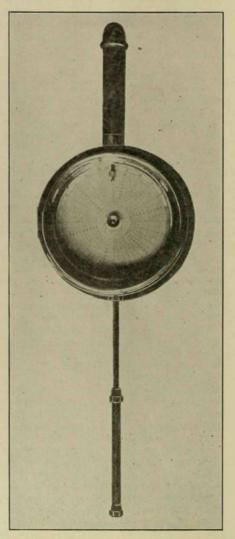
less lug which forms a part of an assembled box and the screw, shown in the illustration, is tightened. The head of the screw is of the filister type, and bears upon the conduit, with the result that a pull upon it tends to strengthen the screw and to bury the head deeper in the con-duit. This makes a joint that is said to possess a better conductivity than is possible to obtain by the use of threaded couplings.

Fire-Detecting Wire Inquiries.

R EADERS interested in the descrip-tion of the fire-detecting wire in the issue of December 27 may address inquiries to William H. Garrison, presi-dent of the Fire-Detecting Wire Company, Inc., 2006 Caton avenue, Brooklyn.

An Improved Vacuum Recorder.

VACUUM recorder embracing new A A features is being introduced by the Uehling Instrument Co., of Passaic, N. J. This device has a particular use for recording actual vacuum conditions. The illustration shows the face of the re-corder, but it is in the interior that the



chief interest centers. As a matter of fact it is a system that the Uehling Company has perfected. The causes that make spring gauges liable to err, are said to be entirely removed in this type of recorder.

type of recorder. The mechanism of this instrument consists essentially of a steel U tube, one leg of which is of sufficient size to contain a float and is fastened to a case containing a clockwork, which ro-tates a recording dial in the usual way. The smaller leg, made of drawn steel tubing, extends above the top of the case to which it is fastened and connects with the source of vacuum to be record-ed. The pen is actuated by a steel float ed. ed. The pen is actuated by a steel float resting on the mercury column in the large leg. The cross-sectional areas of the two legs are so chosen that the movement of the pen covers the chart when the vacuum has caused the mercury to rise to the maximum height in the steel tube.

A Novelty in Concrete Sockets.

I LLUSTRATED herewith is a novelty in concrete sockets that provides for constant holding efficiency. It is in the form of a socket embedded in concrete into which a nut can be inserted and

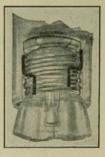


set into a receptacle to take a bolt. virtue of this device lies in the fact that should the threads of the nut become stripped a new nut can be inserted and the efficiency of the socket is maintained. the efficiency of the socket is maintained. Further advantage rests in the fact that no threaded parts need be placed until the concrete work is completed. The holding power is absolutely rigid and there can be no slipping or failure, as the shape of the socket resting in the concrete gives it an anchorage that makes pulling out well nigh impossible.

A New Lamp Lock.

THE Benjamin Electric Manufactur-ing Co., of 114 Liberty street, New York, is putting on the market a device which is said to prevent danger

and loss from falling lamps. It seems that there is a heavy loss in factories and other types of buildings due to incandescent lamps working loose in their sockets from vibra-tion, resulting in breakage. In a socket being introduced by this company there



this company there is a patented spring grip which holds the lamp tightly and eliminates at least one source of breakage and adds but little to the upkeep expense. The illus-tration shows the spring in place in incondescent lamp socket. incandescent lamp socket.

CURRENT BUILDING OPERATIONS

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

Bridge and Tunnel Over Hudson,

The New Jersey Inter-State Bridge & Tunnel Commission announced on Monday it had completed the draft of a bill to be presented to the present a bill to be presented to the present Legislature which authorizes the con-struction of either a bridge or a tunnel across the Hudson between New York and New Jersey and across the Dela-ware at Camden and Philadelphia. The commission states the problems pre-sented are not engineering difficulties, but those of finances. The commission but those of finances. The commission estimates the cost of a tunnel or two tubes between Jersey City and lower New York City would cost \$11,000,000, and that a bridge from across about 57th street to the opposite New Jersey shore would cost approximately \$42,000,000. The bill is not mandatory and the expense is upon those counties directly affected by the construction of a bridge or tunnel.

Albany Court House Bids.

Bids were opened this week by the Board of Supervisors for the new County Court House to be erected at Eagle, ty Court House to be erected at Lagt, Columbia, Steuben and Lodge streets, Albany. The two lowest bids received were from the William L. Crow Con-struction Company, 103 Park avenue, Manhattan, and William Dall, Marin Manhattan, and William Dall, Marin Building, Cleveland, Ohio. The lowest bid for heating was from James Hunter, 207 Broadway, Albany, and for plumb-ing, L. D. Hosford, 1133 Broadway, Manhattan, and Thomas A. O'Malley, 105 Hudson avenue, Albany. In all probability announcement of the actual awards will be made early next week. The building will be four and six-stories in height, 112 by 225 feet in size, with facades of white marble or granite and limestone. Hoppin & Koen, 244 Fifth limestone. Hoppin & Koen, 244 Fifth avenue, Manhattan, are the architects.

Best & Co. Take \$500,000 Contract

H. D. Best & Company, 320 Fifth avenue, Manhattan, have received the general contract to erect a new manu-facturing plant for the Standard Oil Company, at its Bayonne works, to cost half a million dollars. E. A. Ellis, of 26 Broadway, Manhattan, is architect.

Settlement House For 74th Street. Ludlow & Peabody, 101 Park avenue, are preparing plans for a five-story settlement house to be erected in connec-tion with the John Hus House at 347 East 74th street.

PERSONAL AND TRADE NOTES.

CAPT. JOHN F. WILD, Supervisor of Anchor-ages in New York Harbor, has moved his office to the new barge office at the Battery. SCHENCK & MEAD, a new firm, have opened offices for the practice of architecture at 105 West 40th st, where they will be pleased to receive catalogues on building construction.

JOHN R. SHEEHAN COMPANY, general con-tractors, have moved their offices from 1170 Broadway to the Depew Building, 491 5th av. THEODORE C. VISCHER, architect, has moved his offices from 425 5th av to 299 Madison

MILTON SEE & SON, architects, have moved their offices from 6 West 22d st to 15 West 40th st, N. Y. C. CADY & GREGORY, architects, have moved their offices from 6 West 22d st to 40 East 32d st, N. Y. C.

FREDERICK G. WEBER, general contractor, has moved his offices from 162 East 23d st to 29 West 34th st.

FRYMIER & HANNA, general contractors, have moved their offices from 25 West 42d st to 25 West 45th st, N. Y. C.

TULLIS & BLANCHARD, general contractors formerly at 39 West 32d st, have moved to new offices in the Marbridge Building, 1328 Broadway. oved to 3, 1328

FULLER BROS. & CO., 139 Greenwich st, have taken the agency for the New York Dis-trict, for the products of the Parkersburg Iron & Steel Co., Parkersburg, West Virginia.

COMMISSIONER ANDERSON appointed Jo-seph O. Hammitt as head of the Bureau of Fire Prevention. Mr. Hammitt was, until re-cently, secretary of the Citizens' Union.

JULIUS FRANKE, of Maynicke & Franke, architects, has written to ex-Alderman Herbst, founder of the new American Society of Fire Prevention, declining membership in the society

ERICH JOSEPH, formerly manager of the New York City office of Orenstein-Arthur Kop-pel Co., Koppel, Pa., has been made general manager of the company, succeeding A. Reiche, who resigned recently to accept a position in Germany Germany

ALFRED E. NORTON announces the incor-poration of A. E. Norton, Inc., for the purpose of finishing uncompleted contracts of the Alfred E. Norton Company, now in course of liquida-tion. The company's address is 105 West 40th street, telephone, Bryant, 1137.

INVITATIONS have been sent out for the wedding of Maurice H. Frumberg, associated with the Liberty Sheet Metal Works, to Miss Clara Gordon. The ceremony will take place at the "Vienna," 131-3 East 55th st. N. Y. C., Sunday, February 5th. The bride-to-be is the daughter of Mr. and Mrs. David Gordon.

daughter of Mr. and Mrs. David Gordon. ROBERT E. DOWLING, president of the City Investing Co., will be appointed chairman of the Compensation Commission, according to Al-bany advices. The place, one of the most im-portant the Governor has to fill, pays \$10,000 a year. The Governor also will name John Mit-chell, former president of the United Mine Workers, a compensation commissioner. This nave \$7500. pays \$7,500.

THE MASTER BUILDERS COMPANY, of 103 Park avenue, announces that its 1914 "Standard Applications" is ready for distribution to those applying for a copy. These specifications are the result of years of scientific investigation and experiment coupled with broad and practical experience. They cover the proper laying of concrete floors and it is claimed that these specifications will produce a wear-proof, dust-proof and waterproof floor.

proof and waterproof floor. RETURNS AS TO IDLENESS received by the State Department of Labor from practically all trade unions in the State, representing over 600,000 wage earners, show a large increase in the proportion of members idle on the last working day in September of 1913 as com-pared with last. In fact, the percentage of idle members on September 30 was higher than in any other year since 1896 with the single ex-ception of 1908.

ception of 1908. THE LAWRENCE PORTLAND CEMENT CO., of 1 Broadway, of which Ernest R. Ackerman is president, entertained a large number of ce-ment users on Wednesday by a special train junket to their extensive plant at Siegfried. Pa. The train pulled out of the Jersey Central Union Station at Communipaw at about 9 o'clock and the guests returned well fed and impressed with the size and importance of the Lawrence Port-land Cement Co. at about 8 o'clock. E. F. Sheppard was the personal conductor of the trip and looked after the comfort and convenience of the company's guests.

of the company's guests. SHIPPING EFFICIENCY.—Arrangements have been completed by the Bush Terminal Company for an exhibit to be shown at the First National Efficiency Exposition, which is being planned by the conference of the Efficiency Society at the Grand Central Palace, from April 4-11 next. The Bush exhibit will mark a new departure in the Bush Company's campaign for the inaugura-tion of economic and speedy shipping methods which President Irving T. Bush has brought to practical demonstration at his Brooklyn plant. It will consist of a series of lantern slides, pho-tographs and charts, showing the method of handling freight employed at Bush Terminal by the company itself and by its 200 odd tenants in the Model Bush loft buildings. UNITED ELECTRIC LIGHT & POWER

In the Model Bush loft buildings. UNITED ELECTRIC LIGHT & POWER COMPANY will formally open its new generat-ing station, recently completed, on the west bank of the Harlem River at 201st st, this (Saturday) afternoon. There will be a recep-tion and inspection to which Mayor John Purroy Mitchel and other public officials and promi-nent bankers and business men have been in-vited. The station covers an area 330x200, hav-ing a total superficial floor area of 200,000 sq ft. The building is seven storles in height, and

above the roof four smoke stacks, measuring 22 ft in diameter, rise to a height of 325 ft. The plant has many features of interest to engi-neers and laymen.

OBITUARY

JAMES M'KENNA, a retired general con-tractor, died Friday, January 23, at his home, 167 Schenectady avenue, Brooklyn. He was born in Ireland eighty-three years ago and had lived in Brooklyn many years where, up to the time of his retirement, he had been actively en-gaged in the building business. WILLIAM M. AUMACK, carpenter and build-er, died at his home, Eay 35th street and Bath avenue, Brooklyn, Friday, January 23, after a short illness. JOHN A, CONKLIN, a general contractor died

short illness. JOHN A. CONKLIN, a general contractor, died Saturday, January 24, at his home, 989 Nos-trand avenue, Brooklyn. He was thirty-four years of age and was well known in the Flat-bush section of Brooklyn.

JOHN SIMKEN, general contractor, well known to the trade in Queens Borough, died at his home, 51 East Grand avenue, Corona, L. I., Monday, January 26, aged fifty-nine years.

PATRICK HARVEY, plastering contractor, died at his home, 5518 6th avenue, Brooklyn, Wednesday, January 28. He was fifty-eight years of age and had been in the plastering business for thirty years.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL WHOLESALE LUMBER DEAL-ERS' Association will meet at Buffalo March 4 and 5.

and 5. CEMENT USERS.—The tenth annual conven-tion of the National Association of Cement Users will be held at Chicago, III., Feb. 16-20. STATE RETAIL HARDWARE ASSOCIA-TION will hold its annual convention at Roches-ter, N. Y., Feb. 17-20.

(Continued on page 237.)

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where

architects have not as yet been selected.

ROCHESTER, N. Y.-St. Andrews R. C. Church, Rev. Father Joseph A. Miller, care of Rev. Father J. Straub, 634 Hudson av, con-templates the erection of a school and church on Portland av to cost about \$40,000. No archi-tect has been selected. STAMFORD, CONN.-A. O. Southwick, care of George W. Southwick Co., 35 Warren st, N. Y. C., is receiving competitive sketches for a 2½-sty frame residence to be erected here to cost about \$10,000.

cost about \$10,000. SYRACUSE, N. Y.—The University Club, Learned Building, John Van Duyn, 466 James st, contemplates the erection of a brick, steel and stone clubhouse here for which no site or architect have been selected. A meeting will be held February 7.

be held February 7. FLUSHING, L. I.—The New York & Queens Electric Light & Power Co., C. S. Banghart in charge, 444 Jackson av, L. I. City, L. I., con-templates the erection of a 1-sty brick and steel addition, 100x150 ft., to the substation in Law-rence st, between Broadway and Pine st, to cost about \$100,000. No architect has been selected. SIDNEY, N. Y.—The village of Sidney, Will-iam Thorp, clerk, is receiving competitive sketches for the erection of a sewage disposal plant.

sketches for the creation of a comister Presby-plant. BUFFALO, N. Y.—The Westminster Presby-terian Church, 726 Delaware av, Rev. Dr. Holmes, pastor, contemplates the erection of a parish house on Delaware av, near Summer st, for which no architect has been selected.

for which no architect has been selected. ELMIRA, N. Y.—The Merchants' National Bank, C. C. Swan, president, E. M. Fay, cash-ier, 109 West Water st, contemplates the erec-tion of a bank building here for which no arch-itect has been selected. MOUNT VERNON, N. Y.—The Ward Motor Vehicle Co., Concord av and 143d st. Robert B. Ward, president, contemplates erecting an electric auto truck factory on South Fulton av, for which an architect and engineer have not been selected. ONEONTA N. Y.—The Board of Education of the selected of the selected of the selected of the selected of the selected.

been selected. ONEONTA, N. Y.—The Board of Education of Oneonta, N. Y., John R. Skinner, 22 Watkins st, is receiving competitive sketches for a 4 class-room ward school in Lower Chestnut st, 5th Ward, for which no architect has been selected. Cost, about \$20,000. BINGHAMTON, N. Y.—Harris Player Piano Co., Louis H. Harris, president, this place, con-templates the erection of a brick factory here at a cost of about \$100,000. No site or archi-tect has been selected.

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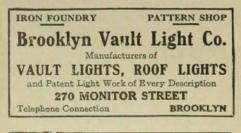
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PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS. APARTMENTS, FLATS AND TEMEMENTS. BROOKLYN.—The Sylfred Construction Co., owner and builder, C. A. Haff, president, 26 Court st. Brooklyn, is about ready to file plans for a 16-family apartment house, 38x105 ft., 4-stys, gravel roof, all improvements, and desire estimates on all kinds of construction work at

CHURCHES.

CHURCHES. JERSEY CITY.—George A. Flagg, 662 New-ark av, will soon take bids on the general con-tract for the 1-sty brick and stone synagogue, 60x80 ft., which the Congregation Agudas Sholom, Israel Max, 480 Communipaw av, presi-dent and chairman building committee, is to erect at Bergen av and Oxford st, to cost \$50,-000.

DWELLINGS.

DWELLINGS. WAUMPAGE SHORES, L. I.—George E. Matthews, 27 Pine st, N. Y. C., architect, is taking bids for a 2½-sty brick and frame resi-dence, 50x110 ft., to be erected here for Dr. H. T. Galpin, care of architect, owner. Cost, about \$30,000.

MUNICIPAL WORK.

MUNICIPAL WORK. TIMBER.—Bids will be received by the De-partment of Parks until Thursday, Feb. 5, for furnishing and delivering timber for Depart-ment of Parks, The Bronx. PAINTERS' SUPPLIES.—Bids will be re-ceived by the Department of Parks until Thurs-day, Feb. 5, for furnishing and delivering paint-ers' supplies for 1914 for Department of Parks, The Bronx.

The Bronx. HARDWARE.—Bids will be received by the Department of Parks until Thursday, Feb. 5, for furnishing and delivering hardware for 1914 for parks, The Bronx.

for parks, The Bronx. SEWERS.—Bids will be received by the Pres-ident of the Borough of Brooklyn until Wednes-day, Feb. 4. No. 1, for labor and material re-quired for constructing a sewer in Tapscott st. East Broadway, from Blake av southerly about 200 ft.; sewer in Howard av, west roadway, from Blake av northerly about 220 ft.; sewer basins on Tapscott st., northeast corner of Dumont av, and northerly and easterly corners of East 98th st. and extensions of the house connection drains in Howard av, from Sutter av to Blake av, and in Tapscott st, from Blake av to East 98th st. No. 2, for labor and material required for constructing a sewer in East 16th st, from the summit about 252 ft. south of Av J to Av K.

STABLES AND GARAGES

STABLES AND GARAGES. MANHATTAN.-McDermott & Hanlgan, Inc., 103 Park av, are figuring the contract for the 3-sty brick garage. 25x98 ft., to be erected at 329 East 35th st for Hugh P. Skelly, 650 1st av, owner. J. B. Snooks Sons. 261 Broadway, are architects. Cost about \$9,000. MANHATTAN.-John J. Bradley, 68 Hudson st, is taking estimates for a 2-sty stable, 150x 100 ft., to be erected at the southwest corner of Washington and Clarkson sts, for which Horenburger & Bardes, 122 Bowery, are the architects. Cost, about \$30,000.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS. JERSEY CITY, N. J.—Samuel Kleinhaus, 100 Newark av, owner, will call for estimates on general contract about March 1 for the 3-sty loft building, 25x100 ft., at Morgan and 1st sts, to cost about \$8,000. E. M. Patterson, 1 Mont-gomery st, is architect.

gomery st, is architect. MANHATTAN.—McDermott & Hanigan, Inc.. 103 Park av, are figuring the contract for alter-ations to the building at 83 White st for the U. T. Hungerford Brass & Copper Co., 497 Pearl st, owner. F. P. Platt, 1123 Broadway, is archi-tect.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS. 197TH ST.—John P. Boyland, Jr., Fordham rd and Webster av, is preparing plans for two 5-sty apartment houses, 84x160 ft, to be erected at the corner of 197th st and Decatur av, for Miltner Bros., Decatur av and 195th st, owners and builders. Cost, about \$90,000. MONROE ST.—Julius Solomon, 1235 5th st, Brooklyn, will soon take bids for \$10,000 worth of fire repairs to 96 Monroe st, from plans by A. L. Kehoe, 5 Beekman st. 118TH ST.—Mitchell Bernstein, 131 East 23d

118TH ST.—Mitchell Bernstein, 131 East 23d st, has completed plans for alterations to the 4-sty brick tenement at 72 East 118th st for Leopold Brand, 28 West 120th st, owner. Cost about \$5,000.

about \$5,000. 181ST ST.—Schwartz & Gross, 347 5th av, have been commissioned to prepare plans for a 5-sty apartment house to be erected in the south side of 181st st, 100 ft. east of St. Nicholas av, for Alexander McDowell, 65 Morningside av, owner.

174TH ST.—Emery Roth, 507 5th av, has com-pleted plans for a 5-sty tenement, 45x82 ft., to be erected at 513-15 West 174th st, for the Casa Dora Realty Co., 311 East 119th st, owner. Cost, about \$45,000.

FACTORIES AND WAREHOUSES. IST AV.-John P. Voelker, 979 3d av, is pre-paring plans for alterations to the brewery at the southeast corner of 1st av and 38th st, for the Kips Bay Brewing & Malting Co. on prem-ises, owner, Hugh P. Skelly, president, and will take bids on general contract about Feb. 2. 130TH ST.-W. W. Timmis, 1328 Broadway, architect and engineer, is preparing plans for a 6 or 8-sty reinforced concrete or brick and

steel factory, 60x125 ft., to be erected at 611 West 130th st for the Sinclair & Valentine Co., 611 West 129th st, owner. Cost about \$60,000. Bids will be taken about March 1.

150TH ST.—The Rock Plaster Manufacturing Co., 381 4th av, Dr. Lagnel Haigh, president, contemplates rebuilding the plaster mill at 150th st and East River. Plans will be pre-pared by owner's engineer.

HOSPITALS AND ASYLUMS.

HOSPITALS AND ASYLUMS. BROAD ST.—The U. S. Government, Treas-ury Department, Washington, D. C., contem-plates making repairs to the N. Y. Marine Hos-pitati, 111 Broad st, from plans by Oscar Wende-roth, Washington, D. C. Congress has been asked for \$67,000 appropriation, which includes an incinerator, electric dumbwaiter, vacuum cleaner, electric passenger elevator, interior tele-phone service, etc., costing \$16,000; refrigerating plant, \$2,500; addition to rear wing of building, \$5,000; roofing steel framing and copper, \$1,-500; sand blasting and repointing building, \$2,-000; alteratiosn to toilet and bath rooms, \$1,-600; concrete work, etc., \$1,135; lighting fix-tures, \$4,000; roadwars, sidewalks, walls, etc., \$5,000; new board fences, \$1,200; new laundry building, \$5,000; new building (medical officer, \$12,000, new pavement on Bay st, \$2,000; elec-tric dumbwaiter, \$1,500, miscellaneous repairs, painting, etc., \$7,435).

PUBLIC BUILDINGS.

MANHATTAN.—An appropriation of \$200,000 has been asked of Congress for alterations, re-arrangements and fittings, miscellaneous re-pairs, painting, changes in mechanical equip-ment, lighting fixtures, etc., in the post office building and court house. building

STORES, OFFICES AND LOFTS.

CANAL ST.—George F. Pelham, 30 East 42d st, is preparing sketches for a 3-sty brick and limestone store and business building to be erected at 137 Canal st, for Barnard Cohen, 113 ere 2d

2d av. 10TH AV.—The Kramer Construction Co., Max J. Kramer, president, 35 Nassau st, will erect a 5-sty loft building at the northwest corner of 10th av and 51st st, on a plot 25.5x100 ft. 46TH ST.—William H. Orchard, 120 West 42d st, has completed plans for alterations to the 5-sty brick residence, 21x100 ft, at 49 West 46th st, for loft purposes. The estate of Katherine Van Lew Howell, care of Benj. J. Howell, 98 Murray av, Ridgewood, N. J., is owner. Cost about \$16,000. 46TH ST.—Robert B. Bowler, 101 Park av.

about \$16,000. 46TH ST.—Robert B. Bowler, 101 Park av, has completed plans for changing the 5-sty brick factory building at 34-36 West 46th st for Robert P. Bowler, 2 Rector st. for store, offices and studios. Cost about \$25,000. 2STH ST.—Chas. B. Meyers, 1 Union sq. is preparing plans for a 12-sty loft and store building. 65x78 ft., to be erected in the south side of 28th st, 85 ft. west of 4th av, for Boehm & Boehm, 99 Nassau st, owners, who will take bids on separate contracts. Cost, about \$200,-000. 000

16TH ST.—Chas. B. Meyers, 1 Union sq, is preparing plans for a 12-sty store and loft building, 50x100 ft., to be erected at 105 East 16th st. for Hyman & Oppenheim, on premises, owners, who will take bids on separate con-tracts. Cost, about \$200,000.

THEATRES.

AMSTERDAM AV.—William Tyson Gooch, 263 Ridgewood rd, South Orange, N. J., is prepar-ing plans for a 1-sty brick and stone moving picture theatre to be erected at Amsterdam av near 70th st, for E. Y Eltonhead, 1472 Broad-way, owner.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TEMEMENTS. FOREST AV.—The Tremont Architectural Co. 401 East Tremont av, is completing plans for four 5-sty tenement houses, 53x78 ft, to be erected on the west side of Forest av, 67 ft south of 163d st, through to Jackson av, for the Alde Construction Co., Ignaz Roth, secretary, 35 Nassau st, owner and builder. WEBSTER AV.—Andrew J. Thomas, 2526 Webster av, is preparing sketches for a 6-sty apartment house for 100 families to be erected at Webster av and Fordham rd for Francis Kiel, Melrose av and 163d st, owner.

SCHOOLS.

WASHINGTON AV.—Thomas J. Duff. 407 West 14th st, will call for bids on general con-tract about March 1 for the 2-sty brick school, 65x100 ft., to be erected at the northwest cor-ner of Washington av and 185d st for the Church of Our Saviour, Rev. Father Francis P. Duffy, D. D., pastor. Estimated cost about \$00,-000.

STORES, OFFICES AND LOFTS.

3D AV.-Moore & Landsiedel, 148th st and 3d av, are preparing preliminary plans for a brick department store to be erected at 2962-2964 3d av. for Harry Weaver, 2817 3d av, owner. Work will probably be started about March 1st.

THEATRES. . WEBSTER AV.—The Yorktown Realty Co. will improve the vacant plot, 100x100 ft., on the west side of Webster av, between 168th and 169th sts, with a moving-picture theatre, having a seating capacity of 600, from the plans by Gross & Kleinberger, Bible House. The building will be 43x100 ft., and 1-sty high, with the roof de-signed for perfect ventilation. On the remainder of the plot, an open-air moving picture garden will be arranged with a seating capacity of about 800. The facade of tapestry brick will extend the entire width of the front. The estimated cost is \$15,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. SUTTER AV.—Excavating is under way for two 4-sty brick tenements, 50x83 ft, at the cor-ner of Sutter av and Amboy st for Louis Jaffe, 1922 Prospect pl, owner and builder. Max Kirsch, 391 Fulton st, is architect. Cost about \$60,000.

\$60,000. ALBANY AV.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty brick apartment houses, 50x98 ft., to be erected at the southeast corner of Albany av and Presi-dent st for Aldent Corporation, P. I. Ansorge, president, 414 Broadway. Cost about \$70,000. GRAND ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty apart-ment house to be erected on a plot 50x119.6 ft., at the northwest corner of Grand and Rodney sts for the Keap Construction Co. Cost about \$50,000.

EASTERN PARKWAY.—F. L. Hine. 189 Mon-tague st, is preparing plans for two 4-sty brick apartment houses, 50x93 ft., to be erected on the Eastern Parkway, between Bedford and Franklin avs. for Wilson & Bramin. 1914 Av J, owners and builders. Cost, about \$70,000.

CHURCHES

YORK ST.—Bids are all in for the church and rectory, 2-stys, brick and stone, 50x100 ft., which St. George's R. C. Church, Rev. Father Anthony Kodis, pastor, 225 High st, is to erect in the north side of York st, east of Gold st, Brooklyn, from plans by Robert J. Reiley, 481 5th av. Estimated cost, \$40,000.

DWELLINGS.

DWELLINGS. 10TH AV.-J. S. Gold, of the Gold & Taylor Cut Stone Company, contemplates the erection of small dwellings on the block bounded by 10th av and Fort Hamilton av, 51st and 52d sts, the Borough Park district. 78TH ST.-C. A. Olsen, 1221 66th st, has completed plans for four 2-sty frame and stucco residences, 17x52 ft. to be erected in the north side of 78th st, 180 ft. west of 13th av, for Mrs. Hilda Nelson, 6911 19th av, owner and builder. Cost about \$10,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education Jan. 26 for the general construc-tion of P. S. 50, Mitchell Construction Co., was low bidder at \$234,987, and for the plumbing and drainage of same school, Jas. Harley Plumbing Co. was low bidder at \$17,953.

Nassau.

DWELLINGS.

OYSTER BAY, L. I.—Work is about to start on the 2½-sty brick veneer residence, 38x146 ft., for Frank M. Doubleday, of Doubleday, Page & Co., publishers, 11 West 32d st, N. Y. C. Kirby

& Petit, 103 Park av, are architects. Edgar Jenkins, Kellog st, Oyster Bay, L. I., has the general contract.

HALLS AND CLUBS.

HALLS AND CLUBS. PORT WASHINGTON, L. I.-H. Van Buren Magonigle, 101 Park av, N. Y. C., has com-pleted plans for a 2½-sty terra cotta block and stucco lodge and golf club building for Isaac Guggenheim, Sands Point, L. I., owner. The contract will be awarded without competition. Cost, about \$15,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS. MOUNT VERNON, N. Y.—Herbert Lane, 93 Vista pl, Mount Vernon, has completed plans for a 4-sty brick apartment house, 26x60 ft., to be erected at 37-39 Pearl st for L. Louise Borg-wald, 31 Pearl st, Mt. Vernon, owner and builder. Fred Borgwald, 31 Pearl st, has the mason work. Cost, about \$18,000.

DWELLINGS.

DWELLINGS. TARRYTOWN, N. Y.--C. P. H. Gilbert, 25th st and Broadway, N. Y. C., is preparing plans for a 2½-sty brick and stone residence, 35x 145 ft, to be erected on South Broadway, for David L. Luke, 353 West 87th st, N. Y. C., owner, and will be ready for bids on general contract about February 16.

STORES, OFFICES AND LOFTS. MOUNT VERNON, N. Y.—John F. Fairchild, engineer, 34 East 1st st. contemplates the erec-tion of a business building at Lincoln Manor, for which plans will be prepared privately.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS. BATH BEACH.—Reinhold Realty & Const. Co., 1655 42d st, Brooklyn, has received the general contract to erect a 4-sty apartment house at Bath Beach, northwest corner of Broadway and Benson avs. to cost \$100,000. Samuel Brill, 126 Bay 31s st, Brooklyn, is owner. Wortmann & Braun, 114 East 28th st, N. Y. C., architects.

BRIDGE.

WASHINGTON, D. C.—A. L. Guidone & Co., Inc., 131 East 23d st, N. Y. C., have received the contract to erect the reinforced concrete bridge with cut stone trimmings on Q st over Rock Creek, Washington, D. C. Cost, \$225,000.

DWELLINGS.

STAMFORD, CONN.-Alex List & Sons, 105 West 40th st, N. Y. C., have received the gen-

eral contract to erect a 2-sty hollow tile and stucco residence, 100x20 ft., at Shippan Point, Stamford, Conn., for Henry Schwarzwalder, 24 West 76th st, for Chester A. Patterson, Main st, New Rochelle, N. Y. Estimated cost, \$50,000. BROOKLYN.—A. G. Stone, 44 Court st, has received the general contract to erect a 3-sty brick residence, 52x52 ft, at the northwest cor-ner of Albermarle and Rugby Roads for C. D. Jones of Scranton, N. Y. Russell T. Walker, 210 Berkeley pl, Brooklyn, is architect. HARTSDALE, N. Y.—John J. Kennedy, Mosh-olu av and Broadway, N. Y., has the general contract to erect the 2½-sty residence, 30x45 ft., at Hartsdale for Charles R. Wyckoff, from plans by Beverly S. King, 103 Park av, N. Y. C. Estimated cost is \$12,000. The name of the contractor in issue of January 24, being incor-rect.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES. CHERRY ST (Sub.).—The Marcus Contract-ing Co., Inc., 310 Front st, has received the contract for excavating the plot 100x100 ft, at the southwest corner of Cherry and East sts for a warehouse for Edith M. K. Wetmore, Frank J. Quinby, 99 Nassau st, is architect. Frymier & Hanna Co., 25 West 45th st, has the general contract. contract.

contract. LONG ISLAND CITY.—Chatterton, Warwick & Collins, 108 South 8th st, Brooklyn, have re-ceived the general contract to erect a 2-sty brick factory on the east side of Ely av, 100 ft. north of Wilbur av, for the Grady Manufactur-ing Co., 509 West 30th st, N. Y. C., owner-Henry Holder, Jr., 242 Franklyn av, is archi-tect. Cost about \$18,000. BAYONNE N. L.-H. D. Bast & Co. 220 5th

tect. Cost about \$18,000. BAYONNE, N. J.—H. D. Best & Co., 320 5th av, N. Y. C., have received the general contract to erect a manufacturing plant here for the Standard -Oil Co. of New York, 26 Broadway, N. Y. C. E. A. Ellis, care of owner, 26 Broad-way, is architect. Cost about \$500,000.

HALLS AND CLUBS.

HALLS AND CLUBS. 4STH ST.—The contract for the erection of the Friars club house at 106-110 West 48th st has been tentatively awarded to the Libman Contracting Co., 107 West 46th st, and subject to minor changes will cost about \$75,000. It is the intention to remodel the present buildings in accordance with plans by Harry Allan Jacobs, architect, and in addition thereto a new ball boated in an extension erected in the present yards of the said premises. The main floors of the present buildings will contain the pool room and cafe, billiard parlors, library, lounging room, reception room, writing room, and on the upper floors there will be either twenty-four or thirty rooms for the accommodation of the Friars and their guests. Work will probably start before the end of the month.

HOTELS

ATLANTA, GA.-The Southern Ferro-Con-crete Co., this place, has received the contract

Edison Service In Large Buildings The percentage of new large buildings in this city, contracting					
	ice during 1913, is in keeping with other following figures show:				
Year	Percentage of New, Large Buildings Adopting Full Edison Service				
1913	96.9				
1912	97.1				
1911	96.8				
1910	97.2				
1909	96.8				
The New York Edison Company At Your Service					
55 Duane Street	Telephone Worth 3000				

Contracts Awarded (Continued).

to erect the hotel for the Columbus Georgia Ho-tel Co. The building will be 9 stories high. Ludlow & Peabody, 101 Park av, are the archi-

MUNICIPAL WORK.

MUNICIPAL WORK. 46TH ST.—The contract for building the sea wall and removing the rock below low water mark preparatory to building the city's long pier at the foot of West 46th st, has been awarded to the Holbrock-Cabot-Rollins Corpor-ation on a bid of \$488,000. This foundation work, it is stated, will entail the construction of the largest cofferdam ever built in this vi-cinity. On completion the contract for the pier will then be let.

PUBLIC BUILDINGS.

PUBLIC BUILDINGS. 22D ST (sub).-George W. Cobb, Jr., 47 Lib-erty st, has received the contract for the in-terior finish of the Children's court building at 137-143 East 22d st, for the City of New York, Court of Special Sessions. Crow, Lewis & Wickenhoefer, 200 5th av, are architects. Clark, MacMullen & Riley, 101 Park av, are steam and electrical engineers. Thompson & Kelsey, 704 Lafayette av, Brooklyn, are general contractors. Cost, about \$235,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS. 174TH ST, 513-15 West, 5-sty brick tenement, 45x82; cost, \$45,000; owner, Casa Dora Realty Co., 311 East 119th st; architect, Emery Roth, 507 5th av. Plan No. 23.

STABLES AND GARAGES.

WASHINGTON ST, 578-582, 2-sty brick sta-ble, 75x150; cost, \$25,000; owner, John J. Brad-ley, 2 Worth st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 25.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS. 44TH ST, 15-17 West, 12-sty brick stores and lofts, 50x100; cost, \$190,000; owner, 15 West 44th St. Co., Inc., 68 William st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 22. GRAND ST, 76, 1-sty brick store, 25x25; cost, 82,000; owner, Adelaide Betts, 111 State st, Brooklyn; architect, Jno E. Kleist, 515 7th av. Plan No. 27.

19TH ST, 9-11 East, 10-sty brick store and lofts, 45x80; cost, \$100,000; owner, Estate of Ogden Goelet, Edward DeWitt, trustee, S8 Nas-sau st; architect, Jno. H. Duncan, 208 5th av. Plan No. 28.

THEATRES.

THEATRES. 116TH ST, 104-6 West, 2-sty brick theatre and roof garden, 32x100; cost, \$20,000; owner, Mayer L, Auerbach, 30 East 42d st; architect, Sol. S. Sugar, 140 West 42d st. Plan No. 26. 1ST AV, 5-9, 1-sty brick moving picture theatre and store, 43x100; cost, \$15,000; owners, E. Sherman Gould Estate, Susan L. Warren, extrx., 30 Church st; architect, Louis A, Shein-art, 194 Bowery. Plan No. 24.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.
158TH ST, n w cor Union av, 5-sty brick tenement, slag roof, 50x103.11: cost, \$60.000; owner, 713d St. Imp Co., Aaron Muller, 148 West 142d st. Pres.; architects, Kreymborg Archtl Co., 1029 East 163d st. Plan No. 41.
LYMAN PL, w s. 192.8 n 169th st. 5-sty brick tenement, 75x59.6, slag roof; cost, \$50,000; owner, Gifford Building Co., Oscar Pedersen, Gifford v. Weschester, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 35.
TINTON AV, e s, 52 n 166th st, two 5-sty brick tenement, 48.10/4x87, plastic slate roof; cost, \$100,000; owners, Adolphus Realty Corporation, C. Hoffman Von Waffenstein, 1118 Tinton av, president; architects, Moore & Landsledel, 3d av and 148th st. Plan No. 40.
QUARRY RD, e s, 89.1 s 182d st, 5-sty brick tenement, 29.8/4x64.14, plastic slate roof; cost, \$20,000; owners, Karl & Rosie Schaub, 2164 Quarry rd; architects, Moore & Landsledel, 3d av and 148th st. Plan No. 39.
DWELLINGS

DWELLINGS

DWELLINGS. PILGRIM AV, e s, 371.9 n Middletown rd, 2-stv brick dwelling, shingle roof, 20.6x45; cost, \$6,500; owner, Paolo Girolamo, 1242 Intervale av; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 31. BOLTON AV, e s. 175 s Lacomb av, 2-sty frame dwelling, 20x30, tin roof; cost, \$3,000; owner, Philip Dietrich, Clason Point; architect, Anton Pirner, 2069 Westchester av, Plan No. 38.

FACTORIES AND WAREHOUSES.

TRINITY AV, e s, 100 n 149th st. 1-sty brick factory, 80x103, tar and gravel roof; cost, \$5,-000; owners. Stoller & Cook Co., 580 Jackson av, Wm. J. Cook, 580 Jackson av, secretary and architect. Plan No. 37.

SCHOOLS AND COLLEGES.

146TH ST. s e cor College av. 4-sty brick school, slag roof, 69.4x100.3; cost. \$70,000; own-er. St. Rita's Church, Rev. Jas. P. O'Brien, 448 College av, rector; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 32.

STORES AND DWELLINGS.

169TH ST. s s, 63.6 w Fox st, 2-sty brick store and dwelling, 30x40, tin roof; cost, \$10,-000; owner, Norman Construction Co., John Brown, 661 Thiton av, president; architect, Chas. B. Meyers, 1 Union sq. West, Plan No, 84.

COURTLANDT AV, e s. 27.3 n 148th st, 2-sty brick theatre and store, 132x88, plastic slate roof; cost, \$90,000; owner, Samuel E. Jacoba, 30 East 42d st; architect, Henry B. Herts, 35 West 31st st. Plan No. 36.

THEATRES.

MISCELLANEOUS.

PARK AV, e s, 189 s 178th st, 1-sty frame shed, 20x10; cost, \$50; owner, John Tozkooski, on premises; architect, Chas. S. Clark, 441 Tre-mont av. Plan No. 33.

Brooklyn.

CHURCHES.

DE KALB AV, s s, 350 e Sumner av, 3-sty brick synagogue, 25x95, slate roof; cost, \$10,-000; owner, Jacob Joseph, on premises; archi-tect, Paul B. La Velle, 507 5th av, N. Y. Plan No. 436.

DWELLINGS. SHERMAN ST, n w cor Terrace pl, 2-sty brick dwelling, 18.6x39, gravel roof, 2 families; cost, \$6,500; owner, Wm. M. Calder, 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 384. Sherman st. Plan

st. Plan No. 384. SHERMAN ST, n s. 103 w Terrace pl, 2-sty brick dwelling, 17x52, gravel roof, 1 family; cost, \$4,000; owner, Wm, M. Calder, 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 383. SHERMAN ST, n s. 27.3 w Terrace pl, four 2-sty brick dwellings, 17x58, gravel roof, 1 fam-ily each; total cost, \$16,000; owner, Wm, M. Calder, 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 382. TERPACE PL w s. 608 s. Sherman st. 2-sty

TERRACE PL, w s, 60.8 n Sherman st, 2-sty brick dwelling, 26x52.2, gravel roof; cost, \$6,-000; owner, Wm. M. Calder, 11th av and Sher-man st; architect, B. F. Hudson, 319 9th st. Plan No. 385.

Plan No. 385. TERRACE PL, w s. 60.8 n Sherman st, 2-sty brick dwelling, 20x62.8, gravel roof, 2 families; cost \$4,800; owner, Wm. M. Calder, 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 386. 67TH ST, n s, 420 e 12th av, 2-sty frame dwelling, 20x45. — roof, 2 families; cost, \$3,-500; owner, Angelina Mollols, 1547 67th st; ar-chitect, Mathew Del Gaudio, 401 East Tremont av, Bronx. Plan No. 388. ALBEMABLE BD, n w cor Ruchy rd 3-sty

ALBEMARLE RD, n w cor Rugby rd, 3-sty brick dwelling, 52.6x52, slate roof, 1 family; cost, \$15,000; owner, C. D. Jones, Scranton, N. Y.; architect, Russell T. Walker, 210 Berkley pl. Plan No. 397.

pl. Plan No. 397.
SCHENECTADY AV, w s. 180 s Linden av, 1-sty frame dwelling, 11x9.6, asbestos roof, 2 fam-ily; cost, \$200; owner, Henry Green, on prem-ises; architect, W. H. Senior, 415 East 46th st. Plan No. 406.
78TH ST, n s. 180 w 13th av, four 2-sty frame dwellings, 17x52, gravel roof, 2 families each; total cost, \$10,000; owner, Mrs. Hilda Nelson, 6911 19th av; architect, Chas. A. Olsen, 1221 66th st. Plan No. 428.
FOUNTAIN AV, w s. 88 n Vienna av, 2-sty frame dwelling, 20x53, tin roof, 2 families; cost, \$3,200; owner, V. K. Keawvick, 552 Foun-tain av; architect, Ernest Dennis, 241 Schenck av. Plan No. 433.
MANHATTAN AV, n w s. 410 s. w Highland

MANHATTAN AV. n w s. 410 s w Highland av. 3-sty frame dwelling, 24x43, shingle root, 1 family: cost, \$6,000; owner, Emile Geisler, West 36th st and Railroad av; architect, Geo. H. Suess, 2960 West 29th st. Plan No. 426.

36th st and Railroad av; architect, Geo. H. Suess, 2960 West 29th st. Plan No. 426.
MAPLE AV, n s. 440 e Highland av, 2-sty frame dwelling, 21.10x21.10, shingle roof, 1 famjuly; cost, \$4,000; owner, Marion G. Lemon, 69 South Elliott pl; architect, R. Irving Dodge, 233 Broadway, N. Y. Plan No. 427.
WEST 3D ST, w s, 40 n Roberge pl, two 1-sty frame dwellings, 23x52, gravel roof, 2 families each; total cost, \$2,000; owner, Jos, Sylvester, 2938 West 3d st; architect. Olaf E. Almgren, 2329 Surf av. Plan No. 472.
WEST 24TH ST, e s, 180 s Neptune av, two 1-sty frame dwellings, 16x67.8, shingle roof, 1 family each; total cost, \$3,000; owner, Margt. C. Daley, 2513 Surf av; architect, Geo. A. Elliott, Jamaica, L. I. Plan No. 449.
20TH AV, e s, 108 s Benson av, four 3-sty dwellings, 18x30.8, gravel roof, 1 family each; total cost, \$1,600; owner, Walter E. Parfitt, 26 Court st; architect, Wm. A. Parfitt, 26 Court st. Plan No. 473.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES. ATLANTIC AV, s s, 100 e New York av, 1-sty brick shop, 52×100, gravel roof; cost, \$10,000; owner, Geo. Roderman, 65 New York av; archi-tect, Thos. W. Biddle, Jr., 70 Woodmere pl, Rich-mond Hill, Plan No. 404. BAYARD ST, n s, 132.6 w Graham av, 1-sty brick storage, 67.6x95, slag roof; cost, \$3,000; owner, Peter Schwartz, 59 Meeker av; architect, Wm. Richter, 4411 18th av. Plan No. 454.

SCHOOLS AND COLLEGES.

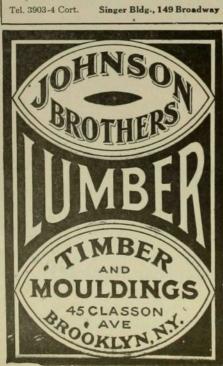
VAN SICLEN ST, n e cor Neck rd, 4-sty brick school, 160x112, slag roof; cost, \$170,000; owner, City of N. Y.; architect, F. A. Green, 253 West 10th st. Plan No. 392. 10th st.

STABLES AND GARAGES.

S2D ST. n s, 270 e 1st av, 1-sty frame garage, 12x19, shingle roof; cost, \$500; owner. John Plate, on premises; architect, Harry Rocker, 371 Fulton st. Plan No. 443.
GATES AV, n s, 350 e Patchen av, 1-sty brick stable, 25x16, gravel roof; cost, \$200; owner, Thomas Norris, on premises; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 455.

STORES AND DWELLINGS.

COURT ST, w s, 245 n Bryant st, 2-sty frame store and dwelling, 25x65, gravel roof, 1 family; cost, \$5,500; owner, Justus G. Roeder, 586 Court st; architect, John Gibbons, 504 Court st. Plan No, 401,





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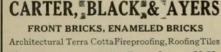
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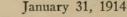
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ARCHITECTURAL TERRA - COTTA



NEW LOTS AV, n w cor Hinsdale st, 1-sty frame store and dwelling, 34.4x71.6, gravel roof, 2 families; cost, \$1.200; owner, Abbott Realty Co., 670 Georgia av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 431. NEW LOTS AV, n s, 34.4 w Hinsdale st, 1-sty frame store and dwelling, 34.4x83, gravel roof, 2 families; cost, \$1,200; owner, Abbott Realty Co., 670 Georgia av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 430.

STORES AND TENEMENTS

STORES AND TENEMENTS. UNION ST, s w cor Troy av, 4-sty brick tene-ment, 50x85.6, slag roof, 16 families; cost, \$40,-000; owner, G. & W. Bidg Co., 1664 Broadway; architect, W. T. McCarthy, 16 Court st. Plan No, 395. UNION ST, s s, 50 w Troy av, 4-sty brick tenement, 50x82.6, slag roof, 16 families; cost, \$35,000; owner, G. & W. Bidg. Co., 1664 Broad-way; architect, W. T. McCarthy, 16 Court st. Plan No. 396. DITMAS AV s w cor East 14th st 2-sty

DITMAS AV. s w cor East 14th st, 2-sty frame store, 32.2x55.7, shingle roof; cost, \$7, 000; owner. Grace E. Rupp, 490 East 16th st; architect, Theo. E. Rupp, 490 East 16th st. Plan No. 389.

Plan No. 389. DUMONT AV. s s. 50 w Williams av. 4-sty brick tenement. 50x89. slag roof, 23 families; cost, \$26,000; owner, The Crispit, Inc., 743 Sara-toga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 391. CHAUNCEY ST, s s. 334 w Ralph av. 1-sty brick store, 15x40, slag roof; cost, \$1,100; own-er, Gilbert Holmes, 238 Chauncey st; architect, Robert D. Kay, Jr., 201 Montauk av. Plan No. 409.

409.
LINCOLN PL, n s. 190.3 e Rochester av, two
4-stv brick tenements, 50x102, gravel roof, 24
families each; total cost, \$60,000; owner, The
Burland Co., 1351 Eastern pkway; architect,
Harry Dorf, 614 Kosciusko st. Plan No. 407.
CHESTER ST, s w cor Blake av, 4-stv brick
tenement, 44.6x90, gravel roof, 21 families; cost,
\$25,000; owner, Ike Cooper, 37 Chester st; architects, Cohn Bros., 361 Stone av. Plan No. 469.
LIVONIA AV, n s, 53 w Powell st, 4-stv brick
tenement, 47x88.6, gravel roof, 20 families; cost,
architects, Cohn Bros., 361 Stone av. Plan No. 466.
LIVONIA AV, n w cor Powell st, 4-stv brick

LIVONIA AV, n w cor Powell st. 4-stv brick tenement, 53x90, gravel roof, 23 families; cost, \$30,000; owner, Rachel Melnick, 320 Wyona st; architects, Cohn Bros., 361 Stone av. Plan No. 467.

SARATOGA AV, s w cor Atlantic av 4-sty brick tenement, 50x90, gravel roof, 22 families; cost, \$30,000; owner, A. Voletsky, Inc., 80 Am-boy st; architects, Cohn Bros., 361 Stone av. Plan No. 470.

Plan No. 470. SARATOGA AV, e s. 392.11 s Pitkin av, four 4-sty brick tenements, 50x88. gravel roof, 24 families each; total cost, \$100,000; owner, Abra-ham Kaplan, 1462 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 483.

MISCELLANEOUS

LINDEN AV. s w cor Brooklyn av, 1-sty frame shed, S0x20, iron roof; cost. \$800; owner, Wm, F. Reogen, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No, 420.

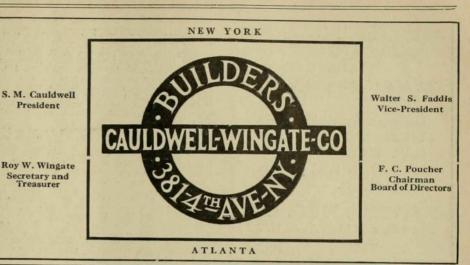
Oueens.

DWELLINGS. DWELLINGS. ROCKAWAY BEACH.—Beach 125th st, w s, 260 n Newport av, 24,-sty frame dwelling, 24x 43, shingle roof, 1 family, steam heat; cost, \$4,-500; owner, Lizzie Kublmann, 167 Clinton av, Brooklyn; architect, A. D. Hough, Beach 44th st, Edgemere. Plan No. 151. ARVERNE.—Gaston av, w s, 420 n Amstel boulevard, 2½-sty frame dwelling, 24x34, shink gle roof, 1 family; cost, \$3,800: owner, M. J. McManus, 37 Lincoln av, Rockaway Beach; architect, John E. Moore, 225 Remington av, Rockaway Beach. Plan No. 160. EAST ELMHURST.—Columbus av, w s, 40 n

Rockaway Beach. Plan No. 160.
EAST ELMHURST.—Columbus av, w s, 40 n Bay 4th st, 214-sty frame dwelling, 22x34, shin-gle roof, 1 family, steam heat; cost, \$3,000; owner, John DeBlasi, 29 West Jackson av, Co-rona; architect. A. DeBlasi, 94 East Jackson av, Co-rona; architect. A. DeBlasi, 94 East Jackson av, Corona. Plan No. 159.
ELMHURST.—Toledo av, e s, 25 s Summit av, two 214-sty frame dwellings, 22x44, thn roof, 2 families; cost. \$5,600; owner and archi-tect, John Simpkin, 51 East Grand av, Corona. Plan Nos. 165-66.

Plan Nos. 165-66. ELMHURST.—Ivy st. s s. 250 w Chicago av. two 2-sty frame dwellings, 20x44, shingle roof, 1 family, steam heat; cost, \$5,600; owner and architect, J. Simpkin, 51 East Grand av, Co-rona. Plan Nos. 162-63. FLUSHING.—Burling av. w s. 325 s Forest av. 2-sty frame dwelling, 21x44, tin roof, 2 fam-ilies; cost, \$3,800; owner and architect, John Simpkin, 51 East Grand av, Corona. Plan No. 164. ROCKAWAY, DELET

Simpkin, 51 East Grand av, Corona. Plan No. 164.
ROCKAWAY BEACH.—Lincoln av, e s, 300 n Boulevard, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$1,600; owner, M. J. McManus, 37 Lincoln av, Rockaway Beach; architect, John E. Moore, 225 Remington av, Rockaway Beach. Plan No. 161.
WOODHAVEN.—Jamaica av, s s, 525 e Shaw av, 2-sty brick dwelling, 25x60, tar and gravel roof, 2 families; cost, \$4,500; owner, John Mollenille, 323 University pl. Woodhaven; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan No. 156.
ARVERNE.—Vernam av, s s, 100 n Amstel boulevard, 2½-sty frame dwelling, 22x44, shingle roof, 1 family; scat, \$5,000; owner, Hyman Lippman, Boulevard, Rockaway Beach; architects, Sprung & Wertheimer, Rockaway Beach. Plan No. 168.
ARVERNE.—Amstel Boulevard, s w cor Vernam av, 2½, sty frame dwelling, 24x40, shingle roof, 1 family; cost, \$5,000; owner, Robert Freidman, Boulevard, Rockaway Beach; architects, Sprung & Wertheimer, Boulevard, Rockaway Beach; architects, Sprung & Wertheimer, Rockaway Beach, 1 family; cost, \$5,000; owner, Robert Freidman, Boulevard, Rockaway Beach; architects, Sprung & Wertheimer, Boulevard, Rockaway Beach; Architects, Sprung, Rockaway Beach, Plan No. 169.



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MORRIS PARK.—Ward st, e s, 410 s Mill st, 2½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$3,000; owner, J. S. Schmidt, 24 Cooper st, Brooklyn; architect, C. Hildebrandt, 1517 Curtis av, Morris Park. Plan No. 172.

ROCKAWAY BEACH.—Suffict, C. Hindebrandt, 1517 Curtis av, Morris Park. Plan No. 172. ROCKAWAY BEACH.—Suffolk av, w s. 180 n Bayview av, 2½-sty frame dwelling, 24x32, shin-gle roof, 1 family; cost, \$3,000; owner, Thomas McCook, 156 Barbey st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 173.

Accord, 150 Barbey st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 173.
 ROCKAWAY BEACH.—Suffolk av, w s, 140 n Bayview av, 2½-sty frame dwelling, 24x32, shin-gle roof, 1 family, steam heat; cost, \$3,000; owners, McKeogh & Mulligan, 234 Dresden st, Brooklyn; architect, Chas. Infanger, 2634 At-lantic av, Brooklyn. Plan No. 174.
 JAMAICA.—5th st, n s, 100 w Adelaide av, two 1-sty frame dwellings, 20x26, shingle roof, 1 family, hot air heat; cost, \$4,000; owner and architect, P. Vineguerra, Rockaway rd, South Jamaica. Plan Nos. 175-76.
 RICHMOND HILL.—Walnut st, w s, 95 n Suiter av, two 2-sty frame dwellings, 22x28, shingle roof, 1 family, steam heat; cost, \$7,-400; owner, Jos. L. Eurton, 1160 S5th st, Brook lyn; architect, C. Whittley Mullin, 189 Montague st, Brooklyn. Plan Nos. 177-78.
 RICHMOND HILL.—Suiter av, s s, 40 e Hamilton st, 2-sty frame dwelling, 22x28, shin-gle roof, 1 family, steam heat; cost, \$3,700; owner, Jos. L. Burton, 1160 S5th st, Brooklyn; architect, C. Whittley Mullin, 189 Montague st, Brooklyn. Plan No. 177.
 ROSEDALE.—Clinton av, s s, 150 e Rosedale av, 2-sty frame dwelling, 22x26, shingle roof, 1 family, steam heat; cost, \$2,700; owner, Jos. L. Burton, 1160 S5th st, Brooklyn; architect, C. Whittley Mullin, 189 Montague st, Brooklyn. Plan No. 179.
 ROSEDALE.—Clinton av, s s, 150 e Rosedale av, 2-sty frame dwelling, 22x26, shingle roof, 1 family, steam heat; cost, \$2,700; owner, Jos. L. Burton, 1160 S5th st, Brooklyn; architect, C.
 Montague st, Brooklyn. Plan No. 179.
 ROSEDALE.—Clinton av, s s, 150 e Rosedale av, 2-sty frame dwelling, 22x26, shingle roof, 1 family, steam heat; cost, \$2,700; owner, Jos. L. Burton, 1160 S5th st, Brooklyn; architect, C.
 Whittley Mullin, 189 Montague st, Brooklyn Jan No. 180.

STABLES AND GARAGES.

STABLES AND GARAGES. FLUSHING.—19th st, w s, 460 n State st, 1-sty frame garage, 12x18, shingle roof; cost, \$262; owner, J. C. Miller, 120 North 19th st, Flushing. Plan No. 154. FLUSHING.—State st, n s, 290 e Parsons av, 1¼-sty frame garage, 16x18, shingle roof; cost, \$250; owner, Jos. Bourgugan, on premises. Plan No. 170.

ELMHURST.—Baxter av, w s, 800 n Broad-way, 1-sty frame garage, 14x19, shingle roof; cost, \$100; owner, Joseph Bourgugnan, Sr., on premises. Plan No. 171.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES. GLENDALE.—Central av, s s, from Fosdick to Folsom avs, 5-sty brick school, 164x82, tile roof; cost, \$200,000; owner and architect, Board of Education, Park av and 59th st, N. Y. C. Plan No. 153.

JAMAICA.—Brenton av, n e cor South st, 1-sty brick store, 14x25, slag roof; cost, \$450; owner, D. Fievi, 57 Willow st, Jamaica, Plan No. 155.

STORES AND DWELLINGS.

STORES AND DWELLINGS. LONG ISLAND CITY.—11th av, n e cor Ja-maica av, three 3-sty frame stores and dwell-ings, 25x95, tar and gravel roof, 2 families; cost, \$7,500; owner and architect, P. Vecharella, 91 Graham av, L. I. City. Plan No. 152. STORES AND TENEMENTS. MORRIS PARK.—Atlantic av, s s, 42 n Jef-ferson av, 3-sty brick tenement, 30x65, slag roof, 6 families; cost, \$9,000; owner, L. Schwab, 110 Fulton st, Jamaica; architect, Frederick Worm-berger, 30 Snediker av, Woodhaven. Plan No. 158.

MISCELLANEOUS.

CORONA.—Kingsland av, 222. 1-sty frame shop, 12x20, paper roof; cost, \$20; owner, John Clark, premises. Plan No. 157. FLUSHING.—Boerum av, 74, frame coop, 30x 8, paper roof; cost, \$20; owner, C. V. Garrison, on premises. Plan No. 167.

Richmond.

DWELLINGS.

DWELLINGS. CATHERINE ST, s s, 260 w Decker av, Port Richmond, 2-sty frame dwelling, 23x28; cost, \$2,700; owner, Ida Ericson, Port Richmond; architect, O. H. Lee, Port Richmond; builder, Gris Ericson, Port Richmond. Plan No. 15. CENTRE ST, n w cor and Willard av, Port Richmond, 1½-sty frame dwelling, 26x26; cost, \$2,200; owner, Mrs. C. Hoverkamp, Port Rich-mond; architect, George Hoverkamp, Port Rich-mond; architect, George Hoverkamp, Port Rich-mond; architect, George Hoverkamp, Port Richmond, 1%-sty frame dwelling, 20x29; cost, \$2,000; owners, Toy and Josephine Groen; West New Brighton, 2-sty frame dwelling, 20x29; cost, \$2,000; owners, Toy and Josephine Groen; West New Brighton, Plan No. 32. ETZEL PL, s s, 23 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, \$350; owner, J. M. Etzel Co, Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach, Plan No. 19.

Beach. Plan No. 19.
ETZEL PL, s e cor 4th st, Midland Beach, 1-sty frame bungalow, 16x33; cost, \$350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 18.
ETZEL PL, n s, 43 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, \$350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 26.
ETZEL PL, n s, 63 e East 4th st, Midland

Beach. Plan No. 26.
ETZEL PL, n s, 63 e East 4th st, Midland
Beach, 1-sty frame bungalow, 14x33; cost, \$250; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 27.
ETZEL PL, n s, S3 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, \$350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 28.

ETZEL PL, n s, 103 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, \$350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 29.

architect and builder, A. W. Mortensen, Midland Beach. Plan No. 29.
ETZEL PL, 43 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, \$350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 20.
ETZEL PL, s s, 63 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, \$350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 21.
ETZEL PL, S3 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, \$350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 21.
ETZEL PL, S s, 103 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, \$350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 22.
ETZEL PL, S s, 103 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, \$350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 23.
ETZEL PL, S s, 123 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, \$350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 23.
ETZEL PL, S s, 123 e 4th st, Midland Beach, 1-sty frame bungalow, 14x33; cost, \$350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 23.

Beach. Plan No. 24.
ETZZEL PL and 4th st, n e cor, Midland Beach, 1-sty frame bungalow, 16x26; cost, \$350; owner, J. M. Etzel Co., Inc., 164 West 73d st, N. Y. C.; architect and builder, A. W. Morten-sen, Midland Beach. Plan No. 25.
7TH ST, w s, 81 s w Midland av, Beach Park, 1-sty frame bungalow, 16x16; cost, \$375; owner, Mrs. J. S. Clark, 116 Merser st, Jersey City; architect and builder, Otto Kalsson, Midland Eeach. Plan No. 16.

Beach, Plan No. 16.
STH ST, w s, 223 n Midland av, Beach Park,
1-sty frame bungalow, 14x35; cost, \$100; owner,
Mrs. Mary Shea, 145 Leynare st, Brooklyn;
architect and builder, Otto Kalsson, Midland
Beach, Plan No. 17.
MERRELL AV, s s, 253 e Hughes av, Bloom-field, 2-sty frame dwelling, 20x26; cost, \$1,600;
owner, B. Braestall, Bloomfield; architect and
builder, John O. Johnson, Port Richmond, Plan
No. 14.

TYSON AV, s w cor, and Southfield boule-vard, Dongan Hills, 2½-sty brick dwelling, 24x 30; cost, \$2,750; owner, Grazia Al B. De Pas-quale, Dongan Hills; architect, Jas. E. Grunert, New Dorp; builder, Jos De Pasquale, Dongan Hills. Plan No. 31. Dongan

MISCELLANEOUS. NEWBERRY AV. e s, 300 s Richmond rd, Dongan Hills, 1-sty frame workshop, 12x19; cost, \$50; owner and builder, Adam Hemmes, Dongan Hills, Plan No. 34. SOUTHFIELD BOULEVARD and Burgher av, s e cor, Dongan Hills, 1-sty frame storehouse, 18x60; cost, \$400; owner, Lloyd Mfg. Co., Don-gan Hills; architect and builder, S. Rispoli, Rosebank. Plan No. 33.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAYARD ST, 49, new partitions, stairs and store fronts to 5-sty brick tenement; cost, \$5,-500; owner, Max Welinsky, 89 Canal st; archi-tects, Horenburger & Bardes, 122 Bowery. Plan No. 263.

No. 263. BEDFORD ST, 60-2, new stores, extension and fireproofing to 6-sty brick stores and tenement; cost, \$10,000; owner, Pelhamdale Land Co., Wm. L. Findlay, president, 67 Wall st; archi-tect, Wm. P. Bannister, 109 Cambridge pl, Brooklyn, Plan No. 280.

Brooklyn. Plan No. 280.
BLEECKER ST, 242, new store front to 3-sty brick store; cost, \$50; owner, Henry D. Norris, 15 West 74th st; architect, Henry C. Knudson, 116 West st. Plan No. 264.
CANAL ST, 78, new plumbing, vault lights and stairs to 5-sty brick stores and tenement; cost, \$750; owner, Louis Rubenstein, 215 4th av; architect, Samuel Sass, 32 Union sq. Plan No. 300.

GRAND ST, 231, masonry to 3-sty brick res-taurant; cost, \$25; owner, Philip Zeitlen, 231 Grand st; architect, Chas. M. Straub, 147 4th av. Plan No. 289.

av. Plan No. 289. HESTER ST, 61-3, cellar stairs and fireproof doors to 6-sty brick store and tenement; cost, \$150; owner, Morris Marans, 712 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 294.

LEONARD ST, 52, masonry and new elevator machinery to 6-sty brick lotts; cost, \$100; own-er, Morris Weinstein, 116 Nassau st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 978

ORCHARD ST, 20, masonry, steel and new partitions to 4-sty brick store and dwelling; cost, \$1,000; owner, Abraham Postman, 20 Or-chard st; architect, Otto Reissmann, 30 1st st. Plan No. 275.

chard st; architečt, Otto Reissmann, 30 1st st. Plan No. 275. READE ST, 34, alterations to 5-sty brick store and loft; cost, \$150; owner, Estate of Robt. G. Dunn, 290 Broadway; architect, Oliver A. Cook, 127 West 40th st. Plan No. 247. RIVINGTON ST, 150, masonry, steel and ex-tension to 6-sty brick stores and tenement; cost, \$750; owner, Isaac Bodenstein, 114 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 261. STANTON ST, 200, alterations to 6-sty brick stores and tenement; cost, \$500; owner, Beckie Daniels, 1774 Madison av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 248. STONE ST, 47, new front, stairs and radiators to 5-sty brick offices and lofts; cost, \$2,000; owner, Dawler Bidg., Inc., 60 Wall st; archi-tect, Edward L. Tilton, 32 Broadway. Plan No. 299.



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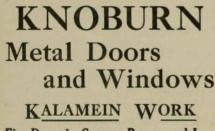
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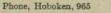
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STONE ST, 33-35, 3,500-gallon gravity tank to 8-sty brick offices; cost, \$900; owner, Adams Land & Building Co., 71 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 284. L. S. Bing, President WASHINGTON ST, 384, fireproof marquise to 5-sty brick salesroom and warehouse; cost, \$100; owners, Oliver H. P. & Geo. D. Archer, 95 Liberty st; architet, Milton Zeisler, 433 East 74th st. Plan No. 305. Speedwell Construction East 74th st. Plan No. 305. WILLIAM ST, 216-18, alterations to 15-sty brick loft; cost, \$3,500; owner, The Metropoli-tan Realty Co., 41 Park Row; architect, Royal J. Mansfield, 135 William st. Plan No. 281. 4TH ST, 85 East, balcony to 4-sty brick dance hall and meeting rooms; cost, \$500; own-er, Marie Kremer, 112 East 57th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 291. **BUILDING CONSTRUCTION** 505 Fifth Avenue, N.Y. 6TH ST, 217 East, extension to 4-sty brick club and dwelling; cost, \$1,000; owners, Ruthenian Greek Catholic Church of St. John, 22 East 7th st; architect, Robt. J. Reiley, 481 5th av. Plan No. 306.
9TH ST, 30 East, new stairway to 4½-sty brick loft; cost, \$175; owner, Sailors' Snug Harbor, 31 Nassau st; architect, Leopold Ceva, 456 West Broadway. Plan No. 254.
10TH ST, 32 West, new bath rooms to 5-sty brick dwelling; cost, \$300; owner, John W. Goddard, 92-96 Bleecker st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 312.
14TH ST, 44 East, gravity tank to 6-sty brick loft; cost, \$1,900; owner, Vincent Astor, 23 West 26th st; architect, Royal J. Mansfield, 135 William st. Plan No. 285.
20TH ST, 540 East, extension on roof to 2-sty Telephone 5600 Murray Hill William st. Plan No. 285. 20TH ST, 540 East, extension on roof to 2-sty brick garage; cost, \$500; owners, Jno. U. Crook-man Estate, Aug. N. Hand, Executor, 49 Wall st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 260, architect, Wm. G. Clark, 438 West 40th st. Plan No. 260.
21ST ST, 228 East, rear extension, 3x4, to 3-sty brick home; cost, \$400; owner, Chas. Murphy, 222 East 18th st; architect, Alfred H.
Noon, Westbury, L. I. Plan No. 286.
21ST ST, 53-55 West, alterations to 6-sty brick store and lofts; cost, \$5,000; owner, Arthur S.
Higgins, 9 East 37th st; architects, Jno. B.
Snook Sons, 216 Broadway. Plan No. 250.
21ST ST, 22 East, 3,500-gal, gravity tank to 8-sty brick loft; cost, \$280; owner, Henry P.
Litchfield, 44 Wall st; architect, Maxwell Engi-neering Co., Inc., 30 Church st. Plan No. 255.
22D ST, 160 East, alterations to 1-sty frame garage; cost, \$50; owner, Adolph Rauch, 1 tag, 303 5th av. Plan No. 269.
24TH ST, 239 West, remove partition to 5-sty brick tenement; cost, \$25; owners, Martha J. & Mary E. Cameron, 266 West 23d st; architect, Patrick F. Brogan, 119 East 23d st. Plan No. 244.
25TH ST, 158-162 West, new partitions, store ROSENDALA ROOKLYN BA BRAND ROSENDALE CEMEN CHURCH ST. Patrick F. Brogan, 119 East 23d st. Plan No. 244.
25TH ST, 158-162 West, new partitions, store fronts and plumbing; cost, \$4,000; owner, Adolph Altman, 790 Riverside drive; architect, Max Muller, 115 Nassau st. Plan No. 256.
26TH ST, 37-43 West, new partitions to 12-sty brick loft; cost, \$500; owner, The West 26th St. Co. Emanuel Pilpel, secretary, 37 West 26th st; architect, Herbert M. Baer, 665 5th av. Plan No. 290.
38TH ST, 4 West, new marquise to 12-sty brick store and lofts; cost, \$500; owner, 416 5th av, Co. Herman A. Flurscheim, president, 416 5th av; architects, Edward Necarsulmer, 1111 Madison av. Plan No. 257.
28TH ST, 22 West, alterations to 6-sty brick offices and lofts; cost, \$2,500; owner, Philip Liberman, 1458 Broadway; architects, Gromenberg & Leuchtag, 303 5th av. Plan No. 307.
34TH ST, 33-39 West, 11-sty brick extension, 62x95, to 11-sty brick store and loft; cost, architects, Buchman & Fox, 35 West 34th st. Plan No. 277.
35TH ST, 511-15 West, alteration from stable to 1-sty brick store in form stable to 1-sty brick store. ADE MA PORTLAND Telephone 4246-4247 Bushwick WILLIAM SCHWENN Ornamental and KON Structural

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36TH ST, 148 West, alterations to 1-sty brick offices; cost, \$200; owner, Edgar Sidman, 299 Madison avenue; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 270. 39TH ST, 25-33 West, masonry and steel to 15-sty brick storage of light pamphlets; cost, \$6,000; owners, United Engineering Societies,

35TH ST, 511-15 West, alteration from stable o 1-sty brick garage; cost, \$4,500; owners, Jouis A. Jones & Aaron Naumburg, 7 Washing-on sq; architect, Wm. G. Clark, 438 West 40th t, Plan No. 272.

Plans Filed, Alterations, Manhattan (Contd).

Gano Dunn, president, 117 West 58th st; archi-tect, Henry G. Morse, 101 Park av. Plan No. 273.

40TH ST, 139 East, new partitions to 4-sty brick dwelling; cost, \$150; owner, Mrs. Kell-wood Hendricks, 139 East 40th st; architect, Wm. S. Miller, 141 East 40th st, Plan No. 265. 40TH ST, 141 East, masonry and fireproof doors to 5-sty brick tenement; cost, \$300; own-er and architect, Wm. L. Miller, 141 East 40th st, Plan No. 266.

st. Plan No. 200. 40TH ST, 140 West, alterations to 4-sty bri store; cost, \$1,500; owner, Estate of Micha Deane, 540 West 142d st; architect, Geo. 3 Griebel, 16 East 42d st. Plan No. 249.

Griebel, 16 East 42d st; architect, Geo. H.
Griebel, 16 East 42d st. Plan No. 249.
44TH ST & BROADWAY, n e c, operator's booth to 3-sty brick theatre; cost, \$200; owner, New York Theatre Co., 43 Cedar st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 315.
46TH ST, 34-36 West, new front, extension and general alterations to 5-sty brick stores, offices and studios; cost, \$25,000; owner, Robert P. Bowler, 2 Retcor st; architect, Robt. E. Bowler, 101 Park av. Plan No. 267.
48TH ST, 200-2 West, new lobby, stairs and plumbing to 2-sty brick stores and dance hall; cost, \$10,000; owners, The Broadway & 7th Av. Co., Samuel, Zucker, president, 719 Broadway; architects, Shire & Kaufman, 373 4th av. Plan No. 302.

49TH ST, 3-7 East, new partition and store front to 8-sty brick stores and hotel; cost. \$150; owner, Geo. Kemp Real Estate Co., 613 5th av; architet, Theo. C. Vischer, 299 Madison av. Plan No. 298.

50. 5-sty b. 9r, Dr. J. 4. Geo. 6. 56TH ST, 16 West, front and rear extension to sty brick lofts and studios; cost, \$15,000; own-r, Dr. James Bishop, S2 East 56th st; archi-ect, Geo. J. Cavalieri, 3 East 44th st. Plan

60TH ST, 248 West, alterations to 1-sty brick garage; cost, \$50; owner, Jane E. Taitonte, 304 West 54th st; architect, John F. Cleary, 130 Greenwich av. Plan No. 283.



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64TH ST, 319 East, alterations to 5-sty brick factory; cost, \$700; owners, Sloane & Moller, Inc., 316 East 65th st; architect, Henry Placek, 316 East 65th st. Plan No. 310. 68TH ST, 513-515 East, fireproof flooring to 3-sty brick bottling plant; cost, \$6,000; owner, Central Brewing Co., 68th st and East River; architect, G. E. J. Pistor, 15 East 26th st. Plan No. 253.

No. 253. 72D ST, 178 East, new partitions to 4-sty brick dwelling; cost, \$50; owner, Peter A. Peterson, 63 Smith st, Perth Amboy, N. J.; ar-chitect, Sol. J. Harris, 1043 Lexington av. Plan No. 252.

77TH ST, 210 West, new stairs and fireproof-ing to 5-sty brick garage; cost, \$15,000; own-ers, Wm. A. & Katharine Williams, 210 West 77th st; architect, Otto H. Taub, 107 West 46th st. Plan No. 271.

St. Flan NO. 211. SIST ST, 356 East, new store front to 2-sty brick store and dwelling; cost, \$150; owner, Pauline Lachan, 319 East 57th st; architect, Abraham S. Sacks, 1482 2d av. Plan No. 242.

Abraham S. Sacks, 1482 2d av. Plan No. 242. S2D ST, 22 East, new partition to 4-sty brick dwelling; cost, \$300; owner, Sarah K. Weed, 49 East 80th st; architect, Geo. B. De Gersdorff, 103 Park av. Plan No. 262. 90TH ST, 23 West, roof extension to 6-sty brick residence; cost, \$500; owner, Dr. Stephen S. Wise, 23 West 90th st; architect, Een. C. Bloch, 500 5th av. Plan No. 314. 102D ST, 117 East, reset partitions to 5-sty brick stores and tenement; cost, \$500; owner, Leonora Baum, 203 West 54th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 318. 119TH ST, 241.2, Part

119TH ST, 341-3 East, new partitions to 6-sty ick tenement; cost, \$250; owner, Centennial ecurities Co., 309 Broadway; architect, Max pkes, 220 5th av. Plan No. 258. brick Zinkes

123D ST, 247 West, new cellar stairs to 3-sty brick dwelling; cost, \$25; owner, John Jacob-sohn, 247 West 123d st; architect, Frank H. Hines, 104 West 124th st. Plan No. 293.

147TH ST, 601 West, new store front and par-titions to 1-sty brick stores; cost, \$800; owner, 147-148th St. Corp., 28 East 86th st; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 250 Geo. 259.

AMSTERDAM AV, 366, fireproofing and plumb ing fixtures to 5-sty brick store and tenement cost, \$10,000; owner, F. H. Hettling, 2114 Broad way; architect, Alfred L. Keboe, 1 Beekman st Plan No. 295.

BOWERY, 120, masonry, steel and new stairs to 4-sty brick stores and storage; cost, \$1,500; owners, The Cheseborough Estate, 33 Howard st; architect, Chas. M. Straub, 147 4th av. Pian No. 288.

No. 288. BROADWAY, 1195-1203, alterations to 4-sty brick stores and tenement; cost, \$250; owners, Henry & Margaret Gilsey, 23 East 26th st; architect, Herman L. Meader, 178 5th av. Plan No. 297. BROADWAY, 1194-98, electric roof sign to 11-sty brick hotel; cost, \$1.000; owners, Hotel Operating Associates, 111 Broadway; architect, W. BIOOR, 111 Broadway. Plan No. 274. BROADWAY, 550 alterations to 5-sty brick

W. Bloor, 111 Broadway. Plan No. 274. BROADWAY, 550, alterations to 5-sty brick stores and lofts; cost, \$200; owner, Vincent Astor, 23 West 26th st; architect, S. Edson Gage, 340 Madison av. Plan No. 282. BROADWAY, 783-785, new stairs to 6-sty brick stores and lofts; cost, \$500; owner, Cap-tain Henry Metcalfe, 147 4th av; architect, Richard Berger, 309 Broadway. Plan No. 241. BROADWAY, 1255-1261, alterations to 11-sty brick store and lofts; cost, \$330; owner, W. R. H. Martin, trustee, 47 West 34th st; architect, Frank J. Wiesner, 601 West 26th st. Plan No. 308. BROADWAY, \$95-\$99 new front stairs and

BROADWAY, 895-899, new front, stairs and elevators to 5-sty brick store and lofts; cost, \$50,000; owner, Estate of Ogden Goelet, Edward DeWitt, trustee, 88 Nassau st; architect, John H. Duncan, 208 5th av. Plan No. 316.
COLUMBUS AV, 773, new store front to 5-sty brick stores and tenement; cost, \$300; own-ers, Chas. Meyer & Wm. Peter, 2194 Broadway; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 303.
EDGECOMBE AV, 38, new partitions and plumbing to 3-sty brick residence; cost, \$1,000; owner, Jno. C. Schoeneaberger, 66 Edgecombe av; architect, Chas. G. Jones, 280 Broadway. Plan No. 246.
LENOX AV, 423, masonry and new partition

LENOX AV, 423, masonry and new partition to 5-sty brick stores and tenement; cost, \$300; owner, Eauman Mark Realty Co., 343 Lenox av; architect, Joseph C. Cocker, 2017 5th av. Plan No. 245.

No. 245. MADISON AV, 1295-1303, new marquise to 9-sty brick hotel; cost, \$500; owners, Union Dim Savings Bank, 40th st and 6th av; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 287.

287. 1ST AV, 1444, alterations to 4-sty brick mov-ing picture theatre; cost, \$150; owner, John J. McCormick, 51 Chambers st; architect, Geo. M. McCabe, 96 5th av. Plan No. 268. 2D AV, 2030, new store fronts to 4-sty brick store and tenement; cost, \$1,000; owner, David Loventhal, 2030 2d av; architect, Otto A. Standt, 966 2d av. Plan No. 301.

Loveninal, 2030 2d av; architect, Otto A. Standt, 966 2d av; Pian No. 301. 3D AV, 2144, new store fronts to 2-sty brick store and loft; cost, \$500; owner, Frank Gold-blum, 2144 3d av; architects, Horenburger & Bardes, 122 Bowery. Pian No. 296. 3D AV, 2056. 2-sty rear extension to 4-sty brick stores and dwelling; cost, \$2,000; owner, Francis Hustace, 316 West 79th st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 292. 3D AV, 818, new window and partitions to 5-sty brick stores and tenement; cost, \$250; own-er, Peter Doelger Brewing Co. 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. —— 3D AV, 1028, new stores to 4-sty brick stores and dwelling; cost, \$2,000; owners, August & Robt Lambert, 1028 3d av; architect, Geo. Dress, 1436 Lexington av. Plan No. 240.

3D AV, 818, new window and partitiosn to 5-sty brick stores and tenement; cost, \$250; owner, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 243. 4TH AV, 287-293, alterations to 9-sty brick offices; cost, \$50; owner, United Charities, 287 4th av; architect, Jas. B. Baker, 156 5th av. Plan No. 309.

Plan No. 309.
6TH AV, 476, new store front to 4-sty brick store and dwelling; cost, \$500; owner, Jane E. Britton, 1897 Madison av; architect, Chas. C. Grant, 37 East 28th st. Plan No. 311.
8TH AV, 229, new booth to 3-sty brick mov-ing picture theatre; cost, \$100; owner, Edith A. Jackson, 16 St. Nicholas pl; architect, Paul C.
Hunter, 191 9th av. Plan No. 251.
8TH AV, 406, new partitions to 3-sty brick stores and dwelling; cost, \$300; owners, Estate of Jno. E. Kaughnan, 406 8th av; architect, Chas. H. Dietrich, 593 East 136th st. Plan No. 279. Cha 279.

No. 311. 11TH AV, 602, new partitions and plumbing to 5-sty brick tenement; cost, \$750; owner, John H, Lechich, 604 11th av; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 304.

Bronx.

13STH ST, 256, extend elevator shaft to 3-sty brick storage; cost, \$75; owner, estate of H. S. Baker, on premises; architect, W. F. Baker, on premises. Plan No. 41. 260TH ST, s s, 100 w Leibig av, 2-sty frame extension, 20x20, to 2½-sty frame dwelling; cost, \$1,500; owner, Mary, O'Keefe, on prem-ises; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 32. BATHCATE AV, 1740, 1 ctr. frame entension

BATHGATE AV, 1740, 1-sty frame extension, 10.6x9 to 2-sty frame bath house; cost, \$500; owner, Abraham G. Michaels, 946 Teller av; architect, Samuel Levingson, 39 West 48th st. Plan No. 33.

Plan No. 33. BATHGATE AV, 1904, ½-sty added to 2½-sty frame dwelling; cost, \$2,000; owner, Catherine Fox, on premises; architect, Wm. H. Meyer, 1801 Carter av. Plan No. 35. BATHGATE AV, s w cor 172d st, 1-sty brick extension, 10x20, new girders, new columns, new toilet, &c. to 5-sty brick stores and tenement; cost, \$10,000; owner J. Levine, 140 East 92d st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 39.

BROWN AV, w s, 66.3 n Rhinelander av, move and 2-sty frame extension, 14x33.8, to 2-sty frame store and dwelling; cost, \$4,000; owners, Garvey Bros. Co., White Plains and Rhinelander av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 37.

av. Plan No. 37.
DECATUR AV, w s, 275 n 209th st, new partitions to 2-sty brick dwelling; cost, \$150; owner, E. Teischman, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 38.
PROSPECT AV, n w cor. 161st st, new show windows, new beams, new columns to 1-sty brick stores; cost, \$1,500; owner, Henry Acker, 2472 Grand av; architect, Louis A Sheinart, 194 Bowery. Plan No. 34.
WHITE PLAINS AV, 3901, new storm door, new partitions to 3-sty frame store and dwelling; cost, \$1,000; owner, Olinville Realty Co., John O'Brien, 10 Dey st, Pres.; architect, John N. Knubel, 305 West 436 st. Plan No. 42.
3D AV, n w cor 173d st, 1-sty brick extension, 51.05x30, to 3-sty frame store; cost, \$3,000; owner, 40.
3D AV, 3909, new show window to 5-sty brick

3D AV, 3909, new show window to 5-sty brick tenement; cost, \$100; owner, Chas. T. Streeter, 204th st and Webster av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 36.

Brooklyn.

BERGEN ST, 891, extension to 2-sty factory; cost, \$3,000; owner, Bertha Schmerzler, on prem-ises; architect, Henry Schmerzler, on premises. Plan No. 400.

CONSELLYEA ST. n s, 28 east Old Woodpoint rd, move 2-sty frame dwelling; cost, \$1,500; owner, Benedetto Marrone, 21 Old Woodpoint rd; architects, Laspia & Salvati, 525 Grand st. Plan 471 No

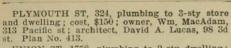
RO. FRONT ST, 191, interior alterations to dwell-ing; cost, \$1,000; owner, Wm. Prince, 1816 Cro-tona Park East, Bronx; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 453.

GRAND ST, 291, interior alterations to dwell-ing; cost, \$125; owner, R. Oelkers, 200 Marcy av; architects, Laspia & Salvati, 525 Grand st. Plan No. 457.

HENRY ST. 659, interior alterations to 3-sty tenement; cost, \$300; owner, Chas. Wilson, 490 16th st; architect, A. J. Johnson, 438 Court st. Plan No. 399.

JAY ST, 365, plumbing to 5-sty fire headquar-rs; cost, \$150; owner, City of N. Y.; archi-et, James P. Rechil, 157 East 67th st, N. Y. ters; cost, \$1 tect, James I Plan No. 424.

Plan No. 424.
JOHNSON ST, 135, sky sign; cost, \$500; own-er, Isaac, Mason, 115 Myrtle av; architects, Geo.
H. Rice & Co., 481 Sterling pl. Plan No. 489.
PACIFIC ST, 216, interior alterations to gar-age; cost, \$2.000; owner, Wm. Campbell, 182
State st; architects, Brook & Rosenberg, 350
Fulton st. Plan No. 459.
PARK PL, 974, extension to dwelling; cost, \$700; owner, Bernard Ris, on premises; architects, T. H. Fraser Co., 215 Montague st. Plan No. 446.



st, Flan No. 413. UNION ST, 1758, plumbing to 2-sty dwelling; cost, \$100; owner, Jennie Kugel, on premises; architects, Cohn Bros., 361 Stone av. Plan No 417.

WEIRFIELD ST, 16, dumbwaiter shaft to 2-sty building; cost, \$700; owners, Emry Davis & Sons Co., on premises; architect, Geo. W. Emrick, 139 Stockholm st. Plan No, 487.

Sons Co., on premises; architect, Geo. W. Emrick, 139 Stockholm st. Plan No. 487.
SOUTH 3D ST, 62, plumbing to 3-sty tenement; cost, \$150; owner, Meyer Freeman, 35 South 3d st; architect, Max Cohn, 280 Bedford av. Plan No. 402.
NORTH STH ST, 98, new store front to 3-sty store and tenement; cost, \$150; owner, Jas, Armato, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 479.
15TH ST, 228, interior alterations to theatre; cost, \$2,000; owner, Patrick J. Carley, 7314 3d av; architects, Eisenla & Carlson, 16 Court st. Plan No. 425.
BEACH 45TH ST, s e cor Atlantic av, move 1-sty dwelling; cost, \$1,000; owner, Ella Hey-man, 129 West 75th st. New York; architect, Harry N. Case, 214 Bay 35th st. Plan No. 468.
G3D ST, 1620, interior alterations to 1-sty frame boiler-house; cost, \$700; owner, Wm. Schmidt, 1462 62d st; architect, A. Lupin, 1204 Carroll st. Plan No. 380.
AV I, 1301, plumbing to 2-sty dwelling; cost, \$100; owner, Arthur R. Kip, on premises; archi-tect, Jas. A. Boyle, 367 Fulton st. Plan No. 3-ctar beforen Av, 105, interior alterations to 3-ctar beforen Av, 105, inter

teet, Jas. A. Boyle, 367 Fulton st. Plan No. 435.
BEDFORD AV, 105, interior alterations to 3-sty bakery; cost, \$600; owner, F. L. Lavanburg, 165 North 11th st; architect, J. W. Moore, 307 Kingsland av, Plan No. 412.
BEDFORD AV, 174, interior alterations to dwelling; cost, \$100; owner, Jos. Fitshel, 1851 Fuiton st; architect, Christian Bauer, Jr., 651 Leonard st. Plan No. 465.
BROADWAY, 712, exterior and interior alterations to 3-sty office and dwelling; cost, \$800; owner, Edward Machaelis, 23 West 99th st, New York; architect, Joseph J. Eberle, 89 5th av, New York: Plan No. 375.
BUSHWICK AV, 864, interior alterations to 3-sty dwelling; cost, \$300; owner, Emanuel Levy, on premises; architect, Adam E. Fisher, 373 Fulton st. Plan No. 415.
EASTERN PARKWAY, 1126, interior alterations to dwelling; cost, \$125; owner, Jas. Gold, 525 Grand st. Plan No. 456.
EUCLID AV, 379, extension to dwelling; cost, \$800;

EUCLID AV, 379, extension to dwelling; cost, \$800; owner, John R. Finch, on premises; arch-itect, Lawrence J. Frank, Jr., 206 Crescent st. Plan No. 444.

itect, Lawrence J. Frank, Jr., 206 Crescent st. Plan No. 444.
GATES AV, 646, new store front to 3-sty store and tenement; cost, \$175; owner, Lucy Miller, on premises; architect, Louis H. Friedland, 152 Rutledge st. Plan No. 485.
MARLBOROUGH RD, 220 interior alterations to 3-sty dwelling; cost, \$250; owner, C. S. Harris, on premises; architect, J. W. Cooney, 30 Church av, New York. Plan No. 379.
NEW YORK AV, 63, extension to garage; cost, \$2,000; owner, Geo. Roederman, 65 New York av; architect, Thos. W. Biddle, Jr., 70 Woodmere pl, Richmond Hill. Plan No. 403.
OLD WOODPOINT RD, 21, move 2-sty dwell-ing; cost, \$1,500; owner, Benedetto Marrone, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No, 458.
PARK ST, 17, interior alterations and plumb-ing to 3-sty tenement; cost, \$500; owner, Burling Realty Co, 234 Bridge st, New York; architect, Walter H Volckening, 116 Decatur st. Plan No. 394.
PITKIN AV, 1716, interior alterations to 2-sty store and dwelling; cost, \$1,750; owner, Lena Bernstein, 1741 Pitkin av; architect, Jas. S. Milman, 1780 Pitkin av. Plan No. 390.
PITKIN AV, 2142, extension to 1-sty store and dwelling; cost, \$400; owner, Samuel Nedis, 2725 Atlantic av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No, 438.
ROCKAWAY AV, 301, interior alterations to 2-sty store and dwelling; cost, \$500; owner,

ROCKAWAY AV, 301, interior alterations to 2-sty store and dwelling; cost, \$500; owner, Henry E. Zimmer, 138 Montrose av; architects, Eisenla & Carlson, 16 Court st. Plan No. 437.

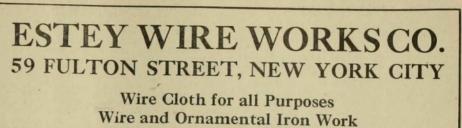
SURF AV, 3306, move structures of three 3-sty frame hotels; cost, \$20,000; owners, Henry Lowenthal & ano, 43 Lafayette st, N. Y.; archi-tect, John P. Boyland, Webster av and Ford-ham rd, Bronx. Plan No. 439.

Queens.

Queens. ARVERNE.—Gaston av. e s. 75 s Ocean av. fy frame extension, 16x34, side 2½, sty frame welling, slag roo; c cost \$500; owner, M. Mont-merching, slag roo; c cost \$500; owner, M. Mont-merching, slag roo; c cost \$000 w Bell av. 7 frame extension, 8x7, rear, 2-sty dwelling, trane extension, 8x7, rear, 8, 150 w Cooper trane extension, 900 w Bell extension, 8x8, premises, 91 an No. 130. EVERGREEN.—Cypress av, ns, 150 w Cooper trane, new plumbing in dwelling; cost, \$75; trane, new plumbing in dwell

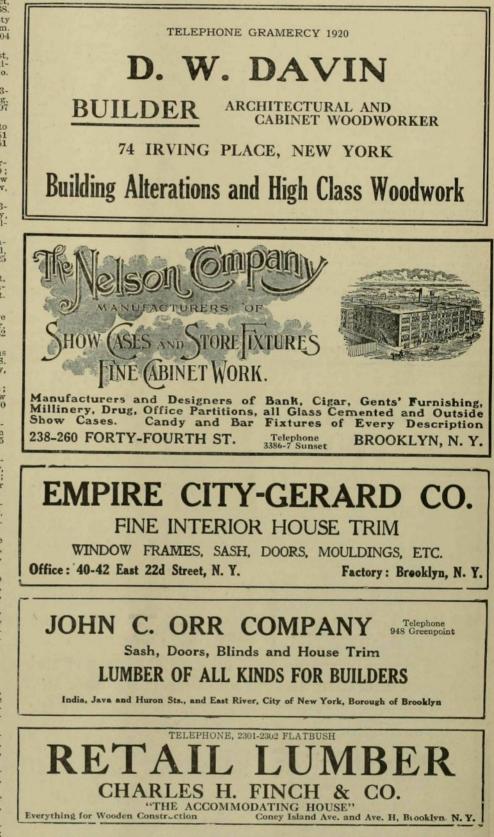
FLUSHING.—Delaware st, w s, 250 w Mur-ray st, new plumbing in dwelling; cost, \$50; owner, M. Bambacher, premises. Plan No. 127.

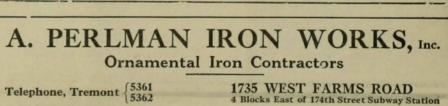
FLUSHING.—Delaware st, w s. 150 n Murray st, new plumbing in dwelling; cost, \$60; owner, J. O'Connor, premises. Plan No. 128.



Grilles Folding Gates Partitions Skylight Guards **Elevator Enclosures** Bank Railings, etc., etc.

IF IT'S MADE OF WIRE WE MAKE IT





Flans Filed, Queens, Continued.

JAMAICA.—New York av, e s, 240 s L. I. R. R., new plumbing in dwelling; cost, \$200; own-er, Mrs. E. D. Hendrickson, premises. Plan No. 132.

L. I. CITY.—Sth av, 313, new plumbing in dwelling; cost, \$85; owner, Mrs. H. Meyer, premises. Plan No. 133.
L. I. CITY.—Broadway, n w cor Van Alst av, erect bake oven in store; cost, \$20; owners, H. Schaman & Son, 355 Pulaski st, Brooklyn. Plan No. 134.

No. 134. L. I. CITY.—Jackson av, s s. 156 w Skillman av, 1-sty frame extension, 28x45, rear 2-sty frame store and lodge room, tar and gravel roof; cost, \$2,000; owner, Frank Wuttke, premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 135.

L. I. CITY.—Marion st, 20, plumbing in dwell-ing; cost, \$150; owner, John Azolina, premises. Plan No. 125.

L. I. CITY.-Steinway av, 447, gas piping in dwelling; cost \$5; owner, A. Weber, prem-ises. Flan No. 121.

L. I. CITY.—Steinway av, 44, 44, gas piping in dwelling; cost \$5; owner, A. Weber, premises. Plan No. 121.
L. I. CITY.—Wilbur av, n s, from Radde to Academy sts, interior alterations to high school; cost, \$620; owner, Board of Education, Park av and 59th st, N. Y. C. Plan No. 120.
L. I. CITY.—Van Alst av, e s, 9th to 10th sts, interior alterations to school, cost, \$240; Nott av, n e cor Hulst st, interior alterations to school, cost, \$120; Crescent st, e s, 100 s Beebe av, interior alterations to school, cost, \$120; Crescent st, e s, 100 s Beebe av, interior alterations to school, cost, \$250; Van Alst av, s s, 106 e Flushing av, interior alterations to school, cost, \$990; Van Alst av, s s, 106 e Flushing av, interior alterations to school; cost, \$290; Van Alst av, s s, 106 e Flushing av, interior alterations to school; cost, \$760; Munson st, e s, 170 n Fulton st, interior alterations to school; cost, \$290; Van Alst av, s s, 106 e Flushing av, interior alterations to school; cost, \$280; steinway av, n s, 525 e WOODSIDE.—Woodside av, n s, 432 w Betts av, interior alterations to school; cost, \$355; owner and architect, Board of Education, Park av and 59th st, N. Y. C. Plan No. 117.
RICHMOND HILL.—Church st, e s, 130 s Chichester av, new plumbing in dwelling; cost, \$50; owner, G. Danzglock, premises. Plan No. 138.
RICHMOND HILL.—Hamilton av, e s, 210 s Atlantic av, new plumbing in dwelling; cost, \$50; owner, M. Ullrich, premises. Plan No. 139.
RIDGEWOOD.—Myrtle av, s s, 44 e Stephen st, interior alterations to school and duelling;

139.
RIDGEWOOD.—Myrtle av, s s, 44 e Stephen st, interior alterations to store and dwelling; cost, \$300; owner, W. Newbach, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 129.
RICHMOND HILL.—Jamaica av, 2903, electric sign on theatre; cost, \$150; owner, Eber Dunning, premises. Plan No. 122.
RICHMOND HILL.—Oak st, e s, 255 s Atlantic av, new plumbing in dwelling; cost, \$60; owner, J. Daly, premises. Plan No. 123.

ROCKAWAY BEACH.—Undine av, w s, 380 s Boulevard, plumbing in dwelling; cost, \$100; owner, W. Toder, 228 Pennsylvania av, Brook-lyn. Plan No. 124.

lyn. Plan No. 124.
ROCKAWAY BEACH.—North Chase av, w s, 549 n Boulevard, interior alterations to dwelling; cost, \$750; owner, Mrs. Emily Schmidt, premises; architect, J. E. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 136.
COLLEGE POINT.—Ist av, s w cor 13th st, interior alterations to school; cost, \$280; owner and architect, Board of Education, Park av and 59th st, N. Y. C. Plan No, 118.
LAUREL HILL.—Montgomery av, e s, between Townsend and Congress avs, interior alterations to school; cost, \$400; ownsend and Congress avs, interior alterations to school; cost, \$400, V. C. Plan No, 118.

Richmond.

Kichmond. BEACON PL, w s, 40 n w Atlantic av, New Dorp Beach, 1-sty addition to frame dwelling; cost, \$550; owner and builder, Frank Mauro, 26 Prince st, N. Y. C.; architect, Jas. E. Gru-nert, New Dorp. Plan No. 9. VAN DUZER ST, n s, 230 n St Pauls av, Sta-pleton, 1-sty addition and new partitions to frame store and dwelling; cost, \$1,200; owner, Chas. Wacker, Stapleton; architect, Otto Loef-fier, Stapleton. Plan No. 10. CEDAR AV, e s, 60 s Ocean av, Arrochar, extension to frame dwelling; cost, \$50; owner and builder, August Miller, Arrochar. Plan No. 13.

13. COLFAX AV, 24. Grant City, new studding and rafters to frame wagon shed; cost, \$25; owner, Mrs. Jennie Cibilli, Grant City; builder, Mrs. Michael Cibilli, Grant City, Plan No. 12. PRINCE BAY, 230 s Finlay av and Bayview av, w s, 1-sty addition to frame dwelling; cost, \$100; owner, Jeanette Cuthbert, Prince Bay; builder, John Cuthbert, Prince Bay. Plan No. 11.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS. SCHENECTADY, N. Y.-W. B. Mynderse, 225 State st, has completed plans for a rear addi-tion to the store and flat building at the corner of State and Ferry sts for Harry J. Furman, 207 State st, owner. Cost about \$8,000.

SCHOOLS AND COLLEGES.

HAMPTON, VA.-Ludlow & Peabody, 101 Park av, N. Y. C., are preparing plans for a dormi-tory for the Hampton Institute, fireproof con-struction, 4 stories high, and 169x65 ft.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

gen and Fassale Countries. The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 24. The location is given, but not the owner's address: BELLEVILLE.—Gabriele Contaldo, east side John st, 79.6 ft. north of Cedar Hill av, 3-sty frame, \$8,000. VENTOR — Pacific Realty Co. porth side At-

frame, \$8,000. VENTNOR.—Pacific Realty Co., north side At-lantic av, between Victoria and Suney pl, 3-sty brick, \$25,000. JERSEY CITY.—Michael Falzarano, 90 Wallis av, 3-sty frame, \$5,000; Charles Barbash, 52-54 Randolph av, 3-sty brick, \$9,000. WEEHAWKEN.—Marion Paige Leake, north-west corner Boulevard and 4th st, 5-sty brick alteration, \$31,000. ELUZABETH — Weinstein Bros. \$01.24 or 2-

alteration, \$31,000.
ELIZABETH.—Weinstein Bros., 801 2d av, 3-sty frame, \$4,000.
NEWARK.—Jules Mechanic, 143 and 147 Dela-van av, two 3-sty frame, \$20,000.
WEST NEW YORK.—Eustachio D'Urgolo, southwest corner 15th and Jackson sts, 3-sty brick, \$10,000.

PATERSON.—Home Realty Co., 81 and 83 Fair st, two 4-sty brick, \$20,000. CLIFFSIDE PARK.—James Brignola, south-east corner Walker and Nagle sts, 3-sty brick, \$15,000.

BAYONNE.—Joseph Crepineki, west side East 19th st, 215 ft. south of Av D, 3-sty brick, \$10,-000.

APARTMENTS, FLATS AND TENEMENTS. HOBOKEN, N. J.-Chas. Fall, 100 14th st, is preparing plans for four 5-sty apartment

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houses, 100x143 ft, to be erected on Park av, between 12th and 13th sts, for the Guarantee Bond & Mortgage Co., care of architect, owner. Cost, about \$80,000. Bids on general contract will be taken about March 1 by architect.

will be taken about March 1 by architect. NEWARK, N. J.—R. Botelli, Ordway Building, ing, has completed plans for a 4-sty brick and limestone flat, 59x76 ft, to be erected at 216-218 Eloomfield av for Francesco Chlusano, on premises, owner. Cost, about \$24,000. NEWARK, N. J.—E. V. Warren, 31 Clinton st, is preparing plans for a 3-sty flat, 50x90 ft., to be erected at the northeast corner of Sum-mer and Bryant avs for Harry Kolodin, 111 Washington av, owner and builder. Cost about \$25,000.

FACTORIES AND WAREHOUSES.

HOBOKEN, N. J.—Chas. Fall, 100 14th st, is preparing plans for a 5-sty brick factory, 100x 180 ft., to be erected at 8th st and Madison st for the Ferguson Bros. Manufacturing Co., 832 Monroe st, owner. Cost about \$75,000. JERSEY CITY, N. J.—Dodge & Morrison, 135 Front st, N. Y. C., are preparing plans for a 3-sty brick addition, 30x75 ft., to the factory at 570 Communipaw av for the Smooth-On Manu-facturing Co., Samuel D. Thompkins, president, 572 Communipaw av, owner.

MUNICIPAL WORK.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, is preparing preliminary plans for the brick 7th Precinct Police Station to be erected in Montgomery st, near Bergen av, for the Board of Commissioners of Jersey City, Mark Fagan, mayor.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, Jersey City, is preparing plans for a 3-sty brick parochial school to be erected at Boulevard and St. Paul's av for St. John's Roman Catholic Church, Rev. Father P. W. Smith, pastor, 3026 Boulevard.

TRADE AND TECHNICAL SOCIETY EVENTS.

(Continued from page 227.)

branch of this subject. PETER COOPER'S birthday anniversary will be marked by imposing memorial exercises con-ducted under the auspices of the Cooper Union Alumni Association. The exercises will be held in the large hall of Cooper Union on the after-noon of Feb. 12, and the program will include some excellent musical numbers and addresses by prominent speakers. The annual dinner of the association will be held in the evening at the Hotel Manhattan. Alfred Hilbert is secre-tary of the Committee of Arrangements.

tary of the Committee of Arrangements. BROOKLYN ENGINEERS.—The entertain-ment committee of the Brooklyn Engineers' Club announces the following programme for their regular Thursday night "Talks": On Feb. 5, "Sub-surface Structures in New York City," C. N. Green; Feb. 12, regular monthly paper, by Henry L. Oestreich, on "Subway Con-struction." "The Bush Terminal Company" will be the subject for Feb. 19; Feb. 26, E. C. Church will discuss "Revising of Organizations." March 5 will be ladies' night, when an "Illus-trated Talk on Holland" will be given. "The Drainage of Coney Island" will be the subject of the paper to be read by Frank J. Conlon, March 12. On March 19, "Developments in Elec-tric Lamps" will be discussed. March 26, "Pub-licity" will be the subject discussed by Maurice s. Seelman, Jr., of the Brooklyn Edison Com-pany. pany

RECENT INCORPORATIONS.

CHRISTOPHER CAMPBELL has filed incor-poration papers at Albany, with \$10,000 capital stock to do a realty, general contracting and construction business, with offices at 286 5th av, Manhattan. The directors are Christopher Campbell, Perry C. Pentz and Abraham J. Pratt, all of 286 5th av. (Corrects error in issue Jan. 24, 1914.)

NATALIE LAND CO. is a \$40,000 corporation chartered to do a realty and construction busi-ness with offices in Brooklyn. The directors are J. L. Brassington, 2007 Scheneetady av. M. J. Malone, Shenandoah, Pa., and B. F. Christ, Mt. Camel, Pa. E. H. Green, 350 Fulton st, Brook-lyn, is the attorney. W. B. SHAFER CO. has been incorporated to do a realty, contracting, construction and archi-tectural business with \$20,000 capital stock with offices in Manhattan. The directors are William B. Shafer, Jr., Glen Ridge, N. J., R. Wilbur Tietjen, Lenox av. Mt. Vernon, and Frank L. Cunningham, 46 Hamilton pl, N. Y. C. Pressinger & Newcombe, 60 Wall st, are the company's at-torneys.

torneys. INDIAN HEAD FARMS CO., realty, agricul-tural, operate hotels, sawmills, factories, re-frigerating plants, promote settlement of lands, general mercantile, etc., has been chartered with \$1,000,000 capital stock with offices in Manhat-tan. The directors are Sidney B. Fitzgerald, 220 West 79th st, William L. Rogers, 487 West 135th st, Maurice Gallaher, 26 Exchange pl, and six others. The attorneys are Everitt, Clarke & Benedict, 37 Wall st. NESPET ENCOLUMENTING CO. has been charter

Benedict, 37 Wall st. NESBIT ENGINEERING CO, has been chart-ered with a capitalization of \$10,000 to do engi-neering, contracting and electrical construction, with offices in Manhattan. The papers were filed by George A. Nesbit, 500 West 143d st, John F. Gerken, 1382 5th av, John F. O'Reilly, 472 West 141st st, and two others, as directors. W. C. Fielding, 51 Chambers st, is the attorney. WRIGHT LUMBER CO. is a \$50,000 corpora-tion chartered to do a general lumber and tim-ber business with offices in Manhattan. Peter A, Smith and Conrad N. Pitcher, both of Hotel Woodward, and George H. Smith, Monticello, N. Y., are the incorporators. Smith & Tomlin-son, 35 Nassau st, are the attorneys for the com-pany.

SOL, REALTY CO, has been incorporated with \$10,000 capital stock with offices in Manhattan to do a realty, contracting, construction and brokerage business, with George Vause, 128 Willoughby av, Brooklyn, L. N. Vause, 35 Wall st, N. Y. C., and George A. Knobloch, 15 Broad st, as directors. The attorney is John J. Vause, 15 Broad st, N. Y. C.

15 Broad st, N. Y. C. BRONX ROOF MAINTENANCE CO. has been chartered to do a general construction, contract-ing, manufacturing and dealing in roofing, fire and waterproofing material business with offices in the Bronx. Louis M. Goldwater, 643 Cauld-well av. Adrian W. Emanuel, 267 West 138th st, are the directors. A. J. Griffin, 3d av, Bronx, is the attorney for the Company.

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Panama-Pacific Rules.

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exhibit spaces, provided these do not obstruct the light of adjacent exhibits. The cornice line of such structures is fixed at a uniform height of 15 feet, but ornamental parts and special fix-tures may be raised to a greater height, with the approval of the chief of the department. All columns or other portions standing within the exhibit spaces must be treated in decoration in harmony with the rest of the surrounding space. A series of construction levels has been decided upon in regard to platforms, railings, table tops, cornice lines and such prominent features of various exhibits. All exhibitors must abide by those levels as ruled by the Chief of the De-partment in which the exhibit is made. All counters and tables will be of uniform height in all departments except in the Depart-ment of Horticulture, where they may be three feet in height for the display of fruits. The De-partment of Mines and Metallurgy will determine the size and type of cases and cabinets for the display of geological specimens and minerals.

Bronz Local Improvements. Bronz Local Improvements. The Local Board of Crotona at its meeting held January 20 adopted a resolution for repair-ing or relaying the sidewalk on the west side of Brook avenue, from East 158th street to Third avenue, excepting the portion over the beam unnel of the Port Morris Branch of the New York & Harlem Railroad. The Local Board of Morrisania, at its meeting held January 20, adopted a resolution for paying with sheet asphalt on a concrete foundation the roadway of Kelly street, from Intervale avenue to East 163d street, together with all work in-cidental thereto, at an estimated cost of \$4,900. A resolution was also adopted for the paying with sheet asphalt on a concrete foundation of the roadway of Faile street, from the bridge over the New York, New Haven & Hartford Railroad to Garrison avenue, setting curb where necessary, at a total estimated cost of \$1,100. This resolution was adopted for the rebuilding the sewer and apputenances on Third avenue, betwee East 138th and East 140th streets, at the set and apputenances on Third avenue, betwee East 138th and East 140th streets, at the set and apputenances on Third avenue, between East 138th and East 140th streets, at the set over at the meeting held December 30. UB.

was laid over at the meeting held December 30, 1913. The Local Board of Van Courtlandt at its meeting held January 20, adopted a resolution for constructing receiving basins and appur-tenances on the east side of Cedar avenue oppo-site Harlem River Terrace, and on the north-west corner of Cedar avenue and Harlem River Terrace, at a total estimated cost of \$1,375. Also adopted a resolution for constructing re-ceiving basins and appurtenances at the north-west corner of Grand and Tremont avenue; on the north-ast corner of Grand and Tremont avenue; of Grand avenue and on the west side of Grand avenue north of Tremont avenue; and on the west side of Tremont avenue; and on the west side of Tremont avenue opposite Inwood avenue; and at the southwest corner of Inwood avenue; and at the southwest corner of Inwood avenue; and at menue, at a total estimated cost of \$2,-765.

of Tremont avenue opposite Inwood avenue; and at the southwest corner of Inwood avenue; and Tremont avenue, at a total estimated cost of \$2,-76. Resolutions were laid over for the acquirins title to the lands necessary for Fieldston road, from Riverdale avenue to the southern limit of the property of the Northern Broadway Reality Associates; for the construction of the sewer Riverdale avenue and Spuyten Duyvil parkway; for resultation, grading, setting curbstones, flag-ging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Fieldston road, from Riverdale avenue to Spuyten Duyvil parkway; for the paving with bituminous concrete on a cement concrete found-ation adjusting curb where necessary the road-way of Jerome avenue, from Kingsbridge road to Bainbridge avenue, and with sheet asphalt on a concrete foundation from Bainbridge avenue to the northerly line of the City of New York; and for the regulating, grading, setting curb-stone, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Spuyten Duyvil parkway, from Fieldston road to Broadway, and the Post road, from Spuyten Duyvil parkway to West 246th street; for regulating, grading, setting curb-stones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Randall avenue, from the pier and hukhead line to the Broax River to White stans road; and for the acquiring of till to thwaites place, between Broax Park East and White Plains road.

PROPOSALS

TREASURY DEPARTMENT, Supervis-ing Architect's Office, Washington, D. C., January 30, 1914.—Sealed proposals will be opened in this office at 3 p. m., Febru-ary 27, 1914, for the construction of a mailing-platform extension (including mechanical equipment, lighting fixtures, and changes in approaches) at the United States post office and customhouse, Du-luth, Minn., in accordance with the draw-ings and specifications, copies of which may be obtained from the custodian of the building, Duluth, Minn., or at this of-fice, in the discretion of the Supervising Architect.

Architect. TREASURY DEPARTMENT, Supervis-ing Architect's Office, Washington, D. C., January 28, 1914.—Sealed proposals will be opened in this office at 3 p. m., March 4, 1914, for the construction of a new inclosed stairway, additional inclosures of elevators, etc., and certain alterations at the United States Appraisers' Ware-house, at New York, N. Y., in accordance with drawing and specification, copies of which may be obtained from the Super-vising Chief Engineer, 727 Custom House Building, New York, N. Y., or at this of-fice, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

BUILDING MATERIALS AND SUPPLIES

JANUARY CLOSED WITH PROMISE OF BETTER BUSINESS CONDITIONS FAIRLY WELL FULFILLED.

> Big Increase in Cement Production - Brick Demand Better

THE first month of the new year opened strong on sentiment and closed firm on building material orders. Prices have shown practically no fluctuation. On the other hand building material producers have adopted the policy of encouraging new business instead of placing obstacles in its way, except in such cases where an advance in price was positively warranted by an increase in demand.

There is a feeling that certain lines will advance before long. Structural steel is one of these. Portland cement may prove to be another. Certain lines of hardwoods are almost sure to advance, noticeably maple and back will, ing. The price of common brick will, at least, stay where it is, unless an unforeseen demand develops. Wire rein-forcement is still without formal quotation and the demand is such as to war-rant expectations of a continuation of this policy. Vermont roofing slate was the best example of the tendency on the part of manufacturers to meet prospective business half way. The talkedof advance was definitely postponed because of a feeling that an improvement in conditions was at hand.

In conditions was at hand. January undoubtedly closed stronger from the financial viewpoint than it would have had not the New York State Highway loan been such a great suc-cess. This seemed to have been the last retarding factor tending to dis-prove the change for the better in sentiment. It is significant that immediately following the announcement of the oversubscription of these bonds the overflow went into mortgages. The market for bese securities eventually will result in the title companies being open for bonds and permanent loans, which will have, of course, a good effect upon real estate.

Another indication of a better build-ing movement in the near future is that the demand for renting space in modern commercial and manufacturing loft buildings has improved. Right here may be marked the beginning of another ex tensive loft building movement in the lower central part of Manhattan. The operation of the new factory and fire prevention laws may be working a hard-ship on tenants, but it is destined to revive the drooping construction move-ment in Manhattan. Building managers having modern industrial lofts to rent are noting a better demand, while agents having in hand obsolete structures in the former wholesale districts downtown are complaining that the enforcement of the new factory law is com-pelling them either to cut down their operating force or to move to large quarters. Owners, therefore, will be compelled to either alter or put up entirely new light manufacturing buildings. In either case any extensive readjust-ment in factory housing will help stimulate the actual movement of building materials

It is this butterfly inquiry that the building material men of the metropoli-tan district are now feeling. Whether it will develop into actual orders depends upon the activity of the spring leasing market which has been looked forward to for more than a year as a probable turning point in a long delayed building movement.

92,400,000 BARRELS OF CEMENT. U. S. Geological Survey Shows 12 Per Cent. Gain Over Previous Year.

BRICK MEN FAVOR RATES. Proposed Advance in Freight Acceptable to Facade Men. Tariff

Proposed Advance in Freight Tariff Acceptable to Facade Men.
O NE of the most vigorous protests laid be-fore the Interstate Commerce Commission in its hearings to determine whether the pro-posed 5 per cent. advance in freight rates by Eastern railroads was warranted, featured one of the meetings at Washington this week.
The contention of the protesting front brick manufacturers was centered in the fact that if an increase in rates is permitted, it would have an immediate effect upon prices in the New York City depends upon railroads for transportation and that it was necessary for Pennsylvania and other plants to compete with front brick manu-facturing establishments nearer New York where tidewater shipments were possible. For that reason it was claimed that the granting of the 5 per cent. increase in freight rates would work a hardship upon oid established firms in Pennsylvania, which had for years been supply-ing part of the New York market with front brick.
J. F. Barbour, representing the National Pav-ing Brick Manufacturers' Association, took up

brick. J. F. Barbour, representing the National Pav-ing Brick Manufacturers' Association, took up the cudgels for the paving brick interests. Herbert D. Lounsbury, of the distributing house of Fredenburg, Lounsbury & Houghtaling (Inc.), asked to express his views on the sub-iont said.

Heibert D. Lounsbury, of the distributing house of Fredenburg, Lounsbury & Houghtaling (Inc.), asked to express his views on the sub-ject, said: "I am not at all opposed to the railroads be-ing permitted to increase their freight rates 5 per cent. I believe they need the extra money and that if it is granted them it will conduce largely in bringing obout a return of nation-wide prosperity. Just as soon as you take pros-perity from the railroads you feel it in all lines of business. The prosperity of the railroad and the prosperity of the nation in this day is linked together inseparably. Legislation has laid heavy hands upon the railroads in recent years and without this increase there can be no recovery for them. "Even those manufacturers who have tidewater facilities in New York Harbor would not have a very great advantage, if any, over the Penn-sylvania manufacturers, and since the freight is paid at the receiving end I cannot understand why there should be any opposition at all from the front brick manufacturers making brick for this market." "How about the advance in prices that will

why there should be any opposition at all from the front brick manufacturers making brick for this market." "How about the advance in prices that will have to come out of the consumer, to take care of this increase?" Mr. Lounsbury was asked. "Any increase in the price of front brick to take care of a 5 per cent, freight increase would be so small that the consumer would have a hard time to find it. Charged up against the cost of the entire building it would not even be discernable, so why worry."

LIME MANUFACTURERS TO MEET. Annual Convention at Astor House Wed-nesday and Thursday.

nesday and Thursday. O NE of the important matters that will come up before the annual meeting of the New York Lime Manufacturers' Association at the Ho-tel Astor next Wednesday and Friday will be the report of the Standardization Committee. The prominence given to this subject of stand-ardization in the convention reflects the fact that the entire key-note of this meeting will be centred along the line of marketing and selling, reference being particularly made to those con-ditions of readjustment in business, especially the credits which have occupied the attention

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LARGER BRICK INQUIRY. Assurances of Ample Supply Bring Archi-tects Back to Burned Clay.

Assurances of Ample Supply Bring, Archi-letts Back to Burned Clay. O he floor of the Building Material Ex-formed been under the impression that there was likely to be a shortage of brick in this market. Fearing abnormally high prices many instances were reported where architects had pert at least, for the slugish market that has pert at least for the slugish market that has provided in this department while other com-ouditions in the money and building market. That in the money and building markets. That here information from up the Hudson in ficates that not only is there ample brick for but the Raritan interests also are in a good position to help relieve any demand for brick part at east, for the sluging movement should be any rest assured that prices will not divare much over the range now quoted for motivate much over the range now quoted for any rest assured that prices will not divare much over the range now quoted for but the wholesale market, with comparisons for the wholesale market, with comparisons for the wholesale market, with comparisons the privative statement of Hudson brick unloaded to the statement of Hudson brick unloaded to the statement of Hudson brick unloaded to that reason common brick areason to the wholesale market, with comparisons for the wholesale market, with comparisons for the wholesale market areason brick unloaded to the statement of Hudson brick unloaded

Left over,			
	Arrived.	Sold.	Covered.
Friday, Jan. 23	0	3	0
Saturday, Jan. 24	0	0	0
Monday, Jan. 26	0	3	0
Tuesday, Jan. 27	0	0	0
Wednesday, Jan. 28	0	0	Õ
Thursday, Jan. 29	0	0	Ō
		-	-
Total	0	6	0

	(Current	and last	week	compared.)	
Jan.	16	000.viG	Jan.	23	499,000
	17			24	
	19	668,000	Jan.	26	458.500
	20	515,500	Jan.	27	562,000
	21		Jan.	28	513,500
Jan.	22	458,000	Jan.	29	344,250

'Total3,095,000 Total2,406,750

Left over, Friday	A. M	., Jan 24-	-79.
	Arri	ved. Sold.	Covered.
Friday, Jan. 24	8	3 7	2
Saturday, Jan. 25	2	2 2	ō
Monday, Jan. 27	1	1	Ő
Tuesday, Jan. 28	8	2	ŏ
Wednesday, Jan. 29	() 3	õ
Thursday, Jan. 30	(6	ŏ

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914.... Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Jan. 29, 1914 87

- 109 1914 Total No. bargeloads sold Jan. 1 to Jan. 29, 1914 Total No. bargeloads left over Jan. 30, 1914 Total No. bargeloads left over Jan. 1, 1913 Total No. bargeloads arrived, including left overs, Jan. 1 to Jan. 30, 1913. Total No. bargeloads sold Jan. 1 to Jan. 30, 1913 32 77 113 160
- 89
- Total No. bargeloads sold Jan. 20, 1913 30, 1913 Total No. bargeloads left over Jan. 31, 1913