

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, FEBRUARY 7, 1914

THE REAL ESTATE BOARD'S NEW ACTIVITIES

A Year of Notable Achievement to Be Celebrated Tonight—Enlarged Membership and Extension of Influence Under President McGuire.

THE eighteenth annual dinner of the Real Estate Board of New York, which is to be held this evening at the Waldorf-Astoria, finds the board a much stronger organization than it was a year ago. During the intervening period it has acquired no fewer than 500 associate members, including a large proportion of the biggest owners of real estate in the city. Furthermore, its active membership, which is limited to 200, has been filled up and a waiting list established.

The rapid progress made during the year is partly the result of a new interpretation of its functions adopted by the board and reflected in a change of name which went into effect in January of last year, when the old title of the Real Estate Board of Brokers was abandoned in favor of the Real Estate Board of New York.

Under its original plan of organization the board was a strictly professional body and devoted itself to matters of special interest to the brokerage profession. Under the new plan it takes a broader view of its duties and undertakes to deal with matters of interest to real estate owners as well. It has consequently taken up the work of following legislation at Albany, of scrutinizing appropriations by the Board of Estimate, of watching ordinances proposed in the Board of Aldermen, and in general safeguarding the interests of real estate owners in matters of State and municipal legislation and administration.

After Dinner Program.

A variety of committees under energetic leadership have been appointed and important achievements have been obtained. The result is that the board has rallied to itself support from all quarters and the new enthusiasm and friendships which it has created will be notably apparent at tonight's numerous gathering. The full complement of tickets for the dinner had been sold out by the middle of the week, and even the boxes on the mezzanine floor overlooking the dining-room fill to overflowing. Nearly a thousand guests will listen to addresses by Governor Martin H. Glynn, Mayor John Purroy Mitchel, Professor E. R. A. Seligmann, Arthur Brisbane and Frederick T. Murphy. Laurence M. D. McGuire, president of the board, will act as toastmaster.

Origin of the Board.

The board was established in February, 1896, as an offshoot of the old Real Estate Exchange, which had quarters in the building since displaced by the Chamber of Commerce. It was incorporated in 1908. As already noted, the change of name to the Real Estate Board of New York, which took place in January, 1913, was followed by an important extension of activities. A new infusion of energy in carrying out these activities and in extending the membership took place upon the election in October, last year, of Laurence M. D. McGuire as president, and William J. Van Pelt as vice-president.

Mr. McGuire, according to his friends, must be given a great deal of credit for



LAURENCE M. D. MCGUIRE.
President Real Estate Board.

the good showing that the board is able to make at its eighteenth annual dinner. He has applied himself with vigor to the building up of the association, and his presidency has also fallen in a period when the state of public feeling was such as to enable his work to count for most.

New Work Taken Up.

The general motive of the work recently taken up by the board is brought out in the following interview with Mr. McGuire:

"New laws are suddenly imposed on owners, who are not given sufficient notice to make preparations and who consequently may be forced to disregard existing leases and contracts. Nor are they granted sufficient time in which to readjust renting conditions, to make changes in occupancy of buildings; they are even being deprived of the option of closing up buildings in which it is financially impracticable to comply with the new laws.

"These have been drafted and are being enforced without regard to the cost of compliance on the part of the building owner. To make the changes demanded will in many cases cost more than the value of the structure, the amount of the owner's equity or the rental income from the building for a period of years.

"The laws of the last few years represent the ultimate climax in the over-regulation and disjointed regulation of buildings; they contain obvious errors, the language is vague and uncertain, the requirements are condemned as impractical by engineering experts, there is lack of co-ordination between departments. Even the Labor Department officials are in doubt as to the law's meaning, while as experienced men, they deplore the necessity of enforcing hard and fast rules which make no allowance for

the merits of individual cases. The defects are so numerous that all classes of people are justified in challenging the laws and demanding a revision before irreparable loss and damage is caused.

"These laws have been demanded by persons who, though well meaning, lack the experience and ability to construct a reasonable and efficient scheme of improvement. It is conceded that many factory buildings need increased safeguards, but such safeguards should not be enforced until they are properly designed and until there is some assurance that, if installed, they will really provide safety and will be permanently accepted by the authorities.

"It is also conceded that sanitary improvements are desirable, but they should be deferred until safety against fire and accident has been accomplished. There is a limit to the amount of money that can be extracted from a building owner and it is often a financial impossibility to meet the current extraordinary demands for safety and sanitation.

Defective Laws.

"The present enforcement of these laws brings the owners of factory buildings face to face with the necessity of closing up such buildings or spending more money than the structures are worth, or the income they will produce for a term of years. These laws take no account of the operation of existing leases, they ignore the questions of the amount of rent paid, the present state of the building as a rentable proposition or the future of the building in the light of changing business conditions.

"It is an absolute injustice that people who must pay for the improvements are not permitted to say anything about the spending of the money; they have hardly been given time to study the Labor Law or understand its requirements, let alone plan for the financial burdens. In enforcing such laws, both the State and the city are requiring private owners to do what is a financial impossibility in the case of public buildings. The Legislature would absolutely refuse to appropriate sufficient money to make the State buildings as safe relatively as factory buildings are required to be made; neither would the Board of Estimate appropriate sufficient money to make city buildings as safe as the Bureau of Fire Prevention is requiring private buildings to be made.

Reforms Are Expensive.

"The simple fact is that there is not enough money available, either for public or private owners, to carry out such a drastic and wholesale scheme of improvement as the new Labor law demand. It is not enough that these laws demand extensive and confiscatory expenditures for safety purposes, but they require simultaneously even larger expenditures and more haphazard improvements for sanitation purposes. Many owners of buildings simply have not the necessary money to obey these laws and even those owners who have the available means object to spending money on buildings that are vacant or being vacated and whose future from a rental standpoint no man can guess.

"The time has come when the owners of buildings and department officials must come to some understanding which will result in a definite plan for complying with laws. Under the present multiplicity of jurisdiction, the serving of orders is a continuous performance. With the frequent changes in jurisdiction, compliance today is non-compliance tomorrow; with the changes of administration, there comes a new set of officials whose ideas and interpretations vary from their predecessors. The fluctuation in laws and ordinances is bad enough, but what is intolerable is the unstable character of rules and regulations adopted under discretionary powers.

"What solution of this problem of department orders is there? None at all, unless the people who are being deprived of property will unite and support

concerted action. What is needed is one central agency, to which all department orders can be referred and verified by competent experts. If this is done, uniform methods of handling such orders can be instituted, a definite plan of cooperation with the city and State Departments can be evolved, facts can be collected for the repeal or revision of unjust laws, and discretionary rules and regulations can be scrutinized and verified before being put into force.

Among the evils which beset real estate in New York, there is none which is bringing the resources of building owners to the breaking point as surely and as quickly as the new Labor Law and the Bureau of Fire Prevention requirements. Unless an intelligent and reasonable enforcement of these laws can be evolved, it will mean the abandon-

ment of many buildings, enforced spending of money for foolish and useless demands and a disturbance of rental conditions that will injure merchants, manufacturers and their employees just as much as the owners of buildings."

The laws and legislative committee of the Real Estate Board has taken up this matter and in order to obtain an expert opinion of the practical effect of the Labor Law on buildings has asked Mr. Peter Joseph McKeon to prepare a statement. Mr. McKeon's report is a particularly valuable contribution, because it represents the opinions of a man who has worked on this problem with insurance organizations, public departments and public associations and, therefore, understands the view points of differing and conflicting interests.

THE CONFISCATORY FIRE-PREVENTION LAWS

Nature of the Legislation and Its Effect on Real Property, the Subject of a Report to the Real Estate Board By a Specially Retained Consulting Engineer.

THE Real Estate Board of New York recognizes the fact that one of the most important problems confronting real estate interests relates to the factory laws that became operative in October and to the reasonable or unreasonable enforcement thereof. The overlapping of authority and the duplication of orders as between local and State departments, together with the new legislation always being proposed, are becoming irksome to real estate owners, and the burden is falling heavily on many shoulders.

Hundreds of notices received by owners are only the beginning of the trouble that is coming. The Industrial Board has not yet furnished its specifications as to fire-resisting material, and has yet to make rulings on many important matters. The Inspection Bureau of the Factory Department in New York City is not yet equipped to make a thorough canvass from building to building; neither is it suitably informed regarding certain points of the law recently enacted, parts of which are ambiguous, and some of which it is physically impossible to enforce.

To the credit of the Factory Department it may be said that in the enforcement of the law it is using every reasonable means to protect the landlords as well as the tenants. No department in New York City is managed along more efficient and painstaking lines, and we are creditably informed that the Factory Department is doing its utmost to administer its difficult duties so that the expense of owners will be as slight as possible. The law, however, must be enforced, and if the law is wrong it is up to the real estate interests to correct it.

Will Appeal for Relief.

The Real Estate Board of New York under the active direction of Laurence M. D. McGuire, its president, intends to apply both to the Industrial Board and the proper authorities for relief from the evils that have crept into this legislation and portend grave disaster for many real estate owners.

It has been pointed out time and again that, in trying to prepare fire-prevention laws and factory laws so as to make safe and comfortable the occupants of factory buildings, the legislation has been so drafted as to include buildings that are comparatively safe. We now find on our statute books that the definition of a factory "shall be construed to include any mill, workshop or other manufacturing or business establishment, and all buildings, sheds, structures or other places used for or in connection therewith where one or more persons are employed at labor."

By this sweeping phraseology the

THE overlapping of inspectorial duties on the part of city and State departments, particularly the Fire-Prevention Bureau, the Labor Department and the Bureaus of Buildings, has resulted in the frequent issuing of mutually contradictory orders to owners of certain classes of buildings. Each department is working under a law enacted with little or no regard to the provisions of other laws. Its orders must be obeyed under penalty, but the owner, called upon by one department to make a costly structural alteration, may presently be ordered by another department to undo or to modify the work.

As a first step towards remedying the confusion, the Real Estate Board of New York has commissioned Peter Joseph McKeon, consulting expert in fire-prevention, to make a comparative study of the legal requirements imposed by existing statutes, particularly the Labor Law and the law creating the Fire-Prevention Bureau, and to suggest remedies for the defects which he might find. The present article is a summary of Mr. McKeon's report to the Real Estate Board, and is valuable because of the author's comprehensive experience with the New York Fire Department, the Fire Insurance Exchange, the Committee of Safety and other related bodies.

small and absolutely safe four, five and six-story buildings in New York City are now classed as "factory buildings," just exactly the same as the twelve, sixteen or twenty-story buildings filled with employes, or the six, eight and ten-story old-type buildings used as sweatshops, with hundreds of employes on a floor.

Drastic Legislation.

There is drastic legislation regarding all existing and new factory buildings. This legislation includes in part fireproof stairway enclosures, or stairs enclosed in fire-resisting material; stringent fire-escape regulations, including the fire-proofing of frames, sash and doors leading to fire-escapes; other certain rigid conditions relating to various exits, plumbing, ventilation and many other points affecting the use and occupancy of factory buildings.

Owners are now confronted with the fact that absolutely safe four, five and six-story buildings with only a few per-

sons employed—sometimes not over ten or a dozen above the ground floor—are included with the sweatshop or the dangerous buildings, so far as regulation is concerned. President McGuire of the Real Estate Board has raised a protest against this paternalistic wave of legislation that has been sweeping over the city, fostered in many instances by the "uplift socialistic element," whose aims, apparently, have been to club real estate interests at every turn.

With this in view the Real Estate Board has had an analysis made of the recently enacted legislation by Peter J. McKeon, consulting engineer on fire-prevention matters. This report has been turned over to the Industrial and Building Codes Committee of the Real Estate Board consisting of Charles F. Noyes, chairman; Alwyn Ball, Jr., Austin L. Babcock, William P. Bannister, Edward B. Bruch, Lewis Coon, Peter Doelger, James Elgar, Maurice J. Engel, E. R. Graham, Louis J. Horowitz, Irving I. Kempner, Theophile Kick, Jr., Alfred R. Kirkus, James T. Knight, A. L. Libman, Frank Lord, C. W. Luyster, Jr., Thomas Morch, Nathan Hirsch, Joseph T. Mulligan, George H. McCarthy, Walter M. Pegram, John B. Perry, Aaron Rabinowitz, Mark Rafalsky, John Robertson, Anthony Schwoerer, Frank E. Smith, Elbridge Gerry Snow, Frank D. Veiller, G. M. Wynkoop.

An epitome of the report, prepared by its author, Mr. McKeon, follows:

Report of the Consulting Engineer.

"As the new Labor Laws have been in force since October 16, 1913, we are able to take the results of four months' enforcement as a practical test and an indication of how buildings are actually affected. This test confirms the opinion originally rendered that the new standards of safety and sanitation established by the Factory Investigating Commission and the specific changes in buildings demanded by the laws confront the majority of owners with an embarrassing dilemma; namely, to escape the law by vacating the building or restricting the occupancy to mercantile business; or, to spend for improvements more money than the building is worth as a present or future investment.

"There are no buildings known so far that have escaped scot-free; while there are also few which can be made to comply at moderate expenditures. For example, in the case of many small four or five story buildings, the cost of compliance approximates \$5000, while some mandatory improvements, such as the fireproof passage from foot of rear fire-escapes actually reduce the income by using the most valuable renting space in a building, the first floor.

"The extent of these unavoidable changes has not been realized as yet

by owners or managers in general and it is a question if the people responsible for these laws understood what financial burdens they were inflicting on buildings, which are virtually bankrupt structures. To indicate how much is required to satisfy the law, a list of the structural changes need only be given; namely: enclosures for elevators and hoistways, self-closing gates or doors, protection of the car and machinery; enclosure of open stairs, making all enclosures fire resisting and extension of stairs to roof; new fire-escapes or extensive changes in existing fire-escapes, wire-glass windows for such fire-escapes, stairways, ladders to roof and to sidewalk, exits to street from bottom of fire-escapes, doors in place of windows as entrances; plumbing and water supply for wash-rooms, windows to outer air for dressing-rooms; extensive changes and additions to water closets, such as separate closets for males and females, partitions or vestibules, new plumbing and exposed plumbing and ventilation by windows to outer air. In addition to these structural alterations, there is new equipment demanded by the Bureau of Fire Prevention under its authority in the form of fire drill alarms and automatic sprinklers.

Structural Changes Required.

"Of the preceding changes, it is probable that the cost of the sanitary items will equal or exceed the cost of the safety items, and on the principle of 'safety first', precedence should be given to the safety requirements, particularly as the cost of both classes of improvements would be more than could possibly be extracted from the building.

"The financial resources, or lack of resources, are a most serious phase of such a problem and cannot be overlooked by officials. Many owners simply have not the money available to make the required changes, while owners who are able to do so, hesitate to authorize expenditures for buildings that do not justify an investment, either as present rentable properties or as future rentable properties. These considerations must be borne in mind by an engineer who is making recommendations for safeguarding a building, and they should also convince administrative and executive officials of the practical difficulties of complying with drastic requirements.

A Clearing House for Violations.

"Any permanent relief for the owners of buildings against such laws can be obtained only by an understanding between the owners of buildings speaking through a representative organization, such as the Real Estate Board, and the department officials, whose business it is to interpret and enforce laws, ordinances and department regulations. It is necessary that a Central Agency be established which will act as a clearing-house for department orders and thereby secure uniform treatment of similar orders; such an agency should perform research work and thereby collect data and statistics which will secure the repeal or revision of unjust or wrongful laws; it should co-operate with department officials and establish permanent methods of compliance, so that owners can be protected against repeated demands for compliance made suddenly and on discretionary grounds. Such an agency would be welcomed by department officials because it would assist them in performing their routine work and also simplify many administrative problems.

The Commissioner's Discretion.

"Temporary relief for the owners of buildings from the exactions of the Labor Laws can be obtained at the present time only from the Commissioner of Labor with the sanction of the Governor. Where the Commissioner is bound by express provisions of the law, he can give no relief, but as the administrative head of the department, he is allowed the exercise of discretionary powers under which he can establish a reasonable and efficient policy of enforcement, adopt a program and institute methods of issuing orders. The immediate relief that should be given the owners should comprise changes in

the system of making inspections, the preparation of orders and the issuance of orders.

"The officials whose duty it is to prepare these orders have been considerably handicapped by the legislative controversy over the appointment of the Commissioner and the resulting delay before the present Commissioner took charge. The department, moreover, was deprived of an appropriation to be used for organization work, so that the enforcement of the law had to proceed without proper study and planning. The laws are drafted only to be semi-specific, and many provisions are left for interpretation by the Industrial Board, which was also delayed in its work until the appointment of a Commissioner, so that an understanding of many provisions must wait upon action by the Industrial Board.

Time Allowance Too Short.

"It is the conditions just stated which are responsible for criticisms made of the present method of issuing orders. In the opinion of experts who are familiar with the work, the orders are peremptory and do not allow sufficient time for compliance, as the periods named, ten or twenty days, are hardly more than time enough for the owner to make preliminary investigations. The orders do not always distinguish between provisions which should be obeyed by the tenant rather than the owner, and they do not cover all the provisions for which the building is liable. A further criticism is that to comply with the orders, there must be used structural materials, methods of construction or appliances, for which definite specifications are necessary; also, that the orders aim at enforcing provisions of the law for which the Industrial Board has not yet established standards or published rules and regulations.

Incomplete Orders.

"To remove these criticisms and to co-operate with owners of buildings, it is proposed that the Commissioner establish a method of issuing orders which will grant more time for compliance, serve on owners only orders for which they are liable, and that orders when issued shall be complete and inform owners of all the changes which they will be required to make. It is also proposed that where specifications can be furnished to owners, architects, engineers and contractors; and similarly, where the Industrial Board is to adopt rules and regulations governing certain divisions of the law, orders shall not be issued until such rules and regulations are available.

"In the form of a policy of enforcement, it is proposed that the Commissioner under his discretionary power as an administrative officer defer enforcing provisions of the law which have been challenged and are yet to be interpreted, so that the responsibility for compliance is open to a reasonable difference of opinion. In the case of the older type of factory buildings of small height and area, the owners of which are bound to suffer severely in any case, because the value and rental income of these buildings are decidedly uncertain at best, and the cost of even moderate compliance would be excessive, it is proposed that some effort be made to ease the financial burdens. This can undoubtedly be done without violating provisions of the law, or the intent and purpose of the law and without inflicting injury upon the public. For such buildings, the least that can be done is to defer the enforcement of sanitary provisions for a definite period of time. This would be simply following a familiar and frequent precedent whereby a period of grace is granted before new laws or new regulations take effect.

Appeals.

"It is also proposed that the Commissioner establish a convenient method of making the appeals which are permitted under the law, such as the offering of outside fire-escapes as a required exit and a modification of the Required Exit provisions in low buildings. Few owners are aware of this privilege, and it seems reasonable that the department

should inform them of it, as is done by the Fire Department, which notifies the person receiving an order that he is entitled to a board of survey.

"Whatever temporary relief can be granted by the Commissioner will only ease the burdens of owners for the time being. It will remain for the Industrial Board to adopt efficient yet economical standards, and the Legislature will eventually have to be asked to correct palpable errors in the law and requirements in excess of what is supported by the facts and experience of experts who have been dealing with this problem along engineering lines."

Questions Before the Industrial Board.

The so-called Occupancy Law, by which term Section 79-e of the general labor law is designated, went into effect February 1. It limits the number of persons to be employed on any one factory floor in accordance with the width of the stairways. The enforcement of the law is in the hands of the Commissioner of Labor, and so far the Industrial Board has formulated no regulations appertaining thereto.

The next meeting of the board will be held February 13. At that time the committee on fire hazards will report on a question relating to fire-escapes, whether one of the old-fashioned type shall be considered a lawful means of exit under the provision requiring two means of exit. (Exterior screened stairways are not in the classification.) A report will also be received in answer to the question: What are fire-resisting materials? A new law requires that stairways shall be enclosed with walls of "fire-resisting materials," from basement to roof, and property owners are anxious to learn what will be acceptable for the purpose. At the same meeting regulations for the installation of fire signal systems will also be the subject of a committee report.

Record Prices in London and New York.

The record price for London property was paid by the corporation of the City of London for the site of some old buildings at the corner of Threadneedle street and Old Broad street some time ago. The corporation paid at the rate of over £3,000,000 an acre, or about £75 a square foot. Sixty pounds (\$290.40) a square foot was once given for a small property in Fleet street, according to the London Land Values. The area of the Bedford estate, just purchased by Mr. Mallaby-Deeley, is nineteen acres, covered with valuable property, and the Daily Mail estimates on the basis of some recent purchases in the vicinity for prices publicly recorded that the purchase price in this case must have been about £9,000,000. The mystery as to where the buyer obtained the money has not been dispelled.

The totals are enormous and cannot be matched from the New York City records. But some sales have been made here at a higher rate per square foot than the highest reported from London. The site of the Union Dime Savings Bank Building on Greeley Square, was sold to an English syndicate at a valuation which works out at the rate of \$375 per square foot.

The small lot at the corner of Broadway and Wall street sold at the rate of a trifle under \$600 a square foot. A diminutive parcel of only 160 square feet, at the southwest corner of William and South William streets, facing the Cotton Exchange, and now forming part of the site of a banking-house, sold at the rate of \$625 a square foot in 1905.

The two downtown sales noted did not, of course, establish the market price for neighboring land. It is interesting to note that as long ago as 1872 Anthony J. Drexel paid at the rate of \$348.67 for 717 square feet at the southeast corner of Wall and Broad, where J. P. Morgan & Co. are now having a new banking house erected. And in the year 1882 M. Wilkes paid at the rate of \$330.70 per square foot for the opposite southwest corner.

RADICAL LEGISLATIVE MEASURES

Would Make All Tenements Over Four Stories Fireproof— Priority For Mechanics' Liens Over Certain Mortgages.

THE attention of the Legislature this week was given over largely to discussing the legal status of the Workmen's Compensation Act and matters relating to canal and highway graft. The opinion that the act is not valid seems to be shared by many of the members of both houses, on the ground that Gov. Glynn signed the bill before the Constitutional amendment enabling the Legislature to pass such a measure had become effective. Gov. Glynn says his first signature dated Dec. 16, 1913, is fortified by a second signature dated Jan. 8, 1914. This second approval was recorded after the Constitutional amendment became law, and before the thirty days had expired during which the Governor is authorized to sign bills after an adjournment of the Legislature. In any event, the Governor holds to the opinion that the Workmen's Compensation Law is valid and has announced his intention of making appointments under it.

Among the new bills introduced into the Legislature during the week the following are of interest to the real estate and building professions.

Senate.

Int. No. 290. Herrick.—Amending the Greater New York Charter (Section 249) by directing the Board of Aldermen, for the year 1915, in fixing the rate of taxation on real estate, exclusive of special franchises, so to apportion the rate that the rate on the difference between the value of such real estate with its improvements, and the value of such real estate wholly unimproved, shall be 90 per cent. of the rate on the value of the real estate wholly unimproved. The rate is to be further reduced 10 per cent. in each subsequent year, until such time as the rate on the difference between the value of such real estate with its improvements, and the value of the real estate wholly unimproved, shall equal 50 per cent. of the rate on the value of the real estate wholly unimproved. The act is not to take effect until the proposed method of taxation has been submitted to the electors at the next general election and has been approved by them. To Cities Committee.

Assembly.

Int. No. 236. Green.—Amending the Greater New York Charter (section 1019a) by providing that certain local improvement assessments are to be payable in twenty annual installments instead of ten as at present. Same as Senate bill introduced, (S. Int. 191, by Duhamel).

Int. No. 237. Green.—Appropriating \$10,000 for surveys and estimates of expense of a proposed canal between Gravesend Bay and Sheepshead Bay along Coney Island creek. Same as Senate bill introduced this session.

Int. No. 238. Jones, S. A.—Amending the Lien Law (sections 232 and 235) by providing that chattel mortgages, except mortgages on canal craft, must be filed in the county or borough where the mortgagee resides, instead of in the city or town where he resides as at present. In the Bronx they are to be filed with the register. The bill also provides that such mortgages shall be valid for two years without re-filing. At present they must be re-filed annually.

Int. No. 225. Eadie. Providing for indexing and re-indexing the records of

conveyances, mortgages and other instruments relating to lots in Queens county. The county clerk is to prepare a map showing all streets, roads and water-fronts of the county and all blocks or parcels of land bounded by such streets, roads or water-fronts. The Board of Estimate of New York City may direct that not exceeding 10,000 copies of the map be printed for sale at a price to be fixed by the board.

Int. No. 166. Horton. Repealing the Laws of 1913 (Chapter 579) in relation to the licensing of small loan brokers. It inserts a new section in the Banking Law (312-a) regulating the loaning of money by corporations in amounts of \$200 or under. A married woman borrowing money must present the written consent of her husband.

Tenement Law Amendments.

Int. No. 243. Scheidemann.—Amending the Tenement House Law (sections 14, 16, 21, 22-a, 24 and 56) by requiring all tenement houses over four stories in height, instead of six stories, to be of fireproof construction. The bill makes the provisions of Section 16, in regard to the erection of fire escapes, applicable to four-story tenements. Access to fire escapes, when placed on the rear or outside of a building, is to be directly connected at the bottom with a fireproof passage, not less than three feet wide and seven feet high, level with the sidewalk in front of the building. There are other provisions requiring tenement houses exceeding four stories in height to be provided with tower fire escapes; striking out the provision permitting winding stairs in tenements provided with power passenger elevators; that tower fire-escapes or stairways may be shut off with solid reinforced concrete walls, as well as by brick walls, but not by partitions of terra cotta blocks; that tower fire-escapes or stairways may be designated for use as service stairways, etc.

Int. No. 260. Howard.—Amending the Lien Law (section 236) by providing that chattel mortgages are to be valid against creditors and subsequent purchasers of mortgages in good faith as long as the debts secured by the mortgages are enforceable.

Int. No. 286. Amending the Greater New York Charter (section 1341-a) by permitting the tenement house department to order the vacation of tenement houses defectively lighted or with insufficient fire-escapes.

Lien Law Amendments.

Int. No. 364. Karutz.—Amending the Lien Law (subdivision 7 of Section 9; and sections 13 and 59) by providing that in an action brought to enforce a mechanic's lien the record owner of the premises affected must be made a party defendant. Liens for materials and labor furnished in the improvement of real property are to have priority over purchase money mortgages made under a contract providing that such mortgages shall be subordinated to building and loan mortgages. The bill also provides that when a mechanic's lien on real property is vacated and cancelled by an order of the court as provided in section 59, the sureties on any bond for the discharge of such liens may be released and any deposit of money pursuant to law to discharge such liens may be directed to be returned to the depositor.

Int. No. 365. Karutz.—Inserting in the Penal Law a new section (1311) making it larceny for a person who re-

ceives a payment under a building loan mortgage and applies the money for any purpose except toward the payment of existing liens or encumbrances against the property on which the mortgage is made, or toward the payment for labor and materials. It also makes it larceny to fail to pay from such money a judgment for labor or materials furnished for improvements, within two days after the entry of the judgment.

Int. No. 392. Kiernan.—Inserting in the Railroad Law a new section (109) requiring the immediate construction of a railroad station on the Third Avenue Elevated Railroad at 3d avenue and 94th street, in New York City. The bill provides that all trains must stop at the station when completed. The penalty for each violation is \$100 and the penalties are cumulative.

Int. No. 409. Kiernan.—Amending the Greater New York Charter (Section 837) by designating as one of the piers which the commissioner of docks shall set apart for recreation purposes, and for the convenience of dealers in country produce, the pier on the East River and at the foot of East 96th street.

Int. No. 413. Schaap.—Amending the Greater New York Charter (Section 1038) by providing that the costs which the plaintiff is entitled to recover in tax lien foreclosure actions are not to exceed 10 per cent. of the amount of the tax lien.

Law Affecting Titles.

Int. No. 303. Van Name.—Inserting in the Civil Code three new sections (375-a, 375-b and 375-c) relative to the statute of limitations affecting real property. It provides that title to real property cannot be maintained by a person in an action or special proceeding where he has not been, or his predecessors in title have not been, in actual possession by physical occupation, or in receipt of rent from a person in physical occupation, of the property within thirty years, notwithstanding any provision of law relative to incompetency, imprisonment or other disability. Claim of title by adverse possession cannot be maintained unless the adverse possession has been for a period of thirty years. The bill declares adverse possession to be where the land has been cultivated or occupied; or enclosed or nearly enclosed; or covered or nearly covered by structures; or partly enclosed and the unenclosed part covered or partly covered by structures, or where taxes have been fully paid by the person in possession; or where, though not enclosed, it has been used for fuel supply or fencing timber.

Protective Scaffolding.

Int. No. 115. Farrell. Amending the Labor Law (section 19 and new section 18-a) by requiring that scaffolding supported from overhead with supports more than ten feet apart shall be provided with a third support or guide-rope running from the overhead support through the bed of the scaffold to the ground. Where more than two persons are employed on the scaffold a third guide rope is required irrespective of the distance between the supports. Adjustable or extension frames in the construction of the scaffold bed are prohibited. It reduces from four to three the maximum number of men who may be employed on a scaffold at one time, requires swinging scaffolds to be properly tested at least once a year, and makes it a misdemeanor to construct a scaffold otherwise than as provided by the act.

Int. No. 339. Ittleman.—Authorizing the City of New York to acquire for playground purposes certain property in the Borough of Brooklyn, bounded by Ellery street, Throop avenue, Park avenue and Delmonico place. The board of estimate is authorized to appropriate the money necessary, and the comptroller is directed to issue corporate stock for the amount of the appropriation. The expense of maintenance is to be provided for in the annual departmental estimate of the department of parks.

UNITED OWNERS' ACTIVE.**Association Planning Aggressive Campaign for Enlargement of Scope and Membership.**

The United Real Estate Owners' Association has initiated a systematic and organized opposition to the proposed legislative enactment providing for a ten per cent. per year reduction of the tax on buildings for five years and the gradual increase of the tax on land. This bill, known last year as the Salant-Schaap bill, has been reintroduced in the Legislature as the Herrick-Schaap bill.

Henry Bloch, president of the association, has appointed a special committee to take up the question of opposition to this measure and will arrange a conference with representatives of the Merchants' Association, the Board of Trade and Transportation, the Real Estate Board of New York, the Chamber of Commerce, the Bronx Taxpayers' Alliance and numerous other real estate and taxpayers' organizations. The purpose of the conference will be the formulation of a practical plan for giving general publicity to the fallacies of the proposed laws.

The United Real Estate Owners have also empowered a special committee to take up an active campaign for the acquisition of new associations to membership. Besides the Citizens East Side Improvement Association which joined last week, others expected to become affiliated are the Hunts Point Taxpayers' Association, the Park Avenue Improvement Association, and the Tremont Taxpayers' Association. These will be allowed one delegate for every twenty-five members.

For the purpose of still further strengthening the association's membership, the United Real Estate Owners have arranged a luncheon to be given at the Hotel Astor, on February 28, to which many of the large real estate owners will be invited.

A New Club Near Long Acre Square.

A new club house, which will combine the comforts and convenience of an exclusive social organization with the appointments and equipment of a first class athletic club, is contemplated in the Long Acre Square neighborhood. It is to be built by the Gotham Club, recently chartered by the State. The permanent board of officers and directors comprises James Otis Woodward, president; John G. Jones, first vice-president; Walter Hoff Seely, second vice-president; John Herbert Van Tempest, secretary and treasurer, and Thomas Darlington, M. D.; W. Gregory Smith, Dr. W. E. Young, C. E. Byrne and Edgar Distlehurst, directors.

The membership of the Gotham Club will be limited to one thousand. Walter Hoff Seely, as chairman of the site and building committee, is working in conjunction with Henry Ives Cobb, architect, 527 Fifth avenue, who has been retained to prepare plans for a suitable building.

It is proposed to acquire a site in the vicinity of Long Acre Square. The club proposes to spend between one million and one million and a half on the building, which will include all the appointments and conveniences necessary to make it a perfect building of its type. The tentative plans mapped out call for a building ten stories in height. The first floor is to contain the main reception rooms, ladies' reception room, cafe and grill, and the club offices. The second floor will be devoted to rooms for pool, billiards and card games. The third, fourth, fifth and sixth floors will be occupied by apartments for resident members.

The seventh and eighth floors will include the locker rooms for members, gymnasium, running track, shower baths and swimming pool. On the ninth floor will be the main club dining-room, banquet hall and private dining-rooms, with kitchen on the tenth floor; arranged in this manner to serve both the dining-rooms on the ninth floors and the open

air dining-room, for summer use, which will be located on the roof, in an elaborately designed roof-garden. Upon the roof, in addition to this garden dining-room, will be located squash and hand-ball courts.

The basement and sub-basement, in addition to the necessary mechanical equipment for the operation of the building, will have a complete Turkish bath equipment, rifle range, bowling alleys, etc.

Stretching the Picture Theatre Law.

Pending in committee on general welfare of the Board of Aldermen is an ordinance (No. 56) amending the regulations relative to motion picture theatres, so as to permit persons to stand in the aisles, passageways and space in the rear of the seats, under certain conditions. In the opinion of the Superintendent of Buildings, Rudolph P. Miller, the amendments are not desirable.

Superintendent Miller says the changes proposed would permit the use of theatres of this class for larger audiences than was intended, and larger than are provided for by the requirements of the existing motion picture ordinance.

The number of persons to be accommodated in picture theatres, which need not comply with all the requirements for theatres, was within the last year increased from 300 to 600. The exit facilities are clearly specified and are proportioned in accordance with the seating capacity. If the amendment proposed should pass, the number of people to be accommodated in such a place would be largely in excess of that for which exit facilities are provided.

Superintendent Miller says the provisions of the picture ordinance have been very carefully considered by a commission appointed by the late Mayor Gaynor, and the purposes of the ordinance which was passed as a result of that commission's work, should not be defeated by such legislation as has been proposed. The superintendent has written Borough President Marks to the foregoing effect.

Making Good a Title Guarantee.

There is a general impression around New York that the average title is good anyhow, and that most of the bad titles have been cleaned up. A striking example occurred recently on Long Island of a claim that two hundred titles were bad, and the owner of the claim evidently believed sufficiently in it to start that number of partition suits against separate lot owners.

Samuel Smith died in January, 1850, and left to his son, Chauncey, his farm of one hundred acres, now constituting

about one-half the present site of the Village of Merrick, Long Island. His will left the property "to my son, Chauncey, during his natural life and at his death, the same shall belong to his heirs and assigns forever." At a later date, Chauncey and his five children sold the property. One of the five children, a son, died, leaving a daughter, who is now Mrs. Mary La France. Then Chauncey died. Mrs. La France claimed that at the time of the death of her father, she became one of the heirs of Chauncey Smith and that she, not her father who had signed the deed, was entitled to the property. As she had not signed away her rights, she claimed that she was still entitled to one-fifth interest in each lot in the tract.

Meanwhile, the property had been cut up into lots and sold to about three hundred different purchasers and each lot had been guaranteed by the Title Guarantee & Trust Company. The title company's lawyers maintained that the will left the property to Chauncey Smith in fee, and that the grandchildren took no interest in it. However, there were two hundred policy holders who were afraid that they would lose their property or might be embarrassed in obtaining loans or making sales. As there was also some doubt whether Mrs. La France might not succeed, it seemed wiser to pay Mrs. La France a fair sum for her claim rather than cause the property holders the inconvenience that would result from defending so many suits.

Mr. Burdick, third vice-president of the company in charge of the Brooklyn office in the absence of Mr. Bailey, the vice president who is at present in Algiers, said yesterday that the settlement had been made with Mrs. La France for \$18,000, and Mrs. La France had used the money to buy a home at Bay Shore, and to show that no hard feelings existed, had arranged with the company to examine and insure the title.

New Brooklyn Picture Theatre.

Tobias Goldstone, architect, 49 Graham avenue, Brooklyn, has completed plans and specifications for a moving picture theatre to be erected at 577-583 Gates avenue, Brooklyn. The owner is Herman Weingarten, a builder, 676 Humbolt street, Brooklyn. The theatre will be modern in every respect, one story, 33 by 100 feet, with a facade of Tapestry brick and Indiana limestone. The auditorium is planned to accommodate about 450 people. The interior of the theatre will be plastered on expanded metal lath with ornamental plaster panels. The building will be heated by steam and have all necessary sanitary conveniences. As noted elsewhere, the owner will build and will be ready about February 15 to take estimates on sub-contracts and materials.



Tobias Goldstone, Architect

NEW MOVING PICTURE THEATRE, GATES AVENUE, BROOKLYN, N. Y.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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Old New York was once "a city of churches", as much so as Brooklyn is today, but surely and steadily the old houses of worship are being driven away by forces which they cannot successfully combat. Business growth is only one of the factors which sooner or later disperse the congregations, as may be perceived in the case of the Church of the Redeemer.

The world-wide lowering of interest rates in the last three weeks is one of the more remarkable developments of recent years in the financial market. It has been accompanied by a hardly less striking expansion of the iron and steel industry. All industrial signs, it is true, do not as yet point in one direction, but there certainly no longer is occasion for excessive caution in business enterprises.

A rural free delivery route has been established by A. J. Kennedy, Postmaster of Flushing, to deliver mail to the residents of the Little Neck and Douglaston sections. The fourth-class post offices in both these villages were abolished this week, and in the future the two villages will be under the jurisdiction of the Flushing postmaster. Postmaster Kennedy promises two deliveries a day.

The official who so far has most distinguished himself under Mayor Mitchell's administration is City Chamberlain Henry Bruere, whose notable articles on the "Cost of City Government," in the Record and Guide last spring, will be remembered by our readers. Besides insuring a yearly saving of \$130,000 to the city through his management of the bank deposits in his charge, Mr. Bruere has drawn up a plan for reorganizing the office of the Commissioners of Accounts which promises to be of the very greatest value to the city. With these achievements are coupled other constructive work of high merit. Mr. Bruere is referred to by Dr. Shaw in the current number of the Review of Reviews as the foremost authority on municipal administration in the United States, and the characterization appears to be justified in the light of his first month's record in office.

What the Mayor Needs—A General Staff.

The proposed re-organization of the office of the Commissioners of Accounts is admirably conceived and should result in a real increase in the efficiency of all branches of the municipal administration. It will provide the Mayor with the mechanism which he needs in order to fulfill his responsibility towards the people of New York. The Mayor himself is personally responsible for the efficiency of a large part of the administrative departments of the city government. He cannot redeem that responsibility merely by delegating it to the departmental chiefs. Such chiefs must, of course, be allowed a large amount of discretion in the conduct of the departments; but the Mayor needs a group of aids who will help him to supervise his department chiefs and to attend properly to his other duties. The present office of the Commissioners of Accounts is intended to help him to keep an eye on the course of the departments, but its functions and powers are not very much more than those of an official inquisitor or spy.

What the Mayor needs is a general staff who will improve methods of organization, originate policies, and bring about co-operation among the several departments of the city government. Such a general staff is provided by the proposed re-organization of the office of the Commissioners of Accounts. The new single head and his deputies will serve the Mayor as an organ of investigation in respect to departmental organization, behavior and policy, and in respect to the general problems of the city government. It will become one of the most important offices in the gift of the Mayor, and will need a man of unusual ability to take advantage of its opportunities. It is very much to be hoped that the bill will be passed without opposition and that City Chamberlain Bruere will himself become the first head of the new bureau. His abilities and experience peculiarly qualify him for the task.

The Folly of a Referendum on the Half-Tax Issue.

The Mayor has announced that he will sign a bill passed by the Legislature submitting to popular vote the proposal to transfer to the land part of the tax now levied on buildings. This announcement was to be expected, because Mr. Mitchel had declared himself to that effect during the campaign. That was the chief reason which made the City Economy League refuse to endorse his candidacy. Mr. Mitchel has also announced that he favors a commission to investigate the whole question of local taxation, particularly with reference to the single tax principle which underlies the existing demand for a reduction of the tax on buildings.

Inasmuch as the Mayor is practically pledged to sign a bill submitting the question of the change of incidence in taxation to popular vote, he can scarcely be urged to adopt any other course should such a bill be submitted to him; but if he is also in favor of a commission of investigation, he should certainly use his influence to have the referendum postponed until after the commission has reported. The only possible excuse for a commission is the fact that reasonable doubt exists as to the expediency, the results and the justice of the proposed change in the incidence of the system of taxation. The duty of that commission would be to collect and publish the facts relative to the matter upon which all parties were agreed, and if possible to agree upon a definite series of recommendations.

Considering the wide prevailing difference of opinion among expert economists as to the desirability of the change, the commission in all probability would not agree; but two reports would be better than none. What is needed is the

publication of some authoritative presentation of the facts and arguments on both sides, which in case a referendum is ordered, could be circulated freely among the voters. It would be absurd to arrange both an investigation and a referendum, and have the referendum before the report based on the investigation is published. If the supporters of the proposed change in taxation want the referendum to be ordered next fall, before a thorough investigation can be made, and its results published, it will simply mean that they want on the part of the electorate, not a well-informed and mature judgment, but so far as possible an uninformed and prejudiced decision.

The question as to whether any part of the tax now levied on improvements should be transferred to the land is an extremely technical economical problem. As the Record and Guide has frequently pointed out, expert economists are very much divided as to the desirability of the proposal. Many economists, who are thoroughly in favor of the appropriation by the State of a substantial part of the unearned increment of the land, consider the proposed reduction of the building tax to be inexpedient and unjust. For these reasons the question is one which should not be submitted to popular vote. If it is submitted the campaign in its favor will degenerate into an appeal to tenants as a class to secure a reduction of rents at the expense of the land owners. The real estate interests have consequently sound reasons for opposing the submission of any such question to popular vote. In a city like New York in which the vast majority of the people are tenants, it is simply an invitation to this class to confiscate a certain proportion of the property of the land owners. But in any event a body of public-spirited municipal officials should not agree to its submission, unless some attempt were made to help the voters to understand the real public issues, which are involved by the proposed change in tax policy. A public investigation will be the best method of accomplishing such a result.

A Crying Objection to the Half Tax.

Prof. Joseph French Johnson has summed up the most salient argument against the proposed increase in the real estate tax in the following words: "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. The development of transit facilities in New York in recent years has caused a most remarkable shifting of values. It has increased prices in certain parts of the city, especially in the suburbs, but has caused a decline in values downtown. The doubling of the taxes on land or the halving of the rate on buildings, would make the tax burden bear heavier and heavier on land."

The result would be seriously to increase the difficulty of many property owners who are already struggling to keep hold of their property under most adverse conditions. In those parts of the cities in which land values are rising, and particularly in those sections in which it is profitable to erect buildings where cost exceeds the value of the land, the property owner would be very little injured. He might even be benefited. But in those parts of Manhattan in which land values have been declining, and which are improved with comparatively expensive but faulty super-annated building, the land owner would be subjected to still further losses and would be obliged frequently to surrender his real estate to the owner of the mortgage. The increases in taxation, which have taken place in recent years, have already compromised the value of the real estate situated in backward or stationary neighborhoods, and the proposed increase in land taxation would be the severest kind of a hardship to them.

Mechanics' Lien Law Amendments Objected To.

Editor of the RECORD AND GUIDE:

The proposed amendments to the Mechanics' Lien Law, as embodied in the bill fostered by the Consolidated Building Trades Credit Association, while evidently designed to lend further security to the laborer and material man, appear to interfere unnecessarily with the stability of titles to real estate, the rights of mortgagees, and the rights of both general and judgment creditors of owner. No advantage which is not now available to the vigilant lienor would accrue to him because of the adoption of the amendments.

It is recognized as a fundamental principle that neither the mechanic nor material man has an inchoate right of lien. He may acquire a preference if he acts upon his rights. But the filing of the notice originates the lien. If anterior thereto, another has honestly and by diligence acquired a superior right, it cannot and should not be overreached by a lienor who has meanwhile been sleeping upon his rights. No practical mechanics' lien law can be devised which is not founded upon the basic principle that the recording or filing of an instrument affecting real property gives constructive notice to all interested parties of its existence, and that claims founded upon such instruments must, except in cases of fraud, be given priority in the order of their filing.

And our entire statute has been built on this theory. Thus the lienor is permitted at any time to demand the terms and status of the owner's contract with the contractor. (Section 8.) If his suspicions are thereby aroused, he may either demand sufficient security for the payment of his account, or protect himself by at once filing his notice of lien for both past and future claims, since the statute normally limits the extent of the owner's liability to the unpaid balance due to the contractor. (Section 4.) In harmony with this general scheme section 10 permits the service of a copy of the notice on the owner or contractor; section 7 protects the lienor against fraudulent advance payments after the filing of his lien, or against fraudulent mortgages or incumbrances made with the connivance of the beneficiary thereof and recorded after the conception of the lienor's claim; and sections 15 and 16 protect the lienor against unrecorded assignments.

Limitations of space prohibit, at this time, a statement of all of the objectionable features of the proposed amendments, but the following are referred to:

Section 4. Extent of Lien. By the present provision the lien follows the owner's interest in the property if it be assigned by general assignment for the benefit of creditors within 30 days prior to the filing of the notice of lien. The amendment proposes to strike out any such limitation of time and to give the lienor an absolute priority over general creditors, unless such assignment, or a deed in trust, or a trust mortgage, is made by the owner for the benefit of all possible mechanic's lienors (sub-contractors being excepted) on the property conveyed, and unless three-fourths of lienors in amount accept the terms of such assignment.

Not only are these amendments unnecessary for the reasons given, but they are so vague and indefinite as to be insufficient to carry out the purposes intended and are in conflict with the provisions relating to "General Assignments" as set forth in the "Debtor and Creditor Law."

Section 7. Advance Payments. It is sought so to change the first portion of this section as to prohibit not only advance payments but any assignment of payments due or to become due except in consideration of work done or materials furnished for the improvement of the property affected, and also by striking out the present limitation of the preference to those liens filed prior to the time provided in the contract for the payment attacked. By a further amendment to this section it is sought to pro-

vide that any mortgage, assignment, lien or incumbrance made by an owner to avoid the statute, with or without the connivance of the mortgagee, assignee, or other beneficiary, shall be subordinated to the claims of all lienors regardless of when such claims arose. None of these amendments is necessary to the protection of a vigilant lienor. The amendments to the first portion of the statute are inconsistent with and contradictory to sections 15 and 16 of the present statute, which make the filing of assignments a pre-requisite to their validity. The amendments to the second portion of the section would deprive an innocent mortgagee for value of all of his rights and make it impossible to safely accept a mortgage on real estate. The mortgagee can have no knowledge of the intentions of the mortgagor in making the loan. If the owner has an outstanding contract for the improvement of the property, which makes possible the filing of a lien at any time within four months (the amendment extends the time for filing), and the mortgagee cannot safeguard his interests by recording his mortgage, he never could protect himself, and few contracts for the sale of real estate could be safely closed while such a statute remained in force.

Section 13. Priorities. The amendment gives priority to the lienor over judgment creditors except where the judgment is for materials furnished or labor performed in the improvement of the property, and over all mortgages which are subordinated to building loan mortgages, when the subordinated mortgages do not state a time for payment of the principal, or when such mortgages are paid off prior to the date designated for payment.

The first of these amendments is unnecessary to the protection of lienors. It opens the door to a possible fraud by the owner of real estate upon a judgment creditor, by connivance with a lienor, and would apparently make impossible the enforcement of an execution against real property for a period of four months, during which time there would always be the possibility of a superseding mechanic's lien. The second portion of the amendment is futile since it can be defeated by merely prescribing a demand due date in the mortgages subordinated.

A further amendment to this section provides that all liens shall be "concurrent." If by this it is meant that they shall be treated as if filed simultaneously, so that no priority of claim shall be granted because of priority of time in filing, the provision is impracticable of enforcement and inconsistent with other parts of the statute as now in force and as amended. Thus, this same section, 13, provides that a lien shall have priority over a conveyance or judgment not recorded or docketed at the time of the filing of the notice. Suppose one lien is filed before a judgment is docketed and another after. By the provisions of this section as amended, only one of the liens is to be given priority over the judgment, yet it is also provided that the liens shall be concurrent. If the liens are concurrent, do they concur as of the time of the first or last?

The proposed changes in the method of enforcing liens in courts not of record are impossible of enforcement, since those courts have no equity jurisdiction and cannot determine the rights and order of priority of the various claimants as the amendment would require.

There are other objectionable features in the proposed amendments, but sufficient has been said to show that no amendment should be considered until a more thorough study of the subject has been made by the revisors of the law.

THOMAS H. RAY.

43 Exchange Place, Feb. 2.

In Defense of the Single Tax.

Editor of The Record and Guide:

In your issue of the 31st ult., you publish an interesting article by Hon. Cyrus C. Miller and an interesting address by Prof. Joseph French Johnson. Both of them are attacks upon the single tax.

The interest of both of them is partly due to their mistakes.

Mr. Miller says part of the value of the land is due to labor. That is often true. The part so due would not be taxed under the Single Tax, which proposes to tax "bare land values," nothing more. It is easy to make a man of straw and then destroy him, but what is the use of criticising a doctrine when the part of it criticised exists only in the imagination of the critic? That is not the way to get at the truth.

Mr. Miller says: "In the beginning of the city, land was free to all." This is an error. In what year, since European occupancy, was the land of Manhattan "free to all?" This is a minor point, but a teacher should not make erroneous statements of alleged facts.

It is true that many Single-Taxers propose to take in taxes the whole income of land, but it is also true that many of us do not. While I believe that land values are community-created values and should have gone to the community from the beginning, I also believe that having made land a subject of sale and purchase for centuries we are morally estopped from taking from the land owners their present possessions—unless, of course, the public safety should hereafter demand it. It is not likely that it will.

If the Single Tax were introduced without confiscation, it would work out in New York City about in this way (I use round figures): Upon \$7,500,000,000 assessed value of lands and buildings, we now collect \$150,000,000 a year. From lands alone, outside of buildings, we now collect \$100,000,000. The increase of land value is \$150,000,000 per year. A tax of 7 per cent. per annum on this unearned increment would yield \$10,500,000. By lowering the tax on buildings by this amount, annually, in five years all taxes would rest on land values alone. The land owner would retain all the land value he has now and would pay upon it in taxes what he pays now. No mortgages would be disturbed. The public would take the income from future increases in value, but would leave present values with their present owners.

You real estate men seem to be treading the same fatal path the railroad companies trod when railroad regulation was first suggested. First they said there was no need of change and they fought to control the commissions and a change, as bitterly as you gentlemen are now fighting every attempt to change in any degree our archaic tax-system. Then, when the law created railroad commissions, the railroads fought to control the commissions and so prevent changes. Finally, the public patience wore out. The drastic laws and the fierce public feeling against the railroads today are the result of the blind railroad opposition to any change in their unchecked control.

Today the majority of the members of the Manhattan Single Tax Club are probably in favor of taking the whole rental value of land. If you gentlemen fight against any change; if you continue to insist that a few landlords shall lay down the law to the many landless, taking their pound of flesh to the uttermost; then you will finally create a public opinion that will in truth confiscate all rents.

The Single Tax, limited, theory herein stated offers you a way to reconcile yourselves with public opinion and to keep what you have already got, despite the fact that what you have was created, not by you, but by the public which you flout. The slums of New York, the absurdly high rentals of New York, the 325,000 people out of employment in New York, are a terrible indictment against the land system of New York. The landlord must either bend or break. It is his own fault if he does not choose safety while he may.

On behalf of the club I offer to supply speakers at any time and place. Let us counsel together and get at the truth.

ALFRED BISHOP MASON.
President Manhattan Single-Tax Club.

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THE WEEK'S REAL ESTATE NEWS

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

Builders Were Prominent
Among the Buyers.

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.)

MANHATTAN.

Conveyances.

	1914	1913
	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
Total No.	196	214
Assessed value	\$10,754,746	\$14,258,050
No. with consideration	8	36
Consideration	\$747,000	\$917,800
Assessed value	\$663,650	\$992,800
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
Total No.	783	860
Assessed value	\$45,806,196	\$55,482,950
No. with consideration	72	138
Consideration	\$3,019,615	\$4,843,761
Assessed value	\$3,245,250	\$4,933,800

Mortgages.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
Total No.	103	130
Amount	\$4,033,040	\$3,955,340
To Banks & Ins. Cos.	21	33
Amount	\$2,215,500	\$917,900
No. at 6%	43	36
Amount	\$1,318,990	\$427,407
No. at 5½%	6	2
Amount	\$590,000	\$140,000
No. at 5%	24	31
Amount	\$859,750	\$805,333
No. at 4½%		16
Amount		\$476,000
No. at 4%		1
Amount		\$15,000
Unusual rates		
Amount		
Interest not given	30	44
Amount	\$1,264,300	\$2,091,600
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
Total No.	475	570
Amount	\$17,582,332	\$20,085,425
To Banks & Ins. Cos.	113	152
Amount	\$12,180,000	\$10,133,700

Mortgage Extensions.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
Total No.	52	33
Amount	\$2,603,425	\$941,800
To Banks & Ins. Cos.	15	8
Amount	\$1,873,000	\$331,300
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
Total No.	249	244
Amount	\$9,337,985	\$8,105,585
To Banks & Ins. Cos.	67	81
Amount	\$5,126,450	\$3,218,800

Building Permits.

	Jan. 31 to Feb. 6	Feb. 1 to 7
New buildings	8	8
Cost	\$279,300	\$878,000
Alterations	\$82,889	\$143,000
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 7
New buildings	41	46
Cost	\$3,780,400	\$4,293,450
Alterations	\$954,122	\$1,065,560

BRONX.

Conveyances.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
Total No.	135	163
No. with consideration	15	12
Consideration	\$91,682	\$59,893
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
Total No.	546	770
No. with consideration	62	84
Consideration	\$682,657	\$931,723

Mortgages.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
Total No.	85	98
Amount	\$1,022,535	\$882,355
To Banks & Ins. Cos.	5	13
Amount	\$334,000	\$277,000
No. at 6%	49	48
Amount	\$363,655	\$433,210
No. at 5½%	3	13
Amount	\$277,180	\$57,500
No. at 5%	15	19
Amount	\$169,500	\$308,025
Unusual rates	1	
Amount	\$2,500	
Interest not given	17	18
Amount	\$209,700	\$83,320
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
Total No.	374	511
Amount	\$3,115,835	\$5,399,611
To Banks & Ins. Cos.	49	59
Amount	\$960,751	\$1,368,700

Mortgage Extensions.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
Total No.	15	16
Amount	\$170,400	\$295,400
To Banks & Ins. Cos.	1	3
Amount	\$20,000	\$70,000

	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
Total No.	99	75
Amount	\$1,704,550	\$1,230,400
To Banks & Ins. Cos.	14	8
Amount	\$332,000	\$250,000

Building Permits.

	Jan. 30 to Feb. 5	Feb. 1 to 7
New buildings	11	23
Cost	\$204,600	\$551,700
Alterations	\$25,230	\$13,150
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 7
New buildings	59	74
Cost	\$1,568,750	\$2,069,126
Alterations	\$92,880	\$135,485

BROOKLYN.

Conveyances.

	1914	1913
	Jan. 29 to Feb. 4	Jan. 30 to Feb. 5
Total No.	532	513
No. with consideration	40	34
Consideration	\$243,942	\$243,680
	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.	2388	2,419
No. with consideration	249	163
Consideration	\$2,330,662	\$1,367,375

Mortgages.

	Jan. 29 to Feb. 4	Jan. 30 to Feb. 5
Total No.	408	335
Amount	\$1,429,492	\$1,404,823
To Banks & Ins. Cos.	83	69
Amount	\$466,200	\$588,855
No. at 6%	217	195
Amount	\$533,939	\$499,127
No. at 5½%	120	34
Amount	\$586,330	\$489,350
No. at 5%	45	82
Amount	\$226,900	\$615,885
Unusual rates	6	2
Amount	\$17,000	\$1,450
Interest not given	20	22
Amount	\$65,323	\$149,011
	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.	1,655	1,769
Amount	\$5,796,131	\$6,061,987
To Banks & Ins. Cos.	308	398
Amount	\$1,790,600	\$2,335,530

Building Permits.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
New buildings	69	66
Cost	\$620,650	\$643,300
Alterations	\$109,590	\$62,450
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
New buildings	319	304
Cost	\$4,221,475	\$2,474,760
Alterations	\$264,840	\$277,022

QUEENS.

Building Permits.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
New buildings	58	68
Cost	\$267,400	\$192,540
Alterations	\$15,315	\$11,315
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
New buildings	243	318
Cost	\$1,176,117	\$1,036,312
Alterations	\$80,355	\$101,785

RICHMOND.

Building Permits.

	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6
New buildings	11	16
Cost	\$38,310	\$32,345
Alterations	\$1,520	\$2,650
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 6
New buildings	48	42
Cost	\$93,010	\$86,510
Alterations	\$10,995	\$9,175

While buyers are still scarce and as a consequence there was no noticeable increase in the number of sales, the character of the week's business differed in one respect from that of preceding weeks. A number of deals were closed in which builders figured as buyers and which concerned properties that are to be improved or to be held for improvements. East 84th street contributed two such transactions, and a whole block front in the Dyckman section, besides vacant plots in other sections, also passed into the hands of builders.

Other interesting deals of the week included the purchase of a high class West Side apartment house by an investor and the sale of an old-fashioned business building in Broome street.

The total number of sales in Manhattan this week was 22, against 27 for last week and 45 a year ago.

The number of sales south of 59th street was 7, compared with 6 last week and 15 a year ago.

The sales north of 59th street aggregated 15, compared with 21 last week and 30 a year ago.

From the Bronx 11 sales at private contract were reported, against 15 last week and 14 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$640,294, compared with \$554,530 last week, making a total since Jan. 1 of \$5,943,515. The figure for the corresponding week last year was \$759,887, making a total since Jan. 1, 1913, of \$5,190,129.

PRIVATE REALTY SALES.

Bing & Bing Buy In 84th St.

Bing & Bing have added to their holdings at the southeast corner of Park av and 84th st, by the purchase of 102 to 106 East 84th st from Michael T. Breslin, through Carl Levis and W. S. Lalor. The property is occupied by three old dwellings. The new owners now control a site with a frontage of 102 ft on the av and 133 ft in the st. No definite building plans have been made for improvement of the plot.

For additional information regarding this operation, see "Building Operations."

Investor Buys Apartment Houses.

The Saxony, a 7-sty structure on plot 99 by 102, at the southwest corner of Broadway and 82d street, and the "De Witt," a 6-sty apartment house, on plot 55 by 103, adjoining on 82d street, have been resold for Bing & Bing to Robert B. Dula, an investor, by Loton H. Slawson and Horner & Co. The properties have been held at \$655,000. Mr. Dula is a director of the Liggett & Myers Tobacco Co.

Dyckman Block Front Sold.

The entire block front on the west side of Ninth avenue, between 211th and 212th streets, has been sold for Dr. Wesley Wait, of Newburgh, N. Y., to a client, by John N. Golding. The purchaser plans to resell to a builder who will improve. The block contains twelve lots with a frontage of 199 ft. and a depth of 150 ft.

Another 84th Street Operation.

Samuel A. Herzog has purchased from Henry B. Anderson, the three 4-sty flats at 114-118 East 84th street, on plot 60.5 by 102.2, through Douglas L. Elliman & Co. Mr. Herzog will erect a 9-sty apartment house.

Roosevelt, Jr., Buys Home.

Theodore Roosevelt, Jr., the present tenant of the 4-sty dwelling at 165 East 74th st, on lot 20x102.2, has purchased it from the Hyde Realty Co. The house has been remodelled and modernized. The sale was negotiated by the Douglas Robinson, Charles S. Brown Co.

Manhattan—South of 59th Street.

BROOME ST, n w c Wooster st, 5-sty business building on plot 100x75, reported sold by the William F. Weed estate. The building is of the iron front type that used to be erected in business sections of the city several decades ago. The Weed estate has owned the building 24 years. The property is assessed at \$225,000. The buyer, whose name could not be learned yesterday, is said to have given uptown property in part payment.

BROOME ST, 204, 6-sty tenement on lot 25x100, sold by John L. Rubinsky to Isadore M. Levy, for investment.

13TH ST, 626-628 East, 6-sty tenement, with stores, on plot 39x103.3, sold for the Lawyers' Mortgage Co. to a client, by the Airmor Co.

43D ST, 213 East, 5-sty flat on lot 25x100, sold for Bertha Adler to a client, by Senior & Stout and John Montgomery.

48TH ST, 17 East, 4-sty dwelling, on lot 25x100, sold for the estate of Caroline Butterfield to a client for occupancy, by John N. Golding. The house has been in the Butterfield family since 1876.

49TH ST, 609 West, 3-sty building on lot 25x109.5, reported sold by Robert Weber.

MADISON AV, 527, 4-sty high stoop dwelling, on lot 20x80, sold for Mrs. Helen Wilson to Dr. L. Duncan Bulkley, by Douglas L. Elliman & Co. The buyer now controls a plot of 60 ft. on Madison av, but has made no definite plans regarding it.

3D AV, 591, 5-sty flat with store, on lot 20x100, between 38th and 39th sts, sold for the estate of Harlan P. Smith to a client, by James Kyle & Sons.

Manhattan—North of 59th Street.

ARDEN ST, 12 and 16, two 5-sty apartment houses, on plot 40x100.11, reported sold by Brown Brothers, the builders.

77TH ST, 334-338 East, plot 50.10x102.2, abutting the Bohemian National Hall, sold by Joseph Vrana, John Vondras, Hannah Levy and Frederick Jurisik to the Bohemian Benevolent Literary Society, which will erect a new club house.

110TH ST, 223-231 East, two 6-sty tenements, with stores, each on plot 41.8x100.11, between 2d and 3d avs, sold for the estate of Franziska Rohmann and Henry Rohmann to an investor, by William A. White & Sons and Samuel Fine.

116TH ST, 312 East, 5-sty flat on lot 21.6x100.11, sold for Martha Gregg to James T. Hallinan for investment, by W. J. Joyce.

118TH ST, 6 East, 5-sty flat, on lot 25x100, sold for H. Timberger to William Grozinsky of Williams & Grozinsky, by Arnold, Byrne & Baumann.

129TH ST, 306 West, 3-sty flat on lot 25x99.11, sold by Samuel Goldberg to an investor, who gave in exchange a tract of 50 acres at St. James, L. I.

133D ST, 9 West, 5-sty flat on lot 25x99.11, near 5th av, sold for A. Cassel to Louis Brock, by L. J. Greenberger.

150TH ST WEST, s s, 136 ft east of Broadway, plot 64x99.11, sold by H. H. Treadwell to the Mt. Nebo Congregation; Edward R. Cohn, president. The buyers will erect a new building.

FORT WASHINGTON AV, s w c 162d st, excavated plot 102x120x99x141, sold for the Simbar Realty Co. to H. & M. Mandelbaum, by J. Romaine Brown & Co. The property will be resold to the Friedman Construction Co. for improvement with an elevator apartment house.

MADISON AV, 1130, 4-story dwelling on lot 22x70, sold for Mrs. Albert B. D'Oench to Edward R. Finch for occupancy, by Thomas J. O'Reilly. The property has been held at \$70,000.

Bronx.

188TH ST, n w cor Belmont av, plot 50x86, sold for the Liberty Brewing Co. to J. Carozza, through D. A. Trotta, for cash. The buyer has no definite plans for improvement.

ARTHUR AV, e s, 125 ft. south of 186th st, plot 50x86, sold for Simeon M. Barber to A. Robert Munro, by D. A. Trotta.

DECATUR AV, 3276, two family brick house, on lot 25x100, sold for Annie Josephson to Florence J. Sullivan for occupancy by Alexander Selkin.

KINGSBRIDGE AV, e s, 103 ft north of 229th st, plot 75x100, sold for Bertha S. Brundage to the Arlington Construction Co., by J. J. Pittman. The buyer will improve with four dwellings.

LELAND AV, w s, 350 ft south of 176th st, lot 25x100, sold by George H. Janss to Giovanni V. Del Vesco, who gave in exchange a 2-sty frame house at 294 Lockwood av, New Rochelle.

PLIMPTON AV, 1355, two-family dwelling on lot 25x100, sold by Cahn & Pittman to Lillie J. Cooper.

SOUTHERN BLVD, northwest corner Crotona pkway and Fairmount pl, plot 54x128x105, sold for a client to the P. J. Dwyer Building Co., by Richard H. Scobie. The purchasers will improve at once with a 6-sty apartment house.

TREMONT AV, n e c Daly av, 5-sty apartment house with store, on plot 45x100, purchased by Jacob Ruppert from M. T. Sullivan. The building has been held at \$80,000.

UNION AV, 1095, three-family house, on lot 21x90, sold for Mary I. Sheehan to Joseph F. A. O'Donnell, by John R. Davidson.

VALENTINE AV, 2662, 2666 and 2698, three 5-sty apartment houses, sold for John Tully to a St. Louis investor, by the Nicholls-Ritter-Goodnow Realty Co., for \$99,500. This completes the sale of the entire row of 12 houses within two months.

WEST FARMS ROAD, Hoe av and 167th st, triangular plot of seven lots, 271x228x143, resold for the Benenson Realty Co. to the Abson Realty Co., by Alexander Selkin. The buyers will build three apartment houses.

Brooklyn.

BRIDGE ST, etc.—Jerome Property Corporation sold 153. Bridge st between Sands and High sts, a 4-sty double brick building containing stores and flats, on lot 28x100, for Louis Weill to a client for investment. Also resold for a client to Evan L. Tamblin for occupancy 424 1st st, between 6th and 7th avs, a 2-sty and basement brownstone residence, on lot 18x100.

PARK PLACE, ETC.—William D. Bloodgood & Co. of Long Island City have sold, through the firm of John F. James & Sons, the 4-sty flat at 601 Park pl. to an investor. The consideration was about \$80,000. The same brokers also sold through the same firm a vacant plot on the north side of Dean st, between 3d and 4th avs, to a builder who will erect a 4-sty building costing about \$60,000.

45TH ST, 1326, ten-family cottage, on plot 40x100, sold by R. Solomon to L. Berenson.

52D ST, 334 and 336, two 3-sty, two-family houses, on plot 40x100.2, sold by James McKenna to a client of the Simmacros Realty Co., for price reported to be \$12,000.

60TH ST, 638, 3-sty and cellar brick three-family dwelling, on lot 20x100, sold for Clementine Carle to an investor, by Tutino & Cerny.

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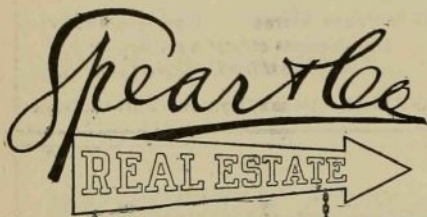
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BEDFORD AV, 412, 4-sty and basement
building, adjoining the Nassau Trust Co. Build-
ing, sold for the estate of Charles F. Mattlage
to a client by Geo. R. Read & Co., who resold
the property to David Lewin.

KNICKERBOCKER AV, 727, 4-sty double flat,
on plot 30x100, sold for the Fitzgerald Clark
Co. to an investor by Richard Goodwin.

OCEAN AV, ETC.—Hagerman, Hall & Byrnes
sold for the Fundy Co. a plot, 50x135, on the
west side of Ocean av, 240 ft north of AV H,
to Amelia Betts; also for the Fundy Co the Jean-
ette and Monroe apartment houses, at the north-
east corner of Beverly rd and East 21st st, two
4-sty buildings, on plot 100x100, to the Clinton
Haddon Co., which gave in exchange 121 lots at
Aqueduct, L. I.; also sold for William E. But-
ler 5516 4th av, a 4-sty double flat, on plot 35x
100, to an investor; and for Louis Bevier, Jr.,
the Roanoke, a 6-sty apartment hotel, on plot
50x100, at 69 and 71 South Oxford st, to the
Academy Realty Co., which gave in exchange
27½ acres at Albertson, L. I.

PROSPECT PL, n s, gore plot 100 ft, west
of Classon av, sold for the estate of Isaac
R. Robinson to the Pierpont Construction Co.
by the Bulkley & Horton Co.

PUTNAM AV, ETC.—Fred. M. Smith has sold
890 Putnam av, near Patchen av, 2-sty, base-
ment and cellar, brick house, 19x42x100, for
Nellie Condon to a client; also arranged with
the Eastern District Savings Bank for a mort-
gage on the same property. He has sold also 85
73d st, between Narrows and Colonial avs, 2-sty
and cellar, stone front, single family house, for
Katherine Scherer to a client, for occupancy.

MARLBORO, etc.—Wood, Harmon & Co. re-
port the sales of lots here to A. E. Doan,
W. T. Doan, P. R. Doan, G. C. Covill, J. K.
Kincaid, O. C. Spratt, S. A. Wiltsey, S. A.
Stults and W. G. Conley; at Hyde Park, lots
to Mrs. R. W. Hodges, D. J. Steele, Jr., and
F. J. Hodges; at Kensington Park, lots to
L. L. Gray; and at Kingsboro, lots to R. B.
Dungey, W. M. Clark and G. A. Schnorr.

Queens.

ASTORIA.—The Mathews Building Co. sold
to Sadie Pietrowski a model flat on the west
side of 12th av, between Grand and Jamaica
avs, for \$11,500. The company also sold the
house similar, adjoining, to Peter L. Nowak.

LONG ISLAND CITY.—Henry Lockhart, Jr.,
president of the Simplex Automobile Co., has
purchased from the Long Island City Real
Estate Co., through Harris & Vaughn, a tract
of about 30 lots having a frontage of about 750
ft in Hunters Point av, L. I. C., and also facing
in Dutch Kills. The lots adjoin the property
bought by Mr. Lockhart about two years ago,
between Borden and Hunters Point avs, and the
Dutch Kills Canal. The reported purchase price
is \$55,000. Harris & Vaughn have been ap-
pointed agents for the property.

Nearby Cities.

PASSAIC, N. J.—Jacob Salzman purchased
from Philip Simon of Passaic's largest office
structure, the Lawyers Building, a 6-sty brick
building at 223 and 225 Main av, for the Regal
Land & Improvement Co. of Brooklyn. The
purchase price is said to be \$75,000.

Rural and Suburban.

HEMPSTEAD, L. I., ETC.—The Windsor
Land & Improvement Co. sold at Hempstead to
K. Kiernan a plot 20x96, and to J. Stahl a plot
40x90 on Milburn av; to A. Glueck a plot 40x90
on Kennedy av; to H. Olsen a plot 40x100 on
Windsor pkwy; to K. McCarthy a plot 40x120
on Homan Blvd; to I. H. Hemmer a plot 40x
120 on Grand av; to M. Gilderson and H.
O'Connor each a plot 40x100 on Booth st; to
L. A. Nason a plot 40x100 on Henry st; to E.
Schloetzig a plot 40x125 on Willow av; at Val-
ley Stream to M. Shelton a plot 40x100 on Car-
penter st; to S. Gerle a plot 40x80 on Madison
av; to M. M. Denker a plot 60x100 on Mau-
jer st; at Rosedale to J. J. Waldron a plot 60x
100 on Victoria pl; to J. Lyons a plot 60x75 on
Rosedale av and Stratford road; at Floral Park
to J. Coffey and M. Sullivan each a plot 40x100
on Belmont st; to J. O'Connor a plot 40x100 on
Oak st; to F. Manusco a plot 40x100 on Willow
st; at St. Albans to H. Conklin a plot 60x100
on Maple st and Franklin av; sold at Lynbrook
to O. Kind a plot 62x100 on Oak and Charles
sts and Buckingham pl; to R. Reckner a
plot 40x97 on Driving Park av; to E. Hausmann
a plot 40x100 on Oceanside pkwy; to J. E.
Kemmer a plot 60x100 on Perkins av; at Rock-
ville Centre to W. Gerking a plot 50x65 on
Washington av; to A. Pohlmeier a plot 40x100
on Fox av; to E. Auwater a plot 40x97 on Nas-
sau pkwy, and a plot 40x100 on Rockville
Centre pkwy.

LONG BEACH, N. J.—Edward Sweet & Co.,
representing a group of well known professional
and financial men, have exercised an option on
the 175 acre tract about a mile and a quarter
east of the Nassau Hotel, which was taken last
November from the Estates of Long Beach. As
has been reported the property is to be the site
of one of the finest seashore residential colonies
planned for this country. The syndicate in-
cludes Charles B. Alexander, Irving T. Bush,
T. De Witt Cuyler, B. M. Baruch, Paul D.
Crayath, Robert Goelt, Otto H. Kahn, Charles
Sabin, E. T. Stotesbury, T. P. Shonts, V. P.
Snyder, Mortimer L. Schiff, Willard D. Straight,
Cornelius Vanderbilt, and Henry R. Winthrop,
with Edward Sweet & Co. as financial agents.

MT. VERNON, N. Y.—F. J. Thill has sold 85
lots at Oakwood, N. Y., to the Standard Home
Construction Co. of Manhattan. The property
will be improved by the buyer with suburban
homes.

PELHAM MANOR, N. Y.—S. E. Jacobs has
purchased for speculation a tract of about 125
fully developed lots located on Rochelle Ter-
race, Winwood rd, Colonial av and Boston
Turnpike, from the Beaumanoir Realty Co.

LEASES.

Manhattan.

DANIEL BIRDSALL & CO., INC., rented the
lofts in 110 Reade st to G. O. Arrowsmith Co.;
the 1st floor and basement in 75 Franklin st to
Brown, Norton & Co., of 66 Leonard st; the 1st
loft in 115 and 117 Franklin st to Sebald M.
Hohl, of 114 Franklin st, and the 3d loft in 498
and 500 Broadway to M. Diamond & Co.

DANIEL BIRDSALL & CO. leased a loft in
423 4th av to Cohen & Co.; space in 2 West
47th st to George H. Hubert; space in 119 and
121 West 23d st to the A. & B. Ornament Co.
of 180 Lafayette st; a loft in 60 and 62 East
11th st to P. Hutner & Co. of 54 East 11th st;
also in 36 and 38 East 12th st a loft to the
Colonial Clothing Co.; also lofts in 9 West
20th st to Alsofrom Bros. & Gottfried of 125
Greene st to Harry Cannaan, to M. Balog of 37
West 19th st, and to B. Black & Co.

THE CROSS & BROWN CO. leased the entire
building at 140 to 144 West 50th st for Catherine
Townsend to the Chas Motor Truck Co. of 142
West 56th st; the entire 5th floor in 1760
Broadway to Francois Nuncie of 148 West 56th
st; and the entire 2d floor in 218 and 220 West
65th st to R. M. Owen & Co. of 19 West 62d st;
also leased space in 18 East 41st st to the Key-
stone Hair Insulator Co., N. A. Berwin & Co.
of 156 Broadway, John Palmer and W. StG. El-
liott, Jr., of 331 Madison av and W. D. White,
Jr.; also an apartment in 44 and 46 West 37th
st to J. E. Peters.

THE CROSS & BROWN CO. leased space in
the United States Rubber Company Building, at
the southeast corner of Broadway and 58th st
to R. H. Goodell, DeMar and Kissell, and in
conjunction with Pease & Elliman, space in 25
West 45th st to Frymier and Hanna Co., of 25
West 42d st.

THE CROSS & BROWN CO. leased space in
396 Broadway to Bernard Barnett, and space in
25 and 27 West 36th st to Mrs. Isabel M. Skin-
ner, and the building at 352 West 54th st to a
company to be formed.

THE CROSS & BROWN CO. leased space in 8
and 10 West 45th st to Marguerite C. Nickerson
and Mary B. Oliver, doing business as "Mar-
gery," and to G. W. T. Dowling, of 398 5th av,
and space in 16 and 18 West 46th st to Delvina
Boulanger, of 60 West 56th st.

THE DUROSS CO. leased a store in 132 West
14th st to the Novelty Stamp Co., Inc.; also the
3d loft in 242 West 14th st to Herbert Horton;
the 2d and 3d lofts in 16 East 13th st to Louis
Frank; the store in 16 East 13th st to F. Stroth-
mann of 412 Audubon av; the 6th loft in 4
West 16th st to Samuel Richman of 4 West 16th
st; and the 3d loft in 124 West 18th st to Jacob
Miller.

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

THE DUROSS CO. leased to A. A. Solomon,
Jr., & Co., for half a century at 37 Beaver st,
for 10 years, the store, basement and 1st floor
in 58 West 15th st. The lease contains the
privilege of an additional 10 years, which the
brokers think the importers will exercise. The
firm is leaving Beaver st because of want of
larger space and the fact that the wine industry
is now centred near the Chelsea docks.

THE DUROSS CO. leased the 3-sty dwelling
at 309 West 19th st to Hannah Burns; the
3-sty dwelling at 234 West 26th st to Mario Del-
piano; the store in 461 and 463 West 14th st to
Bernard Peragallo, the 4th loft in 11 West 20th
st to A. J. Crystal, and the 8th loft at 4 West
16th st to Fried & Cohen of 4 West 16th st;
also leased the 4th and 6th lofts in 32 West
58th st to Marie La Tour for a term of five
years, and the 2d loft in 112 West 15th st to a
Mr. Kisistinas.

THE DUROSS CO. leased the store in 111
West 16th st to the Knapp Rubber Binding Co.
of 31 East 27th st; the 2d loft in 10 West 18th
st to the Chicago Bargain House, Inc., and the
4th loft in 1 West 20th st to the Marx & Meyer
Importation Co.

DOUGLAS L. ELLIMAN & CO. leased for the
estate of Annie T. Thorne, 32 East 50th st, a
5-sty American basement house on a lot 30x95,
for a long term of years, to Thos. L. Manson of
the banking firm of Thos. L. Manson Co.

DOUGLAS L. ELLIMAN & CO. leased for the
Lenox Hill Realty Co. an apartment in their
new building in course of construction at 116
East 63d st, to Dr. Fenwick Beekman, who has
also taken a suite of offices on the ground floor;
also an apartment in the same building to Dr.
L. A. Wing.

DOUGLAS L. ELLIMAN & CO. leased a large
apartment of 14 rooms and 4 baths in 246 West
End av to John H. Eagle, of J. H. & C. K.
Eagle, silk manufacturers; also an apartment
in 535 Park av for Mrs. Frederic Peterson to
Henry W. Howe; also in conjunction with Seton
Henry & Douglas Gibbons, an apartment in the
new building at 103 East 86th st, to Otto F. von
Arnim; and also a duplex apartment in 829
Park av to Dr. Geo. B. Wallace.

HORACE S. ELY & CO. leased to the New
York Hospital, for a term of years, the dwell-
ings at 13 and 15 West 16th st, from Mrs. Ed-
win C. Post and Mrs. G. E. Kissell, respectively.

HORACE S. ELY & CO. leased a suite of of-
fices in 29 West 34th st to the Webber Con-
struction Co. of 162 East 23d st.

EWING, BACON & HENRY leased in the
Architects' Building space to the Watson Man-
ufacturing Co., Tileine Co. of America, Novelty
Manufacturing Co. of 395 Broadway, Colima
Lumber Co., Hugh L. Cooper, Lockwood, Greene
& Co., Oscawana Building Co. of 200 5th av, The
Crane Co. of 490 Cherry st, Pressed Metal Radi-
ator Co., J. Scott McComb, Wadsworth-How-
land Co., American Flooring Co. of 149 Broad-
way, Arthur U. Dilley and H. J. Thompson;
also leased in 250 West 54th st space to Manly
Drive Co. of 17 Battery pl, Shawmut Tire

Sales Co. of 1657 Broadway, Auto-Ped Co., Haynes Auto Co. of 1715 Broadway, Vest Pocket Touring Co., and A. Hazen Green of 250 West 54th st.; also leased in 103 Park av space to Robison Process Co.; also in 18 East 41st st for Cross & Brown to Dr. Gentle and Dr. W. H. Jones.

THE FIFTH AVENUE BOND & MORTGAGE CO. rented for Weinberg, McCarlie & Brandes to Abraham Bases, of 28 West 22d st, the 4th loft in 129 to 133 West 29th st for a term of years and have also rented space in Wilson Building, at the southeast corner of Broadway and 33d st to H. B. Baker; also in conjunction with Pease and Elliman space in 434 to 438 Broadway to Barnett Bros., for J. Edgar Leaycraft & Co., space in 117 3d av. to H. Barnett.

B. FLANAGAN & SON rented the 4-sty dwelling at 115 West 73d st for Henry A. Wise.

FREDERICK FOX & CO. leased to the Fuchs & Lang Co., of 29 Warren st, for their executive offices and showrooms a floor containing 14,000 sq. ft. in the Philip Lewisoohn Building, at 113 West 40th st, through to 41st st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Aberdeen Realty Co. the entire 11th floor in 150 to 156 Lafayette st to Meyer Feinberg Co., Inc., and Gregory Weinstein, trading as the International Press, for a long term of years. This makes a total of six leases for five entire floors negotiated in the Aberdeen Building by N. Brigham Hall & Wm. D. Bloodgood within the last 6 weeks.

M. & L. HESS, INC., leased the 4th loft in 133 and 135 West 19th st to Fishkin Bros.; the 8th loft in 129 and 131 West 22d st to American Waist & Garment Co. of 42 West 15th st.

M. & L. HESS, INC., leased for the Marmac Construction Co. the 4th floor in the 12-sty building, size 75x98.9, at 241 to 245 West 37th st, to Joseph D. McGuire, printer and binder of 76 Duane st, for a term of 10 years. They also recently leased to F. C. Afferton Co., Inc., the 10th loft in this building for a like term. With the consummation of the foregoing leases, there remains but the top loft for rent, for which negotiations are now pending.

HEIL & STERN leased for the Estate of J. H. Mahony the entire building at 105 Water st to Celestino Fernandez & Sons, for a term of years.

THE ILLINOIS CENTRAL RAILROAD CO. leased for its executive offices the Liberty st wing of the 12th floor of the Mutual Life Building. The company will move there about May 1 from 115 Broadway. The lease is for a long term of years.

JOHNSON, ADAMS & GREACEN leased the 2d loft at 832 Broadway to the New York Adjustment Co.; the top loft in 39 and 41 East 12th st, to the Imperial Clothing Specialty Co., of 836 Broadway; the 6th loft at 40 to 44 West 4th st, to Henry J. Levy; the 7th loft in 712 Broadway, to Schulberg & Lazarus, of 690 Broadway; the 2d loft at 623 Broadway, to S. Perling & Bro., of 623 Broadway; the 6th loft at 43 to 47 East 10th st, to Silverman Bros.; the 5th loft at 648 Broadway, to Tanower Bros., and the 3d loft at 21 and 23 Waverly pl. to Bloch Bros. & Kilpatrick, of 594 Broadway; also a large part of the 5th floor in the Whitehall Building at 17 Battery pl to the Johnston Export Publishing Co., of 135 William st, publishers of the *American Exporter* and other export publications.

THE LIBMAN CONTRACTING CO. leased 2,500 sq ft on the 9th floor of the Leavitt Building at 126 to 132 West 46th st. for their offices, who will occupy the same about Feb. 16.

McDOWELL & McMAHON leased for Stephen C. Clark to Harry Siegel 611 to 615 West 181st st, two dwellings, on a plot 50x100, for 15 years from March 1, and the aggregate rental is about \$63,000. The lessee will install stores in the ground floor.

JOHN MILLER rented the store in 760 Lexington av to H. Clevenger.

EDGAR A. MANNING leased for a term of years the store and basement in 256 5th av for the estate of Chas. A. Baudoin to the Royal Copenhagen Porcelain & Danish Arts, Inc. of 16 West 33d st.

SAMUEL H. MARTIN leased for Eliza J. Arkenburgh the store and basement in 1983 Broadway to Adolph H. Mayers, of 790 9th av, for a term of three years.

THE M. MORGENTHAU, JR., CO.—sublet the 2d loft in the building at the northeast corner of Broadway and Duane st for a term of years to George F. Werner's Son, dealers in fancy leather goods, of 78 Duane st.

NELSON & LEE leased for Pease & Elliman and the Mitchell Mark Realty Co. a suite of six offices on the Broadway side of the new Strand Theatre Building, now being completed at the northwest corner of Broadway and 47th st, to the F. B. Haviland Music Publishing Co. of 125 West 37th st, for a long term of years. This is the first office lease of record in this new building and Haviland & Co. will be the most northerly located music publishers. This lease shows the remarkably quick northward movement of this business, as within the last seven years the centre of the music publishing trade has moved along Broadway from 16th st to 28th st, from 28th st to 37th st, and now from 37th st upward to the Times Square Section and 47th st.

THE CHARLES F. NOYES CO. leased the entire building at 245 and 247 Water st for Flora E. Williamson, et al. to the Berlin Aniline Works, of 213 Water st, and the entire building at 231 Water st for Alice C. T. Ramberger to the Imperial Water Proof Co., of 111 Broadway. Both leases are for a term of years.

THE CHARLES E. NOYES CO. leased the 4th loft in 534 Pearl st for "Il Progresso" to Oberly & Nevell, of 540 Pearl st; the 2d loft in 59 Ann st to Spellmeyer & Brewer; a loft in 92 Fulton st to Leo Fox and space in 61 Beekman st to the Glue Specialties Co., of 16 Beekman st.

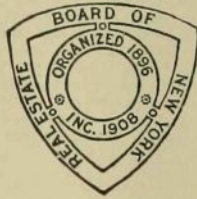
THE CHARLES F. NOYES CO. leased the store and basement in 32 and 34 Frankfort st to the Paradox Safety Paper Co.; the store, basement and sub-cellar in 40 John st to Corlies,

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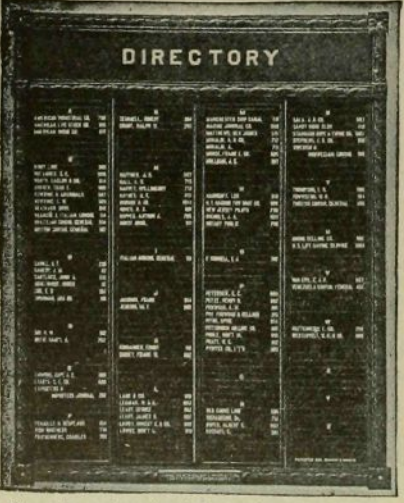
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Macy & Co. of 441 Pearl st for five years, and
the store and basement in 46 Gold st to the Car-
bondale Sponge Co.

THE CHARLES F. NOYES CO. leased offices
in 37 and 39 Liberty st to Crawford W. Marsh,
and offices on the 5th floor to Phillip Zalkind;
offices in 102 and 104 Fulton st to Isaacson &
Elank and in 130 and 132 Pearl st to Thomas
B. Lindsey.

OSGOOD PELL & CLARK T. CHAMBERS
leased the 5th loft in 20 to 24 West 37th st to
Church & Webb, Inc., of 31 West 31st st.

PEASE & ELLIMAN leased offices in Aeolian
Hall to Willard B. Cook, P. L. Rosenfeld, Dr.
R. S. Miller, and J. F. Walsh & Bro. of 193 Lex-
ington av; and at 42 West 39th st to J. L.
Henry; also an apartment in 105 East 15th st
to Miss H. E. Flewellin; and one in 1 West
30th st to Mrs. Bruce Payne.

PEASE & ELLIMAN leased for P. F. Francke
his 4-sty residence at 141 East 37th st to Mrs.
C. Spencer; also leased an apartment in 305
West 72d st, for the A. Campagna Construction
Co. to Miss Lucille Wagner; and one in 640
West End av for the Odell-Townsend Realty
Co. to Breckenridge Carroll; also leased for
the Beeman Estate the 4-sty house, 27x100, for-
merly occupied by the Graduate's Club, at 11
East 44th st, for a term of years to the Peg
Woffington Coffee House, now on 41st st, near
5th av; also leased an apartment in 471 Park
av to Mrs. Anna Christian; and one in 24 West
59th st to A. P. Kirtland; also leased for Moore
& Wyckoff, as agents, an apartment of 10
rooms and 4 baths in 405 Park av to Edgar S.
Thompson; space in 25 West 10th st for the
Century Holding Co. to the Paget Literary
Agency of 569 5th av; the parlor floor in 5
West 39th st for the Holophone Glass Co. to
Lillian T. Shanley.

PEASE & ELLIMAN leased offices in 141
Broadway for The Sherman Square Realty Co.
to Frederick Kopper, Jr., of 123 Liberty st; in
the Eagle Building at 71 Wall st for John
DeWitt Warner, as receiver, to L. C. Butler of
239 Broadway and Frederick Paulsen; in 434 to
438 Broadway, to German Cutlery Importing
Co. of 434 Broadway, Nathan Ginsberg, Wolf
Appleton of 15 Walker st and Barnett Bros.;
in 123 Liberty st, to John C. Reid, Herold &
Jarrett of 149 Broadway and Charles H. Car-
ter; and in 35 Maiden la, to P. H. Gesswein &
Co. of 32 Maiden la; also left space in 60 Nas-
sau st to Selvin & Wasserman.

POLIZZI & CO. leased to Nathan Simberg
for a term years the front and rear buildings
at 443 East 13th st.

THE REMCO RENTING SYSTEM leased the
1st floor at 106 and 108 Av C to the Tree of Life
Congregation; also the dwelling at 218 East
18th st for the estate of John Foster.

LOUIS SCHRAG leased for Henry H. Glass,
receiver, the 4th loft in 16 East 17th st to Sjos-
trom & Higgons; for the District Realty Co., the
3d loft in 142 to 146 West 24th st, to Rechnitz
Brothers, for a term of years. (This completes
the renting of the building. Also leased for
Hencken & Haaren, a loft in 460-462 6th av, to
the Star Fur Trimming Co. for a term of
years.

SHAW & CO. leased for the Nassau Mortgage
Co. for a term of 21 years 118 and 120 East
129th st, two 3-sty brick and stone dwellings
on plot 40x100 ft to a client who will alter the
premises turning them into a business building.

L. TANENBAUM, STRAUSS & CO., INC.,
leased to Weingarten & Gerberer, manufacturers
of leather goods, of 400 West 14th st, the 5-sty
building, on a plot 75x103, at 90 to 94 Grand st,
for Charles Laue, who recently purchased the
property. The property has been untenanted for
two years when Rusch & Co., silk merchants,
removed their establishment uptown.

L. TANENBAUM STRAUSS & CO., INC.,
leased to the German Artistic Weaving Co. of
141 West 36th st for Helen McGaw Smith, the
store and basement in 109 and 111 Prince st;
for Morris W. Levine, 25,000 sq ft in 40 and 42
West 17th st to various tenants; for the Est.
of John Downey 20,000 sq ft in 733 and 755
Broadway to various tenants; for the F. A.
Seitz Realty & Construction Co. 25,000 sq ft
in 39 and 41 East 12th st to various tenants;
and for the Est. of Leopold Sinsheimer 21,000
sq ft in 714 Broadway.

L. TANENBAUM STRAUSS & CO., INC., re-
port the leasing of the entire properties at 27
to 33 West 23d st, 8 to 14 West 24th st, for
Harris D. Colt, as trustee for the estate of
Richard Arnold, formerly of Arnold, Constable
& Co., to Loeb & Schoenfeld one of the largest
lace and embroidery houses in the world, for
many years located at 451 and 453 Broadway.
The lease is for a term of 10 years at a total
rental of approximately \$500,000. The property
includes entire 6-sty buildings, frontage of 100
ft on 23d st and 70 ft on 24th st, which were for
many years occupied by Putnam and Dutton,
and the owners will remodel the entire premises
for the use of the new tenant, who will take
possession about Dec. 1, next. Loeb & Schoen-
feld, although one of the largest houses in the
world in their line, have been the last to leave
the old downtown section. Their entry to 23d
st will, in a very large measure, affect the future
of that street. The same brokers also leased the
5-sty building at the southwest corner of Grand
and Mercer sts, together with the store in the ad-
joining building at 33 Mercer st, to the Ameri-
can Dry Goods Co., now at 70 Franklin st. The
premises were formerly occupied by William
Openhym & Sons. Daniel Birdsall & Co. were
associated as brokers.

VAN NORDEN & WILSON leased for the
Nev-A-Hone Razor Strop Co., their store in 1368
Broadway, to Henry Merhige, a dealer in lin-
gerie and laces. The Razor Strop Co. is taking
a store in Harry Schiff's new building, the
northeast corner of Broadway and 37th st. This
lease is interesting, as it is a sublease of a sub-
lease, and carries with it the assignment of a
third sublease for part of the store. The prop-
erty belongs to the Hoe Estate.

LUDWIG C. TRAUBE leased the store and
basement in 1518 Madison av to Kostin & Wel-
lengton.

HENRY TRENKMANN leased the store and
basement in 203 and 205 Lafayette st to A. J.
Nipple and Pipe Cutting Co. for five years; also
the 3d loft in 157 Grand st to Walter Hartwick.

E. A. TURNER leased for Robert Goelst the
5-sty building 4 East 48th st for a term of
years to Feffercorn & Freund, dealers in an-
tiques. One year ago the same broker leased
the building 3 East 47th st, abutting this pre-
sent lease. The lessees are going to joint the
two houses by building a big fireproof arcade
from one building to the other, to be used ex-
clusively for showrooms, etc. The lease is for
a term of years at \$10,000 a year.

WILLIAM A. WHITE & SONS leased the
dwelling at 136 East 22d st to Dr. Waldo H.
Richardson; also the 3d loft in 317 Green-
wich st to Howard A. Boyce; the 2d loft in 443
Broadway to the Empire Manufacturing Co.; a
loft in 533 to 541 Canal st to the Santi Franco
Duca; the 2d loft in 298 Broadway to the Old
Colony Textile Co.; the top loft in 112 Reade
st to M. A. Wexman; the 2d loft in 536 Broome
st to the Flushovalve Co. of 71 Greenwich st,
which completes the renting of this building;
the 6th loft in 382 Lafayette st to H. & S. Sachs-
man; the 3d loft in 131 and 133 Bleecker st to
Sol Newman of 590 Broadway; the 2d loft in
128 Bleecker st to S. Kabus, and the top loft in
154 Spring st to Barnett Feldman. The same
brokers also rented office space in 12 to 16
John st to F. Gillmor and in 100 Hudson st to
the I. Silverberg Commission Co.

WILLIAM A. WHITE & SONS leased to the
International Ultramarine Works, of 130 Worth
st, the store at 113 and 115 Leonard st; also
leased for a term of years the building at 62
Front st to William E. Williams, of 33 Pine st;
also leased the 2d, 3d and 4th lofts in 178
Greenwich st to J. P. Brinkerhoff's Sons, Inc.,
engravers, of 183 Greenwich st, and office space
in 50 Broad st to Ogden D. Budd & Co., of 68
Broad st; D. A. Batson & Co., Frederick C.
Simons, of 55 Liberty st, and Peter A. Lauria,
of 45 Nassau st; Henry Schreiber, of 20 Nassau
st, and J. Hathaway Pope & Co. of 20 Broad st.

F. R. WOOD, W. H. DOLSON CO. leased for
the McDermott Dairy Co. the store in 712
Amsterdam av to Hyman & Joseph Sudnovsky
of 712 Amsterdam av.

Brooklyn.

CHARLES W. SEITZ leased the store and
basement at the northeast corner of Flatbush
av extension and DeKalb av to Joseph Maver,
and the store in 715 Fulton st through to Fort
Greene pl, for John E. Edwards.

Queens.

EWING, BACON & HENRY leased to Mindlin
& Roseman space in the Queensboro Loft Build-
ing, Long Island City.

Suburban.

O'CONNOR & McCANN leased for Catherine
E. Scott the house and garage at 50 Boulevard,
Pelham Heights, N. Y., to D'Anjou Pearsall.

FISH & MARVIN rented for the White Plains
Construction Co. the house on Oakway, Scars-
dale, to John W. Appel, Jr., of John Wana-
maker & Co., and the residence of William
Walker Orr in the Heathcote Association at
Scarsdale, known as Archray, furnished, for *
months, to Harold M. Lehman of Lehman Bros.,
bankers, of this city.

PEASE & ELLIMAN leased for William Neil
Smith his country place at the corner of Edge-
wood Drive and Valley Road at Edgewood,
Greenwich, Conn., to N. T. Guernsey, of the
counsel to the American Telephone & Telegraph
Co.

REAL ESTATE NOTES.

DANIEL BIRDSALL & CO. have been ap-
pointed agents of 9 West 20th st, 60-62 East
11th st and 120 West 23d st.

ROBERT R. RAINEY has been appointed
agent of 56 West 46th st.

RICE & HILL have been appointed agents
for the Columbia Bank Building, 507 5th av.

C. WALTER CUSHIER is now connected with
the firm of M. Morgenthau, Jr., Co.

E. P. HUME has opened a real estate office
at 30 East 42d st.

DAVID VOGEL was the broker who negoti-
ated the sale of 7 Pitt st to Kate McGuire last
week, and its re-sale later to Abraham Katz.

LUDWIG C. TRAUBE has been appointed
agent for the four apartment houses at 1437-
1443 Lexington av.

MRS. LOWDEN, who owns the 3-sty dwell-
ing at 174 West 93d st, which was reported sold
early in the week, denies the sale.

JAMES E. BARRY & CO. have been ap-
pointed agents for the apartment houses 459-
461 West 155th st.

NEGOTIATIONS are pending for the sale of
the vacant plot 75x100, at the s e c of 207th
st and Post av, by the Manatee Co. to a builder.

THE HEIMANN CO., F. W. Heimann, presi-
dent, has opened offices at 309 Broadway to
conduct a general real estate business.

SPEAR & CO. have been appointed agents of
43-47 West 16th st, 143-45 Prince st and 201-
203 Wooster st.

CLINTON H. BOOTH and William M. Eck-
lund, formerly connected with the 5th av office
of the MeVickar-Galliard Realty Company, are
now with Rice & Hill at 507 5th av.

THE NEHRING CO. has been appointed agent
of the following apartment houses: The Aber-
crombie, at 165th st and St. Nicholas av; 363
to 369 Edgecombe av, 507 West 169th st, 622
West 182d st and 989 Simpson st.

D. A. TROTTA was the broker in the sale for
the Regina Construction Co. of the 5-sty flat at
No. 779 East 181st st, on plot 51x46, to A. R.
Munro, who gave in part payment the plot 45x
101 at the southwest corner of Zerega and St.
Raymond av.

THE BROADWAY ASSOCIATION, Jefferson De Mont Thompson, president, composed of property owners and business men in and contiguous to Broadway, has established permanent headquarters in the Martinique Hotel.

GEORGE H. CHIVVIS, for many years associated with M. & L. Hess, and William F. McMorrow, have opened offices in the Townsend Building, 1123 Eway, for the transaction of a general real estate business. The firm will be known as George H. Chivvis & Co.

FRANK E. SCHAEFFLER, who for the last seven years has been with the firm of Braisted, Goodman & Hershfield, has opened an office at 2837 Broadway, southwest corner of 110th st, for the transaction of a general real estate and insurance business.

THE MUTUAL LIFE INSURANCE CO. has decided to make use of the property it owns at 48 and 50 Maiden Lane and 33 and 35 Liberty st for the storage of records. Tenants in the 5-sty structure have been ordered to vacate. The building will be remodelled for the purpose indicated by the company's architect.

HEIL & STERN have been appointed agents for the following properties: 13-15 West 20th st, for the est of Solomon Lindenborn; 46-48-50 West 29th st, for I. & M. Phillips; 129 West 28th st, for the 130 W. 29th St. Co.; 130-2 West 29th st, for the 130 W. 29th St. Co.; and 819-21 5th st and 185-7 Lewis st, for the Directors' Holding Co.

D. A. TROTTA has placed for the Nista Construction Co., Inc., a building loan of \$56,000 for the erection of two 50-ft. 5-sty buildings on the east side of Crotona av, 100 ft. north of 187th st; also for the same company a first mortgage of \$11,500 at 5 1/2 per cent. on 689 East 187th St; and also a first mortgage of \$10,000 at 5 per cent. for John McNulty at 2336 Hughes av.

JUSTICE FORD has appointed Thomas Gilleran referee on an application by Madison Grant, trustee under the will of De Forest Manice, for permission to mortgage, sell or lease the property at 167 Madison av, southeast corner of 33d st. The trustee states that the old 4-sty house on the plot is vacant and hard to rent because the neighborhood is no longer suitable for residence purposes.

THE REV. DR. GEORGE CLARKE HOUGHTON announced Wednesday the acceptance by the Church of the Transfiguration of the gift by Miss Ethel Zabriskie, of the old family residence at 14 East 30th st, a 3-sty house on lot 22.3x98.9. The gift is in memory of her mother who died several years ago. The house abuts on the rear of the church property on 29th st, between Madison and 5th avs, and will be used for parish activities.

DOUGLAS L. ELLISON & CO. have been appointed agents for the new 12-sty apartment house being erected by the Fullerton Weaver Realty Co. at the Northwest corner of 66th st and Park av, to be known as No. 640 Park av. There will be only one apartment to a floor, consisting of 18 rooms and 6 baths. Rents will range from \$9,000 to \$12,000. It is expected to be ready for occupancy about September 1st, 1914.

TRAFFIC at the 34th and 42d st stations of the 6th av elevated has been materially lessened by the opening, last Saturday, of the new 38th st station. The new station was brought about through the increased traffic as a consequence of the northward shopping movement and local property owners were successful in convincing the Public Service Commission that its speedy erection was imperative.

PERCY AND JESSE STRAUS, of R. H. Macy & Co., are the buyers of the one-fifth interest in 1219 and 1221 Broadway, 111 West 34th st, 119 to 123 West 34th st and 122 to 126 West 35th st upon which the Macy store is erected, and the sale of which by Mrs. Elizabeth Towle Bissel, of California, as guardian of John Henry Towle, was reported recently. The one-fifth interest in the property at Nos. 129 and 131 West 33d st was bought by Arnstein & Levy.

THE REAL ESTATE AUCTIONEERS' ASSOCIATION, feeling the injury which may arise if any change in the method of taxation is legislatively agitated, opens its room free—for discussion on this and any other economic measure (which may prove a community interest)—at 2 o'clock each Tuesday afternoon during February, 1914. This was made possible by the order of James L. Wells, president, and D. Phoenix Ingraham and Lewis Phillips, the committee.

THE ST. ANTHONY ASSOCIATION has taken title to the home of Mrs. John A. Logan, Jr., at 17 West 56th st, which it contracted to buy in July, 1912. The association has given in part payment to Edith A. Logan the house at 29 East 28th st, which has been the headquarters of the society for thirty-five years. The 56th st dwelling will be the home of the Logans for some time, as the St. Anthony Association will remain in the 28th st house until it has been sold or leased by the new owners.

THE CENTRAL PARK WEST TAXPAYERS' ASSOCIATION will hold a meeting on Monday evening, February 9, 1914, at 8.30, at the Majestic Hotel, Central Park West and 72d st. It is expected that this will be one of the association's most important meetings, as the matter of building the subway along Central Park West, from 59th to 104th sts will be brought up and plans will be adopted for formally presenting the petition to the Public Service Commission. It is also expected to take up the matter of restriction of business traffic on Central Park West, the asphaltting of Columbus av and other matters.

WILLIAM B. MAY & CO., who are active in the matter of restricting traffic on 5th av north of 42d st and south of 110th st so that trucking and delivery wagons will be eliminated from that thoroughfare, thus relieving the serious congestion and making the avenue a suitable thoroughfare for private equipages, report that, from answers to letters which they have sent out, it is learned that practically all of the owners and occupants of properties in 5th av and adjacent streets are entirely in sympathy with such a movement. The consensus of opinion is that such a restriction should be enforced, because the congestion at times is

such as to cause numerous and serious delays. It is the intention of William B. May & Co. to continue an active campaign to bring about regulating of the traffic.

THE UNITED REAL ESTATE OWNERS' ASSOCIATION will hold their annual reception at Terrace Garden next Thursday evening. Elaborate preparations have been made for the entertainment of the guests. A vaudeville performance will be followed by dancing, to the music of Henry Conrad's orchestra. Handsome souvenirs in the form of a year book, with special articles, will also be distributed. Among those who have accepted invitations to be present are Surrogate George M. S. Schulz; Rudolph P. Miller, Superintendent of Buildings; John J. Murphy, Tenement House Commissioner, and William H. Abbott, Deputy Commissioner; Bridge Commissioner R. J. H. Kracke; Lawrence M. D. McGuire, President of the Real Estate Board; George Wenner, president of the West Side Taxpayers' Association, and a number of Assemblymen and other public officials.

REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount

specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

ESTATE OF BRIDGET CURRY—premises 157 East 82d st, 3-sty dwelling, on lot 19.2x102.2, valued at \$14,000.

GEORGE ENSER—2856 8th av, 5-sty tenement, 25x100, \$26,000.

PAUL D. LAVIGNE—137 Attorney st, 3-sty dwelling, 18.9x75, \$13,000; and 741-743 8th av, 5-sty tenement, 40x100x irreg, \$88,000.

YETTA RITTER—180 Stanton st, 5-sty loft building, 20x99.6, \$23,500.

HELENA C. BAKER—2619 Walker av, Bronx, \$10,500.

JOSEPH M. LICHTENAUER—151 West 76th st, 4-sty dwelling, 18x102.2, \$27,000; 146 West 79th st, 3-sty dwelling, 16.8x102.2, \$20,000; 148 West 79th st, 3-sty dwelling, 16.8x102.2, \$20,000; 160 West 79th st, 3-sty dwelling, 16x102.2, \$20,000; 162 West 79th st, 3-sty dwelling, 17x102.2, \$21,500; 916 6th av, 4-sty tenement with store, 22.6x80.6 1/2, \$40,500; 151-157 West 53d st, four 3-sty dwellings, each 18.9x100.5, each \$16,800; 149 West 53d st, 3-sty dwelling, 16.8x100.5, \$15,000; 145 West 53d st, 3-sty dwelling, 16.8x100.5; \$15,000; 152 West 54th

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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.

DO YOU NEED the services of experienced man (German-American) to take charge of your property? General supervision, renting, collections, hiring of help, repair and upkeep. If you need honest, sober and industrious man who has had charge of a number of elevator buildings for years, who has the best city references, address, if interested, Box 242, Record and Guide.

FOR SALE—Real estate records, bound book form—Borough of Manhattan; also Atlases, typewriter's desk, letter press and stand with drawers. Apply Owner, 203 Broadway, room 708. Call afternoons.

YOUNG MAN, 25, 8 years' experience, inside, outside work, well acquainted with city, desires to connect with good real estate concern. Box 246, Record & Guide.

HIGH GRADE realty man, long experienced in leasing and management best class apartment and business property, desires to connect himself with estate or individual seeking capable executive. Box 244, Record and Guide.

OPPORTUNITY.—Real Estate Agent or Broker having a small business, who wishes to increase his business and income, write to Opportunity, Box 250, Record and Guide.

RENTAL BROKER Wanted by a large midtown Real Estate office, Liberal basis; Leads furnished. Assistance given. Only experienced men with good record of deals closed apply. Box 248, Record and Guide.

DESK ROOM

in established real estate office downtown (Broadway) for real estate man, corporation, trustee or manager of an estate. All conveniences, telephone, stenographer, etc. Terms reasonable to right party. References required. Box 252, Record and Guide.

YOUNG MAN (20) desires position with real estate firm; 4 years' actual experience with real estate records, projections, maps, diagrams, etc. Excellent references. Investigation invited. Box 254, Record and Guide.

INSURANCE MAN with over 15 years' experience in brokerage business would like to connect with real estate firm to manage and develop their insurance business; can furnish best of references. Box 258, Record and Guide.

REAL ESTATE broker and office manager, 24 years old, six years leading concern, will connect with estate, Real Estate Co., Trust Co., or corporation in capacity of manager or assistant in some department. Box 288, Record and Guide.

WE ARE entirely out of New York Edition of Record and Guide of March 1 and July 12, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on February 10, 1914. Record and Guide Company, 119 West 40th St.

st, 3-sty stable, 25x100.5, \$37,500; 176 3d av, 4-sty tenement with store, 18.9x100, \$23,500; 1664 Madison av, 4-sty tenement with store, \$12,500; vacant plot, 227th st and Fort Charles pl, 62.69x59.67x irreg, in block 3402, lot 448, \$2,700; plot at 227th st and Fort Charles pl, block 3402, lot 450, \$2,000; northwest corner of Tremont and Harrison avs, 47x101.9x irreg, \$8,000; plot on Tremont av, block 2868, lot 75, \$32,000; plot on Aqueduct av, block 3216, lot 64, \$8,000; plot on Andrews av, block 3216, lot 20, \$6,000; northeast corner Popham av and 176th st, block 2877, lot 416, \$8,250; plot on Sedgwick av, block 2880, lot 168, \$7,000; plot on Morris av, block 2420, lots 49, 50, 51, \$12,000; lot on Ogden av, block 2522, lot 14, \$1,250; plot on Sedgwick av, block 2530, lot 32, \$12,000; plot on Merriam av, block 2531, lot 13, \$4,300; plot on Ogden av, block 2531, lot 23, \$2,500; plot on Ogden av, block 2531, lot 25, \$3,600; plot northwest corner Ogden av and 169th st, block 2531, lot 35, \$4,200; plot on Aqueduct av, block 2534, lot 16, \$4,000; plot on Sedgwick av, block 2880, lot 25, \$3,000; northeast corner Merriam av and 170th st, block 2535, lot 1, \$18,500; plot on Sedgwick av, block 2880, lot 32, \$2,200; plot on Commerce av, block 2882, lot 7, \$2,500; 114 East 110th st, 4-sty tenement and store, 16.8x100.11, \$9,000; 116 East 110th st, 4-sty tenement and store, 16.8x100.11, \$9,000, and 118 East 110th st, 4-sty tenement and store, 17.2x100.11, \$9,000.

DAVID BANKS—23 Park pl, running through to Murray st (20), 5-sty loft and office building, 28.8x52.4, \$165,000; and 35 East 72d st, 4-sty dwelling, 22x102.2, \$86,000.

OBITUARY

MAJOR JOHN DE WITT KLEMYER, real estate broker, with offices at 200 Broadway, died Thursday, January 20, at the Melba Sanitarium, 302 McDonough st, Brooklyn, following an operation for stomach trouble. Major Klemyer was born in Brooklyn thirty-eight years ago and has been prominent in military affairs in the State for over fifteen years. At the time of his death he was the junior major of the Forty-seventh Infantry, N. G. N. Y. of Brooklyn, having been transferred to that regiment in 1902 from the Twenty-third Infantry of Brooklyn, where he enlisted in 1898. Major Klemyer was one of the best known and most popular officers in the National Guard of this State. He was buried Sunday, February 1, at Greenwood Cemetery, Brooklyn, with full military honors.

SOLOMON JACOBS, real estate operator, died on Wednesday at his home, 3 East 86th st. He left a widow and a daughter.

LAURENCE B. RAND, a real estate dealer of 481 5th av, died Wednesday at his home in Cedarhurst, L. I. He had been ill for nine months. Mr. Rand was thirty-two years old and is survived by his widow and son.

JOSIAH B. BOONE, a real estate man, died on Tuesday of heart disease, at his home, 292 Lincoln av, Brooklyn, aged fifty-three. A widow, a son and three daughters survive him.

Protest Against Insurance Rates.

The question of the recent rise in premiums for accident insurance, which affects thousands of property owners in this city, was taken up at a mass meeting held last Monday evening, at 142 Second avenue, under the auspices of the Greater New York Taxpayers' Association. This organization, consisting of several hundred real estate owners whose holdings lie in the territory south of 42d street and east of Broadway, has taken up the fight of property owners in opposition to the rise in premiums for accident insurance. The association has gone about this work systematically and earnestly to secure proof against the body of lawyers that has devoted itself recently to the business of prosecuting accident cases which never took place, and when they did take place no injury resulted from such accident. The association has also started on foot a plan to organize a fund of their own in the nature of indemnity insurance.

At the Monday night meeting, the speakers were Ira J. Ettinger, Harold M. Phillips, Abraham Sarasohn, Bernard Goodman, and David Rosenbaum.

All emphasized the necessity of running down the originators of fake cases and their attorneys; also the necessity of fighting every case, where the plaintiff cannot show a clear and justifiable cause of action—two matters entirely ignored by the insurance companies and the chief contributing causes to the present excessive rates.

About \$2,500 was subscribed as a defense fund to take care of any liability cases that might arise while the matter is being threshed out with the insurance companies.

—"Pessimism does not pay in real estate." Think rather of the men who have made fortunes in realty and of the thousands of old people who are living in comfort through their frugality and investments in productive property in early life,

Local Fire Alarm Systems In New York Factories.

A fire alarm signal system with a sufficient number of clearly audible signals is required in every factory building over two stories high in which more than 25 persons are employed above the grade story by the new labor law of New York State.

A sub-committee of the Industrial Board has been at work drafting rules and regulations for factory fire alarm systems which will be issued early in February. Before that the Industrial Board will hold a public hearing on the subject of the rules.

At present the most complete rules for factory alarm systems are those in use in New Jersey. Possibly the New York rules will be similar in some respects and improved in others. Some engineers do not favor open circuits in fire alarm systems which are permitted in New Jersey. It is thought that the New York rules will require closed circuits. New Jersey has regarded electric siren horns rather more favorably than gongs. New York, it is thought, will favor gongs and permit horns under certain circumstances.

In draughting its rules for factory alarm systems New York has had the advantage of the pioneer work done by others and can avoid the errors, imitate the accuracies and improve the weaknesses. It is expected that the rules and regulations the Industrial Board will publish will be the most complete yet published, and will reflect the advice of competent engineers.—"Safety Engineering."

The Mortgage Market.

"Purchasers of all kinds of first-class securities realize now that the period of high interest rates lately prevailing has passed," said Randall Salisbury, of the mortgage department of the Title Guarantee & Trust Co., this week. "It may be that mortgage investors are a trifle late in appreciating the change in conditions. There are still some would-be purchasers of mortgages, who, unable to escape from the financial atmosphere of the last few months, are endeavoring to obtain a net return of 5 per cent. on guaranteed mortgages. As a matter of fact, the gross rate of interest today is 5 per cent. on well-located income-producing property in Manhattan and the Bronx. With bonds of various sorts being marketed on a lower than 4½ per cent basis, there is absolutely no reason why guaranteed mortgages should pay a higher rate than 4½ per cent.

"It is perfectly certain that within a comparatively short time the demand for mortgage investments at this rate will be greater than the supply. It seems to me that from a financial standpoint the outlook for real estate is extremely favorable. Not the least important factor in the situation is that the institutions that make a business of handling mortgage loans have a much clearer conception of their problem than ever before."

Bridge Traffic.

According to a count made by the operating companies, the Williamsburgh Bridge is now carrying more passengers than the Brooklyn Bridge. The count was made for one continuous period of 24 hours in the month of November last, of the traffic moving in both directions. The result showed that the Williamsburgh Bridge during that period carried 313,347 passengers, and the Brooklyn Bridge 306,845. The Queensboro Bridge scored a total of 78,980, and the Manhattan Bridge 43,820. The total of all bridges was 742,992, an increase of 12.6 per cent. of the total for 1912, which was 659,591.

—Renting conditions make the new-law apartment houses a profitable investment on Washington Heights. There is a good demand for suites of four and five rooms in non-elevator houses, and also for the larger apartments in elevator houses renting at nine to thirteen dollars a room.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

There were 22 offerings at the Manhattan and Bronx salesrooms this week, and 13 were bought by parties in interest, 5 were withdrawn or adjourned, and 4 went to outside bidders. These were Sadie Schwartz, who paid \$98,344 for the one-sty theatre at 45-51 Suffolk street; Anthony Wenner, who bid \$15,500 for the four-sty flat at 318 West 37th street, offered at executor's sale; Edmund Berger, who paid \$18,200 for dwellings at Lexington avenue and 127th street, and R. Baldo, who secured the three-sty stable at 1449 Vyse avenue for \$4,700. The 12-sty loft building at 50-54 West 17th street was bought by the plaintiff, the Metropolitan Life Insurance Co., for \$286,000.

For the coming week, most of the properties offered comprise tenements in Manhattan and dwellings in the Bronx. Among the more valuable properties to be sold are 17 West 36th street, a four-sty loft building to be offered by Bryan L. Kennelly, and 153 Water street, a six-sty loft building, to be sold by Herbert A. Sherman. Joseph P. Day is scheduled to sell six tenements, besides other properties in various sections of the city.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 6, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Suffolk st, 45-51, ws, 125.10 s Broome, 74.11x100.7x75.1x100.7, 1-sty bk theatre; due, \$8,485.05; T&c, \$1,802.60; sub to a mtg of \$79,000; fire ins premiums, &c, \$2,041.92; Sadie Schwartz, 98,344

17TH st, 50-4 W (*), ss, 179 e 6 av, 66x 92, 12-sty bk loft & str bldg; due, \$275,597.95; T&c, \$11,824.29; Metropolitan Life Ins Co, 286,000

136TH st, 622 W (*), ss, 287.6 w Bway, 43.9x99.11, 5-sty bk tnt; due, \$43,066.49; T&c, \$2,714.97; Stephen O Lockwood trste, 45,000

164TH st, 503-5 W, ns, 100 w Ams av, 50x 99.11, 6-sty bk tnt; due, \$11,846.46; T&c, \$715.07; adj Feb 17.

HENRY BRADY.

9TH st, 433 E (*), ns, 188 w Av A, 25x 92.3, 5-sty bk tnt & str; due, \$21,410.52; T&c, \$931.80; Warwick Savgs Bank, 22,500

131ST st, 130 W (*), ss, 390 e 7 av, 20x 99.11, 3-sty & b stn dwg; due, \$10,556.11; T&c, \$226.26; Emigrant Indus Savgs Bank, 9,000

HERBERT A. SHERMAN.

127TH st, 141 E, ns, 20 e Lex av, runs n 63.11xw20 to Lex av (Nos 2113-15) xn36xe 35xs99.11xw15 to beg, three 3-sty bk & stn dwgs; due, \$17,977.76; T&c, \$368.75; Edmond Borger, 18,200

Lexington av, 2113-15, see 127th, 141 E.

BRYAN L. KENNELLY.

37TH st, 318 W, ss, 250 w 8 av, 25x98.9, 4-sty bk tnt & str (exr); Anthony Wenner, 15,500

113TH st, 167 E, ns, 160 w 3 av, 20x 100.11, 4-sty bk tnt (vol); bid in at \$10,750.

121ST st, 75 E, ns, 40 w Park av, 20x 100.11, 4-sty & b stn tnt (vol); bid in at \$15,500.

SAMUEL GOLDSTICKER.

122D st, 207 W (*), ns, 116 w 7 av, 18x 100.11, 3-sty & b bk dwg; due, \$13,846.92; T&c, \$767.91; Edw Kent et al trstes, 15,000

Total 509,544
Corresponding week 1913..... 650,537
Jan. 1, 1914, to date..... 5,256,498
Corresponding period 1913.... 4,599,854

Bronx.

The following are the sales that have taken place during the week ending February 6, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Gulon pl, ss, 125 e St Lawrence av, 50x 80; due \$1,415.92; T&c, \$21.72; withdrawn.

Prospect av, 594-S (*), es, 155.6 n Fox, 81.10x100, two 5-sty bk tnts & str; due, \$16,420.74; T&c, \$250; sub to two mtgs aggregating \$65,750; Morris Podolsky, \$4,750

SAMUEL GOLDSTICKER.

Lawrence av (*), ns, and SEDGWICK AV, ss, lots 29 to 31; due, \$5,587.15; T&c, \$1,026.26; Sarah T Umpleby, 5,000
Sedgwick av, ss, see Lawrence av, ns, etc.

GEORGE PRICE.

Bronx blvd (*), nes, 238 w 222d, 180x80; also BRONX BLVD, ss, 663 w 222d, 112x 84x73, gore; due, \$5,727.06; T&c, \$750; Geo McCauslan, 6,300

Bronx blvd, ss, 663 w 222d, see Bronx blvd, nes, 238 w 222d.

M. MORGENTHAU, JR, CO.

Marmion av, 1888 (*), es, 61 s Fairmount pl, 35.2x106.10, 4-sty bk tnt; due, \$3,329.82; T&c, \$550; sub to 1st mtg of \$20,000; mtg recorded Oct11'12; Chas R Bretsch, 22,000

Popham av, 1727 (*), ws, 246.4 n 176th, 25x100, 2-sty fr dwg; due, \$8,305.07; T&c, \$225; Obadiah Newcomb et al, 7,000

HENRY BRADY.

Vyse av, 1449-51, ws, 100 s Jennings, 50 x100, 3-sty fr stable; due, \$2,874.36; T&c, \$861.36; R Baldo, 4,700

HERBERT A. SHERMAN.

Harrington av (*), ns, 155.4 e Ft Schuyler av, 100x100; due, \$5,598.21; T&c, \$800; Ray Batt, 1,000

Total \$130,750
Corresponding week 1913..... 109,350
Jan. 1, 1914, to date..... 687,017
Corresponding period 1913..... 689,062

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 4, 1914, at the Brooklyn Sales rooms, 189 Montague street:

WILLIAM H. SMITH.

COLUMBIA ST, ws, 18 n Irving, 30.9 x80; Mamie Fichera..... \$8,000.00

DEAN ST (*), ss, 200 w Kingston av, 20x100; Frank G Smiley..... 5,600.00

KOUWENHOVEN PL (*), nws, intersec cl E 48th, runs n1,048.3xe490.8 to Utica av, xs410.9xsw783.7 to beg; also UTICA AV, es, intersec nws Flatlands Neck rd runs n 252.7xe170.3xs19.2xsw 299.6 to beg, except parts released;

LINDEN ST, ss, 207.2 e Wyckoff av, 40 x100; partition, Jno Nash..... 4,350.00

LORIMER ST (*), nec Boerum, 100x25x irreg; Brevoort Savgs Bank of Bklyn, 33,300.00

PINE ST (*), sec New Lots rd, 93x123; Louis Reinhardt 3,000.00

RUTLEDGE ST (*), nws, 215 sw Beauford av, 15x100; Mary Shea..... 2,000.00

SACKMAN ST (*), ws, 17.9 n Dean, 18.1x80; Wm M Allison..... 1,000.00

TAAFFE PL, ws, 70 s Myrtle av, 25x 108; partition; Michl Nash..... 3,800.00

W 10TH ST (*), ws, 336 n Av R, 182x 100; also W 10TH ST, es, 336 n Av R, 150x100; Otto E Reimer..... 35,000.00

BAY 19TH ST (*), ws, 143.1 sw Bath av, 130.1x72.6x irreg; Fredk C Goppoldt 9,500.00

53D ST (*), ss, 100 w 11 av, 20x100.2; Louise L Ostrander..... 3,600.00

E 59TH ST, es, cl intersec ss rd from Flatbush to Canarsie, runs s557.10xe 100xn130xs20xe150 to cl Ralph av, xn 409.1xw227.1xw96.11 to beg; also ROAD from Flatbush to Canarsie, ss, intersec cl Av E, runs sw 699.7xse40 xsw400xn140 to cl Av E, xs241.10 xs174.8 to cl E east, xse99.1xne650xse 20xne930 to cl E 87th, xnw59.1xw 278.11 to beg; also ROAD from Flatbush to Canarsie, ss, intersec cl Av E, runs w277.10xsw979.11 to cl E 82d, xse260 to cl E 81st, xse37.5xe183.3 to cl Av E, xne241.10xse140xe400xnw 140 to cl Av E, x899.7 to beg; also ROAD from Flatbush to Canarsie, ss, 180 nw Av E, runs sw404.1xsw863.1xse 100xsw358.5xe364.10 to cl E 81st, xnw 37.5xne260 to cl E 82d, xnw20xne979.11 to beg; also ROAD from Flatbush to Canarsie, ss, 200 se Av D, runs sw 834.11xse80.3xe204.8xne446.10 xnw 140 xne463.4 xse358.5 xnw100 xne863.1 to beg; also ROAD from Flatbush to Canarsie, ss, intersec ses right of way of N Y & Manhattan Beach R R Co, runs sw834.11xse80.3xe204.8xne446.10 xnw140xne350xnw180.8 to beg; also ROAD from Flatbush to Canarsie, as intersec nws lands of N Y & Manhattan Beach R R Co, runs sw797.1xnw 920.7xe241.3 to cl E 59th xs557.10xe 130xs20xe150 to cl Ralph av, xn409.1 xe194.7xe166.1 to beg; also PARCEL OF LAND bounded s x present rd from Flatbush to Canarsie, n x cl of old rd wxws Wyckoff Farm containing 45 one-thousandths of an acre; A B Roberts..... 9,000.00

59TH ST, ns, 140 e 8 av, 220x100.2; adj March 3.....

William Davis 8,750.00

LINDEN AV (*), ss, 226.2 e Nostrand av, 20x140; Edw B Parsons..... 5,300.00

OCEAN PARKWAY, ws, 180 s Av D, 40 x150; Frances Lind..... 9,400.00

PARKSIDE AV (*), nwc Parkside ct, 41.7x95.5; Louis McCarty..... 35,500.00

WILLOUGHBY AV, nwc Claremont av, 84x6x irreg; partition; Thos J Nash..... 6,300.00

18TH AV (*), nws, intersec nes 65th, 134.1x88.9; also 18TH AV, nws, 174.1 ne 65th, 25.10x86.3; Geo de Braekeler, 67,000.00

WATKINS ST (*), es, 125 s Riverdale av, 20x100; Michl Rogers..... 450.00

WATKINS ST (*), es, 150 s Riverdale av, 25x100; Michl Rogers..... 450.00

STONE AV (*), ws, 125 s Riverdale av, 25x100; Michl Rogers..... 450.00

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Auction Sales, Brooklyn—Continued.

W. M. P. RAE.

BAY 35TH ST, ses, 260 sw Benson av, 40x96.8; A E Roberts..... 4,500.00

55TH ST (*), ss, 400 w 16 av, 20x100; Anna W Irvin..... 4,750.00

BATH AV, ns, 38.8 e Bay 17th, 19.4x 100; A B Roberts..... 2,500.00

CHURCH AV, swe E 34TH, 20x80; Jay Holding Corp..... 5,000.00

NEW LOTS RD, ss, 21.2 w Williams av, 84.9x81.9x irreg; withdrawn.....

ST MARKS AV (*), ns, 125 e Kingston av, 100x155.7; Collective Holding Co, Inc..... 35,000.00

SHEFFIELD AV (*), ws, 103.6 s New Lots av, 100x100; also SHEFFIELD AV, ws, 150 n Hegeman av, runs w 100x610xw130 to cl Georgia av, xn 13.1lxw520 to cl Malta st, xs— to cl Fairfield av, xw— to cl Louisiana av, xw74.1lx3.1 xw166 xn— xn296xe120 xn95 to Stanley, xe36.4xe—xn930.6 xe100xs360xe260xn675xe100 to beg; Abram J Hazeltine..... 102,667.00

LOT 40, Block 6123, Sec 18; Alfred Davis..... 100.00

CHAS. SHONGOOD.

17TH ST, sws, 225 nw 5 av, 17.7x100.2; B Caspari..... 2,000.00

OCEAN PARKWAY, ws, bet Av N & O, lot 36; P Kessel..... 1,175.00

WYTHE AV, sws, 74 nw Keap, 18.4x62; Action 1; E A Haggerty..... 3,250.00

WYTHE AV, sws, 92.4 nw Keap, 19x62; Action 2; E A Haggerty..... 3,250.00

JAS. L. BRUMLEY.

E 2D ST (*), ws, 285 s Av I, 26x110; Wm H Talmage..... 4,500.00

55TH ST, sec 2 av, 20x102.2; Jos A Bill et al def..... 5,700.00

CHAUNCEY REAL ESTATE CO.

DEAN ST, sec Rogers av, 115x120; Adj Feb 24.....

JOSEPH P. DAY.

CROPSEY AV, 1865-7, ns, 62.8 w 19 av, 31.8x111.9, 3-sty & b bk dwg (vol); Chas H Chapman..... 13,100.00

Total..... \$539,242.00

Corresponding week, 1913..... 151,929.00

ADVERTISED LEGAL SALES.

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

Manhattan.

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

FEB. 7 & 9.
No Legal Sales advertised for these days.

FEB. 10.
CHRISTIE ST, 183, ws, 100.2 n Rivington, 24.9 x96.3x25x95.4, 5-sty stn tnt & str, 4-sty ext; Wolcott G Lane, trste—Nellie R Birkholz et al; Hoffman Miller (A), 80 Bway; Earle W Webb (R); due, \$25,723.21; T&c, \$823.30; Joseph P Day.

CLINTON ST, 93, see Pitt, 25.

PITT ST, 25, ws, 100 n Broome, 25x100, 5-sty bk tnt & str; also CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & str; Sheriff's sale of all right, title, &c, which Anna I Koran had on Nov11'13, or since; Julius Harburger, Sheriff; Henry Brady.

THOMPSON ST, ws, 75 n Broome, 3x60; Raphael R Murphy—Mary R Bow et al; Emile M Bullowa (A), 34 Nassau; Harold P Coffin (R); due, \$848.14; T&c, \$85.21; Joseph P Day.

92D ST, 18 E, ss, 237.10 e 5 av, 17.8x100.8, 4-sty & b stn dwg; Frances G Alexander—Sarah Friedman et al; Alexander & Keenan (A), 24 Broad; Ernest H Wells (R); due, \$37,427.16; T&c, \$1,654.10; mtg recorded June 17'10; Bryan L Kennelly.

144TH ST, 510 W, ss, 125 w Hamilton pl, 100x 99.11, 6-sty bk tnt; International Distributors Corp—Geo B Bergkamp et al; Geo C De Lacy (A), 233 Bway; Rudolph A Seligmann (R); due, \$11,299.14; T&c, \$288; sub to 3 mtgs aggregating \$181,286; Joseph P Day.

FEB. 11.
ST MARKS PL, 54, ss, 250. e 2 av, 25x97.6, 4-sty stn tnt; Emelius Stigeler—Louis Teven et al; Edwin C Colwell (A), 43 Cedar; Jno H Jones (R); due, \$3,765.71; T&c, \$2,000; Joseph P Day.

6TH ST, 750, ss, 111 w Av D, 21.10x97, 3-sty bt tnt; Mary G Richardson et al exrs—Solomon Wallach et al; Edw J Prest (A), 51 Chambers; Jno Z Lowe, Jr (R); due, \$14,827.48; T&c, \$4,737.06; Herbert A Sherman.

36TH ST, 17 W, ns, 298 w 5 av, 24x98.9, 4-sty stn loft & str bldg, 3-sty ext; Jno I Downey—Charter Oak Realty Co; Lannon & Bailey (A), 2 Rector; Jno H Rogan (R); due, \$12,560.55; T&c, \$891.42; sub to mtg of \$75,000; Bryan L Kennelly.

41ST ST, 414 W, ss, 203.6 w 9 av, 21.6x98.9, 4-sty bk tnt & str; Isabella Taylor et al—Fidelity Trust Co of Newark, N J, et al; Jos F McCloy (A), 50 Church; Guy Van Amringe (R); (partition); Joseph P Day.

96TH ST, 324 W, ss, 266.8 w West End av, 41.8 x100.8, 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, \$883.50; Joseph P Day.

145TH ST, 474 W, ss, 46 e Ams av, 16x99.11, 4-sty stn dwg; Minna R Goddard extr—Paul B Pugh et al; Frederic F de Rham (A), 44 Wall; Lewis S Burchard (R); due, \$14,965.07; T&c, \$1,471.20; Joseph P Day.

145TH ST, 476 W, ss, 30 e Ams av, 16x99.11, 4-sty stn dwg; Minna G Goddard extr—Ellen A Pugh et al; Frederic F de Rham (A), 44 Wall; Lewis S Burchard (R); due, \$15,117.04; T&c, \$1,586.91; Joseph P Day.

FEB. 12.
No Legal Sales advertised for this day.

FEB. 13.
96TH 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 Crumney (R); due,

FEB. 14.
No Legal Sales advertised for this day.

FEB. 16.
MAIDEN LA, 135-7, see Water, 153.

WATER ST, 153, nec Maiden la (Nos 135-7), 20.8x52.8x20.2x52.11, 6-sty bk loft & str bldg; Katherine L Meuser—Ahrend Schierenbeck et al; Thos J Farrell (A), 20 Vesey; Howard Humiston (R); due, \$18,782.83; T&c, \$822.60; sub to pr foreclosure on which is due \$20,488.68, &c; mtg recorded June8'10; Herbert A Sherman.

128TH ST, 60 W, ss, 172.6 e Lenox av, 37.6x 99.11, 6-sty bk tnt; Valentine E Macy et al trstes—Longvale Constn Co et al; Davison & Underhill (A), 26 Court, Bklyn; Jno Z Lowe, Jr (R); due, \$41,916.23; T&c, \$2,027.03; mtg recorded Apr5'05; Joseph P Day.

133D ST, 138 W, ss, 374.1 e 7 av, 25x99.11, 4-sty stn tnt; N Y Trust Co et al trstes—Fredericka Meyer et al; Middleton S Borland (A), 46 Cedar; Jos T Ryan (R); due, \$13,934.69; T&c, \$483.25; Bryan L Kennelly.

133D ST, 142 W, ss, 324.10 e 7 av, 25x99.11, 4-sty stn tnt; Lincoln Trust Co—Fredericka Meyer et al; Bowers & Sands (A), 46 Cedar; Jay N Emley (R); due, \$13,934.91; T&c, \$483.25; Jacob H Mayers.

133D ST, 140 W, ss, 349.10 e 7 av, 25x99.11, 4-sty stn tnt; J Harsen Purdy—Fredericka Meyer et al; Bowers & Sands (A), 46 Cedar; Melvin G Palliser (R); due, \$13,937.09; T&c, \$483.25; Jacob H Mayers.

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.

FEB. 7 & 9.
No Legal Sales advertised for these days.

FEB. 10.
HUGHES AV, 2130, es, 86.3 n 181st, 16.5x85.5x 16.6x85.3, 2-sty fr dwg; Clara Best—Aaaro Realty Co et al; Arrowsmith & Dunn (A), 261 Bway; Max S Levine (R); due, \$4,498.24; T&c, \$50; Henry Brady.

FEB. 11.
237TH ST, 412 E, ss, 137.8 e Martha av, 37.8x 99.11, 2-sty fr dwg; Otto G Hupfel—Wesley Constn Co; Action 2; Harry Robitzek (A), 100 Bway; Andw R Shiland (R); due, \$949.51; T&c, \$46.58; sub to pr mtg of \$4,500; Jacob H Mayers.

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.

ANTHONY AV, ws, 135.7 n 174th, 100.2x90x100x 88.11, vacant; Wm H Steinkamp—Frank W Hard et al; A Oldrin Salter (A), 140 Nassau; Mortimer S Brown (R); due, \$6,052.39; T&c, \$475; mtg recorded Mar17'10; Bryan L Kennelly.

BATHGATE AV, sec Fordham rd (No 528), 100.5x82.5x100.7x82.5, 2-sty fr dwg & vacant; Chas F Brown—Nannie S McLaughlin et al; Dudley S Harde (A), 25 Broad; Abr G Meyer (R); due, \$13,092.11; T&c, \$610.88; L J Phillips & Co.

FORDHAM RD, 528, see Bathgate av, sec Fordham rd.

HOLLAND AV, 3644, es, 125 n 214th, 25x95; Cath C Hill—Luciano Minutillo et al; Geo Hill (A), 41 Park Row; Wm C Arnold (R); due, \$2,262.59; T&c, \$489.49; Joseph P Day.

FEB. 12.
No Legal Sales advertised for this day.

FEB. 13.
171ST ST, 496 E, ss, 140 w 3 av, 16x100, 2-sty fr dwg; Morris Cooper—A S Realty Co et al; Arthur O Ernst (A), 170 Bway; Agnes McN Munson (R); due, \$1,317.76; T&c, \$63.36; sub to mtg of \$3,000; M Morgenstau, Jr, Co.

STEBBINS AV, 1273, ws, 79.2 s Chisholm, 25x 100.2, 2-sty fr dwg; Wm E Rabell—Eliza Haley et al; Burlock E Rabell (A), 38 Park Row; C Lansing Hays (R); due, \$461.57; T&c, \$180; sub to a 1st mtg of \$5,000; Joseph P Day.

FEB. 14.
No Legal Sales advertised for this day.

FEB. 16.
UNION AV, 718, es, 173.6 s 156th, 18.9x93.6, 2-sty & b bk dwg; Danl D Bailey trste Katie E Russell et al; Herman W Booth (A), 299 Bway; Jos R Truesdale (R); due, \$6,599.04; T&c, \$358.85; mtg recorded Jan3'10; M Morgenstau, Jr, Co.

Brooklyn.

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

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.

FEB. 10.
CONGRESS ST, ss, 80 e Henry, 20x72.6; Franklin Trust Co—Edw H McKee et al; McKee, Brewster & Morgan (A), 20 Exchange pl, Manhattan; Howard E Greene (R); Chas Shongood.

DEAN ST, ss, 110 w Howard av, 20x107.2; Mae M Bertges—Ida A Kass et al; Chilton & Levin (A), 215 Montague; Thos F Hickey (R); Wm H Smith.

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HERKIMER ST, ns, 80 w Rochester av, 40x 100; Louis Rosenberg Realty Co—Belinda A Lehman et al; Walter L Durack (A), 215 Montague; Wallace R Foster (R); Wm H Smith.

ROBINSON ST, ss, 76.3 w Nostrand av, 280x 122; Bond & Mortgage Guarantee Co—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Harry Wishnew (R); Wm H Smith.

W 9TH ST, ws, 37 n Av R, 17x100; South Brooklyn Savgs Inst—Fannie A Kenick et al; Coombs & Whitney (A), 44 Court; R B Honeyman (R); Wm P Rae.

E 16TH ST, ws, 200 s Beverly rd, 50x75; Mabel L Bull—Harriet H Murray et al; Henry J Davenport (A), 35 Pearl; Emory F Dyckman (R); Wm H Smith.

19TH ST, sws, 225 se 8 av, runs sel24.3xsw45.1 xsw55.1xnw122.7xne100.2 to beg; Carl Trube—Novelty Braid Mills et al; Millard F Johnson (A), 111 Bway, Manhattan; G Burchard Smith (R); Wm H Smith.

70TH ST, ss, 220 e 8 av, 20x100; Mary May—Saml B Henderson et al; Howell, McChesney & Clarkson (A), 177 Montague; Walter M Effross (R); Wm P Rae.

ST MARKS AV, ns, 20 w Nostrand av, 20x 100; Industrial Savgs & Loan Co—Susanna A LeRoy et al; Frank M Patterson (A), 66 Liberty; Chas Y Van Doren (R); Wm H Smith.

SARATOGA AV, es, 61.6 s Eastern Pkway Extension, 20x107.11; Pennington Whitehead—Louis Abramson Contracting Co et al; Duer, Strong & Whitehead (A), 43 Wall, Manhattan; Jno H Morgan (R); Wm P Rae.

3D AV, ws, 65 s 77th, 20x90; also 52D ST, nes, 140 se 3 av, 20x100.2; Anna M Everitt—Catherina Seeger et al; Geo W Pearsall (A), 49 Court; Bernard I Finkelstein (R); Wm H Smith.

FEB. 11.

PROSPECT PL, ns, 228 w Albany av, 47x127.9; Abr Newman—Katherina F Mitchell et al; Lawrence H Sanders (A), 2 Rector, Manhattan; S Ralph Tiffany (R); Wm H Smith.

WALTON ST, ns, 350 e Marcy av, 25x100; Lorenzo D Pickford—Morris Soletnitsky et al; Henry Herdling (A), 26 Court; Horatio C King (R); Wm P Rae.

17TH ST, nes, 340.3 e Prospect Park W, 40x 115.6; also 17TH ST, nes, 380.3 e Prospect Park W, 20.4x115.6; Christine Carmichel—Mary M Mathews et al; Elliott, Jones & Fanning (A), 215 Montague; Fredk A Drake (R); Wm H Smith.

E 28TH ST, ws, 160 s Av I, 240x100; Flatbush Associates—Gabrielle Constn Co et al; Walter T Lindsay (A), 261 Bway, Manhattan; Clarence F Corner (R); Wm H Smith.

71ST ST, sws, 126.2 se 18 av, 18.4x100; Wm A Anderson—Salle Building Co et al; Coombs & Wilson (A), 260 Bway; Wm Watson (R); Wm H Smith.

KNICKERBOCKER AV, sws, 75 se Eldert, 25x 100; Wm Runger et al—Citizens Union Realty & Mortgage Co et al; Walter G Rooney (A), 44 Court; Frank X McCaffry (R); Wm H Smith.

LOT 24, Block 4084, Sec. 13; Etel Stromwasser—Jno Blake et al; Schwartzman & Schwartzman (A), 44 Court; Albt A Weinstein (R); Chas Shongood.

LOTS 505 to 518, Map of property of Ocean Breeze Building Lot Ass'n, 32d Ward; Cath C Rossiter—Edw Appleyard et al; Tomes, Sherk & Palmer (A), 44 Court; Wm Watson (R); James L Brumley.

FEB. 12.

No Legal Sales advertised for this day.

FEB. 13.

GRAND ST, ss, Lot 87, Map of Yorkton; also GRAND ST, ss, bet Kent & Wythe avs, Lot 86, 25x100; Kings County Savgs Inst—Chas Heymann et al; Wm W Taylor (A), 63 Wall, Manhattan; Henry B Ketcham (R); James L Brumley.

E 31ST ST, es, 100 s Av I, 100x100; Carrie G Hogle—Arthur H Selinger et al; Henry Hetkin (A), 44 Court; Jno T Eno (R); Chas Shongood.

3D AV, es, 50.2 s 45th, 25x100; Jno R Graham—Bernard J Geraghty et al; Thatcher & Williams (A), 27 William; Jno B Stephens (R); Chas Shongood.

FEB. 14.

BAY RIDGE AV, ns, 415 w 19 av, 25x100; Geo Wood et al—Mary E Walsh et al; N Otis Rockwood (A), 71 Bway, Manhattan; Oscar W Swift (R); Joseph P Day.

FEB. 16.

BERGEN ST, ss, 97.6 e Schenectady av, 26x127x irreg; Albt Zopf et al—Max Brooks et al; Saml Seiderman (A), 26 Court; Philip F Rosenberg (R); Chas Shongood.

BERGEN ST, ns, 381 e Nostrand av, 19x107.2; Jno Wills et al—Louis Ehrenberg et al; Alvan R Johnson (A), 189 Montague; Jno F Coffin (R); Wm H Smith.

TILLARY ST, ss, 58.4 w Franklin av, 50x100; Wm Meyer—Ellen T Cassidy et al; Van Alen & Dyckman (A), 215 Montague; Louis Karasik (R); Wm H Smith.

ATKINS AV, ws, 140 s New Lots av, 80x100; Linda Hulse—Christopher G J Theuerholz et al; Jacob Brenner (A), 26 Court; Chas B Law (R); Wm P Rae.

21ST AV, swc 77th, 80x240x irreg; also 78TH ST, ns, 320 w 21 av, 140x100; Jno Skelly—Georgian Constn Co et al; Arthur C Rowe (A), 2 Rector, Manhattan; Jas T Williamson (R); Wm H Smith.

FORECLOSURE SUITS.

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

Manhattan.

JAN. 31.

47TH ST, 339 E; Jas J Dunn—Pauline Diedrich et al; Dean, Tracy & McBarron (A).

141ST ST, ns, 275 w Lenox av, 250x99.11; two actions; Chas M Rosenthal—Kramer Contracting Co et al; E A Landauer (A).

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Foreclosure Suits—Manhattan—Continued

51ST ST, 33 W; Union Trust Co of N Y—Julia M Cary et al; Miller, King, Lane & Trafford (A).
131ST ST, 134 W; Rosa Morck—Harold B Abrams et al; M S & I S Isaacs (A).
NORTHERN AV, nwc 181st, 78x138.11x irreg; Chas M Rosenthal—First Preferred Realty Corp et al; H Swain (A).
7TH AV, 2195; Julia Coddington—David Fawlowitz et al; H Swain (A).

FEB. 2.

PRINCE ST, 19; also VANDAM ST, 10; also SPRING ST, 268; also MACDOUGAL ST, 54; Fannie Staub—Michl F Eagan et al; S C David (A).
13TH ST, 123-127 E; also 14TH ST, 126-130 E; also 34TH ST, 112 W; also 33D ST, 109-111 W; Abr L Erlanger—Patk H Sullivan et al; amended; M Fishel (A).
48TH ST, 9 E; Mary G Davis—Jos Keen et al; M S Hart (A).
107TH ST, 230 E; Julia Murphy—Felice Granterri et al; J H Corn (A).
119TH ST, nec Lenox av, 85x75.8; Margaretha Eggers—Jno F Stodder et al; G E Miner (A).
134TH ST, ns, 340 W Park av, 25x99.11; Chas F Dotter—Sarah McCormick et al; Davison & Underhill (A).
141ST ST, 239-41 W; Chas B McClain—Inter-City Land & Securities Co et al; T J Brady (A).
160TH ST, ss, 375 w Bway, 78.5x131.11x irreg; Manhattan Savgs Institution—Anderson Price et al; Rapallo & Kennedy (A).
MORNINGSIDE AV, 16; Carl Fischer—Earl G Pier et al; R Dudensing, Jr (A).
1ST AV, 2241; Giuseppe D'Alessio—Vincenzo Manzione et al; J I Berman (A).
2D AV, nwc 12th, 61.3x90; State Bank—Jos Hahn et al; J C Weschler (A).

FEB. 3.

BROOME ST, 141; City Real Estate Co—Hyman Greenstone et al; H Swain (A).
95TH ST, 234 E; Greenwich Savgs Bank—Fritz Gerspacher et al; B A Sands (A).
BROADWAY, es, 21 n 126th, 42.6x72.5; Irene C Brown—Robert J Prior et al; G Frey (A).
EDGEcombe AV, 127; Ida Van Wert—Henry H Oeters et al; N H W Schutt (A).
MADISON AV, 1935; Henry L Cammann—Fannie L T Hubbard et al; Duer, Strong & Whitehead (A).
RIVERSIDE DRIVE, ws, 95 n cl 195th if extended, 24.9x59.11x irreg; Otto R Hartmann—N Y Real Estate Security Co et al; M S Schector (A).

FEB. 4.

LEWIS ST, es, 75 n Stanton, 21x100; J Frederic Kernochan et al—Fannie Rosenblum et al; H F Miller (A).
93D ST, 340 E; Fred Fuld—Fredk Plaut et al; W H W Schutt (A).
125TH ST, 16 W; Adolph Rlesenberg et al—Jno H Degelman et al; Myers & Goldsmith (A).
COLUMBUS AV, swc 80th, 102.2x64; Verio Land Co—Orleans Real Estate Co et al; Otis & Otis (A).

FEB. 5.

4TH ST, ns, 114 w Bowery, 24x79.8; Marie K Lewis—Morris Weinstein et al; Rabe & Keller (A).
18TH ST, 315 E; Wilhelmina K Gronholz—Harris A James et al; A Waxenbaum (A).
27TH ST, 516-8 W; Annie A Coulson—Edw S Farnan et al; J H Banton (A).
38TH ST, ss, bet 10 & 11 avs, Lot 67; Rudolph Wallach Co—Michl J Leonard; A Weymann (A).
60TH ST, 249 W; Stephen H Jackson, trste—Irene M Schlossbach et al; S H Jackson (A).
64TH ST, 420-4 E; Flora N Brown—Mary E Norton et al; amended; Stanchfield & Levy (A).
134TH ST, ns, 275 e 7 av, 25x99.11; Henry D Brewster—Mary J Hughes et al; E H Tatum (A).
140TH ST, 59-63 W; Lester Florsheim—Henry S Warner et al; M Mayer (A).
7TH AV, nec 118th, 100.11x100; United Hebrew Charities of the City of N Y—Jacob H Lowenstein et al; Cardozo & Nathan (A).

FEB. 6.

51ST ST, ns, 252.6 e 5 av, 27.6x100.5; Metropolitan Life Ins Co—Jno Peirce et al; Woodford, Bovee & Butcher (A).
128TH ST, 45 W; Chas A Sherman et al—Leonard G Jerram et al; Bowers & Sands (A).
130TH ST, 260 W; Chas G Moller et al—Aaron S Ratkowsky et al; Bowers & Sands (A).
131ST ST, 64 W; Matthew McNamara—Sarah McCormick et al; T J Bannon (A).
141ST ST, 239-41 W; Chas B McClain—Inter-City Land & Securities Co et al; amended; T J Brady (A).
144TH ST, 510 W; Elmer E Cooley—Rosa Frank et al; E E Cooley (A).
VERMILYEA AV, 153-9, except parts released; Margaret C Hoey—Allen Constn Co et al; M J Sullivan (A).

Bronx.

JAN. 30.

GERMAN PL, nec 157th, 25x77.9; Payne Estate—Aug Schieck et al; Reeves & T (A).
153D ST, sec Morris av, 70.3x50; P Chauncey Anderson—Friedman Realty Co et al; Anderson, I & A (A).
BATHGATE AV, nws, 75 sw 179th, 37.6x100; Amelia Wiegand—O'Leary Realty & Constn Co; Amend & A (A).
BATHGATE AV, nws, 25 sw from boundary line, bet Lots 18 & 19, map of Adamsville, 25x100; Howard M Wylie—Chas Guggolz et al; G W Jaques (A).

JAN. 31.

VYSE AV, ws, 225 s Jennings, 50x100; Morris Lederman—Blue Ridge Constn Co et al; J L Bernstein (A).

FEB. 3.

150TH ST, ss, 141.6 w Mott av, 18.6x71.6x irreg; Jno Torner—Sarah McCormick et al; T J Bannon (A).

FEB. 4.

JENNINGS ST, swc Vyse av, 100x36; Wm Buchmiller—Crispi Constn Co et al; G Hahn (A).
JENNINGS ST, swc Vyse av, 100x39; same—same; C Hahn (A).
156TH ST, ss, 100 w Elton av, 22x100; Mary Pennedorf, extr—Diedrich Brandt; R H Bergman (A).
LOT 322, in Block 1, amended map, property of H P Rose known as Mapes Estate; Sidney B Hickox—Jos Coote et al; A J Wolff (A).
LOT 149, subdivision No. 1, map of Village of Morrisania; New York Life Insurance Co—Arthur E Fuchs; Emmet & P (A).

FEB. 5.

GLEASON AV, ss, bet Castle Hill & Olmstead avs, —x—; Fred Judge—Chas Heimstadt et al; action to foreclose tax lien; E L Brisach (A).
LOT 9, map of Lott G Hunt Estate; Julius Schoenbaum—Adolph Tarr et al; partition suit; A Kahn (A).
LOT 10, sec 11, blk 3109; Louis Schwartz—Jas D Rogers et al; foreclosure of tax lien; Schwartzman & S (A).
LOT 11, sec 11, blk 3109; same—same; foreclosure of tax lien; Schwartzman & S (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Borough of Manhattan.

JAN. 29.

8TH AV, 2479; Excelsior Savings Bank in the City of N Y—Lena Wilson et al; Jno C Gulick (A); Chas C Peters (R); due22,468.96

JAN. 30 & 31.

No Judgments in Foreclosure Suits filed these days.

FEB. 2.

HOUSTON ST, ns, 60 e Greene, 20 x83; Margt Demarest—Amalia Kann et al; Reeves & Todd (A); H S Stimp-Stimpson (R); due16,915.86

FEB. 3.

No Judgments in Foreclosure Suits filed this day.

FEB. 4.

6TH AV, es, 97.8 n 4th, 19x92.10; Mutual Life Ins Co of N Y—Clara Bloomingdale et al; Fredk L Allen (A); Winter Russell (R); due11,519.86

Bronx.

JAN. 29, 30 & 31.

No Judgments in Foreclosure Suits filed these days.

FEB. 2.

DECATUR AV, **es, 135.5 n 207th, 23.6x 100; Central Mortgage Co—Wm Freeland et al; Otis & Otis (A); Bunce Ellison (R), due 5,587.69

FEB. 3 & 4.

No Judgments in Foreclosure Suits filed these days.

LIS PENDENS.

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

Manhattan.

JAN. 31.

20TH ST, ss, 206.8 e 4 av, 26.8x92; Wm P Youngs et al—Matilda O Rhineland et al; foreclosure of mechanics' lien; Phillips & Avery (A).

165TH ST, ns, bet Audubon & Ams avs, Lot 12; Saml D Wohlfel—Shepard Knapp 3d et al; foreclosure of tax lien; Cass & Apfel (A).
3D AV, 249; P & L Contracting Co, Inc—Noel Silverstein et al; action to foreclose mechanics' lien; Abramson & Rose (A).

FEB. 2.

ELIZABETH ST, ws, bet Broome & Grand, Lot 24; Land & Lien Co—Sol Alter et al; foreclosure of tax lien; M Frank (A).
GRAND ST, 464, Ward 2; Louis Pines—Bessie Mutterperl et al; foreclosure of tax lien; C H Schwartzman (A).

GREENWICH ST, es, bet Charles & Perry, Lot 36; Land & Lien Co—Danl E Seybel et al; foreclosure of tax lien; M Frank (A).
LEWIS ST, es, bet E Houston & 3d, Lot 2; Land & Lien Co—Victorine Fischer et al; foreclosure of tax lien; M Frank (A).

MACCOMB'S PL, ws, bet 152d & 153d, Lots 51 & 52; Rudolph Wallach Co—Edw H Kirkpatrick et al; foreclosure of tax lien; A Weymann (A).

MONROE ST, ns, bet Catharine & Market, Lot 3; Land & Lien Co—Bertha Isaac et al; foreclosure of tax lien; M Frank (A).
PARK ST, ss, bet Pearl & Baxter, Lot 33; Land & Lien Co—Wainwright Hardie et al; foreclosure of tax lien; M Frank (A).

PARK ST, 69; Helen Seinfel—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).
STANTON ST, ns, bet Chrystie & Bowery, Lot 50½; Danl Vanderveer—Salvatore Raineri et al; foreclosure of tax lien; D Zirinsky (A).

WATTS ST, ns, bet Sullivan & Varick, Lot 71; Danl Vanderveer—Jas Stewart et al; foreclosure of tax lien; D Zirinsky (A).
26TH ST, ss, bet 2 & 3 avs, Lot 54; Land & Lien Co—Jos Hecht, Inc, et al; foreclosure of tax lien; M Frank (A).
34TH ST, ss, bet 9 & 10 avs, Lot 81½; Danl Vanderveer—Jules S Bache et al; foreclosure of tax lien; D Zirinsky (A).

54TH ST, 231 E; also 2D AV, 322; Alex S Bacon—Maria Schuessler; notice of attachment; M Stein (A).
59TH ST, ss, bet Columbus Circle & 9 avs, Lot 58; Land & Lien Co—Henry Heinken et al; foreclosure of tax lien; M Frank (A).

64TH ST, 151 W; Louis Pines—Albt R Smoot et al; foreclosure of tax lien; T I Schwartzman (A).
65TH ST, ss, bet Lex & Park avs, Lot 64½; Danl Vanderveer—Mary W Hatfield et al; foreclosure of tax lien; D Zirinsky (A).

81ST ST, ss, 137.6 w Ams av, 37.6x102.2; Benj Klinger, trste—Isaac B Hyman et al; action to set aside transfers; Feiner & Maass (A).
101ST ST, ss, bet 1 & 2 avs, Lot 30; Land & Lien Co—Chas Ullmo et al; foreclosure of tax lien; M Frank (A).

108TH ST, ns, bet Riverside Dr & Bway, Lot 11; Rudolph Wallach Co—Victor Herbert et al; foreclosure of tax lien; A Weymann (A).
109TH ST, 71-3 W; Louis Pines—Jos Pines et al; foreclosure of tax lien; T I Schwartzman (A).

109TH ST, 203 E; Suburban Brooklyn Realities—Dorothy F Duggan et al; foreclosure of tax lien; T I Schwartzman (A).
114TH ST, 119 E; Suburban Brooklyn Securities—Marcus L Osk et al; foreclosure of tax lien; T I Schwartzman (A).

114TH ST, ns, bet Park & Lex avs, Lot 7; Danl Vanderveer—Marcus L Osk et al; foreclosure of tax lien; D Zirinsky (A).
118TH ST, 12½ W; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).

118TH ST, ss, bet Lenox & 7 avs, Lot 47; Rudolph Wallach Co—Rachel Schreiber et al; foreclosure of tax lien; A Weymann (A).
120TH ST, ns, bet 1 & 2 avs, Lot 17; Belle T Sewell—Louis Lese et al; foreclosure of tax lien; M Frank (A).

121ST ST, 214 W; Louis Pines—Jos Pines et al; foreclosure of tax lien; T I Schwartzman (A).
121ST ST, ns, bet Lex & 3 avs, Lot 23½; Danl Vanderveer—Cathrin F McCaffery et al; foreclosure of tax lien; D Zirinsky (A).

122D ST, 506-8 W; Louis Pines—Hannah Silverstone et al; foreclosure of tax lien; Schwartzman & Schwartzman (A).
122D ST, 133 E; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).

124TH ST, ss, bet 7 & 8 avs, Lot 57; Rudolph Wallach Co—Henry O Heuer et al; foreclosure of tax lien; A Weymann (A).
124TH ST, 310 E; Murray Hurwitz—David Pines et al; foreclosure of tax lien; J M Lifschitz (A).

124TH ST, 407 E; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).
124TH ST, 205-7 E; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).

126TH ST, ns, bet 7 & 8 avs, Lot 8½; Rudolph Wallach Co—Jule A DeRyther et al; foreclosure of tax lien; A Weymann (A).
127TH ST, 247 W; Louis Pines—Cili Newman et al; foreclosure of tax lien; Schwartzman & Schwartzman (A).

128TH ST, 36 W; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).
129TH ST, ns, bet Lenox & 7 avs, Lot 17; Rudolph Wallach Co—Nora D McCall et al; foreclosure of tax lien; A Weymann (A).

130TH ST, 503 W; Louis Pines—Jno Lynch et al; foreclosure of tax lien; Schwartzman & Schwartzman (A).
130TH ST, ns, bet 7 & 8 avs, Lot 7; Rudolph Wallach Co—Leah Goldstein et al; foreclosure of tax lien; A Weymann (A).

130TH ST, 102 W; Louis Pines—Jos Pines et al; foreclosure of tax lien; T I Schwartzman (A).
130TH ST, ns, bet Lenox & 7 avs, Lot 16; Rudolph Wallach Co—Edw M Berrian et al; foreclosure of tax lien; A Weymann (A).

131ST ST, ss, bet Bway & 12 av, Lot 39; Rudolph Wallach Co—Michl M McDermott et al; foreclosure of tax lien; A Weymann (A).
131ST ST, 8 E; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).

131ST st, ns, bet Lenox & 7 avs, lot 13; Rudolph Wallach Co—Moritz Felsteiner et al; foreclosure of tax lien; A Weymann (A).
133D ST E, ns, — e Mad av, being Sec 6; Murray Hurwitz—David Pines et al; foreclosure of tax lien; J M Lifschitz (A).

133D ST, 43 W; Murray Hurwitz—David Pines et al; foreclosure of tax lien; J M Lifschitz (A).
134TH ST, ns, bet 7 & 8 avs, Lot 7½; Rudolph Wallach Co—Hannah H Newton et al; foreclosure of tax lien; A Weymann (A).

137TH ST, ss, bet 7 & 8 avs, lot 39; Rudolph Wallach Co—Percival S Menken et al; foreclosure of tax lien; A Weymann (A).
138TH ST, ns, bet 7 & 8 avs, lot 27; Rudolph Wallach Co—Winifred Cooke et al; foreclosure of tax lien; A Weymann (A).

144TH ST, ss, bet 7 & 8 avs, lot 50½; Danl Vanderveer—J Romaine Brown et al; foreclosure of tax lien; D Zirinsky (A).
147TH ST, 457 W; Louis L Pines—Adele A Chatain et al; foreclosure of tax lien; Schwartzman & Schwartzman (A).

AV A, ws, bet 70th & 71st, lot 22½; Danl Vanderveer—Sofie Liebermann et al; foreclosure of tax lien; D Zirinsky (A).
AMSTERDAM AV, ws, bet 120th & 130th, lot 37; Rudolph Wallach Co—Eliz H Larkin et al; foreclosure of tax lien; A Weymann (A).

BOWERY, 227; Michl Eisenbach—Geo Eisenbach et al; foreclosure of tax lien; C H Schwartzman (A).
BOWERY, 102; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).

LEXINGTON AV, 1501; Suburban Brooklyn Realities—Clarence Realty & Constn Co et al; foreclosure of tax lien; J M Lifschitz (A).
MADISON AV, es, bet 114th & 115th, lot 21; Land & Lien Co—Martin D Levy et al; foreclosure of tax lien; M Frank (A).

MADISON AV, 1659; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).

MANHATTAN AV, ws, bet 120 & 121st, lot 16; Rudolph Wallach Co—Jos S Rich et al; foreclosure of tax lien; A Weymann (A).
 PARK AV, 1960; Louis Pines—David Pines et al; foreclosure of tax lien; T I Schwartzman (A).
 WEST END AV, ws, bet 71st & 72d, lot 34½; Danl Vanderveer—Josephine K Bonne et al; foreclosure of tax lien; D Zirinsky (A).
 2D AV, es, bet 38th & 39th, lots 55 & 56; Land & Lien Co—Francis B Taylor et al; foreclosure of tax lien; M Frank (A).
 2D AV, es, bet 29th & 30th, lot 62; Tax Lien Co of N Y—Eliz J Smith; foreclosure of tax lien; A Weymann (A).
 7TH AV, 230; Louis Pines—Wm A Boyd et al; foreclosure of tax lien; T I Schwartzman (A).
 11TH AV, es, bet 48th & 49th, lot 4½; Danl Vanderveer—Saml Blumenstock et al; foreclosure of tax lien; D Zirinsky (A).
 LOT 15½, block 1758; Murray Hurwitz—David Pines et al; foreclosure of tax lien; J M Lifschitz (A).
 LOT 3, block 219, Sec 1; Louis Piner—Henry Seinfel et al; foreclosure of tax lien; T I Schwartzman (A).

FEB. 3.

WATTS ST, ss, 71.3 e Sullivan, 20x6.7x18.11; Hannah Gold et al—Seth M Milliken et al; foreclosure of tax lien; L J Gold (A).
 97TH ST, ns, bet 1 & 2 avs, lot 8; Rudolph Wallach Co—Mina Bailie; foreclosure of tax lien; A Weymann (A).
 104TH ST, ns, bet Park & Lexington avs, lot 1; Rudolph Wallach Co—Bernard Cohen; foreclosure of tax lien; A Weymann (A).
 107TH ST, ss, bet 2 & 3 avs, lot 44; Rudolph Wallach Co—American Wet Wash Laundry; foreclosure of tax lien; A Weymann (A).
 112TH ST, ns, bet Park & Madison avs, lot 26; Rudolph Wallach Co—Mary T Rennard; foreclosure of tax lien; A Weymann (A).
 115TH ST, ns, bet 1 & 2 avs, lots 13 & 14; Rudolph Wallach Co—Sarah I Johnson; foreclosure of tax lien; A Weymann (A).
 116TH ST, ss, bet 1 & Pleasant avs, lot 42; Rudolph Wallach Co—Grillia Peria; foreclosure of tax lien; A Weymann (A).
 120TH ST, ns, bet 3 & 2 avs, lot 7; Rudolph Wallach Co—Mary A Meager; foreclosure of tax lien; A Weymann (A).
 120TH ST, ns, bet Lenox & Mt Morris avs, lot 5; Rudolph Wallach Co—Jacob Shady; foreclosure of tax lien; A Weymann (A).
 126TH ST, ns, bet 5 & Lenox avs, lot 10; Rudolph Wallach Co—Adelaide Arnold; foreclosure of tax lien; A Weymann (A).
 BROADWAY, 513-9; also MERCER ST, 84-94; also BROADWAY, 156-8; also LIBERTY ST, 69; also WAVERLY PL, 11-3; David H Haight et al—Edw C Haight et al; amended partition; H C Beadleston (A).
 2D AV, ws, bet 117th & 118th, lot 26; Rudolph Wallach Co—Joshua York; foreclosure of tax lien; A Weymann (A).
 3D AV, es, bet 106th & 107th, lot 47; Rudolph Wallach Co—Eliza McManus; foreclosure of tax lien; A Weymann (A).
 PARCEL of land beg at a point 92.2 s 5th, runs e along ss lot 18, Sec 2, block 460, 25xs 4wx25xn4 to beg; Hannah Gold et al—Wm J Baker et al; foreclosure of tax lien; L J Gold (A).

FEB. 4.

52D ST, ss, bet 11 & 12 avs, lot 49; Rudolph Wallach Co—J Schwarzwalder & Son; foreclosure of tax lien; A Weymann (A).
 53D ST, ss, bet 5 & 6 avs, lot 69; Rudolph Wallach Co—Robt C Van Deventer; foreclosure of tax lien; A Weymann (A).
 61ST ST, ns, bet 1st & Av A, lot 10; Rudolph Wallach Co—Isaac Liberman; foreclosure of tax lien; A Weymann (A).
 64TH ST, ss, bet 1 & 2 avs, lot 48; Rudolph Wallach Co—Peter Curran; foreclosure of tax lien; A Weymann (A).
 77TH ST, ns, bet Columbus & Amsterdam avs, lot 11; Rudolph Wallach Co—Louis H Collyer; foreclosure of tax lien; A Weymann (A).
 88TH ST, ns, bet 1 & 2 avs, lot 9; Rudolph Wallach Co—Henrietta Cohn; foreclosure of tax lien; A Weymann (A).
 88TH ST, ns, bet 1 & 2 avs, lot 11; Rudolph Wallach Co—Henrietta Cohn; foreclosure of tax lien; A Weymann (A).
 95TH ST, ns, bet Amsterdam & Columbus avs, lot 21; Rudolph Wallach Co—Jno G Eckerson; foreclosure of tax lien; A Weymann (A).
 95TH ST, ss, bet Central Park W & Columbus av, lot 50; Rudolph Wallach Co—Wm Hayes; foreclosure of tax lien; A Weymann (A).
 125TH ST, 253-9 W; New Jersey Terra Cotta Co—Arthur Greenfield, Inc, et al; counterclaim; Phillips & Avery (A).
 126TH ST, ss, 275 s 8 av, 75x99.10; New Jersey Terra Cotta Co—Arthur Greenfield, Inc, et al; counterclaim; Phillips & Avery (A).
 AV B, ws, bet 81st & 82d, lot 27; Rudolph Wallach Co—Geo Kenerleber; foreclosure of tax lien; A Weymann (A).

FEB. 5.

15TH ST, ss, bet 1 & 2 avs, Lot 45; Rudolph Wallach Co—Eugene Haughton; foreclosure of tax lien; A Weymann (A).
 18TH ST, ss, bet 8 & 9 avs, Lot 45; Rudolph Wallach Co—Fredk Pfeiffer; foreclosure of tax lien; A Weymann (A).
 18TH ST, ns, bet N Irving pl & 3 av, Lot 34; Rudolph Wallach Co—Nathan Fernbacher; foreclosure of tax lien; A Weymann (A).
 22D ST, ss, bet 7 & 8 avs, Lot 61; Rudolph Wallach Co—Sarah Lyons; foreclosure of tax lien; A Weymann (A).
 38TH ST, ss, bet 10 & 11 avs, Lot 60; Rudolph Wallach Co—Michl J Leonard; foreclosure of tax lien; A Weymann (A).
 38TH ST, ss, bet 10 & 11 avs, Lot 67; Rudolph Wallach Co—Michl J Leonard; foreclose tax lien; A Weymann (A).
 95TH ST, 207-9 E; Harry Klein—Laura Oppenheim; action to foreclose mechanics lien; F F Weiss (A).
 LEXINGTON AV, ws, bet 28th & 29th, Lot 65; Rudolph Wallach Co—Eugene Underhill; foreclosure of tax lien; A Weymann (A).
 2D AV, es, bet 37th & 38th, Lot 2; Rudolph Wallach Co—Wm H Bleishone; foreclosure of tax lien; A Weymann (A).
 3D AV, ws, bet 26th & 27th, Lot 47; Rudolph Wallach Co—Wm Hawkins; foreclosure of tax lien; A Weymann (A).

4TH AV, nec 24th, 20x83; Irma Saltzieder by gdn—Fredk W Saltzieder et al; amended partition; R E Deyo (A).
 5TH AV, es, bet 33d & 34th, Lot 81; Rudolph Wallach Co—Robt W Chandlers; foreclosure of tax lien; A Weymann (A).

FEB. 6.

BURLING SLIP, 11; also CLINTON ST, 133; also 3D AV, 1981 to 1988; Edw R Bowne—Frederic Bowne et al; partition; W E Carnochan (A).
 CATHERINE ST, ws, bet Cherry & Oak, Lot 50; Rudolph Wallach Co—Ernestine B Harris; foreclosure of tax lien; A Weymann (A).
 CHERRY ST, ns, bet Corlears & Jackson, Lot 44; Rudolph Wallach Co—Alice McArdle; foreclosure of tax lien; A Weymann (A).
 ESSEX ST, ws, bet Hester & Division, Lot 25; Rudolph Wallach Co—Ray Schuman; foreclosure of tax lien; A Weymann (A).
 FRONT ST, ss, bet Broad & Coenties Slip, Lot 13; Rudolph Wallach Co—Jane Wallace; foreclosure of tax lien; A Weymann (A).
 MAIDEN LA, ns, bet Gold & William, Lot 8; Rudolph Wallach Co—Robt L Bracklow; foreclosure of tax lien; A Weymann (A).
 MINETTA ST, ws, bet Minetta la & Bleecker, Lot 23; Rudolph Wallach—Melvin G Palliser; foreclosure of tax lien; A Weymann (A).
 PEARL ST, ws, bet Frankfort & Ferry, Lot 10; Rudolph Wallach Co—Jno W Eggers; foreclosure of tax lien; A Weymann (A).
 SULLIVAN ST, ws, bet Broome & Watts, Lot 63; Rudolph Wallach—Abt Remsen; foreclosure of tax lien; A Weymann (A).
 10TH ST, ss, bet Hudson & Bleecker, Lots 10-11; Rudolph Wallach Co—Henry Brevoort; foreclosure of tax lien; A Weymann (A).
 13TH ST, ns, bet Avs C & B, Lot 41; Rudolph Wallach Co—Henry Brandt; foreclosure of tax lien; A Weymann (A).
 144TH ST, 550 & 540 W; Isidor Greenberg—New Haven & N Y Realty Corp; action to foreclose two mechanics' liens; H Hetkin (A).
 LOT 39, Block 1976, Sec 7; Louis Pines—Jacob Blumenthal et al; foreclosure of tax lien; Schwartzman & Schwartzman (A).

Bronx.

JAN. 30.

PROSPECT AV, sec Boston rd, 79.5x116.4; Wm Schmidt—Josephine Hertz et al; action to foreclose mechanics lien; J W Bryant (A).
 3D AV, swc 182d, 80x103.1; Paul W Hartwig—Corgil Realty Co; action to foreclose mechanics lien; L Turk (A).

JAN. 31.

MORRIS AV, ws, bet 164th & 165th, lot 57; Lien Investing Co—Anna C Wildey et al; action to foreclose tax lien; A O Ernst (A).
 MORRIS AV, ws, bet 164th & 165th, lot 56; Edw Henshaw—same; action to foreclose tax lien; A O Ernst (A).

FEB. 2.

180TH ST, ss, 60 w Honeywell av, 25x100; Herman F Epple—Wm H Deere et al; action to foreclose tax lien; L E French (A).
 235TH ST, ns, 175 e Oneida av, 25x100; Adelaide R Kavanagh—Wesley Constn Co; Reed & P. (A).
 237TH ST, 106 e Martha av, 100x100; Jno McGonegal—Wesley Constn Co; Reed & P. (A).
 LOT 3, map of Bronxwood Park; Wm C Trull—Ralph M Glover et al; L E French (A).

FEB. 3.

BATHGATE AV, ws, bet 176th & Tremont av, lot 24; Rudolph Wallach Co—Church of St Joseph in the City of N Y et al; action to foreclose tax lien; A Weymann (A).
 LOT 731,** map of Laconia Park, Bronx; Bernhard Baer—Vincenzo Carre et al; foreclosure of tax lien; C H Schwartzman (A).
 LOT 25, map of Joel Wolfe Est; Lillian W White—Elmer D Coulter et al; action to foreclose tax lien; Williams & B (A).
 LOT 43, Bronxwood Park; Suburban Brooklyn Realities—Jno Whalen et al; action to foreclose tax lien; T I Schwartzman (A).
 LOTS 41 & 43, map of Siems Est; Luigi Avitable—Onofrio Miceli et al; partition suit; J H Corn (A).
 LOTS 551-552, map of Wakefield; Louis Pines—Danl Pines et al; action to foreclose tax lien; T I Schwartzman (A).

FEB. 4.

CORTLANDT AV, ws, 160 n 162d, 25x141; also MORRIS AV, nec 158th, 51x100; Edna L Grover—Everett Harrison; warrant of attachment; W W Bryan (A).
 TREMONT AV, nec Prospect av, 100x175; Clement H Smith et al—Thos J Higgins et al; partition suit; C B Plante (A).
 3D AV, 2952; also BERGEN AV, 643; Anton Prokopowicz—Ignatz Schwartz et al; counterclaim; Phillips & Avery (A).
 LOT 86, Section 11, Block 2844; Simeon M Barber—Jas A Woolf et al; action to foreclose tax lien; B G Bain (A).

FEB. 5.

165TH ST, nwc Morris av, 103.3x50.8; Emanuel Neuman—Civic Realty & Constn Co et al; Alexander, C & S (A).
 221ST ST, ss, bet Barnes & Bronxwood avs. —x—; Frank Piasecki—Kate M Godfrey et al; E L Brisach (A).
 VALENTINE AV, es, 100 n 187th, through to Tiebout av, ws, 101.11x100.1x irreg; Mortimer Smith—Marie J C Carey et al; Salter & S (A).
 WASHINGTON AV, 1244; Martha E Neumann—Harrisetta Holding Co; I J Ettinger (A).

Brooklyn.

JAN. 29.

CANARSIE LA, ns, 120 e E 29th, runs n90.10xe 20xs91.6xw20 to beg; Mark J Kalashen—Albt S Schiller et al; Bogart & Bogart (A).
 CANARSIE LA, ns, 40 e E 29th, 20x91.6x20x 92.3; Mark J Kalashen—Albt S Schiller et al; Bogart & Bogart (A).
 CEDAR ST, sec, 86.4 sw Myrtle av, runs sw 20xse57.6xse57.6xne20xsw55xw55 to beg; Sarah M Logan—Sophia Licht et al; A Van Rein (A).
 2D ST, ns, 122.10 w Prospect Park W, 25x100; Thos Colson—Thos O'Connor et al; Van Alen & Dyckman (A).

E 10TH ST, 61; also 45TH ST, 235; also STANHOPE ST, 419; Jos Kostler—Anna M Timmerman et al; N D Shapiro (A).
 44TH ST, ss, 330 e 6 av, 20x100.2; Christiane Johnson—Sarah Pharnes & ano; E J Flanagan (A).
 46TH ST, nes, 440 se 16 av, runs ne—xs480xse —xsw—xnw40 to beg; also PROP in Manhattan; Allen Stone—Maxim S Globe & ano; to set aside deed; M Sheinart (A).
 BEDFORD AV, ws, 50.8 s Ross, 50.8x99.9; Chas J Benisch—Cohn Cut Stone Co et al; foreclosure of lien; Wilber, Norman & K (A).
 GRAVESEND AV, ws, 75 n Av U, 45x75; Ada F Welwood—Sarah V Tremper et al; H L Thompson (A).
 VERNON AV, ns, 225 e Lewis av, 20x100; Saml Kohn—Harry Horowitz; Bogart & Bogart (A).

JAN. 30.

MOORE ST, sec Morrell, 25x75; Jacob Zirinsky—Jacob Kleinman et al; D Zirinsky (A).
 MOULTRIE ST, sec Calyer, 175x100; Williamsburgh Savgs Bank—Olga E Petersen et al; S M & D E Meeker (A).
 PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x 100; Chas A Hitchcock—Peter Green et al; C A Clayton (A).
 POWELL ST, es, 150 n Sutter av, 50x100; Esther Hershenov—Jos Horne et al; Herzfeld & Sweeder (A).
 4TH ST, ns, 174.10 e 8 av, 38.6x95; Herbert L Bridgman—Sigmund B Heine et al; A Tame-ling (A).
 W 9TH ST, ws, 292 n Av R, 17x100; Carrie E Bennett—Geo L Durbaum et al; C A Kenmore (A).
 48TH ST, nes, 100 nw 13 av, 40x100.2; Wm Kahlmeyer—Blanch L Beveridge et al; L F Hollenbach (A).
 70TH ST, nes, 282.10 nw 18 av, 20x100; M Louise Spring—Dufferin Realty Co et al; H L Thompson (A).
 85TH ST, sws, 160 se Bay pkway, 100x120; Gustave J Haase—Jennie Wanderer et al; M M Goodman (A).
 BLAKE AV, nwc Barrett, 100x300.5; also BLAKE AV, nec Howard av, 100x500.5; Anna Telsey—Hannah Schwartz et al; partition; S A Telsey (A).
 GATES AV, ns, 127 w Tompkins av, 20x100.2; Emma P Stott—Louise G Swain et al; partition; Gross & Surplus (A).
 GELSTON AV, sec Atlantic av, 116.3x100; Henry Pape—Chas M Anderson et al; Joline, Larkin & R (A).
 NOSTRAND AV, 1196-8; Sarah M Vanentine—Mary L Tice et al; Cooke & Donlan (A).
 RALPH AV, ws, 20 s Sumpter, 20x50; Phillip Renner—Wm H Allen et al; R E Moffett (A).
 RALPH AV, ws, 40 s Sumpter, 20x50; same—same; same (A).
 RALPH AV, ws, 60 s Sumpter, 20x50; same—same; same (A).
 SNEDIKER AV, es, 140 n Glenmore av, 19.11x 100; Bank for Savgs of Ossining—Saml D Schmarack et al; H L Thompson (A).
 SNEDIKER AV, es, 159.11 n Glenmore av, 20x 100; Bank for Savgs of Ossining—Saml D Schmarack et al; H L Thompson (A).
 4TH AV, ws, 40 s 86th, 60x100; Hermine W Wehrum—Dollar Realty Syndicate & ano; Joline, Larkin & R (A).

JAN. 31.

CLINTON ST, swc Halleck, 223x490; also CLINTON ST, nec Bryant, runs e15xnl100xw320xn 100xw45x200 to beg; also BRYANT ST, swc Little Court, 220x125; Merwin W Bricker—Wm B Leonard et al; Leventritt, Cook & N (A).
 MESEROLE ST, ns, 150 w Manhattan av, 25x 100; Roy M Hart—Union Holding Co et al; C W Wilson, Jr (A).
 E 15TH ST, ws, 120 n Foster av, 20x100; N Y Life Ins Co—Mary A Nicoll et al; H M Belling-inger, Jr (A).
 86TH ST, nes, 80 se 21 av, 40x100; Louis D Mason—Kingshire Realty Co et al; H L Thompson (A).
 HOPKINSON AV, ws, 100 s Hegeman av, 20.6x 100x20.3x100; also HOPKINSON AV, ws, 120.3 s Hegeman av, 20.1x100x20.4x100; Francis Percival—Jas Moore Constn Co et al; C F Corner (A).
 LIVONIA AV, ss, 40 w Christopher av, 20x80; Michl J Shea—Isaac Teitelbaum et al; J M Rider (A).
 NEW YORK AV, ws, 482.3 n Snyder av, 22.3x 102.6; Jno Walhizer—Sarah D Fogelson et al; McGuire, Delaney & N (A).
 SNYDER AV, ns, 20 w E 34th, 20x100; Jennie W Francke—Benj Silberstein et al; J J Robinson (A).
 SNYDER AV, ns, 40 w E 34th, 20x100; same—same; same (A).
 TROY AV, nwc Av E, 97.6x100; Frank E Wood-hull—Jno R Hatch et al; E W Tooker (A).
 LOTS 636 to 640, 641 to 665, 666 to 675 & 1787 to 1811 on map of prop of Bensonhurst Land Co in 30 Ward; Barbara Silkworth—Milton S Kistler et al; Van Alen & Dyckman (A).

FEB. 2.

BRADFORD ST, ws, 100 s Arlington av, 25x 100; Eliz Volt—Ellen S Burton; F F Briggs (A).
 FLEET PL, es, 210.2 s Tillary, 26x39.10x26x 41.6; Elsie Schwarz—Sarah V Tremper et al; H L Thompson (A).
 1ST ST, sec 7 av, 25x97.10; David H Eisner—Dietrich F Franke et al; J Eisner (A).
 3D ST, ns, 220 w 7 av, 44x90; Mary L Beach—Kath Corriston et al; G V Brower (A).
 15TH ST, ns, bet 2 & 3 avs, —x—; Lipman Lipsitz—Henry Metzinger et al; foreclosure of tax lien; D Zirinsky (A).
 E 15TH ST, ws, 280 n Foster av, runs w90.5xne 99.11xs40.6 to beg; N Y Life Ins Co—Marie A Heuacher et al; H M Belling, Jr (A).
 19TH ST, sws, 320 se 2 av, 22x100; Imperial Bldg Co—Mary S Mercadante et al; I Lub-lin (A).
 W 32D ST, ws, 320 n Mermaid av, 40x118.10; Edwin Mandeville—Ainsworth Realty Co et al; Somerville & Somerville (A).
 51ST ST, sws, 390 nw 5 av, 30x100.2; Jno H Schienbeck—Jno E Sullivan Co et al; J F Moroney (A).
 78TH ST, nes, 240 nw 14 av, 20x100; Leslie G King—Annie C Clinton et al; Caldwell & Holmes (A).
 AV K, ns, 40 w E 19th, 40x100; Kath B Wake-field—Flatbush Constn Co et al; G I Woolley (A).

Liis Pendens—Brooklyn—Continued.

CANAL AV, ns, 80 e W 36th, 40x100; Louis J Somerville—Nathan Manasse et al; Somerville & Somerville (A).
CLASSON AV, es, 357.6 n DeKalb av, 25.9x81.6; David J Hickey—Orchard Grove House et al; H L Thompson (A).
CLASSON AV, es, 331.9 n DeKalb av, 25.9x80x25.9x81.1; Bklyn Trust Co—same; same (A).
EUCLID AV, ws, 270 s Vienna av, runs w97.4x s15.9xs14.6xe99.9xn30 to beg; Alice M Gauthier—Schwenk Constn Co et al; Van Alen & Dyckman (A).
EUCLID AV, ws, 240 s Vienna av, runs w98.11 xse2.7xs27.10xe97.4xn30 to beg; Amelia Bonn—same; same (A).
KINGSLAND AV, ws, 318.9 n Driggs av, 35x100; Williamsburgh Savgs Bank—Ida Belinky et al; S M & D E Meeker (A).
NEW JERSEY AV, ws, 112.6 n Glenmore av, 87.6x100; Geo D Brown—Purdy Constn Co et al; M Monfried (A).
NEW YORK AV, es, 160 s Clarendon rd, 20x100; Brooklyn Trust Co—Anna Mohrmann et al; Dykman, Oeland & K (A).

FEB. 3. EDWARD PL, ss, 40 w W 30th, 20.3x173.7x20x170.5; Eliz M Miller—Jos M Creamer et al; Hardy, Stancliffe & W (A).
HENDRIX ST, ws, 100 n Baltic av, 25x100; Williamsburgh Savgs Bank—Terence Gannon et al; S M & D E Meeker (A).
LINCOLN PL, ns, 425 e Underhill av, 90x125; also LINCOLN PL, ns, 375 e Underhill av, 50x100; also LINCOLN PL, ns, 575 e Underhill av, 50x100; also LINCOLN PL, ns, 625 e Underhill av, 50x100; also LINCOLN PL, ss, 525 e Underhill av, 52.3x109.4x50x204.2; also LINCOLN PL, ss, 102.5 e Underhill av, 75.1x253.3x75x258.8; also LINCOLN PL, ss, 375 e Underhill av, 25.1x188.8x25x190.3; also ST JOHNS PL, ss, 150 e Underhill av, 25x200; also ST JOHNS PL, ss, 250 e Underhill av, 25x200; also LINCOLN PL, ss, 25 e Underhill av, 25x186; Bensonhurst Co—City of N Y et al; building restrictions; J P Judge (A).
REGENT PL, ns, 83.3 e E 21st, 20x105.9x20.9x100.1; Williamsburgh Savgs Bank—Nathan Levy et al; S M & D E Meeker (A).
E 18TH ST, es, 280 n Av V, 20x100; Fredk Koehler—Pinkus H Goldbaum et al; J S Bakerman (A).
E 29TH ST, ws, 640 n Av F, 80x100; Mary J Rothenbach—Hab Bldg Co et al; H S & C G Bachrach (A).
73D ST, sws, 360 nw 3 av, 40x100; Simon Heuchel—Sarah F P Wales et al; L J Moss (A).
BLAKE AV, swc Crescent, 90x200; Fredk W Holmes—Emma C Guggolz et al; R H Haskell (A).
CENTRAL AV, es, 75 n Madison, 25x75; People of State of N Y—Minnie Klingel et al; to obtain judgment; T Carmody (A).
CHRISTOPHER AV, es, 139.9 n Blake av, 18.9x100; Adolphus J Outerbridge—Meisel Realty Co et al; H L Thompson (A).
HAMBURG AV, nes, 50 nw Ralph, 25x100; Dorothea Muck—Eliz Kille et al; partition; A H Goetting (A).
KNICKERBOCKER AV, sws, 45 se Madison, 22x100; David M Wood—Barbara Vaith & ano; T J Evers (A).
PUTNAM AV, ns, 146 w Sumner av, 17x100; Fredk H Bleyer—Dora Lesser et al; S Berg (A).

FEB. 4. FULTON ST, swc Richmond, 50x115; Salvatore Catapano—Concord Photo Play Co et al; R K Jacobs (A).
FULTON ST, ss, 20 e New York av, 60x80; Geo Gleicher—Ridgewood Realty Associates et al; M E Lehman (A).
SCHERMERHORN ST, ns, 201.1 e Clinton, 25x94; Max Rosenberg—Howard G Wallace et al; foreclosure of tax lien; H Zirn (A).
SCHERMERHORN ST, ns, 226.1 e Clinton, 25x94; same—same; foreclosure of tax lien; same (A).
16TH ST, sws, 220.2 nw 3 av, 17.7x51.6x17.7x52.4; Donald Rathbun—Richd Bogardus et al; foreclosure of tax lien; Hovell, McChesney & C (A).
50TH ST, sws, 140 nw 13 av, 40x100.2; Title G & T Co—Klotz Realty Co et al; T F Redmond (A).
74TH ST, ss, 316.6 w 7 av, 20x100; Fanny Kellog—Jno E Sullivan Co et al; H L Thompson (A).
74TH ST, ss, 436.6 w 7 av, 30x100; Julius Rohmann—same; same (A).
74TH ST, sec 5 av, 21.11x95.9x20.6x103.8; Newburgh Savgs Bank—same; same (A).
80TH ST, ns, 280 e Ridge blvd, 80x118.8; Harry H Bloomfield—Michl K Neville et al; J H Lack (A).
MYRTLE AV, ss, 200 e Nostrand av, 25x100; K Eckert—Theo Frick et al; R E Moffett (A).
WYTHE AV, nec N 8th, runs e100xn50wx30.3xs25xw69.9xs25 to beg; Rose E Donnelly—Jno Kovacs et al; H E Lewis (A).
5TH AV, es, 21.11 s 75th, 20x79.9x21.5x88.1; Newburgh Savgs Bank—Jno E Sullivan Co et al; H L Thompson (A).
5TH AV, es, 85.9 s 75th, 19.8x92.10x21.1x85.3; same—same; same (A).

MECHANICS' LIENS.

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

Manhattan.

JAN. 31. 12TH ST, 145 W; Saml Frank—Inter-City Land & Securities Co (330).... \$145.50
141ST ST, 239 W; same—same (331).... 207.50
141ST ST, 103-9 W; same—same (332).... 315.00
181ST ST, 851 W; Saml Frank—First Preferred Realty Corp (333)..... 236.00
CENTRAL PARK W, nwc 88th, —x—; Otis Elevator Co—Progressive Club of the City of N Y & S L Waller Constn Co (329) 1,125.00

FEB. 2.

121ST ST, 222 W; Christopher Nally—Wm M Weil (renewal) (5)..... 86.45
139TH ST, 511 W; Thos P Murphy—Mary Dempsey (4)..... 129.40
CENTRAL PARK W, nwc 88th, —x—; Otis Elevator Co—Progressive Club of the City of N Y & S L Waller Constn Co (correction) 1,125.00
PARK AV, 1022-24; National Sash & Door Co—Ramsay Hogue & Joe B Acken (6) 45.00
WEST END AV, nec 96th, 100.11x125; Canavan Bros—West 82d St Realty Co & Harry Schiff (3)..... 15,500.00
11TH AV, 644; Empire Carting Co—D Auerbach & Sons & Stanley Golliek Co (1) 1,250.00

FEB. 3.

BEEKMAN ST, 113; Golliek & Smith—Volunteer Hospital & Jas F Egan (10) 378.00
UNION SQ, 4; Jacob Platin—Danl Brubacher, Julian Billiard Academy & Jos Whitman (12)..... 100.00
136TH ST, 167 W; Jacob Soffen—Thos J & Mary Simcox (renewal) (16).... 170.30
BOWERY, 312-14; Carl Golod—Abr King, Michl T Chieffo & J & T Epstein Co, Inc (7)..... 325.00
SAME PROP; Tager Co, Inc—same (8) 174.50
BROADWAY, 1710; Hyman Steinberg—Tyce Realty Co & Henry G Avidan (14) 75.00
18T AV, nec 92d, 97x94; Julius Golub—Cath A & Edith Newbold & Jatco Realty & Holding Co (11)..... 130.00
2D AV, 57-9; Oscar Luttinger—Harry G Rouse & Mortimer Rouse, exrs (15) 34.75
10TH AV, 100-2; J Greenberg Co—Michl McGuire & Long & Hagen (13)..... 93.35
11TH AV, 628-44; J L Keating & Co—D Auerbach & Sons & Stanley Golliek Co (9) 5,250.37

FEB. 4.

14TH ST, 413-9 W; H W Bell Co—W W Astor, Jno J Gillen & Long & Hagen (24) 315.75
46TH ST, 46 W; Fireproof Products Co, Inc—Arthur Brisbane, Anton Strand & Thos J Fanning (17)..... 395.70
86TH ST, 538 E; Wm Kral—Kath Bolz (19) 11.65
87TH ST, 340-42 W; American Stone Renovating & Stucco Co—Kath F Lindeman (25) 150.00
111TH ST, 521 W; Reinhardt Bros—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (18).... 140.00
BOWERY, 292; Brooklyn Vault Light Co—Meyer Sanft, Wolf Sanft, Frank Rosenstein & Fraad Contracting Co (20) 135.50
5TH AV, nwc 110th, 51.1x49.7x irreg; Acme Metal Ceiling Co—Ed Friedman & H A Krauss (22)..... 250.00
10TH AV, 100-2; H W Bell Co—Michl McGuire & Long & Hagen (23).... 220.47
10TH AV, 100-2; Wm Corrigan—Michl McGuire & Long & Hagen (21). 14.00

FEB. 5.

HOOBTON ST, 141 E; Fred Mauribes et al—Ascher Amusement Co, Inc, Sydney Ascher & Jacob Wolf (29)..... 34.50
46TH ST, 46 W; Thos J Fanning—Arthur Brisbane & Anton Strand (30) 627.00
46TH ST, 126-32 W; Winekar & Boyarsky—Leavitt Realty Co et al; Jan 19'14 250.00
57TH ST, 150 W; Nathan Cifer—Eberhard L Pupke, Arnold W Pupke & Edith Ackerson (31)..... 337.00
96TH ST, 211-33 E; Mandolowitz Bros—East Side Building Ass'n, Inc & May Weinstein (32) 400.00
127TH ST, 423-7 W; J P Duffy Co—Schwartz Pilsner Brewing Co & Chas H Peckworth (33) 87.50
BROADWAY, sec 81st; Harris Silvers Baker Co—Wm I Walter et al; Jan 29'14 18,500.00
CENTRAL PARK W, 300-302; Isidor Flato—Audley Realty Co (27)..... 193.51
MADISON AV, 628; Geo Hoffman—Jno D Crimmins & Jno Faas; renewal; (34) 202.00
6TH AV, 673; Geo Poster—Jas E McDonald, Cath McDonald & Bernard Raines (28) 154.00
11TH AV, nec 46th; Stanley Golliek Co—Jos S Auerbach et al; Jan 8'14. . 14,286.83

FEB. 6.

14TH ST, 413 to 419 W; United States Gypsum Co—Wm Astor, Jno J Gillen & Long & Hagen (38)..... 142.80
53D ST, 60 W; Janes & Kirtland—Christine M Van Deventer & R Craig Van Deventer (35)..... 106.00
127TH ST, 145 W; Aug Mugler—Inter-City Land & Securities Co (36)..... 36.00
6TH AV, 638; Chas Guttilla—B May & Jos Polansky (37)..... 84.06

Bronx.

JAN. 30. FRISBY AV, es, 175.2 e Benson av, 20x100; Church E Gates Co, Inc—Bronx Gas & Electric Co, Alex List's Sons & Jas Covideo (80)..... 116.98
OLD BOSTON POST RD, es, 552.1 n Bailey av, 55x65; Accorsi & Barra—Nicola Parrinelli, Filomena Ventrola & Francesco Ventrola (81)..... 64.00

JAN. 31.

SOUTHERN BLVD, 1501-3; Abr Rann—Inter-City Land & Securities Co (84) 100.00
VALENTINE AV, swc 181st, 139.8x54.1x irreg; Anton Larsen & Son, Inc—Tobruk Constn Corp (82)..... 288.00
ZEREGA AV, 1707; Jos W Brogan—Kathrine Stewart & J E F Stewart (83) 22.00

FEB. 2.

170TH ST, 499 E; also 3D AV, 3701-7; Fitzpatrick Contracting Co—Geo A Guthrie (1) 330.00

FEB. 3.

FREEMAN ST, swc Vyse av, 50x95; Brand & Silverstein—Martha Perna (6) 500.00
FREEMAN ST, swc Vyse av, 50x95; Peter Sinnott—Martha Perna (4).... 350.00
HOME ST, nec Hoe av, 50x100; Saml Frank—First Preferred Realty Corp (5) 227.00
173D ST, 731 E; Saml Frank—Inter-City Land & Securities Co (2)..... 88.00
TINTON AV, 625-29; Saml Frank—First Preferred Realty Corp (3).... 36.00

FEB. 4.

136TH ST, 677-81 E; J Greenberg Co—Buellesbach Constn Co (9)..... \$101.80
150TH ST, ss, whole front, River st to Gerard av, —x—; Bethlehem Steel Co—Henry L Morris, Willys-Overland Co & Radley Steel Constn Co (8)..... 5,872.75
HUGHES AV, 2310; Giuseppe Mungo et al—Nicola Tedeshi & Chas A Corby (7) 0.00

FEB. 5.

OLD ALBANY POST RD, es, 552.11 n of Bailey av, 52.3x78.2; Busnick Tile Co, Inc—Nicola Parrinelli, Filomena Ventrola, Filomena & Francesco Ventrola (12)..... 145.00
SOUTHERN BLVD, ws, 50 s Crotona Park E, 50x100; McConnell & Moore—Chas S Simpson & Long & Hagen (10) 350.00
3D AV, es, 314.5 n Wendover av, 25x100; Jos Terrell—Gibraltair Realty Co, Inc (11) 998.00

Brooklyn.

JAN. 29. RODNEY ST, swc Grand ext, —x—; L Brook—Ridgewood Realty Associates & Abr Barasch 23.00
72D ST, 92; E Erickson—Chas J Pierz & Oliver H Lee 63.75
74TH ST, 260; Jas Sbey—Anna E & Frank Cooper 79.00

JAN. 30.

E 12TH ST, es, 160 n Av X, 20x60; S Goldman—Pasquale Aliberto & Christoforo Marinazzo 184.00
41ST ST, ss, 160 w 4 av, 40x100.2; S B Blonstein—Mountain View Hts Realty Co & Martin A Rose 173.00
LIVONIA AV, 184-6; P Stark—Meyer & Joe Weiselman & Jno Meltzer 95.00
STONE AV, es, 100 s Pitkin av, 25x100; C Kurtz—Max Goodman, Sam Kalter & Max Rolnick 100.00

JAN. 31.

BERGEN ST, ss, 54.9 e Eastern Pkway, 75x127.9; A Bonagur—Salvatore Bonagura 200.00
FLATBUSH AV, 42; W Maarsaglia—Geo Martens & Realty Associates.... 133.00
LAFAYETTE AV, 427; W T Biffi—Davis J & Helen E Stewart 76.00

FEB. 2.

HINSDALE ST, nwc Dumont av, 100x100; Klein Material Co—Almont Holding Co 484.79

FEB. 3.

BRISTOL ST, es, 260 n Sackett, 40x100; Klein Material Co—Wilson Constn Co & S Chodos 352.52
ESSEX ST, 381; L Potter—Andw Mehling & Philipp Heister 18.00
VAN BUREN ST, 128; J Sayman—Gussie Golden 28.00
78TH ST, sws, 360 nw 20 av, 120x100; C Sirota—Marloe Constn Co 195.00
GLENMORE AV, swc Snediker av, 100 x25; J Altmark—Isser & Dora Fried. LAFAYETTE AV, 427; W T Biffi—David J & Helen E Stewart 76.00
MERMAID AV, nwc W 30th, 37.7x100; D Gottlieb—Stephen S Goray & Johnson & Jargenson 92.21
NOSTRAND AV, 655-7; H B Singer—Jacob Davis & Morris Weiss, Nathan & Mary Machet 130.00

FEB. 4.

CROWN ST, ss, 140 w Bedford av, 20x100; H Golius—Martin Zimmerman & wife & David Wortzman Plumbing Co. HALSEY ST, 608; N Rubin—Eliz F Harris & David & Rose Nowak.... 43.00
JAY ST, 52; P Balsam—Henry & Thees Martens & Bernhard Clements..... 175.00
E 12TH ST, es, 160 n Av X, 20x60; A Galaoto—Pasquale Alberti, Pasquale Sorrentino & Christoforo Marrazzo.... 72.00
68TH ST, ns, 218.6 e Colonial rd, 200x100; Fredenberg, Lousenbury & Houghtaling, Inc—Wm, Cath & Rosalyn McDonald 210.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

JAN. 31. ACADEMY ST, swc Vermilyea av; Star Fireproof Door & Sash Co—Warren F Johnston et al; Jan 9'14..... \$205.00

FEB. 2.

149TH ST, 236 W; Leshinsky & Prestup—Leo Abraham; Nov 22'13. 59.00
LEXINGTON AV, 183-7; Harry Kollinger—Justa Realty Co et al; June 17 '13 425.19
LEXINGTON AV, 183-5; Spray Electric Co—Justa Realty Co et al; Feb 19'13 240.00
5TH AV, 1466-70; Dimock & Fink Co—Simon Hoffman et al; Dec 22'13. 92.77

Table with columns for date, address, and amount. Includes entries for FEB. 3, FEB. 4, FEB. 5, and FEB. 6.

Bronx.

Table with columns for date, address, and amount. Includes entries for JAN. 30 and FEB. 2.

Table with columns for date, address, and amount. Includes entries for FEB. 2, FEB. 3, FEB. 4, and FEB. 5.

Table with columns for date, address, and amount. Includes entry for FEB. 3.

Table with columns for date, address, and amount. Includes entry for FEB. 4.

Table with columns for date, address, and amount. Includes entries for FEB. 5, FEB. 6, FEB. 3, FEB. 4, FEB. 5, FEB. 6, FEB. 3, FEB. 4, FEB. 5, FEB. 6.

Brooklyn.

Table with columns for date, address, and amount. Includes entries for JAN. 29, FEB. 2, FEB. 3, FEB. 4, FEB. 5, FEB. 6.

Table with columns for date, address, and amount. Includes entries for JAN. 30, FEB. 2, FEB. 3, FEB. 4, FEB. 5, FEB. 6.

Table with columns for date, address, and amount. Includes entries for JAN. 31, FEB. 2, FEB. 3, FEB. 4, FEB. 5, FEB. 6.

Table with columns for date, address, and amount. Includes entries for FEB. 2, FEB. 3, FEB. 4, FEB. 5, FEB. 6.

Table with columns for date, address, and amount. Includes entries for FEB. 3, FEB. 4, FEB. 5, FEB. 6.

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

ATTACHMENTS.

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

Manhattan.

Table with columns for date, address, and amount. Includes entries for JAN. 29 & 30, JAN. 31, FEB. 2, FEB. 3, FEB. 4.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

Table with columns for date, address, and amount. Includes entries for JAN. 30, 31, FEB. 2, 3, 4, 5.

Bronx.

Table with columns for date, address, and amount. Includes entries for JAN. 29, 30, FEB. 2, 3, 4, 5.

Brooklyn.

Table with columns for date, address, and amount. Includes entries for JAN. 29, 30, 31, FEB. 2, 3, & 4.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table with columns for date, address, and amount. Includes entry for JAN. 31.

Table with columns for date, address, and amount. Includes entries for FEB. 2, FEB. 4, FEB. 5.

Bronx.

Table with columns for date, address, and amount. Includes entries for JAN. 30, FEB. 2.

Table with columns for date, address, and amount. Includes entries for FEB. 2, FEB. 3.

Table with columns for date, address, and amount. Includes entries for FEB. 3, FEB. 4, FEB. 5.

Table with columns for date, address, and amount. Includes entry for FEB. 5.

ORDERS.

Brooklyn.

Table with columns for date, address, and amount. Includes entries for FEB. 2, FEB. 4, FEB. 5.

REAL ESTATE ETHICS.

A Code Reported by a Special Committee of the Board.

A special committee of the Real Estate Board appointed to draft a code of ethics to govern the conduct of brokers has made a report to the board of governors embodying the following rules, which are now under consideration and will be acted upon next week.

"A member shall not in any way improperly interfere with any specific transaction of another member.

"A member shall not solicit owners of property with a view of obtaining business that is known to be under the management or in the sole control of some other member, and no proposal of such business shall be accepted unless it comes from the owner without solicitation, or unless information is refused by the broker in control.

"When a member accepts from another member a customer for a property the first transaction closed shall relieve each member from further obligation to the other in connection with subsequent business done with such customer, unless by prior written agreement to the contrary.

"A member shall give an unprejudiced opinion, if he gives any, concerning another member's proposition when asked to do so by a prospective customer.

"A member shall refuse to put a 'For Sale' or 'For Rent' sign on property on which there are already two signs, because in the opinion of this Board many signs on a property do more harm than good.

"No member shall offer property or submit any application for a loan without the knowledge and consent of the owner, or his authorized agent, and then only on such terms as authorized.

"No member shall furnish information concerning a property to other members either in respect to its sale, lease or mortgage, claiming sole agency, unless he shall have been retained in such capacity. No member shall offer any property so furnished him upon any other terms than precisely those stated by the members sending out the information, and all negotiations shall be carried on through such member.

"No member shall under any conditions claim or receive any commission or rebate upon repairs made or supplies purchased in the operation and management of properties in his charge, without the consent of the owner.

"In all cases where an operator, owner or other person shall act in bad faith toward a member, and the member claims that he has been unjustly deprived of a commission, the facts may be reported to the Board of Governors and the Governors may, after consideration of the claim, request the operator or owner or other person to arbitrate the claim of the member, and shall preserve records of all requests to arbitrate and answers thereto, which shall at all times be open for the inspection of the members of this Board."

CANAL STREET WIDENING.

How Shall the Cost be Distributed?—Principal Points.

The owners of property within the area of assessment both directly and through their attorneys have laid great emphasis upon the fact that this widening of Canal street at its junction with the Bowery is simply an addition to the plaza at the Manhattan end of the Manhattan Bridge, and they insist that the expense of acquiring this addition should be paid for in the same manner as was the original bridge plaza, namely, by the city at large. They also refer to a number of other street extensions and widenings which have been carried out by the city in recent years, such as the widening of Delancey street and its extension to Elm street, which extension is known as Kenmare street, the extension of Flatbush avenue, in the Borough of Brooklyn, and the widening of Livingston street, in the same Borough, in all of which the entire expense was assumed by the City of New York. In two of the cases, namely, the widening of Delancey street and the widening of Livingston street, it should be noted that assessments were levied for a substantial part of the expense, but the property owners were relieved from these assessments through acts of the Legislature, the act with respect to Delancey street being permissive and the relief having been granted by the Board of Estimate and Apportionment, while in the case of Livingston street the act was mandatory, no action having been taken by the Board.

The committee of the Board of Estimate is not greatly impressed with the argument that because the city has paid the entire cost of certain improvements it should treat all other similar improvements in the same manner, especially in view of the fact that in a number of the cases referred to the Board of Estimate and Apportionment had before it no Local Board resolution, and believed at that time that it had not the power to initiate without such Local Board resolution a proceeding to acquire title and assess any portion of the cost. The right to do this has since been clearly established, and the Board has availed itself of that right in a number of instances, one of which is the proceeding now under consideration.

The committee believes that there has been great local benefit from the important improvements above referred to, and that it was distinctly unfair to place the entire cost upon the city at large, with no local assessment whatever. The members of the committee therefore declare that if there be local benefit from this widening of Canal street there should be a corresponding local assessment.

Those who have appeared before the committee have argued that there is no local benefit whatever, some of them even maintaining that they have been damaged instead of being benefited, and they cite cases where rentals, and even sale prices, have actually decreased during the last two or three years. The members of the committee believe, however, that while there may be cases of this kind this shrinkage in values is only temporary and is due to the disturbance and confusion incidental to the construction work connected with the improvement of the bridge plaza and the building of the subway to connect with the Manhattan Bridge, and that when this work shall have been completed there will be a substantial increase in values, due not only to the creation of the plaza, no portion of the cost of which has been assessed, but also to the widening, the cost of which it is proposed to assess in part upon the property deemed to be benefited.

Figures of Cost.

The Board of Estimate had already determined that two-thirds of the entire cost should be placed upon the city at large and one-third upon a local area of benefit, upon which a hearing was given at the time the proceeding was instituted. While the area acquired is only slightly over 11,000 square feet, or the equivalent of about 4½ city lots, the awards for property taken, including consequential damages, amount to approximately \$500,000, while the interest and incidental expenses amount to about \$133,000 more. The third of the total expense which under the original resolution of the Board of Estimate and Apportionment is to be assessed, amounts to about \$211,000. The area of benefit adopted by the board extends up the Bowery two and one-half blocks above Canal street and half a block south, and includes one and one-half blocks east and west of the Bowery to a point midway between Hester and Grand streets and one-half block on either side of the Bowery from the middle of the block between Hester and Grand streets to the middle of the next block north.

The tentative assessments within this area vary greatly. At the northwesterly corner of Canal and Chrystie streets a parcel 50 by 75 feet, no portion of which was taken, and which therefore received no award, is assessed at \$6,295.72. The parcel on Canal street immediately next to this was awarded damages to the amount of \$48,000 for about one-third of its area which was taken, while the assessment upon the remnant which was left is \$4,657. A parcel on the Bowery having a frontage of 38 feet and a depth of 118 feet, no portion of which was taken, and which therefore received no award is assessed \$5,965, while a lot on the west side of the Bowery nearly opposite this, having a frontage of 50 feet and a depth of about 145 feet, is assessed \$5,046. The assessments decrease in proportion to the distance from the area taken, until a 25-foot lot on the Bowery is assessed about \$300, while a similar lot on the west side of Elizabeth street has an assessment of about \$73.

The committee agrees that many of the assessments are burdensome and are probably out of proportion to the benefit which will be derived, although it is said that when the work of construction shall have been completed, the benefit from the improvement will be found to have been substantial and will be reflected in an increase in values, although it is exceedingly difficult to predict the precise amount of such benefit in dollars and cents.

PROPOSED REDISTRIBUTION OF COST.

A further hearing was held on Friday, January 16, at 10.30 a. m., at which all persons interested were given an opportunity to be heard upon the proposed reconsideration and redetermination concerning the distribution of the cost and expense of the aforesaid proceeding so as to place 62½ per cent. of said entire cost and expense upon the City of New York, 30 per cent. of such entire cost and expense upon the Borough of Manhattan, and the remaining 7½ per cent. on a local area of special benefit.

Upon motion of Comptroller Prendergast at that hearing, there was another change in distribution made, which was to place the expense of the proceeding as follows: 55% on the entire city, 30% on the Borough of Manhattan, 7½% on the Borough of Brooklyn, and 7½% on the property owners in the area of benefit. This matter will come up for consideration at a public hearing to be held on February 13.

INCOME TAX REGULATIONS.

The form to be used and regulations to be followed by individuals in making returns of income subject to the new federal income tax have been sent out by the Treasury Department. Every citizen of the United States, whether residing at home or abroad; every person residing in the United States and every non-resident alien who has income from United States investments of \$3,000 or over must make such return.

For the part year 1913 the specific exemptions will be \$2,500, or \$3,333.33 in the case of a married person, and in future years \$3,000 and \$4,000. Where the tax has been withheld on part of the income at the source, or where part of the income comes as dividends on stock of a corporation which is taxable under the corporation tax section of the law, the regulations set forth that such incomes shall be deducted from the individual's total net income when computing the amount on which he is taxable.

Must Act by March 1.

Return must be in the hands of the collector of internal revenue in the district where the payee lives, or where he has his principal place of business, not later than March 1, failure to observe this time limit to be punished with fines ranging from \$20 to \$1,000.

An extension of thirty days from March 1 in case of sickness or absence may be allowed by the proper collector, provided an application is made by the individual concerned. Returns must be accompanied by oath or affirmation.

Expenses for medical attendance, store accounts, family supplies, wages of domestic servants, cost of board, room or house rent shall not be deducted from gross income, and individuals who own their own residences cannot deduct the estimated value of the rent.

Unpaid Accounts Taxed.

Persons receiving fees or emoluments for professional or other services must include all actual receipts for services during the year, together with all unpaid accounts, charges for service or contingent income for the year, "if good and collectible."

Debts contracted within a current year may be deducted from gross income when found worthless, but not before legal proceedings have proved unavailing. Debts contracted in previous years which eventually prove worthless may be deducted subsequently under the head of losses, when they are charged off.

Amounts due or accrued to individual members of a partnership from net earnings shall be included in the return of the individual, whether distributed or not, and United States pensions must be included as income.

Estimated advance of real estate value is not required to be reported unless placed as an asset on the individual's books. Cost of suits and other legal proceedings arising out of ordinary business may be treated as expense and deducted from gross income of a business.

In computing net income compensation of all officers and employees of a state or any political subdivision thereof shall be excluded, but not where paid by the United States.

GOOD OF BARGE CANAL.

Will Help Lake Champlain Iron Industry and Stimulate Local Traffic.

The construction of the New York State Barge Canal has been proceeding for a number of years. Numerous doubts have been expressed as to the justification for this costly work. In the opinion of Mr. George Clinton, Jr., as set forth at the convention of the New York State Waterways Association, recently, the benefits that will be derived by the State and the country at large are many and far-reaching. These notes are taken from his paper.

The effects of the Barge Canal will be chiefly due to the great reduction in the cost of transportation which is certain to follow. This makes the situation analogous to that presented by the original construction of the canal. It has been figured that the actual cost of transporting a ton of freight over the Barge Canal between Albany and Buffalo will be 26 cents, making the cost per ton-mile about 0.52 mill. This estimate is probably too low, but the cost will be little if any above 0.65 mill per ton-mile. The cost of transportation in the present canal is about 0.80 mill per ton-mile, and by rail about 2 mills. It is understood that these figures relate to the cost of transportation and not to the charges actually made, which differ widely therefrom.

Other direct results of the opening of the Barge Canal will be the opening up of communication with other places, both in and out of the State, not hitherto commercially accessible. A striking example of this is to be seen in that part of the State which borders on Lake Champlain. With the iron ore and limestone which are very near at hand and the cheap coal which will be made available by means of the Barge Canal, the iron industry along the shores of

Lake Champlain will, Mr. Clinton prophesies, develop tremendously. Furthermore, if the Atlantic Deeper Waterways Association's plan for intracoastal canals along the Atlantic coast should be carried out direct communication by barge may be had between all the Atlantic seaports and the cities bordering on the canal.

Among the direct results the most important, perhaps, is the fact that the cheap transportation to be afforded by the canal will place New York City in a position where it can successfully compete with other Atlantic seaports for the export trade in spite of the discrimination which has been exercised against that city by the through-railroad lines by means of differentials. This is a matter which concerns the whole State, and indeed the whole country, for cheaper transportation to New York of products coming from the West would necessarily mean a reduction in the rates for transportation to other seaports, and thus not only New York, but the whole country, would reap the benefit.

Another direct benefit to be expected is the increase in the use of the canal for local traffic. This use has of late years fallen off so that at the present time local traffic constitutes a comparatively small part of the business transacted upon the canal; but it is to be hoped and expected that upon the completion of the Barge Canal, with its low cost of transportation, its large and modern barges assuring safety to cargo and its freedom from annoying delays, merchants and farmers along the line of the canal will see the advantage of using it for the transportation of their goods. This may, perhaps, especially in the case of farm products, affect favorably the high cost of living.

Indirect Results.

The foregoing advantages are surely great, and with them accomplished the wisdom of the expenditure made by the State for the construction of the Barge Canal would need no argument, but the indirect results which are to be anticipated are even greater and more far reaching. The first of these, and that which is most obvious, is the large increase of traffic which will unquestionably take place. Where a cheap trade route exists leading to a market where goods can be profitably sold, manufacturers will, other things being equal, naturally locate their plants on or near that route. The Barge Canal will presumably not only stimulate and thus increase existing commerce, but will create new commercial enterprises which themselves will greatly increase the traffic upon the canal.

This leads to the subject of new industries. The Champlain district is merely one instance of what may be expected to occur at different points all along the canal. With cheap coal from Pennsylvania and cheap ore from the upper lakes there is no reason why blast furnaces should not be established in the central portion of the State to great advantage, particularly as the third great requisite for that industry, limestone, is near at hand.

An important effect of the reduced cost of transportation on the Barge Canal will be the control of railroad rates. The Erie Canal, even at its worst times, controlled and still controls through-railroad rates from the West to the Atlantic seaboard by the threat of competition which its existence implies. That threat of competition will be much more effective in the case of a canal on which the cost of transportation is 0.65 mill per ton-mile than on the present canal, where that cost is 0.80.

For some years past the cities of Buffalo and New York have been losing the benefit of through shipments of grain for export from the West. Anything which largely affects New York City and Buffalo is felt throughout the State. A large part of this grain is being diverted to Montreal by the Canadian water route. The Barge Canal will bring it back.

The Canal Street Crosstown Subway.

On February 17 at 12.15 p. m. the Public Service Commission will hold a public hearing on the form of contract for the construction of Section No. 2 of Route No. 20, the Canal street crosstown subway in Manhattan. This line is to be operated by the New York Municipal Railway Corporation, and will connect the tracks from the Fourth avenue subway coming over the Manhattan Bridge with the tracks in the Broadway subway in Manhattan. Owing to the swampy character of the ground in this section, the commission will submit alternative plans to bidders, one plan calling for construction according to the usual form of subway construction, namely, excavation under cover and the building of a steel and concrete structure; and the other plan through the worst section calls for construction by the tunnel method of two separate tubes lined with cast iron.

—The citizens of Staten Island need better high school accommodations. The Curtis High School at New Brighton is overcrowded. Borough President McCormack said this week that it is an injustice to the teachers and a handicap to the students, who are compelled to work and study at such a disadvantage. He is anxious that additional high school facilities be provided for the people of Richmond Borough, and will co-operate with the citizens to acquire the additional high school accommodations needed at the present time.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
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 avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Bleecker st, 124—International Raincoat Co. A-G-L

Numbered Streets.

14th & 15th sts, Union sq—Canavan Bros Co. K
15th & 18th sts, Union sq—E E Smith Contg Co. K
23d st, 325 E—John Di Blase. K
35th st & Madison av—C L Smith. K
58th st, 228 W—Joseph Garry & Son, Inc. K
59th st & 8th av—Walton Construction Co. K
64th & 65th sts & Av A—C L Smith Co. K
68th st & Lexington av—P McGovern Co. K
72d st & Lexington av—P McGovern Co. K
75th & Exterior sts—Phoenix Construction Co. K
79th st, 138 W—Goodwin Construction Co. K
87th st & 3d av—Consolidated Tel & Elec Subway Co. K
93d st & Central Pk W—Grant, Smith & Co & Locher. K

Named Avenues.

Broadway, 1879—The White Co. G
Broadway, 151st & 152d sts—P J Kane Co. K
Park av & 55th st—C L Smith. K
Park av, 58th & 59th sts—Empire City Subway Co. K
Park av, 66th & 67th sts—Empire City Subway Co. K
Park av, 91st to 94th sts—Consolidated Tel & Elec Subway Co. K

BRONX ORDERS SERVED.

Named Streets.

Garrison & Whittaker sts—Central Union Gas Co. K
Kelly st, John & Leggett avs—Consolidated Tel & Elec Subway Co. K

Numbered Streets.

146th st, Brook & St Anns avs—P J Kane Co. K
168th st, 3d & Franklin avs—Joseph Spadaro. K
168th st, Sherman & Sheridan avs—Del Balso Contracting Co. K

Named Avenues.

Concourse, Burnside & Field pl—S Perratto. K
Morris & McClellan avs—Empire City Subway Co. K
Nagle av & Elwood st—George Colon Co. K
Olmstead, Herman & Thumull avs—Walton Construction Co. K
St Mary's Park—John McManus. K
St Raymond's, St Peter's & Overing avs—Briggs & McLaughlin. K
Shakespeare av & 168th st—F Potzella. K
Vanness, Holland & Bronxdale avs—F Polzella. K

BROOKLYN ORDERS SERVED.

Named Streets.

Bond st, 300—Thomas Fezza. H-G-A
Bridge st, 153—Alexander Dillon. A-H
Chauncey st, 193—Leon Renault. K
Concord st, 245—The Bklyn Gild Assn. B
Cook st, 141 (rear)—Mrs Rachael Steigman. C
Cook st, 141 (rear)—Meyer Roff. G-A-C
Cook st, 141 (rear)—Stanleas Gorstof. G-C-A-H
Cook st, 141 (rear)—Simon Winter. C-A
Court st, 229—Paul Zipkin. M-D
Degraw st, 411—John J O'Reilly. A-H
Ellery st, 124—Max Burger. H-G-C-D-DR
Ellery st, 124—Herman & Tannenbaum. A-DR-H-C-G
Ellery st, 124—Daniel Kornisky. G-DR-C
Ellery st, 124—Jacob Goldberg. DR-C-G-A
Ellery st, 233 (rear)—Bklyn Union Gas Co. A
Ellery st, 233 (rear)—Nathan Bonis. G-C-A-H
Ellery st, 233 (rear)—Benj Benjamin. G-C-A-H
Ellery st, 233 (rear)—Morris Bassuk. H-C
Fenimore st, 245—Benj M Maltz. A-G-H
Fulton st, 526-28—S S Kresge Co. G
Fulton st, 755—Samuel Marks. A-H
Furman st, 75-77—Mitchell Varnish Works, Inc. A-H
Gillen pl, we bet Bway & Bushwick av—Bklyn Rapid Transit Co. A
Gold st, 38-44—Arbuckle Bros. D
Grand st, 319—Joseph Buchnsky. DR-A-C
Grand st, 319—Louis Goldfarb. DR-H-C-D-A
Grand st, 319—Hyman B Rosenson. DR-H-C-A
Grand st, 514—Samuel Levin. D-A-K-G-H
Grand st, 971—Standard Coonerage Co. H-G-A
Hicks st, 104—Theodore D Hurlbert. M
Hope st, 19—Bklyn Union Gas Co. A
Hopkins st, 61 (rear)—Simon Freeman. C
Hopkins st, 61 (rear)—Hannah Mendler. C-A-G-H

Hopkins st, 61 (rear)—Bklyn Union Gas Co. A
Junius st, 286—B Berger & 1 Koepfel. DR
Junius st, 286—Jacob Schneider. DR-C-G
Junius st, 286—Samuel Kelson. D-C-DR
Kosciusko st, 52—Edward J Morgan. C
Livingston st, 326—John B Hoecker. G
Livingston st, 326—Fred R Wogan, Asst. Sec., Bklyn Union Gas Co. A
Lombardy st, 1-11—Ice Mfg Co. G
Macon st, 901-903—William Harms. K
Meserole st, 85-87—Jacob H Webelovosky Est. B-C-A-D-H-DR
Meserole st, 85-87—Progressive Knitting Mills. DR
Mill st, 22—Eurns Mfg Co. D-C-L-A-G
Pacific st, 177—Goetz & Co. A
Pacific st, 177—William Goetz. C-K
Pearl st, 124-130—Louis B Prahar Mfg Co. D-DR-F-B-C-A
Sandford st, 149-53—Nowacke & Loeser Co. C-L-G-A-H
Seigel st, 151-153 (rear)—Louis Baldinger & Oscar Kupferman. G-C
Seigel st, 151-53 (rear)—Joseph Forgnetto. A-G-C
Seigel st, 151-53 (rear)—Jacob Mendel. A-G-C
Smith st, 533-35—Hamilton Garage. L
So Oxford st, 104-6 (2d sty)—Bklyn Union Gas Co. A
So Oxford st, 104-6 (2d sty)—Chinese Baptist Mission. F
Suydam st, 96—August Langhams. C
Suydam st, 96—Oscar Heller. C-G
Suydam st, 96—John Meyer. C
Suydam st, 96—Samuel W Peck & Co. C
Suydam st, 116 (rear)—Jacob Karch. C-H
Suydam st, 116 (rear)—Michael Wojnarowski. C-M-H
Suydam st, 116 (rear)—Anna Cavanagh. H
Suydam st, 146 (rear)—Henry Both. C
Ten Eyck st, 174 (front)—Bklyn Union Gas Co. A
Troutman st, 56 (rear)—Bklyn Union Gas Co. A
Troutman st, 56 (rear)—George Glass. H-C
Varet st, 127-9—William Sherman. C-A-H-DR
Varet st, 127-9—Max Friedfield. DR-C-G-F-A
Varet st, 127-9—Harris Davidson. DR-A-C-G-F
Varet st, 127-9—Sussman Hartstein & Co. DR-G-C-F
Varet st, 127-9—Alexander L Cazdan. DR-C-F
Varet st, 127-9—Lipkin & Gotand. DR-H-C-F
Waldorf Court, 19—John J Strassel. H-A-G
Wallabout st, 254-56—Columbia Broom Works. G
Wallabout st, 297-303—Samuel Glass. D-DR-H-C-A
Wallabout st, 299-303—Bklyn Union Gas Co. A
Watkins st, 47-49—Jacob Ravinsky. A-M-DR
Watkins st, 47-49—Rosenberg & Levine. H-G-DR
Watkins st, 47-49—Abraham Rosenberg. DR-H
Watkins st, 47-49—Harry Frank. A-H-DR
Watkins st, 47-49—Hyman Rosen & Son. DR-A
Watkins st, 47-49—Abraham Krone. A-H-DR
Watkins st, 47-49—Ere Resch. DR-A-G-C-H
Watkins st, 47-49—Harris Brenowitz. C-H-DR
Watkins st, 47-49—Joseph Dubinsky. DR-G-A-C-H
Watkins st, 47-49—Julius Gross. C-DR
Watkins st, 47-49—Lubarsky Bros. H-DR-G-A-C

Flushing av, 860-62—National Eagle Paper Box Co. H-DR-C-G-E
Flushing av, 860-62—H Louis & S Paratski. H-DR
Flushing av, 860-62—Samuel Shliefer. C-G-H-DR
Flushing av, 860-62—Rubenstein & Wechsler. DR-H-G
Flushing av, 860-62—Abr N Bernstein. C-D-DR
Franklin av, 688—John Kops. D
Hamburg av, 44—Francesco Vitulli. F
Gates av, 937—Rachael Mostowsky. D-A-H
Gates av, 1337—A W Wolf Co. F-DR-H
Gates av, 1337—Harry Unger & Nathan Zahn. H-DR
Gates av, 1337—Joseph Dalnoky. H-A-C-F-DR
Gates av, 1337—Mary F Spendley. DR-H-A-F
Gates av, 1485 (rear)—George Bruffeld. C-A-G-H
Glenmore av, 134—Morris Mintz. D-M-A-H
Graham av, 20—David Tucker. H-G
Greene av, 1056—Robert Nehrlich. H-A-C
Jefferson av, 990—A P Rindskopf & Son. H-G-A
Kent av, 239-47—Est Cornealout C Tiebout. H-C-B-A-E
Kent av, 616-24—National Sulphur Co. L-A
Kent av, 625-29—Binney Godfrey & Co. C-M-A-H
Liberty av, 152-158—Jacob Shulken. G-C-F-A-DR
Liberty av, 152-158—Lieberman & Friedman. G-C-DR-F
Liberty av, 152-158—Rockaway Candy Co. DR-A-H
Liberty av, 152-158—Harry Wolf. G-C-F-A-DR
Myrtle av, 264—Abraham Fox. A-H
Nostrand av, 1177—John Schaffer. D-M-A-H
Ovington av, 357—William G Parsons. C-M-H
Pitkin av, 1682—Lazarus Tarnshkin. A-H
Ralph av, 232—Hauser & Son. A-G-H
Rockaway av, swc New Lots rd—Brooklyn Rapid Transit Co. A
Rogers av, 566—Jacob Fox. D-M-A-H
Surf av, nwc West 5th st—Walt Morson & Patk D Shea. A-C-B-D
Surf av, ss, bet Thompson & Jones Walks—Brooklyn Borough Gas Co. A
Surf av, ss, bet Thompson & Jones Walks—Edward & Henry Strube. G-D-F-A
Surf av, ss, bet Thompson & Jones Walks—Theresia Strube. D-C
Stone av, 522—Mrs Rose Levy. B
Sutter av, 524—Brooklyn Paint & Wall Paper Co. D-A-H

Numbered Avenues.

2d av, es, bet 38th & 39th sts—Brooklyn Rapid Transit Co. A
5th av, 382—Theodore Bennett. C-G-D-H-DR
5th av, 548-550—Lillian Rossberg. H-A-C
5th av, 548-550—Joseph Klausner. A-C
7th av, 165—Tookman Jerrahian. D-A
8th av, 1717—Advance Rubber Co. A-G-H
24th av, 8812—Andrew W Ahearn. C

QUEENS ORDERS SERVED.

Numbered Streets.

3d to 5th sts on 3d av (College Point)—American Hard Rubber Co. C-B-F-G-E-H

Named Avenues.

Abbingdon rd, 212 (Richmond Hill)—Walter Julius Berbecker. G-C-A
Dry Harbor rd & R R Tracks, 400 ft e Dry Harbor rd (Glendale)—Bishop Security Co. C
Hillsdale av, nec Hoffman blvd—Disbrow Bros. C-K-A-L-G
Kingsland av, 120 (Corona)—Newton Gas Co. A
Steinway av, 333—Philip Miller. C-A-D

Numbered Avenues.

8th av, 100 ft e Potter av—Thomas A Gillespie Co. G-C

Stairway Enclosure Law in New York.

In "stairway enclosures," subdivision 2 of section 79-b, "Requirements for existing buildings," of article 6, "Factories," of the labor law of New York State, it is provided that all partitions of fire resisting material and the doors provided for the openings therein shall be constructed in such manner as the industrial board may prescribe by rules and regulations. The fire-resisting materials approved now are brick, concrete, terra-cotta blocks and reinforced concrete. The approval of materials is one of the important matters before the board, and it is probable that the board will approve also the various types of partitions that have been approved by the building department of New York City, says Safety Engineering.

In 1911 the New York City building department required that enclosure walls for elevators or stairs should be of brick at least 8 inches thick, or terra-cotta blocks at least 6 inches thick, in an angle iron frame, unless supported independently on fireproof construction at each story, reinforced stone concrete at least 3 inches thick, or reinforced cinder concrete at least 4 inches thick. Where conditions require it, these thicknesses are increased to meet the circumstances.

In 1913 gypsum blocks, at least 6 inches thick, were approved. Such blocks to be set in an angle-iron frame, unless supported independently on fireproof construction at each story. Hollow blocks are permitted, provided the webs and walls of the same are not less than 1 1/2 inches thick. Blocks must be laid in properly retarded gypsum plaster mortar, or Portland cement mortar,

BUILDING MANAGEMENT

WHAT THE NEW ELEVATOR DESPATCHING SYSTEM IN THE WOOLWORTH BUILDING IS EXPECTED TO ACCOMPLISH.

By EDWARD J. HOGAN

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

THE elevator despatching system in operation in the Woolworth Building has been designed with the view of ultimately eliminating the elevator starter in the main corridor, as well as making possible the supervision of all cars at all times, and to make one person responsible for the proper operation of passenger elevators and the adherence to a strict running schedule. With these matters taken care of, the hall man is able to devote his entire time to answering questions and the direction of traffic within the building.

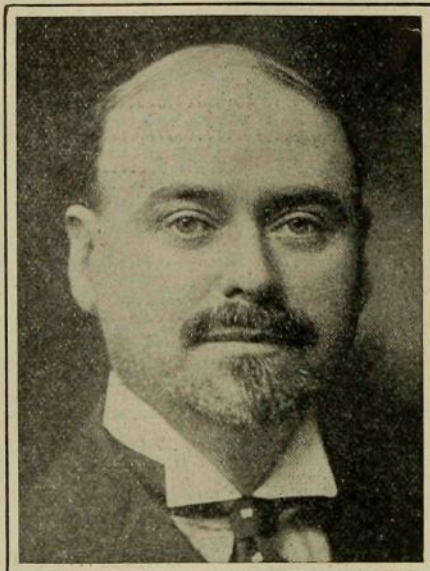
The system, which is virtually in an experimental stage, has been in operation since the opening of the building, and is being carefully observed by the owners, architects, building manager and engineers who designed it. The Woolworth Building is the first building of any type to be equipped with the device, and if it fully meets the expectations of those interested, should come into universal use in office buildings, hotels and buildings of this type, where convenience and comfort of guests is one of the great objects, as well as the reduction of operating costs to the management.

The Elevator Group.

The 24-passenger elevators in the Woolworth Building are grouped according to express and local service, as well as according to the heights served by each. There are four local cars which run express to the fourth floor, and then local to the twelfth; seven cars running express to the twelfth, and local to the twentieth. Following these are the cars that run express to the thirteenth and local to the twenty-seventh. There are two cars that run express to the thirtieth, and local to the forty-sixth floor, and lastly the cars which make the high runs, express to the thirty-seventh, and then local to the fifty-sixth floor.

These elevators are despatched from a combination desk and telephone switchboard, located on the mezzanine floor of the building, and operated by a young woman, whose only responsibility is the despatching of the cars and a constant supervision over them for the purpose of maintaining the proper running schedule. This schedule is in operation between the hours of 8:30 A. M. and 5:30 P. M., during which time the despatchers sole duty is to watch those cars.

Directly in front of the despatcher's desk is a panel on which is a diagram of the lay-out of the elevators, the heights served by each marked off by a series of incandescent lights, each vertical row of lights representing the route of an elevator and each light representing a floor. Wires have been run from each car to this panel, and as the cars travel on their journey up and



EDWARD J. HOGAN.

down the shafts, lights are flashed on the board in succession as the cars pass the floors that are indicated. On reaching the maximum height each car is, according to schedule, allowed to stand for eight seconds before descending. Should a particular car stay longer than the allotted time at any floor, the delay is noticed immediately by the operator, who then puts herself in communication with the operator of the car by means of the telephone. There is a telephone instrument installed in every car directly in front of the operator, as well as a megaphone placed on the side of the car and opposite his ear. Should the despatcher wish at any time to say something to the operator in regard to the service, cautioning for delay, etc., the megaphone is used. Directions in this way are heard only by the man running

the car, and not by the passengers. If necessary at any time, and for any important reason, the despatcher wishes to have an answer from the operator, or a longer conversation is advisable, the telephone is used in a manner similar to the intercommunicating system, which is well-known to all. Both methods can be used at all times, the despatcher being able to talk while the car is in motion, equally as well as when it is stationary at any floor.

While this method of elevator despatch and control is practically in its infancy, and an experiment, it shows every probability of meeting the expectation of the engineers who designed it, and should mean much in the future to architects and owners of properties of the Woolworth Building type.

WHAT THE MANAGER DOES.

The Importance and Wide Scope of His Duties—The Next Convention.

By JOHN C. KNIGHT

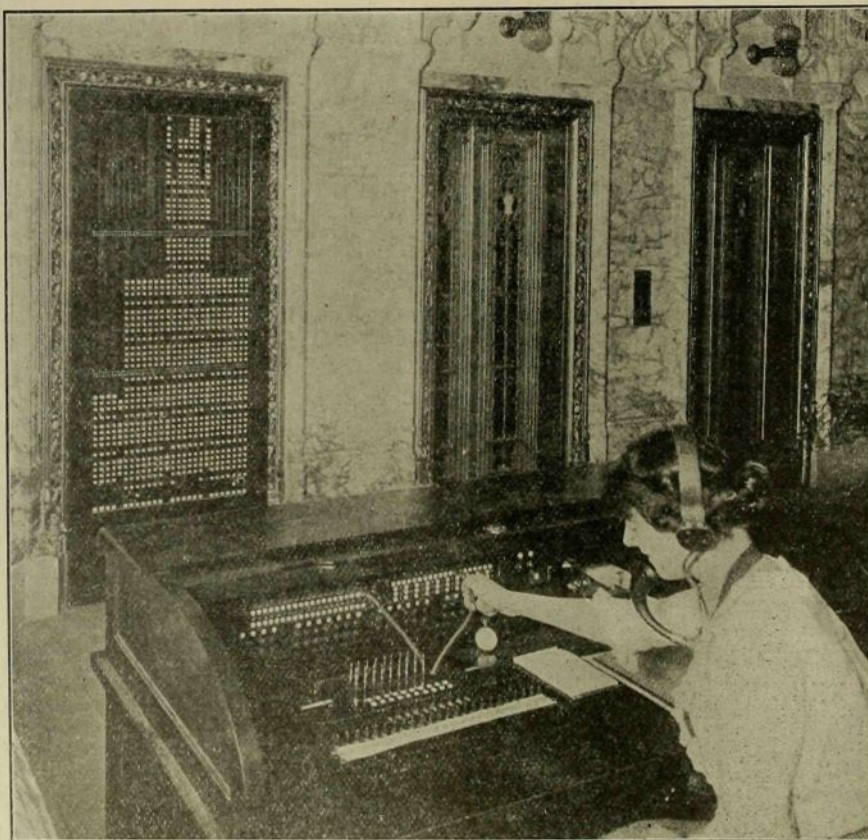
Manager of the Metropolitan Building and Ex-President of the National Association of Building Owners and Managers.

SOME months ago I was asked by the editor of Record and Guide to assist him in laying out a series of stories regarding building management and to select some of the writers for these papers. I was also asked if I would not write one of the articles, and in order to do this and not encroach on the subjects which I know will be more ably taken care of by the gentlemen selected, I am going to write more of generalities than on any one particular subject.

The motto which appears under the title of the Record and Guide—"devoted to real estate, building management and construction in Greater New York and vicinity"—has always appealed to me. I, too, am devoted to those subjects, as they are my bread and butter.

I read recently in one of the magazines a story of a young child coming across on the ferry with its mother, and the mother, pointing out the Woolworth building, said: "There is the tallest building in the world"; and the child, looking over at Hoboken, Jersey City Heights and Manhattan, said: "Yes, Mother, it is."

Now the world of the average New Yorker, particularly of the New York building manager, like that of this child, is bounded by the North and East rivers and I feel that the Record and Guide is showing its devotion by selecting writers of these papers from other cities and giving to the New York man the



ELEVATOR DESPATCHING SWITCHBOARD IN THE WOOLWORTH BUILDING.

experiences which have taken place in other parts of the country.

Very few New York managers have availed themselves of the privilege of membership in the National Association of Building Owners and Managers, and those that have, have been many times repaid for their expense and time by the papers and discussions that have been brought out and by the acquaintanceship of men in their line in other cities.

About Knowing as Much as Others.

Many New York men have expressed the belief that they did not need to attend these meetings, as they knew as much as the other fellows. Knowing many of the men as well as I do, I cannot but agree with them as to their ability, and yet a real live man in listening to discussions will get some point strongly fixed in his mind even if wrongly stated by a much weaker man, and in combating that idea will bring out from his own work some point that he would overlook if he kept always on his own work. It is much easier to detect an error someone else is making and apply it to your own case than to find it directly in yourself.

The meeting of the association this year will be held in July at Duluth, and Mr. J. E. Randall, of Chicago, the president, will plan a program and conduct a meeting that I hope will be attended by many New York men. I know of several New Yorkers who will be there and who will welcome, assist and introduce the other New York men. I am sure that anyone who attends once will become a member and an enthusiast.

Big Installations.

The average business man does not realize the existence of the building manager, and even though he may be a dweller in an office building, does not appreciate that the present type of building has only existed since 1893 and that the old janitor jokes have become obsolete. The manager has had only a short time to study depreciation and operation problems and other subjects of professional importance which are discussed at the association's convention.

Many office buildings have the population of small cities and carry on their elevators more passengers than many branch railroads. Many electric light plants and water-pumping installations in buildings are larger than the plants of small cities, and in one office building I am familiar with, there is a branch post office doing more business than the whole postal service of the city of Cleveland. The 1,200 telephones installed in this same building required 13,000,000 feet of wire, or 2,462 miles, under this one roof, which also covers 13 miles of plumbing pipe.

Practical Training.

The experience of caring for and operating such installations have trained up men, so that in the future problems of a new building will not be left to a board of puzzled directors or to architects who employ a structural engineer, a heating engineer, an electrical engineer and a ventilating expert.

The time has arrived when the largest and best architects are also consulting with the sanitary engineer and the building manager.

The building manager from his experience can plan the location of elevators, suggest the best toilet arrangement, and so locate the plumbing pipes with reference to repairs and accessibility that upkeep may be minimized. He can advise as to electric plant or central station connection. He can appreciate the added cost of maintenance of certain beauty effects which so appeal to the architect.

An Eye for Details.

He can take care of details. Let me cite the case of where a manager had sticks cut so that all doors would be interchangeable and where the hinges and locks were put on in absolutely the same place not a half inch high or low. Another of where a manager condemned thresholds which were only $\frac{3}{8}$ inch thick and had them so that the doors would open over all carpets or rugs. Another,

where the ammonia of the refrigeration plant was placed under the sidewalk so that an accident would not put the building out of service.

After the completion of the building the managers can arrange an economical force for operation and can systematize the records so that economy will prevail in all departments.

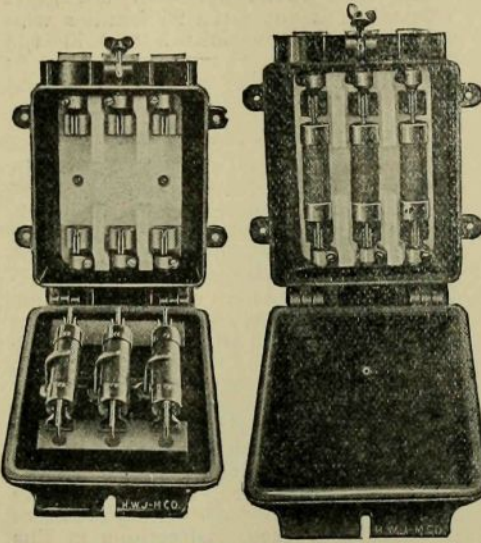
USEFUL APPLIANCES

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

No Flashing of Fuse.

BUILDERS, architects, and others identified with the construction and equipment of hotels, apartment houses, hospitals, etc., will be interested in the description of a non-arcing fuse box known as the "Noark" Service Box, manufactured by the Johns-Manville Co., Madison avenue and 33rd street.

The fuse used in this box represents the highest development in fuses of the enclosed type. Being designed on strictly scientific lines, blow at the proper time and under exact conditions, thus affording absolute protection. The fuses have a definite and accurate time



interval of operation, varying from a few seconds on heavy overloads to the infinitesimal part of a second on dead short circuit. As a result they are said to be more economical than even the cheapest form of open fuse, due to the fact that they require less frequent replacement. Compared with circuit breakers as protective devices they are noiseless, inexpensive and occupy minimum space. And as they can be refilled at small cost their use insures low maintenance expense.

An automatic "spot" indicator in each fuse tells when the fuse has blown. Vent screens placed in the end caps prevent the escape of the filling material when the fuse blows, but allow free egress of the entrained air, thereby permitting the filling material to quickly cool the metallic vapor and prevent any possibility of flame issuing from the ends of tube.

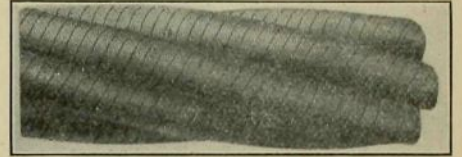
The first cut shows a water-tight service box which may be used as a combination cut-out and switch. The hooks shown in the illustration are attached to the handle in the cover of the box. To break the circuit the handle is turned so that the hooks catch the fuses from underneath. When the cover is raised, the fuses are lifted from their positions, thereby breaking the circuit. When it is desired to simply inspect the box, the handle is given a quarter turn, permitting the cover to be raised without disturbing the position of the fuses.

The second cut shows another type of water-tight box. It differs from the other type only in that the fuses can not be removed except by hand.

Steel Clad Rope.

ILLUSTRATED herewith is a sample of so-called steel clad rope. The American Steel & Wire Co. has designed this rope for use in places where wire ropes undergo a severe service such as in elevator shafts.

This rope, as its name implies, consists of an ordinary rope of six strands, 19 wires; six strands, 37 wires; or six strands, 61 wires, with hemp or wire center. The several strands of wire are given an additional protective covering in the shape of a flat steel strip, which is spirally wound to each of the strands before the rope finally is laid up. Some qualities of steel clad rope are made of different kinds of steel for special purposes. A glance at the illustration will



show a fairly accurate conception of the method by which the additional wearing surface is obtained. It will be noted that instead of a series of wound wires each having several small contact points, each strand is a composite whole with one large contact point and wearing surfaces equal to the thickness of the strip. This makes the life of the cable much longer than that not so protected, in some cases reaching as high as 200 per cent., depending upon the conditions under which the rope operates.

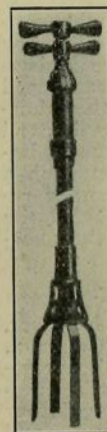
The steel clad rope operates about as follows: The steel strips protect the round under wires over a period before it is worn through, then when the flat strips have been worn through to the rope strands, under severe service the protecting surface will gradually be pushed down into the space between the strands leaving the resulting rope still partially protected from external wear or abrasure.

Saves Plumbing Bills.

ONE great problem of office building and apartment house managers is to keep tenants and transients from throwing insoluble matter into the toilet and other waste pipes. Such articles as ink bottles, tin cigarette boxes, tin foil tobacco packages, vegetable matter and rags are frequently found to be the cause of stopped up plumbing systems. Unless the building owner has provided himself with some sort of a mechanical pipe ferret, plumbing bills soon become one of the biggest items of his overhead charges.

But here comes the J. D. Johnson Company, of 54 Cliff street, with the appliance shown in the two accompanying cuts. In one illustration is shown the device open, ready to be inserted into the clogged-up pipe. In the other, the device has been closed by the turning of one of the top handles and is ready to be withdrawn with the offending obstruction. The four jaws are so constructed that they will remove a wire, scrubbing brush, bottle, pieces of brick, stones, coal or any other obstruction. It can be converted into a plunger by wrapping cloth around the tenacles and then locking the ends fast.

Its value to contractors lies in the fact that it will enable them to make sure pipe is cleaned out before the building is turned over to the owners, thus averting the danger of fire with the service pipes clogged so the fire department cannot pump water to upper floors. It is applicable to all pipe sizes used in building construction.



CURRENT BUILDING OPERATIONS

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

MODERN TENEMENTS NEEDED IN CHELSEA

The Neighborhood Association Interested in the New Hartley Apartments as a Type—Selecting Sites and Influencing Capital.

By ARTHUR M. EAST

DESPITE all the preaching in favor of dispersing factories from congested districts and in favor of building "garden cities" in the suburbs, massive factories and office buildings continue to be erected in midtown, Manhattan, particularly in the neighborhood of Fifth and Sixth avenues and the Twenties. This great center of labor employment pours thousands of operatives and clerks upon the streets every noon hour, when even the casual observer has forcibly impressed upon him the serious nature of the problem growing up here. One naturally inquires where do they all live? One thing is certain, only a very small percentage live near by; most of them go over into the crowded East Side; the others have a long ride home to the Bronx, Brooklyn or Queens.

One wonders why it is that more of these people do not live near their work, and the answer is simple; there have been no additional dwellings built in the districts since these vast factory-loft buildings and department stores have been erected. Not in years has there been any tenement or flat building in the Chelsea and Greenwich districts.

With ample vacant land and with a swarming population to house, why has there been no provision for this influx? The answer to this question is one that many are now seeking. Associations are forming to promote the erection of better homes. Evidently our laws favor loft buildings, which menace public health and comfort, and hinder new tenement buildings, which would conserve public health. Our tenement law may contain so much restrictive legislation as to defeat its own object; instead of producing a good home for the laborer or factory hand, the law may demand such refinements that it becomes impractical to produce a house at such a cost that there will be any financial return upon the investment, provided the rents are within the means of the average tenant.

Profit in Good Housing.

A good deal could be done, however, in housing, right in the Chelsea district, even with our exorbitantly high assessments and with our unnecessarily cumbersome and unscientific regulatory laws. Good houses can be built, and with more profit in them than is thought. It can no longer be done with as little money as years ago, nor can it be done upon such small plots.

A member of the Chelsea Neighborhood Association recently visited the building here illustrated. He was attracted to it on account of its "open-stair" feature. The building is the property of Mrs. Helen Hartley Jenkins, and is situated in West 47th street, the office being upon the premises, at number 525. Here is a building that has been opened but six months; it was immediately filled to overflowing, and there is a list of some thirty families awaiting an opportunity to move in when a vacancy occurs.

The building, to begin with, has great

economy of plan. There are no waste spaces of any kind; no halls at all. All the space is utilized for the benefit of the tenant. The rooms are arranged about a hollow square and are only two deep, so that cross-ventilation is provided everywhere from the street to the court, or from the yard to the court. There is no usual stoop and vestibule every twenty-five or fifty feet. The unit division is 100 feet, at the center of which is a broad spacious entrance in which there is neither door nor gate. Through this enter the 96 families who ascend to their various homes in the fresh air of the open stairs, which are in the four corners of the large central court.

An Economical Plan.

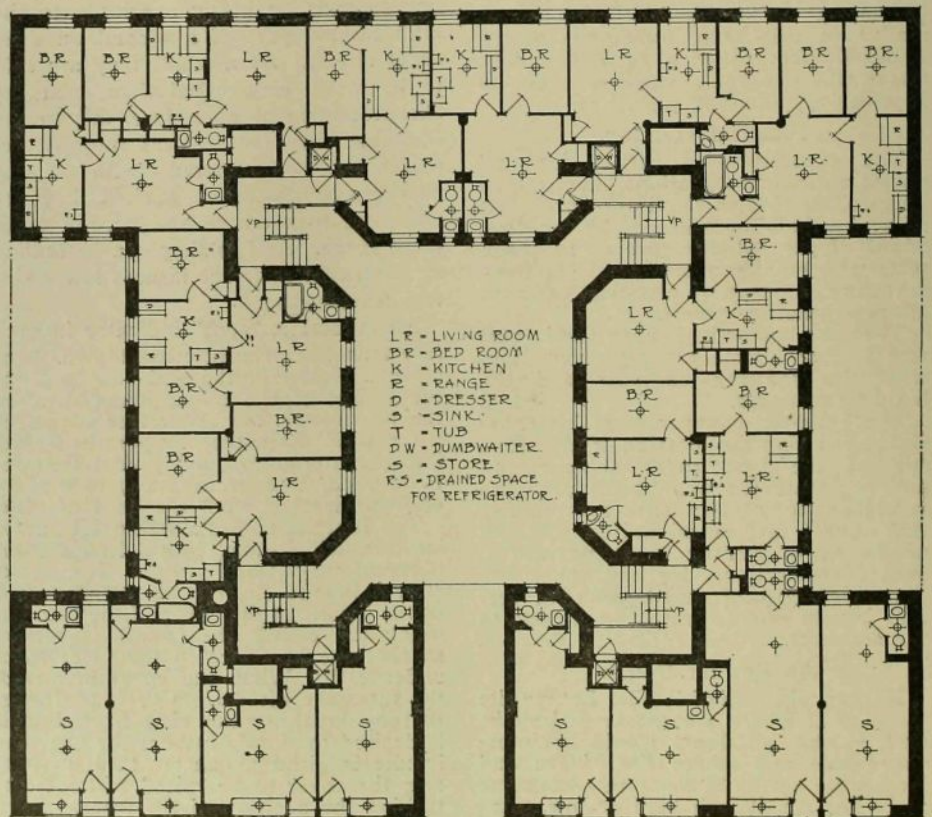
The building, six stories high, is built of fireproof material. The walls, floors and 2-inch partitions are all solid brick, concrete or plaster, saving space and also protecting each tenant from the vermin of any other, and, of course, reducing maintenance to a minimum. From each landing of the stairs open four doors through which the tenant enters the vestibule of his own apartment, which consists of two, or three or four rooms as the case may be. The 4-room suites have baths, all other suites have a toilet-room containing a w. c. and a basin. Hot water and steam heat are provided. But the refinements have been kept within reason and reach of the people of the neighborhood. The management is strict, but fair. No dis-

crimination is made against children. There are no arrears at all in the rents, which are paid weekly, upon Thursday, at the office on the premises. The receipt is placed upon a card which the tenant brings with his rent. The weekly system seems mutually satisfactory.

In the Office of a Model Tenement.

A visit to this office upon rent day or upon any other day is interesting to those who have fancied that a tenement must be a hovel, or at best a hard-hearted place in which nobody has any pride and where the sole object is for the landlord through an agent, to grind all he can out of the tenant. Most of the rentpayers come in smiling, with some pleasant remark to exchange with the young lady at the desk, who not only knows them all by name, but also has a keen interest in many of the families.

Some tenants request certain repairs to be made; faucets are leaking, shades have fallen down, or glass has been broken; but all have a due appreciation that everything cannot be done at once, although all know that the request will have adequate and proper attention. The postman delivers to the office packages which will not go into the tenants' mail boxes; department stores deliver goods there when tenants are out, and tenants leave matters to be attended to while they are away at work. This sort of management was introduced by Octavia Hill in London years ago and ever since has been followed by all up-to-date tenement managements. The landlord finds



525-531 West 47th Street.

PLAN OF FIRST FLOOR, HARTLEY APARTMENTS.

it pays to have a woman in charge, for the management of a tenement is really good housekeeping. The tenant likes to feel that there is someone who is constantly interested in the building and in the tenants. Such management is the best investment that the landlord makes, for thus is assured a mutual sympathy between tenant and landlord.

Social Uplift Features.

Two apartments are rented to a cooking-class from a neighboring settlement. The girls or young mothers are instructed in scientific cooking and practical housekeeping and sensible shopping. Two of the stores are about to be rented to a diet kitchen. In one portion of the building is a group of apartments rented as a boarding-house for a certain class of emigrants during the first weeks after their arrival, while their funds are necessarily low. And thus it is that there is always evidence of interesting activities, but all space is occupied at the uniform rent and according to the printed rules of the house. There is ample opportunity here for a branch of a nursery and kindergarten, for a proportion of the tenants have to close their rooms when they go to work. This necessitates taking their small children some distance until the day's work is over, or until the older children come home.

Such is the Hartley Open-Stair Tenement, the only open-stair tenement upon the West Side, but one well worthy of study and imitation for sites farther south that should serve the loft buildings of the Chelsea district. These tenements are within a block of the Hartley Settlement; the owner is also a large stockholder in the Open-Stair Tenement Company, of 502 to 520 East 77th street.

Mr. Knowlton Durham, the president of the Chelsea Neighborhood Association, which has offices at 1182 Broadway, in an interview with the writer said: "These open-stair tenements are said to be of a higher economic value necessarily from the nature of the plan than the usual tenement erected by the commercial builder. If such is the case, there should be some way of bringing this fact to the attention of the commercial builder as an incentive to a revival of building in lower Manhattan, where many new tenements are needed to take the place of the old shacks that are hardly fit for occupation." The members of the Chelsea Neighborhood Association have shown a vital interest in better housing that is taking the form of selecting suitable plots and influencing capital to build on them.

Plans Undecided for Park Ave. Corner.

Bing & Bing, real estate operators, 505 Fifth avenue, informed the Record and Guide on Wednesday that they have no definite plans for the improvement of the property at the southeast corner of Park avenue and 84th street fronting 127.4 feet on Park avenue and 118.9 feet in 84th street with an eighteen-story apartment house, as was reported in the daily press on Wednesday. Mr. Leo S. Bing further stated that no plans for a building of any type have been prepared for this corner. These operators are about to start the erection of two six-story high-class apartment houses in the north side of Schermerhorn street through to Livingston street, Brooklyn, on a plot 80x63 feet, to cost a total of \$200,000, and a twelve-story house at 135 to 139 West 79th street, 62x83 feet, to cost in the neighborhood of \$200,000. Robert T. Lyons is architect for the firm.

The building for the National Cloak and Suit Company to be erected on the west side of Seventh avenue from 24th to 25th streets, contract for which was recently awarded to Bing & Bing, will cost \$2,000,000.

New Apartments For 84th Street.

Samuel A. Herzog, 43 Cedar street, will soon complete arrangements for the erection of a nine-story apartment house at 114 to 116 East 84th street. No architect has been selected and further details cannot be announced at this time.

Contract for Park Avenue Mansion.

The Whitney Company, 1 Liberty street, received the general contract this week to erect the new mansion for Arthur Curtiss James, of Phelps, Dodge & Company, 99 John street, at the northwest corner of Park avenue and 69th street, from plans by Allen & Collens, 40 Central street, Boston, Mass. The building will be four and a half stories, 80x110 feet in size, with facades of Tennessee marble. The cut stone work has been placed with J. J. Spurr & Sons, foot of Warren street, Harrison, N. J.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Flemish Realty Co., 128 Broadway, Joseph E. Goldberg, president, is still contemplating the erection of a business building at the northwest corner of 5th av and 51st st, for which no architect has been selected.

MANHATTAN.—Samuel A. Herzog, 43 Cedar st, contemplates the erection of a 9-sty apartment house at 114-116 East 84th st, for which no architect has been selected.

BROOKLYN.—Hills Bros. Co., on premises, Lucius R. Eastman, president, contemplates rebuilding the 5-sty brick and stone factory at 48-64 Irving st, for which no architect has been selected.

NEWARK, N. Y.—The Presbyterian Church of Newark, Rev. C. M. Creighton, pastor, 7 William st, is receiving competitive sketches for remodeling the 3-sty brick and reinforced church and Sunday school at the corner of Church and Maple sts. Cost about \$50,000.

NEWARK, N. Y.—The Methodist Church of Newark, Rev. C. M. Eddy, pastor, 49 South Main st, G. R. Drake, 2 High st, chairman of building committee, is receiving competitive sketches for additions to and remodeling the 2-sty brick church at Newark and Wayne, N. Y. Cost about \$20,000.

YONKERS, N. Y.—Mr. Adams, care of the U. S. Gypsum Co., 1170 Broadway, N. Y. C., contemplates the erection of a 2½-sty hollow tile residence on McLean av. Two architects are preparing competitive sketches. Cost about \$7,500.

NEW BRUNSWICK, N. J.—Rutgers College, Dr. H. S. Demarest in charge, contemplates the erection of a swimming pool as an addition to the gymnasium at the Rutgers College Campus, to cost about \$20,000. No architect has been selected.

AUBURN, N. Y.—The Auburn Button Co., J. Herman Woodruff, president, contemplates building a shoe factory here for which no architect has been selected.

WHITE PLAINS, N. Y.—The Board of Education, John Y. Lavory, president, are about to sell bonds for the new school to be erected on the east side of Post rd, between Sterling and Sound View av. Estimated cost, \$45,000. As soon as these bonds are sold the selection of an architect will be made.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BROXN.—Chas. Schaefer, 401 East Tremont av, is ready for bids for the 5-sty apartment house, 100x80 ft., to be erected at the northeast corner of Concourse and Bush st for the K. & R. Construction Co., Max J. Klein and Ignatz Roth, 35 Nassau st, owner. Cost about \$50,000.

MANHATTAN.—Nathan Wilson, 163d st and Southern Boulevard, owner and builder, is taking bids on subs and materials for a 6-sty apartment house to be erected on the west side of Fort Washington av, 161st and 162d sts, from plans by George & Edward Blum, 507 5th av.

MOUNT VERNON, N. Y.—The Mount Vernon Holding Co., George E. Gibson, president, 49 East 21st st, N. Y. C., and Franklin av, Mount Vernon, owner and builder, is ready for bids on subs and materials for a 5-sty brick apartment house, 50x90 ft., to be erected in the south side of 3d st, east of Fulton av, from plans by Neville & Bagge, 217 West 125th st, N. Y. C.

DWELLINGS.

YONKERS, N. Y.—G. H. Chamberlin, 18 South Broadway, Yonkers, is revising plans for the 2½-sty brick residence, 60x100 ft, to be erected at Alta and Undercliff avs, Park Hill, for Robert Boettger, 30 Belvedere Drive, Yonkers, owner. J. R. Moore, 156 5th av, N. Y. C., is electrical engineer. Nygren, Tenney & Ohmes, 101 Park av, N. Y. C., are steam engineers. New bids on general contract are being taken by architect from a selected list of contractors. Cost, about \$60,000.

FACTORIES AND WAREHOUSES.

WEST NEW YORK, N. J.—Philip Weillbacher, 85 Boream av, Jersey City, architect, is taking bids for a 4-sty brick silk mill and 1-sty power house on Hudson av, between 18th and 19th sts, for the Catoir Silk Co., 257 4th av, N. Y. C., owner. Cost, about \$75,000.

SCHOOLS AND COLLEGES.

225TH ST.—The Libman Contracting Co, 107 West 46th st, is figuring the general contract for P. S. 21 to be erected at 225th st, 226th st and White Plains av, from plans by C. B. J. Snyder and desire bids from sub-contractors at once.

RICHMOND.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract for P. S. 20 to be erected on

Broadway, Port Richmond, S. I., from plans by C. B. J. Snyder, and desires bids on all subs prior to Feb. 14.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for alterations to the building at Broadway, 48th st and 7th av, from plans by Shire & Kaufman.

MISCELLANEOUS.

BROOKLYN.—Bids for the supply of track materials for the equipment of the 4th av subway, in Brooklyn, from the Manhattan Bridge to 86th st and 4th av, will be opened by the Public Service Commission for the First District on Feb 24, at 12:15 P. M. This is the first time that the City of New York has ever appeared directly in the market as a buyer of steel rails, etc., for subway use. Heretofore the contractor doing the work of equipping a subway has been allowed to purchase the materials to be used. In view of the large amount of such materials to be used in the Dual System, the Commission decided to purchase directly. The materials needed for the 4th av subway will include 45,850 cubic yards of ballast, 6,820 cubic yards of concrete, more than 2,000 railroad ties, more than 4,000 tons steel rails, and quantities of spikes, tie plates, bolts, nuts, etc.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

FORT WASHINGTON AV.—Plans have been filed with the Tenement House Department for the 6-sty apartment, 100x150 ft, to be erected at the northeast corner of Fort Washington av and 162d st, for the Simbar Realty Corp. George & Edward Blum, 505 5th av, are architects.

116TH ST.—Maximilian Zipkes, 220 5th av, is preparing plans for Cohen & Glauber for extensive alterations to the old-fashion type single flats at 302-304 West 116th st. Small apartments with kitchenettes with all modern improvements will be installed.

174TH ST.—Emery Roth, 507 5th av, has completed plans for a 5-sty brick tenement house, 45x82 ft, to be erected at 513-515 West 174th st for the Casa Dora Realty Co., Vito Contessa, 313 East 119th st, owner and builder. Cost about \$45,000.

ST. NICHOLAS PL.—Samuel Sass, 32 Union sq, has completed plans for the 5-sty tenement, 75x88 ft, to be erected on the east side of St. Nicholas pl, 67.4 ft. north of 150th st, for the Dayton Building Co., Inc., 132 Nassau st. Cost about \$75,000.

CHARLES ST.—Chas. B. Meyers, 1 Union Sq West, has completed plans for the 6-sty tenement, 65x82 ft, to be erected at 39-41 Charles st for the Martha Building Corp., 960 Prospect av. Cost about \$400,000.

162D ST.—George & Edward Blum, 505 5th av, have completed plans for the 6-sty apartment house to be erected at the southwest corner of 162d st and Ft. Washington av for the Simbar Realty Corp., 1029 East 163d st, owner. Cost about \$200,000.

5TH AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for alterations to the 5-sty apartment at 1355 5th av for Irving I. Smith, 149 Broadway, owner. Cost about \$2,500.

CHURCHES.

150TH ST.—Mount Nebo Congregation, now worshipping at 448 West 152d st, Edward R. Cohn, president, contemplates the erection of a new church in the south side of 150th st, 135 ft. east of Broadway.

DYCKMAN ST.—Eli Benedict, 1947 Broadway, is preparing plans for a 1-sty rubble stone parish house, 50x45 ft, to be erected on a triangular plot at the intersection of Dyckman st and Riverside Drive, for the Church Extension Committee of the Presbytery of New York, 156 5th av, owner, and will take bids on general contract about Feb. 26.

DWELLINGS.

67TH ST.—Plans are being prepared by Matthew W. Del Gaudio, 1910 Webster av, Bronx, for a 2-sty frame and stucco dwelling, 20x45 ft, to be erected in the north side of 67th st, 420 ft east of 12th av, Brooklyn, for Mrs. A. Mottola, 67th st, owner. P. Seccia, 64th st and 14th av, Brooklyn, is general contractor and takes all bids.

STABLES AND GARAGES.

104TH ST.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for a 2-sty garage, 50x100.11 ft, to be erected in the north side of 104th st, 513 ft east of 1st av, for E. Shuttleworth, 815 Vernon av, L. I. City, owner. G. Fusco, 401 East 111th st, is lessee and takes bids. Cost, about \$25,000.

104TH ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 2-sty brick garage, 50x111 ft, to be erected in the north side of 104th st, 517 ft. east of 1st av, for Edward Shuttleworth, 815 Vernon av, L. I. City, owner. Cost, about \$25,000.

STORES, OFFICES AND LOFTS.

CANAL ST.—George F. Pelham, 30 East 42d st, is preparing plans for a 3-sty store and business building, 24x60 ft, to be erected at 137 Canal st, for Barnard Cohen, 113 2d av, owner of building and lessee of land. Bids on general contract will be taken by architect about Feb. 12.

BROADWAY.—Excavating has started at the southwest corner of Broadway and 59th st, where Vincent Astor is to erect a business

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Contemplated Construction—Manhattan (Cont.)

building, probably 2-stys, containing stores and offices. The plot measures 165.3x125 ft. Chas. A. Platt, 11 East 24th st, has prepared plans.

THEATRES.

49TH ST.—Murphy & Dana, 331 Madison av, are preparing plans for a 2-sty theatre, 41x100 ft., to be erected at 153-155 West 49th st for Chas. R. Hopkins, 107 East 35th st, owner. Cost about \$35,000.

SHERMAN SQUARE.—The Kodak Theatre (Inc.), Manfred Barber, president, E. Y. Eltonhead, treasurer, 1480 Broadway, having leased 206 and 208 Amsterdam av (Sherman square) from Bessie T. Houghton, of South Orange, N. J., for 21 years on a net rental basis, will build a photo playhouse seating 400 people. Plans by Wm. Tyson Gooch, architect, of 18 Old slip. It will be a 1-sty building with a facade of Tapestry brick in the Elizabethian style. The plot is 40 ft. by 65 ft. Cost of building, \$15,000. Operations will commence during February. The brokers were E. Y. Eltonhead in conjunction with Pitzer & Smith.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

FEATHERBED LANE.—Henry Cleland, 1849 Anthony av, owner and builder, contemplates the erection of an apartment house, 50x100 ft., on the north side of Featherbed la, 233 ft. east of Nelson av, from plans by the Tremont Architectural Co., 401 East Tremont av, architect.

CROTONA AV.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for two 5-sty flats, 50x88 ft each, to be erected on the east side of Crotona av, 100 ft north of 187th st, for the Nista Construction Co., 2424 Cambreleng av, owner. Cost, about \$45,000 each.

WASHINGTON AV.—Maximilian Zipkes, 220 5th av, has made plans for extensive alterations to St. Paul's Court at Broadway and St. Paul's pl, for Hess & Densen.

AV ST. JOHN.—The Normal Construction Co., 661 Tinton av, John Brown, president, contemplates the erection of two 5-sty apartment houses, 100x155 feet, at the southeast corner of Av St. John and Beck st, from plans by C. B. Meyers, 1 Union sq, architect.

WASHINGTON AV.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing sketches for a 6-sty tenement house, 50x100 ft., to be erected on the east side of Washington av, 442 ft north of 169th st, for the William Janota Building Co., 906 East 176th st, owner and builder. Cost, about \$44,000.

CLINTON AV.—Mrs. Harrington and Peter Sinnott, 967 East 165th st, contemplate the erection of three 5-sty apartment houses at the corner of Clinton av and 176th st, from plans by Harry T. Howell, 149th st and 3d av, architect.

BATHGATE AV.—Oscar Lowinson, 5 West 31st st, has completed plans for an addition and alterations to the 5-sty store and tenement house at the southwest corner of Bathgate av and 172d st for J. Levine, 140 East 92d st, owner. Cost about \$10,000.

SOUTHERN BOULEVARD.—The P. J. Dwyer Building Co. contemplates the erection of a 6-sty apartment house at the northwest corner of the Southern Blvd. and Crotona Parkway.

165TH ST.—The Academy Construction Co., 147 East 125th st, Max Psaty, president, contemplates the erection of two 6-sty apartment houses at the southeast corner of Washington av and 165th st, from plans by Samuel Sass, 32 Union sq.

PROSPECT AV.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty apartment house to be erected on the east side of Prospect av, 47 ft. south of 178th st, on a plot 53x150 ft., for the Bloom Realty Co., Jacob Bloom, president, 1480 Washington av.

DWELLINGS.

KINGSBRIDGE TERRACE.—The Arlington Construction Co., of Yonkers, contemplates the erection of four private dwellings on the east side of Kingsbridge ter, near 231st st.

STORES, OFFICES AND LOFTS.

169TH ST.—C. B. Meyers, 1 Union sq, has completed plans for the 1-sty brick bakery and residence, 30x40 ft, to be erected in the south side of 169th st, 63 ft west of Fox st, for the Norman Construction Co., 661 Tinton av, owner; John Brown, president and builder. The Mason Construction Co., 661 Tinton av, has the brick mason work. Cost, about \$10,000.

3D AV.—Matthew W. Del Gaudio, 1910 Webster av, is preparing plans for a 2-sty store and loft building, 30x110 ft, to be erected on the west side of 3d av, 240 ft south of 183d st, for Chas. Shapiro, 4485 3d av. Cost, about \$15,000.

3D AV.—Albert E. Davis, 258 East 138th st, has been commissioned to prepare plans for the 2-sty brick and stone department store, 50x75 ft., to be erected at 2962-2964 3d av for Harry Weaver, 2817 3d av, owner.

149TH ST.—Lucian Pisciotto, 391 East 149th st, is preparing plans for alterations to the 5-sty brick office and newspaper printing building at the southeast corner of 149th st and Bergen av for the Steuer Publishing Co., on premises, owner, Chas. D. Steuer, president.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PROSPECT PL.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty brick apartment houses, 45x90 ft, to be erected in the north side of Prospect pl, 55 ft east of Grand st, for Joseph Rosenthal, 1423 St. Marks av, owner and builder. Cost, about \$45,000.

8TH AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for the apartment house to be erected on the southeast corner of 8th av and 3d st, Brooklyn, for the Cranston Construction Corporation of 483 5th av, Brooklyn, as owners. The building will be 95x147 ft, designed in a French renaissance style of architecture constituting materials of limestone, granite and marble. The cost will be \$125,000. Excavating will be started immediately.

FACTORIES AND WAREHOUSES.

HAMILTON AV.—Mortensen & Co., 114-116 East 28th st, N. Y. C., are preparing plans for a 4-sty brick ice plant, 80x100 ft, to be erected at Hamilton av and Conover st, for the India Wharf Brewing Co., on premises, owner, Louis B. Schram, president. Cost about \$160,000. Architects will take bids on subs about Feb. 12.

THEATRES.

GATES AV.—Herman Weingarten, 676 Humboldt st, has completed plans and will take bids on subs and materials Feb. 15 for a 1-sty brick moving picture theatre, 33x100 ft., to be erected at 577-583 Gates av, from plans by T. Goldstone, 59 Graham av, architect. Cost about \$10,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for three 4-sty brick tenement houses, 25x79 ft., to be erected on 4th av, near Graham av, for the John T. Brook Co., 120 West 42d st, owner, John T. Brook, president and builder. Cost about \$33,000.

CHURCHES.

ROSEDALE, L. I.—William J. Dilthey, 1 Union sq, N. Y. C., is preparing plans for a 1-sty church and Sunday school, 34x65 ft., for the Evangelical Lutheran Church of Christ, Rev. Zimmelster, pastor, and will call for bids on general contract about Feb. 16.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Pattison Bros., 1182 Broadway, N. Y. C., are preparing steam, electrical and power plant plans for the 8-sty reinforced concrete factory and warehouse, 200x150 ft, to be erected at Thompson and Nott avs, Orton and Manley sts, for the American Ever-Ready Co., 308 Hudson st, owner, Maynicke & Franke, 25 East 26th st, N. Y. C., are architects. Cost, about \$200,000.

SCHOOLS AND COLLEGES.

GLENDALE, L. I.—C. B. J. Snyder, 500 Park av, N. Y. C., is preparing plans for the 5-sty brick P. S. 91, 164x82 ft, to be erected on the south side of Central av, from Fosdick to Folsom avs, for the City of New York. Board of Education, 500 Park av, T. W. Churchhill, president. Cost, about \$300,000. Bids will be taken about May 1.

Richmond.

STABLES AND GARAGES.

WEST BRIGHTON, S. I.—The Inter-Borough Auto Supply Co., West Brighton, owner of building and lessee of land, contemplates rebuilding the 1-sty brick garage at Richmond Terrace, from plans by the John Milnes Co., Port Richmond, architect. Cost about \$9,000.

Nassau.

HALLS AND CLUBS.

LONG BEACH, L. I.—A syndicate, care of Albert M. Chambers, vice-president Westinghouse, Church, Kerr & Co., 37 Wall st, N. Y. C., contemplates the erection of a clubhouse and links. No architect has been selected.

Westchester.

APARTMENTS FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—Neville & Bagge, 217 West 125th st, N. Y. C., have completed plans for a 5-sty brick apartment house, 50x90 ft., to be erected in the south side of 3d st east of Fulton av, for the Mount Vernon Holding Co., George E. Gibson, president, 49 East 21st st, owner and builder. Cost, about \$50,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Louis R. Metcalfe, 2 West 47th st, N. Y. C., is preparing plans for a 2½-sty frame residence, to be erected on Mount Town rd, for Joseph C. Leyendecker, artist, Wild Cliff, New Rochelle.

SCARSDALE, N. Y.—Chester A. Patterson, Emerson av, New Rochelle, has been commissioned to prepare plans for a 2-sty hollow tile residence, 70x25 ft., to be erected in the Gedney Farm section for L. Ward Price, secretary of the Scarsdale Estates, Grand Central Terminal, N. Y. C., owner. Cost about \$14,000.

MUNICIPAL WORK.

TARRYTOWN, N. Y.—B. S. Russell, 141 Main st, has been commissioned to prepare plans for a 2-sty brick fire house, 40x60 ft, to be erected here for the Village of Tarrytown. No site has been selected.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

ROSS ST.—(Sub.)—The Marcus Contracting Co., Inc., 310 Front st, N. Y. C., has received the contract for excavating the plot 47x100 ft. at 220-22 Ross st, Brooklyn, for an apartment house for Jacob Siris, 64 Allen st, owner, Shampan & Shampan, 772 Broadway, Brooklyn, are architects.

JERSEY CITY, N. J.—Max L. Belane, Bayonne, N. J., has received the general contract to erect three brick tenement houses at 56-60 Broadway for H. J. Max, 9 Orient av, owner. Nathan Welltoff, 222 Washington st, Newark, N. J., architect. Cost, about \$11,000.

170TH ST (sub.)—The New Jersey Terra Cotta Co., 149 Broadway, has received the contract for furnishing terra cotta necessary for the two 6-sty apartments to be erected at 170th st and Wilkins av for Louis E. Kleban. Maximilian Zipkes, 220 5th av, is architect.

CHURCHES.

YORK ST.—McDermott & Hanigan, 103 Park av, N. Y. C., have received the general contract to erect the church and rectory, about 50x100 ft., in the north side of York st, east of Gold st, Brooklyn, for St. George's R. C. Church, Rev. Father Anthony Kodis, pastor, 225 High st. Robert J. Reiley, 481 5th av, is architect. Cost about \$40,000.

155TH ST.—(Sub.)—The Plymouth Seam Face Granite Co., 101 Park av, has received the contract for the granite required for the 1-sty church, 60x99 ft., to be erected at 505-507 West 155th st for the Welsh Calvinistic Methodist Church, care of David J. Roberts, pier 54, North River, from plans by Stoughton & Stoughton, 96 5th av, architects. Cost about \$25,000.

DWELLINGS.

STAMFORD, CONN.—Alex List & Sons, 105 West 40th st, N. Y. C., have received the general contract to erect a 2-sty hollow tile and stucco residence at Shippan Point, for Henry Schwarzwald, 24 West 76th st, N. Y. C., owner. Chester A. Patterson, Main st, New Rochelle, is architect. Cost, about \$50,000.

SEA CLIFF, L. I.—Joseph Martin, this place, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 28x44 ft., on Central av, for Harry North, this place, owner. S. J. Stammers, Sea Cliff, is architect. Cost, about \$9,000.

PARK AV.—The Whitney Co., 1 Liberty st, has received the general contract to erect the 4½-sty Tennessee marble residence, 80x110 ft., at the northwest corner of Park av and 69th st, for Arthur Curtiss James, care of Phelps, Dodge & Co., 99 John st, owner. Allen & Collens, 40 Central st, Boston, Mass., are architects. J. J. Spurr & Sons, foot of Warren st, Harrison, N. J., have the cut stone work.

WOODBURY, L. I.—La Spina-Morris Cut Stone Co., Inc., 110 West 34th st, N. Y. C., has received the contract to furnish and set up all the cut limestone required for the residence of Ogden L. Mills.

SCHOOLS AND COLLEGES.

ALBANY, N. Y.—(Sub.)—The Plymouth Seam Face Granite Co., 101 Park av, has received the contract for the granite required in P. S. 14 to be erected here.

RITTMAN, OHIO.—The National Engineering Co., Inc., Marshall Building, Cleveland, Ohio, has received the contract to erect a high school building here for the Board of Education. The building will have six class rooms, two recitation rooms, an auditorium, seating 150, a gymnasium and up-to-date equipment. All contracts will be left by the National Engineering Co., as agents for the Board.

STABLES AND GARAGES.

MOORE ST.—The Cauldwell-Wingate Co., 381 4th av, has received the general contract to erect the 3-sty brick and stone public garage, 100x87 ft., at 56-62 North Moore st, for St. Mark's Protestant Episcopal Church, East 10th st, corner of 2d av. W. H. Guthrie, in charge. Max Schlesinger, 1962 7th av, is lessee. Renwick, Aspinwall & Tucker, 320 5th av, are architects. Cost, about \$60,000.

STORES, OFFICES AND LOFTS.

PORT RICHMOND, S. I.—U. W. Osborn, 74 South av, Mariners Harbor, S. I., has received the general contract to erect a 2-sty brick office and store building, 60x24 ft., on Richmond av, near Church st, for H. J. Sharrett, 1975 Richmond Terrace, owner. Harry Pelcher, National Bank Building, is architect. Cost, about \$8,000.

THEATRES.

90TH ST (sub.)—Cofitable & Co., 440 East 116th st, have received the contract for the foundations of the 1-sty theatre, 101x162 ft., at the southwest corner of 90th st and Broadway, for Robert Goelet, 9 West 17th st, owner. Thomas W. Lamb, 644 8th av, is preparing plans and will not take bids on superstructure until later. Cost, about \$100,000.

ORANGE, N. J.—Herman C. Schneider Building & Construction Co., 514 South 14th st, Newark, N. J., has received the general contract to erect a 1-sty moving picture theatre, 42x140x50 ft., in the north side of Main st, adjoining the Y. M. C. A. building, for the Pioneer Amusement Co., Isaac Shoenthal, Adolph Franklin and I. Shoenthal, all of 4 Court House pl, Newark. E. V. Warren, 31 Clinton st, Newark, is architect. Cost about \$24,000.

MISCELLANEOUS.

PITTSBURGH, PA.—(Sub.)—The Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., has received the contract for placing approximately 1,200 piles for the foundation of the approaches to the new North Side Point Bridge. Booth & Flinn, Ltd., are general contractors.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

SCHOOLS AND COLLEGES.

85TH ST, 123-127 East, 5-sty brick school, 51 x100; cost, \$100,000; owner, Yorkville Talmud Torah School, 121 East 85th st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 32.

STABLES AND GARAGES.

98TH ST, 326-328 East, 1-sty brick garage, 60x100; cost, \$6,000; owner, Nathan Schwartz, 59 East 103d st; architect, Phillip Goldrich, 835 Beck st. Plan No. 31.

104TH ST, 435-437 East, 4-sty brick garage, 50x100; cost, \$35,000; owner, Edwin Shuttleworth, 815 Vernon av, L. I. City; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 35.

STORES AND TENEMENTS.

176TH ST and St. Nicholas av, n w c, 6-sty brick tenement and stores, 99x105; cost, \$125,000; owner, Stephen J. Egan, 802 West 181st st; architects, Neville & Bagge, 217 West 125th st. Plan No. 34.

THEATRES.

AMSTERDAM AV, 206-208, 1-sty brick moving picture theatre, 34x65; cost, \$10,000; owner, Bessie T. Houghton, Frank R. Houghton, attorney, 156 Broadway; architect, Wm. T. Gooch, 10 Old slip. Plan No. 29.

MISCELLANEOUS.

44TH ST, 420-424 East, two 1-sty galvanized iron conveyors, 16x116; cost, \$3,000; owners, Estate Edward R. Ladew et al, 624 Madison av; architect, United Dressed Beef Co., Walter Blumenthal, Pres., premises. Plan No. 30.

121ST ST, 507-515 East, 1-sty iron shed, 25x10; cost \$300; owner, Louis E. Sargous Estate, executor Nina H. Appleton, 31 Nassau st; architect, A. L. Schulz, 533 East 83d st. Plan No. 33.

Bronx.

CHURCHES.

MORRIS AV, s w cor 166th st, 3-sty brick synagogue, slag roof, 32.10x91.4; cost, \$35,000; owner, Cong. Judah Haleri, Samuel D. Reich, 1066 Morris av, Pres.; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 46.

DWELLINGS.

WICKHAM AV, w s, 725 s Neried av, 2-sty frame dwelling, 21x34.3, shingle roof; cost, \$2,000; owner, Albert Pfodenbauer, 681 East 235th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 45.

259TH ST, s s, 60 w Huxby av, three 2½-sty frame dwellings, shingle roof, 23x52; cost, \$21,000; owner, E. Graf Const. Co., E. Graf, Pres., 21 Fernbrook st, Yonkers; architect, Ernest Frank, 21 Fernbrook st, Yonkers. Plan No. 49.

LURTIG AV, w s, 150.3 n Pierce av, 2½-sty brick dwelling, slate roof, 24x28; cost, \$4,500; owner, Matthew Pfadenbauer, 815 Elton av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 47.

FACTORIES AND WAREHOUSES.

CANAL PL, e s, 243 s 144th st, 1-sty frame storage, 100x125; cost, \$100; owner, Geo. Haiss, 205 Alexander av; architects, Geo. Haiss Mfg. Co., 141 st and Rider av. Plan No. 44.

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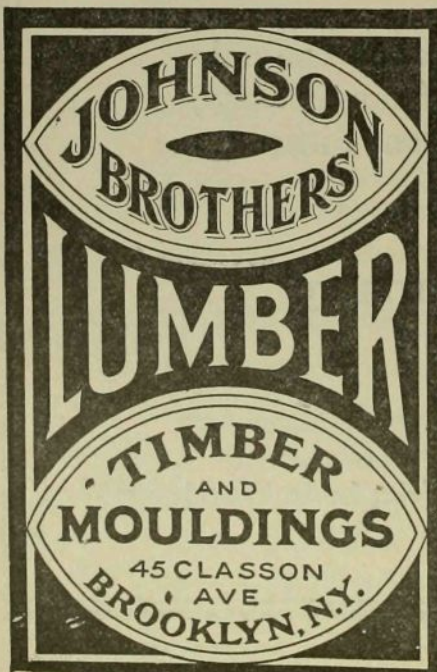
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Plans Filed, New Buildings, Bronx (Cont.).

HALLS AND CLUBS.

EVANS AV, s e cor Haynes av, 1-sty frame bowling alleys and dancing pavilion, tar paper roof, 41x85; cost, \$2,000; owners, Sonn Bros., lessee, Henry Niehaus, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 42.

STORES, OFFICES AND LOFTS.

3D AV, w s, 200.3 s 171st st, 1-sty brick stores and nicolette, slag roof, 167.3x102.4; cost, \$40,000; owner, John D. Crimmins, 624 Madison av; architects, Thain & Hewlett, 1181 Broadway. Plan No. 48.

STORES AND TENEMENTS.

PARK AV, n e cor 174th st, two 6-sty brick stores and tenements, 49x90 and 51x86, slag roof; cost, \$100,000; owner, Co Free Realty Co., Jacob Freeman, 567 East 169th st, president; architect, Maximilian Zipkes, 220 5th av. Plan No. 43.

Brooklyn.
CHURCHES.

NORTH 15TH ST, e s, 116 n Nassau av, 1-sty frame church, 80x100, tar roof; cost, \$5,000; owner, Holy Family Church, 21 Nassau av; architect, Max Hirsch, 391 Fulton st. Plan No. 546.

DWELLINGS.

75TH ST, n s, 220 w 12th av, four 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families each; total cost, \$16,000; owner and architect, Julius Omdal, 299 Prospect pl. Plan No. 531.

SURF AV, n w cor West 27th st, 1-sty frame dwelling, 17x31, shingle roof, 1 family; cost, \$400; owner, Rose O'Connor, 5 St Brendan Terrace; architect, Maurice P. O'Connor, 5 St. Brendan Terrace. Plan No. 522.

LAKE ST, e s, 486 n 86th st, 1-sty brick store and dwelling, 14x35, gravel roof, 1 family; cost, \$400; owner, Stefano Derienzo, 22 Skillman av; architects, Laspia & Salvati, 525 Grand st. Plan No. 574.

AV U, n s, 20 w West 9th st, 2-sty brick dwelling, 20x40, tin roof, 1 family; cost, \$4,500; owner, Frank Claffone, 2050 West 7th st; architect, F. Savignano, 260 Bay 11th st. Plan No. 577.

EXETER ST, e s, 100 s Oriental blvd, 2-sty frame dwelling, 24x33, shingle roof, 1 family; cost, \$5,000; owner, Lee B. Floyd, 150 Beaumont st; architects, McKeen & Cassidy, 272 Beaumont st. Plan No. 545.

WEST 23D ST, e s, 310 e Surf av, two 1-sty brick dwellings, 18x78.10, gravel roof, 2 families each; total cost, \$14,000; owner, Edw. Zins, Surf av and West 16th st; architect, Geo. H. Sues, 2966 West 29th st. Plan No. 547.

59TH ST, s s, 100 w 11th av, 2-sty frame dwelling, 25x42, shingle roof, 1 family; cost, \$2,800; owner, Swedish Evangelical Lutheran Zion Church, 1649 60th st; architect, Henry Vollweiler, 696 Bushwick av. Plan No. 548.

WEST 30TH ST, w s, 26 s Mermaid av, two 2-sty frame dwellings, 18x30, gravel roof, 2 families each; total cost, \$5,000; owner, Clia Levin, 1318 55th st; architect, Harry Olsen, 1633 51st st. Plan No. 509.

EAST 26TH ST, s e cor Foster av, 2-sty brick dwelling, 17x46.6, tin roof, 1-family; cost, \$4,500; owner, Himer Stolp & Co, 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 603.

EAST 26TH ST, e s, 34.7 s Foster av, 2-sty brick dwelling, 17x46.6, tin roof, 1-family; cost, \$4,500; owner, Himer Stolp & Co, 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 604.

EAST 26TH ST, e s, 34.2 s Foster av, 2-sty brick dwelling, 17x44.6, tin roof, 1 family; cost, \$4,500; owner, Himer Stolp & Co, 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 605.

EAST 26TH ST, e s, 51.7 s Foster av, 2-sty brick dwelling, 17x46.6, tin roof, 1-family; cost, \$4,500; owner, Himer Stolp & Co, 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 606.

FOSTER AV, s s, 70 e East 26th st, 2-sty brick dwelling, 18x44.6, tin roof, 2-families; cost, \$4,500; owner, Himer Stolp & Co, 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 599.

FOSTER AV, s s, 88 e East 26th st, 2-sty brick dwelling, 17x44.6, tin roof, 2 families; cost, \$4,000; owner, Himer Stolp & Co, 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 600.

FOSTER AV, s s, 105 e East 26th st, 2-sty brick dwelling, 17x44.6, tin roof, 1-family; cost, \$4,000; owner, Himer Stolp & Co, 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 601.

FOSTER AV, s s, 122 e East 26th st, 2-sty brick dwelling, 17x44.6, tin roof, 1-family; cost, \$4,000; owner, Himer Stolp & Co, 2501 Clarendon rd; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 602.

BERRIMAN ST, e s, 100 s Glenmore av, six 2-sty brick dwellings, 18.4x45, gravel roof, 2 families each; total cost, \$15,000; owner, Berriman Realty Co., 537 Prospect av; architect, Chas. Mele, 1577 St. Mark's av. Plan No. 613.

EAST 21ST ST, e s, 197.11 n Newkirk av, two 2-sty brick dwellings, 18x55, gravel roof, 2 families each; total cost, \$8,000; owner, Francis L. Maher, 16 Court st; architect, A. W. Pierce, 59 Court st. Plan No. 616.

WEST 31ST ST, e s, 160 n Mermaid av, 1-sty frame dwelling, 16.10x56.2, shingle roof, 1 family; cost, \$1,000; owner, Geo. W. Stivers, Surf av and West 31st st; architect, Olof B. Almgren, 2329 Surf av. Plan No. 623.

46TH ST, s s, 180 e 13th av, two 2-sty frame dwellings, shingle roof, 22x55, 2 families each; total cost, \$11,000; owner, Morris Kornblum, 1341 46th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 635.

85TH ST, n s, 270.4 e Colonial rd, 2-sty frame dwelling, 26x35, tile roof, 1 family; cost, \$5,000; owner, Margt. Morrison, 254 78th st; architect, Benjamin Driesler, 153 Remsen st. Plan No. 611.

FACTORIES AND WAREHOUSES.

BAYARD ST, s s, 50 e Leonard st, 1-sty brick factory, 100x100, slag roof; cost, \$5,000; owner, Thos. Murcott, 298 Union av; architect, P. Tillion & Son, 381 Fulton st. Plan No. 502.

MORRIS ST, n w c Butler st, 4-sty brick factory, 100x200, gravel roof; cost, \$90,000; owner, Wm. D. Douglas, 290 Broadway, N. Y.; architect, Moyer Eng. & Constn. Co., 375 Fulton st. Plan No. 609.

HALLS AND CLUBS.

SURF AV, n s, 59.4 e West 29th st, eight 1-sty frame clubs, 19x32, shingle roof; total cost, \$6,400; owners, Lustig Bros., 200 Greene st, N. Y. C.; architect, Francis W. Stork, 7416 3d av. Plan No. 639.

HOTELS.

SURF AV, s s, 159 e West 38th st, two 3-sty frame hotels, 60.6x40.6, slag roof; total cost, \$12,000; owners, Shapiro & Lowenthal, 245 West 130th st, N. Y. C.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 633.

STABLES AND GARAGES.

DECATUR ST, s s, 210 e Central av, 1-sty brick garage, 20x20, slag roof; cost, \$500; owner, Jos. Goetz, on premises; architect, Wm. Debus, 86 Cedar st. Plan No. 492.

NORTH 9TH ST, n s, 46 w Withers st, 1-sty brick stable, 36x100, gravel roof; cost, \$6,000; owner, Joe Delia, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 512.

ATLANTIC AV, s s, 150 w Albany av, 1-sty brick garage, 55x99, gravel roof; cost, \$4,500; owner, Milton L. Reeves, 313 Sumner av; architect, D. C. Taber, 2619 Bedford av. Plan 594.

85TH ST, n s, 270.4 e Colonial rd, 1-sty frame garage, 18x20, tile roof; cost, \$450; owner, Margt. Morrison, 254 78th st; architect, Benjamin Driesler, 153 Remsen st. Plan No. 612.

EAST 14TH ST, e s, 210 s Av N, 1-sty frame garage, 14x18.6, shingle roof; cost, \$200; owner, Cornelius N. Meyer, 1437 East 14th st; architect, A. W. Pierce, 59 Court st. Plan No. 614.

STORES AND DWELLINGS.

DEAN ST, n s, 122.10 w Vanderbilt av, 5-sty brick bakery, 88x82, gravel roof; cost, \$45,000; owner, Ward Baking Co., Southern blvd and East 143d st, Bronx; architect, C. B. Comstock, 110 West 40th st, N. Y. Plan No. 563.

SUTTER AV, s w cor Hendrix st, 1-sty frame store and dwelling, 25x42, tin roof, 2 families; cost, \$1,500; owner, Benj. S. Heywood, 800 Sutter av; architect, Ernest Dennis, 241 Schenck av. Plan No. 624.

STORES AND TENEMENTS.

SUTTER AV, n s, 50 w Amboy st, 4-sty brick store and tenement, 50x81.2, gravel roof, 18 families; cost, \$24,000; owner, Louis Jaffe, 1924 Prospect pl; architect, Max Hirsch, 391 Fulton st. Plan No. 543.

SUTTER AV, n w cor Amboy st, 4-sty brick store and tenement, 50x83.7, gravel roof, 18 families; cost, \$25,000; owner, Louis Jaffe, 1924 Prospect pl; architect, Max Hirsch, 391 Fulton st. Plan No. 544.

48TH ST, s s, 442.8 e 7th av, three 3-sty brick tenements, 25x68, slag roof, 6 families each; total cost, \$24,000; owner, 48th St. Bldg. Corp., 202 New Jersey av; architect, Louis Dananacher, 370 Fulton st, Jamaica. Plan No. 514.

CHESTER ST, e s, 100 s Sutter av, 4-sty brick tenement, 50x89, slag roof, 23 families; cost, \$28,000; owner, Solomon Sassulsky, 1933 Clinton av, New York; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 559.

CLIFTON PL, n s, 350 w Marcy av, 4-sty brick tenement, 25x88.6, slag roof, 8 families; cost, \$15,000; owner, Harris Loon, 957 Myrtle av; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 555.

HENDRIX ST, e s, 100 s Dumont av, two 3-sty brick tenements, 20x76, slag roof, 6 families each; total cost, \$15,000; owner, Hadrian Realty Co., 680 Hendrix st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 560.

PRESIDENT ST, n w cor Albany av, 4-sty brick tenement, 50x90, slag roof, 16 families; cost, \$45,000; owner, Aldent Corporation, 414 Broadway, N. Y.; architects, Shampman & Shampman, 772 Broadway. Plan No. 571.

PRESIDENT ST, n s, 50 w Albany av, 4-sty brick tenement, 50x94, slag roof, 16 families; cost, \$40,000; owner, Aldent Corporation, 414 Broadway; architects, Shampman & Shampman, 772 Broadway. Plan No. 572.

62D ST, n s, 80 w 3d av, two 3-sty brick tenements, 20x74, slag roof, 6 families each; total cost, \$15,000; owner, Boyd Realty Co., 434 Senator st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 568.

GREENE AV, s s, 100 w Patchen av, 2 4-sty brick tenements, 50x96, slag roof, 20 families each; total cost, \$60,000; owner, Henry Meyer, 124 Arlington av; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 610.

THEATRES.

FULTON ST, n s, 286 e Rockaway av, 1-sty brick theatre, 102x113, slag roof; cost, \$23,500; owner, Theo. W. Myers, 20 Broad st, N. Y.; architect, Clarence True, 107 West 88th st, N. Y. Plan No. 505.

GATES AV, n s, 205 e Tompkins av, 1-sty brick theatre, 33x100, gravel roof; cost, \$6,000; owner, Herman Weingarten, 576 Humboldt st; architect, Tobias Goldstone, 49 Graham av. Plan No. 494.

MISCELLANEOUS.

FLATLANDS AV, n e cor East 100th st, 1-sty frame hangar, 32.8x97.10, tar and felt roof; cost, \$1,000; owner, Frank H. Lester, 97 Park pl, N. Y.; architect, Gerald Simpson, 901 East 93rd st. Plan No. 586.

Queens.

DWELLINGS.

COLLEGE POINT.—High st, n e cor 14th st, 2½-sty brick dwelling, 30x22, shingle roof, 2 families, steam heat; cost, \$6,500; owner, Wm. A. Baumert, 1st av and 12th st, College Point; architect, E. Leo McCracken, Manhattan ct, College Point. Plan No. 199.

MASPETH.—Clinton av, n s, 102 w Willow av, three 2-sty brick dwellings, 16x40, tin roof, 2 families; cost, \$7,500; owner, Antonia Wencovkowsky, 128 Clinton av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 209.

WOODHAVEN.—Racket st, w s, 15 n Jamaica av, two 2-sty frame dwellings, 18x42, shingle roof, 1 family, steam heat; cost, \$3,800; owner, Henry Rickmeyer, 9 Racket st, Woodhaven; architect, F. L. Rickmeyer, 4099 Ferris st, Woodhaven. Plan Nos. 205-206.

UNION COURSE.—7th st, n s, 175 e Shaw av, 2-sty frame dwelling, 16x25, shingle roof, 1 family; cost, \$800; owner and architect, Albert Langerberg, 233 East 54th st, N. Y. C. Plan No. 201.

ELMHURST.—16th st, w s, 325 n Lamont av, 2-sty frame dwelling, 16x42, shingle roof, 1 family; cost, \$3,500; owner, J. L. Gundrey, Jr., 123 9th st, Elmhurst; architect, O. Olsen, 61 Summit av, Elmhurst. Plan No. 191.

FAR ROCKAWAY.—St Marys ct, s s, 200 w Broadway, 2-sty frame dwelling, 34x36, shingle roof, 1 family, steam heat; cost, \$4,000; owner and architect, John J. Muhlback, Far Rockaway. Plan No. 193.

FOREST HILLS.—Dartmouth st, n s, 400 w Tennis pl, 2½-sty brick dwelling, 27x42, tile roof, 1 family, steam heat; cost, \$11,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 197.

HOLLIS.—West Point av, e s, 100 s Chichester av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family, steam heat; cost, \$3,200; owner, J. B. Scutt, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 195.

MIDDLE VILLAGE.—Steuben st, s s, 100 w Morton av, 2-sty frame dwelling, 19x50, tin roof, 2 families; cost, \$2,700; owner, A. J. Handel, Wayne st, Middle Village; architect, Wm. Van Felde, 2190 Metropolitan av, Metropolitan. Plan No. 196.

FLUSHING.—Cypress av, s s, 380 e Central av, 2½-sty frame dwelling, 22x38, shingle roof, furnace heat, 1 family; cost, \$3,500; owner, Jos. Christie, Percy st, Flushing; architect, A. E. Richardson, 109 Amity st, Flushing. Plan No. 181.

GLENDALE.—Dry Harbor rd, w s, 96 s Cooper av, 2-sty frame dwelling, 16x44, tin roof, 2 families; cost, \$2,000; owner, Valentine Hoepelin, Cooper av and Dry Harbor rd, Glendale; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 183.

JAMAICA.—Kaplan av, w s, 308 n Hillside av, 2½-sty frame dwelling, 17x34, shingle roof, 1 family; cost, \$6,200, steam heat (2 houses); owner, Jos. M. Kuhn, Kaplan av, Jamaica; architect, Wm. A. Finn, Fulton st, Jamaica. Plan Nos. 187-188.

RICHMOND HILL.—Ward st, e s, 200 s Liberty av, 1½-sty brick barn, 16x25, shingle roof; cost, \$150; owner, Frank Cankey, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan No. 212.

SOUTH OZONE PARK.—Martin av, w s, 75 n Rockaway Plank rd, 1-sty frame shed, 10x19, tin roof; cost, \$300; owner, M. J. Mohrmann, Jr., premises. Plan No. 215.

CORONA.—53d st, w s, 120 s Park av, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, \$4,000; owner, S. Papa, 88 Moore st, Corona; architect, J. H. Dioguardi, 89 49th st, Corona. Plan No. 226.

ROCKAWAY BEACH.—Ward av, e s, 170 n Boulevard, six 2-sty frame bungalows, 13x21, shingle roof; cost, \$3,000; owner, Mrs. Charlotte Hartly, Rockaway Beach; architect, W. Sandifer, Fairview av, Rockaway Beach. Plan Nos. 227 to 232.

ROCKAWAY BEACH.—Hamels av, e s, 317 n Bayside pl, two 2-sty frame dwellings, 20x32, shingle roof, 2 families; cost, \$8,000; owners, A. & G. Ennis, 19 Bayside pl, Rockaway Beach; architect, W. Sandifer, Fairview av, Rockaway Beach. Plan Nos. 233-4.

WHITESTONE.—9th av, e s, 75 s 11th st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$2,800; owner and architect, Peter Grotz, 29 17th st, Whitestone. Plan No. 235.

SOUTH OZONE PARK.—Rockaway Plank rd, s s, 21 w Brinkmeyer av, two 2-sty frame dwellings, 21x45, tin roof, 2 families and store; cost, \$6,000; owner, B. Oscar Olson, 196 Helen av, South Ozone Park; architect, A. West, Boss av, South Ozone Park. Plan No. 220.

CORONA.—Roosevelt av, w s, 152 n Park av, 2½-sty frame dwelling, 20x26, shingle roof, 1 family; cost, \$3,000; owner, Thompson Bros., Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 221.

CORONA.—Tulip st, n w cor Junction av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$3,500; owner, Wm. Lumstein, 7 DeWitt st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 222.

L. I. CITY.—Boulevard, w s, 169 n Pierce av, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, \$4,000; owner, V. Scuderia, 123 Radcliff st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 223.

L. I. CITY.—9th av, s s, 125 e Shore rd, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,200; owner, August Glaser, premises; architect, I. P. Card, Corona. Plan No. 183.

HOTELS.

L. I. CITY.—Marion st, s w cor Washington av, 2-sty brick hotel and dance hall, 50x126, slag roof; cost, \$18,000; owner, Fred Tverdik, 74 Sherman st, L. I. City; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 183.

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STABLES AND GARAGES.

JAMAICA.—Shelton av, s s, 187 n Grand st, 1-sty frame garage, 15x21, shingle roof; cost, \$300; owner, Frank Schleider, premises. Plan No. 208.

WOODHAVEN.—Woodhaven av, e s, 222 n Elm st, 1-sty frame garage, 18x20, shingle roof; cost, \$150; owner, J. J. Newmann, premises; architect, F. L. Rickmeyer, 4099 Ferris st, Woodhaven. Plan No. 204.

L. I. CITY.—2d av, w s, 135 n Jamaica av, 1-sty frame garage, 18x20, shingle roof; cost, \$200; owner, Mrs. W. Kline, premises. Plan No. 184.

EVERGREEN.—George st, s s, 525 e Wyckoff av, 1-sty frame stable, 11x15, tin roof; cost, \$200; owner, George Elerwein, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 216.

JAMAICA.—Hillside av, n s, 610 e Alsop st, 1-sty frame garage, 20x20, shingle roof; cost, \$400; owner and architect, J. Leonard, 289 Hillside av, Jamaica. Plan No. 210.

L. I. CITY.—Academy st, w s, 194 s Webster av, 1-sty frame garage, 11x26, shingle roof; cost, \$300; owner, John Bechtold, premises; architect, Thomas J. Reidy, 76 Hoyt av, L. I. City. Plan No. 214.

MISCELLANEOUS.

FLUSHING.—Beech st, n s, 140 e Wilson av, 1-sty frame barn, 12x20, tin roof; cost, \$150; owner, John Miller, premises. Plan No. 202.

STORES AND DWELLINGS.

JAMAICA.—Rockaway rd, e s, 750 n West Catherine st, 2-sty brick store and dwelling, 23 x63, tin roof, 2 families; cost, \$4,500; owner, H. Kirchenberg, Rockaway rd, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 194.

ELMHURST.—Corona av, s s, 57 w Toledo av, two 3-sty brick stores and dwellings, 22x60, tin roof, 2 families; cost, \$15,000; owner, Thomas Daly, 39th st, Corona; architect, Robert Johnson, 60 Grove st, Corona. Plan No. 186.

STORES AND TENEMENTS.

L. I. CITY.—5th av, w s, 140 s Graham av, 4-sty brick tenement, 25x77, slag roof, 3 families; cost, \$10,000; owner, Adam Koehler, 227 5th av, L. I. City; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 182.

L. I. CITY.—Boulevard, w s, 150 n Webster av, 3-sty brick tenement, 25x84, slag roof, 3 families; cost, \$8,000; owner, Carl Tomareck, 493 Boulevard, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 190.

L. I. CITY.—Boulevard, w s, 80 n Washington av, 4-sty brick tenement, 25x70, slag roof, 9 families; cost, \$12,000; owner, Ignatz Tornorsky, 493 Boulevard, L. I. City. Plan No. 198.

L. I. CITY.—Jackson av, s e cor Steinway av, 5-sty brick store and tenement, 106x87, slag roof, 30 families; cost, \$50,000; owner, J. J. Hearn Construction Co., 505 5th av, N. Y. C.; architect, Walter Jenkins, 1547 Broadway, N. Y. C. Plan No. 207.

FOREST HILLS.—Queens boulevard, n e cor Old Mill rd, frame bill board, 40x7; cost, \$50; owner, J. W. Backus, Forest Hills. Plan No. 203.

OZONE PARK.—Oxford av, 1224, 2 1/2-sty brick convent, 150x32, slag roof, steam heat; cost, \$35,000; owner, Daughters of Wisdom, Ozone Park (McCormack av); architects, York & Sawyer, 150 East 41st st, N. Y. C. Plan No. 192.

BROOKLYN HILLS.—Linden st, s s, 125 w Oxford av, 2-sty frame dwelling, 18x55, tin roof, 2 families; cost, \$7,000; owners, Sin & Grey, 165 2d st, Union course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 218.

CORONA.—Roosevelt st, w s, 182 n Park av, 2 1/2-sty frame dwelling, 17x26, shingle roof, 1 family; cost, \$2,500; owners, Thompson Bros., 46 East Jackson av, Corona; architect, Wm. E. Helm, 13 1/2 West Jackson av, Corona. Plan No. 211.

RICHMOND HILL.—Elm st, e s, 250 s Chichester av, two 2-sty frame dwellings, 17x55, tin roof, 2 families; cost, \$6,000; owner, Mary Petersen, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan No. 213.

UNION COURSE.—1st st, s s, 300 e Shaw av, 2-sty frame dwelling, 18x42, shingle roof, 1 family, steam heat; cost, \$2,800; owners, Sin & Grey, 165 2d st, Union course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 217.

L. I. CITY.—Duryea st, s e cor Elaine st, 1-sty brick pump house, 43x20, concrete roof; cost, \$1,200; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 219.

FAR ROCKAWAY.—Central av, e s, 150 s 1st av, 1-sty frame booth for machine and tickets, moving picture show; cost, \$1,000; owner, W. Rosenstein, 116 Milton st, Brooklyn. Plan No. 225.

Richmond.
DWELLINGS.

BUTLER PL, w s, 335 s Richmond av, Graniteville, 2-sty frame dwelling, 21x38; cost, \$2,000; owner, Max Katzer, Graniteville; architect and builder, J. Alkier, Mariners Harbor. Plan No. 45.

NEW DORP LA, w s, 40 s Britton la, New Dorp Beach, 1-sty frame bungalow, 28x18; cost, \$510; owner, F. W. Meyer, 455 Central av, Jersey City, N. J.; architect and builder, T. H. Sanjour, New Dorp. Plan No. 37.

OAK ST, s s, 140 e 1st st, Beach Park, 1-sty frame bungalow, 14x26; cost, \$150; owner, D. Stozak, Stapleton; builder M. Goncharon, Stapleton. Plan No. 42.

OAK ST, s s, 120 s 1st st, Beach Park, 1-sty frame bungalow, 14x26; cost, \$150; owner, Sarah Goncharon, Midland Beach; builder, M. Goncharon, Stapleton. Plan No. 43.

ST PAULS AV, e s, 25 n Clinton st, Tompkinsville, 2 1/2-sty frame dwelling, 22x50; cost, \$5,000; owner, DeWitt Overbaugh, Tompkinsville; architect, Chas. B. Huseker, Tompkinsville; builder, Chas. F. Lange, Stapleton. Plan No. 36.

BELAIR RD, e s, 100 n Tompkins av, Fort Wadsworth, 2-sty frame dwelling, 24x30; cost, \$2,500; owner, Mrs. L. Lecknar, Fort Wadsworth; architect and builder, Geo. Hovorkamp, Richmond. Plan No. 35.

BRADFORD AV, n s, 95 e Rossville av, Princess Bay, 1-sty frame bungalow, 24x22; cost, \$600; owner, Mrs. H. Dean, 139 West 96th st, N. Y. C.; architect and builder, B. F. Barnes, Huguenot Park. Plan No. 41.

STABLES AND GARAGES.

TAYLOR ST, w s, 167 s Carey av, West New Brighton, 1-sty brick stable, 30x101; cost, \$6,000; owner, City Real Estate Co., 176 Broadway, N. Y. C.; architect, Jos. Reydel, Jr., 1195 Madison st, Brooklyn; builder, A. G. Stone, 44 Court st, Brooklyn. Plan No. 39.

MISCELLANEOUS.

CARROLL PL & WALL ST, n e cor, St George, 1-sty concrete wall, 105x6; cost, \$700; owner, Staten Island Academy, St George; builders, Henry Spruck & Son, Stapleton. Plan No. 44.

CAREY AV, s s, 5 w Taylor st, West New Brighton, 1-sty brick shipping building, 100x100; cost, \$20,000; owner, City Real Estate Co., 176 Broadway, N. Y. C.; architect, Jos. Reydel, Jr., 1195 Madison st, Brooklyn; builder, A. G. Stone, 44 Court st, Brooklyn. Plan No. 40.

SEASIDE BOULEVARD, s s, 900 w Sand la, Rosebank, frame bath pavilion, 45x36; cost, \$700; owner, Staten Island Beach Land Imp. Co., 124 West 45th st, N. Y. C.; architect and builder, J. W. Nastasi, Arrochar. Plan No. 38.

PLANS FILED FOR
ALTERATIONS.

Manhattan.

BLEECKER ST, 151-153, masonry to 6-sty brick tenement; cost, \$100; owner, Giovanni Lordi, 62 Mulberry st; architect, Fred Musty, 76 William st. Plan No. 345.

BROOME ST, 400-412, steel door sill to 7-sty brick offices and show rooms; cost, \$150; owner, American Express Co., Jas. C. Fargo, Pres., 65 Broadway; architect, Vernon Jarboe, 381 4th av. Plan No. 344.

BROOME ST, 525-527, alterations to 6-sty brick factory; cost, \$250; owner, Henry Wall, 329 5th av; architect, Louis A. Hornum, 116 East 24th st. Plan No. 371.

CANAL ST, 99-101, new store front to 6-sty brick store and loft; cost, \$150; owner, Louis Rubinstein, 215 4th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 329.

CENTRE ST, 120, masonry and new store fronts to 5-sty brick store and lofts; cost, \$800; owner, Anthony Miller, 30 St. Marks av, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 385.

ESSEX ST, 118, rear extension, 16x8, to 3-sty brick stores and storage; cost, \$6,000; owners, Nettie Kerner et al, 36 East 10th st; architect, Jacob Fisher, 25 Av A. Plan No. 324.

FRONT ST, 76, masonry and new partitions to 5-sty brick office and storage; cost, \$250; owner, Cordelia L. Steward, 25 Liberty st; architect, Richard Van Houten, 201 East 68th st. Plan No. 361.

GRAND ST, 274, alterations to 4-sty brick store and tenement; cost, \$200; owner, Catherine A. I. Trowbridge, New Haven, Conn.; architect, Nathan Markstein, 415 Grand st. Plan No. 369.

GRAND ST, 90-94, alterations to 5-sty brick store and lofts; cost, \$1,500; owner, Chas. Lane, 38 Fulton st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 367.

GREENE ST, 51, new stairs to 6-sty brick lofts; cost, \$250; owner, N. Y. Life Insurance & Trust Co., 52 Wall st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 386.

GREENWICH ST, 162, new dumbwaiter, store fronts and skylight to 4-sty brick store, lofts and dwelling; cost \$2,000; owner, Katherine C. Meade, 32 Nassau st; architects, Cohen & Felson, 329 4th av. Plan No. 322.

LIBERTY ST, 115, steel, new stairs and fireproofing to 5-sty brick store and offices; cost, \$7,000; owner, Thos. Newbold, Hyde Park, N. Y.; architect, Chas. Volz, 2 West 45th st. Plan No. 359.

MANHATTAN ST, 111, alterations to 6-sty brick stores and tenement; cost, \$425; owner, Euclid Realty Co., 25 Pine st; architect, John Mahon, 410 St. Nicholas av. Plan No. 340.

PRINCE ST, 90, 5,000-gal. gravity tank to 8-sty brick loft; cost, \$600; owner, John S. Hawley, Jr., 90 Prince st; architect, Royal J. Mansfield, 135 Nassau st. Plan No. 342.

SPRING ST, 120, fireproofing and new store fronts to 2-sty brick stores and dwelling; cost, \$1,200; owner, Nina De Leon Henriques, 22 West 70th st; architect, Henry A. Hasenstein, 192 Bowery. Plan No. 404.

STANTON ST, 99, new store front to 4-sty brick store and dwelling; cost, \$60; owner, Rosa Cohn, 99 Stanton st; architect, Nathan Langer, 81 East 125th st. Plan No. 335.

2D ST, 105, rear extension, 20x23, to 5-sty brick store and tenement; cost, \$9,000; owner, Dora Bierman, 75 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 323.

8TH ST, 69-71 East, masonry to 5-sty brick store; cost, \$500; owner, Sailors' Snug Harbor, 31 Nassau st; architect, James G. Rogers, 470 4th av. Plan No. 374.

26TH ST, 37-43 West, extension of elevator shaft to 12-sty brick offices & lofts; cost, \$400; owner, The 26th St Corp., Abraham Beller, president, 725 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 378.

26TH ST, 501 West, new store front to 4-sty brick store and tenement; cost, \$500; owner, Elizabeth J. Moore, Columbia rd, Washington; architect, Geo. Dress, 1436 Lexington av. Plan No. 356.

27TH ST, 109-111 West, fireproof partition to 10-sty brick lofts; cost, \$200; owner, Max Wolf, 28 West 87th st; architects, Robinson & Webber, 1368 Broadway. Plan No. 362.

27TH ST, 254 West, alterations to 2-sty brick store and lofts; cost, \$10; owner, Ludlow L. Melins, 416 West 154th st; architect, Pietro Borra, 245 West 27th st. Plan No. 328.

36TH ST, 147 West, masonry and dumbwaiter shafts to 3-sty brick cafe and loft; cost, \$2,500; owners, Finney & Mathews, 103 Park av; architect, W. A. Harton, 386 5th av. Plan No. 321.

36TH ST, 25-27 West, alterations to 4-sty brick store, lofts and dwelling; cost, \$100; owner, Mary A. W. Heaton, 18 East 41st st; architect, John H. Knubel, 305 West 43d st. Plan No. 364.

37TH ST, 20-24 West, new partitions to 12-sty brick store and loft; cost, \$500; owner, Stumfeld Bldg Co., 20 West 37th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 393.

38TH ST, 4-6 West, fireproof door to 12-sty brick store and lofts; cost, \$50; owner, 416 5th Av. Co., 416 5th av; architect, Edward Necarsulmer, 507 5th av. Plan No. 402.

38TH ST, 8-14, fireproof door to 12-sty brick store and lofts; cost, \$50; owner, Joseph J. Steindler, 285 Central Park West; architect, Edward Necarsulmer, 507 5th av. Plan No. 403.

40TH ST, 268 West, new partitions to 5-sty brick stores and tenement; cost, \$500; owner, Helen Nunnenkamp, 451 West 40th st; architect, Otto Reissmann, 30 1st st. Plan No. 392.

42D ST, 217-219 West, steel and new store fronts to 4-sty brick store, office and dwelling; cost, \$2,000; owners, Sperry & Hutchinson, 2 West 45th st; architect, Henry M. Entlich, 29 Montrose av, Bklyn. Plan No. 375.

42D ST, 250 West, new store front to 2-sty brick stores and offices; cost, \$50; owner, Geo. Earle, Jr., 299 Madison av; architect, Sam. Reiser, 198 Bristol st, Brooklyn. Plan No. 330.

44TH ST, 208 E, masonry to 5-sty brick tenement; cost, \$200; owner, Edward W. Daley, 682 President st, Bklyn; architect, Max A. Cantor, 39 West 38th st. Plan No. 381.

44TH ST, 9 East, alterations to 5-sty brick offices and studio; cost, \$400; owner, 9 East 44th St. Co., 9 East 44th st; architect, J. E. Matheson, 9 East 42d st. Plan No. 389.

45TH ST, 25 West, new partitions to 16-sty brick stores and offices; cost, \$495; owner, Century Holding Co., 1182 Broadway; architect, Aron H. Jacobsen, 139 West 24th st. Plan No. 400.

48TH ST, 138-146 West, terra cotta partition to 2-sty brick theatre; cost, \$100; owner, Edward B. Carey, 35 West 30th st; architect, William Keegan, 7 East 42d st. Plan No. 398.

51ST ST, 109 West, alter from stable to 2-sty brick garage; cost, \$3,000; owner, Ida B. Fowler, Watertown, N. Y.; architects, Thain & Hewlett, 1181 Broadway. Plan No. 357.

51ST ST, 347 East, masonry to 5-sty brick tenement; cost, \$50; owner, Henrietta Steinberger, 100 West 117th st; architect, Nathan Langer, 81 East 125th st. Plan No. 349.

52D ST, 560 West, masonry and new areas to 5-sty brick tenement; cost, \$250; owners, Benj. Wertheimer and Jacob Hutter, 63 West 38th st; architect, Jos. J. Eberle, 489 5th av. Plan No. 384.

72D ST, 43 East, new partitions and general alterations to 4-sty brick dwelling; cost, \$7,000; owner, Dr. Alex. Lambert, 36 East 31st st; architect, Chas. A. Platt, 11 East 24th st. Plan No. 395.

88TH ST, 66 East, new window to 5-sty brick tenement; cost, \$—; owner, Petronella Kerfs, 66 East 88th st; architect, P. Gregory Stadler, 362 East 156th st. Plan No. 391.

91ST ST, 250 West, reset store front to 5-sty brick store and tenement; cost, \$250; owner, Estate of Alizo M. Palgram, 440 West End av; architect, J. G. Henry Harlach, 790 East 180th st. Plan No. 353.

101ST ST, 76 West, masonry to 5-sty brick store and tenement; cost, \$154; owner, Mary J. Noonan, 76 West 101st st; architect, Elwood B. Hyer, 105 West 104th st. Plan No. 346.

104TH ST, 85 West, new store fronts to 5-sty brick stores and apartments; cost, \$345; owner, Janet Burchell, 875 Park av; architect, John Brandt, 271 West 125th st. Plan No. 383.

105TH ST, 25-27 East, new partition to 6-sty brick tenement; cost, \$50; owner, Samuel I. Ettlinger, 25 East 105th st; architects, Horenburger & Bards, 122 Bowery. Plan No. 377.

105TH ST, 140 West, new partitions, plumbing and fixtures to 5-sty brick tenement; cost, \$500; owner, Elizabeth M. Ochs, 2640 Broadway; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 338.

106TH ST, 309 West, alterations to 5-sty brick dwelling; cost, \$350; owner, Walter C Teter, 309 West 106th st; architect, Wm. S. Miller, 141 East 40th st. Plan No. 365.

107TH ST, 339 East, two 8,000-gallon roof tanks to 5-sty brick factory; cost, \$700; owner, Filippa Rizzo, 239 East 106th st; architect, M. Di Micelli, 241 East 108th st. Plan No. 379.

121ST ST, 24 West, new window to 4-sty brick dwelling; cost, \$50; owner, Williamsburgh City Fire Ins Co., 95 William st; architect, Jacob Minsky, 23 Duane st. Plan No. 397.

125TH ST, 77 West, rear extension to 1 and 2-sty brick moving picture show and billiard room; cost, \$500; owner, Peter J McCoy, 414 West 119th st; architect Chas. Stegmayer, 168 East 91st st. Plan No. 380.

125TH ST, 64 West, new plumbing to 1-sty brick moving picture show; cost, \$250; owner, McKay Estate, Grenville Winthrop, exr., 6 Wall st; architect, Adolph Balschun, 483 Willis av. Plan No. 332.

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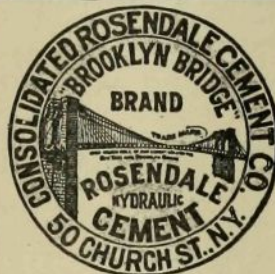
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PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., January 30, 1914.—Sealed proposals will be opened in this office at 3 p. m., February 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, Duluth, Minn., in accordance with the drawings and specifications, copies of which may be obtained from the custodian of the building, Duluth, Minn., or at this office, in the discretion of the Supervising Architect.

TREASURY DEPARTMENT, Supervising 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' Warehouse, at New York, N. Y., in accordance with drawing and specification, copies of which may be obtained from the Supervising Chief Engineer, 727 Custom House Building, New York, N. Y., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

Plans Filed—Alterations—Manhattan (Contin'd)

AV C, 159, new store front to 5-sty brick store and tenement; cost, \$500; owner, Kellner Realty Co., 226 6th av; architect, L. I. Waller, 154 Nassau st. Plan No. 358.

AMSTERDAM AV, 1235, alterations to 6-sty brick stores and tenement; cost, \$500; owners, Arnold & Nicholis Kaiser, 1235 Amsterdam av; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 326.

BROADWAY, 839-841, new door to 5-sty brick stores and lofts; cost, \$300; owner, Broadway Improvement Co., 30 Pine st; architect, Horace Greeley Knapp, 111 Broadway. Plan No. 320.

BROADWAY, 1989, roof sign to 1-sty brick salesroom; cost, \$250; owner, Hamilton Carhardt, 165 West 72d st; architects, Strauss & Co., 209 West 48th st. Plan No. 331.

BROADWAY, 3357, marquee to 6-sty brick store and tenement; cost, \$50; owner, John Davidson, 600 West 136th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 337.

BROADWAY, 1895, reset stairs and new partition to 7-sty brick stores and hotel; cost, \$150; owner, Morewood Realty Holding Co., 71 Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 347.

BROADWAY, 203, alterations to 11-sty brick stores and offices; cost, \$300; Margaret L. V. Shepard, 203 Broadway; architect, James F. Hughes, 38 East 29th st. Plan No. 352.

BROADWAY, 496, new stairs to 5-sty brick lofts and factory; cost, \$300; owner, H. L. Ely & Co., 21 Liberty st; architect, A. D. Kelly, Jr., 236 Clermont av, Brooklyn. Plan No. 396.

BROADWAY, 1564-66, sky sign to 11-sty brick offices; cost, \$500; owner, The Palace Realty Co., 1564-66 Broadway; architect, Mortimer Norden, 311 West 40th st. Plan No. 405.

CENTRAL PARK WEST, 407-408, alterations to 7-sty brick tenement; cost, \$300; owner, Annie L. Purcell, 2601 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 325.

GREENWICH AV, 21, new store front, plumbing and fixtures to 3-sty brick stores and dwelling; cost, \$800; owners, Maud & Mabel Marshall, 47 St. John's pl, Brooklyn; architect, Ole Axelsen, 4410 4th av, Brooklyn. Plan No. 339.

MADISON AV, 694, alterations to 4-sty brick store and dwelling; cost, \$50; owner, Fred Barry, 648 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 368.

MADISON AV, 2034, alterations to 4-sty brick stores and dwellings; cost, \$7,500; owner, Dominion Trust Co., Pittsburgh, Pa.; architect, Henry B. Herts, 35 West 31st st. Plan No. 370.

PARK ROW, 223, new floor beams to 3-sty brick store and club room; cost, \$100; owner, Robt. Kommel, 223 Park Row; architect, Louis A. Sheinart, 194 Bowery. Plan No. 343.

ST. NICHOLAS AV, 1416, alterations to 2-sty brick stores and offices; cost, \$200; owner, Edward Rafter Estate, 41 Union sq; architect, Max A. Canton, 39 West 38th st. Plan No. 327.

1ST AV, 656-662, alterations to 7-sty brick store, lofts and storage; cost, \$400; owners, Kip Bay Brewing & Malting Co., 646 1st av; architect, John P. Voelker, 979 3d av. Plan No. 372.

1ST AV, 656-662, general alterations to 7-sty brick storage and lofts; cost, \$1,200; owners, Kip Bay Brewing & Malting Co., 646 1st av; architect, John P. Voelker, 979 3d av. Plan No. 382.

1ST AV, 420, new partitions, windows, skylight to 5-sty brick stores and tenement; cost, \$2,000; owner, William Schretski, 50 West 112th st; architect, Otto Reissmann, 30 1st st. Plan No. 390.

1ST AV, 1435, flight of stairs to 5-sty brick store and tenement; cost, \$200; owner, Louis Levy, 1346 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 394.

2D AV, 1100, new store front to 4-sty brick store and dwelling; cost, \$350; owner, John Gelb, 300 East 58th st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 350.

2D AV, 1196, new partitions to 2-sty brick moving picture theatre and storage; cost, \$250; owner, Chas. A. DePyster Estate, Jno A. Weeks, exr., 45 William st; architect, Otto Reissmann, 30 1st st. Plan No. 399.

3D AV, 348, new store front to 4-sty brick store and dwelling; cost, \$200; owner, Dr. Marshall M. Warrin, 721 Lexington av; architect, Jno. H. Friend, 148 Alexander av. Plan No. 336.

3D AV, 1857, masonry, new partitions, doors and windows to 5-sty brick stores and tenement; cost, \$2,000; owner, William Shretski, 50 West 112th st; architect, Otto Reissmann, 30 1st st. Plan No. 354.

3D AV, 2211-2217, 15,000-gal. gravity and two 6,000-gal. pressure tanks to 4-sty brick department store; cost, \$3,500; owner, Edward Callan, 2211 3d av; architects, The Rusling Co., 39 Cortlandt st. Plan No. 360.

3D AV, 1876, alterations to 5-sty brick tenement; cost, \$250; owners, Estate Elias G. Brown, 103 Park av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 366.

3D AV, 1950-52, alterations to 5-sty brick store and lofts; cost, \$100; owner, Mrs. Henry M. Peyser, Boston, Mass.; architects, Bruno W. Berge, & Son, 121 Bible House. Plan No. 388.

5TH AV, 589, rear extension 14x20 to 4-sty brick offices, dwellings and showrooms; cost, \$3,000; owner, Robert W. Goeltz, 591 5th av; architect, Fred Jacobsen, 132 East 23d st. Plan No. 373.

5TH AV, 244, masonry to 10½-sty brick lofts and offices; cost, \$500; owner, Andrew J. Cormick, 244 5th av; architects, Hoppin & Koen.

5TH AV, 137, sprinkler tanks to 12-sty brick loft; cost, \$1,900; owner, Edward C. Higgins, 137 5th av; architect, Royal J. Mansfield, 135 William st. Plan No. 341.

6TH AV, 397, new store front to 4-sty brick store and loft; cost, \$250; owner, John Slater, 1123 Broadway; architect, Fred. P. Platt, 1123 Broadway. Plan No. 355.

6TH AV, 624, masonry, new store front and marquee to 1-sty brick store; cost, \$950; owners, Louise B. O'Donohue & Alvira V. McAleenan, 347 5th av; architect, Chas. Koster, 29 West 32d st. Plan No. 363.

6TH AV, 885, new toilet room to 5-sty brick stores and tenement; cost, \$700; owner, F. Livingston Peil, 122-124 East 25th st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 334.

6TH AV, 941, remove encroachments to 5-sty brick tenement; cost, \$100; owner, Estate David W. Bishop, 874 6th av; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 319.

6TH AV, 829, reset store front to 3-sty brick store and loft; cost, \$400; owner, Walter J. Salomon, 15 West 42d st; architect, John H. Friend, 148 Alexander av. Plan No. 401.

7TH AV, 881-893, new operator's booth to 5-sty brick theatre; cost, \$300; owner, Carnegie Hall Corporation, premises; architect, Louis A. Sheinart, 194 Bowery. Plan No. 333.

8TH AV, 619-621, roof sign to 4-sty brick stores and tenement; cost, \$450; owner, Lee Kamioner, 325 Central Park West; architect, Walter H. T. Quest, 504 West 151st st. Plan No. 348.

8TH AV, 2523, alterations to 5-sty brick store and tenement; cost, \$150; owner, Edward H. Gato, Havana, Cuba; architect, Edward Owens, 311 West 133d st. Plan No. 351.

Bronx.

141ST ST, s w cor Brook av, new partition to 5-sty brick stores and tenement; cost, \$250; owner, Consolidated Imp. Co., 504 West 157th st; architect, Geo. F. Pelham, 20 East 42d st. Plan No. 45.

165TH ST, 879, 1-sty brick extension, 25x8, and build 1-sty of brick under 2-sty frame store and dwelling; cost, \$800; owner, Nicola Marra, 2427 Jerome av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 46.

205TH ST, s e cor White Plains rd, move and new post and girders to 3-sty frame store and dwelling; cost, \$1,500; owner, Jul. Schittler, 2958 White Plains av; architect, Anton Pirner, 2069 Westchester av. Plan No. 49.

250TH ST, s s, 100 e Independence av, 1-sty frame extension, 50x17, to 2-sty frame dwelling; cost, \$2,000; owner, Geo. W. Perkins, Riverdale; architect, Chas. Blake, Yonkers, N. Y. Plan No. 43.

CENTER ST, s s, 300 w Main st, 1-sty frame extension, 14x12, to 1½-sty frame dwelling; cost, \$500; owner, John Kerr, 171 East 120th st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 44.

EASTERN BOULEVARD, s w cor Fort Schuyler rd, 1-sty frame extension, 16x83, to 2-sty frame bowling alleys; cost, \$1,500; owners, Teutonic Realty Co.; lessee, Adam Hoffman, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 50.

JEROME AV, s e cor Fordham rd, 1-sty frame extension, 78.5x102 to 1-sty frame stores and dwelling; cost, \$15,000; owners, Rollins Est., 20 East 41st st; architect, Andrew J. Thomas, Webster av and Fordham rd. Plan No. 55.

TINTON AV, 907, new partitions to 5-sty brick tenement; cost, \$550; owner, John Ritz, on premises; architect, Chris F. Lohse, 428 East 83d st. Plan No. 51.

TREMONT AV, n s, 574 w Park av, new stairs, new beams, new partitions to 2-sty brick store and loft; cost, \$500; owners, Estate of Richard Webber; lessee, S. Forbes, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 48.

VILLA AV, w s, 50 s 205th st, 2-sty frame extension, 50x2, and new partitions to three 2-sty frame dwellings; cost, \$500; owner, Tobe Kleinberg, 2163 Amsterdam av; architect, U. S. Banderson, 2136 Clinton av. Plan No. 52.

WASHINGTON AV, 2165, 1-sty frame extension, 12.5x15.1, to 2-sty frame store and dwelling; cost, \$500; owner, H. Kilson, on premises; architect, Frank P. Schiavone, 4182 Park av. Plan No. 47.

WASHINGTON AV, Nos. —, remove encroachments to two 5-sty brick tenements; cost, \$400; owner, Lawrence Holding Co., 223 Wooster st; architect, Chas B. Meyers, 1 Union Sq West. Plan No. 54.

RIGHT OF WAY Manhattan Railway Co., 1830 n Pelham av, 1-sty frame extension, 32.6x12.6, to 1-sty brick recreation building; cost, \$1,230; owner, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 53.

Brooklyn.

BAYARD ST, 136, exterior and interior alterations to store and dwelling; cost, \$600; owner, Michele Coglianese, 6915 Hermitage av, Chicago; architect, Hans Arnold, 2134 East 17th st. Plan No. 542.

BERGEN ST, 477, interior alterations to store and dwelling; cost, \$2,800; owner, Mrs. Marie Rosecrans, 274 St Johns pl; architects, Koch & Wagner, 26 Court st. Plan No. 541.

BERRIMAN ST, 121, extension to 2-sty factory; cost \$500; owner, Solomon Kotkofsky, 125 Berriman st; architects, Cohn Bros., 361 Stone av. Plan No. 620.

CHESTER ST, 225, extension to 2-sty stable; cost, \$500; owner, Charles Wasserman, on premises; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 495.

COLUMBIA ST, 243, exterior alterations to 3-sty store and dwelling; cost, \$350; owner, Jos. Maresca, on premises; architect, John Eureka, 22 Tompkins pl. Plan No. 630.

COURT ST, 380, extension to 2-sty dwelling; cost, \$400; owner, Emanuel Lauricella, 284 Court st; architect, John Burke, 22 Tompkins pl. Plan No. 517.

DELMONICO PL, 12, interior alterations to 3-sty store and tenement; cost, \$200; owner, Chas. Schirrmeister, 310 Ocean Pkway; architect, S. H. Peck, 390 1st st. Plan No. 587.

FULTON ST, 631, interior alterations to 3-sty theatre; cost, \$200; owner, Stair & Haviland, Putnam Building, N. Y.; architect, Hans Arnold, 2134 East 17th st. Plan No. 593.

FURMAN ST, 62, sunshade for condenser in cold storage; cost, \$3,000; owner, N. Y. Dock Co., 10 Bridge st; architect, D. T. Davis, 5414 Cornell av, Chicago. Plan No. 578.

HOPKINS ST, 187, interior alterations to 3-sty tenement; cost, \$500; owner, Saml. Klein, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 584.

JUNIUS ST, 72, extension to stable; cost, \$165; owner, Sam'l Klein, 78 Junius st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 557.

KEAP ST, 426, plumbing to dwelling; cost, \$150; owner, Adolph Wexler, 637 Metropolitan av; architect, D. A. Lucas, 98 3d st. Plan No. 550.

SACKETT ST, 663, tank to 3-sty factory; cost, \$800; owner, Jacob Morgenthaler, on premises; architect, Maxwell Eng. Co., 30 Church st, N. Y. C. Plan No. 615.

SACKMAN ST, 562, interior and exterior alterations to 2-sty tenement; cost, \$500; owner, Freda Kaplan, on premises; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 513.

STAGG ST, 247, plumbing and alterations to 3-sty school; cost, \$11,500; owner, City of N. Y.; architect, C. E. J. Snyder, 500 Park av, N. Y. Plan No. 536.

SUYDAM ST, 243, interior alterations to 3-sty factory; cost, \$125; owner, Estate of Chas. Poenicke, on premises; architect, Wm. Debus, 86 Cedar st. Plan No. 493.

UNION ST, 98, exterior and interior alterations to 3-sty store and tenement; cost, \$800; owner, Gartano Bugiada, on premises; architect, John Burke, 22 Tompkins pl. Plan No. 629.

VERMONT ST, 30, plumbing to 3-sty tenement; cost, \$150; owner, Chas. Pfeifer, 50 Sunnyside av; architect, L. F. Schillinger, 167 Van Sielen av. Plan No. 529.

EAST 2D ST, 1382, plumbing to 2-sty dwelling; cost, \$50; owner, Sanford Perry, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 580.

12TH ST, 332, extension to 2-sty dwelling; cost, \$200; owner, Peter Smith, on premises; architects, Slee & Bryson, 154 Montague st. Plan No. 582.

12TH ST, 208, extension to 3-sty dwelling; cost, \$400; owner, John Rupp, on premises; architect, W. H. Wirth, 358 17th st. Plan No. 532.

EAST 19TH ST, 2214, extension to dwelling; cost, \$1,200; owner, Mrs. Jas. Cummings, on premises; architect, M. M. Foley, 2247 Honecrest av. Plan No. 566.

25TH ST, 166, seats to 1-sty club; cost, \$500; owner, B. R. T. Co., Clinton and Montague sts; architect, L. H. Friedman, 365 East 123d st, N. Y. C. Plan No. 631.

WEST 27TH ST, 2934, interior alterations to 3-sty dwelling; cost, \$250; owner, Ernest T. Leidfeld, 1983 East 13th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 579.

75TH ST, 316, extension to 2-sty garage; cost, \$3,500; owner, Chas. R. Carleton, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 589.

ATLANTIC AV, 500, seats to theatre; cost, \$100; owner, Max Weisberg, 498 Atlantic av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 637.

BEDFORD AV, 1224, exterior alterations to 4-sty store and tenement; cost \$300; owner, John Molter, 132 New York av; architect, Hopkins & McEntee, 37 East 38th st, N. Y. Plan No. 598.

CLINTON AV, 165, interior alterations to 4-sty store and tenement; cost, \$100; owner, John Englis, 196 Clinton av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 628.

FLATBUSH AV, 787, store front to store and dwelling; cost, \$150; owner, Frank Cargulia, West 15th street and Railroad av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 564.

FLATBUSH AV, 1105, extension to theatre; cost, \$7,000; owner, Reginald E. Ford, 246 East 25th st; architect, J. M. Dooley, 529 Gates av. Plan No. 508.

FLUSHING AV, 761, extension to 3-sty store and dwelling; cost, \$5,000; owner, Simon Berg, 714 Broadway; architect, C. P. Cannella, 60 Graham av. Plan No. 626.

FLUSHING AV, 1081, extension to 3-sty store and dwelling; cost, \$1,000; owner, Jos. Ingoglia, on premises; architect, Frank Adams, 216 Boerum st. Plan No. 518.

FLUSHING AV, 546, interior alterations to 3-sty store and tenement; cost, \$150; owner, Morris Brown, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 583.

GATES AV, 1551, extension to 2-sty store; cost, \$2,000; owner, Martin Mayer, Butler Bldg., Jamaica, L. I.; architect, Chas. Gastmeyer, 1632 Myrtle av, Queens. Plan No. 617.

HARRISON AV, 153, interior alterations to 2-sty dwelling; cost, \$150; owner, Saml I Kalish, 171 Harrison av; architect, Henry M. Entlich, 29 Montrose av. Plan No. 588.

HUDSON AV, 343, interior alterations to 3-sty dwelling; cost, \$200; owner, Morris Salzman, 205 Myrtle av; architect, Otto Reissmann, 30 1st st, N. Y. Plan No. 570.

KENT AV, 316, new elevator; cost, \$3,000; owner, American Sugar Refining Co., New York; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 520.

KNICKERBOCKER AV, 291, plumbing, etc., to tenement; cost, \$1,000; owner, Morris Cohen, on premises; architects, Brook & Rosenberg, 350 Fulton. Plan No. 530.

LAFAYETTE AV, 740, exterior and interior alterations to dwelling; cost, \$600; owner, Giuseppe Passiglia, 704 DeKalb av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 506.

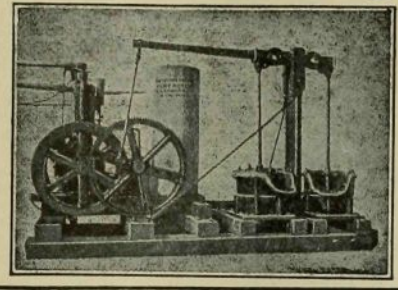
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LEXINGTON AV, 334, exterior alterations to garage; cost, \$1,200; owner, Martin D. Walsh, 332 Lexington av; architects, Van Buskirk & White, 307 Washington st. Plan No. 535.

MANHATTAN AV, 400, plumbing to two 3-sty tenements; cost, \$250; owner, Nicola Fiscina, 135 Frost st; architect, Emil J. Messinger, 394 Graham av. Plan No. 527.

MILLER AV, 153 & 157, extension to two 3-sty tenements; cost, \$2,000; owner, Alvin Ulrich, 104 Arlington av; architect, L. F. Schillinger, 167 Van Sielen av. Plan No. 528.

MYRTLE AV, 1519, extension to open-air theatre; cost, \$1,000; owner, Theresa Bigall, 189 Eldert st; architect, L. Allmendinger, 926 Broadway. Plan No. 540.

MYRTLE AV 474, exterior alterations to two theatre and dwellings; cost, \$3,000; owner, Alfonso Guerra, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 595.

ORIENT AV, 31, plumbing to 3-sty tenement; cost, \$200; owner, Rosina V. Hess, on premises; architect, David A. Lucas, 98 3d st. Plan No. 638.

PARK AV, 365, interior alterations to 5-sty factory; cost, \$100; owner, Michael F. McDermott, 850 St. Marks av; architect, same. Plan No. 581.

PORTER AV, 28, extension to 3-sty store and dwelling; cost, \$3,000; owner, Independent Besoner Cong., 19 Porter av; architect, Henry M Entlich, 29 Montrose av. Plan No. 585.

SCHENCK AV, 555, extension to store and dwelling; cost, \$800; owner, Mrs. Annie Elman, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 558.

SURF AV, 3306, porch and roof to 3-sty hotel; cost, \$5,000; owners, Shapiro & Lowenthal, 245 West 140th st, N. Y. C.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 632.

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Plans Filed, New Buildings, Brooklyn (Cont.)

UNDERHILL AV, 72, interior alterations to 2-sty tenement; cost, \$300; owner, Biagio Morcianti, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 607.

WYTHE AV, 762, sky sign; cost, \$550; owner, Wythe Electric Light & Power Warehouse, on premises; architects, Geo. H. Rice Co., 481 Sterling pl. Plan No. 511.

5TH AV, 5001, interior alterations to 4-sty store and dwelling; cost, \$2,000; owner, Peter H. McCormack, on premises; architect, W. H. Harrington, 475 61st st. Plan No. 618.

INDIAN WHARF, 8, extension to 4-sty factory; cost, \$40,000; owner, India Wharf Bwg. Co., on premises; architect, W. Mortenson, 114 East 28th st, N. Y. C. Plan No. 619.

Queens.

ARVERNE.—Boulevard, s w cor Park av, 1-sty frame extension, 28x6, side 3-sty frame hotel, interior alterations; cost, \$2,000; owner, Park Av. Construction Co., premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 183.

COLLEGE POINT.—2d av, n w cor 10th st, new plumbing in store and dwelling; cost, \$225; owner, Witzel Corporation, premises. Plan No. 163.

CORONA.—Kingsland av, s s, 50 w Summit av, 2-sty frame extension, 19x23, rear 2½-sty frame dwelling, tin roof, interior alterations; cost, \$500; owner, I. Bonnick, 3 Grand av, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 171.

ELMHURST.—Remsen st, w s, 40 n Madison st, erect new piazza on dwelling; cost, \$50; owner, J. Bushan, premises. Plan No. 178.

EVERGREEN.—Cypress av, 105, interior alterations to dwelling to provide water closet compartments, new plumbing; cost, \$100; owner, Louisa Ulber, premises. Plan No. 189.

EVERGREEN.—Norman av, s s, 80 w Cypress av, interior alterations to dance hall; cost, \$500; owner, Louisa Ulber, 1052 Cypress av, Evergreen; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 147.

EVERGREEN.—Smith st, n s, 1070 e Cypress av, new plumbing in dwelling; cost, \$50; owner, G. Lang, premises. Plan No. 170.

FLUSHING.—Delaware st, 119, new plumbing in dwelling; cost, \$25; owner, G. W. Jarman, premises. Plan No. 172.

FLUSHING.—Fresh Meadow rd, n w cor 26th st, new plumbing in dwelling; cost, \$250; owner, Jos. Willonowski, premises. Plan No. 145.

FLUSHING.—Delaware st, n s, 330 e Central av, new plumbing in dwelling; cost, \$50; owner, J. Joyce, premises. Plan No. 168.

FLUSHING.—Sandford av, s e cor 15th st, new plumbing in dwelling; cost, \$40; owner, R. D. Taylor, 485 Sandford av, Flushing. Plan No. 167.

FLUSHING.—22d st, e s, 400 s Queens av, 1-sty frame extension over present extension on rear dwelling; cost, \$150; owner, A. Dombrowski, premises. Plan No. 164.

FLUSHING.—Delaware st, 80, new plumbing in dwelling; cost, \$50; owner, A. V. Phillips, premises. Plan No. 153.

FLUSHING.—Cypress av, 242, new plumbing in dwelling; cost, \$50; owner, Mrs. A. Theiss, premises. Plan No. 151.

GLENDALE.—Myrtle av, 2569, interior alterations to dwelling; cost, \$50; owner, Aug. J. Huerther, premises. Plan No. 187.

JAMAICA.—Atlantic av, n s, 40 w Dubroff av, interior alterations to stable; cost, \$50; owner, B. Sica, 47 Atlantic st, Jamaica. Plan No. 154.

JAMAICA.—Division st, w s, 50 n Beaver st, 1-sty frame extension over present extension on front dwelling, tin roof; cost, \$300; owner, H. Ketchenber, premises. Plan No. 159.

JAMAICA.—Fulton st, s s, 50 n Canal st, interior alterations to dwelling; cost, \$100; owner, S. Mills, premises. Plan No. 185.

JAMAICA.—Rosewell av, n w cor Liberty av, 3-sty frame extension, 7x47, side 3-sty hall and dwelling, tin roof, interior alterations; cost, \$5,000; owners, Kessmann Bros., premises; architects, L. Dannacher Co., 370 Fulton st, Jamaica. Plan No. 169.

L. I. CITY.—Crescent st, e s, 125 s Grand av, gas piping in dwelling; cost, \$10; owner, J. Thurman, premises. Plan No. 179.

L. I. CITY.—North William st, 38, interior alterations to dwelling; cost, \$50; owner, A. DeSalvo, premises. Plan No. 177.

L. I. CITY.—Park pl, e s, 100 n Pleasure av, 1-sty frame extension, 11x10, front 1-sty frame store and dwelling, tin roof; cost, \$300; owner, A. Kubin, 1025 4th av, L. I. City; architect, Emil Mott, 806 2d av, L. I. City. Plan No. 166.

L. I. CITY.—Marion st, w s, 222 n Payntar av, new plumbing in dwelling; cost, \$125; owner, Maria Ventin, premises. Plan No. 149.

L. I. CITY.—Ridge st, 44, move dwelling, erect new foundation and new plumbing; cost, \$700; owner, Rosaro Criso, premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 143.

MIDDLE VILLAGE.—Katherine st, s e cor Juniper av, interior alterations to office; cost, \$40; owner, L. Lavenkop, premises. Plan No. 184.

MORRIS PARK.—Church st, w s, 120 n Broadway, new plumbing in dwelling; cost, \$50; owner, A. Underwood, premises. Plan No. 181.

MORRIS PARK.—Church st, w s, 160 n Broadway, new plumbing in dwelling; cost, \$50; owner, E. Elon, premises. Plan No. 182.

MORRIS PARK.—Walnut st, e s, 80 n Jerome av, new plumbing in dwelling; cost, \$75; owner, P. Glasser, premises. Plan No. 173.

MORRIS PARK.—Walnut st, e s, 120 & 140 n Jamaica av, new plumbing in two dwellings; cost, \$150; owner, F. Miller, premises. Plan No. 174.

MORRIS PARK.—Walnut st, e s, 160 n Jamaica av, new plumbing in dwelling; cost, \$75; owner, J. Ferris, premises. Plan No. 175.

MORRIS PARK.—Walnut st, e s, 320 n Jamaica av, new plumbing in dwelling; cost, \$75; owner, C. Rust, premises. Plan No. 176.

MORRIS PARK.—Walnut st, w s, 280 n Chichester av, new plumbing in dwelling; cost, \$65; owner, M. Ganberg, premises. Plan No. 155.

NEWTOWN HEIGHTS.—Bowne st, 7, raise peak roof and erect new rooms, new plumbing; cost, \$500; owner, Richard T. Burke, 629 Grand st, Brooklyn. Plan No. 163.

OZONE PARK.—Wyckoff av, e s, 100 n Belmont st, new concrete foundation to dwelling; cost, \$200; owner, D. Tufano, premises. Plan No. 152.

RICHMOND HILL.—Atlantic av, s s, 58 e Church st, new plumbing in dwelling; cost, \$80; owner, M. Baum, premises. Plan No. 156.

RICHMOND HILL.—Atlantic st, s s, 142 e Church st, new plumbing in dwelling; cost, \$80; owners, Keeler & Suttner, Briggs av, Richmond Hill. Plan No. 158.

RICHMOND HILL.—Atlantic st, s s, 121 e Church st, new plumbing in dwelling; cost, \$80; owners, Keeler & Suttner, Briggs av, Richmond Hill. Plan No. 157.

RICHMOND HILL.—Oak st, w s, 125 s Atlantic av, new plumbing in dwelling; cost, \$75; owner, Jos. Porter, premises. Plan No. 161.

RICHMOND HILL.—Chestnut st, e s, 122 s Chichester av, new plumbing in dwelling; cost, \$70; owner, Mrs. Mary Dolan, premises. Plan No. 162.

RICHMOND HILL.—Willow st, e s, 100 n Central av, new plumbing in dwelling; cost, \$35; owner, L. C. Quinn, premises. Plan No. 148.

RICHMOND HILL.—Chestnut st, 1127, new plumbing in dwelling; cost, \$150; owner, Emil Meyer, premises. Plan No. 150.

RIDGEWOOD.—Woodward av, 678, interior alterations to store and dwelling; cost, \$2,000; owner, Julius Stern, 591 Woodward av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 146.

RIDGEWOOD.—Myrtle av, n e cor Richard st, interior alterations to dwelling; cost, \$500; owner, A. E. Linbrush, premises. Plan No. 190.

ROCKAWAY BEACH.—North Park av, 18, 1-sty frame extension, 12x18, rear 2-sty frame dwelling, tin roof; cost, \$125; owner, Frank McNeill, premises. Plan No. 188.

ROCKAWAY BEACH.—Boulevard, s s, 75 w Park av, install gas piping in dwelling; cost, \$10; owner, B. Lechtman, premises. Plan No. 144.

WHITESTONE.—11th av, e s, 75 n 9th st, 1-sty frame extension over present extension on rear dwelling; cost, \$180; owner, Chas. Kynlie, premises; architect, A. Licht, Whitestone. Plan No. 180.

WINFIELD.—Henry st, n s, 175 e Fisk av, new plumbing in dwelling; cost, \$15; owners, Herschberger & Wenderoth, Winfield. Plan No. 186.

WOODHAVEN.—Jamaica av, n e cor Boyd av, erect cesspool; cost, \$40; owner, Forest Park Realty Co., Abingdon rd, Richmond Hill. Plan No. 142.

Richmond.

STH ST, s s, 200 e Midland av, Midland Beach, new extension and partitions to frame bungalow, cost, \$50; owner and builder, Henry Knierrmen, Jr., 164 East 88th st, N. Y. C. Plan No. 18.

ANNADALE RD, n s, 100 n Sheridan av, Richmond, new extension to frame dwelling; cost, \$150; owner and builder, Thos. De Groff, Seaside P. O., Box 10. Plan No. 19.

GRANDVIEW AV, w s, 175 s Richmond terrace, Mariners Harbor, new roof and piazza to frame dwelling; cost, \$250; owner, Chas. H. Kohler, Port Richmond; builders, U. W. Osborn & Son, Mariners Harbor. Plan No. 14.

OCEAN GROVE AV, w s, 10 s Locust av, New Dorp Beach, new extension to frame bungalow; cost, \$275; owner, J. V. Mayer, 12 John st, N. Y. C.; builder, Adam Marks, Jr., Dongan Hills. Plan No. 16.

TOMPKINS AV, w s, & Hyatt st, S. 368, Tompkinsville, 2-sty extension and tin roof to frame dwelling; cost, \$575; owner and builder, C. W. Peterson, Tompkinsville. Plan No. 15.

ON THE BEACH, 400 w Neptune av, New Dorp, new extension to frame bungalow; cost, \$220; owner, Louis Seillier, Hotel Majestic, 72d st, N. Y. C.; builder, Henry J. Ordning, New Dorp. Plan No. 17.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 31. The location is given, but not the owner's address:

ATLANTIC CITY.—Pacific Realty Co., s e cor Rhode Island and Pacific avs, 3-sty brick, \$20,000.

JERSEY CITY.—Lembeck & Betz, 501 Grove st, 4-sty brick alteration, \$1,000; Abe Gorlin, n w cor Jackson av and Wegman pl, 3-sty brick, \$15,000; Harry J. Marz, 58. 60 and 62 Broadway, three 3-sty brick, \$21,000.

TOWN OF UNION.—George Husser, 217 2d st, 3-sty brick, \$8,000.

EAST ORANGE.—The Schwartz Co., 62-64 Cambridge st, 3-sty frame, \$9,000.

WEST NEW YORK.—Patrick Flynn, e side Broadway, bet 16th and 17th sts, 4-sty brick, \$30,000.

MONTCLAIR.—John Zabatts, 121 Forrest st, 2-sty frame alteration, \$600; Michele A. Paleop, 52 Sherman st, 3-sty brick, \$8,000.

WEST HOBOKEN.—Vito L'Abate, 138 Weehawken st, 4-sty brick, \$10,000.

BLOOMFIELD.—Raffaele Cappatte, 535 Bloomfield av, 4-sty brick, \$10,000.

NEWARK.—Nathan & David Tarches, 119 Custer av, 3-sty frame, \$6,000; William H. Dollinger, 405 Bank st, 3-sty frame alteration, \$600.

HOBOKEN.—Louis Vincentz, 82 Bloomfield st, 4-sty brick alteration, \$600.

KEARNY.—Henry Crooxall, 266 Maple st, 3-sty frame, \$7,000.

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—David M. Ach, 1 Madison av, N. Y. C., is preparing preliminary plans for a 4-sty apartment house, 30x70 ft, to be erected here at a cost of about \$20,000. The owner's name is for the present withheld.

TOWN OF UNION, N. J.—Joseph Lugosch, 408 Kossuth st, this place, is preparing sketches for a 4-sty brick apartment house, to be erected on Bergenline av, near Golden av, for Thomas McClelland, care of architect, owner.

DWELLINGS.

NEWARK, N. J.—The Aetna Realty Co., 738 Broad st, W. E. Lehman, president, contemplates the erection of twenty 2-sty frame residences, 22x41 ft, to be erected in Dayton st, from plans by William E. Lehman, 738 Broad st, architect. Cost, about \$3,000 each.

FACTORIES AND WAREHOUSES.

GLEN RIDGE, N. J.—Percy B. Taylor, Essex Building, Newark, has been commissioned to prepare plans for a factory, to be erected on Belleville av for the Condensite Co. of America, Belleville av. Cost, about \$75,000.

METUCHEN, N. J.—Joseph Broome, 123 Liberty st, N. Y. C., architect and engineer, is preparing preliminary plans for a 2-sty reinforced concrete manufacturing plant, 92x190 ft, for the American Tile Co., T. B. Owners, president, 137 West 25th st. Bids will be taken by architect on general contract about the first of March. Cost, about \$50,000.

SCHOOLS AND COLLEGES.

EAST ORANGE, N. J.—Guilbert & Betelle, 665 Broad st, Newark, are preparing preliminary plans for an addition and alterations to schools in Essex County for the Board of Education of the city of East Orange, Warren A. Clapp, secretary, 19 Winans st, East Orange. An appropriation has been asked for \$103,000 for a six-class room addition to the Franklin school in Dodd st and installing a new central heating plant in same; for completing the unfinished portion of the present high school building in Walnut st, also the erection of separate gymnasium building in connection with same; a new heating system for the Nassau School on Central av.

Other Cities.

BANKS.

OLEAN, N. Y.—Mowbray & Uffinger, 56 Liberty st, N. Y. C., are preparing plans for a 6-sty bank and office building to be erected at the corner of State and North Union sts for the First National Bank, J. E. Dusenbury, president, North Union st.

CHURCHES.

MIDDLETOWN, N. Y.—D. H. Canfield, 8-10 King st, is preparing plans for a 2-sty brick addition, 50x100 ft., to the church and Sunday school in Orchard st, near North st, for the First Presbyterian Church, R. O. Kirkwood, pastor, at site, and will take bids about Feb. 18. Cost about \$15,000.

DWELLINGS.

ROCHESTER, N. Y.—Foster & Gade, 129 Sibley Block, Rochester, and 15 West 35th st, N. Y. C., have been commissioned to prepare plans for a residence to be erected at East st and East blvd for Joseph T. Ailing, Jones and Dean sts, Rochester, owner. Allen S. DeForrest, Sibley Block, Rochester, is landscape architect. Cost, about \$50,000.

SCHOOLS AND COLLEGES.

STAMFORD, CONN.—Boring & Tilton, 32 Broadway, N. Y. C., have been commissioned to prepare plans for the erection of an addition to the high school in Forest st, for the Town of Stamford.

PERSONAL AND TRADE NOTES.

L. D. HOSFORD, plumbing contractor, has moved his offices from 1133 Broadway to 1123 Broadway.

ROBERT D. KOHN, architect, announces the removal of his office from 170 5th av to the 16th floor of 56 West 45th st on February 1.

THE PEERLESS-V-BELT CO. has moved its office from 141 West 36th st to new quarters in the Marbridge Building, 1328 Broadway.

THE NATIONAL ENGINEERING CO. (INC.), formerly of the Engineers' Building, Cleveland, Ohio, has removed to 504-6 Marshall Building, Cleveland.

THE WARREN STEEL COMPANY has moved its offices from the McCarthy Building to new offices in the Kirk Building, room 624, Syracuse, N. Y.

NEW YORK ELECTRICAL CODE.—In the 1913 edition of the electrical code of New York City there are only 35 differences between it and the National Electrical Code.

PERCIVAL ROBERT MOSES, electrical engineer, has opened an office in Richmond, Va., to take care of his Southern clientele. The office is in charge of A. Langstaff Johnson.

THE DAYTON PUMP & MANUFACTURING CO., manufacturers of pumping machinery and water supply systems, have opened a New York office at 30 East 42nd st.

WILL WILSON, formerly salesman and erecting engineer for the Henry R. Worthington Co., has associated himself with the Pitts & Kitts Manufacturing & Supply Co., 39 Cortlandt st, as salesman.

DELMONICO BROS., general contractors, have moved their offices from the S. A. & K. Building to new quarters in the recently completed Griffith Building South Clinton St., Syracuse, N. Y.

ROBERT L. FINDLAY, formerly of Pfotenhauer-Nesbit Co., has been appointed sales manager for the Hay-Walker Brick Co. (Inc.), which has recently removed its offices to 470 4th av. Telephone, Madison Square 5687.

W. J. CAYE and **L. P. HOSFORD**, engineers, formerly connected with O. W. Shelley, general contractor, have formed a partnership to conduct a general contracting business. The new firm have opened offices at 1123 Broadway under the name of Caye & Hosford.

LAWRENCE W. FAY, who for the past seven years has been counter man for Wallace Reid, has recently been placed in charge of the local underwriting department of the Commercial Union Assurance Co., 55 John st. Mr. Fay has had a very broad experience and his many friends feel that he will be eminently successful in his new connection.

HUGH L. COOPER announces that he has completed the water power development of the Mississippi River Power Co. at Keokuk, Iowa, and that he has opened offices at 101 Park av, New York City, where he will engage in the practice of general hydraulic engineering, including the design, construction and management of hydro-electric power plants.

HORACE LOOMIS, consulting engineer of the Bureau of Sewers of the Borough of Manhattan, who has passed his seventy-third birthday, and had been in continuous employ of the Department of Public Works for more than thirty-seven years, has been retired on half pay, in accordance with a resolution passed Dec. 31, 1913, by the Board of Estimate and Apportionment.

PERCY M. IVORY, architect, and civil engineer, who has been for some time past employed by A. G. Norton, general contractor, in charge of his Goshen, N. Y., office, has opened offices at 146 West Main st, Goshen, N. Y., for the practice of his profession. Prior to his association with Mr. Norton, he was employed by D. H. Canfield, architect, Middletown, N. Y., and by George R. Freeman, of Poughkeepsie, N. Y.

THE 1914 SALES CONVENTION of the American Blower Company was held in Detroit on January 28th, 29th and 30th and was attended by fifty of the company's sales and engineering representatives. The annual banquet was held at the Cadillac Hotel where sessions were held. Important and interesting subjects were discussed there and at the home office in Detroit. Contrary to expectations pessimism had no place whatever during any part of the convention. Everybody seemed to be optimistic for more and better business for 1914.

THE SUGGESTED BUILDING ORDINANCE for small towns and villages, compiled by the Committee on Construction of Buildings of the National Board of Fire Underwriters, of which Ira H. Woolson is consulting engineer, is ready for distribution. This suggested ordinance provides for fire limits and the construction and equipment of buildings and has been drawn especially to meet the requirements of small communities where the fire hazard is often very great. Copies of this book may be obtained by addressing Ira H. Woolson at 135 William st, New York City.

OBITUARY

DENNIS McCARTHY, general contractor, died Friday, January 30, at his home, 76 Meserole av, Brooklyn. He was active as a general contractor for over thirty years in the central part of New York State, having an office at Elmira, N. Y., from which all his operations were handled.

THOMAS O'ROURKE, president of the O'Rourke Construction Company of Yonkers, N. Y., died suddenly of heart failure, Thursday, January 29, at his home, 73 Caroline av, Yonkers, N. Y. Though only thirty-four years of age, he had built a number of public and semi-public buildings and constructed many new streets in his city.

CHARLES E. McNEIL, general contractor, died of heart disease at his home, 680 12th av, Paterson, N. J., Monday, January 26. He was born in Paterson fifty-nine years ago and learned his trade in the employ of the David Henry Building Company of that city. During his activity as a builder he erected many of the residences in the East Side section of Paterson. He is survived by his wife, one son and two daughters.

WILLIAM CURLETT, architect, died at his home in Menlo Park, Cal., Thursday, Jan. 22. He was the designer of the Merchants National Bank Building, the Gates Hotel and many other prominent buildings in Los Angeles, Cal. Mr. Curlett, at the time of his death, was president of the California State Board of Architects and a member of the advisory board of the Panama Pacific Exposition to be held in San Francisco, Cal., in 1915.

AUGUST E. KLEEMAN, carpenter and builder, died suddenly of apoplexy at his home, 23 North 22d st, Irvington, N. J., Thursday, Jan. 29. He was born in Germany, 60 years ago, and came to America when 8 years of age. Mr. Kleeman was one of the most prominent builders in Newark and vicinity. He was a member of the Newark Master Carpenters' Association and a director in the West Newark Building and Loan Association. He is survived by his wife, two sons and two daughters.

JOHN MUMFORD, the oldest architect in Brooklyn, who retired about three years ago, died at his home, 152 Jefferson av, Brooklyn, Sunday, Feb. 1, after a short illness. Mr. Mumford was born in Brooklyn, Sept. 11, 1837, and after the regular courses in the public schools of the borough entered the office of E. L. Roberts, an architect, as a draughtsman. During the Civil War Mr. Mumford was a draughtsman in the ironclad Bureau of the Navy Department and had a large part in the preparation of plans for the fleet of monitors built after the original Monitor had defeated the Merrimac. He opened an office as architect in 1866 at Court and Montague sts, Brooklyn, and later moved to the Real Estate Exchange Building, where he practiced his profession until his retirement in 1910. During the years of his professional activity Mr. Mumford designed and superintended the erection of many of Brooklyn's notable buildings. Associated with the late William B. Ditmars, he designed and built the Municipal Building, on Jorolemon st. He also prepared the plans for the Methodist Episcopal Hospital, the Hoagland Laboratory and a number of fine private residences. Mr. Mumford is survived by his wife and one son.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL WHOLESALE LUMBER DEALERS' Association will meet at Buffalo March 4 and 5.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20.

THE NEW YORK LUMBER TRADE ASSOCIATION will hold its annual dinner at the Biltmore Hotel, N. Y. C., Feb. 19.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except in July and August.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18, with headquarters at the Hotel La Salle, Chicago, Ill.

ELECTRICAL ENGINEERS.—The second annual midwinter convention of the American Institute of Electrical Engineers will be held in the Engineering Societies Building, New York, February 25, 26 and 27, under the auspices of the Electric Power Committee. The general subject of the meeting will be "Electric Power," and each of the sub-committees of this general committee will present papers on the special branch of this subject.

THE NEW JERSEY LUMBERMEN'S PROTECTIVE ASSOCIATION will hold its annual meeting at the Washington Restaurant, Broad st and Military Park, Newark, N. J., Feb. 24. The meeting will be followed by the annual banquet of the association.

THE MERCHANTS' ASSOCIATION has recommended to the Mayor that a commission be appointed, consisting of representatives of the city administration, Merchants' Association, Chamber of Commerce, Maritime Exchange, the States of New York and New Jersey, the United States Government and the railroads concerned to plan for New York Harbor terminals.

BALL OF THE FINE ARTS.—There has been a great demand for tickets for the ball of the Fine Arts, which is to be given at the Hotel Astor, on Friday, February 20, under the auspices of Beaux Arts Architects for the benefit of their educational fund for young draughtsmen. Lloyd Warren, chairman of the committee in general charge of the ball, is particularly anxious that a representative gathering of artists, sculptors, authors, musicians, and others belonging to art organizations shall be brought together, and those who have not already received invitations may do so by applying to the society's secretary, Harry H. Cramer, of 16 East 47th street. A number of women in society are planning to appear in Venetian costumes, modeled after designs prepared by Albert Herter, William N. Taylor and Edgar W. Jenney, which have been placed on view in Mr. Taylor's studio at 40 West 10th st. In keeping with the costumes for the fete, the ballroom will be decorated in Venetian style. The committee on decorations is composed of James Munroe Hewlett, Whitney Warren and William Emerson. George S. Chapell is chairman and Henry Hornbostel, Lloyd Warren and Arthur Warren are members of the committee in charge of the pageant, which will represent the development of Venice through the ages.

RECENT INCORPORATIONS.

LAYKENACK REALTY, Inc., is the name of a realty and construction company chartered to do business, with offices in Manhattan, with \$10,000 capital stock. The incorporators are samuel Layefsky, 120 East 103d st; Louis Kenigstein, 230 Rivington st, and Schie Ackerman, 726 East 9th st. Abraham Felt, 45 Broadway, is the company's attorney.

CASSIDY REALTY CORP. is a \$50,000 company chartered with offices in Manhattan to do a realty, contracting, construction and decorating business. The directors are Frank J. Cassidy, 350 West 85th st; A. M. Hyland, 208 West 85th st, and Paul E. Tuthill, 145 Henry st, Brooklyn. The attorney for the company is William P. Maloney, 41 Wall st.

RELIABLE ENGINEERING CO. has filed incorporation papers with \$10,000 capital stock with offices in Manhattan, to do an architectural, general contracting, building, electrical and engineering business. The directors are Cornelius C. Eddy, Austin Eddy, both of 569 4th st, Brooklyn; Morton P. Barfaty, 518 West 143d st, N. Y. C., and two others. Alfred T. Tompkins, 153 West 91st st, is the attorney for the company.

BLISS REAL ESTATE CO. has been incorporated with offices in Manhattan, to do a realty business, with \$10,000 capital stock. The incorporators are Henry C. Bliss, 431 Greene av, Brooklyn; Ernest F. Bliss, 983 Lexington av, and Otto J. Bliss, 107 West 109th st. W. A. Brett, 7 East 42d st, is the company's attorney.

GOUVENEUR MORTGAGE CORP. is a \$500,000 corporation, chartered to do a realty, construction and brokerage business, with offices in Manhattan. The directors are Daniel V. McCarthy, 223 West 22d st; Louis A. Kerngood, 38 Ft. Washington av, and Robert Strange, 111 Milligan rd, South Orange, N. J. Henry T. Randall, 149 Broadway, is the attorney.

FENWICK REAL ESTATE CO. is a \$200,000 company chartered to do a realty, construction and insurance business, with offices in Manhattan. The directors are Harry S. Baker, Hotel Bellelaire, N. Y. C.; G. Rae Fellows, Scarsdale, N. Y., and George A. Young, Jr., 1613 10th av, Brooklyn. M. J. Murray, 2 West 33d st, is the company's attorney.

NEW YORK STATE SOUTHEASTERN TIMBER CORP. has been chartered, with \$200,000 capital stock, with offices in Manhattan, to do a timber-land and lumber business, with Walter K. Earle, Daniel W. Morgan, Frederick H. Woolley, all of 52 William st, as directors. Beekman, Menken & Griscom, 52 William st, are the attorneys for the company.

DILLON CONTRACTING CO. has been incorporated, with \$10,000 capital stock to do a contracting business, with offices in Manhattan. The directors are Frank H. Pargells, Robert S. Wedlefsen and John Purcell, all of 50 Wall st. Beardsly, Hermance & Taylor, 50 Wall st, are the attorneys.

SUN MARBLE CO. has been chartered with \$10,000 capital stock, with offices in Manhattan, to do a quarrying, construction, contracting and dealing in marble business. Milton Mayer, 97 Lockwood av, New Rochelle; Morris J. Junger, 1522 Charlotte st, Bronx; Samuel J. Buzzell, 475 Hancock st, Brooklyn, are the directors. Milton Mayer, 52 William st, N. Y. C., is the company's attorney.

J. A. WIGMORE CONSTRUCTION CO. is a \$50,000 corporation chartered, with offices in Manhattan, to do a contracting, construction, operating factories and dealing in manufactured goods business. The directors are Ernest R. Early, Thos. Bardon, Jr., and Jas. M. Kane, all of 2 Rector st. The company's attorney is L. Fox, 2 Rector st.

TRADE LITERATURE

Tolman's Hygiene for the Worker, a fifty-cent book being issued by the American Book Company for the author, William H. Tolman, Ph.D., Director of the American Museum of Safety, and Adelaide Wood Guthrie, of the Department of Research of the American Museum of Safety, is attracting a great deal of favorable attention from employed and employers. The book has for its theme, "Helping the Boy and Girl to Succeed," and its chapters include such subjects as: "Applying for a Position," "Preparing for the Day's Work," "Good Habits for the Worker," "Suitable Clothing," "Food and Drink," "Alcohol and Tobacco," "The Noon Hour," "Hygiene of the Workroom," "Fatigue," "After Hours," "Holidays and Outings," "Choice of An Occupation," "Occupational Dangers," "What the Worker Has a Right to Expect," and similar subjects. It is highly endorsed by merchants, manufacturers and educators.

To Improve Morris Park.

A promise of co-operation from Borough President Mathewson of the Bronx was obtained by a delegation of the members of the Morris Park Taxpayers' Association who urged the necessity of the city grading streets, building sewers and laying sidewalks through the race-track property. As soon as the public improvements are made house building will begin.

BUILDING MATERIALS AND SUPPLIES

COMMON BRICK TRYING TO CATCH UP WITH IMPROVEMENT IN OTHER DEPARTMENTS OF THE LOCAL MARKET.

More Building Money Available As
Mortgage Situation Continues to Improve.

AS SOON as it became known that there was not the slightest chance for a shortage of common brick in this market between now and spring a volume of inquiry that took the Building Material Exchange by surprise developed this week. It seemed as though specifiers had been holding back because they feared that higher prices were to be expected with the first improvement in building construction operations, and, in consequence, they preferred to await developments or go into the market for substitute materials. Money is tight up the river and brick is plentiful, both of which conditions make a combination that does not conduce to produce high prices.

The price movement in all branches of the building material market is extremely steady. Prices of the leading lines, like steel, brick, cement, lumber, hardware, oils and concrete ingredients all are steady with the exception of common Hudson brick, which is a little weak except for the best grades.

In discussing price movements of building materials, the condition of the mortgage market has to be considered as a factor, perhaps more so than the actual filing of plans for building projects. In the case of building plans filed it must be remembered that there are frequently very good reasons for filing plans even before building operations are ready to proceed. In the conduct of the mortgage market, however, the freedom with which building money is being released signifies a freer ultimate market for building materials, and for that reason in times like the present the mortgage movement is a much safer barometer upon which to base future business operations.

Officials of all the big companies handling building money in one way or another, such as the Title Guarantee and Trust Co., the New York Title Insurance Co. and the U. S. Realty & Improvement Co., are unanimous in the opinion that the outlook for real estate and mortgages is improving. Recent developments would seem to prove that a return to more normal conditions in real estate in New York and vicinity and a broader market for mortgages are immediate possibilities. The outlook is unquestionably promising. During the month just closed the demand for mortgages has advanced over that of any month since last September. Mortgage money is now available both from institutions and individuals at lower rates than during the months of October, November or December.

Building money lenders inform the Record and Guide that there is no dearth of applicants for accommodation, but the scare arising from possible further legislative disturbance in the business world is such as to warrant continued conservatism.

But building money lenders are not the sole financial factors in the present market. They represent an element that builds on a large scale and is therefore of a more or less speculative character. Money that goes into such operations must, of necessity, be fully protected because it is subject to supervision by the State banking department.

There is another building element, however, namely, business necessity. There are manufacturing concerns that must expand, owners of property that must improve sites to insure payment of taxes, if for nothing more. These interests are the ones who are calling for material today, with hardly an exception.

THE BRICK MARKET.

Over 192,500,000 Common Hards Available for Winters' Needs.

COMMON brick in this market is still weak, but there is an improvement in inquiry. Quotations are made at \$6 to \$6.50 per M. for Hudsons (but this is only a nominal range). Raritans carry a \$6 to \$6.25 quotation. There are 11,500,000 brick lying on barges awaiting unloading as the week closes and 192,000,000 available for consumption in this market between this date and the reopening of the brick manufacturing season. The average consumption of common brick for three months is 220,000,000 without regard to season, so the conservative estimate of 192,500,000 available for the remainder of February, March and April is ample, especially since there is not likely to be a boom building movement until the construction season gets well under way.

Official transactions for Hudson common brick covering the week ending Thursday, Feb. 5, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.			
Left over, Feb. 30—77.			
	Arrived.	Sold.	Covered.
Friday, Jan. 30.....	0	1	0
Saturday, Jan. 31.....	0	1	0
Monday, Feb. 2.....	0	0	0
Tuesday, Feb. 3.....	0	4	0
Wednesday, Feb. 4.....	1	3	0
Thursday, Feb. 5.....	0	3	0
Total.....	1	12	0

Reported enroute Friday A. M., Feb. 5—0.
Condition of market, weak. Prices: Hudsons, \$6 to \$6.50 nominal; covered, \$7 to \$7.25; Raritans, \$6 to \$6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7 to \$7.50 (yard). Dull. Left over, Friday A. M., Feb. 6—66. Covered barges sold, 7. Total number covered barges, 20. Total number in market, 86.

HUDSON BRICK UNLOADED.

(Current and last week compared.)			
Jan. 23.....	499,000	Jan. 30.....	290,000
Jan. 24.....	29,500	Jan. 31.....	72,000
Jan. 26.....	458,500	Feb. 2.....	289,000
Jan. 27.....	562,000	Feb. 3.....	359,500
Jan. 28.....	513,500	Feb. 4.....	362,500
Jan. 29.....	344,250	Feb. 5.....	392,000
Total.....	2,406,750	Total.....	1,785,000

1913.			
Left over, Friday A. M., Jan. 31—71.			
	Arrived.	Sold.	Covered.
Friday, Jan. 31.....	0	3	0
Saturday, Feb. 1.....	3	2	0
Monday, Feb. 3.....	0	0	0
Tuesday, Feb. 4.....	2	0	0
Wednesday, Feb. 5.....	0	1	0
Thursday, Feb. 6.....	0	0	0
Total.....	5	6	0

Condition of market, dull. Prices: Hudsons, \$7 to \$7.25; covered, \$7.75; Raritans, \$7. Newark, \$8.25. Left over Friday A. M., Feb. 6—70. Total covered, 1. Total covered barges, 48. Total in market, Feb. 1, 1913—118.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 5, 1914.....	110
Total No. bargeloads sold Jan. 1 to Feb. 5, 1914.....	44
Total No. bargeloads left over Feb. 6, 1913.....	66
Total No. bargeloads left over Jan. 1, 1913.....	113
Total No. bargeloads arrived, including left overs, Jan. 1 to Feb. 6, 1913.....	165
Total No. bargeloads sold Jan. 1 to Feb. 6, 1913.....	95
Total No. bargeloads left over Feb. 7, 1913.....	70

STEEL PRICES ADVANCE.

Five Thousand Tons Bid On This Week in New York.

CONTINUED easing of the mortgage market and the final establishment of the fact that all danger of a shortage of any commodity this winter is over, combined to bring out a stronger inquiry for basic building materials this week. Steel reflects this change for the better, perhaps better than does any other department. So marked has been the improvement in the call for steel, the Carnegie Steel Company has advanced the price of soft steel bars from 1.20c. to 1.25c. base for shipment over the remainder of the first quarter, and it is reported that some of the larger independent manufacturers are asking 30 for second quarter shipments.

Standard pipe has been moved up a dollar a ton by the National Tube Company by lowering the discount half a point, following the booking of large orders. In the fabricated structural steel department the large bookings made in January are responsible for the stiffening of prices by the removal of the lower quoted range, leaving the tidewater quotation now a flat 1.36c. To show what the market is now offering, as proof that this change in tone

is not merely a change in sentiment, the following bids were submitted this week:

For a loft building in 23d street, 1,200 tons; for the Astor estate building in 35d street, 2,000 tons; for the Geolet estate, at 19th street and Broadway, 800 tons; for a department store at New Rochelle, 600 tons, and for the telephone building at Melrose, 200 tons.

On the average proportion of basic filling material this tonnage figured on orders during the first week of February will take 1,584,000 common brick, about 500,000 front brick, 2,000 cu. ft. of building stone, 800 tons of terra cotta fireproofing, about 3,000 barrels of Portland cement for foundations and floors, about ten carloads of timber and about 100 tons of plumbing material, rough and fixtures.

When it is considered that this steel represents approximately 5,000 tons, and only a part of one week's building operations, and yet shows a gain of approximately 9 per cent. over the tonnage bid on by steel interests for the best previous week since the week ending October 16, it shows, first, that building money is loosening up and, second, that prevailing low prices are proving a strong argument to investors for progress.

During the remainder of the first quarter, or until the building season gets fairly under way, weather conditions permitting, the Metropolitan district supply will be fully equal to demand in all branches, particularly in common brick, cement and lumber, and prices are not expected to fluctuate as a result of any strain on reserve stocks. Even in steel, first half prices probably will not further sharply advance although consumers may expect a stronger tone to meet the prevailing second half delivery prices now being quoted as the first half wanes.

LIME MAKERS CONVENE.

W. E. Carson, of West Virginia, Elected National President.

AT the convention of the National Lime Manufacturers held at the Hotel Astor this week more enthusiasm was developed for co-operation than has ever before been noted at these meetings. By virtue of the fact that the convention was again held in New York, the New York association assumed the role of host to the visiting delegates, and what the lime producers from out of town do not know about the Empire City at the end of this memorable week is not worth knowing.

But one thing that was impressed upon their mind was the need of a closer cooperation and a get-together policy in the matter of standardizing lime and its containers. The paper on this subject by E. O. Spackman gripped the attention of the delegates and the discussion that followed it showed that it had soaked well into the pores of lime producers from the Atlantic to the Pacific and from Villa land to Canada.

When Charles Warner took up the matter of the use of hydrated lime the audience contained some architects and concrete construction experts who were desirous of knowing how extensive the use of this material has become as a waterproofing agency in concrete work. Mr. Warner's paper was calculated to remove any doubts that might have existed in specifiers' minds regarding this matter.

There were other important papers read by prominent men in the lime manufacturing and distributing business, but the one by C. J. Curtin on the price situation proved to be one of the most valuable and practical contributions to the conference.

The election of officers resulted in the selection of W. E. Carson, Riverton, W. Va., as president; Martin E. Deeley was elected vice-president; Fred K. Irvine, of "Rock Products," was elected secretary, and C. W. S. Cobb, of St. Louis, was elected treasurer.

LUMBER MARKET WEAKER.

Mixed Car Shipments the Rule in Hardwood Department.

LUMBER, like common brick, has not reflected the improving tendencies of other departments of the building material market. In the hardwood section, for instance, the first week of the month was characterized by mixed car orders, showing that distributors were only filling immediate needs. Oak flooring is firm and in fair demand. Maple shows a slight decline in price, but instead of this tendency being due to a falling off in demand, it has been attributed to a disposition to encourage the shifting of manufactured material at the mills.

The condition of the North Carolina pine market does not indicate any immediate forthcoming change in prices, but long-leaf yellow pine flooring on A sap and lower grades is reported to be a little weaker on list as is the case with Eastern spruce. West Virginia spruce is also less rigid on list and short spruce is inclined to follow suit. Competition for business in spruce is reported to be so keen that prices show a wide range except upon grades particularly in demand, such as 1x8, 9 and 10 inch and 14 stocks of short spruce. Some of the mills are cutting only special sizes in desirable items in view of this situation in the market, but others appear to be basing quotations on the amount of stock on hand.

In this respect lumber is following the lead of other departments, but it so happens that lumber is being carried in greater quantity proportionately at the mills than is cement and kindred materials with the result that holders are inclined to move them at any price instead of holding back for the market to recover.

Cypress is picking up on demand, although it is not yet reflected in any price change, nor is there any immediate prospect of a shift either way. The tendency is to hold prices stiffly and make concessions rather than to arbitrarily shade.

Yellow pine is temporarily in a dumpy condition, but the relinquishing of railroad orders for steel means that ties will be in greater demand before long which will take care of the prices of structural grades and prevent any further shrinkage. Besides, many of the mills are closed for the holiday period which will take up much of the supply now on hand.