

NEW YORK, FEBRUARY 21, 1914

COURT DECIDES SPRINKLER CONTROVERSY

Sustains Fire Commissioner in the Kaye Case—Defines Sprinkler Requirement and Opens Way to Enforcement of New Factory Laws.

IN an opinion by Justice Scott, which was unanimously concurred in by his associates, the Appellate Division of the First Department has affirmed the conviction of Charles Kaye for misdemeanor, for refusing to comply with an order of the Fire Commissioner requiring the installation of automatic sprinklers in the loft-building, 30-34 W. 25th street, Manhattan.

Mr. Kaye's prosecution was a test case, instituted to determine the Fire Commissioner's power to demand sprinkler-protection for the tenants of typical loft buildings and their hordes of employees. It proceeded upon the theory that the Asch Building disaster, in which 146 persons perished under the most harrowing circumstances, would not have happened had the loft in which the fire originated been provided with a sprinkler equipment. The testimony showed that the Kaye Building is substantially a counterpart in height, construction and equipment, to the structure in which the holocaust occurred, as it then existed. Since the fire, the Asch Building has been provided with a sprinkler system. During Mr. Kaye's trial before the Court of Special Sessions it was shown that his building was filled with highly combustible material which would make a hot, quick-burning fire, and that, at times, there were as many as 275 work people in its "zone of great danger to life," the lofts above the seventh story.

Contentions of Counsel.

Carlisle Norwood, of the Realty League, counsel for Mr. Kaye, contended that the prosecution was for the violation of an ordinance, which it was not a crime to disregard; and that, in any event the authority to require the installation of automatic sprinklers was not conferred upon the Fire Commissioner by the ordinance. He also argued that section 83b of the Labor Law, which was enacted by chapter 332 of the Laws of 1911, had rescinded whatever power the Commissioner ever had to require sprinklers in the defendant's building, and, therefore, Mr. Kaye was justified in disregarding such an order.

In their brief for the People, Robert C. Taylor, Assistant District Attorney, and A. C. MacNulty, Assistant Corporation Counsel, pointed out that section 773 of the Greater New York Charter made it a misdemeanor to refuse to comply with a fire-prevention order, and that Mr. Kaye was accused of this refusal, and not of a violation of the ordinance itself. They showed the Court that it had previously held that automatic sprinklers were squarely within the authority of the Fire Commissioner respecting the installation of fire-extinguishing equipment. They also demonstrated that the building was not within the class of structures to which section 83b of the Labor Law relates, in that more than 200 people were not regularly employed therein in the lofts above the seventh story, and, therefore, the Fire Commissioner's discretionary power to

order sprinklers in this building was not impaired. Under the circumstances, counsel for the prosecution contended that the defendant was guilty of misdemeanor in refusing to comply with the sprinkler order.

Effect of Labor Law Provision.

The vital point of the case was whether or not the enactment of section 83b of the Labor Law, relating to sprinkler systems in factory buildings, had operated to repeal, by implication, the provisions of the ordinance concerning the same subject. Upon this point the Court held:

"The question, however, is always one of intention, and it carries with it its own limitation that the repeal of a specific act by a general one will be implied only when they are inconsistent, and where it is apparent from the general law itself that it was intended to repeal and supersede all special laws. The amendment to the Labor Law does not respond to this test. It provides imperatively that automatic sprinklers must be installed in buildings answering a certain description. As to these, no discretion is left to the Fire Commissioner or any other administrative authority, except to approve the pattern of sprinklers to be used. But, the Act goes no further, and, neither in terms nor by proper inference, does it provide that sprinklers shall be required only in buildings of the character described in the Act. The effect of the Act is simply this. Prior to its enactment the Fire Commissioner was given discretion to require sprinklers or not to require them in all buildings. By the Act this discretion was taken away as to certain buildings, but was left unimpaired as to all others. We find no inconsistency here, and no indication that the Legislature by prescribing that certain buildings must have sprinklers, meant to declare that no others should be required to have them."

Sprinklers Included in Ordinance Provision.

Concerning the authority of the Fire Commissioner to order the installation of sprinklers under the provision of the ordinance of December, 1911, requiring the owners of factory buildings to "provide such fire hose, fire extinguishers, buckets, axes, firehooks, fire-doors and other means of preventing and extinguishing fire as said Fire Commissioner may direct," the Court declared: "The argument that the ordinance does not authorize the Fire Commissioner to order the installation of automatic sprinklers is based on the rule or doctrine of *ejusdem generis*. That rule, of course, is too well established and known to require reiteration here, but it is, after all, but a rule of construction and must yield to the apparent purpose of the Legislature or other enacting body. If we read the whole ordinance of 1911, it will be seen that its obvious purpose is to provide so far as possible against fires, and especially against the rapid spread of fires in places wherein, owing to the manner of their use and occupation, a fire, unless quickly

subdued would be likely to result in great damage and loss of life. It would be unreasonable to attribute to the Legislature or the Board of Aldermen the purpose of committing to the Fire Commissioner the discretionary power to require slight and often ineffective precautions to be adopted, and to deny him the power to require the adoption of such other, and much more highly effective means of control, as might be from time to time invented or adopted."

Discretion of Fire Commissioner.

Concerning the discretionary powers of the Fire Commissioner, the Court stated:

"It is also suggested that the ordinance, if construed to invest authority in the Fire Commissioner to order the installation of automatic sprinklers, is to that extent invalid because it unreasonably allows him a discretion which may be used oppressively. That is an argument which, if sound, should be directed to the law-making power and not to the courts. As has been pointed out, the ordinance, in so far as it affects the cause at bar, is no new enactment, but is a mere re-enactment and continuation of an Act of the Legislature. It is essential that the authority to compel proper precautions against fires and their spread should be confided to some one, and it is clearly a legislative and not a judicial function to determine in whom such discretion should be vested. We are, therefore, of the opinion that the ordinance of 1911 furnishes sufficient authority for the order which the appellant refused to obey."

Disregard of Fire Order a Crime.

The Court, after setting forth that section 773 of the Charter made it a misdemeanor to refuse or neglect to comply with an order of the Fire Commissioner, and that section 775 of the same statute empowered him to require the installation of fire-extinguishing equipment authorized by a law or ordinance, summarized the situation, as follows:

"As soon as this section (775) became a law, section 773 became applicable to it and it became a misdemeanor 'to wilfully violate or neglect or refuse to comply' with any of its provisions 'or any requirement, order or special direction duly made thereunder.' Thus (a) the ordinance of 1911 empowered the Fire Commissioner to order the installation of sprinklers. (b) Section 775 of the Charter conferred upon him legislative authority to require the installation of the fire extinguishing equipment authorized by the ordinance. (c) Section 773 made it a misdemeanor to disobey such an order. We are, therefore, of the opinion that the defendant's refusal to comply with the order of the Fire Commissioner was a misdemeanor."

Reasonableness of the Requirement.

Apparently, the only real chance Kaye had to checkmate the fire authorities was to show, as a matter of fact, that in his individual case the sprinkler-order was arbitrary and oppressive. Commenting on the efforts made in Kaye's behalf to that end, the Court declared that in the face of the testimony this could not be said judicially.

GARDEN CITIES NEAR GREAT CENTERS

Status of the Movement Here and Abroad—Three Types of Communities—Aims and Methods—30,000 Population For the Ideal Community.*

By GEORGE E. HOOKER, Civic Secretary City Club, Chicago.

THESE are three types of communities to which the term garden is prefixed, namely, the Garden City, the Garden Village and the Garden Suburb. In 1912 there were in Great Britain 30 estates falling under one or another of these three types, and varying in size from six to 3,818 acres. They comprised altogether about 10,000 acres, of which 2,400 were developed with over 9,000 houses, sheltering 37,500 people. The present investment is probably about \$12,000,000 and will presumably be several times greater when the schemes in hand are completed in the course of the next few years.

The movement has extended to Germany, where in June, 1912, there were ten garden city estates being developed, on which 669 houses had then been erected. It has spread to France, Hungary, Italy, Sweden, Canada and the United States, and the propaganda is at least going on in Spain and Australia. Forest Hills Gardens and other garden cities within the bounds of Greater New York; Forest Hills Gardens in Boston; Fairfield, the newest steel town, near Birmingham, Alabama; the new industrial village at Marcus Hook, Pa., and numerous other housing experiments recently initiated or now under consideration in this country, reflect the widespread influence of this movement, even though none of these American instances involves all of its distinctive features.

Origin of the Term.

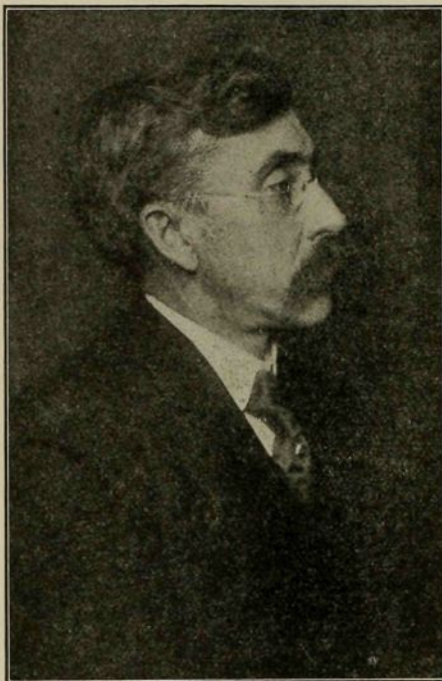
The term garden city appears to have been, if not originated, at least given public standing by Mr. Ebenezer Howard of England, in his history-making little book, "Garden Cities of Tomorrow", published in 1902, as the second edition of his "Tomorrow; A Peaceful Path to Real Reform", published in 1898. By a garden city, Mr. Howard meant a self-contained city—supported by local industries of its own—ideally laid out on a goodly site surrounded by a wide and permanent agricultural belt, its population being arbitrarily limited to about thirty thousand people, distributed at a density not above twelve families to the net acre, and its land tenure being such as to turn all increment in land values above a five per cent. dividend on cost of acquiring and developing the estate, into the coffers of the community.

Of the garden city proper, therefore, there is but one example in Great Britain, namely, Letchworth, which was started nine years ago on the central third of an acquired estate of six square miles, thirty-four miles northeast of London, and now comprises forty local industrial firms, together with a population of 8,000. Hellerau, situated a few miles out from the City of Dresden, Germany, is a much smaller and a more recent example of such a community.

A Garden Village.

This is a community which is only residential in character, and is created by the proprietor of some large industry, near which it is located, for occupation by the employees of that industry. Port Sunlight, built by Lever Brothers, adjacent to their soap factory in the outskirts of Liverpool, beginning in 1895, and now comprising 135 acres, with 800 houses occupied by 3,200 employees of the company, is the finest example of this type. There are

*From a paper before the National Housing Conference.



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probably half a score less conspicuous examples in Great Britain.

A garden suburb denotes an area in the outskirts of an existing important city, developed on ideal lines for residential purposes only, and designed for tenants from this city, irrespective of where they may be occupied. The first and best known is Bournville, situated four miles from the heart of Birmingham, to which city it was recently annexed. It was begun in 1895 by Mr. George Cadbury, on a part of the site to which the Cadbury Brothers' chocolate works had been moved from a crowded district in Birmingham.

The Hampstead Garden Suburb is perhaps the most conspicuous example today of the garden suburb. It was started in 1907, on an estate five miles from the heart of London, comprising 240 acres, lately increased to 352 acres, of which 180 acres had in 1912 been developed with 1,030 houses accommodating 4,500 people. There are probably a dozen or more less well-known British instances of the Garden Suburb.

While keeping in mind the three types of garden communities mentioned, we may perhaps allow ourselves for general purposes to follow the common custom of applying the term "Garden City" loosely to all these types, and thus to speak of the Garden City movement as including them all, and as related to other efforts toward housing and social reform.

Methods.

What are, now, the distinctive garden city methods of development? While these are not all exemplified in all instances, the following are, I think, the chief essentials:

Single Ownership—The entire estate belongs to one owner at the start, and remains under one owner, subject only—aside perhaps from the public streets—to temporary or leasehold rights in individual occupiers. Aside from this owner, no one but an occupier can have any continuing rights in any portion of the estate. By this and other means speculation and non-resident ownership are excluded, and the highest practical degree of operating freedom is

secured for the gradual and orderly development of the estate according to experience and changing needs.

Skillful Planning—The estate is skillfully laid out as a whole before any part is built upon. Its different sections are all located to their most appropriate uses—residential, industrial, commercial, recreative, scenic; scrupulous attention is given to the preservation of features of natural beauty and vistas; to the allocation of the most salubrious and attractive sites for residence, to the assignment of industry to the leeward if possible of the rest of the estate, to the wise location of the main lines of communication, and to the adjustment of transportation factors to industrial, commercial and social needs.

The industrial district also, if there be one, is arranged so as to secure the most convenient contact with transportation lines, and to supply power and other special facilities in accordance with some general plan. The sites for the chief buildings, or groups of buildings, public and semi-public, are fixed, the subordinate streets, of proper width and direction, are located as development requires, the general character of houses for different residential districts is decided, and in general the aesthetic resources and possibilities of the site and plan of development, as well as the social and institutional life of the future inhabitants, are constantly kept in mind.

Characteristics.

Low Density—It is characteristic of all these garden community enterprises that the density of population is definitely limited to a low average—ranging from six to twelve single family houses per gross acre. This is the most central and vital feature of garden city development.

Gardens—Nearly all dwellings are of the cottage or single family type, and nearly all have annexed to them ample spaces for the cultivation of flowers, shrubs, garden vegetables, and fruit trees. The growing of these is also encouraged by having the garden prepared, as well as the house, when the tenant takes possession. Gardening advice is made available and flower and vegetable shows are promoted among the occupants. Bournville gardens yield two shillings per week per year to the family.

Limited Profit—The income on investment is in practically all cases restricted to a low limit, this being usually made a legal provision in the enterprise. The limit is from 4% to 5%—usually 5%.

Unearned Increment—It is arranged in the most important instances that the increase in the site value of the estate, or the unearned increment, shall inure to the benefit of the community, this being done in different ways in different cases.

Sustained Character—Centralized ownership and management make it possible to exercise control over the entire estate in such a way as to protect it from speculation or the results of individual irresponsibility, and to maintain its character in a permanent manner; thus occupiers are afforded a peculiar assurance that the residential amenities of the neighborhood will be preserved.

Good Homes—By economizing in streets through building them narrow and using inexpensive paving on subsidiary roads a saving in the cost of lots is effected which makes it possible to include that much more land in the lot.

REALTY OWNERS WIN DECISIVE VICTORY

Successful Opposition to Herrick-Schaap Bill at Yesterday's Hearing Before Mayor Mitchel and Estimate Board — Action By Leading Associations.

THE introduction of a bill in the Legislature for the third time with the object of changing the system of taxation so that ultimately it will be in conformity with the theories of Henry George has aroused more interest this year than heretofore because of the circulation of reports that the bill is likely to pass at least one branch of the Legislature. It is claimed by the Single Tax party that twenty-six Assemblymen have pledged themselves to vote for the bill, which this year provides for a referendum of the question to the electorate of the State.

Putting to a popular vote one of the most technical economic questions of which it is possible to conceive without first having the whole subject carefully inquired into by a commission of learned men duly appointed by the Governor is a proposal which has caused city property owners to stand aghast. They can imagine the consequence of inciting lower East Side mass meetings with cries of "Vote for Lower Rents and Lower Taxes." In view of the danger of having so perilous a venture made without the fore-knowledge to be derived from scientific investigation under official auspices, the real estate and property owners' associations without exception have taken a pronounced stand against the bill, and this brought about definite results yesterday.

Hearing at City Hall.

Before the largest crowd that ever attended a public hearing in this city, Mayor Mitchel and the entire Board of Estimate and Apportionment listened in the afternoon for nearly two hours to the arguments for and against the Herrick-Schaap bill. It was the occasion of the first public clash of the adherents and objectors to the proposed legislation. Each produced their best and most convincing speakers. The Mayor allowed thirty minutes to each side for presentation and fifteen minutes for rebuttal.

In behalf of the bill, the speakers were Frederick C. Leubuscher, Frederick L. Cranford, Charles T. Root and Benjamin C. Marsh.

In opposition appeared Professor E. R. A. Seligman, Cyrus C. Miller, Dr. Henry W. Berg, Henry Bloch and William J. Schieffelin.

Many of the most prominent real estate men in the city were present. All the boroughs sent large delegations, Manhattan being represented by Lawrence M. D. McGuire, Robert E. Dowling, Robert E. Simon, Henry Bloch, William J. Schieffelin and Allan Robinson, among others; Brooklyn, by William J. Niper and F. T. Conn; the Bronx, by Cyrus C. Miller, Surrogate Schulz and James L. Wells; Queens, by Alrick H. Mann and Edward H. Macdougall, and Richmond, by H. S. Van Clief and Edward P. Doyle. That the real estate interests were finally aroused to decisive action was clearly indicated by the large and representative gathering. The speakers were frequently interrupted by the applause which greeted a particularly strong argument, and the Mayor made no effort to check the demonstrations.

The meeting was a significant one, not only because it brought together representatives of all the powerful real estate interests of the city, but also because it resulted in what will in all probability initiate a successful opposition to the bill.

At the close of the meeting upon resolution of Comptroller Prendergast the Board of Estimate went on record by a unanimous vote as being opposed to the

Herrick-Schaap bill. Mayor Mitchel stated that he would appoint a large committee of experts in the very near future to investigate the question and report on it.

Attitude of Citizens' Union.

This week the Citizens' Union came out in opposition and President Schieffelin has made, through Secretary Youker, a statement to the Record and Guide of the attitude of the union on the proposed legislation to halve the tax on buildings and the principle of a tax on unearned increment. Mr. Schieffelin says:

"Bills, having as their object the exemption of buildings from taxation, have been before the Legislature for several years. Many of our broad-minded citizens, however, are vigorously opposed to the principle embodied in the pending Herrick-Schaap bill. Many more are opposed to the plan of deciding tax questions by a referendum. We are included in this latter class. For the purposes of this report, we do not deem it necessary to reach a final decision upon the merits of the single tax, the underlying principle of the Herrick-Schaap bill, because we are firmly convinced that the principle of a tax on future unearned increment is a much better solution of the problem. "Some of the reasons urged against the Herrick-Schaap bill are:

"(1) There should not be a referendum because taxation is one of the economic problems most difficult of solution. Time and expert knowledge are needed to solve it and a referendum does not afford such an opportunity.

"(2) Experts are convinced that house rents will not be lowered by the operation of the Herrick-Schaap bill or similar measures. As Prof. E. R. A. Seligman has recently pointed out, even if more houses were built on account of the reduction of the tax on buildings, the effect would be a temporary one. He shows that the demand for houses is controlled by extent of population, and a sudden exemption of buildings from taxation will simply lead to a building boom and not to a permanent lowering of rents. He points with emphasis to lessons from the history of taxation in Vancouver, and shows that in recent years the return to higher rents is remarkable.

"(3) Lower rents can now be had in the suburbs, yet the poor people continue to live in the crowded tenement districts.

"(4) Congestion will not be relieved. In considering the question of congestion, the difference between the congestion per room and per superficial area, must be borne in mind. The latter kind, that is the congestion of blocks, will be enormously increased and is the more serious from the citizen's standpoint. Each landowner will be interested in putting the highest building permitted by law upon his land in order to take advantage of the reduction in tax on buildings. The resultant congestion will be extremely detrimental to the city from the standpoint of fire, panic and ventilation, including light, air and sewage connection. As experts have conclusively shown, the true remedy for congestion is not in the lowering of the tax on buildings in whole or in part, but in proper attention to the problems of transportation, the limitation of the height of buildings, the broadening of streets, and the creation of open spaces.

"(5) The poor man will not get the benefit of the reduction of the tax on

buildings. The owner of the skyscraper and the expensive dwelling house, the big hotels and buildings of a similar kind will reap the benefit.

"(6) The effect upon the financial resources of the city will not be beneficial. As economists have pointed out, land values will be decreased by the higher taxes. If, instead of taxing both the land and buildings, the city is limited to a tax only upon the land, its net revenue will not be increased. One of the important problems the city is facing is the manner of increasing its revenues.

"(7) The Herrick-Schaap bill and similar legislation will put a greatly increased burden upon the present landowners and force many to sell at a considerable sacrifice. The fact that present owners have purchased upon the basis of a long established policy in regard to taxation must receive consideration.

"We are of the opinion, therefore, that it is the purpose of far-seeing legislation to turn from the principle of halving the tax or removing the tax on buildings, to the principle approved by the Commission on New Sources of City Revenue, viz., the principle of tax on future unearned increment."

Real Estate Board's Action.

At a meeting of the Real Estate Board resolutions were adopted declaring that the board believed that the bill if enacted into law "will have most disastrous results on every class of citizens, inasmuch as it will deter mortgage lenders from making loans on New York City realty, will increase rents and increase congestion rather than reduce both as claimed; will decrease instead of increase the erection of new buildings and will reduce the assessed value of realty and will consequently further reduce the borrowing capacity of the city and may and probably will cause the existing bonded indebtedness of the city to exceed the constitutional limit."

The president was directed to appoint a committee of ten to make arrangements for a delegation, accompanied by the committee to go to Albany on March 3, or any subsequent date and oppose the bill at the hearing before the joint legislative committee.

At a meeting at the Queens County Chamber of Commerce, local real estate owners and builders voted to cooperate with other organizations with the purpose of defeating the bill. The Queens men will have a car of the special train which New Yorkers will charter in order to attend the hearing before the committee of the Legislature.

What the Single Tax Would Do.

The United Real Estate Owners' Associations at their regular meeting held in the Grand Union Hotel, adopted unanimously a resolution vigorously opposing the Herrick-Schaap bill, for the following reasons:

"The proposed bill is a thinly disguised single tax measure, calculated to be an entering wedge to the complete abolition of taxes on all forms of property except land; and it is intended to lead up to a constant increase on the rate of taxation on land exclusively, so as to take away all rent value from land, and that means all of the value of land.

"That it is a radical innovation in methods of taxation for which there is no general or public demand.

"That the enactment of this measure will so reduce real property values as to frighten away mortgage loans, thus causing innumerable foreclosures and widespread ruin to many owners of real

estate, who invested the savings of a life time in their holdings.

"That in a great many instances the reduction in the values of property will be so great, that savings banks, trust companies and insurance companies owning first mortgages on real estate will suffer such losses as might cause them to verge on bankruptcy or go into bankruptcy.

"That as the funds of these savings banks, trust companies and insurance companies represent moneys of widows, orphans, laborers and professional men, they would be equal sufferers with the owners of real estate if this measure is enacted into law.

"That as the capital will shrink from investing in real estate, builders, bricklayers, painters, plumbers, carpenters, roofers and numerous other classes of laborers will be thrown out of employment.

"That the proposed law is dishonest inasmuch as it will confiscate ownership in property procured by sale and purchase in accordance with the law of the land.

"That the proposed bill is against the spirit of American institutions and con-

trary to the spirit and letter of the Constitution of the United States, inasmuch as it is calculated to deprive the owner of his property without process of law, and without any necessity therefor in the interest of the health and safety of the community.

"That the enactment of such a measure would be but the beginning of a course of confiscation of private property whose end no one can foresee."

These arguments in petition form were submitted to the Mayor by Henry Bloch, president of the association at yesterday's hearing.

At a meeting at the Exchange Sales-room in Vesey street on Tuesday, under the auspices of the Allied Real Estate Interests, President Allan Robinson outlined the bill to a large body of property owners, who decided to take active measures both here and in Albany to have it beaten. The meeting appointed a committee to make arrangements for a special train to take the members of the Allied Real Estate Interests to Albany on March 3 to make a formidable demonstration in opposition to the measure.

rates and makes certain other provisions. Same as Senate bill introduced this session.

Int. No. 664. Flamman. Inserting in the Penal Law a new section (2040) making it a misdemeanor for the grantor or vendor of real property to fail to disclose in writing, in the contract or deed of sale, any mortgage or lien on the property of which he has knowledge. Failure to make such a disclosure is made presumptive evidence of the seller's knowledge of the existence of the mortgage or lien.

Int. No. 669. Schwarz. Amending the Tax Law (Section 45) by providing that the State Board of Tax Commissioners must give notice in writing of hearings on special franchise assessments, to each city, town or village in which the special franchises are assessable, provided the municipality files with the board a request for such notice, at least fifteen days before the time fixed for the hearing.

In the Senate.

Int. No. 402. Peckham. Amending the Lien Law (Sections 46, 50 and 53) by authorizing the filing of notice of pendency of actions to enforce mechanics' liens with the county clerk in the county in which the real property covered by the lien is located. One dollar is to be charged for each notice of lien so filed. To Judiciary Committee.

Int. No. 425. Heffernan. Authorizing the state comptroller to hear and determine the applications of owners of land in Kings county for cancellation of tax sales and assessments. The taxes and assessments in question are those levied under the provisions of Chapter 364 of the Laws of 1873, which authorized the laying out, opening and grading of 86th street in the towns of New Utrecht and Gravesend. To Judiciary Committee.

Int. No. 431. Healy. Amending the Civil Code (Section 1678) by providing that notices of sale at public auction of real property situated within an incorporated village of the first class in which there is a daily, semi-weekly or tri-weekly newspaper, must be published in such paper at least twice each week for three consecutive weeks, as at present applicable in the case of a city. To Codes Committee.

Lien Law Amendment.

Int. No. 436. Seeley. Inserting in the Lien Law a new section (186) providing that every person or corporation who performs work upon an article for another for hire shall have a lien upon the article for the amount of the work done. The lien is also to include the value or agreed price, if any, of all materials furnished by the bailee in connection with the work. If the amount remains unpaid for one year, the bailee may, after 30 days' notice in writing to the owner, sell the article. (Same as Assemblyman Brewster's bill of last year, A. Int. 583, Pr. 1521.) To Judiciary Committee.

Int. No. 468. Boylan. Amending the Lien Law (Section 235) by providing that in re-filing chattel mortgages the statement must show the premises in which the chattels mortgaged are contained when the premises are in a first class city. To Judiciary Committee.

Int. No. 457. Patten. Amending the Real Property Law (Section 450) by making cemetery lands in New York City subject to assessments for street openings and street improvements, including the construction of sewers, except cemeteries not more than three acres in extent used and occupied by religious associations. Same as assembly bill introduced this session. To Taxation and Retrenchment Committee.

Int. No. 402. Ramsperger. Amending the Tax Law (Section 176) in relation to appeals to the state Board of Tax Commissioners from equalization by boards of supervisors. (Same as Assembly bill.) To Taxation Committee.

Enlarged Powers for Board of Water Supply.

Int. No. 524. Pollock. Amending the New York City Board of Water Supply Act (Chap. 724, Laws of 1905; amendments to section 2, and new sections 46-a, 46-b and 46-c) by providing that the Board of Water Supply may make

ZONE SYSTEM FOR THE GREATER CITY

Bill Introduced at Albany Authorizes the Municipality to Restrict Certain Classes of Buildings to Particular Districts.

IMPORTANT bills of interest to real estate and building professions continue to be introduced into the Legislature, although the session is now fairly well advanced. Among the latest measures that embody new principles of law or of administrative practice is Assemblyman Scheidemann's (Int. No. 570), amending the Tax Law by exempting all personal property and all buildings and yards upon real property from taxation, except that, in first class cities, buildings of more than ten stories are to pay a tax of \$15 for each 1,000 square feet of floor space above the tenth floor.

Another notable measure, submitted by Assemblyman Sufrian (Int. No. 575), is apparently intended to carry out some of the recommendations contained in the report of the Heights of Buildings Commission. It confirms and enlarges the charter powers of the Board of Aldermen and the Board of Estimate with respect to regulating the heights of buildings and the proportions of lot area which may be covered under given conditions. In addition, these boards are authorized to enact ordinances dividing the city into zones or districts, each limited to a special class or classes of buildings.

Other bills of special interest to the real estate and building professions are:

In the Assembly.

Int. No. 516. McGarry. Declaring a public thoroughfare a new diagonal street running from Jackson avenue, opposite the bridge to the Blackwell's Island bridge, to the northwesterly boundary of the Sunnyside yard, and from the southeasterly boundary of the Sunnyside yard to Thomson avenue, VanDam street as widened, and the new diagonal street from VanDam street to Greenpoint avenue, and Greenpoint avenue as widened from Review avenue to Newtown creek, in the first ward of the Borough of Queens, New York City. All unpaid assessments upon such property are to be chargeable to all the taxable property of the city in the same manner as assessments for public improvements imposed upon the city at large are to be paid.

Int. No. 519. G. H. Smith. Amending the Civil Code (section 1679) by providing that where a deed has been recorded for less than thirty years, no action may be brought in respect to the

real property described in such deed, by a person claiming that the property was heretofore sold under a judgment in an action where there were infant defendants for whom guardians ad litem had been appointed, and where the premises were sold at public auction and purchased by or on behalf of such guardians ad litem.

Old Age Pensions.

Int. No. 525. Wood. Appropriating \$15,000 for a commission to inquire into the practicability of providing by statute for old age pensions for indigent and aged citizens. The commission is to consist of three Senators appointed by the temporary president of the Senate, 3 Assemblymen appointed by the speaker of the Assembly, and 5 other persons to be appointed by the Governor. The members are to serve without compensation, but are to be reimbursed for their expenses. The commission is given the usual powers of a legislative committee and its investigation may include an inquiry into the conditions in other states and countries.

Int. No. 528. Gillett. Amending the Tax Law (Section 261) by including Bronx County within the provisions at present applicable to the other counties in the City of New York, requiring mortgage taxes to be paid to the City Chamberlain of New York City. It also provides that the statement required to be filed by the recording officers of mortgages on which the recording tax has been paid, must show the tax district in which the mortgaged property is situated instead of the town, city or village in which it is assessed, as at present. The bill also makes other provisions relative to the apportionment of the mortgage recording tax to tax districts.

Improving Peconic River.

Int. No. 533. Talmage. Amending the Laws of 1913 (Chapter 430) by providing that the improvement of the Peconic River, for which \$25,000 was appropriated, is to extend from Indian Island to the Road Bridge or Bridge Hole, in Suffolk County, instead of from Indian Island to Riverhead town dock.

Int. No. 550. Gillett. Amending the Tax Law (Sections 181, 182, 185; subdivision 1 of sections 192, 193 and 197) relative to the franchise tax of corporations. The bill substitutes a new schedule of

rules and regulations, subject to the approval of the State Health Department, for the protection from contamination of public supplies of potable waters which may be needed for the New York City water supply. The board is not to construct any sewer system required by plans for an additional water supply, or required to enforce regulations for the protection of the water supply sources from contamination, without the approval of the Conservation Commission. The board must also get permission from the State Commissioner of Health for the discharge of the sewerage into the public waters of the state where such permission is necessary. The board is granted rights to reasonable use of highways, roads, streets and other public property in any county, city, village or town through which the sewer may pass for the purpose of constructing and maintaining the sewer system. After the completion of such a system of sewerage, it is made unlawful for a person to discharge any refuse into the streams or water courses for whose protection against contamination the sewers were constructed. All refuse, including drainage from factories, industrial establishments and municipalities must be diverted into the sewer under regulations to be adopted by the board of water supply and approved by the State Commissioners of Health. There are provisions for the enforcements of these regulations. The Cities Committee.

McAneny Stimulates Aldermen.

The new spirit which President McAneny has infused into the Board of Aldermen is evident in the manner in which that body is going about its work. The board is not only giving more of its attention to purely legislative matters, but is also inviting co-operation of the right sort. The Committee on Public Thoroughfares, for example, with a view to improving and codifying the ordinances relating to street traffic, has announced its intention of appointing an advisory commission of eight citizens versed in traffic conditions. Those who have been asked to serve are James A. Blair, Jr., Robert Grier Cooke, president of the Fifth Avenue Association; John C. Eames, E. P. Goodrich, engineer of the Borough of Manhattan; J. K. Orr, of the Team Owners' Association; Alexander R. Piper, G. H. Pride, of the Motor Truck Club, and Samuel W. Taylor, chairman of the Uniform Motor Vehicle Legislation Commission. In addition, a Deputy Police Commissioner or the Inspector of Police in charge of traffic will also be invited to serve.

New Elevated Express Stations.

In addition to the express stations for the elevated lines of the Interborough Rapid Transit Company approved a short time ago, the Public Service Commission for the First District has given approval to the following express stations: Second avenue line—14th street station, 42d street station; Third avenue line—Grand street station, Houston street station; Ninth avenue line—Cortlandt street station, Warren street station, Desbrosses street station, Christopher street station, 14th street station.

Waiting for a Bridge.

Bronx taxpayers have renewed the agitation for a bridge over the Bronx river at 174th street, and the Borough President has promised to see what he can do to get an appropriation through the Board of Estimate. Property has been heavily assessed for the widening of the street as an approach, and everything is ready but the bridge. The Public Works Commissioner says the bridge is the most necessary improvement on his list.

Park Avenue Does not Sympathize.

Park avenue fears that if trucking should be barred from Fifth avenue much of it would come there, as it is the first longitudinal avenue east of Fifth without a car line. Park avenue has in recent years been rebuilt with fine residences and apartment houses and business trucking would do it no good, in the opinion of property owners.

MUTILATION OF PREMISES.

Would Be a Consequence of Enacting the Schneidemann Bill.

Pending in the Legislature is an act introduced by Mr. Schneidemann (Int. No. 243) amending the Tenement House law in important particulars. As the Tenement House act is a statute of the State of New York and not a city ordinance, the Mayor has no power of veto over the bill. Objections and protests, if any, must be made orally or in writing to the Judiciary Committee of the Assembly.

Fire Passages for Old Buildings.

This bill aims apparently, to increase the safety against fire in tenement houses by reducing and limiting height of non-fireproof tenements from six to four stories and further requiring, where fire escapes are placed on the rear of tenements, fireproof passages not less than three feet wide and seven feet high, level with the sidewalk at the front of the building, which shall be constructed to secure egress from such rear fire escapes; and by further providing tower fire-escapes under certain circumstances and permitting the enclosing of stair cases in fire towers by concrete walls, as well as brick.

The Superintendent of Buildings in Manhattan, Rudolph P. Miller, Esq., has come out squarely against the measure because of the hardships it would impose on property owners. In a letter which he has sent to the chairman of the Judiciary Committee, Mr. Miller says:

Supt. Miller Protests.

"While I am heartily in sympathy with any movement that tends to increase the safety of buildings against fire and will secure a larger measure of fireproof construction generally, I do not think that such requirements should be made retroactive. The provision in Section 16, as proposed to be amended, requiring the fire passage, would be an exceedingly heavy burden on the present tenement properties.

"I doubt whether the additional safety secured would justify the mutilation of property in the manner herein proposed. There is hardly an existing building coming under the provisions of the Tenement House law, unless it is a corner building, that has now a passageway such as here required level with the sidewalk, or which would not be seriously cut up and subjected to considerable alteration to secure the passageway proposed in this act. The construction of this passageway would impose a very serious and, to my mind, unnecessary burden on the owners of property affected by this bill."

The Diagonal Connecting Subway.

The Public Service Commission for the First District has called for a public hearing, to be held February 27, at 12:15 P. M., on the form of contract for the construction of the diagonal station under Forty-second Street on the line connecting the existing subway in Park avenue with the new Lexington avenue subway. This station will connect with the Grand Central Station of the New York Central Lines and the proposed extension of the Hudson and Manhattan tunnels, as well as with the Steinway Tunnel to Queens Borough.

Hudson River Navigation.

Although this has been the severest winter in many years, the Central Hudson Steamboat Company's iron steamers, the Newburgh, Homer Ramsdell and Benjamin B. Odell, maintain an open track to Newburgh and intermediate points, making daily trips, and giving shippers the benefit of water transportation all the year round. The Hudson is always navigable when it is worth while.

—Real improvement can be observed in the general business situation; funds are accumulating at all large centers.

—Excellent rentals are being obtained for new-law apartments on the middle East Side.

FIRE RESISTING MATERIALS.

No Regulations Yet From Industrial Board—A Fire Test Suggested.

The Committee on fire-hazards of the Industrial Board was not prepared at the last meeting of the board to make a final report on the question of what should be acceptable as "fire-resisting materials" under the new factory law requiring alterations in old buildings.

Real Estate Interests are Anxious to Know.

The chairman of the committee, Mr. Richard J. Cullen, has stated that a public hearing will be called before recommendations on this subject are adopted.

Alber Oliver, of 101 Park avenue (fireproofing materials), says there is no question in his mind but that if the requirements of the State Labor law as now understood are rigidly enforced that it will embarrass the owners and occupants of the buildings affected. It would be a rank injustice to owners to narrow the construction now allowable for safeguarding life, says Mr. Oliver, who in a letter to Chairman Cullen, this week, has offered to demonstrate by a fire test, free of charge to the State, the actual fire-resisting and structural excellence of two certain classes of partitions. In the course of his letter Mr. Oliver has written:

"What my own and allied interests, including the Metallic Furring and Lathers Union, propose to do is to conduct a fire, water and thrust test of at least two classes of partitions, to demonstrate to your committee not only the fire-resisting qualities of the construction erected by us, but also to prove its actual fireproofing qualities, and that after it has been subjected to a fire and water test, a thrust test must be made to demonstrate the safe qualities of partitions classed as fireproof.

"In other words, if a fire and water test should weaken any class of partition called fireproof to a point where the partition could be easily collapsed, it constitutes a menace not only to property, but to the safety of workmen, firemen and others. A fire and water test supposes not only fire resisting quality, but immunity from damage to construction.

"Now what we propose to do is to make a test that has not yet been made. The American Society for the testing of materials calls for a two-hour test at an average temperature of 1,700 degrees F. This is the test we propose to make for your committee, and we propose to go further, as stated in this letter, and have conducted a thrust test to demonstrate as heretofore stated the strength of the partition, and to test the standing-up qualities after having been subjected to a fire and water test.

Real Estate Owners Menaced.

"This whole matter is of the very greatest importance, because it is broadly stated that real estate owners are about to suffer seriously if the provisions of the Labor law in the State of New York are enforced. Therefore it should be to the interest of your committee to pay particular attention to two points:

"First: The erecting of work that possesses the greatest stability, the most economical in erection, and one that imposes the least dead load on the structure in which it is erected.

"Second: A construction that is the best insurance for the protection of human life.

"I desire your answer to this letter on the above points and I ask that you call a meeting of your committee to decide upon a time when you may view the test spoken of, and that you communicate to me the result of your meeting."

If the Industrial Board accepts the invitation, Prof. McGregor, of Columbia University, will have charge of the test.

—The demand for large estates in certain sections of Long Island is considerable, agents report, and the renting market for both large and small houses is brisk.

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Building Construction and Building Management
in the Metropolitan District

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A persistent feature of the investment buying since the first of the year is a lively demand for bonds, particularly municipal bonds. Municipalities are consequently borrowing freely, both on short time and on long time obligations, and many public works, long deferred, will help materially to furnish the employment to labor that is needed to provide a basis for any general revival of industry.

In a newspaper dispatch concerning a report on the housing conditions of Dublin, just issued in London, it is stated that of 25,822 families living in tenements, 20,108 live in one-room apartments. Among 12,000 families the average number of occupants per room is six. Greater New York, according to a census taken by the Tenement House Department, had, a year ago, 919,269 apartments in tenements, of which 4,530 were one-room apartments. Without a copy of the report it is impossible to know whether the Dublin and New York figures are altogether comparable, but it may be said that the most serious evils of housing congestion are associated with one-room apartments.

An interesting and suggestive present day tendency is to be seen in the growing disposition of private associations to combine for the purpose of promoting or of defeating legislative measures. The necessity for such co-operation implies want of initiative and of efficiency on the part of elected officials; but the fact that this want is increasingly being made good by private effort is none the less an encouraging development of modern democracy. The immediate occasion of these reflections is the news given out during the week that a joint study of the Motor Vehicle Law is being made by the City Club, the Citizens' Union, the Merchants' Association, the National Highways Protective Society and the Automobile Club of America for the purpose of submitting sound amendments to the Legislature.

The Real Estate Situation.

If any tendency exists towards a general revival of business it is impossible to find any indication of such a tendency in the real estate and building market. Thus far during the current year the real estate transactions, as represented by the official records, have not even reached the meager total of the preceding year. The number of transfers recorded are smaller both for Manhattan and the Bronx, and they are about stationary in Brooklyn. The total cost of the new buildings projected is also smaller than even the similar figures for 1913. But the greatest decrease of all has occurred in the amount of money which has been loaned on real estate. This decrease is the result of in part the prevailing inactivity in building and in part the total want of speculative activity in real estate.

The corporations engaged in making building loans have practically shut down on the financing of new improvements during the current building year. The erection of a number of important edifices has recently been announced, such as that of the National Suit and Cloak Company, on Seventh avenue, the apartment house for Vincent Astor on Broadway and the business building at Fifth avenue and Thirty-seventh street for Robert Goelet, but none of these enterprises needed to be financed in the ordinary way. The speculative construction of apartment houses, mercantile buildings and tenements is almost completely at a standstill. A few new projects are being planned for Washington Heights, and one or two for the East and West Sides. Beyond these rare cases there is nothing doing. The practically complete cessation of speculative building was expected, and real estate brokers and operators understand fully its necessity. In no other way can the existing vacancies be filled and the net rental on recently erected buildings be increased to the level which will make them attractive investments. This completeness of the cessation of speculative building is unprecedented in the recent real estate history of New York. Hitherto waves of activity have passed from one part of the city to another. When the West Side was overbuilt early in the nineties the subsidence of the building movement in that section was succeeded by an increasing interest in the East Side tenement houses. So the decline in the amount of money involved in skyscrapers in the financial district was followed by an outburst of speculative activity in the new wholesale district north of Twenty-third street. There has never been a period since early in the eighties when real estate all over the city was so completely in the grasp of conditions making for stagnation.

As the Record and Guide has frequently pointed out, the cause which has had more to do than anything else could to the existence of this prevailing dullness has been the increase in taxation. The increase in taxation, covering, as it did, a period of ten years, and resulting, as it did, in a substantial increase of tax burdens on individuals, not only prevented the owners of real estate from obtaining the benefits which they expected from the expansion in population and business, but it induced them, wherever possible, to improve their properties or to arrange for their improvement. Over-building was the inevitable result; and this over-building was, of course, particularly manifest in speculative districts. In order to restore normal conditions a period was necessary both of diminished building and of some assurance that tax bills would not be increased. Yet at this very moment it is seriously proposed to introduce a change in the system of taxation which will produce uncertainty, prevent any restoration of confidence and stimulate economically unnecessary building.

The existing condition of stagnation is trying and costly, both to real estate brokers, operators and owners, but in spite of the strain to which it subjects the real estate market there has been comparatively little liquidation. Brokers are agreed that the bargains being hawked about real estate offices are no

more numerous than usual. Property owners are sufficiently confident of the future prospects of the city to wait patiently for better times, and their confidence certainly will be rewarded. In only one respect has any change in general business conditions taken place which will deprive New York of certain anticipated sources of wealth. The check which has been given to the process of concentration and to the stock speculation in Wall Street which accompanied it has made and will continue to make a considerable difference in the amount of business to be transacted in the financial district. Railroad companies, trusts, corporations, lawyers and stock brokers will all require less space than they formerly required in the office buildings down town, and in all probability they will continue to require less space for a good many years. But in every other respect conditions are changing rather to the advantage than to the disadvantage of New York. The revision in the tariff will result in the increase of foreign trade and in the necessary transaction of more financial business in New York. Even though the new currency system is organized and administered by officials hostile to New York, the inevitable result of the new financial organization of the country will be to strengthen this city as the financial centre of the country and the agent of its financial transactions with Europe. The opening of the Panama Canal and the completion of the improvements on the Erie Canal will both tend to increase the commercial importance of the city. The improvements, which have already been begun, or soon will be begun, in the equipment of the port of New York, will enable it to handle this increasing business more economically and so to attract more business. The completion of the new subway system will distribute the advantage of this increasing business and population throughout the whole city. Finally, New York is becoming more than ever the chief city to which Americans flock in order to have a good time, to spend money and to transact business. As the commercial, financial, industrial and social metropolis of the country, it is bound to prosper just so long as the United States prospers.

Districting Does Protect Neighborhoods.

Property owners would do well to consider carefully the judgment which Mr. Frank B. Williams passes upon the zone system in German cities, and which was published in the last issue of the Record and Guide. He declares that as a rule districting does preserve the character of neighborhoods, which is a great advantage. It gives steadiness to values. It raises land values without injury to anyone, for it increases the usefulness of the land at least as much as it does its price. The American preference for legislative over administrative methods has resulted in the attempt to accomplish the same result by means of voluntary restrictions, but the German method has considerable advantages over the one which is employed in New York and other American cities. It is more feasible. The lines of the district can be more readily changed as soon as the restrictions have become a drawback instead of a benefit to the neighborhood. It can be put into effect with less trouble and is less disturbed by the possibly hostile attitude of one or two property owners. It is evidently a necessary phase of the increasing desire to make the growth of cities conform to regulations established in the general public interest and unless it runs into the usual constitutional objections will undoubtedly be increasingly used hereafter in growing American cities.

Would It Lower Rents?

Editor of the RECORD AND GUIDE:

Will you permit a brief reply to Prof. Seligman's remarks on the gradual reduction of the tax rate on all buildings here to half that on all land, as reported in your last issue?

Prof. Seligman remarks that "the agitation has been ingeniously managed so

as to identify it in the popular mind with the project of lowering rents." Prof. Seligman has ingeniously failed to disprove this claim. Perhaps, because he, as an economist, knows that the claim is correct, and has himself so admitted. It is only a few years ago that Prof. Seligman admitted that in New York City we have shifted a large part of our local taxes on those least able to pay. In the evidence he gave before the New York City Commission on Congestion of Population, Prof. Seligman was asked:

"Would not reducing the tax rate on buildings more than half the ordinary tax rate tend to reduce congestion?"

He replied:

"It would have that tendency. A tax upon anything produced tends to check the production of that thing. The remission of the taxes tends to encourage the production. The house is produced for what you can get out of it, and if you make it worth while for people to put money into houses, of course they will do so."

Now Prof. Seligman is in error in stating that the demand for houses is strictly limited by the population. It is limited by the incentive to build and the consuming capacity of the population. Today we have an extremely low standard of housing.

Were any sudden change to be made in the tax system, there might be a building boom, but there will not be any sudden change. There will be an incentive to construct more homes; and less encouragement to speculate in vacant land or to put up "taxpayers."

Prof. Seligman does not claim that vacant floor space makes congestion, because he knows it requires people and crowded rooms to do this.

The most pathetic part of Prof. Seligman's philippic against the reduction of the tax rate on buildings is his admission that the land speculators so control the State Legislature and the local legislative bodies that the city of New York cannot compel them to limit the size and arrangement of buildings.

Prof. Seligman fails to understand the facts when he claims that small home owners would suffer, and that the rich man who builds a mansion on Fifth avenue, or the rich corporation that inhabits the Woolworth Building, would be exempted under the halved tax rate on buildings.

In 1912, since which time the assessed valuations have changed but little, Mr. Andrew Carnegie's taxes on his residence property would have been \$5,860 more than they were with the uniform tax rate; Mr. W. K. Vanderbilt's, \$5,366.50 more than they were; Mr. August Belmont's, \$1,381 more than they were.

There is no objection to a super or franchise tax upon huge buildings, and Prof. Seligman might have advocated that, as the writer has. I have suggested that such a bill be introduced to levy a tax of \$15 per thousand square feet of floor space on all office buildings over ten stories in height.

The small home owner would be benefited. The savings and loan associations have endorsed this measure, and it is easily demonstrable that, since the small home owner would save at least \$15 to \$25 a year in taxes, this would amount in a few years to several times the amount which his land might possibly, though not probably, depreciate.

Does Prof. Seligman claim that the present generation has not the right to repeal unjust laws and to redefine the condition of property holding? Is he an apologist for the status quo with its incalculable injustice?

We surely do wish unbiased and impartial discussion, and that we should get at a referendum.

Prof. Seligman can hardly classify himself as a Progressive, since that party is committed to the initiative and the referendum, and also to home rule, in rates and objects of taxation—unless he favors such a referendum on a question which he admits is of fundamental importance.

Rents have been reduced where buildings have been untaxed, and land values heavily taxed. Land values have not

been confiscated; they have even increased, though not so rapidly. Even in Vancouver, the per capita value of buildings for which plans were filed in 1903, was nearly three times as large as in 1902.

BENJAMIN MARSH,

Executive Secretary, Society to Lower Rents and Reduce Taxes on Homes. 320 Broadway, Feb. 16.

New Factory Laws Defended.

Editor of the RECORD AND GUIDE:

The February 7 issue of your paper contains a special article with extracts from a special report on the New Factory Laws. The object of this communication is to call to the attention of the real estate interests the inaccuracies of the statements relative to the cost of making factory buildings comply with the new laws, in the hope that they will take steps to obtain full and correct information on this subject.

Having been retained in an advisory capacity on fire problems by the New York State Factory Investigating Commission during the first year of its existence, we submitted the original report on the factory conditions in this city and State and made recommendations embodying the most practical and economical measures that could be taken to make the various types of buildings used for factory purposes reasonably safe. So far as we know, this was the first and the only complete solution of the fire problems presented by the various types of factory buildings that has so far been prepared and submitted.

Instead of adopting our report as a whole, only certain portions of it were enacted into laws and a number of important features and questions were left to be decided by an "Industrial Board," which was created for that purpose. While in theory this was a very excellent plan, the practical result has been to overwhelm the Industrial Board with an infinitude of details requiring personal examination and separate action in each individual case, and indefinite delay in the accomplishment of safety as a consequence.

The new laws as enacted and now in effect, notwithstanding all that has been stated about them, are, as a matter of fact, quite reasonable when the actual conditions and real danger to life are understood and taken into consideration. To illustrate and prove this, let us consider the four and five story dwellings now so largely used as "sweatshops."

In our report we referred to these dwellings as a particularly dangerous type of building with a single wooden stairway, constituting the worst menace to life of all the buildings used and classified as factories. In this type of building more or less radical changes are ordinarily necessary in order to make them safe for an occupancy that they were never designed to have, and the cost of the required changes in these buildings is consequently greater in proportion to their value than is the case with the other types of factory buildings. Even in these dwellings, however, no such expense as could be styled "confiscatory" would be involved.

Depending upon the conditions in individual cases, and providing adjoining owners are willing to co-operate, the total cost of the necessary structural changes to make these buildings comply with the present laws would in the majority of cases vary from four hundred dollars as a minimum to one thousand dollars as a maximum for each building. The cost of providing the legal sanitary requirements, etc., will vary according to the conditions in each building.

The attitude of the real estate owners as reported by the various articles in your journal is entirely unjustified. Instead of being harshly treated by the authorities, they have been greatly favored by permitting them to use buildings of improper design as factories for many years in the past and without making any expensive repairs or alterations in them. Now when it is recognized that intolerable conditions of danger to life exist in these buildings the situation must be faced and the danger to life corrected. Common decency and respect for the rights of others require this. Any humane and self-respecting

owner should feel his responsibility and be willing to co-operate with the authorities so as to make his building reasonably safe for whatever its occupancy may be.

Let us hope that the antagonistic and belligerent attitude of the real estate owners is due wholly to a misinterpretation of the new laws, and not to any unwillingness to comply with good, reasonable and proper legislation on so vital a subject as safety to life. It would be much more creditable and commendable on the part of these owners to ascertain exactly what the laws require and if found to be reasonable and inexpensive, as the requirements actually are, all things considered, make the necessary changes as soon as practicable, and at least do their share as good and progressive citizens in bringing about safe conditions.

Other types of factory buildings can be made to comply with the law at even less proportionate expense than the old-style residences referred to. Cases in which the changes involve large or prohibitive expense will be found to be very few in number.

H. F. J. PORTER,
A. L. A. HIMMELWRIGHT,
Associated Consulting Engineers.

The Effects of Taxation.

Editor of the RECORD AND GUIDE:

It is immensely important to us real estate owners to get right on the effects of taxation. In an editorial you say that the proposed reduction of the tax on buildings might benefit the property owner whose land values are rising, but that "in those parts of Manhattan in which land values have been declining, and which are improved with comparatively expensive but faulty superannated 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."

Would not the reverse be true? The total land values of the city are about two-thirds of the entire real estate assessment; therefore a 10 per cent reduction on the building tax rate would mean only 5 per cent addition on the land rate. The estate owner whose building was of the same value as the land would benefit two to one by the reduction, and the owner with expensive buildings where land values are declining would benefit still more.

On the other hand, the owners whose land values were increasing would find that the reduction in a tax of their buildings would be offset just in proportion as the land value advanced; but, of course, this would not be at all unfair, as their values would go up considerably faster than taxes.

BOLTON HALL.
29 Broadway, February 23.

Those Jamaica Dwellings.

Editor of the RECORD AND GUIDE:

I think the committee of the Architectural League must have had the employees of the Ford Automobile Works and their increased wages in mind when designating the brick houses which I am building for the Everett Realty and Construction Company at Jamaica as "workingmen's homes." Either that or the committee was speaking under the poetic license which would permit the styling of you and me and the rest of us workingmen. The time has not yet arrived when the class which are generally known as workingmen can afford the purchase of eight or nine room houses with tiled bath rooms, steam heat, electric lights, absolutely up-to-date in every respect; for such are the houses being built in this development at Jamaica. They are easy housekeeping homes for refined people. They sell from \$7,000 to \$8,500 and have been designed on the theory that there is a discriminating public which would appreciate the opportunity of purchasing at a reasonable price houses designed with all the regard to convenience and taste as is usual in the specially designed city or suburban residence costing many times the sum asked for these houses.

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THE WEEK'S REAL ESTATE NEWS

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

Buyers were scarce.

Those who from last week's increased activity expected the arrival of relief from real estate depression were disappointed this week. When forty-five sales were reported closed in Manhattan a week ago and a high mark was established for the year, the outlook was made encouraging by the fact that most of the business concerned small investors. This week, however, such buyers were not so prominent; no particular kind of purchaser predominated, and no particular class of property figured conspicuously.

The filing of deeds in the Register's office disclosed two interesting developments in the Bronx. The Bronx Parkway Commission took title to a number of parcels bordering on the Bronx River, which will be used in the proposed boulevard improvement. Title was also taken to a number of lots along the line of the White Plains avenue subway by a buyer who is reported to represent a big syndicate.

Important transactions in Manhattan involved a valuable Fifth avenue plot in "Millionaires' Row," which is to be improved with a costly residence; the resale of two high-class West Side apartment houses and the sale of a row of flats on East 79th street which forecasts a large building operation.

The removal of a large chinaware firm from Murray street to the old McCutcheon store on 23d street was of interest, because it brought to a practically abandoned business block a prospect of renewed activity. Several other firms in kindred lines have already established themselves in the vicinity, and this removal will undoubtedly strengthen the situation there.

The total number of sales in Manhattan this week was 23, against 45 for last week and 47 a year ago.

The number of sales south of 59th street was 7, compared with 7 last week and 14 a year ago.

The sales north of 59th street aggregated 16, compared with 38 last week and 33 a year ago.

From the Bronx 16 sales at private contract were reported, against 16 last week and 19 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$547,169, compared with \$295,079 last week, making a total since Jan. 1 of \$6,785,763. The figure for the corresponding week last year was \$584,783, making a total since Jan. 1, 1913, of \$6,974,303.

PRIVATE REALTY SALES.

Important Deal on 74th Street.

N. A. Berwin & Co. have sold for Charles Loegeling to Sanford & Green for investment 168 East 74th st, a four-story flat, on lot 30x102.2, and for Simon Lewald 170-172 East 74th street, two four-story flats, on plot 60x102.2, making a combined plottage of 90x102.2. These flats are directly opposite the new homes recently purchased by Mary E. Sloan, Theodore Roosevelt, Jr., and Seymour L. Cromwell from the Hyde Realty Co. Emanuel Simon represented the sellers. It was later reported that the property would be resold to a builder for apartment house improvement—but this could not be definitely learned.

Fifth Avenue Sale.

William B. May & Co. have sold for the 4 West 57th Street Co. the vacant lot, 882 Fifth avenue, size 30x175, between 69th and 70th streets, to a client of the Lawyers' Realty Co., who will im-

mediately improve same by the erection of a modern fireproof English basement residence. This is the block immediately south of the new residence of H. C. Frick and adjoining John Sloan's on the north and Adolph Lewisohn's on the south, who recently purchased the Heber R. Bishop house and who is also having plans prepared by C. P. H. Gilbert to rebuild the 53-foot residence for his own occupancy.

New Building in Trade.

The Douglas Robinson, Charles S. Brown Co. sold for Joseph Keen 9 East 48th street, a seven-story new building with elevator, on lot 25x100, assessed by the city for \$160,000 and held for \$200,000, to Mrs. Mary N. Perkins, who gave in part payment 109 West 112th street, a five-story tenement, on lot 25x100, and 781 West End avenue, a four-story dwelling, on lot 17x80, adjoining the corner of 98th street.

Dula Resells Apartments.

Robert B. Dula has resold to an investor the two apartment houses at the southwest corner of Broadway and 82d street, which he purchased two weeks ago. Hornor & Co. and Loton H. Slawson Company negotiated the sale. The properties involved are the Saxony and De Witt, the former a seven-story apartment, on plot 99.4x102, on the immediate corner, and the other a six-story house adjoining on the street, on plot 55x103.

Manhattan—South of 59th Street.

43D ST, 106 West, 3-sty dwelling, on lot 22.6x100.5, resold by the Oliverage Co. (Felix Isman et al) to J. Walter Rosenberg, of Philadelphia, who has leased it for 21 years to Horn & Hardart. The house, which adjoins the Elks' clubhouse, has changed hands eight times in less than a year.

50TH ST, 554 West, 6-sty tenement, on plot 28x100, sold by Stephen H. Jackson to Aaron Goodman, who gave in part payment 151 West 121st st, a 3-sty and basement dwelling, on lot 20.10x100.

57TH ST, 325 East, 3-sty and basement private house, sold for Simon M. Rosenblatt to the directors of the Winifred Masterson Burke Relief Foundation, by Edwin Welch & Co. After alterations have been made the building will be used principally as an admitting office to attend to the applicants for admission to the White Plains Home, of the Foundation. This property has not changed ownership for nearly 50 years.

Manhattan—North of 59th Street.

COOPER ST, n e c Academy st, vacant plot, 100x100, sold for August Klipstein to the Post Avenue Construction Co., by William A. White & Sons. This plot and cash were given in exchange for the three 5-sty apartments at 123-127 Post av, reported sold last week. The Cooper st plot will be improved with an apartment house.

60TH ST, 229 East, 4-sty and basement dwelling, on lot 20x100.5, reported sold by the estate of Albert F. Mando to an investor.

74TH ST, 169 East, 4-sty dwelling on lot 20x102.2, sold by the Hyde Realty Co. to Seymour L. Cromwell, of the firm of Strong, Sturgis & Co. This completes the sale of a row of fine houses originally owned by the seller.

77TH ST, 139 West, 3-sty private dwelling, on lot 19x102, sold for Anna T. Astell to John J. Walsh for occupancy, by Slawson & Hobbs.

79TH ST, 156-160 East, three 4-sty apartments on plot 60x102.2, sold for John Palmer to a new company, formed by Hyman S. Crystal and Sidney Crystal, by N. A. Berwin & Co. The buyers will erect a 12-sty apartment house when existing leases expire in October.

81ST ST, 103 East, a 3-sty and basement brownstone dwelling, on lot 20x102, sold for A. & L. Schwab to Dr. M. J. Schonberg, the eye specialist, by Froman & Taubert. The buyer will occupy as soon as alterations are completed.

86TH ST, 108 West, 4-sty dwelling recently taken over for business, on lot 20x100, sold for Daniel B. Freedman to a client, by Slawson & Hobbs.

99TH ST, s s, 124 ft. east of 5th av, plot 75x100, sold for a client of Alexander & Green by William B. May & Co. The buyer will improve.

118TH ST, 6 East, 5-sty flat on lot 25x100.11, sold by Williams & Grodinsky to Abraham Walenstein.

121ST ST, 226 West, 5-sty and basement single flat sold for Philip Levy to an investor, by the H. M. Weill Co.

142D ST, 468-470, two 4-sty dwellings, each on lot 16x99.11, sold for Sonn Bros. to M. Hertenstein for investment by William S. Baker.

WEST END AV, 766, 4-sty dwelling, on lot 18x59, sold for Henrietta J. Erneman to Wm. R. Wilson for investment, by Fredk. Zittel & Sons.

7TH AV, n e c Cathedral Parkway, 3-sty building, on plot 71x100, sold for J. Sergeant Cram to Simon Volk, by William S. Baker. The property, which has been held at \$100,000, will be improved with a 6-sty elevator apartment house.

Bronx.

241ST ST, 634 East, 3-sty building sold for Charles F. Halsted to a client for investment, by F. Wm. Eggert. The new owner will make extensive alterations.

ALEXANDER AV, 200, 3-sty dwelling on lot 16.8x100, sold for George Pierce to Dr. Edwin R. Crowe, by W. A. De Baun.

BATHGATE AV, e s, 150 ft south of Pelham av, plot 50x82, sold by Moses Sachs to Barry Bros., who gave in exchange the 4-sty flat at 2067 Vyse av, on plot 37.5x83.4.

BROOK AV, 1006, 3-sty brick business building, on plot 67x37x55, sold for the Milton Realty Co. to an investor, by Kurz & Uren.

BROOK AV, 169, 5½-sty apartment house, on plot 40x90, sold by the Hamilton Holding Co. (Lowenfeld & Prager) to the Benenson Realty Co., which gave in exchange the plot 43x116 on the north side of 151st st, between Courtlandt and Melrose avs.

CLINTON AV, s e c 180th st, 5-sty apartment house, on plot 40x100.7, sold by Lowenfeld & Prager, who gave in exchange the two frame dwellings, on plot 47.8x100, on the south side of 165th st, 84 ft. east of Washington av.

JEROME AV, s e c Clifford pl, plot 25x100x 40x100, sold for George E. Buckbee to a builder by B. H. Weisker, Jr. The buyer will improve.

MORRIS AV, 1009, 5-sty flat on plot 30x80, s w c 165th st, sold by the Mitchell-McDermott Co. to Samuel Carucci, who gave in exchange the plot 50x151.9 on the south side of 176th st, 50 ft. west of Clinton av.

MORRIS AV, e s, entire block between 143d and 144th sts, 126.9x100x irreg., sold for the Mitchell-McDermott Co. to Patrick Murphy, by A. J. Madden. The buyer gave in part payment a dwelling at 320 East 145th st.

POPHAM AV, 1727, 2¼-sty frame dwelling, on lot 25x100, sold for Elizabeth Sturgis to a client, by M. Morgenthau, Jr., Co.

WEBSTER AV.—The Bronx Parkway Commission have bought through W. E. & W. I. Brown, Inc., for W. F. Layton, as executor of the estate of Margaret D. Fullum, a plot of about 34 lots situated east side of Webster av, 336.72 ft. north of East 236th st, having a frontage of 150 ft. on Webster av and running back to the Bronx River.

3D AV, 2586-2588, two frame buildings with an L to 277 East 139th st, sold for the Du Bois estate to Frank A. Olmstead, by W. A. De Baun.

Brooklyn.

CARROLL ST, 557, 2-sty frame dwelling on lot 20x100, sold for Daniel A. Coffey to Antonio Caruso for occupancy, by the John Pullman Real Estate Co.

ELDERTS LANE, ETC.—The Rockmore Realty Co., Henry Rockmore, president, has sold five 2-sty, one-family brick dwellings, each on lot 18.3x100, on Elderts lane. Honroe Ronseau bought 523, Lauretta Carlson 525, Lucy Body 527, M. Nelson 529 and Peter Mondorf 539. The same company has sold to the Dannerstein Construction Co. a plot 80x100 on the east side of East 8th st, 200 ft south of Av K, which will be improved with four 4-sty, one-family brick houses.

HALSEY ST, ETC.—Friday & Lehman report the following sales made through their office: 759 Halsey st, a 3-sty double brick flat for a client to George W. Snowman; 31 5th st, Union Course, a 2-sty and cellar frame 2-family house for Babette Loeffel to a client; 605 Decatur st, a 2-sty dwelling and basement and cellar brick 1-family dwelling for A. J. Booth to a client; 203 Hull st, a 3-sty double frame flat, for C. Ohlig to an investor; 981 Jefferson av, a 4-sty double white stone apartment, for a client to Caroline Greiling, and 33 5th st, Union Course, a 2-sty frame 2-family dwelling, for a client to Charles Ohlig.

PRESIDENT ST, ETC.—J. D. Bergen & Son have negotiated the following recent sales: 281 President st, 3-sty and basement brownstone dwelling, for the Brooklyn Trust Co., as executor to E. L. H. Corneliusen, who takes immediate possession; 18 Manhasset pl, 4-sty brick double flat, 8 families, for H. L. Bridgman to D. Console; 140 Amity st, a 3-sty and basement brownstone private dwelling, for Belle M. Hinman, as executrix, to Selma Deeb, who will occupy; 89 1st pl, 4-sty and basement brownstone dwelling, for Mary O'Connor to G. Paturzo, for investment; and 44 Douglass st, 3-sty and basement brick and frame 3-family dwelling, for M. E. Cahill to Catherine Storti, for investment.

1ST ST, 555, 3-sty American basement dwelling, on lot 21x100, sold for the Jerome Property Corporation to Charles Holm, by Henry Pierson & Co.

12TH ST, s s, 287 ft w of 5th av, 2-family frame dwelling, on lot 25x100, sold for George Hurler to a client for investment, by the McInerney-Klinck Realty Co.

62D ST, n s, 240 ft west of 15th av, plot 40x 94, sold for Isabella M. Doig to a client, by B. J. Sforza.

82D ST, n s, 120 ft. east of 3d av, plot of four lots, sold for L. Shaw to an investor, by Frank A. Seaver & Co.

82D ST, 1210, 2¼-sty dwelling, on plot 60x 100, sold for the Lawyers Mortgage Co. to a client by Frank A. Seaver & Co.

FLATBUSH AV, 205-207, between Pacific and Dean sts, sold by Henry A. Frey to an investor.

SCHENECTADY AV, 149, two-family brick house, sold for Lewis H. Rose to George H. Buckley by the Albany Real Estate Co.

SOUTH PORTLAND AV, 95, 3-sty residence, sold by the estate of Florence M. Worthy to Amanda Bernhardt for occupancy.

5TH AV, 4818, 4-sty double brick stores and apartments, on plot 26.8x100, sold for Charles G. Hiller to an investing client, by Tutino & Cerny.

15TH AV, e s, 40 ft north of 62d st, plot 40x95, sold for Antonio Madeo to a client by B. J. Sforza.

GREENPOINT.—D. E. Morris has sold twenty-one 2-sty, two-family brick houses, 10 on the west side and 11 on the east side of Apollo st, to a client of Noah Clark for \$115,000. Each dwelling occupies a lot 20x100; also sold a plot of 11 lots at the southeast corner of Meeker and Morgan avs for Mira Ogden to a client for \$28,000. The property fronts 100 ft on Morgan av and 225 ft on Meeker av; also sold 59 Herbert st, a 3-sty brick tenement, on lot 25x100, for Joseph Arnold to a client for \$11,000; also 90 Guernsey st, a 2-family frame dwelling, on lot 25x100, for James McKillop to a client, for \$5,000.

MAPLETON PARK.—Alco Building Co., William Sugarman, President, reports the following sales of 1-family houses at Mapleton Park, on the Sea Beach subway line, Brooklyn: To M. Tierney, 2054 64th st; Louis Paris, 2060 64th st; E. A. Fudger, 2070 64th st; Jas. A. Doke, 2107 67th st; H. B. Garnier, 2146 67th st; J. H. West, 2125 67th st; Mrs. Alex Pudreau, 2136 65th st; Harry Ewing, 1932 63d st; Wm. Applebaum, 2035 63d st; Albert J. Gibney, 2073 63d st; Abram Franklin, 2057 63d st; Geo. Hus-sick, 2063 63d st; Mrs. John Dwyer, 6112 21st av; Capt. Harry P. Dennison, 6310 21st av.

MARLBORO, ETC.—Wood, Harmon & Co., report the sales of lots here to L. P. Dennison, John Clarke, L. B. Jacobs, H. E. Howe, Harold Taylor, Mrs. J. R. Enyart, T. E. Bennett, R. C. Allen, Clarence Denniss, Geo. F. Brower, G. F. Brower, J. J. Defendorf and S. H. Albert. The same company sold at So. Marlboro, lots to R. B. Pennington; at Hyde Park, to J. W. W. Daniel, W. P. Graham and J. C. Hinton; and at East Midwood to S. A. Greenwood, A. J. Coakley, T. R. Worrell, Robert H. Roux, J. D. Hancock, E. O. Perry, P. E. Huger, F. M. Oliver, R. C. Moffit, F. M. Byrne, W. A. Baughu, R. M. Wilson, I. P. Crutchfield, Chas. S. Park, T. Y. Dawson and W. H. Eskeder.

RIDGEWOOD.—Schrieber & Westhall have sold for the Evergreen Stone Works the triangular plot fronting 161 ft on Myrtle av, 185 feet in Madison st and 204 ft on Putnam av, to Seligman & Sugarman, who will improve the site with nineteen 6-family brick flats and have agreed to give in part payment for the plot four of these new structures when completed located on Madison st. Work will start in the early spring. The deal involved close to \$100,000. The same brokers have sold for August Esenwein to Jacob Hess the 2-sty and basement brick dwelling at 162 Foxhall st, on lot 20x100.

RIDGEWOOD.—Meruk & May have sold the northwest corner of Fresh Pond rd and Woodbine st to the Excelsior Brewing Co., who will improve the plot with a 3-sty hotel. The parcel measures 25x108 and is but one block south of the Myrtle av elevated station. The cost of the site and building aggregates \$40,000. Meruk & May also bought the northeast corner of Fresh Pond rd and Madison st, one block north of the elevated station, and will improve the parcel with a business building.

Queens.

LONG ISLAND CITY.—Cross & Brown Co. has sold for R. P. Green and W. Clifford the plot on the southeast corner of Pierce and 1st avs.

LONG ISLAND CITY.—The Ferry Building Co. has sold to John F. Finnegan a plot of 100 ft. fronting on Fulton st, east of Ferry st. There are stores and tenements on the property, and the consideration was said to be \$75,000.

LONG ISLAND CITY.—Cross & Brown Co. sold for the estate of John Kavlin a 2-sty frame building, plot 25x100, known as 89 Ridge st.

LONG ISLAND CITY.—Cross & Brown Co. has sold for R. P. Green and W. Clifford the plot 50x100 on the west side of 1st av, south of Pierce av, and for Ludwig Sikora the plot 75x 100 on the south side of Piercé av, west of 1st av.

OZONE PARK.—The Black Diamond Realty Co. has sold to the United Realty Alliance 40 lots southwest of the Rockaway Road and east of Ozone Park. The lots, which are in the development of the Interborough Estates are located between Sutter, McCormack and Blackwood avs and Sutter place.

Rural and Suburban.

BAY SHORE, L. I.—The Long Island Seashore Co., Inc., has purchased a tract of 47 acres here for development. Already the property has been surveyed and subdivided by Eugene R. Smith of Islip and the contract for developing has been let to W. Roe Jones, a road and landscape contractor of Bay Shore.

BALDWIN, L. I.—The trustees of the Union Free School District No. 10, town of Hempstead, Nassau County, have purchased from the Baldwin Harbor Realty Co. a plot 250x300 ft. at the southwest corner of Church st and the Grand Boulevard. A school house, to cost about \$40,000, will be erected at once.

KATONAH, N. Y.—Julia Beverley Higgins sold for Judge Henry Galbraith and Henry Marquand 51 acres, with a farm house and out-buildings, to the Rev. William Fincke, of New York.

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WE ARE entirely out of New York Edition of Record and Guide of January 6, January 20, March 9, 1912; August 2, 1913, and January 10, 1914. 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 this number, if both sections are delivered to us in good condition. This offer will expire on February 25, 1914. Record and Guide Company, 119 West 40th Street.

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MORRIS TOWNSHIP, N. J.—The F. A. Weber Co. has sold to Kinsley Towning a tract of 5 acres of land extending from Mount Kemble av to the top of Second Mountain.

NEW ROCHELLE, N. Y.—The Nicholls-Ritter-Goodnow Realty Co. have sold for a Mr. Wood to a New York builder, who will introduce modern improvements and make alterations, a 5-sty brick apartment house, at 44 Winthrop av, 50x100, for \$50,000. The property is to be modernized.

OCEANSIDE, L. I., ETC.—The Windsor Land and Improvement Co. sold to H. A. Brandius, W. Moeller and J. Reimers each a plot 40x100 on Oceanside Parkway; to C. Harer a plot 40x100 on Windsor Parkway; to C. N. Hahn, a plot 60x100 on Yost and Oceanside Parkways; at Rockville Centre to D. Blume a plot 20x100, on Long Island road; to H. J. Matthei, a plot 40x100 on Harvey av; to D. C. Wesch a plot 40x100 on Loft av; at Rosedale to E. Fox a plot 40x100 on Clifton av; at Hempstead to W. Thompson and K. Kiernan each a plot 20x96 on Milburne av; to E. Harrington, a plot 40x100, on Windsor Parkway; to E. Rastetter a plot 40 x100 on Tompkins place; to D. Deegan a plot 40x100 on Booth st, and at Valley Stream to M. Walsh a plot 40x100 on Grove st.

RYE, N. Y.—Wilson-Bull, Inc., has sold to Le Baron S. Willard the Bulkeley homestead and 5½ acres on Locust av near the Apawamis Club. The same firm also sold to William Billington five lots, house and barn, for Daniel H. Beary, with a frontage of 150 ft. in Purchase st.

SEA CLIFF, L. I.—Nelson & Lee, Inc., have negotiated the exchange of Daniel T. Luyster's country place at Sea Cliff, Long Island, for 15 acres on East Front st, Plainfield, N. J., owned by George W. Rouse, Jr.

LEASES.

Important Trade Removal.

The five-story structure at 14 West 23d street, occupied for many years by the linen firm of McCutcheon & Co., and the store and basement of the ten-story loft abutting, with a frontage of 83 feet on 22d street, were leased for a period of fourteen years by the china and glassware firm of Lazarus & Rosenfeld, now at 60 Murray street. Several other china firms have moved to the locality, among them being L. D. Bloch in the old Scribner Building at 155 Fifth avenue and S. Herbert & Co. at 35 and 37 West 23d street.

High Fifth Avenue Rental.

The Mark Cross Co. will pay \$125,000 a year rent for the store in the Goelet Building, to be built at the southwest corner of Fifth avenue and 37th street, which it leased from the plans a few days ago, through Harris & Vaughan. During the term of the lease, which is ten years, the lessee will pay Mr. Goelet \$1,250,000 in rent. The store will cover the entire street floor of the building, which will be 65.5 feet on Fifth avenue and 141.6 feet in 37th street. The lease also includes part of the basement.

Manhattan.

MYER BONDY leased the top loft in 591 Broadway to William Asch; the 4th loft in 28 and 30 West 4th st to the Renown Clothing Co. of 58 Walker st; the 3d loft in 645 Broadway to Greenblatt & Co.; the 7th loft in 710 Broadway to J. M. Bloomberg; the 3d loft in 53 East 8th st to the New Departure Cloak Co.; the 2d and 4th lofts in 30 Great Jones st to the Crown Hat Co.; the 7th loft in 105 Bleeker st to Bersin & Taubin, of 173 Mercer st; and the 4th loft in 580 and 582 Broadway to William Gluckin & Co., of 21 East Houston st.

GUSTAVE BRITT leased the 3-sty dwelling at 414 West 19th st for Miss H. B. Furman to Carrie Harrison; also for Charles McManus' Sons the 3-sty dwelling at 137 West 13th st to Elisa Dietrich, and for Dr. B. C. MacIntyre the 3-sty dwelling at 262 West 12th st to Marie L. Kohler.

BUDDE & WESTERMAN, manufacturers and importers of bottlers' supplies, of 50 Vesey st, subleased from the estate of Frederick Beck the southwest corner of 7th av and 29th st. The lease is for a term of 13 years at an aggregate rental of about \$143,000. The property, which consists of a 6-sty building on plot 50x100, will be extensively altered by the lessee for occupancy on May 1.

CORN & CO. leased for Cross & Brown Co. as agents, for a term of 5 years the store, basement and 1st loft in 25 West 36th st to Harry Candel, ladies' tailor, now at 12 West 33rd st.

THE CROSS & BROWN CO. leased for Arthur Brisbane the entire 3d floor in 46 West 46th st to Eugene Tzschentshler for a term of years, who has been located at 175 5th av for the past 22 years; also leased in conjunction with Frederick Fox for Dr. A. B. Norton and D. J. Roberts, the 3d floor in 8 and 10 West 45th st to D. Calos & Sons, art dealers. This completes the renting of the entire building.

THE CROSS & BROWN CO. leased the 2d loft in 75 and 77 Spring st to the Galety Waist Co. of 539 Broadway, and space in 126 5th av to the Rosedale Woolen Co., and in conjunction with Frederick Fox & Co. the 9th loft in 840 Broadway to Saul W. Rosenberg.

C. E. DEPPEL leased to the Who's Who Co. of 1790 Broadway and the Year Book of American Securities of 1790 Broadway, about 2,000 sq. ft. of space in the Whitehall Building at 17 Battery pl.

THE DUROSS CO. leased 211 West 28th st, a 6-sty building, to Jacob R. Bauman for a term of years.

THE DUROSS CO leased the 3d loft of the Herring Building to J. Adler, Gilding Co., Inc., of 343 West 13th st.

THE DUROSS CO. leased the 4th loft in 10 West 18th st to William Campbell, and the 3d loft to Shoen & Sarkady; the 9th loft in 48-50 West 21st st to H. W. Baumann & Co. of 48 West 21st st, and the 4th loft to Dr. S. B. Minden, of 230 East 69th st, for three years, and the 2d loft in 428 West 13th st to the Atlantic Express Co. of 22 East 17th st, for a term of years.

HORACE S. ELY & CO., with George R. Read & Co., rented the store in 127 and 129 Water st to the Chicago Belting Co., of 71 Dey st, for a term of years from May 1.

J. ARTHUR FISCHER leased to the Gotham Electrical Supply Co. the store on the grade floor in 105 West 38th st for a term of years to be used as a supply house of electrical and kindred goods; also for the Winegrowers' Association the 1st loft in 765 6th av to Hall & Cohn to be used as a billiard parlor; also for P. A. Condeelis the store and basement in 693 6th av to Maison Louis for women's wear.

F. FORMAN & CO. leased to L. Landau, of 112 West 18th st, the top loft in 118 West 31st st; to Hettler Bros. the 5th loft in 37 and 39 West 28th st; to Jacob Deutsch, the 5th loft in 53 West 34th st; to Berkman, Bass & Co., of 17 East Broadway, the 1st loft in 135-137 West 27th st; to H. Reichman & Son, of 113 West 27th st, the 2d loft in 8 West 29th st; to I. & L. Cohen space in 1165 Broadway, and to Gallutin & Russin, space in 8 West 29th st.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for Cohen Endel & Co. 5,000 sq ft of space in 591 Broadway to Arthur Goldstein & Co., of 18 White st; also loft in 679 Broadway for Wolpin & Gershvin to Hurwitz Bros.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased the 5th floor in 18 and 20 West 21st st to J. Heit & Sons, of 18 West 21st st; the 2d floor in 318 Church st to Nathan & Rosner, of 45 Lispenard st; and the 4th floor in 172 5th av to Friedman & Rabinowitz, of 106 Spring st.

ROBERT W. GOELET leased the 5-sty building at 589 5th av, adjoining the Goelet residence at the southeast corner of 48th st, to the millinery firm of Francois. The building is at present occupied by Theodore Hofstatter & Co., who will shortly remove to their new quarters at 668 5th av.

JOHN N. GOLDING rented space in the Fire Companies Building, 80 Maiden lane, to Strong & Mellen, of 27 Cedar st; G. Musso, of 80 Maiden lane; Alexander B. Simonds, of 59 William st; C. J. Wyckoff; John Lamson & Bro., of 84 William st; Irving B. Ferguson; H. C. Albright, of 527 5th av; Batelle & Renwick, of 163 Front st; Fred Kaufman, of 80 Maiden lane; the National Sulphur Co., of 163 Front st; Josephie, Son & Kassler, of 95 William st; and Walter E. Kelly.

JOHN N. GOLDING leased to Frederick, a jeweler, the space now occupied by his uptown real estate office, the corner store in the building at the northeast corner of 5th av and 45th st. The store will be altered for the new tenant. The lease is for about 10 years, the period being the unexpired portion of the term for which Mr. Golding took the building in 1905 from J. N. Brooks. The real estate office will be removed to the floor above the street. Mr. Golding has also leased the 2d floor to Anneth Efros, a milliner, and the 3d floor to Henry H. Meyer. The 4th floor has been leased to a firm of dealers in antiques.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the American Real Estate Co. space in the Harriman National Bank Building for a long term of years to F. Walter Lawrence, Inc., jeweler, of 320 5th av.

M. & L. HESS (INC.) leased the 5th loft in 24 and 26 West 30th st to Spier & Shrekinger; the 3d loft in 121 East 18th st to the Siren Embroidery Co.

EDWARD J. HOGAN leased to the Foundation Co., Franklin Remington, president, of 115 Broadway, part of the 19th floor of the Woolworth Building for a term of years. This company built the foundation of the Woolworth Building at a cost of \$1,000,000.

EDWARD J. HOGAN leased to Graham & Co. the store in 11 Barclay st in the Woolworth Building.

E. E. HUTTON & CO., of 35 New st, leased an office on the 2d floor in the Adams Office Building on Broadway, and expect to occupy about March 15.

M. & L. HESS (INC.) leased for the Beach-Gaster Co., Inc., the 2d and 3d lofts in 114-120 East 23d st, running through to and including 115-119 East 22d st and including about 35,000 sq. ft. of floor space, to the A. L. Burt Co., publishers, for many years at 52-58 Duane st. This lease, which runs for 15 years at an aggregate rental of \$240,000, completes the renting of the entire building, all previous leases having been closed through the same brokers.

THE H. M. WEILL CO. has leased, in the lately altered building at 254 West 34th st, adjoining the Pennsylvania depot, for Joshua Silverstein owner, store to the Vellier Eddy Co., dealer in marine engines, for ten years, also the entire 2d floor to the Rudder Publishing Co., now at the corner of Hudson and Chambers sts; also space on the 3d floor to Mme. Francis, dressmaker, and Warren & Schwartz, interior decorators; also space on the 4th floor to Frank W. Cann, sign decorator; also leased the dwelling at 350 West 35th st, for Thomas Kenny, to Leshnia & Dimitri; also the 3 upper floors of 312 West 34th st, for Isaac J. Appell, to Mrs. Fleming; and to Harry Blau, for a term of years, the eight 4-sty flats at 347, 349, 353, 355, 357 and 359 East 133d st and 340 and 342 East 134th st.

GEORGE KETCHUM leased for the Times Square Improvement Co. to the Dr. Reed Cushion Shoe Co., for their occupancy for a long term of years, the large corner store and basement in the Hobart Building, at the northeast corner of Broadway and 37th st.

CARSTEIN & LINNEKIN and Spear & Co. leased for Klein & Jackson to the United Cut Glass Co., of 26 Murray st., the entire store and basement in 6 and 8 West 22d st. This store is directly in the rear of the premises leased of Lazarus & Rosenfeld, a large importer of crockery and glass.

SAMUEL H. MARTIN leased for Thomas Simpson the entire 3d loft for offices to be occupied by the National Association of Audubon Societies in the building at the southeast corner of Broadway and 67th st.

MOORE & WYCKOFF leased apartments in the building now nearing completion at 115 East 53d st to Col. E. M. House and Miss Sarah A. M. Brown; also leased a 14-room apartment in the new 12-sty apartment house being erected by the estate of Ogden Goelet at 410 Park av to George F. Crane, and in conjunction with Douglas L. Elliman & Co. a 12-room apartment in the same building to Bernon S. Prentice.

THE M. MORGENTHAU, JR., CO. leased for Sixth Avenue Twenty-third Street Corporation, of which Alexander M. Powell is president, a store 20x80, in 369 6th av to Paula Feather Co., of 22 Bond st, which will occupy the premises for the sale of retail feathers and millinery. This is the first store to be leased in the building formerly occupied by Ehrich Brothers. It is now being remodeled and divided into stores and lofts. This store is the 2d store from the corner of 6th av and 23d st, which is occupied by the Riker & Hegeman Drug Co.

THE CHARLES F. NOYES CO. leased for F. J. Agate, president, the 6th floor in 318 to 324 East 22d st to the Waitt & Bond Cigar Co. for a long term of years. This lease completes the renting of this 12-sty building by the owning company within 60 days after taking of title. The brokers report that the total aggregate rentals of the building amount to about \$42,000 per annum.

THE CHARLES F. NOYES CO. leased for A. P. Coburn the 4th floor in Nos. 409 to 415 Pearl st to the Mercantile Co.; the 2d floor in 93 front st to E. M. Osborn & Co., of 104 Front st, for 5 years, and the 2d floor in 32 Frankfort st to Arthur F. Stanley.

THE CHARLES F. NOYES CO. leased the store and basement in 107 Beekman st to Alonzo H. Magee; store and basement in 254 Pearl st to the National Marine Lamp Co., of 212 Pearl st, for 3 years, and the store in 46 Ann st to M. G. Pasquale.

PEASE & ELLIMAN leased a store at 211 Columbus av to the Shaw Martin Co.; for Francis Schell the 3-sty residence, 16.8x100, at 220 West 135th st to Miss Maud Hibbard; and for the Century Holding Co., Lee & Fleischmann, part of a loft in 25 West 45th st to Frederick N. Keim & Co.

PEASE & ELLIMAN leased a large apartment in 12 West 44th st. for C. H. Hoffbauer to the Comte de Chabannes, and one at 66 West 37th st to J. Lee Harris; also leased offices in Aeolian Hall to A. D. McLean, the Motor & Accessories Manufacturers, of 17 West 42d st, and Victor Birr, of 874 Broadway; also leased an apartment in 24 West 59th st to Frank H. Fayant, and one in "Georgear Court," 58 Central Park West, to Miss Olga J. Williams; also leased for Mrs. Elizabeth McC. Turner the 5-sty American basement house, on a lot 16.5x100, 94 Park av, to M. J. Rougeron; also leased for Mrs. Ida B. Flower to Ralph A. Cavalieri, for a long term of years, the 2-sty garage, on a lot 25x128, at 109 West 51st st; also leased for Bing & Bing, and Mrs. Morris K. Jessup, who was represented by Douglas Robinson, Charles S. Brown & Co., the duplex apartment on the 5th floor and part of the 6th floor in the new 17-sty apartment house at the northeast corner of Park av and 79th st, known as 903 Park av, to James B. Taylor, a member of the New York Stock Exchange, and a partner of W. B. Franklin & Co. The apartment contains 21 rooms and 7 bathrooms.

POLIZZI & CO. leased for Giovanni Parisi the buildings at 444 East 13th st, 506 East 13th st, and 509-511 East 13th st, to Francesco Tripi for a term of years from March 1.

J. WALTER ROSENBERG leased 106 West 43d st, a 3-sty dwelling, on lot 22.6x100.5, to Horn & Hardart, who will turn the dwelling into an automatic lunchroom. The lease is for a period of 21 years at a reported rental of \$6,500. The building adjoins the Elks' clubhouse.

THE M. ROSENTHAL CO. leased 5,000 ft of space in 141 and 143 West 28th st, to the High Grade Petticoat Co., of 208 Greene st.

SCHINDLER & LIEBLER leased for Henry Hoefener the 4-sty rear building at 217 East 80th st to Patrick Hardiman for a term of years.

LOUIS SCHRAG leased for Malinda Ballin the 4-sty dwelling at 236 West 24th st to Pietro Chiappano, for a term of years.

SLAWSON & HOBBS leased the following dwellings: 226 West End av to M. E. Moore; 243 West End av for Mrs. W. A. Etyvinge to D. E. Farrell; 227 West 77th st for R. W. Townsend to F. E. Levy; 273 West 70th st for Mrs. Ethel M. Kingston to W. S. Marshall; 322 West 71st st for George Young Bauchle to S. Y. Crawford, and 107 West 76th st for George I. Woodruff to C. E. Crane.

THE LOTON H. SLAWSON CO. leased space in 116 to 120 West 32d st to the Gruen Sales Co. of 116 West 32d st, Wittmann & Morgan and Moffat, Yard & Co. of 116 West 32d st; also in 117 Madison av to the Peerless Contracting Co., Oscar E. Binner, and a floor to Max and Leo Wallerstein.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased the 1st loft in 18 East 46th st to M. Doctor Fils and the 11th loft in 46 and 58 West 45th st to Charles Weller & Co., of 30 West 32d st.

E. E. THOMAS leased to William J. Gerety the 3-sty dwelling at 920 St. Nicholas av for 2 years.

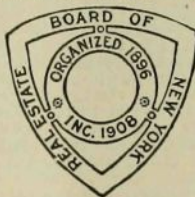
SIDNEY L. WARSOWER leased for a term of years the 5th loft, containing 500 ft., in 345 to 349 West 40th st, to the Perfection Film Co.

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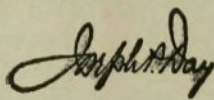
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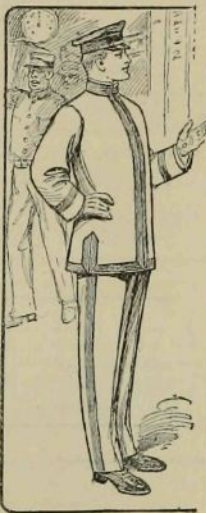
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J. G. WHITE & CO. leased the store at 144 Chambers st to Michael Lorenzo, of 68 Warren st, for a term of years at an aggregate rental of \$30,000.

Bronx.

HARRY ROBITZEK leased for the Alpeplana Realty & Construction Co. the storage warehouse and garage at the southwest corner of Southern Blvd. and 173d st to the Santis Storage & Warehouse Co., for 15 years at an average rental of about \$12,600 a year.

Brooklyn.

CHARLES E. RICKERSON leased 93 St. Mark's av, a 3-sty brownstone dwelling, for a client, to Mrs. T. McIntyre for a term of years; also the parlor floor store in 35 5th av, for a client, to F. Liguori and O. Cappelli.

THE BULKLEY & HORTON CO. leased the 3-sty brown stone private dwelling at 1147 Dean st for Gardner H. Pattison to Dr. Feldstein for a term of years; also the lower part of the duplex house at 1313 Dean st to Mrs. James McMahon; and the upper part of the duplex house at 1309 Dean st to Mrs. Margaret McCullough; also the large store at 426 Myrtle av to F. A. Bohnig for a term of years.

BURRILL BROTHERS leased the 3-sty house at 472 2d st for Mrs. Bogert to S. F. Shafer; also the store in 195 7th av for H. Damino to H. Lipodos; also a furnished apartment in 221 8th av for Mrs. Raymond to James O'Neil; also the 2-sty brownstone house at 477 8th st for J. H. Dwyer to Jas. Armitage.

THE BULKLEY & HORTON CO. leased the large store in 1350 Bedford av for a term of years to J. T. Peacock, who will use same as show rooms for the "National" automobile.

THE ALCO BUILDING CO. leased the following one-family houses at Mapleton Park: 2045 65th st to John Loucke; 2028 63d st to Jas. E. Potterton, and 2101 63d st to Capt. Sidney W. Brewster.

Queens.

THE LEWIS H. MAY CO. leased the Lichtenstein estate property, in the west side of Oak st, adjoining Broadway, at Far Rockaway, consisting of the homestead and 4 acres of ground, to Reuben Sadowsky.

THE LEWIS H. MAY CO. leased at Far Rockaway, for Mary E. Webster, cottage at 141 Crescent st to Joseph M. Roman for a term of years; at Arverne, for Wm. Scheer, cottage on Wave Crest av to Mrs. J. Deitzel; at Edgemere, for Edgemere Realty Co., store on the Boulevard to M. Klein; for Edgemere Realty Co., store on the Boulevard, to M. Schatz; at Hammels, for Gus Lotz, store, 527 Boulevard, to a client; for Louis Lewy, store in Boulevard, to I. Berger.

Suburban.

JOHN F. SCOTT rented for the summer at Lawrence Beach, L. I., the W. H. Warner house to Philip L. Gill; Brighton Cottage for W. A. Winant to Thomas Blagden; Mrs. Anthony D. Holmes' cottage to Mrs. E. C. Eckstein, of Cincinnati; the Dr. Irving E. Strong house to Henry T. Strong, of Hewlett, L. I.; for Mrs. Harriet L. Allen the Knapp cottage to Robert Hude Neilson, and for W. H. Schiffer the cottage Winona to Robert W. Gifford.

S. OSGOOD PELL & CO. rented to John M. Rutherford, of Tuxedo, N. Y., a cottage and garage on Manhasset Bay, at Sands Point, L. I.

S. S. WALSTRUM-GORDON & FORMAN leased for Charles D. Silleck to Reuben F. Heat on the dwelling at 74 East Ridgewood av, Ridgewood, N. J.

DOUGLAS L. ELLIMAN & CO., in conjunction with Fish & Marvin, leased for Harold Minott "Walden," his country place at Mt. Kisco, N. Y., to Carl Tucker.

**REAL ESTATE
STATISTICS**

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	
	Feb. 13 to 19	Feb. 14 to 20	Feb. 13 to 19	Feb. 14 to 20
Total No.....	140	160	140	160
Assessed value.....	\$6,809,517	\$12,610,262	\$6,809,517	\$12,610,262
No. with consideration...	26	24	26	24
Consideration.....	\$1,050,724	\$886,041	\$1,050,724	\$886,041
Assessed value.....	\$1,117,017	\$1,083,162	\$1,117,017	\$1,083,162
Jan. 1 to Feb. 19				
Total No.....	947	1,138	947	1,138
Assessed value.....	\$62,536,213	\$73,847,712	\$62,536,213	\$73,847,712
No. with consideration...	104	176	104	176
Consideration.....	\$4,687,114	\$6,579,552	\$4,687,114	\$6,579,552
Assessed value.....	\$4,989,267	\$6,797,962	\$4,989,267	\$6,797,962

Mortgages.

	1914		1913	
	Feb. 13 to 19	Feb. 14 to 20	Feb. 13 to 19	Feb. 14 to 20
Total No.....	78	147	78	147
Amount.....	\$2,600,018	\$3,913,447	\$2,600,018	\$3,913,447
To Banks & Ins. Cos....	25	29	25	29
Amount.....	\$1,643,700	\$1,703,750	\$1,643,700	\$1,703,750
No. at 6%.....	32	55	32	55
Amount.....	\$358,818	\$569,701	\$358,818	\$569,701
No. at 5½%.....	3	2	3	2
Amount.....	\$635,500	\$90,000	\$635,500	\$90,000
No. at 5%.....	27	46	27	46
Amount.....	\$1,203,200	\$1,200,800	\$1,203,200	\$1,200,800
No. at 4½%.....	1	12	1	12
Amount.....	\$30,000	\$842,600	\$30,000	\$842,600
No. at 4%.....	2	2	2	2
Amount.....	\$13,196	\$13,196	\$13,196	\$13,196
Unusual rates.....	1	1	1	1
Amount.....	\$30,000	\$30,000	\$30,000	\$30,000
Interest not given.....	15	29	15	29
Amount.....	\$372,500	\$1,167,250	\$372,500	\$1,167,250

	Jan. 1 to Feb. 19		Jan. 1 to Feb. 20	
	Total No.....	Amount.....	Total No.....	Amount.....
Total No.....	624	\$21,515,951	796	\$26,516,177
Amount.....	149	\$14,224,200	205	\$13,476,950

Mortgage Extensions.

	Feb. 13 to 19		Feb. 14 to 20	
	Total No.....	Amount.....	Total No.....	Amount.....
Total No.....	33	\$1,559,050	53	\$2,842,250
Amount.....	12	\$552,000	30	\$2,350,250

Building Permits.

	Jan. 1 to Feb. 19		Jan. 1 to Feb. 20	
	Total No.....	Amount.....	Total No.....	Amount.....
Total No.....	328	\$12,016,535	327	\$11,529,085
Amount.....	83	\$5,787,950	119	\$5,701,050

**BRONX.
Conveyances.**

	Feb. 13 to 19		Feb. 14 to 20	
	Total No.....	No. with consideration..	Total No.....	No. with consideration..
Total No.....	115	11	95	10
No. with consideration..	11	10	10	10
Consideration.....	\$96,327	\$124,002	\$96,327	\$124,002

Mortgages.

	Feb. 13 to 19		Feb. 14 to 20	
	Total No.....	Amount.....	Total No.....	Amount.....
Total No.....	80	\$681,291	77	\$926,725
Amount.....	12	\$252,750	14	\$376,000
To Banks & Ins. Cos....	28	\$163,683	35	\$337,200
No. at 6%.....	9	\$156,600	4	\$36,250
Amount.....	12	\$129,400	17	\$230,600
No. at 5%.....	1	\$2,258	1	\$8,475
Amount.....	30	\$229,350	20	\$314,200
Interest not given.....	502	\$4,027,858	689	\$7,103,570
Amount.....	70	\$1,329,501	85	\$2,052,145

Mortgage Extensions.

	Feb. 13 to 19		Feb. 14 to 20	
	Total No.....	Amount.....	Total No.....	Amount.....
Total No.....	20	\$317,800	10	\$170,000
Amount.....	2	\$38,000	3	\$65,500

Building Permits.

	Feb. 13 to 19		Feb. 15 to 21	
	Total No.....	Amount.....	Total No.....	Amount.....
Total No.....	20	\$306,830	25	\$527,000
Amount.....	111	\$2,236,930	111	\$2,941,626

**BROOKLYN.
Conveyances.**

	1914		1913	
	Feb. 11 to 18	Feb. 13 to 19	Feb. 11 to 18	Feb. 13 to 19
Total No.....	457	486	457	486
No. with consideration..	48	33	48	33
Consideration.....	\$227,937	\$381,300	\$227,937	\$381,300

Mortgages.

	Feb. 11 to 18		Feb. 13 to 19	
	Total No.....	Amount.....	Total No.....	Amount.....
Total No.....	288	\$1,231,338	312	\$1,372,319
Amount.....	65	\$496,750	68	\$571,700
To Banks & Ins. Cos....	139	\$333,103	168	\$607,358
No. at 6%.....	83	\$601,825	47	\$307,050
Amount.....	50	\$246,550	80	\$410,750
No. at 5%.....	1	\$1,300	1	\$8,475
Amount.....	15	\$48,560	17	\$47,161
Interest not given.....	2,213	\$8,148,021	2,338	\$8,416,690
Amount.....	407	\$2,522,000	546	\$3,376,630

Building Permits.

	Feb. 13 to 19		Feb. 14 to 20	
	Total No.....	Amount.....	Total No.....	Amount.....
Total No.....	61	\$795,750	71	\$522,150
Amount.....	519	\$5,859,550	474	\$3,587,360

**QUEENS.
Building Permits.**

	Feb. 13 to 19		Feb. 14 to 20	
	Total No.....	Amount.....	Total No.....	Amount.....
Total No.....	65	\$117,690	85	\$249,475
Amount.....	370	\$1,441,862	488	\$1,540,707

**RICHMOND.
Building Permits.**

	Feb. 13 to 19	Feb. 14 to 20
New buildings.....	11	9
Cost.....	\$15,275	\$17,300
Alterations.....	\$475	\$4,275
Jan. 1 to Feb. 19 Jan. 1 to Feb. 20		
New buildings.....	78	58
Cost.....	\$121,915	\$114,160
Alterations.....	\$13,670	\$16,200

REAL ESTATE NOTES.

GEORGE PRICE has moved his office to the Areco Building, 149th st and 3d av.

JOHN K. MOORS announces that his office is now located at 401 West 59th st, corner Columbus av.

SPEAR & CO. have been appointed agents of the 12-sty and basement building at 28-30 West 25th st.

GEORGE J. McCAFFREY negotiated the recent sale of 1252 St. Lawrence av for Jacob Cohen to Benjamin Fromowitz.

J. ARTHUR FISCHER has been appointed agent for the properties 355 2d av and 240-242-244 East 34th st.

E. E. THOMAS, recently with David Stewart, has opened an office at 1929 Amsterdam av, near 155th st, for the transaction of a general real estate business.

THE MARKWIN REALTY CO., Fred W. Marks, president, is the buyer of the dwelling at 129 East 84th st, reported sold last week, by the estate of Louis Lewgood.

GEORGE BACKER, Arnstein & Levy are the buyers of the property at 31-37 East 31st st, reported sold last week. A 12-sty building will be erected on the site.

THE HERMAN ARNS CO. negotiated the recently reported sale of the property No. 877 10th av, adjoining the corner of 5th st, to John J. Harlow.

GEORGE EHRET has increased his holdings in the Yorkville section by acquiring from Frank Perske 439 East 92d st, a 2-sty shop, on lot 25x100.8. Mr. Ehret owns the adjoining site, 100.88x94, at the northwest corner of Av A.

HENRY C. B. STEIN, for the past 15 years with the McVickar-Gaillard Realty Co. and for 10 years manager of its East Side office, has opened an office at 242 East Houston st, where he will transact a general real estate business.

THE BROOKLYN CLUB has purchased for its use the Beers mansion, at 131 Remsen st, from John Greenman, who purchased the property recently as a speculation. The price paid was \$50,000.

PEASE & ELLIMAN have been appointed by the E. A. L. Construction Co., Edgar A. Levy president, agents for the new 12-sty apartment house, 150 East 72d st, at the southeast corner of Lexington av, and for the big office building at 42 Broadway.

MOSS ESTATE TAXPAYERS' ASSOCIATION composed of the buyers of property in the West Bronx, sold at auction by Joseph P. Day last fall, was incorporated at Albany on Wednesday. Among the directors are Edward J. Redington, George H. Tindall, Alfred Fergess, John Joseph Lord and Lawrence J. Kelly.

THE LEGISLATIVE COMMITTEE of the Queens Chamber of Commerce, headed by Henry S. Johnston and assisted by a special committee consisting of Edward A. MacDougall, Stuard Hirschman, F. de Haas Simonson, F. W. Scutt and Charles Rickert, is preparing for an active campaign against the adoption of the single tax measure pending now in the State Legislature.

ALLIANCE REALTY CO. at its annual meeting Thursday elected the following directors: Charles F. Adams, 2d, Daniel B. Freedman, R. G. Babbage, Benjamin Mordecai, Alwyn Ball, Jr., James H. Post, H. S. Black, E. Clifford Potter, Edwin M. Bulkley, Walter T. Rosen, W. H. Chesebrough, Moritz Rosenthal, Clarke G. Dailey, Howard W. Smith and F. S. Smithers.

IT IS REPORTED leases are about to be signed between George C. Boldt and Rishel Brothers, furniture manufacturers, involving the 16-sty building to be erected at Nos. 6 and 8 East 37th st, on a plot 50x98.9, from designs by Charles H. Caldwell, architect. It is reported that the furniture concern will lease the building for 21 years, with a renewal privilege for a similar term.

FREDERICK AYER, of Boston, proves to be the real buyer of the Monroe Building, at 9 to 13 East 59th st, reported sold recently by Daniel Birdsall & Co. for the Owners' Building Co., Samuel A. Herzog, president. Mr. Ayer gave two acreage properties at Belle Haven, Conn., in part payment. Title to the Manhattan property passed Wednesday.

E. NELSON ERHART and Hornor & Co. negotiated the recent exchange of the White Plains estate of John Miles for the plot 100x213, on Northern av, owned by Robert B. Dula. Title to the latter property passed to Mr. Miles on Tuesday. He was represented by H. R. Barrett of Barrett & Buckbee, corporation counsel of White Plains, and Mr. Dula by J. B. Clark of the Title Guarantee & Trust Co.

DAVID KRAUS, in conjunction with Cahn & Pittman, sold for the Cunard Realty Co. the property 540 and 544 Wendover av, now known as Claremont Parkway. The property consists of two 5-sty apartments on a plot 75x132, within 100 ft of L. Station; in part payment the Cunard Realty Co. took the building at 2338 3d av. It is the intention of the new owners of the 3d av property to make extensive alterations to the 3d av property. There was involved in the deal the sum of \$150,000. Title passed to the new owners on Tuesday.

A SYNDICATE is buying up a number of lots on White Plains av, along the line of the subway extension, in the name of Timothy J. Sullivan. The acquisitions he has made include the following: White Plains av, southeast corner of 219th st, a plot 89x100, with three 3-sty frame buildings; White Plains av, northwest

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The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., February 20, 1914.—Sealed proposals will be opened in this office at 3 p. m., April 1, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Clarksville, Tex. The building is one story and basement, with a ground area of approximately 3,230 square feet; brick facing; composition roof; first floor of fireproof construction. Drawing and specifications may be obtained from the custodian of site at Clarksville, Tex., or at this office, in the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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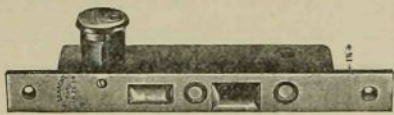
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corner of 226th st, a plot 64x80; White Plains av, west side, 100 ft north of 238th st; a plot 38x100; a plot 114x100 at the northeast corner of White Plains av and 233d st, and a plot, 64x 119, at the southeast corner of White Plains av and 219th st, and the plot 50x100, on the west side of White Plains av, 100 ft north of Waring av.

HORACE S. ELY & CO. announce two changes in their office. Francis Guerrlich, who has been connected with the firm for many years, has been elected a director. Mr. Guerrlich conducted negotiations in the recent sale and lease whereby Rogers Peet & Co. obtained a site for a new store at the northeast corner of 5th av and 41st st. The firm also announced that Homer Foot, Jr., who has been associated with their office for 18 years, will open an office on his own account in the Transit Building, 7 East 42d st, on March 1. Alfred E. Marling, president of Horace S. Ely & Co., gave a dinner in honor of Mr. Foot on Thursday night at the Union League Club.

CITIZEN'S EAST SIDE IMPROVEMENT ASSOCIATION.—At the annual meeting of this association, the following members were elected to serve as directors and officers for the following year: Directors, Montgomery Maze, Winfred Watson, George G. Schaefer, Henry G. Wynn, George F. Shrady, James M. Geery, Reno R. Billington, Rev. George L. Shearer, John Hannigan, George F. Bentley, Alonzo Potter, Herbert M. Unger, Hon. Francis J. Lanry, Rev. W. W. White. Officers: Montgomery Maze, president; Rev. George L. Shearer, D. D., vice-president; Herbert M. Unger, secretary; Henry G. Wynn, assistant secretary; Winfred Watson, treasurer.

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 MARGARET CAMPBELL—Premises 1651-655 Madison av, valued at \$76,000.

KATE RYAN—1831 Bathgate av, \$8,500.
BERTHA SCHEIBEL—111 West 96th st, \$30,000, and 1384 Park av, \$13,500.

JOHANN F. FONTHAM—307 West 142d st, \$10,000, and 58 West 99th st, \$26,000.

KATHRINE R. NEILL—146-148 Bowery and 343 Broome st, \$144,000; 128-130 Elizabeth st, \$9,000; and 345-351 Broome st, \$90,000.

LEOPOLD BRUNHILD—114-116 West 53d st, \$33,000.

CHARLES B. PEARSALL—47-51 East 59th st, \$160,000. The decedent owned a $\frac{1}{4}$ undivided interest, which was valued at \$32,000.

WILLIAM W. BROWER—246-252 West 103d st, \$106,000; 318 West 90th st, \$26,000, and 305 West 104th st, \$23,000.

NELLIE S. LOCKWOOD—52 West 97th st, \$18,000.

GEORGE BECKER—1957 Anthony av, \$10,000.

CLARA HEINE—26 West 72d st, \$60,000.
WILLIAM HONEY—421 East 13th st, \$21,000.

ROBERT W. LAWRENCE—227 East 48th st, \$13,000.

ELIZABETH LEE—127 East 127th st, \$3,500.

PATRICK F. McCUE—2019 Walton av, \$6,500.

OBITUARY

ALFRED LIVINGSTON WHITE, a prominent real estate broker and a member of the firm of William A. White & Sons, 62 Cedar st, died on Monday at his residence, 53 East 54th st, of pneumonia. Mr. White was born in Boston in 1853 and came to New York 35 years ago. He was vice-president of the New York Plate Glass Insurance Co. and a trustee of the Greenwich Savings Bank and the Henry Astor estate. He was also interested in the Garden City Co., owner of the Garden City Hotel. Mr. White was one of the original trustees of the Association for the Protection of the Adirondacks and vice-president of the Society for Christian Work of the Collegiate Church of St. Nicholas. He belonged to the Mayflower Society, New England Society, the Union League and the Lawyers Club. His widow, three brothers and two sisters survive him.

STEPHEN B. HALSEY, son of Stephen A. Halsey, founder of Astoria, L. I., died last week at his home, Boulevard and Franklin st, Astoria. He was 74 years old, and as a real estate man continued and promoted his father's ideas of developing Long Island. His father was an associate of the first John Jacob Astor in the fur business, and named Astoria after his friend.

WALTER OGDEN, a real estate broker, having offices at 59 William st, Manhattan, died yesterday in the Memorial Hospital in Morristown, N. J. He had resided for many years at 74 South st in that city. Mr. Ogden was forty-two years old.

Chester Taxpayers' Alliance Dinner.

The second annual dinner of the Chester Taxpayers' Alliance was held on Wednesday evening, at Ohmeis' Hotel, Tremont avenue and Boston road. In spite of the inclement weather, a large attendance listened to Toastmaster J. Vincent Ganley, president of the Alliance and County Clerk of the Bronx, and other speakers. The most important utterance of the evening was made by Assemblyman Grimler, after Surrogate Schulz had closed a severe arraignment of the Herrick-Schaap bill. He ex-

pressed the opinion that the bill would never come out of the Cities Committee, in spite of the prevailing apprehension that it stood a good chance of being passed.

He said: "I know of but one Assemblyman in this city who is sure to vote for it, the representative from the Twenty-ninth District, and he represents a territory which has but one vacant lot in it."

Other speakers were Borough President Mathewson, who spoke on the advantages of taxpayers' associations; Judge Shiel, of the Municipal Court; Alderman Moran, President Rosenquest of the Bronx Gas and Electric Co., and Commissioner Miller, of the Board of Education. At the guests' table, besides the speakers, were Judges Tierney and Gibbs, Register Polak and Senator Davidson.

The Chester Taxpayers' Alliance comprises a number of taxpayers' associations in the East Bronx.

The officers are J. Vincent Ganley, president; George Hefter, vice president; Leon G. Losere, vice president; Charles Maier, recording secretary; Thomas Murray, corresponding secretary, and Harry Cokeley, financial secretary. The chairman of the dinner committee was Gustave Killenberg and the secretary and treasurer, Harry A. Cokeley.

Opposed to Stoddard Bill.

Action was taken by the Board protesting against the passage of a bill pending in the Assembly, introduced by Francis R. Stoddard, Jr., entitled, "An act to amend the Greater New York Charter, in relation to inspection of tenement houses." The Board objected to the bill on the following grounds:

1.—The bill proposes to place in the hands of an official a greater power than should be intrusted to any one man or to any department or agency of government.

2.—It opens the door to unheard of opportunities for extortion, great though they have been in the past.

3.—It proposes to give an excessive power greater than ever bestowed upon any official or department.

For instance: Should a single room in a large apartment house, capable of complete isolation, but occupied by a child with a contagious disease, be certified by an inspector or officer of the department to be so occupied, then the power would exist, if legal, to vacate the entire building.

4.—The bill proposes that the judgment of the inspector or official shall be exercised without any hearing on the part of the owner or other person interested, and in some cases with not less than twenty-four hours' notice to order the vacating of the entire building.

5.—It is most improbable that the powers conferred would be sustained by the courts either as an exercise of police power or as not within the prohibition against taking property by due process of law, and yet the individual owner in the large majority of cases would suffer all the damage that might be inflicted upon him under such a law because of his pecuniary inability to enter into the necessary legal contest.

Real Estate Board Luncheon.

The regular monthly luncheon of the Real Estate Board of New York will be held next Thursday, at 115 Broadway, in room 415. The speakers will be Hon. George McAneny, president of the Board of Aldermen, whose subject will be "Civic Centers," and Hon. Marcus M. Marks, president of the Borough of Manhattan. The selection of these men is in line with the policies of the Board to keep its members in touch with matters of current importance through direct association with the highest authorities on each particular question. Previous speakers have been Walter Lindner, who explained the Income Tax, and Professor Joseph French Johnson of New York University, who spoke last month against the Single-Tax and the Herrick-Schaap bill. The luncheon will commence at 12:15, and the addresses at 1 p. m. The price is \$1, payable at the door.

United Owners Gain Point.

A special committee of the United Real Estate Owners' Association, which journeyed to Albany this week to protest against a proposed amendment to the Tenement House Law, was successful in gaining a postponement of the hearing until March 3, when the hearing for the Herrick-Schaap Bill is also scheduled. One of the objectionable amendments seeks to secure the vacating of any building upon the certificate of an inspector that it is unfit for habitation by reason of inadequate light. This would affect thousands of owners throughout the city, principally those holding "railroad" flats. The association will also protest against the Schaap bill to increase teachers' wages.

LOCAL IMPROVEMENTS.

Chester District.

The following resolutions for local improvement were adopted at meetings of local boards at Borough Hall, February 17: For constructing a sewer and appurtenances in Poplar street, between Lurting avenue and Roselle street; for closing and discontinuing Sagamore street, from Hunt avenue to Bear Swamp road; for constructing sewers and appurtenances in Unionport road, between Van Nest avenue and Morris Park avenue, and in White Plains road, between the end of the existing sewer north of Baker avenue and the property of the New York, New Haven & Hartford Railroad Company; for reducing the width from 80 to 60 feet of Rhinelander avenue, from White Plains avenue to Cruger avenue; for laying out on city map at a width of 50 feet, Poplar street, between Lurting avenue and Williams-bridge road; for laying out on city map, Mead street, between Garfield street and White Plains avenue, at a width of 50 feet; for constructing sewers and appurtenances in Westchester avenue, north side, between Metcalf avenue and Taylor avenue; and in Westchester avenue, south side, between Metcalf avenue and St. Lawrence avenue; and in Westchester avenue, both sides, between Taylor avenue and Theriot avenue.

Morrisania District.

The following resolutions for local improvements were adopted at the meeting held February 17: For paving with granite blocks on a sand foundation the roadway of Leggett avenue, from the bridge over the New York, New Haven & Hartford Railroad to east side of Barry street and setting curb where necessary, at a total estimated cost of \$21,800, or \$188 for each 25-foot lot.

The following resolutions for local improvements were adopted at the meeting held February 17: For discontinuing and closing Waldo avenue, from West 252d street to Fieldston road; for constructing receiving basins and appurtenances at the northeast corner of Andrews avenue and Fordham road; at the east side of intersection of 188th street and Sedgwick avenue; at the southeast corner of 188th street and Andrews avenue; for constructing receiving basins and appurtenances on the northeast corner of Broadway and West 236th street; and for regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Fieldston road, from Riverdale avenue to Spuyten Duyvil Parkway.

Van Courtlandt District.

The following resolution for local improvements was denied: For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Spuyten Duyvil Parkway, from Fieldston road to Broadway, and the Post road, from Spuyten Duyvil Parkway to West 246th street, together with all work incidental thereto, at a total estimated cost of \$101,600. This resolution was opposed by owners of neighboring property at the meeting held December 30, 1913. It was suggested that the matter be laid over pending the completion of studies now being made for a change of the street lines.

The following resolution is awaiting

action by the president: For laying out on the map of the city of New York, Corlear avenue, from West 242d street to Broadway at a width of 100 feet; West 242d street, from Corlear avenue to Broadway at a width of 60 feet; and Post road, from Corlear avenue to West 246th street at a width of 60 feet, and to discontinue the public place at Broadway, 242d street and Corlear avenue.

TENEMENT INSPECTIONS.

Structural Orders For Old Buildings All Issued—Departmental Methods.

By WILLIAM A. ABBOTT,
Deputy Tenement House Commissioner.

I am sure it will be interesting to every taxpayer to know that the department has a regular method of visting annually every tenement in the city, which is as follows:

First Cycle to consist of a thorough sanitary inspection of all tenements and a reinspection of pending violations, including complaints.

Second Cycle to consist of an ordinary reinspection of all pending violations, including complaints.

Third Cycle to consist of a current sanitary inspection on tenements of a \$25.00 or less monthly rental, reinspection on all pending violations, including complaints.

Fourth Cycle to consist of an ordinary reinspection of all pending violations, including complaints.

This will give you a very far idea of the current work of the inspector, and below are a few of the conditions requiring his attention:

The inspector must report on the adequacy and cleanliness of the water supply; flushing apparatus; defects in plumbing pipes and fixtures; the cleanliness of the floors, walls, ceilings and stairs of all floors; the lighting of public halls; whether the unoccupied space, such as yards, courts, etc., are clean and free from rubbish; whether there are sufficient ash and garbage receptacles, and the material they are made of; if the house drain is free from all obstructions; the condition of the lowest floor, and if used for living purposes, whether it is habitable; special note made as to whether any part or the whole of the building needs to be disinfected; whether there is any saturated woodwork around plumbing fixtures, etc., etc.

In connection with the old building inspection work, I am sure you will be interested to know that all structural orders have been issued, and, according to an agreement with the Board of Estimate and Apportionment, some thirty-two inspectors were laid off on December 31, last.

Only Sanitary Orders Hereafter.

With very few exceptions, and this being governed mainly by changes in local conditions, only sanitary orders will be issued against your property in the future. On the other hand, do not feel that the work already done will always remain as it is. Wear and tear, the elements, and other influences all tend to undo what has been done, and only your continual vigilance and constant repairing will keep the property in the way conducive to proper financial returns and satisfied tenants.

Let me here say a word or two about fire-escapes. This means of egress in case of fire, and very often the only avenue of escape left open, is too often neglected. Look them over yourself from time to time; employ a regular iron worker or fire-escape manufacturer to examine them for you once a year, or, in other words, pay him a yearly fee to keep them in order, and free you from the anxiety of a fatal accident. Paint them regularly. Do not think that because they are made of iron they are everlasting; a greater mistake never existed, and then when the crucial time arrives, and those articles which you have previously condemned and disappeared as seriously reducing the rental of an apartment, will be the safe bridge to carry you and your family to a place of safety. See that your drop ladders

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SEVENTH AVENUE ASSESSMENT**Should the City Pay the Whole Cost?**

Briefs have been submitted in the case of Wilber C. Goodale against the city to have nullified the assessment which has been laid against adjacent property in the case of the Seventh avenue improvement. Mr. Goodale contends that the city at large should bear the whole cost of the improvement and charge it against subway construction.

The Board of Estimate has laid an assessment of 12 per cent. of the cost of the improvement on property in District A, 33 per cent. on property in District B, irrespective of any special benefits to be derived by reason of the improvement, 40 per cent. on the Borough of Manhattan, 11 per cent. on the Borough of Brooklyn and 4 per cent. on the Borough of the Bronx.

Mr. Goodale alleges that the action of the Board of Estimate in so distributing the assessment is a violation of the Fourteenth Amendment of the U. S. Constitution and also a violation of Article 1 of Section 6 of the Constitution of the State of New York, providing that private property shall not be taken for public use without just compensation, in that the assessment is arbitrarily laid at certain percentages without regard to any special benefits derived by the property from the said improvement. Further, that the proceeding, while purporting to be for the extension and widening of certain streets, is really for the acquisition of property, for the benefit of a private corporation, to enable it to build an underground railway without acquiring an easement therefor, which is a violation, as alleged, of Article 8, Section 10 of the State Constitution.

Mr. Goodale alleges further that the Board of Estimate did not, before levying the assessment, ascertain how various sections would be benefited by the improvement and apportion the expense accordingly. This, he says, is contrary to the State Constitution, which requires that any assessment made, except when levied by the Legislature itself, must be made only after a hearing at which expert testimony has been introduced.

A claim is also made that the interest now running on the awards for land taken in this proceeding could be computed and charged by the city of New York to the Interborough Rapid Transit Company.

Bases of Brooklyn Values.

According to the assessors' figures, Manhattan has 8 per cent. of parcels assessed as being vacant. Brooklyn has 23.8 per cent. All the other three boroughs have over 50 per cent. vacant. Values run high in Manhattan and have been running higher and higher as the proportion of the land that is vacant diminishes. Brooklyn has been slowly spreading out and because of the fact that there was until recently a comparatively large amount of vacant land in the southern and southeastern parts of the borough land values have, therefore, remained dormant.

What, then, is going to be the effect of increasing Brooklyn's transit facilities by an amount greater than the in-

crease in the other three boroughs combined, particularly as Brooklyn has three-quarters reached the point which Manhattan has already practically reached—where to build a new building means to tear down an old one.

"Quite apart from many other considerations this means that practically the average value of the buildings is added to the economic value of the land," says Wood, Harmon & Co. "Take, for example, two streets in Flatbush where the lots are worth \$2,000 apiece. On one street buildings have been erected on every lot at an average cost of \$4,000 each. That means that on one street you cannot buy a lot unless under extraordinary circumstances for less than \$6,000—the value of the land plus the value of the building on it. On the other street you can buy lots for \$2,000. Now, it is obvious that when all the blocks, except one, in that neighborhood are improved with \$4,000 houses that the value of the lots on that one block (for the purpose of re-improvement) will go to practically \$6,000.

"That is the state that Brooklyn is fast reaching—where practically all of it is improved and where the price of the unimproved land is determined, not by its own value alone, but by the added value of the improvements on similar lots nearby. Now if no more people want to move into Brooklyn or no more transit facilities were being supplied for Brooklyn, it might take a long while for the natural growth of the city to use up the 23.8 per cent. of vacant parcels, but with the growth of the city increasing, as it does, in geometrical ratio—with the transit facilities of the city supplying more new accommodations Brooklynward than for all the other parts of the city combined—is it to be wondered at that the wiser heads among Brooklyn real estate men are predicting that—with the opening of these new lines—Brooklyn will be the scene of one of the greatest real estate movements that the country has ever seen?"

LONG ISLAND'S TWO SHORES.**The Reason Why the South Shore Towns Grow More Rapidly.**

It does not require the spirit of optimism to predict rapidly increased growth of population now on the North Shore division of the Long Island R. R. since it has been electrified; but the growth must necessarily be close to the line of the railroad because of the geographical contour of the north shore of Long Island. Most of the waterfront being remote from the railroad will continue to be country estates, and the rolling topography of the country invites such. A glance at the map will show that the north shore is composed of large necks of land divided by bays or harbors. Beginning at College Point and thence eastward the entire north shore of the island is a series of necks of land. The railroad does not begin to penetrate Great Neck proper, only passing across it where it is joined to the mainland. The same is true of Manhasset Neck, on which Port Washington is situated and which is the railroad's terminus. Willett's Point is another neck of land similarly unsusceptible to direct railroad service. The same geographical condition exists on the north shore even of Suffolk County. If the railroad traffic served the area of these numerous necks, it would be required to make an extensive detour on each one in order to do it. To use a homely phrase, "the game would not be worth the candle." For example, Great Neck is more than three miles in length, and Manhasset Neck is still longer. The circumstance must necessarily circumscribe their usefulness to landed estate purposes. If there were not so many necks of land on the north shore, the Long Island Railroad, with its splendid new electric division, could cause the populating of much land that must necessarily remain acreage.

On the other hand, the central and southern parts of the suburban area of Long Island lack the geographical features of the north shore. They possess no hills, but they contain well estab-

lished communities along easy lines of transportation and they are easily accessible to the bays and the ocean. A distinct real estate feature of the south shore is the diversified ownership of waterfront property. Land developing companies and builders, as well as small investors, have caused the upbuilding of the territory; and it is a truism of the Long Island Railroad that its greatest source of income is from its Long Beach and Montauk divisions and the electrified portion of the Main Line. On one or the other of these divisions of the road are such growing places as Floral Park, Hempstead, Lynbrook, Rockville Centre, East Rockaway, Oceanside, Long Beach, St. Albans and Rosedale,

AUCTION SALES OF WEEK.

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

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

The Auction Market.

There were twenty-seven offerings at the Manhattan and Bronx salesrooms this week and fifteen were bought by parties in interest, six were withdrawn or adjourned and six went to outside bidders. Among these were Frank P. Nolan, who paid \$35,000 for the dwelling at 123 East 38th street, and Joseph P. Lynch, who secured a large plot on Valentine avenue for \$18,700. The M. Morgenthau, Jr., Company held its initial sale in the Vesey street salesroom early in the week. Lewis Phillips made a few remarks, introducing the new auctioneers, and congratulated the Real Estate Auctioneers' Association on Mr. Morgenthau's joining their ranks. A number of prominent real estate men were present to extend their good wishes.

For the coming week a number of inconspicuous properties will be sold by the various auctioneers in different parts of the city. The most important offering will be the seven-story loft building at 158 Greene street, by Joseph P. Day, as a result of an action in which Henry Corn is the defendant.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 20, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Houston st, 503 E (*), ss, 60 w Mangin, 20x75, 3-sty bk tnt & str; due, \$8,134.19; T & c, \$727.22; Sarah A. Delacy, 5,000

St Marks pl, 54 (*), ss, 250 e 2 av, 25x 97.6, 4-sty stn tnt; due, \$3,765.71; T&c, \$2,000; Emelius Stigeler, 26,200

38TH st, 123 E, ns, 75 w Lex av, 17x98.9, 4-sty & b stn dwg, 2-sty ext; due, \$36,030.69; T&c, \$829.45; Frank P Nolan, 35,000

109TH st, 128 E (*), ss, 120 w Lex av, 19 x100.11, 4-sty bk tnt; due, \$7,929.81; T&c, \$181; Richd Lathers, Jr, et al trstes, 7,500

120TH st, 152 W (*), ss, 225 e 7 av, 16.8 x100.7x16.8x100.11, 3-sty & b stn dwg; due, \$2,532.08; T&c, \$126.65; sub to a mtg \$10,000; Mary A Kaufman, 11,198

124TH st, 325 E, ns, 360 w 1 av, 20x 100.11, 3-sty & b stn dwg; due, \$6,440.01; T&c, \$163.85; Jos Hyman, 5,750

128TH st, 60 W, ss, 172.6 e Lenox av, 37.6 x99.11, 6-sty bk tnt; due, \$41,916.23; T&c, \$2,027.03; Long Realty Co, 40,000

131ST st, 132 W, ss, 370 e 7 av, 20x99.11, 4-sty & b stn dwg; due \$12,509.31; T&c, \$380.25; Lawyers Mtg Co, party in int, 11,000

153D st, 538 W, ss, 225 e Bway, 25x99.11, 5-sty bk tnt; due, \$3,710.88; T&c, \$546.50; sub to prior mtg \$22,000; T J Meehan for a client, 26,538

161ST st, 581 W, see Bway, 3860-6.

164TH st, 503-5 W, ns, 100 w Ams av, 50x 99.11, 6-sty bk tnt; adj Mar3.

Amsterdam av, 49-55 (*), sec 62d (No 160), 100.5x100, 2-sty bk str; due \$77,434.81; T&c, \$1,902; Wolcott G Lane et al exrs, 75,000

Broadway, 3860-6 (*), nec 161st (No 581), 99.11x99.10, 6-sty bk tnt & str; due, \$45,607.59; T&c, \$2,231.99; sub to first mtg \$170,000; Moe A Isaacs et al, 195,000

JACOB H. MAYERS.

133D st, 140 W (*), ss, 349.10 e 7 av, 25x99.11, 4-sty stn tnt; due, \$13,937.09; T & c, \$483.25; J Harsen Purdy, 12,000

133D st, 142 W (*), ss, 324.10 e 7 av, 25x 99.11, 4-sty stn tnt; due, \$13,934.91; T&c, \$483.25; Lincoln Trust Co, 12,000

BRYAN L. KENNELLY.

133D st, 138 W (*), ss, 374.1 e 7 av, 25x 99.11, 4-sty stn tnt; due, \$13,934.69; T&c, \$483.25; N Y Trust Co et al trstes, 12,000

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have become so thoroughly recognized that it is admittedly the *Strongest and Most Valuable Advertising Medium* published in the interest of Real Estate and Building.

Auction Sales, Manhattan—Continued.

HERBERT A. SHERMAN.
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; adj Mar5.
M. MORGENTHAU, JR., CO.
8TH av, 2180 (*), es, 50.5 s 118th, 25x75, 5-sty bk tnt & str; due, \$4,853.52; T&c, \$3.50; Edgerton Park Co. 28,150
JOSEPH WIELAR.
71ST st, 163 W, ns, 150 e Bway, 20x100, 3-sty & b stn dwg; withdrawn.
DANIEL GREENWALD.
112TH st, 328-32 E, ss, 325 e 2 av, 75x100.10, 2-4-sty bk tnts & str, & 3-sty bk stable; to be re-advertised for Mar20.
 Total \$502,336
 Corresponding week 1913..... 492,583
 Jan 1, 1914, to date 6,001,434
 Corresponding period 1913.... 6,232,560

Bronx.

The following are the sales that have taken place during the week ending Feb. 20, 1914, at the Bronx salesroom, 3208-10 3d av.
JOSEPH P. DAY.
146TH st, 287 E (*), ns, 161.6 e Morris av, 16.8x110, 4-sty bk tnt; due, \$8,339.65; T&c, \$216.04; Fredk W Horton. 7,000
Holland av, swc So Oak dr, see So Oak dr, swc Holland av.
Holland av, see So Oak dr, see So Oak dr, swc Holland av.
South Oak dr, see Holland av, see So Oak dr, swc Holland av.
South Oak dr (*), swc Holland av, 28.10 x89.5x25x75.1; also SOUTH OAK DR, see Holland av, runs e128.4x98.9x25xw100x99.9; also HOLLAND AV, es, 100 n Burke, 50x100; also WALLACE AV, ws, 100 n Burke, 25x100; due, &c, \$5,335.69; T&c, \$1,400; Wm C Trull. 6,500
Wallace av, ws, 100 n Burke, see So Oak dr, swc Holland av.
HERBERT A. SHERMAN.
187TH st E, ss, whole front bet Valentine & Tiebout avs, runs s13.3xe85xs25.1xe150 to Tiebout av xn38.3xw235 to beg, vacant; due, \$16,093.16; T&c, \$452.50; on this and Valentine av, 2424-36, nec 187th (No 547); Jos P Lynch & Michl J Sullivan. 5,900
187TH st E, see Valentine av, see Valentine av, 2426-36.
187TH st E, swc Tiebout av, see Valentine av, 2426-36.
187TH st E, nec Valentine av, see Valentine av, 2426-36.
187TH st, 547 E, see Valentine av, 2426-36.
Tiebout av, swc 187th, see Valentine av, 2426-36.
Valentine av, 2426-36, nec 187th (No 547), 100x135, 2-sty fr dwg & vacant; Jos P Lynch & Michl J Sullivan. 12,800
Valentine av, see 187th, see Valentine av, 2426-36.
BRYAN L. KENNELLY.
Katonah av, 4319 (*), ws, 75 s 238th, 25 x85, 2-sty fr dwg; due, \$4,623.49; T&c, \$129.84; Central Mtg Co. 4,000
M. MORGENTHAU, JR., CO.
Union av, 718 (*), es, 173.6 s 156th, 18.9 x93.6, 2-sty & b bk dwg; due, \$6,599.04; T &c, \$358.85; Danl D Bailey trste. 7,058
JOHN S. MAPES.
218TH st E, ss, 175 w Paulding av, 25.1 x109.4; due, \$342.04; T&c, \$74.10; A Davis. 525
218TH st E, ss, 150.1 w Paulding av, 25 x109.4; due \$342.04; T&c, \$74.93; A Davis. 525
218TH st E, ss, 200.1 w Paulding av, 25.1x109.4; due, \$324.04; T&c, \$74.66; A Davis. 525
SAMUEL MARX.
Andrews av, 2290, ws, 550 s Fordham rd, 50x125, 2-sty bk dwg; withdrawn.
 Total \$44,833
 Corresponding week 1913..... 92,200
 Jan. 1, 1914, to date 784,329
 Corresponding week 1913..... 845,485

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 18, 1914, at the Brooklyn Salesrooms, 189 Montague street:
WILLIAM H. SMITH.
BERGEN ST (*), ns, 381 e Nostrand av, 19x107.2; Jno Willis et al..... 6,600.00
PROSPECT PL, ns, 228 w Albany av, 47x127.9; Lamar Realty Co..... 36,500.00
ROBINSON ST, ns, 76.3 w Nostrand av, 280x122; adj sine die.....
SUMPTER ST (*), ss, 425 e Ralph av, 25x100; L Townsend Burden 3,725.00
PARK AV, ss, 58.4 w Franklin av, 50x100; withdrawn
VAN BRUNT ST, 351 (*), ss, 50 w Wolcott, 25x90; Catherine Durney 11,000.00
17TH ST (*), nes, 340.3 e Prospect Park W, 40x115.6; also 17TH ST, nes, 380.3 e Prospect Park W, 20.4x115.6; Christine Carmichel 12,500.00
E 28TH ST, ws, 160 s Av I, 240x100; adj sine die.....
58TH ST, nes, intersec, ses 16th av, 90x100.2; withdrawn
71ST ST, sws, 126.2 se 18th av, 18.4x100; Frank Anderson 3,500.00
BEDFORD AV (*), sws, 74.11 nw Rodney, 21.1x100; Chas F Rabell..... 9,000.00
HOPKINSON AV, ws, 92.11 s Pitkin av, 75x100; adj March 4.....
KNICKERFOCKER AV (*), sws, 75 se Eldert, 25x100; Wm Runger et al.... 11,500.00

WASHINGTON AV, es, 119.7 n St Marks av, 19.1x131; Bartolomeo Mosca..... 10,125.00
21ST AV, swc 7th, 80x240xirreg; also 78TH ST, ns, 320 w 21st av, 140x100; Evan J Williams..... 18,100.00
WILLIAM P. RAE.
RUTHERFORD PL, sec, Bay 17th, 96.8x25; A B Roberts 3,200.00
STANHOPE ST (*), ses, 100 sw Central av, 16.1x114.3; Isaac Simon 1,550.00
STATE ST, ss, 360 e 3d av, 20x90; Ernest Appuhn 9,500.00
WALTON ST (*), ns, 350 e Marcy av, 25x100; Lorenzo D Pickford..... 4,000.00
E 23D ST (*), es, 470 n Av G, 40x100; Ella J Doig 7,600.00
ATKINS AV, ws, 140 s New Lots av, 80x100; Maria Di Noto 3,530.00
FRANKLIN AV (*), ws, 82 s Crown, 80x38.9; parcel of land beg at a point formed by intersec e boundary line of land of J C Freetke and line parallel with and distant 62 s Crown, and 53.9 w Franklin av, runs w 16.3x20xw20x60xe51.3xnS17 to beg; Thos A Devan 2,500.00
CHARLES SHONGOOD.
BERGEN ST, ss, 97.6 e Schenectady av, 26x127xirreg; Henry Neuggass... 5,400.00
CONGRESS ST, ss, 80 e Henry, 20x72.6; withdrawn
BAY RIDGE AV, nes, 330.3 se 2d av, 80 x290; adj March 24.....
WILLIAMS AV, ws, 270.8 n Hegeman av, 19.4x100; Benj Wish & Benj Israel 6,175.00
WILLIAMS AV, ws, 251.4 n Hegeman av, 19.4x100; Benj Wish & Benj Israel 6,175.00
WILLIAMS AV, ws, 230 n Hegeman av, 21.4x100; Benj Wish & Benj Israel 6,200.00
3D AV, es (*), 50.2 s 45th, 25x100; Jno R Graham 9,000.00
LOT 24 (*), Block 4084, Sec 13; Eitel Stromwasser 100.00
JAMES L. BRUMLEY.
GRAND ST (*), ss, Lot 87, Map of Yorkton; also GRAND ST, ss, bet Kent & Wythe avs, Lot 86, 25x100; Kings County Savgs Inst..... 15,000.00
LOTS 505 to 518 (*), Map of property of Ocean Breeze Building Lot Ass'n, 32d Ward; Cath C Rossiter..... 3,710.00
JOSEPH P. DAY.
EAY RIDGE AV, ns, 415 w 19 av, 25x100; Geo Wood et al..... 3,500.00
CHAUNCEY REAL ESTATE CO.
4TH AV (*), ws, 53.6 n 57th, 33.4x100; Frederick W Huber 14,000.00
 Total 223,690.00
 Corresponding week, 1913..... 219,233.00

VOLUNTARY AUCTION SALES.

Manhattan.

FEB. 25.
HENRY BRADY.
7TH AV, 230, ws, abt 70 n 23d, 4-sty bk tnt & str; trustees sale.
FEB. 26.
JOSEPH P. DAY.
29TH ST, 253-5 W, ns, 125 e 8 av, 50x98.9, 3-sty bk tnt & str.
32D ST, 248 E, ss, 100 w 2 av, 25x98.9, 4-sty bk tnt.
90TH ST, 67 W, ns, 100 e Col av, 18.9x100.8, 3-sty & b stn dwg.
124TH ST, 58 E, ss, 208 e Mad av, 18x100.11, 3-sty & b stn dwg.
LEXINGTON AV, 165, es, 43.10 n 30th, 21.11x100, 3-sty & b stn dwg.
FEB. 26.
WILLIAM P. RAE.
MELROSE ST, 108, ss, 150 e Bremen, 25x100, 2-sty bk & fr tnt & str.
S 10TH ST, 80, ss, 72 e Berry, 24x131x—x141, 4-sty bk dwg.

Brooklyn.

FEB. 26.
WILLIAM P. RAE.
MELROSE ST, 108, ss, 150 e Bremen, 25x100, 2-sty bk & fr tnt & str.
S 10TH ST, 80, ss, 72 e Berry, 24x131x—x141, 4-sty bk dwg.

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. 21 & 23.
 No Legal Sales advertised for these days.
FEB. 24.
GREENE ST, 158-60, e s, 82.8 n Houston, runs e75.4xn17.9xe25xn24.6xw100.6xs41.4 to beg; 7-sty bk loft and str bldg; John A Stewart et al, tstes—Henry Corn et al; Beekman, Menken & Griscom (A), 52 William; Townsend Morgan (R) due, \$64,007.71; T&c, \$2,963.95; Joseph P Day.
RIDGE ST, 81, see 86th st, 302 W.
48TH ST, 128 W, ss, 305 w 6th av, 20x100.5; 3-sty & b stn dwg; Doretha S Warsawer—Grace G Smith et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Maurice Deiches (R) due, \$10,783.94; T&c, \$693.10; Samuel Marx.
86TH ST, 302 W, ss, 100 w West End av, 19x102.2 1/2 pt, 4-sty & b stn dwg; also RIDGE ST, 81, ws, 150.2 n Delancey, runs w73xe25xw27.6xn48.2xe100.5xe23.3 to beg, 1/2 pt, 5-sty bk tnt & str & 4-sty bk rear loft bldg; Adrian H Jackson—Amie Davis et al; Menken Bros (R); due, \$3,960.30; T&c, \$7.50; Joseph P Day.
S8TH ST, 173 W, ns, 183.4 e Ams av, 16.2x100.8, 3-sty & b stn dwg; Ella R Andrews—Sarah Friedman et al; Benj F Edsall (A), 35 Nassau; Jas A Farrell (R); due, \$16,054.28; T&c, \$580.40; mtg recorded Jan 31, 1911; Joseph P Day.
132D ST, 10 E, ss, 185 e 5th av, 25x99.11, 5-sty bk tnt; Harry Isaacson—Louis Segelbohm et al; Wm F Clare (A), 135 Bway; Wm T Quinn (R); due, \$6,828.67; T&c, \$539.90; Henry Brady.
FEB. 25.
144TH ST, 510 W, ss, 125 w Hamilton pl, 100x99.11, 6-sty bk tnt; International Distributors Corp—Geo B Bergkamp et al; Geo C De Lacy (A), 233 Bway; Rudolph A Seligmann (R); due, \$11,200.14; T&c, \$288; sub to 3 mtgs aggregating \$181,286; Joseph P Day.
AV C, 285, ws, 69 s 17th, 23x88, 4-sty bk tnt & str; N Y Life Ins & Trust Co—August Dooper et al; action 1; Emmet & Parish (A), 52 Wall; William Klein (R); due, \$8,353.73; T&c, \$222.90; Bryan L Kennelly.
AV C, 289, ws, 23 s 17th, 23x88, 4-sty bk tnt & str; Same—Same; action 2; Same (A); Same (R); due, \$8,341.12; T&c, \$220.90 Bryan L Kennelly.
FEB. 26.
28TH ST, 216 E, ss, 222 e 3d av, 22x98.9, 5-sty bk tnt & str & 3-sty bk rear tnt Sarah R Wells, trste—Henry Hoffman et al; Van Vorst, Marshall & Smith (A), 25 Broad; James A Foley (R); due, \$17,487.98; T&c, \$504.22; Henry Brady.
143D ST, 163-5 W, ns, 100 e 7th av, 37.6x99.11, 5-sty bk tnt; Equitable Life Assur Soc of U S et al—Adolph Gluckman et al; Cary & Carroll (A), 59 Wall; John DeW Warner (R); due, \$34,183.21; T&c, \$793.80; Joseph P Day.
LEXINGTON AV, 288, ws, 49.5 s 37th, 24.6x84, 4-sty & b stn dwg; Wm W Sharpe—Mary A Doris et al; Ronald K Brown (A), 320 Eway; John F Couch (R); due, \$37,148.97; T&c, \$2,356.30; Joseph P Day.
7TH AV, 823, es, 25.1 n 53d, 25x100, 4-sty stn tnt & str & 5-sty bk rear tnt; Wm Goldstone—Bernard Seyman et al; Myers & Schwesenski (A), 299 Bway; Harry N French (R); due, \$4,822.74; T&c, \$496.05; sub to 3 pr mtgs aggregating \$51,000; Joseph P Day.
FEB. 27.
LEWIS ST, 99 & 99 1/2, swc Stanton (Nos 293-5), 50x99.8, 4-5-sty bk tnts & str; Ernestina Trick—Louis Cohen et al; Charles Brandt, jr (A); Wm A Boyd (R); due, \$6,897.67; T&c, \$6,705.48; sub to first mtg of \$58,000; D Phoenix Ingraham.
STANTON ST, 293-5, see Lewis st, 99 & 99 1/2.
31ST ST, 115 E (rear), beg at a point 203.11 w Lex av & 62.7 n 31st st, runs w 21.3xn 34.7xe 21.1xs 35.6 to beg; vacant; sheriff's sale of all right, title, &c, which Julia D Martin had on Oct 25, 1909, or since; Willard Roby (A), 34 Nassau; Max S Grienhagen, sheriff; Daniel Greenwood.
FEB. 28 & MARCH 2
 No Legal Sales advertised these days.

Bronx.

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

FEB. 21 & 23.
 No Legal Sales advertised for these days.
FEB. 24.
147TH ST, 872-4 E, ss, abt 80 w Austin pl, 50x100, 2-sty fr dwg & 1 & 2-sty fr rear stable; Geo F Moritz, trste—William Tomlinson et al; Miller & Bretzfelder (A), 55 Liberty; Melvin G Palliser (R); due, \$3,401.92; T&c, \$830.79; M Morgenthau, Jr, Co.
FEB. 25.
184TH ST, 505 E, nec Bassford av (No 2320), 91.4x55.1x93.1x55, 5-sty bk tnt & str; Empire City Savings Bank—Martin Tully Construction Co et al; Chas W Dayton (A), 27 William; Melvin G Palliser (R); due, \$53,077.44; T&c, \$1,143.95; Joseph P Day.
BASSFORD AV, 2320, see 184th st, 505 E.
DALY AV, 1916, es, 389.2 s 177th, 32.1x150.11, 4-sty bk tnt; Farmer's Loan & Trust Co, trste—Harry C Benline Constn Co et al; Geller, Rolston & Horan (A), 22 Exch pl; Phoenix Ingraham (R); due, \$19,089.35; T&c, \$445.20; D Phoenix Ingraham.
FOREST AV, 999, ws, 144.3 s 165th, 21x91, 3-sty fr tnt & str; Polonia Co-operative Savings & Loan Assn—Victor Jeschke et al; Francis X Wazeter (A), 346 Eway; Henry M Stevenson (R); due, \$5,140.56; T&c, \$221.07; Joseph P Day.
UNION AV, 1126, es, 45 n 167th, 40x100, 4-sty bk tnt; Gerard B Lambert—R & W Realty Co et al; Saml T Carter, Jr (A), 111 Bway; Henry A Friedman (R); due, \$26,561.62; T&c, \$1,529.93; mtg recorded May 20, 1909; Joseph P Day.
FEB. 26.
BOWNE ST, swc John; see John st, swc Bowne.
JOHN ST, swc Bowne, 122.1x301.6 to Eastchester Bay x—x223.4, City Island; Henry Guion et al—Martin J Earley et al; John A Holzapfel (A), 260 Bway; Melvin G Palliser (R); due, \$5,766.82; T&c, \$1,178.69; Joseph P Day.
237TH ST, 327 E, ns, 300 w Martha av, 25x100, 2-sty fr dwg; William Beaman—Olivia Gilber et al; John C Stein (A), 51 Chambers; Howard Humiston (R); due, \$2,886.43; T&c, \$127.08; Joseph P Day.
LONGWOOD AV, 1095-7, ns, 24.6 w Garrison av, 35.8x65.8x35.8x67.10, 2 2-sty fr dwgs; Margaret V Dimond—Mary E Baldwin et al; Joseph H Fargis (A), 37 Liberty; Denis Quinn (R); due, \$6,613.06; T&c, \$922.57; sub to mtg of \$300; Ervan L Kennelly.
PROSPECT AV, 2054, es, 128.6 n 179th, 22.1x150.3, 2-sty fr dwg; Tax Lien Co of N Y—James D Rogers et al; William Lustgarten (A), 68 William; Wm J Cahill (R); due, \$1,178.95; T&c, \$560; Bryan L Kennelly.
FEB. 27.
148TH ST, 344 E, swc Courtlandt av (No 517), 94x27.6, 4-sty bk tnt & str; Hyman Nanes—Henry Steinberg et al; Lester M Friedman (A), 233 Eway; John C Coleman (R); due, \$3,901.87; T&c, \$577.90; sub to mtg \$18,000; Joseph P Day.
COURTLANDT AV, 517, see 148th st, 344 E.
SO BLVD, 1336, es, 200 s Jennings, 25x100, 3-sty fr tnt; Leonard J Langbein, exr—Martha Perna et al; actjon 1; Henry Meyer (A), 302

Bway; Harry G Guttman (R); due, \$1,539.12; T&c, \$331.11; sub to 1st mtg \$4,000; Julius H Haas.

SO BLVD, 1334, es, 225 s Jennings, 25x100, 3-stry fr tnt; Same—Same; action 2; Same (A); Same (R); due, \$1,539.12; T&c, \$331.11; sub to mtg \$4,000; Julius H Haas.

FEB. 28 & MARCH 2 No Legal Sales advertised for these days.

Brooklyn.

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

FEB. 21 & 23. No Legal Sales advertised for these days. FEB. 24. DEAN ST, sec Rogers av, 95x120; Dime Savings Bank of Brooklyn—Union League Club of Brooklyn et al; Dykman, Oeland & Kuhn (A); 177 Montague st; Stephen C Baldwin (R); Thomas Hovendon.

N 8TH ST, nes, 175 se Kent av, 25x100; Sarah A Burroughs—Ralph Lipschitz et al; Geo A Logan (A), 44 Court; Felix Reifschneider, Jr (R); Wm H Smith.

W 9TH ST, es, 54 n Av R, 17x100; Herman H Doehler—Otti Singer et al; Harry E Lewis (A), 215 Montague; H H Altman (R); Wm P Rae.

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

E 35TH ST, ws, 87.8 s Tilden av, 20x100; Postal Life Ins Co—Dorey Realty Co et al; action 9; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.

E 35TH ST, ws, 47.8 s Tilden av, 20x100; Same—Same; action 12; Same (A); Same (R); Wm H Smith.

E 35TH ST, ws, 67.8 s Tilden av, 20x100; Same—Same; action 13; Same (A); Same (R); Wm H Smith.

E 35TH ST, ws, 107.8 s Tilden av, 20x100; Same—Same; action 14; Same (A); John H Fleury (R); Wm H Smith.

72D ST, sws, 320 se 8th av, 20x100; Franziska Drissler—Geo Trebing et al; Reynolds & Geis (A), 359 Fulton; Walter M Effross (R); Wm P Rae.

BAY PARKWAY, ses, 273.6 ne Cropsey av, 100x96.8; Edw G Vail, jr—Walter Schren-Keisen et al; Cromwell G Macy (A), 280 Bway, Manhattan; Mortimer S Brown (R); Wm H Smith.

BEDFORD AV, ws, 100 n Ross, 27.5x57.5; Sarah Weill—Jeanette Levy et al; Harry E Lewis (A), 215 Montague; Elmer G Sammis (R); Wm P Rae.

BROOKLYN & JAMAICA PLANK RD, swc Vermont av, 75x102.7; National Fertilizer Co—Eliz Gunther et al; Lockwood & Hill (A), 35 Nassau, Manhattan; Wm B Hurd, Jr, receiver; Wm H Smith.

DRIGGS AV, ws, 20 n N 1st, 20x50.8; Solomon Rosenberg—Abraham Schoenman et al; Hugo C Gollmar (A), 134 Bway; Leon R Jacobs (R); Wm P Rae.

FLATBUSH AV, nes, 30 nw Dean, runs ne73.11 xs5.4xe10.9xn41xn70.6xsw11.6xse40xsw75xse40 to beg; Grace L Harper et al—Mary A Church et al; Carey & Carroll (A), 59 Wall, Manhattan; Rippey T Sadler (R); James L Brumley.

GRAVESEND AV, ws, 85 s Av J, 15x40; Brooklyn Realty Sellers—Frank M Henderson et al; London & Davis (A), 55 Liberty, Manhattan; Rufus T Griggs (R); Charles Shongood.

MORGAN AV, nwc Thames, 100x33; Kings County Savings Inst—Rosie Glickman et al; Wm W Taylor (A), 63 Wall, Manhattan; Geo H Harman (R); Wm H Smith.

NOSTRAND AV, es, 40 n Snyder av, 20x100; Glens Falls Ins Co—Robert Ward et al; action 1; Hirsh & Newman (A), 391 Fulton; Henry S Rasquin (R); Wm H Smith.

ST MARKS AV, ns, 20 w Nostrand av, 20x100; Industrial Savgs & Loan Co—Susanna A LeRoy et al; Frank M Patterson (A), 66 Liberty; Chas Y Van Doren (R); Wm H Smith.

FEB. 25. STATE ST, 118, sws, 92.6 e Henry, 25x100; Geo H Roberts—John F Robertson et al; Winthrop & Stimson (A), 32 Liberty; Henry Herdling (R); Wm P Rae.

BAY 17TH ST, ses, 200 sw 86th, 50x96.8; Leopold Freiburger—Chas H Malchow et al; Samuel E Klein (A), 367 Fulton; Warren I Lee (R); Charles Shongood.

38TH ST, nes, 158.10 se New Utrecht av, 20x90; Henry Hess et al—Silver Land Improvement Co et al; C & T Perry (A), 845 Manhattan av; Eernard B Shriest, jr (R); Wm P Rae.

52D ST, sws intersec ses 13 av, 140x1002; Harold Eurtion-Hart—Jas F Ringland et al; Harry L Thompson, 175 Remsen; Allan A Deutsch (R); Wm H Smith.

73D ST, nes, 85 sw 15 av, 75x100; Henry L Nostrand—Michael J Grady et al; Furst & Furst (A), 215 Montague; Allen Robertson (R); Wm H Smith.

BELMONT AV, sec Berriman, 20x90; Margt Dolan—Harry Freifeld et al; Jno C L Daly, 375 Fulton; Wm H Smith.

NORMAN AV, es, 75 e Russell, 25x95; Augustus Smith—Wm L Felter et al; Arthur Smith (A), 111 Eway, Manhattan; Chas C Miller (R); James L Brumley.

TOMPKINS AV, nec Greene av, 25x100; Dime Savings Bank of Brooklyn—Sarah D Fogelson et al; Dykman, Oeland & Kuhn (A), 177 Montague; John C Stemmermann (R); Wm P Rae.

FEB. 26. CRESCENT ST, ws, 50 n Weldon, 25x100; Margaret Riordan—Cornelius Manning et al; Kiendl & Sons (A), Atlantic and Pennsylvania avs; Harry S Lucia (R); Wm H Smith.

FAIRVIEW PL, ws, 38.4 s Martense, 20x100; Same—Same; action 3; Same (A); A Berton Reed (R); Wm H Smith.

WATKINS ST, w s, 125 s Liberty av, 25x100; Williamsburg Savings Bank—Fannie Horn et al; S M & D E Meeker (A), 217 Havemeyer st; Alfred W Booraem (R); Wm H Smith.

53D ST, swc 11th av, 80x20.2; Henry G Tuttle—L W Beveridge, Inc, et al; Leopold Levy (A), 816 Broadway; Sidney Strongin (R); Charles Shongood.

NORMAN AV, s s, 100 e Russell st, 25x95; Augustus Smith—Wm L Felter et al; Arthur Smith (A), 111 Broadway; John C Judge (R); Action No 2; Wm H Smith.

7TH AV, nws, 107.2 ne 78th st, 21.5x116.10x irreg; Jacob Blank—Isabella L Ryttenberg et al; Coombs & Wilson (A), 260 Broadway; Chas J. Masone (R); Wm H Smith.

7TH AV, ws, 21.5 s 75th st, 21.5x101.5; Samuel H Coombs—Isabella L Ryttenberg et al; Action No 1; Roy M Hart (A), 260 Broadway; Ludvig M Wilson (R); Wm H Smith.

7TH AV, ws, 42.10 s 77th st, 21.5x109.1; Same—Same; Action No 2; Same (A); Henry A Sayer (R); Wm H Smith.

7TH AV, ws, 61.3 s 77th av, 21.5x116.10; Same—Same; Action No. 3; Same (A); Percival G Barnard (R) Wm H Smith.

FEB. 27. ELTON ST, es, 158.4 s Glenmore av, 19.5x90; Mary M Post—Dominick De Paola et al; Alphonse Dession (A), 82 Wall, Manhattan; George Eckstein (R); Wm H Smith.

2D ST, ns, 71.1 e Bond, 25x93.3; Joseph Meresman—Rebecca Wolkoff et al; John L Bernstein (A), 5 Beekman, Manhattan; Milton M Erooke (R); Wm P Rae.

N 9TH ST, nes, 175.2 se Roebling, 49.8x100; Ernest Arnold—Edw S McVey et al; Louis J Moss (A), 26 Court; Thomas J Evers (R); Charles Shongood.

FEB. 28. No Legal Sales advertised for this day. MARCH 2. VERNON AV, ss, 162.6 e Throop av, 18.9x80; Louis Schrag—Jennie Tillingier et al; Salter & Steinkamp (A), 140 Nassau, Manhattan; John H Fleury (R); Wm H Smith.

FORECLOSURE SUITS.

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

Manhattan.

FEB. 14. 13TH ST, ns, 121 e Av A, 37.6x103.3; Alice Richard—Giovanni Parisi et al; J A Kohn (A).

FEB. 16. LEWIS ST, 52-54; Empire City Savings Bank—David Perlman et al (amended); C W Dayton (A).

LEWIS ST, 50; Empire City Savings Bank—Julius Weinberg et al; C W Dayton (A).

4TH ST, nwc Mercer, 71.5x96.2; N Y Life Ins & Trust Co—Guy Witthaus et al (amended); Emmet & Parish (A).

122D ST, ss, 150 w Amsterdam av, 25x95.11; N Y Life Ins & Trust Co—Isaac Huppert et al; Emmet & Parish (A).

LEXINGTON AV, ws, 65.4 n 31st, 22.6x100; Canal Realty Co—Julius Rosenberg et al; Strauss & Singer (A).

FEB. 17. 48TH ST, 317 E; Harris Koppelman—Phillip Flumefreddo et al; H L Kunster (A).

AV B, 131; Fannie Pick et al—Frieda Hart et al; Kantrowitz & Esberg (A).

FEB. 18. 16TH ST, ns, 575 w 5 av, 25x92; Maurice D Barry et al—Jno Fitzgerald et al; H M Bellinger, Jr (A).

51ST ST, 237 W; Margt F Barnes—Benven Realty Co et al; J A I Hardiman (A).

53D ST, 355 W; Harriet B Piester—Stanley Goliek Co; Arrowsmith & Dunn (A).

131ST ST, 12 E; Annie Diehl—Sarah McCormick et al; Guggenheimer, Untermeyer & Marshall (A).

FEB. 19. MADISON ST, 348; Clarence M Coddington—Michl Gold et al; C M Coddington (A).

2D AV, 1890; Anna R Fairchild—Sarah Katz et al; Theall & Beam (A).

FEB. 20. 20TH ST, es, 300 e 6 av, 50x92; Germania Life Ins Co—Minna M Coster et al; Dulon & Rose (A).

AV A, nec 55th, 25x5x79.8; German Savgs Bank of City of N Y—Elsie Max et al; amended; M Auerbach (A).

3D ST, ns, 280.11 e Av B, 46x96.2; Wolf Brand—Burt Realty Co et al; S Schack (A).

110TH ST, ss, 75 w 1 av, 25x100.11; Wm Hennings—Broadway Trust Co et al; amended; G B Winthrop (A).

AV B, es, 22 s 17th, 20x68; Saml E Motsard—Louis Pollack et al; Cohen, Haas & Schimmel (A).

Bronx.

FEB. 13. RITTER PL, ss, 96.8 e of Union av, 40x85.3; Jos E Dutey—Crownhill Consta Co; R Lowenthal (A).

166TH ST, ss, 175 w Washington av, 25x166.8; part of Lot 30, map of Village of Morrisania; Jacob Littau et al—Ferdinand Steiger et al; L Susman (A).

ANTHONY AV, ws, 110.2 n 173d, through to Clay av, es, 80x82.3x71.5xirreg; Annie C Bartlett—Mellwin Realty & Consta Co et al; H C Rickaby (A).

FEB. 14. LOTS 87, 89, map of Union Hill, Powell Estate; Smada Realty Co—Jos Tesere et al; O E Davis (A).

FEB. 16. CLINTON AV, 1820; Rental Mortgage Securities Corporation—Inter City Land & Securities Co et al; J L Goodwin (A).

SOUTHERN BLVD, ws, 375 n Jennings, 37.6x100; Rental Mortgage Securities Corporation—Inter City Land & Securities Co et al; J L Goodwin (A).

FEB. 17. BRONX BLVD, Lot 324, Map of Washingtonville, Town of Eastchester; Charlotte H Whitely—Michael Brennan et al; Wood & B (A).

LOTS 25, 26, 27, 28, 29, 30 and 31, Map of Section A, Vyse Estate; Rental Mortgage Securities Corp—First Preferred Realty Corp et al; J L Goodwin (A).

FEB. 18. 136TH ST** ss, 125 w 3 av, 25x100; American Mortgage Co—Dora Yanitsky et al; M S Borland (A).

136TH ST** ss, 150 w 3 av, 25x100; Cath A Lawrence—Morris Hineser et al; amended; M S Borland (A).

147TH ST, sec Tinton av, 50x100; Eliz C Cornell—Henry Fox et al; C M Boynton (A).

FEB. 19. FOX ST, es, 656.10 n 165th, 20.5x100; Clara Best—Martha Perna; Arrowsmith & D (A).

DAVIDSON AV, sec North, 15x100; May Price Constant Gref—Fleischmann Realty Co et al; GE Coney (A).

EASTBURN AV, es, 238.3 n 174th, 25x95; Board of Education of Reformed Church of America—Sarah Cohen; C L Livingston (A).

LOTS 207 & 225, map of Samler Estate, prop located at Broadway & 256th st; Stuard Realty Co—Stroeter Realty Co et al; Gilbert & G (A).

**Recorded in N Y County.

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

FEB. 11. 120TH ST, 81 E; German Savgs Bank of N Y—Leopold Winkler et al; Meyer Auerbach (A); Jno H Rogan (R); due.\$9,881.45

FEB. 13. HOUSTON ST, s s, 40 e Goerck, 20x75; Eliza C Farnham—Rose Messer et al; Wm R Adams (A); Winter Russell (R); due. 6,556.67

123D ST, 124-8 E; Adolph Finkenber—Max Marks; Katz & Sommerich (A); Jos R Truesdale (R); due... 6,342.11

FEB. 14. No Judgments in Foreclosure Suits filed this day.

FEB. 16. 113TH ST, 58 W; Danl J O'Connor et al—Simon Ginsburg (A); Gannon, Seibert & Riggs (A); Harry Bijur (R); due.10,699.67

FEB. 17. No Judgments in Foreclosure Suits filed this day.

FEB. 18. PLOT 7, map of 55 lots of Ft Washington & Buena Vista Syndicate, Manhattan; Jas Douglas—Cotova Realty & Consta Co; Douglas, Armitage & McCann (A); Jacob Silverstein (R); due.24,745.50

34TH ST, ss, 100 w 9 av, 20x98.9; Cornelia W Hall—Thos Doyle et al; Walsh, Wallace, Beckwith & Edle (A); Cyrus C Miller (R); due.....21,992.70

LIS PENDENS.

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

Manhattan.

FEB. 14. No Lis Pendens filed this day.

FEB. 16. BLEECKER ST, 350-354; also 10TH ST, 217 W; also 4TH ST, 301 W; Edgar E Mortimer—Mary A Mortimer et al (partition); L W Osterweis (A).

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

23D ST, ns, 20 w 10th av, 20x54; Adelaide A Stilwell et al—Frederick G Miller et al (action to declare lien); N E Betjeman (A).

70TH ST, 235 W; Mabel G Maynard—Robert D Radcliffe et al (amended lien); Eisman, Levy, Corn & Lewine (A).

130TH ST, 104 W; Frederick B Cook—Anna G Vermilya et al (foreclosure of tax lien); L R D Ball (A).

FEB. 17. PARK ST, 69; Helen Seinfel—Henry Seinfel et al (foreclosure of tax lien); T I Schwartzman (A).

FEB. 18. ST MARKS PL, ss, 100 e 3 av, 26x120; Hermann Bruns—David Wasser; action to enjoin encroachment, &c; G W Tucker, jr (A).

PARK AV, 929-31; Eureka Tile Co—Pollack & O'Neill et al; counterclaim; Phillips & Avery (A).

PARK AV, 929; Jas W Johnson—Pollack & O'Neill et al; counterclaim; Phillips & Avery (A).

FEB. 19. 42D ST, 141 W; Aلتoria Realty & Construction Co—Peter Delacy (action to foreclose mechanics' lien); Gettner, Simon & Asher (A).

FEB. 20. ST NICHOLAS AV, nwc 190th, 97x120; Geo H Storm et al—190th St Co, Inc; action to foreclose mechanics lien; Phillips & Avery (A).

Bronx.

FEB. 13. GREEN AV, ss, 150 e Mapes av, 25x100; Eliz M Rogan—Jno H Carpenter, Jr; action to foreclose tax lien; G A Moses (A).
FEB. 16. LOT 291, Map of Laconia Park; Lillian W White—Hyman Epstein et al (transfer of tax lien); Williamson & B (A).
FEB. 17. CROTONA PKWAY, es, 274.5 s 177th, 109.8x95.7 xirreg; John McGrath—Crotona Parkway Amusement Co et al (action to foreclose lien); S Weinstein (A).
LOT 80, map of 82 lots of Martin J Keogh, Bronx; Lillian W White—Mary Horan et al (action to foreclose tax lien); Williamson & Bell (A).
LOT 163, map of Seton Homestead; Lillian W White—Jno M Digney et al (action to foreclose tax lien); Williamson & Bell (A).
FEB. 18. GORE Lot 62, map of Village of Wakefield; Henry Gebelein et al—Jno M Dumproff et al; action to foreclose transfer of tax lien; H Hetkin (A).
FEB. 19. No Lis Pendens filed this day.

Brooklyn.

FEB. 11. BUTLER ST, ns, 100 w Saratoga av, 175x100x178 x143; Martha Beirach—Commonwealth Impt Co et al; S A Telsey (A).
GATLING PL, nec 92d, 25x95.6; Greater N Y Savgs Bank—Florence L Fletcher et al; Washburn, Ruston & K (A).
HAWTHORNE ST, ns, 179.9 e Nostrand av, 20x100; Christine Morgan—Albt De Roode et al; J Schaaf (A).
LEFFERTS ST, swc Canarsie rd, 27.2x102x45.6 x—; Title Guar & Trust Co—Katie Richig et al; T F Redmond (A).
PACIFIC ST, ss, 35.5 e Buffalo av, 20x107.2; Anna Cerovsky—F Dornberger Realty Co et al; M Sulzberger (A).
SUMPTER ST, swc Ralph av, 20x50; Williamsburgh Savgs Bank—Jennie Schoenberg et al; S M & D E Meeker (A).
40TH ST, nes, 200 se 3 av, 16.8x100; also 40TH ST, nes, 250 se 3 av, 16.8x100; also 40TH ST, nes, 283.4 se 3 av, 16.8x100; Louise B Schatzenkircher—Woodworth Realty Co; W L Durack (A).
53D ST, ss, 80 w 11 av, 20x100.2; Geo B Watson—L W Beveridge, Inc et al; L F Hollenbach (A).
79TH ST, sws, 285 nw 14 av, 18.6x100; Carrie A McKean—Rosina Realty Co et al; W D Niper (A).
LIVONIA AV, ss, 40 w Christopher av, 20x80; Michl J Shea—Isaac Teitelbaum et al; J M Rider (A).
NEW JERSEY AV, sw, 112.6 n Glenmore av, 87.6x100; Geo D Browne—Purdy Constn Co et al; M Monfried (A).
NEW JERSEY AV, sw, 68.9 n Glenmore av, 43.9 x100; also PENNSYLVANIA AV, es, 25 n Glenmore av, 43.9x110; also S 5TH ST, ss, 175 w Hooper, 20x100; also S 5TH ST, ss, 195 w Hooper, 20x100; also S 5TH ST, ss, 215 w Hooper, 22.2x100; also S 6TH ST, ns, 103.S e Berry, 24.8x62x24.8x59.1; also S 6TH ST, ns, 128.6 e Berry, 25.4x61.4x25.4x61.2; Josephine K Anderson—Edwin I Anderson et al; partition; R G Mackay (A).
FEB. 13. FENIMORE ST, ns, 250 w Bedford av, 35x100; Edw F Patchen—Alma P Bunn et al; H M McKean (A).
FULTON ST, nwc Jerome, runs n82.2xw8.8xse 8.6x59.2xe89.10 to beg; also FULTON ST, ns 22.5 e Barbey, 80x91.10x81.8x75.6; Collective Holding Co—Fulton-Jerome Theatre Holding Co et al; S A Telsey (A).
LEFFERTS ST, ss, 296.2 e Nostrand av, 20x102.6; Title Guar & Trust Co—Wm J Decker et al; T F Redmond (A).
LEFFERTS ST, ss, 316.2 e Nostrand av, 20x102.6; Title Guar & Trust Co—Wm J Decker et al; T F Redmond (A).
MCKIBBIN ST, swc Bushwick av, 25x75; Bond & Mtg Guar Co—Jas Werbelowsky et al; T F Redmond (A).
VARET ST, ss, 100 e Graham av, 25x100; Title Guar & Trust Co—Isaac Reiss et al; T F Redmond (A).
WALDORF CT, ns, 140 w E 17th, 40x112.6; Kings Co Mtg Co—Rose V Hassan; W A Robinson (A).
64TH ST, nes, 340 nw 14 av, 20x94.11x20x95.2; Chas E Paul—Nicola Marando et al; W J Pape (A).
AV K, ns, 40 w E 19th, 40x100; Kath B Wakefield—Flatbush Constn Co et al; G I Woolley (A).
CLASSON AV, es, 363.3 n Myrtle av, 25x92.8x 25x92.10; Luigi Cuoco—Classon Bldg Co; to set aside deed; M C D'Agrosa (A).
DUMONT AV, nec Hinsdale, 100x100; Klein Material Co—Almont Holding Co; foreclosure of lien; D B Getz (A).
PARK AV, ss, 100 w Bedford av, 22x82.3; Luigi Castiglione—Morris Gold; specific performance; C J Ryan (A).

FEB. 14.

OAKLAND ST, ws, 75 s Huron, 25x100; Vincenzo Polito—Michael De More et al (foreclosure of mechanics' lien); C R Coulter (A).
PRINCE ST, ws, 150 s Myrtle av, 24.10x55.7x 22.10x45.11; Alice M Corner—Marie Rogers et al; C F Corner (A).
WALWORTH ST, ws, 510.3 n Park av, runs w 80x112.6xw20x25x100x37.6; Geo M Manering—Herbert V Moos et al; E K Van Beuren (A).
1ST ST, ns, 406.3 w 6th av, 18.9x100; Ellen McLaughlin—Mary McLaughlin et al (to establish dower right); E F Valentine (A).
65TH ST, sws 94.9 nw 19th av, 34.1x100; Virginia M Monroe—Jno T Haskell et al; H M Bellinger, Jr (A).
75TH ST, nes, 144 se 15th av, 18x100; Mary Banta—Jno A Jones Bldg Co et al; H M Bellinger, Jr (A).

75TH ST, nes, 126 se 15th av, 18x100; Mary Banta—Jno A Jones Bldg Co et al; H M Bellinger, Jr (A).
UNION AV, ws, 76.6 n S 4th, 25x60; Maggie Follmer—Jos M Follmer et al (partition); H P Vielbig (A).
ALL PROP bounded s by woodland of Martha Lansing, n&e by woodland of Adrian Martense & w by woodland of Simon Bergen, containing 3.72 acres; Mary W Wood—Mary B Tremearne (partition); Lewis & McNamara (A).
FEB. 16. COURT ST, ws, 300 n Degraw, 25x112.6; also HARRISON ST, ss, 75.9 w Court, 20x91.5; also COURT ST, ws, 18.3 n Union, 18.2x80; also 1ST PL, nwc Court, runs n21xw55x59x 20x80x57 to beg; Mary E Drew—Thos B Vreeland et al; partition; W D McNulty (A).
MACON ST, swc Howard av, 22x100; Morris Bergmann—Henry Weber et al; S Bergmann (A).
MONROE ST, 383; Harriet R Earle—Harriet L Jones & ano; H C Needham (A).
MOORE ST, ns, 75 e Leonard, 75x100; Title Guar & Trust Co—Morris Magaril et al; T F Redmond (A).
S 9TH ST, nes, 129 se Wythe av, 25x93.4; Wm Sturz—Louisa Sturz et al; partition; H W Griffiths (A).
ATLANTIC AV, sec Bradford, 25x90; Elvina C Munford—Hermann Alt et al; F Colety (A).
BATH AV, sec Bay 17th, runs e39.10x100.4xe 52.9x50xw48.10xn9.10xw47x1171 to beg; Sol Schub—Antonio Di Candia et al; foreclosure of lien; Levy, Gutman & G (A).
BROOKLYN AV, es, 210 n Church av, 30x35x 30x33.9; N Y Mtg & Security Co—Boyd Constn Co et al; H M Bellinger Jr (A).
BROOKLYN AV, es, 180 n Church av, 30x35x20 x36.3; same—same; same (A).
FOUNTAIN AV, es, 100 n Liberty av, —x—; Margt M Culhane—Burr L Houghton Jr; J W Redmond (A).
HOWARD AV, nwc Sutter av, 75x100; also HOWARD AV, sw, 375 s Sutter av, 25x100; Mary Schadoff—Minnie Paley et al; J Fried (A).
19TH AV, ses, 40 sw 77th, 20x80; Carl Rieger —Max Rosenweig et al; I Levine (A).
FEB. 17. BERGEN ST, 821; Wm C Canning—Morris Agar et al (to set aside deed); Stern & Gilleau (A).
HENRY ST, es 20 s Degraw, 20x62; Minnie Schleich—Geo A Moutiney et al; J M Peyster (A).
INGRAHAM ST, nw Varick av, runs w275xn 200xe130x100xe30x60xe115x540 to beg; Williamsburgh Savgs Bank—Union Land Holding Co et al; S M & D E Meeker (A).
NAVY ST, es, 224.9 s Lafayette, 22x100; Ellen A Borgstrom—Nicola Cagliardo & ano; J C Danzilo (A).
PRESIDENT ST, ns, 120 e Columbia, 20x100; Vincent Scala—Gelsomina Valtenino et al; M Ditore (A).
EAST 8TH ST, ws, 260 s Ditmas av, 33.4x120.6; Adolph C Kilian—Jno F Kennedy Co et al; Moore, Williams & U (A).
EAST 35TH ST, es, 458 n Church av, 20x99.7x 20x99.10; Virginia S Markay-Smith—Hazel Constn Co et al; H M Bellinger, Jr (A).
EAST 35TH ST, es, 438.5 n Church av, 19.9x 99.7x19.9x99.4; Eliz Haefelein—same; same (A).
49TH ST, 521; Chas A Hardy—Jno E Sullivan et al; Hervey, Barber & Mc (A).
BELMONT AV, 477; Morris Federgreen—Edw Mostkowitz et al (to set aside deed); S M Brook (A).
GRAVESEND AV, es, 480 n Av J, runs e125xn 53.9xw125x53.9 to beg; also AV J, nec E 2d, 100x200; also E 3D ST, ws, 180 n Av J, 100 x232.6; also AV J, sec E 2d, 40x90x—x40; also E 3D ST, swc Av J, 100x100; also AV J, nec E 3d, —x—; also GRAVESEND AV, es, 400 n Av J, 20x125; Barbara Silkworth—Lancaster & Westchester Realty Co; Van Alen & Dyckman (A).
VOORHIES AV, nec Kenmore pl, 100x100; Urban Securities Co—Max Wolfgang et al; Reeves & Todd (A).
LOTS 511 to 515 & 575 to 582, block 10, on map of 937, lots of New Utrecht Impt Co; Kath Gallagher—Wm Lehmkuhl et al; G C Speranza (A).

FEB. 18.

BRISTOL ST, es, 425 s Sackett, 50x110; Hannah Levin—L Lapidus Co; specific performance; I Solomon (A).
CHESTER ST, ws, 250 n Bway, 25x100; Oswego City Savgs Bank—Jacob Fromm et al; T F Redmond (A).
JEFFERSON ST, nws, 285 ne Bway, 44x100; Germania Savgs Bank—Saul Koppman et al; Wingate & Cullen (A).
KENMORE PL, es, 370 n Av K, 50x100; Greater N Y Devel Co—Jno R Corbin Co; W T Lindsay (A).
PROSPECT PL, ns, 100 e Franklin av, 25x131; Maurice Epstein—Geo F Tait; specific performance; A S Aaronstamm (A).
THATFORD ST, ws, 50 s Belmont av, 25x100; Minnie Hoffmann—Moses Freed et al; H Craucher (A).
WATKINS ST, ws, 40 s Blake av, 20x75; Yetta Leichman—Mordechal Gurland et al; H Lurlo (A).
WYONA ST, es, 350 s Fulton, 50x100; Christina Loeffler—Jacobina Howatt; B Bloch (A).
75TH ST, sec 5 av, 20.6x103.8x21.11x95.9; Arthur J Hughes—Jno E Sullivan et al; Watson & Kristeller (A).
AV M, ns, 80.5 w E 8th, 21.1x80; Anna G Biglow—Adine De Baldwin et al; Cary & Carroll (A).
AV M, ns, 100.6 w E 8th, 20x80; same—same; same (A).
AV M, ns, 20.4 w E 8th, 20.1x80; Anna G Biglow—Mary G Baldwin et al; Cary & Carroll (A).
AV M, ns, 40.5 w E 8th, 20x80; same—same; same (A).
AV M, ns, 60.5 w E 8th, 20x80; same—same; same (A).
ATLANTIC AV, ss, 25 e Howard av, 25x100; Benj Anshell—Alben Constn Co et al; Jonas Lazansky & N (A).

BLAKE AV, 900; Annie Chester—Ida Kostakowsky et al; S Rabinowitz (A).
CARLTON AV, 420; also FLATBUSH AV, 291; also REID AV, 247; Louisa J Collins—Wm M Dorsey et al; partition; O'Neil & O'Neil (A).
FLUSHING AV, ss, 81 w N Portland av, 19.6x 75; Ellen A Borgstrom—Lauretta Callicchio et al; J C Danzilo (A).
GRAHAME AV, es, 25 n Debevoise, 25x75x25x 60; Chas H Kotlowitz—Jas J Hanselman et al; specific performance; S Chugerman (A).
KENT AV, es, 90 n N 3d, 5x62; Hersey Eginton—Saml James, Jr et al; partition; A Conway (A).
VESTA AV, es, 140 s Dumont av, 100x120; Homestead Bank—Ida Kurlandzik et al; Watson & Kristeller (A).
5TH AV, es, 85.9 s 75th, 19.10x92.10x21x85.3; Arthur J Hughes—Jno E Sullivan et al; Watson & Kristeller (A).
5TH AV, es, 21.1 s 75th, 20x95.9x21.5x88.1; same—same; same (A).
PLOT begins 470 n Pitkin av & 20 e Hopkinson av, runs e20xn99.1xsw21.1xse92.3 to beg; Title Guar & Trust Co—Congregation Ahavath Achim Anshe Brownsville et al; T F Redmond (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.

FEB. 14. 125TH ST, 241 W; Louis Breiner et al —Arthur L, Lucy F, Lucy L & Ethel L Hanscom, Kate L White, Thomas M Connelly (73).....\$3,500.00
FT WASHINGTON AV, nec 160th, 102x 102; A Pardi Tile Co—Saranac Construction Co (72)..... 1,250.00
FEB. 16. 37TH ST, 4 & 6 W; Hay Foundry & Iron Works—Midville Realty Co (75)..... 550.00
44TH ST, 216-230 W; Wm A Gresser—Wm W Astor; Sam & Lee Shubert, Inc, & Shubert Theatrical Co (76).... 503.00
44TH ST, 347-349 W; Max Newman—Katie Heidelberger, extrs (77)..... 229.50
45TH ST, 7 E; Baker Smith & Co—Lefferts Strebeigh & Harold Strebeigh; Samuel Medlin & Medlin Realty Co (78)..... 483.00
LEXINGTON AV, 389-413; D B Pershall & Son—Long Beach Estates; P W Post (74)..... 72.55
MADISON AV, 110; Baker Smith & Co —George Oakley; Saml Medlin & Medlin Realty Co (79)..... 400.00
FEB. 17. NEW CHAMBERS ST, ss, 5 se Park Row, 33.3x93.11; Roeser & Sommer Co—Berg Cafe & Hotel Co, Inc; Harry Berg, Catherine Divver, Jane D Farley; Jas P Divver, Jos G Divver, Walter V Divver & Ida M Drumm (80)..... 320.00
2D AV, 1196; Nathan Unger—Benjamin Tannenbaum (81)..... 57.53
FEB. 18. MADISON ST, 192; Sam Schwartz—Ike Badenstein & Jos M Kandell (82)..... 44.00
53D ST, 60 W; Jas Roddy—R Craig Van Deventer; renewal (86)..... 274.49
105TH ST, 17 E; Jacob M Singer—Annie Berkinson & Max F Lookstein (83)..... 46.50
AV A, 109; Triborough Marble & Tile Works, Inc—Ladislaus W Schwenk, Architectural Ecclesiastical Marble & Interior Decorating Co (84)..... 447.00
FEB. 19. 42D ST, 141 W; Aلتoria Realty & Construction Co—Peter Delacy (87)..... 5,743.99
118TH ST, 216 E; Herman Schapierer —Jacob Lowenthal (89)..... 180.00
173D ST, 555 W; Benjamin Feldman—Bertha Golla, William Johnson (88).... 361.50
FEB. 20. 162D ST, 543-5 W; David Barad—Gerbereux Co & W M McLaughlin Co (90)..... 30.85
108TH ST, 416 E; Murtha & Schmoel Co—Jas Rudden & Benj Leff (94).... 276.63
ALLEN ST, 171; American Radiator Co—Fulton Av Realty Co & Greenberg Bros (95)..... 26.00
ALLEN ST, 52; Julius Munishkin—Frieda Hart (96)..... 90.00
7TH AV, 2420; Dages & Maier—Marion S I Martin & Philip Repatzky (97).. 138.50

Bronx.

FEB. 13. No mechanics liens filed this day.
FEB. 14. No Mechanics' Liens filed this day.
FEB. 16. LONGFELLOW AV, 1430-32; Cohen & Brown Inc—Friedman & Rabinowitz & Fort Masonry Constn Co (24)..... 535.00
FEB. 17. No Mechanics' Liens filed this day.
FEB. 18. 156TH ST, 423 E; Fred Berg—Matty Sherman & Becky Siegel (28)..... 300.00
230TH ST,** ss, 255 e Barnes av, —x—; Gustav A Johnston—Francesco Cerbone; renewal (85)..... 165.00
CLAREMONT PKWAY, 540-4; Isaac Lipchitz—Phillip E Hendrick (26).. 56.67
HUGHES AV, 2310; Chas Shapiro—Nichola Tedeschi & Chas A Corby (25)..... 70.00
LONGFELLOW AV, 1430-32; S Shanker Metal Ceiling Co, Inc—Chas Friedman, Jacob Rabinowitz, Saml Rabinowitz & Fort Masonry Constn Co (27)..... 120.00
FEB. 19. 172D ST, 856-60 & 864 E; Dominick Marimucci & Giovanni Ciampoli—Sole Realty & Constn Co (32)..... 3,683.80

BELMONT AV, sec 181st, 141.2x85.9!
Victor Bldg & Contracting Co, Inc—
Crownhill Constn Co (29)..... 7,000.00
DECATUR AV, 3225; Enell Chan-
dler Co, Inc—Edson Bldg Co (31)... 100.00
PARK AV, 4648; Klarman Bros—Jno
Doe & Jas Robinson (30)..... 22.04
FEB. 20.
KINGSBRIDGE AV**, swe 231st,
205.1x151.6; Rudolph Dugan—Church
of the Mediator; renewal (91).... 397.00
SAME PROP; Rudolph Dugan—same;
renewal (92)..... 2,000.00
SAME PROP; Rudolph Dugan—same
renewal (93)..... 3,228.64
**Recorded in N Y County.

Brooklyn.

FEB. 11.
CATON PL, 40, 42, 46, 48, S A McElvoy
—M J Donnelly \$30.00
FURMAN PL, ns, bet Joraleam & Mont-
ague, —x—; J I Hass, Inc—N Y
Dock Co. 36.00
HINSDALE ST, es, 100 s Blake av, 100x
100; Jacob Pschorsky—W F S Constn
Co. 265.00
OAKLAND PL, 18; J Montag—Eliz Neef
FEB. 13.
POWELL ST, es, 100 s Livonia av, 50x
100; S Zitovsky—Docket Impt Co.. 175.00
VARET ST, swe Humboldt, 25x100; C
I Rosenblum Co—Senet Realty Co &
Jacob Goldstone. 123.23
W 3D ST, es, 100 n Sea Breeze av, 40x
100; Sea Beach Iron Wks—West &
Edwards 370.00
W 3D ST, es, 100 n Sea Breeze av, 50x
100; G De Stefano—Rachel Rosenberg
& West & Edwards 250.00
E 4TH ST, 640; E Erickson—Carrie E
Gellespie 75.00
VAN SICLEN AV, 428; P Levy—Saml
Neadel & Morris Schimel. 143.00
FEB. 14.
McDONOUGH ST, nwe Stuyvesant av,
20x100; P J Warsfold—Jas McIntyre
& Emma M McIntyre. 811.87
FEB. 16.
BRISTOL ST, es, 260 n Sackett, 40x
100; S Weltman—Wilson Contracting
Co & Jas J Millman 50.00
RODNEY ST, nws, 100 ne S 3d, —x—;
W Parmer—Ridgewood Realty Asso-
ciates 400.00
E 26TH ST, es, 287.6 s Av L, 75x100;
N Glasser—Otto Nelson & Nathan
Glasser 58.60
44TH ST, swe 14 av, 20.2x90; M Bern-
stein—Jos Pines & I Laudan 35.00
FLATBUSH AV, swe Beverly rd, —x—;
A J Newton Co—Wm J Nixon & Wm
J Nixon Co. 1,851.00
FEB. 17.
BRISTOL ST, es, 260 n Sutter av, 40x
100; G Rader Co—Wilson Constn Co &
Jas J Millman 199.25
FULTON ST, 1838; G Rader Co—Daniel
D Feanell & Jas J Millman 166.39
HINSDALE ST, nec Dumont av, 100x
100; H B Singer—Almont Holding Co
& Kurlandzik & Alport, Inc. 1,550.00
QUINCY ST, 124; H B Smith Co—Mary
R Copeland & Henry E Joll 81.50
ST JOHNS PL, ns, 125 e Ralph av, 135
x100; B Dolberg—Abe Koepfel. 950.00
EAST 25TH ST, ws, 43.9 n Foster av;
Pierce Butler-Pierce Mfg Co—Michl
Sholtz, Jas K Atkinson & Henry E
Joll 191.56
EAST 38TH ST, ws, 257.6 n Av J, —x—;
J P Duffy Co—Borough Park Lumber
Co, Victor Steinfeld & Marie Brandi.. 203.88
78TH ST, ss, 360 w 20th av, 120x100; H
Miller & ano—Marloe Constn Co &
Henry Marx 1,024.10
NOSTRAND AV, 1721; H B Smith Co—
Fredk & Annie M Waldhauer 90.26
PROPERTY known as St George Hotel;
Barrett Mfg Co—Trumbidge Realty
Co, F P Currier Roofing Co and Ger-
mania Cornice Works 182.56
FEB. 18.
NEVINS ST, 298; R Doughty—Jas H
Dykeman & Felber Eng Works 1,100.00
BEVERLY RD, swe Flatbush av, 30x72;
W M Young—W J Nixon Constn Co
& Chas R Waenting 352.38
FOSTER AV, nec E 93d, 150x100; W
Nathony—Herbert T Smith, Chas
Ferriere 19.44
FOSTER AV, nec E 16th; J A Mc-
Carroll—Henry F Newberry & Wm
M King 200.00
12TH AV, swe 47th, 60x100; W Fishkind
—Jno Lewis & Louis Brett Schneider.. 375.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

FEB. 14.
GRAMERCY PARK W, 6 & 7; Hajek
Bros & Co—N Y City Mission & Tract
Society et al; Nov17'13 4,647.75
57TH ST, 105-107 W; Pelham Operat-
ing Co—Freundschaft Society et al;
Jan27'14 104.00
FEB. 16.
22D ST, 129 W; Frank J Schmidelein—
Paterno Bros, Inc, et al; Jan30'14 145.00
45TH ST, 7-11 W; Gurney Heater Mfg
Co—Forty-fifth Street Realty Co et al;
Dec20'13 2,713.80
SAME PROP; Starrett & Jones Co—
same; Dec23'14 473.48
144TH ST, 540 W; Isidor Greenberg—
New Haven & New York Realty Corp
et al; Jan15'14 459.00
BROADWAY, 1482; A Schwoerer &
Sons, Inc—Mary A Fitzgerald et al;
Dec17'13 1,179.15

FEB. 17.
14TH ST, 320 W; Alexander Tofts—
Lemuel Littlefield et al; Apr16'13... 938.61
64TH ST, 9 W; Harry Glassover—May
L Mott et al; Dec13'13 43.10
64TH ST, 11 W; Harry Glassover—May
L Mott et al; Dec15'13 50.00
AMSTERDAM AV, 8; Harry Glassover
—Stern & Saalberg Realty Co et al;
Dec15'13 178.50
PARK AV, 640; Atlas Paint Co—Full-
erton Weaver Realty Co et al; Jan
26'14 295.85
SAME PROP; Eastern Steel Co—
Same; Jan24'14 8,640.00
SAME PROP; Braunfels, Browning &
Co—Same; Jan26'14 166.05
SAME PROP; Bethlehem Steel Co—
Same; Jan26'14 5,161.43
SAME PROP; Lukens Iron & Steel Co
—Same; Jan27'14 1,135.85
6TH AV, 510-12; Colonial Sand & Stone
Co—Louise Appell et al; Jan19'14.. 540.50
SAME PROP; Jno P Kane Co—Same;
Jan16'14 2,472.00

FEB. 18.
MONTGOMERY ST, 35-7; Elias M
Pilzer—Hebrew Kindegarten & Day
Nursery 100.00
19TH ST, 405-7 E; Abram Stein—Chas
R Bondy et al; Dec20'13 140.00
45TH ST, 7-11 W; W C Davis & Co,
Inc—45th St Realty Co et al; Jan
3'14 195.00
SAME PROP; G L Noll Asbestos Co—
same; Dec22'13 170.00
SAME PROP; Delaney & Otten Co,
Inc—same; Dec24'13 145.00
SAME PROP; Sam S Glauber, Inc—
same; Dec23'13 180.85
113TH ST, 76 W; Chas Diamond—Carne
S Lyons et al; Nov12'13 171.50

FEB. 19.
116TH ST, 60-62 W; John Bell Co—
Royal Pastime Co et al; Dec11'13... 209.58
116TH ST, 62 W; Goodman Construction
Co—Same; Oct27'13 150.00
116TH ST, 60-62; Sterling Ceiling &
Lathing Co—Same; Oct25'13 91.74
6TH AV, 510-12; J P Duffy Co—Louise
Appell et al; Jan17'14 850.16

FEB. 20.
62D ST, 147 W; Harry Glassover—
Carrie M Ryder et al; Dec13'13... 96.60
133D ST, 527 W; Harry Glassover—
Mary W Gillie et al; Dec15'13... 54.00

Bronx.

FEB. 13.
150TH ST, ss, whole front bet Gerard av
& River av, 200.3x148.8x100; Brook-
lyn Vault Light Co—Henry Lewis
Morris et al; Feb9'14 \$146.28

FEB. 14.
No Satisfied Mechanics' Liens filed this day.

FEB. 16.
MAPES AV,** nwe 181st; Perfect
Cornice Constn Co—Regina Constn Co
et al; June12'13 116.33
UNIVERSITY AV (Aqueduct av), 1652-
56,** Richard E Thibaut, Inc—Mor-
rell Realty Co et al; Nov1'13 478.02

FEB. 17.
No satisfied mechanics' liens filed this day.

FEB. 18.
3D AV, 4284,** Tony Basil et al—Aug
Levy et al; Oct26'13 28.75

FEB. 19.
SO BOULEVARD, 1304,** Angelo Al-
tieri & Co—Daniel Ostrow et al; Dec
22'13 217.00
**Recorded in N Y County.

Brooklyn.

FEB. 11.
DEAN ST, ss, 200 w Saratoga av, 134x
105; Giuseppe Pignatelli—Saml Sas-
sulsky & Abr Ratner; Jan21'14 \$63.00
PULTON ST, ss, 52 e Hale av, 50x
113.6x50x104; Wm Tilly—Edw Butt,
Henry Friese & Fredk Grozinger;
Jan10'14 445.00
SACKETT ST, ns, 97.10 e 3 av, 100x
98.8; Jno Volpe—Louise & Jno Gass;
Dec9'13 1,460.98
SACKETT ST, 597-603; Jno Mulstein
Co—same; Dec10'13 504.98
SAME PROP; same—same; Dec11'13.. 167.00
SAME PROP; same—same; Dec11'13.. 105.48
68TH ST, ns, 218.6 e Colonial rd, 200x
100; Fredenburgh Lounsbury &
Houghtaling, Inc—Cath, Rowalwyn C
& Wm McDonald; Feb4'14 210.00
LIVONIA AV, 190; Morris Yaches-
Sam Edison; Jan21'14 208.50
MERMAID AV, nwe W 30th, 37.8x100;
Danl Gottlieb—Johnson & Joryensen
& Stephen S Gorey; Feb3'14 92.31
MYRTLE AV, 147; Jacob Singer—Wm
B Houston; Jan26'14 60.00
WOODRUFF AV, swe St Paul's pl,
145.3x126.3; Frank J Gallagher—F J
Ashfield & Sons, Inc; Apr17'13 2,200.00

FEB. 13.
CLINTON ST, ws, 221.5 n Pierrepont,
45.4x100.2x50.6x100.2; Edward Phillips
& ano—New Brooklyn Turkish Bath
Co; Sept25'12 1,112.47
CLINTON ST, ws, 198 w Pierrepont, 45.4
x100.2x50.11x100; same—same; Sept
16'12 1,112.47
BAY 50TH ST, nws, 106 ne Harway
av, 42x100; C I Constn Supply Co—
Carmine & Rosina Carrano & Nicola
Ciccconi; Jan7'14 194.75
BAY 50TH ST, nws, 149.2 e Harway av,
—x—; Carmine Galluzzi—Jno Auez-
zano & Carmine Carrano; Jan21'14... 21.75
FEB. 14.
BAY 50TH ST, ns, 106 e Harway av,
42.7x96.8; Samuel Cantor—Elvero Ci-
cone & Carmine Carrano; Jan9'14... 38.00
FEB. 16.
BRISTOL ST, es, 260 n Sackett, 40x
100; Klein Material Co—Wilson
Constn Co & S Chodash; Feb3'14... 352.52

PROSPECT PL, ns, 264 w Ralph av,
264x127.9; Evergreen Steam Stone
Wks—Miller Bldg Co; May12'13.... 450.00
PROSPECT PL, ns, 264 w Ralph av,
164x127; Bernhard Goetz & ano—
same; Oct27'13 154.00
PROSPECT PL, ns, 264 w Ralph av,
164x127.9; Henry B Singer as as-
signee for benefit of creditors of
Levin Kronenberg & Co—Jno H Mahn-
kin, Gussie Abrahams, Anna Kort-
orsinsky, Antonio Sinocori, Antonio
Sisterfano, Ida Kaplan, Francesca
Dag Liazzo, Orsola Elia, Antonio
Suppo & Miller Bldg Co; Nov11'13... 2,556.60
SACKMAN ST, nwe Riverdale av, 100x
100; Bell Fireproofing Co—M Mar-
tey, Inc; July18'13 145.00
BAY 50TH ST, nws, 149.2 e Harway
av, 42.7x irreg; Esther Dobrow-
Carmine & Rosa Carrano & Elvira
Ciccconi; Jan14'14 45.00
DUMONT AV, nec Elton, 60x160; Louis
Matluch & ano—Milford Constn Co;
Dec8'13 200.00
DUMONT AV, nec Elton, 90x400; Cohn
Cut Stone Co—Milford Constn Co;
Nov3'13 135.50
DUMONT AV, nec Elton, 215.6x90;
Watson & Pittinger—Milford Constn
Co; Oct27'13 10,143.52
DUMONT AV, nec Elton, 118x90.8; H
B Smith Co—same; Nov29'13 150.00
MANHATTAN AV, ws, 50 s Eagle, —x
—; Louis Le Vine—Morris Saltzman
& Saml Hankin; Aug6'13 111.00
MILLER AV, nec Sutter av, —x—;
Atlas Steel Column Mfg Co—Harry
Rubin & Jacob Ralunowitz; Feb6'14. 85.00
UTICA AV, nwe Union, 80x70; Harry
Marcus Iron Wks—Geo Potts, Jr;
Oct14'13 302.00

FEB. 17.
CLINTON ST, 32-4; Keasbey & Mat-
tison Co—Brooklyn Turkish Bath Co;
Jan10'12 106.09
LIVONIA AV, 178; Philip Fassman—
Sam Solomon & Ida Pollack; Dec
30'13 99.00

FEB. 18.
No Satisfied Mechanics Liens filed this
day.

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

ATTACHMENTS.

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

Manhattan.

FEB. 11.
BOSTON & MAINE R R; Walter Blumenthal et
al exrs; \$10,000; Guggenheimer, Untermeyer
& Marshall.
FEB. 13.
MERCANTILE BANK OF MEMPHIS; Norman
Mayer & Co; \$6,891.94; D H Miller.
FEB. 14 & 17.
No Attachments filed these days.
FEB. 18.
ASSUSCHKEWITZ, Abr & Sachari; J Vorhaus &
Sons; \$3,782.06; Fischer & Rosenbaum.
MARQUES, Jos; Edw Maurer; \$4,620.32; Dil-
worth & Wurts.

CHATTEL MORTGAGES.
AFFECTING REAL ESTATE.

Manhattan.

FEB. 13, 14, 16, 17, 18, 19.
G B W Constn Co, 19th st, 220-30 W..
Tippett & Wood, Tank Equipment.. 3,100.00
Marcus Nathan, Canal st, nec Chrystie
..A B See Electric Elevator Co.
Elevator 3,250.00
Vienna Candy Craker Co, 27th st,
154 W..National Equipment Co. Ma-
chinery. 2,725.00

Bronx.

FEB. 13, 14, 16, 17, 18 & 19.
Brook Av Constn Co, Brook av, nec
171st, —x—..N Reisler Iron Works, 4,050.00
Lockwhit Co**.. Whitlock av, es, — s
Tiffany..Consolidated Chandelier Co.
Fixtures. 1,200.00
Tully, Jno J Co, Valentine av, es,
104.8 n 194th, —x—..Colonial Mantel
& Refrigerator Co. Refrigerators.. 800.00
**Recorded in N Y County.

Brooklyn.

FEB. 11, 13, 14, 16, 17 & 18.
Almont Holding Co, Inc, Hinsdale st,
cor Dumont av, Popkin Gas Fixture
Co. Gas Fixtures. 200.00
Carter, Edw Co, 647 Nostrand av..
Staines, Bann & Taber Co. Mantels. 115.00
Cunningham, J. V., Realty & Constn
Co, J V Cunningham & Acme Homes
Co, 50th st, nr 7 av..Hudson Mantel
& Mirror Co.(R) 165.00
Drown, Newton A, 3319-25 Atlantic av
..Benj F Kelley & Sons. Heaters.. 520.00
Gainsborough Constn Co & Maxwell
Constn Co, St Johns pl nr Under-
hill av..Hudson Mantel & Mirror Co.
.....(R) 550.00
High Grade Constn Co, 20th av, bet
61st & 62d sts..Hudson Mantel & Mir-
ror Co.(R) 800.00
Hurwitz & Rubin, Pennsylvania av, nr
Pitkin av..Morris Grotenstein & ano.
Baths, &c. 275.00
Milford Constn Co, Elton st, nr Du-
mont av..Colonial Mantel & Re-
frigerator Co.(R) 434.00

Chattel Mortgages, Brooklyn—Continued.

Table listing mortgages with names like Names, Achellio, 725 Fulton st...Geo Kostopoulos, Ranges, &c... 545.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

FEB. 14. SHERMAN AV, s/wc Arden, 80x125; Bronx Investment Co loans Gibraltar Realty Co to erect a 5-sty apartment; 9 paymt ... 75,000.00

FEB. 19. VERMILYEA AV, ss, 100 w Academy, 100x150; Lawyers' Title Ins & Trust Co loans Sand Construction Co, Inc, to erect two 5-sty bldgs; 10 payments. \$6,000.00

Bronx.

FEB. 16. WESTCHESTER AV, 2044; Jno Eichler Brewing Co loans Katharine Schmitz to erect — sty bldg; — payments... 14,000.00

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.

Albany st, 5—Consolidated Gas Co...C
Allen st, 120—Aaron Dattsgold...A-C
Allen st, 120—Samuel Mischel...A-G-H
Allen st, 120—Jacob Cohen...G
Baxter st, 13—John G Klumpff Sons...G
Beekman st, 16—Spencer Lathrop...H
Bond st, 30—Ida B Cook...C
Bond st, 30—Royal Pleating Co...G
Bond st, 30—Jonger Paper Co...G
Bond st, 30—The Paris Hat Co...H-G-A
Bond st, 35-9—Consolidated Gas Co...C
Bond st, 35-9—Robert Colin Co...DR-G
Bond st, 35-9—Martin Ginisti...DR-H-G-C
Bond st, 35-9—Abram Beatus...DR-C
Bond st, 35-9—Schulman, Moss & Shapiro...G-DR-H

Bond st, 35-9—Columbia Dye Works...C-G-H-DR
Bond st, 35-9—Abraham Cohen...H-G-C-DR
Bond st, 35-9—Morris Kopler...H-G-C-DR
Bond st, 35-9—Leopold Landsberger...DR-H-G
Bond st, 35-9—Abraham & Hyman Schien...H-G-DR
Catherine st, 42—William Picker...H-G
Delancey st, 190 (rear)—Aaron Goodman...G-C
Delancey st, 190 (rear)—Jacob M Postman...H-G-I-C
Delancey st, 190 (rear)—Max Silverstein...H-G-C-I
Division st, 259—Samuel Smith...G
Franklin st, 155-9—Augustus C Beckstein...G
Greene st, 121-3—Eagle Paper Co, Inc...DR-A-H-G
Greene st, 121-3—United Corrugated Case Co...DR-H-G-A
Greene st, 121-3—Abraham S Shulman...H-DR-A
Greene st, 465-7—Eastern Metal Spinning Co...K
Leonard st, 29—Peerless Standard Paper & Woodener Co...H
Lewis st, 69—Schaffer & Beinstein...C-G
Lispenard st, 14-16—David Weils...C
Madison st, 158—Samuel Nebenzahl...C
Mercer st, 91-3—Ajax Trunk & Suit Case Co...H-DR-C-G-A-L
Mercer st, 91-3—Victoria Undergarment Co...C-A-G-H-DR
Mercer st, 91-3—Anchor Muslin Underwear Co...DR-H-G-C-A
Mercer st, 91-3—N Y Coat Front & Pad Co...C-G-DR
Mercer st, 91-3—Consolidated Gas Co...C
Mulberry st, 4—Ettore De Stefano...D-I-C

New Chambers st, 72—American News Co...H
Park pl, 40—Columbia College Trustees...B-C
Park pl, 40—Sickels, Loder & Co...G-L-C-G
Park pl, 40—Van Duzer Est...C
Park pl, 40—Mrs Birdie Herman...C-G-A-E
Park pl, 40—Julius Palme...C-G
Park pl, 40—Consolidated Gas Co...C
Park Row, 188-90—Hart Curry...C
Park Row, 215—Emil Wagner...C
Pearl st, 233-5—Hymes Bros Co...H
Pike st, 77—Abraham Slotsky...G-C-A
Pike st, 77—Julius Hermann...C-G
Pike st, 77—David Cohen & Goldberg...C-G
Pike st, 77—Jacob Silverstein...C-G
Pike st, 77—Rubin Seigel & Yarshouer...G-C
Pike st, 77—Morris Rosen...C-A-G
Prince st, 113-15—National Trimming Co...H-DR
Prince st, 113-15—Martha Washon Waist Co...G-DR-H

Prince st, 113-15—Harry Nadler...H-DR
Prince st, 121—Consolidated Gas Co...C
Prince st, 121—Lesser & Levine...G-H-DR
Prince st, 121—Barr & Berkson...DR-H
Prince st, 121—United Cloak Co...H-G-DR
Prince st, 121—Wm De Veze & Co...G-H-DR
Prince st, 121—Spiegel & Michaelson...H-G-DR
Prince st, 121—Joseph Shapiro...G-DR
Rutgers pl, 2—Ivan Lohodich...C
Spring st, 109-11—Mabel Anderson...H-DR
Spring st, 109-11—George Mandel...G-C-H-DR
Spring st, 109-11—Hoffman & Ellrodt, Inc...H-DR-G-C
Spring st, 109-11—Saml & Abraham Beinzicht...G-C-H-DR
Spring st, 109-11—Consolidated Gas Co...C
Thompson st, 113—A Rinaldi & Co...C
Warren st, 16—W C Zimmer...H
Waverly pl, 18—Bernard Rothschild...H-G-DR
Waverly pl, 18—Van Orden & Bickner...DR-G
Waverly pl, 18—Chas A Chesebrough Est...SS-DR
Wooster st, 155-7—Abner T Bowen...SS

Numbered Streets.

1st st, 77—Michael Kwint...C
3d st, 140 W—P Canterino...H
4th st, 31 W—J B Williams...H
4th st, 43-51 W—Meakin & Ridgway...DR-G
4th st, 43-51 W—Joseph M Blumberg...G-A-H-DR
4th st, 43-51 W—Hugh C Edmiston...G-A-DR
4th st, 43-51 W—Heffer-Reib Co...G-A-H-DR
4th st, 43-51 W—Adrian Gredelue...DR
4th st, 43-51 W—The Morris Serwer Co...H-G-DR
4th st, 43-51 W—George P Lies...C-DR-SS-G
4th st, 48-50 W—Stern Bros...SS
5th st, 741—Benjamin Fortgang...C
5th st, 741—Louis Relis...C
6th st, 609—Bernard Barth...C
11th st, 64-66 E—S Ginsberg & Co...G
15th st, 30-32 W—Brown & Cremier...A-G
18th st, 5-7 E—Realty Assets Co...D-R
17th st, 3 E—Incas Realty Co, Inc...SS
19th st, 57-61 W—Consolidated Gas Co...C
19th st, 57-61 W—William Waldorf Astor...SS-DR
21st st, 41 W—Consolidated Gas Co...C
21st st, 15-17 W—Victor & Achilles...DR
22d st, 3-7 W—James McCutcheon...SS
22d st, 20-6 W—John A O'Connor...DR
22d st, 40-2 W—David Bussel...G
22d st, 56-8 W—Samuel Gladstone...G
25th st, 107-13 W—Moschowitz Bros...F-A-C-DR
25th st, 107-13 W—Brown & Friedman...DR-F-G
25th st, 107-13 W—Altman & Dickman...DR-F-E-H
26th st, 151-63 W—Jacob Sternstein...DR
26th st, 151-63 W—Hyman Levin...DR
26th st, 151-63 W—Simon Sterns...DR
26th st, 151-63 W—Abie Frankin...DR
26th st, 151-63 W—Bernstein & Meyers...DR
26th st, 151-63 W—Schlang Co...DR
26th st, 151-63 W—Solomon Blogg...DR
26th st, 151-63 W—Morris R Silvermann...DR
26th st, 151-63 W—Isidor & Abe Sperling...DR
32d st, 132 W—M Stone Packing Co...H
33d st, 200 E—Seitz Realty Co...C
34th st, 43-5 W—Woodward & Vanslyke...A
41st st, 142 E—The Boylston Garage...H
42d st, 101-3 W—Walter J Salomon...C
42d st, 123 W—Benjamin Kaufman...G
43d st, 325 W—48th Street Co...C
47th st, 242-6—Adams Express Co...H
49th st, 147-51 W—49th St Garage, Inc...H
54th st, 231 W—The Stewart Auto Co...H
58th st, 326 E—Dr Felix Oefe...O
59th st, 335 & 339 W—Millie Schwarz...C
60th st, 40 W—Circle Garage...H
60th st, 149-57 W—Grace Institute...C-A-F-B
60th st, 149-57 W—Consolidated Gas Co...C
64th st, 209 E—Henry Black...H
66th st, 118 E—Edward Dupre...H
75th st, 168 E—Mathew Conroy...H
79th st, 168 E—Mrs Gertrude Foman...H
87th st, 177 E—Herman Singer...G
88th st, 59 E—Fifth Avenue Coach Co...H
91st st, 207-21 W—Chelsea Realty Co...G-C
91st st, 407-13 E—Public Steam Laundry...A-H-DR

91st st, 407-13 E—John Nageldinger & Sons...A-H-DR
91st st, 407-13 E—Superior Brass Novelty Co...C-G-H-DR
91st st, 407-13 E—E J Ramsey & Co...H-G-DR-C-A
91st st, 407-13 E—Dvorsky Bros & Co, Inc...DR-H-G-C
91st st, 407-13 E—Jacob Fried & Bro...G-A-H-DR
91st st, 407-13 E—E J Ramsey & Co...H-G-DR-C-A
91st st, 407-13 E—Nathan & Daniel...C-A-H-DR
91st st, 407-13 E—Sheffield Plate Co...H-C-G-A-DR
91st st, 407-13 E—Majestic Brass Bed Co...C-G-A-H-DR
91st st, 407-13 E—E P Reynolds Iron Works...DR-H-G-C-A
98th st, 151 W—Drayton Burrill...DR-H
100th st, 210 E—Joseph Cohen...G
106th st, 57 E—Joseph Rosenberg...H
107th st, 204-6 E—Chas E McManus...C
117th st, 527 E—New York Trust Co...G
124th st, 62 E—Samuel W Smallwood...C
125th st, 112-16 E—Acid Proof Ink Co...H
125th st, 148-50 W—James M Horton...C
125th st, 413 W—Consolidated Gas Co...C
144th st, 211 W—Chas Brown...L
145th st, 518 W—Huke Garage Co, Inc...H
148th st, 201 W—Chas Kimmelman...H
181st st, 602 W—Swirsky Bros...G
Av D, 2—Victor Cooper...G
Broadway, 41-5—Atlas Line Steamship Co...C-B-SS
Broadway, 78-82—Union Trust Co...SS
Broadway, 337—Paul N Friedlander...H
Broadway, 584-6—William Meyer...DR

Broadway, 597—Henry Lake...H-A-G
Broadway, 597—Lou Krouse...H-A-G
Broadway, 597—The Tajimi Co...H-A-G
Broadway, 1204—Peter F Shanley...E-F-I-C-A
Broadway, 1465—Julius Ansalid...C-E
Broadway, 1576—A R Kline...C-D-I-F
Broadway, 4257—Lester Amusement Co...C
Broadway, 5612—Abraham Heyman...G
Broadway, 73d-74th sts (Ansonia Hotel)—The Onward Construction Co...C
Broadway & 216th st—Norman M Brickner...H
Lexington av, 1126—Margaret M A Gerard...C
Lexington av, 1576—Joseph Rappaport...G
Madison av, 1153—L Golember...G
Madison av, 1648-50—Rachel King...C
Madison av, 1715—Samuel Abramowitz...G
Park av, 481-3—St Regis Garage...H
Park av, 1227—Harry C Hart...C-G
West Broadway, 135—Antonio Picoli...H
West Broadway, 419-21—Adolph Ode...DR-H

Numbered Avenues.

1st av, 675-81—The Orsenigo Co, Inc...H-G-C
1st av, 675-81—John C Teepe...H-G-C
1st av, 675-81—John A Bank & Bros...H-G-C
1st av, 1670—John Glaser...C
2d av, 193—Max Osias...G
2d av, 540—Louis Fisher...G
2d av, 540—Avida Ergat...A-G
2d av, 540—Mrs Elizabeth Stoffel...A-F
2d av, 1729—H Weinstein...G
2d av, 1980—Celia Wallace...G
3d av, 2314—Hannah King...C-I
3d av, 4197—J H Eisner...H
6th av, 685—Christopher Anthony...C
6th av, 745—Walter J Salomon...C
7th av, 731—Seventh Avenue Garage...H
7th av, 871 (Hotel Wellington)—Welham Co...E
8th av, 312—D V Pucker...G
9th av, 461—Morris J Gordon...H

BRONX ORDERS SERVED.

Numbered Streets.

172d st, 457 E—Herman Samuelson...C-A-E-F
216th st, 717 E—William McGill...F-E-A
224th st, 710 E—Pasquale D Filippo...C
238th st, 420 E—P J Cogan...H

Named Avenues.

Bryant av, 1342—Mrs Weiner...G
Cypress av & 138th st—Richard Carvel...K
Grand Boulevard, 2015—Mrs B Moller...H
Hoe av, 1143—O J Scheina...H
Minniford av, e s, bet Cross & Beach sts (City Island)—Annie A Winters...G
Newton av, 253 & 256th sts—Pheon Construction Co...K
Southern Boulevard, 1118—Mrs Julia Becker...C
Southern Boulevard, 138th-141st sts—Richard Carvel Co...K
Vyse av, 1201—Alfred G Conmeyer...H
Wilkinson av, 1314—E S Levi...G

Numbered Avenues.

3d av, 3873—Joseph Finger...C

BROOKLYN ORDERS SERVED.

Named Streets.

Broadway, 797—W Lansing Andrews...C-B-D-DR
Broadway, 1129—Hugo Fruedenthal...C
DeKalb av, 29—W Langer Estate...C
DeKoven court, 49—Joseph C Lenze...A-G-H
Delamere pl, 616—Wm H Bohrenburg...K
East New York av, 1395—Philipp Kass...D-A-H-M
Fort Hamilton pkway, 6508-16—Carl O A Bington...C-K
Fulton st, 218—Estate of Crowell Hadden...C
Fulton st, 1097—Robert Downing...C
Fulton st, 1298—Chas Cranides...A-G
Grand st & Korinth av—Frank A Kasino...D
Liberty av, 152-58—Brooklyn Union Gas Co...A
Livingston st, 164—Frederick C Dennington...G
McKibbin st, 192—David Schoenberg...DR-H
Monroe pl, 28—Frank Melville, Jr...M-A-G-H-C-K
Prospect st, 81—The Reproduction Co...L-C-A-H
State st, 216—John Patterson...K
Suydam st, 96—Adolf Selis...H-G
Union st, 179—Ignazio Cellona...C

Numbered Streets.

13th st, 126-42 E—Kasebier & Co, lessee...G-F-C
17th st, 2754 W—Jesse Carter...A-H
28th st, 2939 W (rear)—Lorenze Magonch...M-C
72d st, 835—(John Doe, owner. Name being fictitious, Edgar Williams, Supt...C-M
75th st, 1256—Mrs Anna M Roehr...C
82d st, 1815—John R Pinover...M

Named Avenues.

Flatbush av, 120—George E Hunting...C
Fort Hamilton pkway, 6508-16—Carl O A Bington...A-D-H
Gates av, 856—Max Mayer...A
Knickerbocker av, 192—Leo Strakel...F-E-A
Metropolitan av, 351—Goodman & Gavin, Inc...A-H-G
Metropolitan av, 622—Samuel Miller...D-A-G-H
Ocean av, 1130—Adrian S Hegeman...K-A-G-H
Putnam av, 94-100—William Gleichmann...C-K
Rockaway av, 524—Harry Levy...A-F-E
Rockaway av, 547—Max Marias...G
Sutter av, 301—Lewis B Rosenberg...C-M
Waverly av, 244—Mathew Burley...L
Waverly av, 396—Chas A Schieren...A-G-H

Numbered Avenues.

3d av, 539—Solomon A Ring...E-G

QUEENS ORDERS SERVED.

Named Streets.

Suydam st, 102—Carl Steinkraus...K

Numbered Streets.

13th st, 218 (College Point)—Henry Klopf...D-A

Named Avenues.

Broadway, s s, 150 ft e Ferry st (Woodhaven)—Santo Belifido...A
Railroad av, Bergen Vil, Laurel Hill, New'n—National Enameling & Stamping Co...L-A
Washington av & Laurel Hill—General Chemical Co...D

Numbered Avenues.

7th av, ft of (Whitestone)—Richmond Rochester...D-C-K-G-H

BUILDING MANAGEMENT

THE LIMITATION OF ELEVATOR TRAFFIC.

By REGINALD PELHAM BOLTON, C. E.

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

THE limit of efficiency in the operation of elevators does not seem to be thoroughly understood, and in a recent article on traffic congestion, some criticism is applied to my suggestion, in the issue of January 10, to the effect that elevator operators would do well to remember that after the car is filled to one-half its capacity, the more passengers that are taken on per trip, the less are carried per hour. This statement is not based upon any guesswork or assumptions, but upon facts derived from actual tests made in buildings of representative character throughout the country and upon thousands of personal observations of the movement of passengers in and out of elevator cars.

The bearing which this matter has upon the important subject of the carriage of passengers in buildings is of special interest to the owners of such properties, because it sets a limit to the convenient operation of the elevators, and defines the amount of elevator service which should be provided. The limitation does not depend upon such elements as are advanced by Mr. Gumpel in his article in the issue of February 14.

Controlling Forces.

The essential elements covering the principle of limitation are, first, that an elevator machine falls off in average speed in proportion to the distance between stops, and second, that the average time occupied by passengers in moving in and out of the car, both at the loading and unloading floors, and on all landings, must not aggregate more than one-half of the total time of operation.

The passenger time is not that of the most alert and active persons, but is the average of the movements of all classes of persons using elevators. This time is complicated by the movement of persons inside the car, and delay is contributed to by the shape of the car. A car that is too large for the work contributes to delay almost as much as a too narrow and restricted size of car. There is room for a vast amount of investigation of this subject which would benefit individual buildings. All such tests which have been made have resulted in some improvement of service conditions by accelerating the movement of the cars and reducing the number of passengers carried per trip. But these observations cannot be satisfactorily made by counting the total number of passengers or by generalizations, and the only safe method is to make observations which will give the number of passengers carried up and the number of passengers carried down on each individual trip of each elevator car, taking the time of operation on the same occasion.

Average Passenger Time.

The period of inaction of an elevator, or what I have described as "passenger time," has a close relation to the number of passengers carried, and as all persons have their individual characteristics, the only safe basis for determining passenger time is to take the average of all the people that are carried. The observations that have been made on an immense number of persons show that for each passenger making a landing, a loss of five seconds of machine operation results. At the lower landing, the loading of persons into the car requires $1\frac{1}{4}$ seconds per person and the exit of those descending $\frac{3}{4}$ of a second.

There is also a further loss in schedule service in making the upper land-

ing, against the operation of automatic limiting appliances, frequently, without either landing or receiving a passenger at that floor.

To all of these losses are added the loss in general speed of the elevator between landings, the average distance between which is less than the distance in which the machine can accelerate to full speed and can then be brought to a standstill by the action of gravity. This mean distance varies, of course, with different types of machines, and with the loads which they carry. The effect of increased load in an elevator is, therefore, to increase the distance required to be traveled by the car in order that it shall attain its maximum speed at some point. If this load of passengers is such as to require stops say at every floor, then it would necessitate a loss in the speed of the machine, unless the machine is such that it can accelerate to full speed and then be retarded to a stop in the distance, of say, from 11 to 12 feet. This cannot be done with fast running machines of the hydraulic type, and even with the electric traction elevator can only be accomplished by expert elevator operators, and usually results in overrunning and loss of time in returning to landings.

It therefore comes about that the best work of any elevator results when the distance between the stops or landings is not less than twenty-four feet or

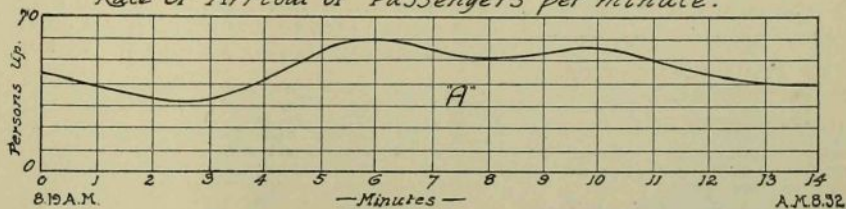
two floors, and therefore 50 per cent. of the number of floors served represents the proportion of passengers carried, under which the elevator machine does its best work.

Assertions are sometimes made that the best traffic conditions in a certain building are attained when more than this proportion of passengers is carried; but such a result can only be brought about by a loss of convenient service. The traffic is carried as it is in the subway, but it is carried at the cost of some delay to everybody, and the additional inconvenience of crowding.

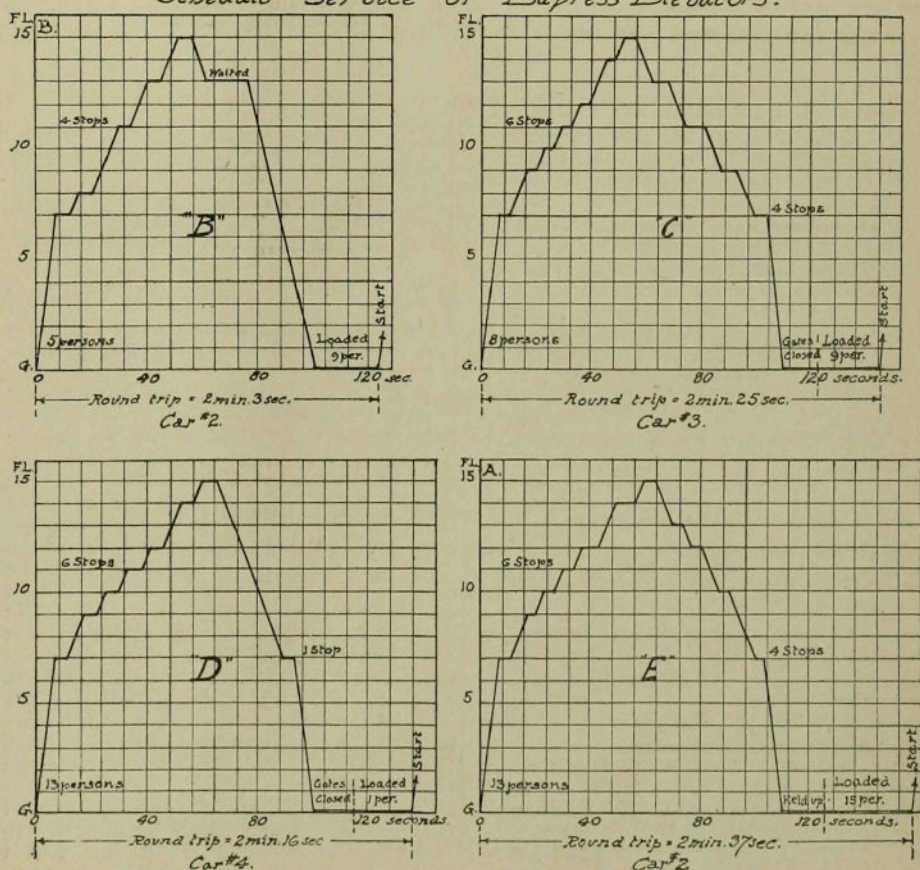
For schedule service, the best and most convenient handling of the traffic is afforded when the round trip time of the elevators is that due to carrying no more than four persons to ten floors served, in each direction, or when the rush hour traffic is on in either direction, then the carriage of not more than seven persons to ten floors served in the one direction, allowing for a single stop on the return run. The demonstration of these facts has been made by elaborate observations over considerable periods of time, and particular attention was given to conditions in Chicago, where the inter-changeable traffic during the lunch hour of business days, affords the best opportunity of ascertaining the effects of up and down traffic of maximum extent.

The diagrams presented herewith form

Rate of Arrival of Passengers per minute.



Schedule Service of Express Elevators.



EXPRESS ELEVATOR OBSERVATIONS IN THE RAILWAY EXCHANGE BUILDING, CHICAGO; COMPILED BY REGINALD PELHAM BOLTON, C.E.

an excellent illustration of the effect of over-crowding cars and the consequent falling off in round trip time and loss of convenience of the service. They are plotted from observations taken with a stop-watch in the Railway Exchange Building, Chicago. This is a large business structure of fifteen stories above the ground, provided with two sets of elevators; five local machines operating to the seventh floor and five express machines operating to the seventh floor without stop and making landings to the fifteenth floor.

Effect of Overcrowding.

At the maximum period of the entry of tenants in the morning, which, by the way, in Chicago, is half an hour earlier than in New York, passengers were observed to be arriving at the express elevators at the rate of one per second, as shown in diagram A. The effect upon the elevators was to demonstrate promptly their lack of capacity to handle the traffic with convenience and celerity, and also to afford a demonstration of the falling off in round-trip time, due to the carriage of an undue number of passengers per trip.

Diagrams B, C, D and E show on a horizontal scale the time in seconds and on the vertical scale, the floors of the building. Diagram B shows car No. 2 operating under the condition of a loading of five persons, and re-loading with nine persons, the round-trip time being 2 minutes and 3 seconds. Prior to the peak of the load, the elevators had been running smoothly on a round-trip time of a minute and 45 seconds, which lengthened out to over 2 minutes under the condition as shown in diagram B.

As the rush proceeded, the starter loaded more persons into the cars, and the schedule promptly became disarranged, as shown by the result in diagram C. When eight persons were loaded into the car, with four stops on the down run, the elevator occupied nearly 2 minutes to return to the ground floor, and the round-trip time lengthened out to 2 minutes and 25 seconds.

The effect of this disarrangement became very marked, as shown in diagram D, when thirteen persons being loaded in the car, the gates were kept closed on the rearrival at the landing because the car was out of its schedule, and when it was restarted, there was temporarily no passenger waiting, so that it started its next trip with only one passenger.

In diagram E is shown the full effect of overloading when thirteen persons were taken in on one trip and fifteen on the next trip, the round-trip time lengthening out to 2 minutes and 37 seconds.

Observations in Chicago Buildings.

A very interesting series of observations was made in the Old Colony Building in Chicago upon an entire day's run of six hydraulic elevators. This is a seventeen-story office building in the heart of the business district, having a very busy tenantry. The individual work of each car was observed for the entire day's business. The average for the entire day was 4.95 each way, and the heaviest work done was an average for an hour of 8 persons each way. The elevators were run as regularly as possible on a three-minute round trip time, and this offered a reasonably convenient service. But it was observed that the same number of passengers could be handled by less persons per trip on a round trip time of 2.5 minutes, so that by carrying less per trip, the same traffic was handled and the service accelerated by the difference between 20 trips and 24 trips per hour, the lighter service thus being 20 per cent. better in point of time.

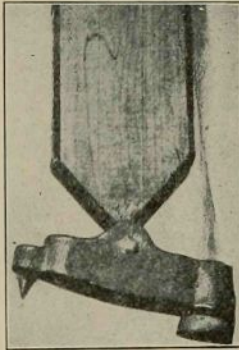
Extremely interesting tests were also made in the same building to determine the actual loss of time per passenger per landing by noting the speed of two of the cars with a given number of stops and passengers. It was found that the passenger time was 5 seconds per landing, which is the amount previously stated as representing the average condition. Many such observations have been made, all confirmatory of the main points herein described.

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.

Non-Slipping Ladder Foot.

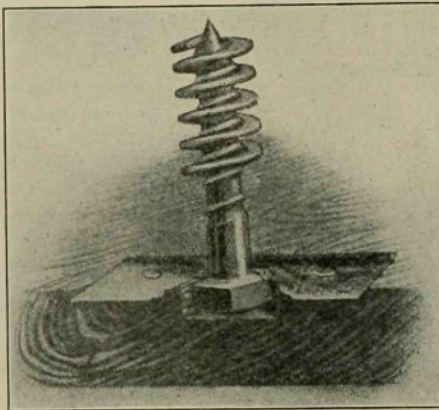
THE combination of a smooth, frictionless concrete floor and a man on a ladder may result in ultimate payment of damages. With the idea of eliminating this



sort of risk the Eastman Kodak Company, of Rochester, has designed the ladder foot shown in the illustration. At the base of the ladder is placed a cast iron shoe, one end of which has a point and the other a rubber pad. The point will hold on wood or composition flooring while the pad will take a firm grip on tile, concrete or glass vault lights. The point is not made sharp enough to mar the flooring. Threaded horseshoe calks are used for the spike and the pads are large sized crutch tips. The suggestion may be of value to building managers who have trouble with slipping ladders.

New Application of Screw Anchors.

THIS device is designed to do away with a great amount of expensive drilling when concrete work in a new or altered building is completed. It is in the form of a screw anchor insert that can be used in the forms. Some architects stud factory ceilings and side walls with inserts at the corner of a square two or three feet on a side over the entire area so that shafting and other fixtures may readily be attached at any

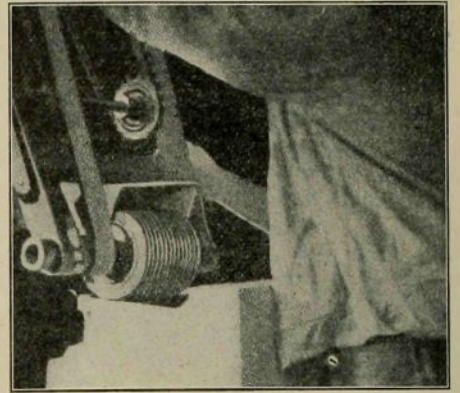


time. The province of these inserts, which are made by the Richmond Screw Anchor Company, of the Pulitzer building, this city, is to simplify this procedure.

While the spiral insert has been on the market for some time the metal clamps for nailing the bolts to the forms are a new feature. By means of this improvement the spiral anchorage may be located at any depth from the concrete surface, thereby giving any holding power up to the tensile strength of the bolt. The head of the bolt may be counter-sunk or it may be made flush as shown in the illustration. The latter method requires a shallow auger hole in the form; never more than nine-sixteenths of an inch for a one-inch bolt, so that no injury is done to the forms. The entire fixture may be counter sunk by using a clamp as large as the base of the fixture. Several bolts may also be accurately set as a unit, the clamp acting as a template. The clamps are of thin metal and can easily be punched to order. The small size of this insert makes it particularly applicable in complex reinforcement, as it will readily fit between reinforcing rods.

Facing Concrete With Carborundum.

THIS idea, that should appeal to contractors and others having occasion to resurface stone work, relevel stone stair risers, take spots out of concrete floors, refurbish brick work, roughen shoe-worn sidewalks, chip curbs, or in other ways to treat stone, concrete or composition structural work, comes down from Niagara Falls where the Carborundum Company has its mills.



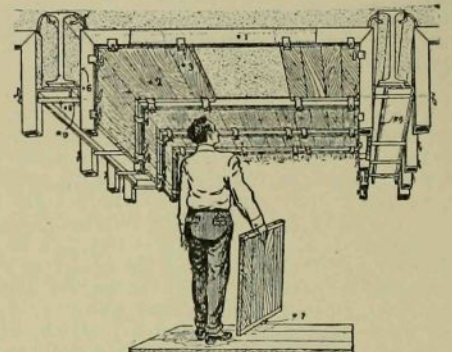
The picture shows one of its new concrete tooling machines equipped with carborundum wheels. The advantage said to be possessed by these wheels is that they cut free and clean, do not clog up on the grinding surface, hold their shape, cut fast and leave a uniform tooling. The cut shows one of the stationary wheels, but for work about a building a portable machine is made that may be applied for almost any kind of work. If the machine is not desired ordinary carborundum rubbing bricks are produced that are successfully used in rubbing off concrete form marks, resurfacing steps and for cleaning molds.

How to Cut Stud Bolts.

A CORRESPONDENT, evidently a machinist in an elevator repair company, writes: "Realizing the importance of properly cutting stud bolts to those dealing with mechanical building equipment, I am taking the liberty of submitting for the benefit of any of your readers who may be interested a method which I have found to be very handy in cutting stud bolts. Thread one end first, then cut off the length required and take a nut the same size as the bolt, which has one side sawed out with a hack saw; screw in the threaded end of the bolt and set in a vise. This will hold the other end firmly to the thread."

A Concrete Form for Beams.

WE illustrate herewith a new idea applicable to concrete construction. It is made by the American Concrete Form Company, Marbridge building, manufacturers of the McKay concrete form described below. The cut shows a form being put into place. The workman has removed the first plate after the concrete has set. The arch and the beam have been molded at one time in a continuous bond, and with the additional advantage of having used only a fraction of the material usually required for form work of this character. It is said to be



the only form that leaves the concrete surface prime so that boxes and pipe risers can be set without chipping the concrete so as to give the plaster a hold on its surface. The forms are locked in position and removed.

CURRENT BUILDING OPERATIONS

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

POWER PLANTS IN STATE INSTITUTIONS

The State Architect Has Plans For Unique Engineering Features—Big Hot-Water System For Letchworth Village—Real Smokeless Combustion.

Albany, Feb. 17.—For the last nine months the State Architect, Lewis F. Pilcher, realizing the importance of power requirements in the State institutions, has been devoting considerable of his time to establishing an engineering department so as to place it on the same plane with the architectural features he is now incorporating throughout other departments.

During this period a number of smaller installations have been prepared and are under contract, but during the coming summer there will be a number of larger installations, plans for which have been under preparation for a considerable time. Plans have been prepared for new heating and lighting plants for the following institutions: Craig Colony for Epileptics at Sonyea, State Custodial Asylum at Newark, Binghamton State Hospital, Letchworth Village at Thiells, Reformatory for Women at Bedford Hills, Long Island State Hospital.

Some of these plans are unique in their features and represent the highest type of engineering, and will be watched by the profession with much interest, all points having been carefully considered and the highest type of material and equipment used. One of these plans, namely for Letchworth Village, is for a central heating and lighting plant and has been studied for a long time. Two different layouts have been developed so as to heat the entire building by vacuum steam and by a hot water system. From the latest information it appears that a hot-water system may be installed.

If such is the case it will probably be the largest central hot water system installed in this section of the country, as this institution proposes to house 3,000 people and is scattered over two miles of area, including 86 buildings. The new plant contains several features of unusual interest. The older buildings of this institution are heated by low pressure steam, while some of the newer buildings are of such a character and so situated that it was decided to heat them by forced hot water.

The power plant at Bedford Hills, contains the equipment required in order to supply one group of underground heating mains with low pressure steam and a second group of underground heating mains with hot water. In other words, the pump room contains both a steam and also a forced hot water heating equipment.

The power plant has been so designed that comparative results from the two systems of heating may be secured.

In the case of the forced hot water heating, the volume of water pumped and the difference in temperature between the water leaving and returning to the power house will be automatically recorded.

Steam meters are installed about the plant to measure the steam, while the water of condensation as well as the cold water make-up will be measured by the use of water recorders of the V-notch type and standard cold-water meters.

The plant is designed to burn soft coal with underfeed stokers and boilers

of the water tube type, the boilers being arranged with a large combustion chamber so that in connection with the stokers installed, a smokeless combustion should be secured.

Smokeless Combustion.

It may be interesting in this connection to say that the word "smokeless" here means "without smoke," and not as many technical experts define smokeless in connection with the burning of coal, when to them smokeless combustion means only that the time of smoking is limited to certain fixed periods. This use of such words as smokeless to mean merely a small amount of the nuisance where the words imply the total removal of the nuisance, is one of the commercial technical abuses of the English language, which deserves condemnation and censure, for it is essentially a deception.

In addition to the requirements for heating and electric light and power generators, there are pumps for sewage and pumps for water service and fire protection.

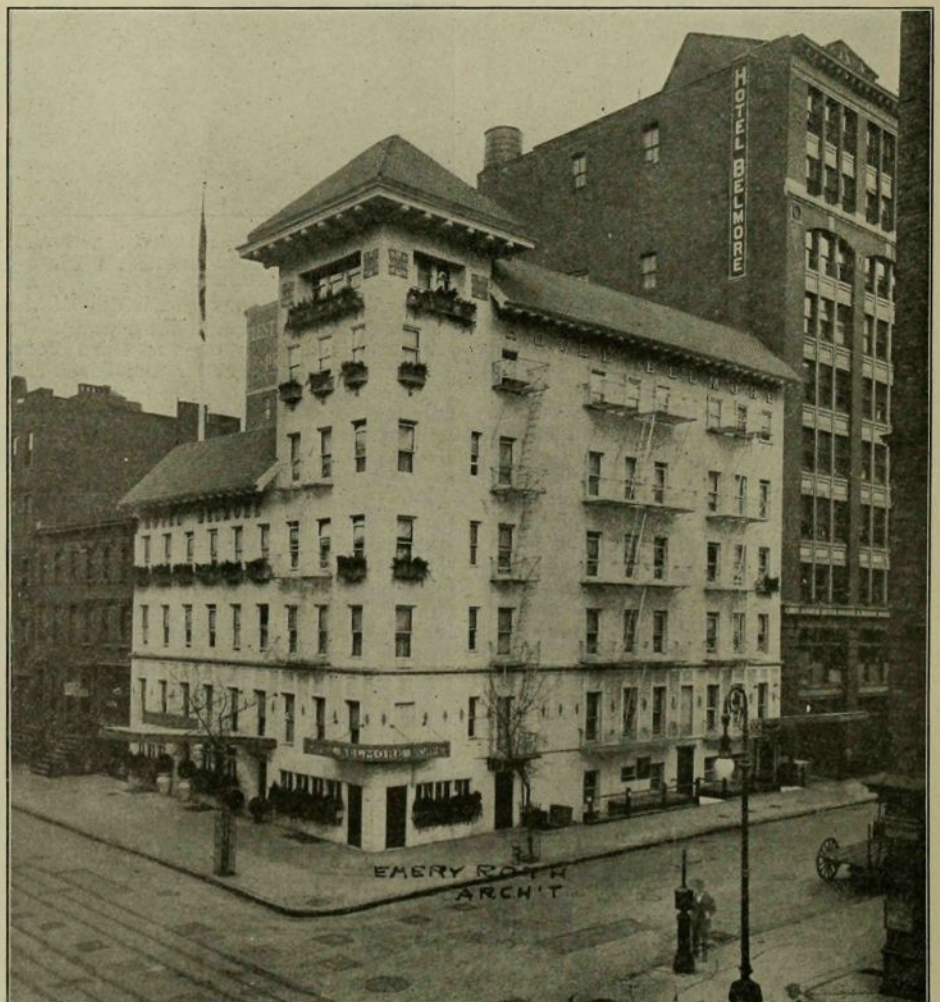
In many cases these pumps which are in duplicate are arranged with one electric driven and one steam driven, the

purpose being to secure the maximum economy of operation by keeping the exhaust steam at all times within the limit so that it can be entirely used in summer in the feed water heater and domestic hot water heating service, while in the winter time it will be utilized also in connection with the heating both in the steam and also in the hot water heating equipment.

Long Island State Hospital.

Plans and specifications have been prepared for a new central heating and lighting plant for the Long Island State Hospital, which will probably be installed this coming summer, together with a central refrigeration plant all housed under the same roof.

All of these plans have been carefully studied out and in each case it has been borne in mind that the plant under consideration must be so designed that it can be extended in any direction so as to take care of the present needs of the institution and any unforeseen growth that may occur, due to change of standard placed on insane patients, which if at any time was lowered would cause a great increase over the present requirements.



AN INTERESTING TRANSFORMATION.
An Italian palace on Lexington avenue, that was formerly a group of old buildings.

Emory Roth, Architect.

It is hoped that a standard central heating and lighting plant can be established that will be standard for all State institutions, with each part carefully thought out and actual tests made in reference to same, so that the State will obtain the best form of construction, and that the maintenance cost per year, which is now running very high, can be reduced.

Considerable study is also being given to how to improve the present installations, as a large number of the central heating and power plants throughout the State were installed about fifteen years ago and are now commencing to give out and will have to be replaced within a few years. This of course is a much harder problem than an entirely new installation.

The plant at Sonyea will consist of two alternating three-phase lighting units, together with boilers, and as proposed will eventually provide heat and light for the entire institution, and eliminate a number of small boilers located throughout the institution. In general, most of these plants are averaging from 1,000 to 3,000 h. p. capacity, the boilers being of the water-tube type in units from 300 to 500 h. p. each. The generators are in general alternating current, three-phase, 60-cycle, and turbines and generators are being installed.

Turbines to Be Installed.

One of the proposed schemes for Letchworth Village contemplates the installation of turbines throughout the plant, both for circulating hot water for heating, and boiler feed pumps, together with generator unit. In this plant all of the units will be in one large room, and be directly under the oversight of the engineer. One other feature of all of these plants is that each plant is being equipped with measuring instruments so that definite records can be kept of the coal consumption, water evaporation and power output, and it is proposed that continuous records be kept in all State institutions regarding their cost so that in designing any future plants absolute records will be available so as to determine the proper size of each unit installed. With these systems of records it will be possible to raise the standard of the engineering work in connection with these features so as to make it a standard throughout the State for engineering work. It can therefore be seen that a decided policy is aimed at, which, if carried out, will bring results which have not been obtained before.

An Italian Palace in Place of Old Brick Dwellings.

(Illustrated on page 357.)

These buildings on the corner of Lexington avenue and 25th street, were originally a group of three and four-story and basement dwellings, of the same type as the adjoining buildings, also shown in the picture. The corner building had a mansard roof, forming an attic.

In altering the building, the slanting roof was straightened out by removing the cornice and putting an angle iron construction over it, which enclosed the mansard roof and made a foundation for a perpendicular wall. Above this was erected a tile roof, so that the building was made 15 feet higher without conflicting with any of the requirements of the Building Code, and twenty feet higher at the corner where the tower was constructed. As the building now stands, it is apparently seven stories high, whereas formerly it was a four story, basement and attic building.

The exterior of the building was stuccoed; the first story (formerly the basement) and the second story were paneled with marble, and an ornamental roof of Spanish tile, with large projecting eaves and cornice, completed the design, which makes a modern Italian front out of old nondescript brick buildings.

All the work was done without interfering with the tenants. The building was designed by and was altered under the supervision of Emery Roth, architect.

New Uptown Club House.

A noteworthy addition to the group of fine club houses in this city will in a few weeks be completed and ready for use by its members. The building is being erected for the Freundschaft Society at 105-107 West 57th street, near Sixth avenue, from plans by George & Edward Blum, architects, of 505 Fifth avenue. The building is six stories in height and covers a plot 43x100.

The treatment of the facade is simple. A granite base course is succeeded by limestone to the sill of the second story, from where light colored brick, set off by terra cotta, extends to the roof, the whole surrounded by a pergola and roof gar-



George & Edward Blum, Architects.
THE FREUNDSCHAFT SOCIETY'S CLUB HOUSE.

den. A balcony runs the width of the building on the second floor, and there are three balconies on the third floor. The building has a cellar and basement, the former given over to machinery, laundry, etc., and the basement containing the bowling-alleys with necessary locker-rooms, showers, etc., a barber shop and circulating library.

On the ground floor are the main lobby, office and cloak-rooms, in rear of which is the grillroom and bar. The rear part of the entire building is used for service, the service stairs, elevator, pantry, kitchens, etc., being there. A lounging-room flanks either side of the entrance in front.

On the second floor is the ballroom with a lounging-room and on the mezzanine floor, above the ballroom, is the music gallery and ladies' dressing rooms. The main ballroom will be twenty-four feet in height and have a portable stage.

On the third floor are the cardrooms and lounging-room. The fourth floor contains the billiard-rooms, board room and private cardrooms and the fifth floor a library.

In the pergolas on the roof is a roof garden, with kitchen in the rear. The mechanical features of the building comprise a modern heating and ventilating plant, refrigerator plant, electric call outfits, house telephones, vacuum cleaning facilities, etc.

The architects have embodied in this building everything to make it a model of comfort and luxury.

The structure is strictly fireproof and is being erected under the supervision of the architects by Jacob A. Zimmerman, general contractor, 505 Fifth avenue, New York City.

Large Garage For Upper East Side.

Horace Greeley Knapp, 111 Broadway, is preparing preliminary plans for a large reinforced concrete garage to be constructed on the upper East Side above 72d street, east of Third avenue. The name of the owner and further details are withheld for the present.

Walter Haefeli Selected Architect.

Walter Haefeli, 17 Madison avenue, has been selected architect for the sixteen-story store and loft building which the Aeon Realty Company, Sumner Gerard, president, 60 Broadway, is to erect at 40 to 46 East 31st street, at a cost of \$500,000.

Building For Druggists' Syndicate.

The American Druggists' Syndicate, H. Loewe, 205 Borden avenue, Long Island City, in charge, is having plans prepared privately and will take estimates on the general contract about March 15, for a six-story reinforced concrete warehouse, 140x95 and 40x50 feet, to be erected on Borden and Van Alst avenues and Third street, Long Island City.

Activity on Bedford Avenue, Brooklyn.

James S. Maher, architect, 431 West 14th street, Manhattan, is completing plans for four apartment houses for the Grant S. Kelley Realty Company, to be constructed on the block bounded by Bedford avenue, Linden Boulevard and Martense street, Brooklyn. Estimates will be taken the coming week.

New Apartment for Hyman S. Crystal.

George & Edward Blum, architects, 505 Fifth avenue, are preparing preliminary plans for a high-class twelve-story apartment house to be built at 156 to 160 East 79th street. The owner is Hyman S. Crystal, of 47 West street, a builder. The operation will cost about \$350,000 according to the architect's preliminary estimate.

To Build at Cooper and Academy Streets.

The Post Avenue Construction Company, John J. Dowling, secretary, Sherman and Isham avenues, will shortly improve the northeast corner of Cooper and Academy streets, in the Dyckman section, with apartment houses. The plot recently purchased by the company measured 100x100 feet. Further details are yet indefinite.

46th Street Pier Contract Awarded.

Holbrook, Cabot & Rollins Corporation, 331 Madison avenue, received the contract this week to erect the pier at the foot of West 46th street for the Department of Docks and Ferries, Pier A, foot of Battery place, North River. The foundation will be of stone and wood piling 150x100 feet in size. Plans for the shed covering have not yet been prepared. The estimated cost is \$2,000,000.

Robert W. Goelet Selects Architects.

Warren & Wetmore, 70 East 45th street, were selected as architects this week for the store and office building, ten stories, which Robert W. Goelet, 9 West 17th street, is to erect on the large plot, fronting 65.4 feet on Fifth avenue and 141.6 feet in West 37th street, the southwest corner. The store and basement have already been leased to the Mark Cross Company (leather goods), now at 210 Fifth avenue, for a long term of years. It is said that work will begin within a few days, so that the building may be ready for occupancy by next fall. The general contract has not been awarded.

J. B. Snook Sons To Plan Piano Factory

Wessell Nichel & Gross, 457 West 45th street, have appointed J. B. Snook Sons, 261 Broadway, architects, for their new piano factory, to be erected at the corner of Bulls Ferry Road and 11th street, West New York, New Jersey. Bids will be called for by the architects about April 1. The construction will be of brick, four stories, 150x75 feet, with two wings 125x75 feet each. Estimated cost about \$150,000.

O'Rourke Engineering Co. Low Bidder.

The O'Rourke Engineering Company, 345 Fifth avenue, Manhattan, submitted the lowest bid this week at \$1,796,900 for the construction of section 2 of the Passaic Valley trunk sewer. The contract calls for the laying of the big flume under a section of Jersey City, beginning near the Bayonne line, and under New York Bay, connecting with the dispersion pipes at Robbins Reef. The length is nearly three miles. In all probability the contract will be awarded some time next week.

Two Notable Contracts.

Mark Eidltz & Son, general contractors, 30 East 42nd street, have during the past week taken contracts for the erection of two notable buildings, at a total cost of upward of two million dollars. The Brooklyn Trust Company's building, to be built at the northeast corner of Montague and Clinton streets, Brooklyn, from plans prepared by York & Sawyer, architects, 50 East 41st street, New York City, will be a beautiful addition to Brooklyn's financial center. This building will be six stories in height and cost between \$500,000 and \$600,000. The other contract taken by this firm is for the erection of a twelve story apartment house on the east side of Broadway, 89th to 90th streets, for Vincent Astor. The plans for this building which will cost \$1,500,000 are being prepared by Chas. A. Platt, architect, 11 East 24th street.

Henry P. Knowles Wins Competition.

Henry P. Knowles, of 1170 Broadway, Manhattan, was selected architect this week in competition for the new Masonic Temple to be erected at Toronto, Canada, at a cost of about \$300,000, exclusive of interior furnishings. The award was made from a number of designs submitted from several well-known architects of the country. The style will be in the early Italian. Granite and limestone will be employed on the first two stories, with brick and ornamental terra cotta above. The height will be four stories, and the dimensions of the building 100x150 feet. There will be six lodge rooms and one large assembly hall with a seating capacity of 1,500. W. D. McPhearson, R. W. M., at Toronto, is in charge.

NO ARCHITECTS SELECTED.

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

FREEPORT, L. I.—The Auditorium Association, Freeport, R. H. Mayland, president, contemplates the erection of an auditorium, for which no architect has been selected.

BALDWIN, L. I.—The Board of Education of Baldwin contemplates the erection of a school here, for which no architect has been selected.

NEW JERSEY.—F. Limbacher, 189th st and Belmont av, N. Y. C., contemplates the erection of a 1-sty stucco factory, 60x100 ft, near Hackensack, to cost about \$65,000. No architect has been selected.

ELMIRA, N. Y.—The Automobile Club of Elmira, Federation Building, corner State and East Church sts, contemplates the erection of a brick and steel reinforced concrete automobile club here at a cost of about \$100,000. No architect has been selected.

CATSKILL, N. Y.—Mt. St. Anthony Order of Friars Minor of St. Francis (R. C.) Prior Rev. Father Hugellus Elforini, contemplates the erection of a monastery here at a cost of about \$50,000, for which no architect has been selected.

UTICA, N. Y.—The Utica Lodge No. 33, B. P. O. E., Utica, N. Y., George W. Cammell, chairman, 17 Liberty st, contemplates the erection of a brick and stone club-house at the corner of Charlotte and Mary sts, to cost about \$50,000. An architect will probably be selected by competition in March.

MOUNT VERNON, N. Y.—The Young Men's Hebrew Association of Mount Vernon, Abraham Shipman, 160 South 9th av, Mount Vernon, contemplates the erection of a Y. M. H. A. building at 30 North 10th av, to cost about \$20,000. No architect has been selected.

SLOAN N. Y.—The village of Sloan, William Brennan, president, contemplates the erection of a 2-sty brick school in District 9, to cost about \$20,000. An architect will be selected by competition.

GLOVERSVILLE, N. Y.—Christ Episcopal Church, Rev. Chas. B. Alford, pastor, contemplates the erection of a 2-sty parish house and rectory at the corner of Spring and Bleeker sts, to cost about \$12,000. No architect has been selected. Work will probably start next summer.

ILION, N. Y.—George W. Thompson, Union st, contemplates the erection of a 3-sty brick store, apartment and office building at the corner of Main and Railroad sts, for which no architect has been selected. Cost, about \$20,000. Work will go ahead in the spring.

SYRACUSE, N. Y.—William W. Wiard, 111 Wyoming st, contemplates the erection of a 2½-sty residence in Upper James st, to cost about \$25,000. No architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.
NEWARK, N. J.—Charles Knopf, 523 Springfield av, architect, is taking bids for a 3-sty frame flat, 22x51 ft, to be erected in South 14th st, for Stephen Meyernick, 520 Bergen st, owner. Cost, about \$6,000.

7TH AV.—Gronenberg & Leuchtag, 303 5th av, have been commissioned to prepare plans for a 6-sty apartment house to be erected at the northeast corner of 7th av and Cathedral Parkway, for Simon Wolk, 11 East 109th st, owner.

BEDFORD AV.—James S. Maher, 431 West 14th st, N. Y. C., is completing plans for four apartment houses for the Grant S. Kelley Realty Co., to be erected on the block bounded by Bedford av, Linden blvd and Martense st, Bklyn. Plans are ready for bids.

LONG ISLAND CITY.—The Courtney Development Co., 1170 Broadway, N. Y. C., owner, is taking bids for three 4-sty apartment houses, 40x90 ft, to be erected in the Thomson Hill section, from plans by W. W. Smith & John H. Holler, jr, 82 Wall st, N. Y. C. Cost, about \$28,000 each.

DALY AV.—The Steinmetz Construction Co., 1416 Glover st, contemplates the erection of a 5-sty brick tenement house, 44x105 ft, at 2075 Daly av, from plans by Moore & Landsiedel, 148th st and 3d av. Work will probably go ahead next month.

BANKS.

DOVER, N. J.—Bids will close Feb. 24 for the bank building to be erected at the northeast corner of Blackwell st and Warren st, for the Dover Trust Co., E. E. Rosveer, cashier, Mowbray & Uffinger, 56 Liberty st, N. Y. C., are architects. Cost, about \$40,000.

CHURCHES.

PATERSON, N. J.—Floyd Y. Parsons, 1133 Bway, N. Y. C., is preparing plans for a 1½-sty brick and limestone church and rectory to be erected in Ward st, near Main st, for the First German Presbyterian Church, Rev. H. W. Schultz, 355 Union av, Paterson, pastor. Architect will probably call for bids on general contract about March 1.

DWELLINGS.

PATERSON, N. J.—William Hart Boughton, 796 Ashland av, Buffalo, N. Y., architect, is taking bids for a residence and garage to be erected on Derron av, for Dr. Jane M. Carrol, 780 Market st, owner; cost, about \$30,000.

BRONXVILLE, N. Y.—Harrle T. Lindeberg, 2 West 47th st, N. Y. C., is preparing plans for a 2-sty residence, 40x120x25 ft, to be erected at Lawrence Park, for Thomas E. Wing, 14 Wall st, N. Y. C., owner, and will call for bids about April 15. Cost, about \$30,000.

MANHATTAN.—Duncan Candler, 10 East 33d st, architect, is taking bids for alterations to the 4-sty brick residence, 25x100 ft., at 16 West 54th st, for John D. Rockefeller, jr., on premises and 26 Broadway. Cost, about \$15,000.

FACTORIES AND WAREHOUSES.
HOBOKEN, N. J.—Chas. Fall, 100 14th st, has nearly completed plans for a 5-sty brick factory, 100x180 ft, to be erected at 8th and Madison sts, for the Ferguson Bros.' Manufacturing Co., 832 Monroe st, owner. Cost, about \$75,000. Bids will be received by architect about Feb. 24.

BROOKLYN.—H. H. Oddie, Inc., 251 4th av, Manhattan, is figuring the general contract and desires bids on subs prior to February 26th for the Fulton Paper Bag & Cotton Mill Co. building to be erected on Wythe av and South 1st st, Brooklyn.

HOTELS.

MANHATTAN.—H. H. Oddie, Inc., 251 4th av, is figuring the general contract for an extension to the Devon Hotel at 55 West 54th st, and is taking bids on all subs, to be submitted before Feb. 27.

MUNICIPAL WORK.

IRON STAIRS.—Bids will be received by the Superintendent of School Buildings, 500 Park av, until Tuesday, February 24, for the erection of outside iron stairs at Evander Childs High School, Olinville av, north of Magenta st, Williamsbridge, The Bronx.

ELECTRIC EQUIPMENT.—For installing electric equipment in new Public School 115, on 176th and 177th sts, about 100 ft. east of St. Nicholas av, Manhattan.

GENERAL SUPPLIES.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, until 2 p. m., on Friday, February 27, for furnishing and delivering hardware, brass, copper, iron, steel, metals, pig and sheet lead, machinery, grate bar and composition bronze castings, corporation cocks, hydrant and

valve parts, valve box castings, leather, wire, nails, bolts, screws, paints, oils, varnishes, rubber hose, rubber valves, etc., etc.

CONSTRUCTION AND PLUMBING.—For item 1, general construction; also item 2, plumbing and drainage of new Public School 169, on the easterly side of 7th av, between 43d and 44th sts, Brooklyn.

REPAIRS TO ICE PLANT.—Bids will be received by the Commissioner of Correction until 11 o'clock a. m., on Tuesday, February 24, for furnishing labor and materials required to make all the necessary repairs to the ice making plant on Hart's Island, New York.

MATERIALS.—Bids will be received by the President of the Borough of Queens, until 11 o'clock a. m., on Wednesday, February 25; No. 1. For furnishing and delivering 300,000 gallons of light road oil or refined tar oil in tank cars. No. 2. For furnishing and delivering to the Bureau of Highways 20,000 cu. yds. of broken stone and screenings of trap rock and dolomite. No. 3. Bituminous material (tar or asphaltic oil) for resurfacing roads in the Borough of Queens, as follows: 150,000 gallons spread upon the road. No. 4. 5,000 cu. yds. of gravel or chip stone at various points as directed. No. 5. Regulating, grading, curbing and laying sidewalks and crosswalks in Packard (Grove) st, from Middleburg av to Borden av, 1st and 2d Wards. No. 6. Fencing the vacant lots on the northerly corner of Fairview av and Bleeker st, and on the westerly corner of Himrod st and Seneca av, 2d Ward, of the Borough of Queens, in accordance with Section 435 of the Greater New York charter. No. 7. Regulating, curbing and laying sidewalks in Harmon st, from Grandview av to Forest av, 2d Ward, of the Borough of Queens.

HARDWARE, LUMBER, PLUMBING MATERIALS, TOOLS, PAINTS AND OILS.—Bids will be received by the Department of Parks until Thursday, Feb. 26, for furnishing and delivering hardware, blacksmiths' supplies, lumber, plumbing material, tools and implements, paints and oils, and rubber goods to Prospect Park, Brooklyn.

GENERAL SUPPLIES.—Bids will be received by the Board of Trustees in the Staff Room of Bellevue Hospital (entrance, 415 E. 26th st), until Thursday, Feb. 26; specification No. 12, general plant supplies, engineers' supplies, oils, carpenters' supplies; specification No. 16, general plant materials, painters' materials, oils, varnishes, glaziers' materials, lumber, building materials, carpenters' hardware, carpenters' materials, plumbers' materials and sundries, engineers' materials, electricians' materials and sundries and miscellaneous materials.

GASOLINE STORAGE SYSTEMS.—Bids will be received by the Fire Commissioner until 12 o'clock m. on Thursday, Feb. 26, for furnishing labor and materials required to install and complete gasoline storage systems at the quarters of Engine Cos. 4, 6, 12, 13 and 32, and Hook and Ladder Cos. 6 and 15, Manhattan, and Engine Co. 156, Richmond.

CENTRE ST.—The Department of Bridges, F. J. H. Kracke, commissioner, Municipal Building, will receive bids until 2 p. m. March 5 for painting the interior of the Municipal Building, Centre st. McKim, Mead & White, 101 Park av, architects; C. O. Mailloux, 90 West st, electrical engineer; Thompson Starrett Co., 49-51 Wall st, general contractors.

HORNELL, N. Y.—Clyde Potts, 30 Church st, N. Y. C., consulting engineer, has nearly completed plans for the sewage disposal plant to be erected here for the city of Hornell, Board of Public Works, A. F. Bannon, jr., superintendent. Bids will be taken by owner about May 1. Cost, about \$125,000.

SCHOOLS AND COLLEGES.

85TH ST.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the 5-sty Talmund Torah school to be erected at 123-127 East 85th st from plans by E. W. Levitan, 20 West 31st st, and desires bids on all subs prior to Feb. 24.

BROOKLYN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract and wants bids on all sub-contracts at once for Public School 169, to be erected on the east side of 7th av, between 43d and 44th sts, Brooklyn, from plans by C. B. J. Snyder.

RICHMOND.—Bids were opened by the board of Education Feb. 16 for the general construction of addition to P. S. 20, Durkin & Laas were lowest bidders at \$99,897; and for plumbing and drainage of same addition Chas. Williams was low bidder at \$8,867.

MANHATTAN.—The Board of Education opened bids Feb. 16 for fire protection work at P. S. 158 and 174. Joseph Kessler was low bidder, at \$6,636 and \$4,562.

STABLES AND GARAGES.

WASHINGTON AV.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the 2-sty brick and steel stable, 75x150 ft, to be erected at the southwest corner of Washington av and Clarkson st, from plans by Horenberger & Bards, 122 Bowery; John J. Bradley, 68 Hudson st, is owner; they desire bids on subs prior to Feb. 24.

THEATRES.

PROSPECT AV.—The Libman Contracting Co., 107 West 46th st, is figuring for alterations to the building on the west side of Prospect av, 125 ft north of 160th st, from plans by the Kreymborg Architectural Co.

CONTEMPLATED CONSTRUCTION.**Manhattan.**

APARTMENTS, FLATS AND TENEMENTS.
88TH ST.—Rouse & Goldstone, 40 West 32d st, have been commissioned to prepare plans for a 9-sty apartment house and two residences at the north corner of 88th st and Riverside Drive, for Klein & Jackson, 149 Broadway, owners.

51ST ST.—George F. Pelham, 30 East 42d st, is preparing plans for a 6-sty brick tenement, 25x100 ft, to be erected at the northwest corner

Contemplated Construction—Continued.

of 51st st and 10th av, for Jacob L. Friedman, 309 East 22d st, owner and builder. Cost, about \$50,000.

142D ST.—Chas. B. Meyers, 1 Union sq, has completed plans for a 5-sty apartment house, 100 x 86.5 ft., to be erected in the south side of 142d st, 161 ft. east of Riverside Drive, for the V. S. Building Corp., 141 Broadway. Cost, about \$125,000.

180TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 5-sty tenement, 75x 88 ft. to be erected in the south side of 180th st, 100 ft. east of St. Nicholas av, for Alexander McDowell, 63 Morningside av, owner. Cost, about \$40,000.

10TH AV.—George F. Pelham, 30 East 42d st, has completed plans for a 6-sty tenement, 25.5x70 ft. to be erected at the northwest corner of 10th av and 51st st, for the 751 10th Av Co., 751 10th av, owner. Cost, about \$40,000.

CHURCHES.

DYCKMAN ST.—Eli Benedict, 1947 Bway, has plans for a 1-sty and basement parish house for the Mount Washington Presbyterian Church, to be erected on the large triangular plot at the intersection of Dyckman st and Riverside Drive, west of Bway. Work will probably be started in the spring.

SCHOOLS AND COLLEGES.

118TH ST.—F. A. De Meuron, 31-33 East 27th st, is preparing plans for a 5-sty school to be erected at 118th st and St. Nicholas av, for the Church of St. Thomas the Apostle (R. C.), 118th st, west of St. Nicholas av, Rev. Father J. B. McGrath, pastor. Bids on general contract will be taken by architect about March 1.

STORES, OFFICES AND LOFTS.

30TH ST.—E. Hustace Simonson, 315 5th av, is preparing plans for alterations to the 3-sty brick loft, 25x92 ft., at 28 West 30th st, for Albert J. Middlebrook, West Hartford, Conn., owner. Bids will be taken about March 3 by architect. Cost, about \$10,000.

31ST ST.—Walter Haefell, 17 Madison av, has been commissioned to prepare plans for a 16-sty store and loft building to be erected at 40-46 East 31st st, for the Aeon Realty Co., Sumner Gerard, president, 60 Broadway. Cost, about \$500,000.

42D ST.—S. Walter Katz, 505 5th av, has completed plans for alterations to the cafe at 107 West 42d st for Gilhuly Bros., on premises, owners. Alterations will consist of new plumbing and considerable interior marble and tile work.

Bronx.

DWELLINGS.

LONGFELLOW AV.—Moore & Landseidel, 148th st and 3d av, are preparing plans for a 2-sty brick residence, 20x55 ft., to be erected on the east side of Longfellow av, 275 ft south of 172d st, for Vincenzo Picciotti, 553 East 188th st, owner and builder. Cost, about \$6,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

KEAP ST.—Shampan & Shampan, 772 Bway, are preparing plans for a 6-sty apartment house to be erected in the north side of Keap st, 225 ft east of Marcy av, for Hyman Hershkowitz.

DEAN ST.—Wortmann & Baun, 114 East 28th st, N. Y. C., are preparing plans for a 4-sty flat, 25x100 ft., to be erected in the north side of Dean st, between 3d and 4th avs, for Levy & Baird, 44 Court st, owners and builders; cost, about \$20,000. Plans will be ready by March 10.

ST. JAMES PL.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty brick apartment house, 50x89 ft., to be erected at 148-150-152 St. James pl, for the G. & M. Improvement Co., M. Grodskv, president, 26 Court st, owner and builder. Cost, about \$45,000.

46TH ST.—Harry Dorf, 614 Kosciusko st, is preparing plans for a 4-sty brick tenement, 45x 88 ft., to be erected in the south side of 46th st, 80 ft west of 7th av, for Morris Bienenstock, 1258 47th st, owner and builder. Cost, \$20,000.

JACKSON AV.—Frankfort & Kirchner, 830 Westchester av, are preparing plans for a 4-sty tenement, 25x75 ft., to be erected on the west side of Jackson av, 188 ft north of 163d st, for the Loyal Building Co., P. Liebwit, president, 391 East 149th st, owner and builder. Cost, about \$20,000.

STERLING PL.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick tenement house, 41x100 ft., to be erected in the north side of Sterling pl, 308 ft east of Howard av, for Mr. Tierstein, 502 Sutter av, owner. Cost, about \$25,000.

NEWKIRK AV.—Shampan & Shampan, 772 Broadway, have completed plans for an apartment house to be erected at the southwest corner of Newkirk av and East 21st st, Brooklyn, for M. Wolfinger, owner. Cost, about \$85,000.

CHURCHES.

COURT ST.—Alterations are under way to the church in the east side of Court st, between Luquer and Nelson sts, Brooklyn, for the Church of St. Mary's Star of the Sea, Rev. Father O'Malley and Joseph P. O'Connell, at site, owner. F. B. Berlenbach, 260 Graham av, Brooklyn, is architect. W. L. & G. H. O'Shea, 29 Broadway, N. Y. C., have the mason and carpenter work. A. J. Rushman, 72 West 38th st, N. Y. C., has the lighting.

DWELLINGS.

72D ST.—J. C. Wandell, 4 Court sq, is preparing plans for five 2-sty brick residences, 15x25 ft., to be erected in the south side of 72d st, 100 ft west of Narrows av, for the Brody Construction Co., A. Brody, 1143 40th st, Brooklyn, owner and builder; cost, about \$15,000.

79TH ST.—William Debus, 86 Cedar st, is preparing plans for eight 2-sty brick residences, 20x44 ft., to be erected in the west side of 79th st, 106 ft south of 6th av, for the Henry Roth

Building Co., 1562 Myrtle av (Henry Roth, president), owner and builder. Cost, about \$24,000.

HENDRIX ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 2-sty brick residences, 20x52 ft., to be erected in the west side of Hendrix st, 120 ft north of New Lots rd, for David Bloom and Samuel Nitzburg, 492 Saratoga av, owners and builders. Cost, about \$7,000.

HALLS AND CLUBS.

REMSEN ST.—Frank Helmle, 190 Montague st, has been commissioned to prepare plans for alterations to the residence at 131 Remsen st for club house purposes, for the Brooklyn Club, Pierrepont st, owner.

THEATRES.

BROADWAY.—Shampan & Shampan, 772 Broadway, are preparing plans for a 2-sty brick moving picture theatre, 70x100 ft., to be erected at Broadway, near Havemeyer st, for Samuel Marcovici, care of architect, owner and lessee. Cost, about \$45,000.

FULTON ST.—William H. McElpatrick, 701 7th av, N. Y. C., is preparing plans for a 1-sty theatre to be erected in Fulton st, near Bedford av, for B. F. Keith, 1495 Broadway, N. Y. C., owner.

BROADWAY.—L. Allmendinger, 926 Broadway, has completed plans for a 1-sty brick moving picture theatre, 66x80 ft., to be erected on Broadway, near Decatur st, Brooklyn, for Mills Bros., Broadway and Rockaway av, owners. Cost, about \$15,000. Bids will soon be taken by the architect.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Walter Jenkins, 505 5th av, N. Y. C., has completed plans for a 5-sty brick tenement, 106x87 ft., to be erected at the southeast corner of Jackson and Steinway avs, for the John J. Hearn Construction Co., J. J. Hearn, president. Cost, about \$50,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Preliminary plans are being prepared privately for a 6-sty warehouse, 140x95 and 40x50 ft., to be erected on Borden av, Van Alst av and 3d st, for the American Druggists' Syndicate, H. Loewe, 205 Borden av, owner, who will call for bids on general contract about March 15. Cost, about \$150,000.

THEATRES.

ASTORIA, L. I.—J. H. Scully, owner and architect, 109 West 126th st, N. Y. C., contemplates the erection of a 2-sty brick moving picture theatre, 25x100 ft., at 13th av and Broadway.

Richmond.

DWELLINGS.

ST GEORGE, S. I.—Harry W. Pelcher, National Bank Building, Port Richmond, S. I., is preparing plans for a 3-sty brick store and residence, 38x45 ft., to be erected at Richmond Terrace, for Ida Gerst, care of architect, owner. Cost, about \$10,000.

Nassau.

SCHOOLS AND COLLEGES.

PORT JEFFERSON, L. I.—Excavating is under way for the high school to be erected here for the Board of Education of Port Jefferson. Tooker, Marsh & Barnett, 101 Park av, N. Y. C., are architects. W. J. Baldwin, Jr., 1181 Broadway, N. Y. C., is steam engineer. Campbell & Dempsey, 72 Clinton st, Kingston, N. Y., are general contractors. H. H. Smith Building Co., East Main st, Bayshore, L. I., has the carpenter work; Evans Almirall & Co., Dominick and Clarke sts, N. Y. C., heating; Grimshaw & Redfield, Westhampton Beach, L. I., plumbing; and Overton & Tuthill, Peconic av, Riverhead, L. I., the wiring. Cost, about \$71,000.

Suffolk.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Murphy & Dana, 331 Madison av, N. Y. C., have completed plans for a 2½-sty brick residence and garage, 40x85 ft., for Donald Scott, 9 East 9th st, N. Y. C., owner. Bids will be taken by architect about March 1. Cost, about \$125,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

WASHINGTON AV.—J. Schlesinger, 1269 Broadway, has received the general contract for alterations to the 6-sty brick apartment house at the northwest corner of Washington and Wendover avs, for A. Siegel, 89 Maiden la, owner. Maximilian Zipkes, 220 5th av, architect.

174TH ST (sub.).—The New Jersey Terra Cotta Co., 149 Broadway, has received the contract for the terra cotta work for two buildings to be erected at the northeast corner of 174th st and Park av, for the Co-Free Realty Co. Maximilian Zipkes, 220 5th av, architect.

WALKER ST.—Jacob Kerner, 31 East 1st st, has received the general contract for alterations to the building at 116 Walker st, for Moe Levy, owner. Maximilian Zipkes, 220 5th av, is architect.

SHERMAN AV.—The W. L. Crow Construction Co., 103 Park av, has received the general contract to erect a 5-sty apartment house, 80x 115 ft., at the northwest corner of Sherman av and Arden st, for the Gibraltar Realty Co., 475 8th av, owner; William Briethaupt, president; cost, about \$125,000.

GRAND ST.—The Marcus Contracting Co., Inc., 310 Front st, N. Y. C., has received the contract for excavating the plot 89.6x75 and 39x74 irregular, at the southeast corner of Grand st extension and Rodney st, Brooklyn,

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for a 6-sty apartment house for the Have-meyer Construction Co., 1104 Broadway. Farber & Markowitz, 189 Montague st, Brooklyn, are architects.

MONTCLAIR, N. J.—Trivett & Walters, 7 Bond st, Newark, have received the general contract to erect two 4-sty brick apartment houses at the corner of South Fullerton and Union avs, for the Fairchild Baldwin Co., Firemen's Building, Newark, owner. Frederick R. Hasselman, 28 Washington pl, East Orange, is architect. Cost, about \$50,000.

HART ST.—Bernard B. Block, 137 West 118th st, N. Y. C., has received the general contract to erect a 4-sty brick apartment house, 40x89 ft., in the south side of Hart st, 159 ft. east of Marcy av, for Samuel Opelinsky, 297 Washington st, N. Y. C., owner. Shampman & Shampman, 772 Broadway, Brooklyn, are architects. Cost, about \$40,000.

DWELLINGS.

STAMFORD, CONN.—F. H. Wakeham Co., 4 West 47th st, N. Y. C., has received the general contract to erect a 2½-sty local stone and brick residence at Shippan Point for F. J. Marion, 235 West 23d st, N. Y. C., owner. Hunt & Hunt, 28 East 21st st, N. Y. C., are architects; cost, about \$100,000.

MONTCLAIR, N. J.—Howard S. Gies, 272 Bloomfield av, has received the general contract to erect a 2½-sty frame residence on the north side of Nassau rd, for W. Chas. Bettinson, 216 Lorraine av, owner. Cost, about \$6,000.

FACTORIES AND WAREHOUSES.

PASSAIC, N. J.—J. J. O'Leary Co., 500 Bloomfield av, Passaic, has received the general contract to erect a 1-sty brick ice plant, 55x150 ft., on Central av, near Erie R. R. tracks, for the Peoples Co., care of Max F. Berger, 15 Columbus av, Newark, owner. Lambert Strong, 451 Main st, Passaic, is architect. Cost, about \$40,000.

STORES, OFFICES AND LOFTS.

WEST FARMS RD.—Gillies Campbell Co., 101 Park av, has received the general contract to erect a 2-sty telephone building, 53x97 ft., at the Melrose Exchange, West Farms rd and Fox sq, for the New York Telephone Co., 15 Dey st, Union N. Bethel, president. McKenzie, Voorhees & Gmelin, 1123 Broadway, are architects. Cost, about \$75,000.

46TH ST.—John McKeefrey, 1416 Eway, has received the general contract to alter the residence at 49 West 46th st for loft purposes. The Estate of Katherine Van Low Howell, care of Benjamin H. Howell, executor, 98 Murray av, Ridgwood, N. J., is the owner. William H. Orchard, 120 West 42d st, is architect. Cost, about \$16,000.

THEATRES.

72D ST.—The general contract has been awarded to M. Shapiro & Son, 2107 7th av, for extensions and alterations to the residence at 348-350 East 72d st, for moving picture theatre purposes. Chas Belsky, 1351 1st av, is owner. Cost, about \$20,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

WATER ST., ns, 106 e Montgomery st, 2-sty brick storage, 25x62; cost, \$5,000; owner, Chas. F. Schmale, 604 Water st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 46.

24TH ST., 417 East, 5-sty brick factory, 25x25; cost, \$30,000; owner, Bishop Gutta Percha Co., Henry D. Reed, Vice-Pres., 420 East 25th st; architect, Frank F. Ward, 203 Broadway. Plan No. 50.

HOSPITALS AND ASYLUMS.

20TH ST., 230 East, 10-sty brick hospital, 84x76; cost, \$150,000; owners, Missionary Sisters of the Sacred Heart; Gertrude De Giovanni, Mother Superior, 226 East 20th st; architects, Reliable Engineering Co., 30 Church st. Plan No. 52.

STORES AND TENEMENTS.

CHARLES ST., 39-41, 6-sty brick tenement, 65x82; cost, \$50,000; owners, Martha Bldg. Corp., 960 Prospect av; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 51.

THEATRES.

90TH ST and Broadway, s w c, 2-sty brick theatre, stores and dance hall, 88x162; cost, \$110,000; owner, Robert Goelet, 9 West 17th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 45.

MISCELLANEOUS.

19TH ST., 533 West, 1-sty iron shed, 15x45; cost, \$300; owner, Commercial Trucking & Terminal Corp., Wm. H. Rankin, president, 532 West 20th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 49.

BROADWAY and 172D ST, n e c, advertising sign, 100x8x irreg; cost, \$250; owners, Fred T. Van Beuren et al, 27 West 30th st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 48.

MADISON AV., 1615-1617, advertising fence, 50x8; cost, \$175; owner, Jacob A. Mittnacht, 362 Broadway; architect, Wm. G. Browne, 220 West 42d st. Plan No. 47.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

TINTON AV., s w cor 149th st, three 5-sty brick tenements, slag roof, 42.6x88, 40x90; cost, \$130,000; owner, Tinton Bldg. Corp., Frank Begrish, 391 East 149th st, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 79.

DWELLINGS.

LONGFELLOW AV., e s, 275 n 172d st, 2-sty brick dwelling, tin roof, 20x55; cost, \$6,000; owner, Vincenzo Picciotti, 553 East 118th st; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 70.

BEACH AV., w s, 150 n Randall av, 2½-sty frame dwelling, single roof, 20x32; cost, \$3,500; owners, Academy Building Co., Geo. Hoff-

man, 2069 Westchester av, president; architect, Anton Pirner, 2069 Westchester av. Plan No. 68.

MEAD ST., n s, 25 e Garfield st, 2-sty brick dwelling, tin roof, 20x45; cost, \$4,800; owner, Geo. Sczwaza, 2346 1st av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 66.

FORDHAM RD., n s, 153.7 w Cedar av, 2-sty brick dwelling, slag roof, 32x29.6; cost, \$8,000; owner, Jos. Grube, 299 Fordham rd; architects, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 65.

SEMINOLE ST., s s, 215.9 e Eastchester rd, 2-sty frame dwelling, tin roof, 18x25; cost, \$2,000; owner, Robt. Jacobs, Saratoga av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 80.

FACTORIES AND WAREHOUSES.

QUIMBY AV., s s, 140.5 e Zeraga av, 3-sty brick factory, tar and gravel roof, 122.25x75; cost, \$20,000; owner, Dayton Hedges, 1451 Broadway; architects, Felber Engineering Co., 103 Park av. Plan No. 64.

133D ST., s s, 400 w Cypress av, 1-sty brick shop, tar and gravel roof, 50x20; cost, \$6,000; owner, Jacob Doll Sons Co., 98 So. Boulevard; architect, Geo. H. Griebel, 16 East 42d st. Plan No. 76.

HOTELS.

EDGEWATER TER., e s, 150 s Layton av, 2½-sty frame hotel and dwelling, shingle roof, 50x30; cost, \$6,500; owner, Lena Vulz, 2315 Gleason av; architect, B. Ebeling, 135 Westchester ter. Plan No. 63.

STORES AND DWELLINGS.

LAYTON AV., n e cor Dean av, 3-sty brick store and dwelling, tin roof, 20x40; cost, \$5,000; owners, Francesca & Grazia Santamarena, 329 East 112th st; architects, De Rose & Cavaleri, 2333 1st av. Plan No. 78.

WESTCHESTER AV., n w cor Glover st, 1-sty brick store and dwelling, slag roof, 100x60; cost, \$15,000; owner, Borough Est., J. L. Evans, 3219 3d av, Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 75.

STORES AND TENEMENTS.

174TH ST., s s, 89.8 e Washington av, 1-sty brick store, tin roof, 20x100.9; cost, \$3,500; owners, Taxpayers' Realty Co., Philip Wattenberg, 170 Broadway, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 74.

STEBBINS AV., e s, 80 e 163d, two 5-sty brick tenements, slag roof, 47x94; cost, \$90,000; owners, Grossman Bros. & Rosenbaum, 133d st and Willis av; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 73.

156TH ST., n s, 60.5 w 3d av, 1-sty brick store, slag roof, 40.54x25; cost, \$2,500; owner, Chas. H. Finan, 527 West 148th st; architects, Moore & Landseidel, 148th st & 3d av. Plan No. 71.

180TH ST., n s, 27 w Boston rd, 1-sty frame stores, 30.7x40; cost, \$3,500; owner, Jos Loweth, 1021 East 180th st; architect, John E. Warneke, 1021 East 180th st. Plan No. 77.

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Plans Filed, New Buildings, Bronx (Cont.).

MISCELLANEOUS.
 ANTHONY AV, e s, 149.5 n 181st, 1-sty brick boiler room, 5.1-3x6; cost, \$30; owner, Sarah Taub, on premises; architect, R. F. Knochenhauer, 531 Tremont av. Plan No. 72.
 PARK AV, e s, 100 s 174th st, 1-sty brick shed, 20x40; cost, \$500; owners, Brand & Silverstein, 4014 Park av; architects, Tremont Architectural Co, 401 Tremont av. Plan No. 67.

Brooklyn.
DWELLINGS.
 HENDRIX ST, w s, 120 n New Lots av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$10,000; owner, David Bloom, 492 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 824.
 WEST 32D ST, w s, 360 s Mermaid av, four 1-sty frame dwellings, 13x38.6, gravel roof, 1 family each; total cost, \$2,800; owner, Michael Gilmartin, on premises; architect, Rocco Mega, 2857 West 5th st. Plan No. 847.

WEBSTER AV, s e cor East 3d st, 2-sty brick dwelling, 18x44, slag roof, 1 family; cost, \$4,500; owner, Webster Bldg. Co., 125 Bristol st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 856.
 6TH AV, s e cor 79th st, 3-sty brick store and dwelling, 21.5x106.2, slag roof, 2 families; cost, \$6,000; owner, Henry Roth Bldg. Co., 1560 Myrtle av; architect, Wm. Debus, 86 Cedar st. Plan No. 854.

RAPELYA ST, n s, 100 w Hicks st, 3-sty brick store and dwelling, 25x60, tin roof, 2 families; cost, \$6,000; owner, Thos. Keenan, 640 Hicks st; architect, S. W. Katz, 505 5th av, New York. Plan No. 785.
 EAST 2D ST, w s, 340 s Av F, 2-sty frame dwelling, 22x40, shingle roof, 1 family; cost, \$4,200; owner, Andrew Larsen, 750 Gravesend av; architects, Winters & Latje, 106 Van Siclen av. Plan No. 790.

79TH ST, w s, 106 s 6th av, eight 2-sty brick dwellings, 20x38, slag roof, 1 family each; total cost, \$24,000; owners, Henry Roth Building Co., 1560 Myrtle av; architect, Wm. Debus, 86 Cedar st. Plan No. 796.
 WEST 28TH ST, w s, 75 s Mermaid av, 2-sty brick dwelling, 22x52, gravel roof, 2 families; cost, \$4,000; owner, Raffaella Enza, West 15th st and Surf av; architect, Olof B. Almgren, 2392 Surf av. Plan No. 797.

BEAUMONT ST, e s, 580 n Hampton av, 2-sty frame dwelling, 22.8x37.10, shingle roof, 1 family; cost, \$5,000; owner, J. S. McWhirter, 3609 Broadway, N. Y.; architect, Thos. F. Dunn, 953 Woodycrest av, Bronx. Plan No. 806.
 WEST 23D ST, e s, 296 n Surf av, 1-sty frame dwelling, 20x27, gravel roof, 1 family; cost, \$800; owner, Mazarene Romano, on premises; architect, Olof B. Almgren, 2329 Surf av. Plan No. 821.

POSTER AV, s s, 80 e Albany av, 2-sty frame dwelling, 14x28, slag roof, 1 family; cost, \$1,500; owner, Jas. Carullo, Lefferts st and Albany av; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 807.
 ELTON ST, n s, 90 s New Lots av, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, \$3,300; owner, Chas Rappold, 794 Cleveland st; architect, Ernest Dennis, 241 Schenck av. Plan No. 900.

MALTA ST, e s, 155 s Vienna av, 2 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$10,000; owner, Nathan Katz, 452 Christopher av; architect, E M Adelsohn, 1776 Pitkin av. Plan No. 889.
 PARK PL, s s, 100 w Saratoga av, 2 4-sty brick dwellings, 37.6x89, gravel roof, 16 families each; total cost, \$50,000; owner, Idan Holding Co, 312 Hopkinson av; architect, Cohn Bros, 361 Stone av. Plan No. 887.

PITKIN AV, n s, 40 e Chestnut st, 1-sty brick dwelling, 11.4x23.4, slag roof 1 family; cost, \$500; owner, Mrs Francis Zito, 255 Gold st; architect, Gilbert L Prowler, 569 DeKalb av. Plan No. 904.
FACTORIES AND WAREHOUSES.
 HEGEMAN AV, n s, 60 e Hinsdale st, 1-sty frame storage, 25x16, tin roof; cost \$500; owner, Sophie Gordon & ano, 399 Newport av; architect, Morris Rothstein, 627 Sutter av. Plan No. 810.

HALLS AND CLUBS.
 W 25TH ST, w s, 120 s Mermaid av, 2-sty brick club, 120x14, gravel roof; cost, \$7,500; owner, Saml B Balland, 18 Tompkins av; architect, J A Dioguardi, Larchmont, N. Y. Plan No. 893.

STABLES AND GARAGES.
 CHURCH AV, n s, 100 w Story st, 1-sty brick garage, 40x82, iron roof; cost, \$1,200; owner, Chas. L. Behlert, 161 Prospect Park West; architect, Henry Behlert, 161 Prospect Park West. Plan No. 837.
 OCEAN PARKWAY, w s, 240 s Beverly rd, 1-sty brick garage, 22x22, shingle roof; cost, \$500; owner, Wm. Miller, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 842.

24TH ST, EAST, e s, 50 s Av F, 1-sty frame garage, 16x18, shingle roof; cost, \$450; owner, Henry C Otten, on premises; architect, Benj Driesler, 153 Remsen st. Plan No. 873.
STORES AND DWELLINGS.
 NEW LOTS RD, n w cor Essex st, 3-sty brick store and dwelling, 20.9x52, gravel roof, 2 families; cost, \$5,000; owner, Cutler Bldg. Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 846.

3D AV, w s, 90 n Bay Ridge av, 3-sty brick store and tenement, 20.4x55, slag roof, 2 families; cost, \$5,000; owner, G. Crifasi, 6822 3d av; architect, Jonas Green, 406 48th st. Plan No. 804.
STORES, OFFICES AND LOFTS.
 FLATBUSH AV, e s, 69.10 n Hanson pl, 3-sty store and offices, 40x36.6, slag roof; cost, \$15,000; owner, Gebrial Schwager, 140 Flatbush av; architect, Harold G. Dangler, 215 Montague st. Plan No. 843.

STORES AND TENEMENTS.

GRAND ST, n w c Rodney st, 6-sty brick tenement, 50x109.2, slag roof, 41 families; cost, \$50,000; owner, Keap Const Co, 150 Hart st; architect, Shampam & Shampam, 772 Bway. Plan No. 860.
 PARK PL, s w c Saratoga av, 4-sty brick tenement, 42.7x90, gravel roof, 16 families; cost, \$25,000; owner, Idan Holding Co, 312 Hopkinson Av; architect, Cohn Bros, 361 Stone av. Plan No. 861.

CATON AV, s e c East 21st st, 4-sty brick tenement, 50x39.6, slag roof, 16 families; cost, \$35,000; owner, Ginsburg & Moss Realty Co., 117 Pennsylvania av; architects, C Infanger & Son, 2634 Atlantic av. Plan No. 883.
 SARATOGA AV, w s, 42.7 s Park pl, 4-sty brick tenement, 51x87.4, gravel roof, 16 families; cost, \$28,000; owner, Idan Holding Co., 312 Hopkinson av; architects, Colin Bros., 361 Stone av. Plan No. 862.

3D AV, e s, 200 n 72d st, 4-sty brick store and tenement, 50x90, gravel roof, 18 families; cost, \$25,000; owner, Iba Bros., Inc., 526 56th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 870.
 3D AV, n e c 72d st, 4-sty brick store and tenement, 50x90, gravel roof, 18 families; cost, \$35,000; owner, Iba Bros., Inc., 526 56th st; architect, Eisenla & Carlson, 16 Court st. Plan No. 872.

SCHERMERHORN ST, n s, 71 e Clinton st, 6-sty brick tenement, 80x80.6, gravel roof, 14 families; cost, \$75,000; owner, Akron Bldg. Co., 505 5th av, N. Y.; architect, Robt. T. Lyons, 505 5th av, N. Y. Plan No. 853.
 DUMONT AV, s s, 50 w Williams av, 4-sty brick tenement, 50x89, slag roof, 23 families; cost, \$25,000; owner, The Crispit, Inc., 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 858.

UNION ST, s e cor Utica av, 4-sty brick tenement, 53x89, gravel roof, 24 families; cost, \$40,000; owner, M. B. Smith Realty Co., 109 Chester st; architect, W. T. McCarthy, 16 Court st. Plan No. 799.
 UNION ST, s s, 53 e Utica av, 4-sty brick tenement, 52x89, gravel roof, 20 families; cost, \$35,000; owner, M. B. Smith Realty Co., 109 Chester st; architect, W. T. McCarthy, 16 Court st. Plan No. 800.

BAY 13TH ST, w s, 125 n Benson av, five 2-sty tenements, 24x66, gravel roof, 4 families each; total cost, \$40,000; owner, Framo Const Co, 8617 12th av; architect, Dietrich Wortman, 114 E 28th st. Plan No. 803.
 HOWARD AV, e s, 250.5 s Pitkin av, four 4-sty brick tenements, 50x88, slag roof, 23 families each; total cost, \$100,000; owner, Mornat Realty Co, 74 Broadway; architect, C Infanger & Son, 2634 Atlantic av. Plan No. 815.

SARATOGA AV, n w cor St. Marks av, 4-sty brick tenement, 40x22.1, tin roof, 14 families; cost, \$25,000; owner, David Isaacowitz, Inc., 316 Hopkinson av; architect, Cohn Bros., 361 Stone av. Plan No. 811.
 3D AV, e s, 50 n 72d st, 3-4-sty brick store and dwelling, gravel roof, 18 families; cost, \$75,000; owner, Iba Bros, Inc, 526 56th st; architect, Eisenla-Carlson, 16 Court st. Plan No. 871.

THEATRES.
 RALPH AV, w s, 80 n Prospect pl, 1-sty brick theatre, 32x100, gravel roof; cost, \$10,000; owner, Joseph Spielberg, 1775 Pitkin av; architects, Farber & Markowitz, 189 Montague st. Plan No. 798.
MISCELLANEOUS.
 7TH AV, e s, 20 n 39th st, 2-sty brick baths, 20x95, gravel roof; cost, \$5,000; owner, Emile A Koski, 421 54th st; architect, Eisenla & Carlson, 16 Court st. Plan No. 908.

Queens.
DWELLINGS.
 ARVERNE.—Gaston av, w s, 325 s Ocean av, 2-sty frame dwelling, 19x44, shingle roof, 1 family, steam heat; cost, \$4,000; owner, W. E. Fredleit, Clarence av, Arverne; architect, Milton Wertheimer, Remington av, Arverne. Plan No. 287.

LONG ISLAND CITY.—Rapelje av, e s, 53 s Freeman av, 2-sty frame dwelling, 40x24, tin roof, 2 families; cost, \$3,000; owner, Jos. Anletto, 396 Freeman av, Long Island City; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 291.
 RIDGEWOOD.—Elliott av, n s, 543 e Fresh Pond rd, five 2-sty brick dwellings; 2 families, tar and gravel roof; cost, \$16,250; owner, Cotler Building Co., 302 Wyona av, Brooklyn; architects, S. Milmann & Son, 1780 Pitkin av, Brooklyn. Plan No. 290.

WINFIELD.—Burrroughs av, e s, 380 n Thompson av, 2-sty frame dwelling, 15x24, shingle roof, 1 family; cost, \$1,100; owner, P. J. Hayden, 39 Burrroughs av, Winfield; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 285.
 RIDGEWOOD.—Yale av, w s, 200 s Glasser st, two 2-sty brick dwellings, 20x55, tin roof, 2 families, hot air heat; cost, \$8,000; owner, Mosen & Breiner, 83 Irving av, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 299.

SPRINGFIELD.—4th st, w s, 140 s Hawthorn av, 2-sty frame dwelling, 20x34, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Erik Carlston, Mayer av, Springfield; architect, owner. Plan No. 296.
 WOODHAVEN.—Boyd av, w s, 100 s Chichester av, five 2-sty frame dwellings, 20x40, gravel roof, 2 families; cost, \$10,000; owner, Fannie Bernstine, Chichester av, Woodhaven; architect, A. Chelio, Woodhaven. Plan No. 297.

COLLEGE POINT.—Beech st, e s, 150 n 1st av, 2 1/2-sty frame dwelling, 38x34, shingle roof, 1 family, steam heat; cost, \$5,000; owner, E. B. Hausmann, 13th st and 1st av, College Point; architect, E. Leo McCracken, College Point. Plan No. 336.
 CORONA.—49th st, w s, 100 n Burnside av, 2-sty brick dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$2,600; owner, A. F. Pierce Co., 368 Lexington av, N. Y. C.; architect, A. DeBlasi, East Grand av, Corona. Plan No. 307.

EDGEMERE.—Frank av, w s, 440 s Hantz pl, 1-sty frame dwelling, 34x34, shingle roof, 2 families; cost, \$1,100; owner and architect, John M. Frazer, 55 Cannonbury rd, Jamaica, Plan No. 302.

EDGEMERE.—Lincoln av, n e cor Harriman av, 2-sty frame dwelling, 35x48, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Mrs. M. Howard, Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 311.

FAR ROCKAWAY.—Birdsall av, n s, 250 e Sheridan boulevard, 2-sty frame dwelling, 30x30, shingle roof, steam heat, 1 family; cost, \$3,000; owner, Hugh Bresen, Far Rockaway; architect, T. O'Kane, Far Rockaway. Plan No. 308.

FLUSHING.—Chestnut st, n s, 30 w Bella pl, 2 1/2-sty bk dwg, 20x55, slag roof, 2 families; cost, \$6,000; owner, Yorkville Land Co, 247 Sandford av, Flushing; architect, Harold F. Smith, 16 Prospect st, Flushing. Plan No. 303.

GLENDALE.—Wyckoff av, w s, 195 s Cooper av, two 2-sty frame dwellings, 19x50, tin roof, 2 families; cost, \$5,000; owner, Rhinold B. Wolf, Cooper av and Wyckoff av, Ridgewood; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 335.

METROPOLITAN.—Metropolitan av, n e cor Mazeau st, three 2-sty brick dwellings, 21x50, tin roof, 2 families; cost \$12,000; owner, Ernest Palmer, Metropolitan av, Metropolitan; architect, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 306.

OZONE PARK.—Chester av, e s, 200 s Liberty av, two 2-sty frame dwellings, 16x35, shingle roof, 1-family; cost, \$3,400; owner and architect, John F. Reichard, 12 Oak st, Richmond Hill. Plan Nos. 304-305.

ROCKAWAY BEACH.—Neptune av, e s, 251 s Boulevard, 22 1-sty frame bungalows, 14x27, shingle roof, 1-family; cost, \$7,700; owner, Wm. H. Sullivan, 800 Broadway, Flushing; architect, John H. Lasher, Rockaway Beach. Plan Nos. 313 to 334.

ROCKAWAY BEACH.—Beach 83d st, w s, 539 n Boulevard, 2-sty frame dwelling, 19x43, shingle roof, 2 families; cost, \$3,500; owner, Mrs. E. Schmidt, adjoining premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 309.

ROCKAWAY BEACH.—Rider pl, w s, 336 s Lefferts av, 2-sty frame dwelling, 14x24, shingle roof, 1-family; cost, \$1,200; owner, S. J. Buschmann, 72 West 38th st, N. Y. C.; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 310.

UNION COURSE.—Shaw av, e s, 50 s 1st st, three 2-sty frame dwellings, 16x30, tin roof, 1-family, air heat; cost, \$5,400; owner, Sim & Greig, 165 2d st, Union Course; architect, J. G. Geddes, 4 Lexington st, Richmond Hill. Plan No. 300.

STABLES AND GARAGES.
BAYSIDE.—Elsie pl, n s, 146 e Bell av, 1-sty frame garage, 36x16, shingle roof; cost, \$300; owner, Alex. Williams, Bayside. Plan No. 279.

STORES AND DWELLINGS.
RIDGEWOOD.—Fairview av, w s, 72 n Palmetto st, 2-sty brick store and dwelling, 28x35, tar and gravel roof, 2 families; cost, \$5,000; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, R. Geo. Smart, 702 Forest av, Ridgewood. Plan No. 295.

SOUTH OZONE PARK.—Rockaway Plank Road, s s, 20 e Messing av, 2-sty frame store and dwg, 20x45, tin roof, 1 family, steam heat; cost, \$3,000; owner, Louis Stonitsch, Rockaway Plank road and Messing av, South Ozone Park; architect, B. O. Olson, 196 Helen av, Ozone Park. Plan No. 301.

STORES, OFFICES AND LOFTS.
JAMAICA.—Hillside av, s s, 28 e Columbus av, 2-sty frame office and tank house, 8x10, corrugated iron roof; cost, \$150; owner, Mrs. L. A. Newmann, 181 East 75th st, New York City. Plan No. 286.

MISCELLANEOUS.
CORONA.—Jackson av, w s, 80 n 40th st, frame billboard, 40x12; cost, \$25; owners, Disosway & Fisher, 1075 3d av, New York City. Plan No. 293.

ELMHURST.—Hoffmann av, w s, 100 e Woodhaven av, frame billboard, 60x12; cost, \$35; owners, Disosway & Fisher, 1075 3d av, Long Island City. Plan No. 292.

JAMAICA.—Barrett st, e s, 150 n Hillside av, 1-sty frame coop, 10x12, paper roof; cost, \$400; owner, H. E. Hendrickson, premises. Plan No. 289.

WINFIELD.—Thompson av, s s, 250 e Ramsey st, frame billboard, 59x12; cost, \$30; owners, Disosway & Fisher, 1075 3d av, New York City. Plan No. 294.

L. I. CITY.—Vernon av, w s, 100 n Pierce av, 1-sty frame and stone shed, 18x168, tar and gravel roof; cost, \$2,500; owners, E. Shuttleworth Co, on premises; architect, Norman McGlashan, 1123 Broadway, N. Y. Plan No. 312.

Richmond.

DWELLINGS.

BAY TERRACE. e s, 142 s Amboy rd, South Beach, 1-sty brick dwelling, 20x36; cost, \$1,000; owner and builder, James Dadwell, jr., Oakwood Heights; architect, Jas. E. Grunert, New Dorp. Plan No. 63.

6TH ST. n s, 60 e Midland av, Midland Beach, 1-sty frame bungalow, 16x28; cost, \$375; owner, Mrs. B. Huglin, 49 Dominick st, N. Y. C.; architect and builder, A. Alverson, Beach Park. Plan No. 62.

BEMENT AV. e s, 80 n Carey av, West New Brighton, 2-sty frame dwelling, 28x26; cost, \$4,200; owner, architect and builder, H. Hermanson, West New Brighton. Plan No. 60.

CRAFTON AV. w s, 145 s Purdy av, Stapleton, 2 1/2-sty frame dwelling, 23x42; cost, \$3,200; owners, Oscar Carlson and Henry Johnson, Pt. Richmond; architect, C. O. Odegaard, Pt. Richmond; builder, Oscar Carlson, Pt. Richmond. Plan No. 56.

WYMAN AV. e s, 300 s Boulevard, Great Kills, 1-sty frame bungalow, 22x30; cost, \$425; owner, Henry M. Seedorf, 41 7th av, N. Y. C.; architect and builder, A. Alverson, Beach Park. Plan No. 57.

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Plans Filed, New Buildings, Richmond (Cont.).

MURRILL AV, s s, 156 w South av, Bloomfield, 1-sty frame dwelling, 24x25; cost, \$1,000; owner, Samuel T. Hall, Bloomfield; architect and builder, Jos. J. Hall, Bloomfield. Plan No. 58.

SOUTHFIELD BLVD, s s, 400 w Jefferson av, Castleton Corners, 2-sty brick dwelling, 21x43; cost, \$4,000; owner, Marie B. Murray, 700 West 180th st, N. Y. C.; architect, Jas. Whitford, St. George; builder, William V. Murray, 700 West 180th st. Plan No. 59.

SHORE FRONT, adjoining w s Fort property, South Beach, 1-sty frame bungalow, 19x25; cost, \$200; owner and builder, Chas. J. McIntyre, 532 Bergen av (Bronx), N. Y. C. Plan No. 61.

STABLES AND GARAGES.
VAN DUZER ST, n s, 60 e Washington av, Tompkinsville, 1-sty frame work, shop and stable, 24x54; cost, \$400; owner, Paul Girschach, Tompkinsville; architect, Jas. E. Grunert, New Dorp; builder, Chas. Lange, Stapleton. Plan No. 65.

CLINTON AV, s s, 156 e Richmond av, Pt Richmond, 1-sty frame garage, 14x20; cost, \$175; owner, Nellie H. Foggin, Pt. Richmond; builder, R. Earton, Pt. Richmond. Plan No. 55.

MISCELLANEOUS.
AMBOY ROAD, w s, and Prospect av, s s, New Dorp, 1-sty frame barn, 30x55; cost, \$300; owner, John Nasdio, New Dorp; architect, Jas. E. Grunert, New Dorp; builder, H. Ordng, New Dorp. Plan No. 64.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEEKMAN ST, 84, mezzanine floor to 5-sty brick warehouse; cost, \$150; owner, Chas. A. Schieren, 405 Clinton st, Brooklyn; architect, Wm. J. Larch, 35 Lotus av, Glendale, L. I. Plan No. 489.

BLEECKER ST, 65-69, two 7,500 gallon pressure tanks to 12-sty brick lofts; cost, \$1,900; owner, Chas. T. Wills, 286 5th av; architect, Royal J. Mansfield, 135 William st. Plan No. 497.

CANAL ST, 80-84, new store fronts, stairs and partition to 5-sty brick store and loft; cost, \$2,500; owners, Samuel Levinsky & Sons, 80 Canal st; architect, Samuel Sass, 32 Union sq. Plan No. 487.

CATHERINE ST, 56, new skylight and partitions to 4-sty brick store and tenement; cost, \$1,500; owners, Edward Smith estate, 154 Greenwich st; architect, Frank M. Straub, 147 4th av. Plan No. 558.

COMMERCE ST, 16, masonry to 2-sty brick dwelling; cost, \$400; owner, Elizabeth A. French, 62 Park av; architect, Henry H. Hally, 39 West 27th st. Plan No. 491.

FRANKLIN ST, 50-52, new stairs and fireproofing to 5-sty brick offices and lofts; cost, \$500; owners, Estate of Wm. Watson, 260 Church st; architect, Thos. J. McCullough, 227 Waverly pl. Plan No. 507.

FRONT ST, 282, new stairway to 3-sty brick power house; cost, \$5,000; owner, James J. S. Cosgrove, 292 Hancock st, Brooklyn; architect, Geo. P. Chappell, 258 Broadway. Plan No. 544.

FRONT ST, 93, alterations to 4-sty brick offices; cost, \$5,000; owner, Wm. J. Robertson, 503 Hudson st; architect, Fred. P. Platt, 1123 Broadway. Plan No. 555.

GRAND ST, 414, new show windows to 4-sty brick stores; cost, \$1,000; owner, Harry W. Perlman, 414 Grand st; architect, Geo. Dress, 1436 Lexington av. Plan No. 563.

MAIDEN LANE, 51-53, 3500-gal. tank to 12-sty brick lofts; cost, \$500; owner, Edward A. Schmidt, 95 William st; architect, Frank H. Quinby, 7 Tennis court, Brooklyn. Plan No. 557.

MOTT ST, 61, new iron stairs to 6-sty brick tenement; cost, \$300; owner, Michele De Marsice, 56 Mulberry st; architect, Harry Zlot, 63 Grand st. Plan No. 538.

NASSAU ST, 124, new store front to 4-sty brick store and lofts; cost, \$1,000; owners, Wm. K. and Alfred G. Vanderbilt, Grand Central Terminal; architect, Wm. H. Ross, 12 Cedar st. Plan No. 490.

NASSAU ST, 85, new store fronts to 5-sty brick offices, lofts and store; cost, \$2,500; owner, Florence, care Wm. N. Martin, 165 Broadway; architect, Wm. Higginson, 21 Park Row. Plan No. 482.

PARK PL, 35, masonry and fireproof door to 7-sty brick lofts; cost, \$162; owners, Isaac C. Kiggins, 35 Park pl; architect, W. L. Trimmis, Marbridge Building. Plan No. 511.

RIVINGTON ST, 34, new store front to 5-sty brick store and tenement; cost, \$250; owner, Hugh C. Murray, 27 Cedar st; architect, Robt. J. Reiley, 481 5th av. Plan No. 550.

SUFFOLK ST, 141, rear extensions, new partitions and stairs to 4-sty brick dwelling and bath; cost, \$8,000; owner, Ruben Ressler, 141 Suffolk st; architect, Jacob Fisher, 25 Av A. Plan No. 499.

TRINITY PL, 18-20, new plumbing and fixtures to 5-sty brick store and tenement; cost, \$600; owner, Ellen Murphy, 226 Clinton av, Bklyn; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 520.

UNION SQ, 31, 3,500-gal. roof tank to 12-sty brick offices; cost, \$150; owner, Wm. W. Cole, 31 Union sq; architect, Alexander Brodner, 106 East 92d st. Plan No. 484.

WASHINGTON ST, 90, remove post and girders to 5-sty brick store and salesroom; cost, \$50; owner, Joseph Zalaoru, 90 Washington st; architect, Otto Reissmann, 30 1st st. Plan No. 488.

WATER ST, 299, masonry, new stairs and plumbing to 8-sty brick warehouse; cost, \$5,000; owner, T. Burt Maguire, 116 Imlay st, Brooklyn; architect, George P. Chappell, 258 Broadway. Plan No. 543.

WEST ST, 174, new store fronts to 4-sty brick store, lofts and dwelling; cost, \$100; owner, Helen W. Seaman, 515 Madison av; architect, Jno. A. Rofrano, 28 Oliver st. Plan No. 549.

WOOSTER ST, 25, 1-sty extension to 3-sty brick factory; cost, \$1,000; owner, Eduarde A. Bianchi, 25 Wooster st; architect, Frank Klein, 57 Grand st. Plan No. 541.

10TH ST, 55-59 East, new roof tank and partitions and plumbing to 4-sty brick store and lofts; cost, \$1,500; owner, Edith Coventry, 14 Wall st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 562.

13TH ST, 103 East, front area grating to 1-sty brick store; cost, \$70; owner, August Luchow, 110 East 14th st; architect, Frank Wenemer, 2136 Honeywell av. Plan No. 525.

16TH ST, 43-47 West, terra cotta partition to 1-sty brick store and lofts; cost, \$325; owner, Wyanoke Realty Co., Hugh E. O'Reilly, president, Garden City, L. I.; architect, Wm. G. Wilson, 1214 Wheeler av, Bronx. Plan No. 492.

16TH ST, 43-47 West, terra cotta partition to 12-sty brick store and lofts; cost, \$320; owner, Wyanoke Realty Co., Hugh E. O'Reilly, president, Garden City, L. I.; architect, Wm. G. Wilson, 1214 Wheeler av, Bronx. Plan No. 493.

17TH ST, 18 East, 5,000-gallon roof tank to 8-sty brick lofts; cost, \$200; owner, Edward H. Faulkner, 35 East 17th st; architect, Madison Iron Works, 449 East 120th st. Plan No. 516.

17TH ST, 353-355 West, remove partitions to 4-sty brick club house; cost, \$700; owners, Louis M. & Howard W. Starr, 47th st and 5th av; architect, John K. Wright, 15 Dey st. Plan No. 547.

18TH ST, 15-17, West, terra cotta partition to 10-sty brick store and lofts; cost, \$300; owners, John H. Pierce estate, Alonzo P. Weeks, trustee, 15 State st, Boston, Mass.; architect, Wm. G. Wilson, 1214 Wheeler av. Plan No. 548.

19TH ST, 205-209 West, new terra cotta partition to 12-sty brick store and lofts; cost, \$325; owner, Louise E. O'Reilly, Garden City, L. I.; architect, Wm. G. Wilson, 1214 Wheeler av, Bronx. Plan No. 502.

24TH ST, 11-15 East, wood and glass partitions to 16-sty brick printing department and offices; cost, \$200; owners, Estate of David W. Bishop, Cortland F. Bishop, trustee, 270 Broadway; architect, J. A. Pinchbeck, 1 Madison av. Plan No. 508.

24TH ST, 419-423 East, fireproof doors to 5-sty brick lofts; cost, \$350; owner, Chris D. Rehm, 419 East 24th st; architect, Frank F. Ward, 203 Broadway. Plan No. 540.

25TH ST, 420 East, rear extension to 4-sty brick factory; cost, \$550; owners, Eishop Gutta Percha Co., 420 East 25th st; architect, Frank F. Ward, 203 Broadway. Plan No. 539.

25TH ST, 55 West, new doorway to 3-sty brick dwelling; cost, \$100; owner, Vincent Astor, 23 West 26th st; architect, Harry Porter, 327 West 41st st. Plan No. 568.

30TH ST, 103 West, new store fronts and cashier's platform to 3-sty brick store and loft; cost, \$500; owner, Marcus Loew, 501 6th av; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 486.

32D ST, 37 West, new partitions and concrete flooring to 5-sty brick store and lofts; cost, \$5,000; owner, Henry X. Luce, 37 West 32d st; architect, Otto Reissmann, 30 1st st. Plan No. 515.

40TH ST, 609-611 West, masonry, new mezzanine coor and skylights to 2-sty brick abattoir and market; cost, \$600; owners, New York Veal & Mutton Co., 1st av and 43d sts; architect, Edward Glas, 198 Broadway. Plan No. 519.

40TH ST, 302 West, new plumbing and partitions to 4-sty brick tenement; cost, \$300; owner, May S. Roeser, 129 West 126th st; architect, John H. Knubel, 305 West 43d st. Plan No. 574.

43D ST, 206-208 West, new stores and marquis to 11-sty brick hotel; cost, \$2,000; owner, Morris Newgold, 206 West 43d st; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 537.

45TH ST, 129 West, alterations to 4-sty brick stores and tenement; cost, \$5,500; owner, Evelyn C. Manley, care W. Gray, 100 Broadway; architect, John T. Riggs, 507 2d st, Brooklyn. Plan No. 551.

45TH ST, 25 West, gypsum block partitions to 16-sty brick stores and offices; cost, \$130; owner, Century Holding Co., 1182 Broadway; architect, Aron H. Jacobson, 139 West 24th st. Plan No. 569.

46TH ST, 126 West, fireproof partitions to 12-sty brick stores, lofts and offices; cost, \$1,000; owners, Leavitt Realty Co., 107 West 46th st; architect, Eugene Ward, Tenafly, N. J. Plan No. 564.

46TH ST, 16-18 West, new partitions to 12-sty brick store and office; cost, \$200; owner, Schneider-Anderson Co., 16 West 46th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 480.

54TH ST, 410-416 East, brick partition wall to 1-sty brick garage; cost, \$500; owners, The Henry Elias Brewing Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 496.

58TH ST, 253 West, new ceiling to 7-sty brick offices and studios; cost, \$3,000; owner, Wm. R. Hearst, 253 West 58th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 520.

59TH ST, 328 West, alterations to 5-sty brick tenement; cost, \$325; owner, Andrew Henderson, 19 East 114th st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 553.

59TH ST, 340-342 West, alterations to 5-sty brick tenement; cost, \$700; owner, Henry Menkin, 611 West 113th st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 552.

64TH ST, 225 East, alterations to 3-sty brick stable and garage; cost, \$400; owners, Estate John Barnet, 882 Lexington av; architect, John H. Friend, 148 Alexander av. Plan No. 554.

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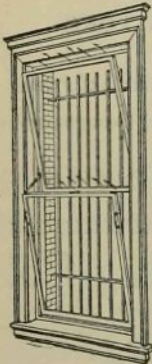
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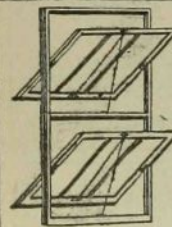
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64TH ST, 210 East, alterations to 7-sty brick hospital; cost, \$250; owners, Manhattan Eye and Ear and Throat Hospital, 208-16 East 64th st; architect, Reuben O'Brien, 210 East 64th st. Plan No. 536.

70TH ST, 438 East, alterations to 6-sty brick stores; cost \$100; owner, Meyer Brunstein, 548 West 165th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 521.

72D ST, 219-231 West, new store fronts to 8-sty brick store and hotel; cost, \$400; owner, Morris Schinasi, 32 West 100th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 567.

86TH ST, 144-146 East, removal of encroachments to 3-sty brick club; cost, \$4,000; owners, Aschenbroedel Club, Carl E. Reinecke, president, 144 East 86th st; architect, Geo. H. Griebel, 16 East 42d st. Plan No. 528.

125TH ST, 302 East, new doorway to 2-sty brick factory; cost, \$245; owner, Estate of Jas. Floy, 165 Broadway; architect, Henry Floy, 215 West 98th st. Plan No. 494.

AV A, 66, new fire escapes and partitions to 4-sty brick store and dwelling; cost, \$500; owner, George Koenig, 167 East 4th st; architect, Otto Reissmann, 30 1st st. Plan No. 559.

AV B, 83-85, new store fronts and general alterations to 4-sty brick store and dwelling; cost, \$2,500; owner, Max Troomkin, 85 Av B; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 575.

AV C, 67, new store front to 5-sty brick store and tenement; cost, \$250; owner, Samuel Milstein, 964 Simpson st; architect, Philip Goldrich, 835 Beck st. Plan No. 510.

BOWERY, 125-7, new store front to 5-sty brick store and hotel; cost, \$250; owners, Lewis Brush et al, 1 Madison av; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 524.

BROADWAY, 4344, new partition to 3-sty brick store and residence; cost, \$1,500; owner, Elizabeth Daly, 652 West 185th st; architect, Philo B. Ruggles, 5 Pinehurst av. Plan No. 530.

BROADWAY, 14-20, tank support on roof to 10-sty brick offices; cost, \$200; owner, estate of Isabella P. Hunnewell, A. M. Silbur, attorney, 18 Broadway; architect, Reginald A. Steel, 558 West 162d st. Plan No. 532.

BROADWAY, 2555, new show window to 2-sty brick store and restaurant; cost, \$200; owner, Jessie W. Ehrlich, 31 Liberty st; architect, H. P. Hansen, 321 West 21st st. Plan No. 498.

BROADWAY, 2633-2635, alteration from moving picture theatre to 1-sty brick dance hall; cost, \$1,500; owner, Wm. E. D. Stokes, 262 West 72d st; architect, Paul B. LaVelle, 507 5th av. Plan No. 495.

BROADWAY, 1767, new Bell's plaster partitions to 6-sty brick lofts; cost, \$100; owner, Rutland Leasing Co., 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 505.

BROADWAY, 51, new fire-escapes to 6-sty brick store and loft; cost, \$300; owners, Wells, Fargo & Co., 51 Broadway; architect, Louis A. Sheinart, 194 Broadway. Plan No. 509.

BROADWAY, 1557-1561, steel sky sign to 3-sty brick restaurant; cost, \$1,000; owners, Horn & Hardart Co., 1557 Broadway; architect, John E. Kleist, 515 7th av. Plan No. 485.

BROADWAY, 1592-1600, steel sky sign to 10-sty brick stores and offices; cost, \$10,000; owner, The Mecca Realty Co., Jesse Froelich, vice-pres., 1600 Broadway; architect, John E. Kleist, 515 7th av. Plan No. 481.

BROADWAY, 72-74, alterations to 19-sty brick offices; cost, \$500; owners, Century Bldg. Co., 27 William st; architect, Royal J. Mansfield, 135 William st. Plan No. 535.

BROADWAY, 756-770, iron stairs to 14-sty brick department store; cost, \$2,000; owner, John Wanamaker, Philadelphia, Pa.; architect, Thos. J. McCullough, 148 West 4th st. Plan No. 571.

BROADWAY, 1920-1932, fireproof partitions to 6-sty garage and repair shop; owner, Robt. Goelet, Newport, R. I.; architect, Patrick Reynolds, 299 Park pl, Brooklyn. Plan No. 572.

CENTRAL PARK, West, 106-110, fireproof pent house to 10-sty brick apartment; cost, \$2,500; owner, Chas. W. West, 32 Nassau st; architect, Fred. P. Platt, 1123 Broadway. Plan No. 542.

COLUMBUS AV, 488, new store front to 5-sty brick store and dwelling; cost, \$400; owner, Joseph Kennelley, 101 West 83d st; architect, Arthur T. Fowler, 117 West 83d st. Plan No. 517.

LEXINGTON AV, 745, new beams to 4-sty brick store and dwelling; cost, \$300; owner, Arcade Realty Co., 751 Lexington av; architect, Jacob Fisher, 25 Av A. Plan No. 500.

LEXINGTON AV, 558, new partitions to 5-sty brick store and tenement; cost, \$100; owner, Laura S. Heilner, 30 East 42d st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 501.

MANHATTAN AV, 533, rear extension, 18x 18, to 3½-sty brick stores and dwelling; cost, \$5,000; owner, Emil Bachman, corner Glenwood rd and 17th st, Flatbush; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 512.

MANHATTAN AV, 220-222, new chimney flue to 2-sty brick stores and lofts; cost, \$50; owner, Samuel M. Ferguson, 25 Broad st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 573.

PARK AV, 571, fireproof door to 7-sty brick tenement; cost, \$45; owner, Frances Gouldy, 571 Park av; architect, Geo. Dress, 1436 Lexington av. Plan No. 514.

PARK ROW, 118, new store front and stairs to 1-sty brick store; cost, \$500; owners, Jas. J. Phelan Co., 16 Exchange pl; architect, Morris Schwartz, 194 Bowery. Plan No. 518.

PARK AV, 103, new window to 12-sty brick offices; cost, \$50; owners, 103 Park Av. Co., A. G. Pierce, president, 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 565.

ST. NICHOLAS AV, 169, alterations to 5-sty brick tenement; cost, \$50; owner, Nathan Hirsch, 133 West 21st st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 522.

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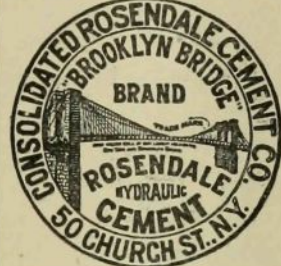
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Plans Filed—Alterations—Manhattan (Contin'd)

WEST END AV, 905, fireproof elevator enclosure to 4-sty brick residence; cost, \$600; owner, Chas. L. Adrian, 905 West End av; architect, Harry N. Paradies, 231 West 18th st. Plan No. 534.

1ST AV, 1158, new store front and partitions to 5-sty brick store and tenement; cost, \$1,000; owner, Edward Propper, 1210 1st av; architect, Paul B LaVelle, 507 5th av. Plan No. 560.

2D AV, 1392, masonry and steel to 4-sty brick stores and tenement; cost, \$500; owners, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 527.

2D AV, 2103, terra cotta rear extension to 5-sty brick stores and tenement; cost, \$1,000; owner, Samuel Rodman, 19 Rivington st; architects, De Rose & Cavalieri 2333 1st av. Plan No. 545.

3D AV, 431-439, new store fronts to 6-sty brick tenement; cost, \$400; owner, George Lowther, Jr., 500 5th av; architect, Robt. Teichman, 22 William st. Plan No. 533.

3D AV, 962, new store fronts to 5-sty brick stores and dwelling; cost, \$1,000; owner, Max Schwarz, 954 3d av; architect, Joseph Putzel, 29 West 34th st. Plan No. 570.

4TH AV, 242-250, cross partition to 12-sty brick sales rooms; cost, \$327; owner, Wm. T. Evans, s w c Riverside drive and 100th st; architects, Stevenson & Cameron, 37 West 25th st. Plan No. 531.

5TH AV, 225, alterations to 12-sty brick offices; cost, \$200; owners, Brunswick Site Co., 68 William st; architect, Harry E. Donnell, 225 5th av. Plan No. 520.

5TH AV, 518, new partitions and dumbwaiter shaft to 8-sty brick store and lofts; cost, \$150; owner, Henry G. Trevor, 11 William st; architect, Jas. W. Christie, 213 West 35th st. Plan No. 523.

5TH AV, 2034, new plumbing, store fronts and stairs to 5-sty brick store and dwelling; cost, \$2,000; owner, Mrs. Katherine T. Stryker, 23 West 73d st; architect, Chas. H. Richter, 68 Broad st. Plan No. 506.

6TH AV, 186, new partitions to 4-sty brick store, loft and dwelling; cost, \$50; owner, John Hayes, 57 West 28th st; architect, John H. Knubel, 305 West 43d st. Plan No. 504.

6TH AV, 1013, rear extension to 2-sty brick store and offices; cost, \$1,500; owner, Cordelia Y. Yewlan, Garden City, L. I.; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 561.

6TH AV, 477, reset store fronts to 4-sty brick store and lofts; cost, \$450; owner, Burlock E. Rabell, 38 Park Row; architect, John H. Friend, 148 Alexander av. Plan No. 576.

7TH AV, 291-293, terra cotta partition to 10-sty brick stores and lofts; cost, \$300; owner, Reurew Realty Co., Abraham L. Werner, Pres., 25 Broad st; architect, Wm. G. Wilson, 1214 Wheeler av, Bronx. Plan No. 566.

8TH AV, 412, new doors, stairway and skylight to 5-sty brick offices; cost, \$1,000; owner, Elizabeth Haffen, 4 West 121st st; architect, Carl L. Otto, 130 Fulton st. Plan No. 546.

9TH AV, 768, new windows to 5-sty brick stores and tenement; cost, \$250; owner, Ethel G. Martin, West Orange, N. J.; architect, Harry Hurevitz, 1055 Tiffany st. Plan No. 483.

9TH AV, 421, new trap doors to 3-sty brick lofts; cost, \$350; owner, Mary Daly; Jas. Bailey, agent, 3 West 42d st; architect, Samuel Sass, 32 Union sq. Plan No. 556.

13TH AV and West 27th st, masonry and steel to 7-sty brick warehouse; cost, \$4,500; owner, Terminal Warehouse Co., Jno. H. Lynch, president, 17 So. William st; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 503.

BLOCK FRONT w s 7th av. — w on 24th and 25th sts, 16-sty brick extension to 11-sty brick lofts; cost, \$500,000; owner, National Cloak & Suit Co., Solomon G. Rosenbaum, president, 301 West 106th st; architect, I. E. Ditmars, 111 5th av. Plan No. 513.

Bronx.

HOFFMAN ST, 2330 to 2340, new columns, new partitions to 1-sty frame stores and factory; cost, \$750; owner, Wolf Burland, 801 Cauldwell av; architects, Koppe & Moore, 830 Westchester av. Plan No. 78.

149TH ST, n e c Brook av, remove encroachments to 6-sty brick tenement; cost, \$1,200; owners, 149th St. Realty Co., 201 West 115th st; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 82.

150TH ST, s s, 225 w Courtlandt av, 2-sty brick extension, 9.6x15 and new partitions to 2-sty brick dwelling; cost, \$1,000; owner, Ralph Polcini, 328 East 150th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 71.

153D ST, s w cor Brook av, new cork partitions, &c., to 2-sty brick storage; cost, \$4,000; owner, The Cudahy Packing Co., 454 West 14th st; architect, Jas. E. Otis, Jr., 454 West 14th st. Plan No. 87.

167TH ST, 373, new partitions, &c. to 5-sty brick store and tenement; cost, \$500; owner, Albert J. Schwarzer, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 80.

189TH ST, n s from Lorillard pl to Hoffman st, new moving picture booth to 5-sty brick school; cost, \$700; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 74.

BAINBRIDGE AV, n w corner 196th st, new stereopticon booth to 5-sty brick school; cost, \$600; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 73.

BOSTON RD, 1353, new front brick wall to 2-sty frame stores and nicolette; cost, \$300; owner, Jacob Kronenberg, 814 Ritter pl; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 84.

BROOK AV, 481, new brick walls to 5-sty brick tenement; cost, \$75; owner, Fannie Silverman, 478 East 142d st; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 77.

CITY ISLAND AV, 259, 1-sty frame extension, 15x43, to 2-sty and attic frame store and dwell-

ing; cost, \$1,000; owner, Ida L. Karlebach; architect, Franz Wolfgang, 535 East 177th st. Plan No. 79.

LELAND AV, n e cor Wood av, new doors, new steps, &c., to 2-sty frame store and dwelling; cost, \$350; owner, Frank Gass, 2215 Westchester av; architect, B. Ebeling, 135 Westchester sq. Plan No. 85.

MORRIS AV, w s, 79.8 s 165th st, 1-sty brick extension, 24.6x20, to 2-sty brick dwelling and nicolette; cost, \$2,500; owner, Nathan Fromm, 691 Broadway; architect, Chas. H. Dietrich, 593 East 136th st. Plan No. 88.

PROSPECT AV, n w corner 176th st, 1-sty frame extension 19x7 to 1½-sty frame shed; cost, \$500; owner, Max Meyers, 1879 Prospect av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 70.

SOUTHERN BOULEVARD, n w cor Barretto st, new toilets, new partitions to 5-sty brick tenement; cost, \$500; owner, Baronet Realty Co., 71 Nassau st; architect, Geo. J. Froelich, 690 Whitlock av. Plan No. 69.

SO. BOULEVARD, 890, new water closet, &c., to 4-sty brick stores and tenement; cost, \$500; owner, Diedrich Eggers, on premises; architect, John H. Knubel, 305 West 43d st. Plan No. 86.

VAN NEST AV, n s, 75 e Van Buren st, raise to grade 1-sty frame saloon; cost, \$1,000; owner, Emil Talamini, 137 West 25th st; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 76.

WASHINGTON AV, 1737, new beams, new columns etc., to 4-sty brick store and tenement; cost, \$1,000; owner, Julia Hoffmann, on premises; architect, H. L. Young, 1204 Broadway. Plan No. 75.

WASHINGTON AV, n w corner St. Paul's pl, new beams, columns, partitions, etc., to 5-sty brick tenement; cost, \$5,000; owners, Hess & Densen, 129 West 29th st; architect, Maximilian Zipkes, 220 5th av. Plan No. 72.

3D AV, 2936, new columns and girders, new store front, etc. to 5-sty brick store and tenement; cost, \$2,000; owner, O. W. Wuerzt, 273 Prospect av, Mt. Vernon; architect, C. E. Brun, 1 Madison av. Plan No. 83.

3D AV, 2821, new show windows, new girders, new partitions to 2-sty frame store and storage; cost, \$1,000; owner, Aug. Kuhn, 527 West 148th st; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 81.

Brooklyn.

ADAMS ST, 194, interior alteration to 3-sty dwelling; cost, \$300; owner, Carmela Terozzole, on premises; architect, Jos. Martine, 69 Mott st, N. Y. Plan No. 801.

CLARKSON ST, n s, 520 w Albany av, interior alterations to hospital; cost, \$20,000; owner, City of N. Y.; architect, Frank Helmle, 190 Montague st. Plan No. 907.

CONSELYEA ST, n s, 57.9 e Old Wood Point rd, interior and exterior alterations to dwelling; cost, \$1,000; owner, Bendetto Marrone, 23 Old Wood Point rd; architects, Lespina & Salvati, 525 Grand st. Plan No. 878.

FANCHON PL, 11, extension to 2-sty frame dwelling; cost, \$1,000; owner, Daniel Froeschauer, on premises; architect, Louis F. Schilling, 167 Van Siclen av. Plan No. 791.

FULTON ST, 1719, store front to store and dwelling; cost, \$100; owner, Frank Abruzzo, 111 Ralph av. Plan No. 794.

FULTON ST, 3247, interior alteration to 3-sty store and tenement; cost, \$300; owner, Paul Gunther, on premises; architect, Laurence J. Frank, Jr., 206 Crescent st. Plan No. 850.

FULTON ST, 531, interior alterations to restaurant; cost, \$4,000; owner, Clara F H Baxter, 921 President st; architect, Peres B Polhemus, 110 W 34th st, N. Y. Plan No. 890.

GRAND ST, 533, interior alterations to 3-sty store and dwelling; cost, \$150; owner, Wm Sugden, 70 Front av; architect, Laspia & Salvati, 525 Grand st. Plan No. 882.

HINSDALE ST, 133, extension to synagogue; cost, \$1,500; owner, Cong Cheira Alizer of E. N. Y., Inc, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 816.

LAWRENCE ST, 107, interior alterations to garage; cost, \$200; owner, Kath. Glackin, 6809 20th av; architect, John M. Murphy, 1115 Spruce st, Queens. Plan No. 869.

OSBORNE ST, 358, extension to 2-sty tenement; cost, \$350; owner, Louis Lakin, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 827.

PACIFIC ST, 2261, interior alteration to three stores and dwellings; cost, \$500; owner, Raffaella Esposito; architect, M. Cannella and ano., 60 Graham av. Plan No. 795.

PACIFIC ST, 2355, plumbing to tenement; cost, \$250; owner, Rosina Milano, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 830.

ST JOHN'S PL, 139, interior and exterior alterations to church; cost, \$2,500; owner, St. John's Church, on premises; architect, W. T. McCarthy, 16 Court st. Plan No. 809.

TAPSCOTT ST, 73, interior alterations to tenement; cost, \$800; owner, Thos. Kelly, on premises; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 880.

TROUTMAN ST, 123, interior alterations to 3-sty tenement; cost, \$300; owner, Andre Signovelli, 186 Johnson av; architect, Cannella & Gallo, 60 Graham av. Plan No. 897.

WALWORTH ST, 165, interior alteration to storage; cost, \$500; owners, C. & E. Chapal Freres & Cie., Inc., on premises; architect, Emil J. Meisinger, 394 Graham av. Plan No. 851.

WITHERS ST, 23, extension to 1-sty storage; cost, \$1,000; owner, Estey Bros Co, 240 N 10th st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 820.

WEST 9TH ST, 53, exterior alteration to 2-sty laundry; cost, \$800; owner, Angelo Mercugliano, on premises; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 841.

12TH ST, 452, interior alterations to store and dwelling; cost, \$300; owner, Benj. Martin, 528 8th st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 811.

12TH ST, 454, interior alterations to dwelling; cost, \$500; owner, Benj. Martin, 528 8th st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 813.

15TH ST, 171, interior alteration to 4-sty tenement; cost, \$700; owner, Adam Dittman, 465 Ovington av; architects, Koch & Wagner, 26 Court st. Plan No. 825.

BAY 17TH ST, 89, extension to dwelling; cost, \$500; owner, Anna Emelia, 1828 Bath av; architect, Henry Jorgenson Howitz, 163 Sterling st. Plan No. 831.

60TH ST, 1332, extension to 2-sty store and dwelling; cost, \$500; owner, Angelo Castelli, 1334 60th st; architect, Chas. A. Olsen, 1221 61st st. Plan No. 848.

60TH ST, 1334, extension to 2-sty frame dwelling; cost, \$1,200; owner, Angelo Castelli, on premises; architect, Chas. A. Olsen, 1221 60th st. Plan No. 789.

60TH ST, 1031, raise 2-sty store and dwelling; cost, \$3,000; owner, Martin Anderson, 1033 60th st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 788.

ATLANTIC AV, 2771, interior alterations to store and dwelling; cost, \$500; owner, Jos. Keifer, 2775 Atlantic av; architect, Lespina & Salvati, 525 Grand st. Plan No. 879.

ATLANTIC AV, n s, 120 w Beach, 38th st, interior alterations to dwelling; cost, \$800; owner, Mary B Weeks, on premises; architect, Julius Harder, 120 W 32d st, N. Y. Plan No. 898.

BROADWAY, 790, interior alterations to theatre; cost, \$2,000; owner, Morris Krum, 138 E 14th st, N. Y.; architect, Morris Schwartz, 194 Bowers, N. Y. Plan No. 906.

BROADWAY, 453, extension to restaurant; cost, \$150; owner, Mrs. Cath. Luger, 146 Bway.; architect E. L. McCormick, 421 Throop av. Plan No. 836.

BUSHWICK AV, 450, interior alterations to theatre; cost, \$400; owner, F. & L. Amusement Co., 127 Debevoise st; architect, Jacob Ponemore, 835 Broadway. Plan No. 866.

CATON AV, 161, extension to store and tenement; cost, \$2,000; owner, Jacob Annenberg, on premises; architects, Shampam & Shampam, 772 Broadway. Plan No. 859.

EASTERN PKWAY, 167, exterior and interior alterations to 2 3-sty store and tenements; cost, \$300; owner, Jas Aquarella, 2116 Dean st; architect, John Burke, 22 Tompkins pl. Plan No. 902.

EAST N Y AV, 1688, interior alterations to store and dwelling; cost, \$100; owner, John J. Wooley, on premises; architect, Louis Dan-ancher, 370 Fulton st, Jamaica. Plan No. 881.

EAST NEW YORK AV, 628, raise structure, 2-sty dwelling; cost, \$1,000; owner, Giuseppe Occhizzi, on premises; architect, Alex McLean, 883 East 35th st. Plan No. 838.

IRVING AV, 160, exterior alteration to store and tenement; cost, \$100; owner, Giuseppe Artale, on premises; architect, M. Cannella & ano., 60 Graham av. Plan No. 786.

JOHNSON AV, 201, exterior and interior alteration to store and tenement; cost, \$100; owner, Leonardo Guardino, 226 Lynch st; architects, M. Cannella & ano., 60 Graham av. Plan No. 787.

KNICKERBOCKER AV, 415, interior alterations to store and tenement; cost, \$150; owner, Isaac Edelmann, 417 Knickerbocker av; architect, L. Allmendinger, 926 Broadway. Plan No. 805.

KNICKERBOCKER AV, 446 bay window to stores; cost, \$200; owner, Jacob M. Levy, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 828.

MANHATTAN AV, 132, extension to store and dwelling; cost, \$150; owner, Most Holy Trinity Roman Catholic Church, 138 Montrose av; architect, F. J. Berlenbach, 260 Graham av. Plan No. 844.

MARCY AV, 528, exterior alterations to 3-sty tenement; cost, \$350; owner, Walter R. Davies, 215 Montague st; architect, Mott B Schmidt, 15 E 40th st, N. Y. Plan No. 894.

MARCY AV, 548, exterior alterations to 3-sty tenement; cost, \$350; owner, Walter R. Davies, 215 Montague st; architect, Mott B Schmidt, 15 E 40th st, N. Y. Plan No. 895.

PITKIN AV, 1651, store front to 3-sty store and dwelling; cost, \$200; owner, Jacob Novack, on premises; architect, E. M. Adelson, 1780 Pitkin av. Plan No. 772.

PUTNAM AV, 959, exterior and interior alteration to storage and dwelling; cost, \$500; owners, Zimmerman & Kessel, on premises; architect, H. Vollweiler, 696 Bushwick av. Plan No. 784.

RUTLAND RD, 531, plumbing to shop; cost, \$250; owner, Thomas Vegale, 514 Midwood st; architect, Alex McLean, 883 East 35th st. Plan No. 834.

SCHENECTADY AV, 37, extension to 2-sty factory; cost, \$500; owner, Joshua Harrocks, on premises; architect, same. Plan No. 832.

Queens.

COLLEGE POINT.—8th av, s e c 15th st, gas piping in dwelling; cost, \$20 (two houses); owner, J. Brinkmann, premises. Plan Nos. 329, 240.

CORONA.—Cleveland st, 90, repair dwelling after fire damage; cost, \$200; owner, Frank Viscardi, 200 East 33d st, N. Y. C. Plan No. 236.

CORONA.—Burnside av, s s, 20 s 47th st, 1-sty frame extension, 19x12, front and side 2 1/2-sty frame dwelling, shingle roof, new plumbing, interior alterations; cost, \$1,400; owner, P. Simkoenig, premises; architect, J. Burl, 15 Fillmore av, Corona. Plan No. 237.

EAST ELMHURST.—Columbus blvd, s s, 40 e 3d st, frame extension 15x15, 2-sty rear 2-sty frame dwelling, tin roof; cost, \$260; owner, Axel O. Gustafson, East Elmhurst. Plan No. 221.

FLUSHING.—Amity st, 173, gaspiping in dwelling; cost, \$10; owner, M. Gottlieb, premises. Plan No. 126.

FLUSHING.—Cypress av, s s, 275 w Murray st, new plumbing in dwelling; cost, \$50; owner, M. G. Just, 245 Cypress av, Flushing. Plan No. 227.

FAR ROCKAWAY.—Broadway, s s, 225 e Greenwood av, interior alterations to dwelling and store, tin roof; cost, \$400; owner, M. Schoenig, premises; architect, R. H. Davis, 36 Seneca av, Far Rockaway. Plan No. 238.

FLUSHING.—Marlbury rd, w s, 348 s Hillside av, repair dwelling after fire damage; cost, \$600; owner, Mrs. Clara Dowdy, premises. Plan No. 209.

JAMAICA.—Prospect st, 117, interior alterations to dwelling; cost, \$150; architect, V. Altaniso, 305 Hudson av, Brooklyn. Plan No. 211.

LONG ISLAND CITY.—Marion st, 20, 1-sty to be built under 1-sty frame dwelling, new foundation and new plumbing; cost, \$600; owner, John Anzolina, premises. Plan No. 210.

L. I. CITY.—6th av, e s, 200 s Flushing av, 1-sty frame extension 15x13, rear of dwelling, interior alterations; cost, \$450; owner, J. Jos. Weiss, 646 6th av, L. I. City. Plan No. 218.

L. I. CITY.—Marion st, w s, 247 n Payntar av, new foundation to dwelling; cost, \$400; owner, A. Majewski, 11 Sherman st, L. I. City. Plan No. 219.

L. I. CITY.—Flushing av, No. 167, interior alterations to dwelling; cost, \$300; owner, Michael Teyger, premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 214.

L. I. CITY.—Titus st, 173, gaspiping in dwelling; cost, \$10; owner, M. Barrie, Stratford rd, Flushing. Plan No. 225.

LONG ISLAND CITY.—Academy st, n e c Freeman av, interior alterations to store and dwelling; cost, \$400; owner, Henry Hubner, premises; architect, Edw. Fauerbach, 407 Hancock st, L. I. C. Plan No. 241.

L. I. CITY.—Vernon av, w s, 108 s Engls st, general interior alterations to factory after fire damage; cost, \$30,000; owner, Atlantic Macorina Co., premises. Plan No. 224.

MASPETH.—Hull st, n s, 100 e Columbia av, new foundation to dwelling; cost, \$150; owner, E. Haif, premises. Plan No. 217.

MORRIS PARK.—Briggs av, e s, 250 n Chichester av, new plumbing in dwelling; cost, \$40; owner, E. Harvey, premises. Plan No. 215.

MORRIS PARK.—Cedar av, e s, 200 n Broadway, new plumbing in dwelling; cost, \$70; owner, L. Lawritzan, -remises. Plan No. 230.

OZONE PARK.—Belmont av, n w corner Freedom av, 1-sty frame extension 12x12, rear 2-sty frame dwelling, tin roof; cost, \$200; owner, J. Tschimber, premises; architect, J. G. Bieden-kapp, Fulton st, Jamaica. Plan No. 235.

RICHMOND HILL.—Church st, e s, 150 n Kimball av, new plumbing dwelling; cost, \$50; owner, H. Holberg, premises. Plan No. 223.

RICHMOND HILL.—Jamaica av, w s 75 and 100 w Willow st, new plumbing in dwelling; cost, \$100; owner, Carl Weiden, Farmingdale, L. I. Plan No. 233.

RICHMOND HILL.—Jerome av, s s, 60 w Spruce st, new plumbing in dwelling; cost, \$50; owner, Ebel, premises. Plan No. 222.

RIDGEWOOD.—Woodward av, 656, interior alterations to tenement to provide for 2 families and store; cost, \$2,000; owner, Karl F. Herzog, 690 Grove st, Brooklyn. Plan No. 231.

RIDGEWOOD.—Seneca av, 552, interior alterations to store and dwelling; cost, \$250; owner, L. Von Nessen, 118 Wyckoff av, Brooklyn. Plan No. 229.

ROCKAWAY BEACH.—Pleasant av, s w cor Boulevard, interior alterations to dwelling; cost, \$1,500; owner, Charlotte Weiss, Pleasant av, Rockaway Beach. Plan No. 212.

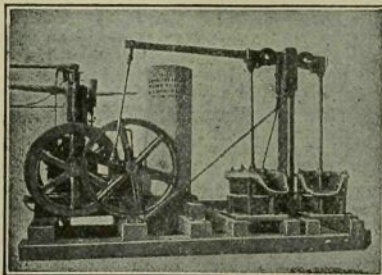
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Plans Filed, Queens, Continued.

ROCKAWAY BEACH.—Hollywood av, n w corner boulevard, 1-sty concrete extension 50x111, side 1-sty garage, tar and gravel roof; cost, \$5,000; owner, Seaside Garage Co., premises; architect, P. H. Morrison, Rockaway Beach. Plan No. 213.

ROCKAWAY PARK.—Washington av, s s, 100 w 7th av, 1-sty frame extension 11x18, rear 1-sty frame dwelling, tin roof, new plumbing; cost, \$200; owner, J. Farrell, premises. Plan No. 216.

WHITESTONE.—14th av, e s, bet. 30th and 31st sts, install gas-piping in dwelling; cost, \$25; owner, Paul Stiff, premises. Plan No. 214.

WHITESTONE.—East 19th st, 37, 1-sty frame extension 6x9, rear of hotel; cost, \$25; owner, Adam Knab, premises. Plan No. 220.

WINFIELD.—Monroe st, s s, 100 w Flisk av, interior alterations to dwelling; cost, \$125; owner, P. Scully, premises. Plan No. 242.

WOODHAVEN.—Benedict av, e s, 175 s University pl, interior alterations to dwelling; cost, \$350; owner, Mrs. L. Erleven, 1017 Broadway. Woodhaven. Plan No. 232.

WOODSIDE.—Greenpoint av, n s, 407 e 5th st, erect new foundation to dwelling; cost, \$150; owner, W. Herman, premises. Plan No. 228.

Richmond.

LIBERTY AV, n s, 225 e Hancock st, No. 169 Dongan Hills, concrete blocks to frame dwelling; cost, \$150; owner, Carina De Rosa, Dongan Hills; builder, Michael Sero, New Dorp. Plan No. 25.

RICHMOND RD, s e c Lincoln av, Grant City, new store fronts and partitions to two frame stores and dwellings; cost, \$250; owner and builder, H. B. Schoenbein, Grant City; architect, Jas. E. Grunert, New Dorp. Plan No. 26.

ROCKAWAY AV, s s, 500 e Surf av, Tottenville, enclose present porch to frame store; cost, \$75; owner, E. Werner, Tottenville; builder, Geo. Benedict, Tottenville. Plan No. 24.

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 Feb. 14. The location is given, but not the owner's address:

JERSEY CITY.—Henry R. Hansen, 154 and 156 Cambridge av, two 4-sty brick, \$24,000.

NEWARK.—John H. Dunn & Sons, 378 Belmont av, 3-sty frame, \$28,000; Trepia Troia, 614 North 4th st, 3-sty brick, \$4,000; Joseph Schroll, 781 Hunterdon st, 3-sty frame, \$6,000; Louis Huttenbach, e s Sunset av, 225 ft. s of South Orange av, 3-sty frame, \$6,000; Giuseppe Chiaravalle, 103 Sheffield st, 3-sty frame alteration, \$1,000; Herman & Co., 56 and 60 Lincoln av, two 3-sty frame, \$16,000; Morris Meltz, 74-76 and 78 Broad st, two 4-sty brick, \$45,000; Barnett Shaiman, 59 Brookdale av, 3-sty frame, \$5,000.

ATLANTIC CITY.—Roberta Connelly, n e cor Delaware and Atlantic avs, 3-sty brick \$16,000.

IRVINGTON.—Ellis Himber, s e cor Clinton and Ellis avs, 3-sty frame, \$8,000.

EAST ORANGE.—Fairchild-Baldwin Co., 626 and 632 Park av, two 4-sty brick, \$80,000.

LYNDHURST.—Frank Frannina, w s Valley Brook av, near Green av, 2-sty brick, \$3,000.

WEST HOBOKEN.—Battista Ruggeri, 503 Lake st, 3-sty brick, \$6,000.

BAYONNE.—Harry Halperin, s w cor Av E and East 29th st, 3-sty brick, \$7,000.

WEST NEW YORK.—Domenico Licata, 414 Broadway, 3-sty brick, \$8,000.

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—A. G. Thomson, 222 Market st, Newark, has completed plans for a 3-sty flat, 40x60 ft, to be erected in Sanford st, for A. C. Windsor, 362 Sandford av, Newark, owner and builder; cost, about \$12,000.

BLOOMFIELD, N. J.—Del Guercio & Gonnelli, 222 Washington st, Newark, N. J., are preparing plans for two 1-sty brick stores and two apartments, to be erected on Bloomfield av, opposite Library st, for Samuel Sica, 8 Main st, East Orange, N. J., owner.

ROSELLE PARK, N. J.—W. Edmund Clum, 78 Broad st, Elizabeth, N. J., is preparing plans for a 3-sty hollow tile and stucco apartment, 22x35 ft., to be erected on Westfield av and Faintote st, for Vincenzo Sablo, 15 Chestnut st, owner. Cost, about \$8,000.

CHURCHES.

RIDGEWOOD, N. J.—W. T. Fanning, Colt Building, Paterson, N. J., has completed plans for a 1-sty stone church, 40x125 ft, and rectory 30x40 ft, for the Roman Catholic Church, Rev. Father E. W. O'Malley, 64 Union st. Architect will take bids about March 10. Cost, about \$65,000.

DWELLINGS.

PLAINFIELD, N. J.—Marsh & Gette, 46 Cedar st, N. Y. C., are preparing plans for a residence to be erected here for T. R. Van Boskerck, 414 Produce Exchange, N. Y. C.

ELIZABETH, N. J.—The Linden Building & Construction Co., Wood av, Linden, N. J., contemplates the erection of eighteen frame residences on Newark av, north of North av, to cost about \$5,000 each.

RIDGEWOOD, N. J.—Franklin D. Pagan, 57 Lawton st, New Rochelle, N. Y., is preparing sketches for a residence to be erected here for H. A. Bonyng, M. D., 97 Prospect st, Ridge-wood.

PASSAIC, N. J.—Herman Fritz, 237 Main av, Passaic, N. J., has completed plans for a 2½-sty frame residence, 40x32 ft, to be erected on the Boulevard for Jacob A. Troast, Prospect st, owner. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

WEST NEW YORK, N. J.—J. B. Snook Sons, 261 Broadway, N. Y. C., architects and engineers, have been commissioned to prepare plans for the 4-sty brick piano factory, 150x75, 125x75, and 125x75 ft, to be erected at the corner of 11th st and Bull Ferry rd, for Wessell Nickel & Gross, F. A. Wessell, president, 457 West 45th st, N. Y. C. Cost, about \$150,000. Architects will take bids on general contract about April 1.

SCHOOLS AND COLLEGES.

PRINCETON, N. J.—T. H. Poole & Co., 13 West 30th st, N. Y. C., are preparing plans for a 2 and 3-sty faculty building, 40x82 ft, for the Congregation of the Mission of St. Vincent De Paul, Rev. Father Patrick McHale, superintendent, Thomas Reilly, 1616 Thompson st, Philadelphia, Pa., is general contractor.

Other Cities.

DWELLINGS.

SPRING VALLEY, N. Y.—Foreman & Light, 40 Cedar st, N. Y. C., are preparing plans for a 2½-sty frame residence to be erected on Alturist rd, for B. C. Dunlop, 754 4th av, N. Y. C., and Madison av, Spring Valley; cost, about \$12,000; architects will take bids soon from a selected list of contractors.

PERSONAL AND TRADE NOTES.

EDMUND W. VOORHIES, postmaster of Brooklyn since January, 1910, was appointed last Thursday to the office of public works commissioner of Brooklyn, by Borough President Pounds. Mr. Voorhies was relieved from his position as postmaster on Wednesday and will take up his new duties at once, thereby relieving George W. Tillson, chief engineer in the Sewer Department, who has been acting commissioner.

JOHN WOOLEY, architect, has moved his offices to 426 West 26th st.

GEORGE A. FREEMAN, architect, has recently moved his offices from 30 East 42d st to 311 Madison av.

J. J. HEARN CONSTRUCTION CO., general contractor, has moved its offices from 505 Fifth av to 69 West 46th st.

THE PERFECT SAFETY SCAFFOLDING CO., 449 West 28th st, N. Y. C., has opened an office and warehouse at Atlanta, Ga.

THE LIBMAN CONTRACTING CO., 107 West 46th street, will be located in their new offices at 126-132 West 46th street, Leavitt Building, on February 24.

I. J. KNAPP, architect, 910 Broadway, Central Building, Los Angeles, Cal., desires samples and literature from concerns interested in the building business.

FROHLING & SAXELBYE, architects, 114 East 28th st, have dissolved partnership. V. Victor Frohling will continue the practice at the old address.

ROBERT H. MAYNICKE, formerly of 45 West 42d st, announces the consolidation of his interests as building contractor with those of the Murray Hill Construction Co., Inc.

EFFICIENCY EXPOSITION.—The first national Efficiency Exposition will be held at the Grand Central Palace April 4 to 11. The exposition director has offices at 41 Park Row.

JOHN L. VOGEL, JR., has resigned as assistant engineer of the Central R. R. of New Jersey to accept the position of assistant engineer of the Public Utility Commission of New Jersey.

COL. H. D. SAVAGE, who has been connected with the Ashland Fire Brick Co., Ashland, Ky., for 17 years, has resigned and, after March 1, will be associated with the American Arch Co., 30 Church st, N. Y. C.

GEORGE FELTHAM, architect and building superintendent, has opened offices at 22 Fifth st, south, St. Petersburg, Fla. He will be pleased to have samples and literature from concerns interested in the building trades.

ALFRED W. BOORAEM, formerly a Deputy Police Commissioner during part of the McClellan administration, was appointed Deputy Commissioner of Water Supply, Gas and Electricity for Brooklyn at a salary of \$5,500 a year.

CARPENTERS LEAVE FEDERATION.—By a referendum vote, the United Brotherhood of Carpenters and Joiners of America have decided to withdraw from the Building Trades Department of the American Federation of Labor.

WILLIAM M. RUSSELL, formerly connected with the Tiffany Studios, has formed a company to do a general contracting and interior decorating business. The new firm, known as William M. Russell & Co., have opened offices at 353 5th av.

THE ADAMANT CONCRETE CO., 8 Lawrence st., Flushing, L. I., have increased their facilities for enlarging their field of activities, and are now in a position to estimate and take contracts for work in their line throughout the Long Island territory.

BRICKLAYING IN MASTIC.—The Public Service Commission has rescinded resolutions adopted April 8 declaring that the work of laying brick in asphaltic mastic is bricklaying and directing that subway contractors employ bricklayers in laying brick in that manner.

THE NATIONAL TUBE CO., of New York, will give a free exhibition of motion pictures, showing the manufacture of modern wrought "National" steel pipe from the ore to the fin-

ished product at the Stuyvesant High School, East 15th, near 2d av, on Tuesday evening, February 24, at 8:30.

CAMBRIA STEEL COMPANY, in its annual report, just made public, states that 1913 was the best year since its founding in the total of both gross and net earnings. The gross earnings were \$7,870,970, an increase over 1912 of \$3,341,261, or approximately 50 per cent.

THE CO-PARTNERSHIP formerly known as Balch & Beardsley, architects, has been dissolved by mutual consent. Wm. Allen Balch has opened offices for the practice of his profession at 42 West 39th st, and L. S. Beardsley has retained the old offices at 38 West 32d st.

COL. GEORGE W. GOETHALS, chief engineer of the Panama Canal, is to be publicly presented with the first medal awarded by the Civic Forum for "distinguished public service," at Carnegie Hall, New York City, on the evening of March 4. Hon. Joseph H. Choate will preside.

JAMES A. COFFEY, formerly manager of the waterproofing department of the American Asphaltum & Rubber Co., New York City, has been appointed manager of New York City office, at 103 Park avenue, of C. S. Garrett & Son, waterproofing engineers and contractors, Philadelphia, Pa.

JAMES W. LEE, representing Jas. G. Doak & Co., general contractors, Philadelphia, Pa., is registered at the Hotel Imperial, N. Y. C. The Jas. G. Doak Co. are figuring the general contract on the Widener Building, Philadelphia, Pa., and Mr. Lee is open to receive bids from sub-contractors in the metropolitan district who are figuring in this job before Tuesday, February 24.

CURTIS & CARHART, 150 Chambers st, have incorporated and will be known in future as Curtis & Carhart (Inc.). W. F. Curtis, president; B. I. Carhart, vice-president and treasurer; P. J. Murley, secretary. The new company will continue to handle "Colonial" motors and generators, and "Colonial" Mazda lamps, "Sterling" insulating varnishes, "Viking" transformers and electrical specialties.

IN CONNECTION with the annual exhibition of the Architectural League, now in progress at the Fine Arts Building, 215 West 57th st, the following lectures are announced: Saturday evening, Feb. 21, C. Grant La Farge will speak on "How an Architect Works," and on the following Saturday evening, Feb. 28, Karl Bitter will lecture on "Ancient and Modern Processes of Monumental Sculpture."

FREDERICK C. ZUCKER, formerly with Maynicke & Franke, Lewis Weber Building Co. and later with the Cooper Construction Co., announces that he is now connected with the Murray Hill Construction Co., Inc. Frederick C. Zucker is president and general manager and Robert H. Maynicke is secretary and treasurer. The offices of the company are in the Long Beach Building, 42d st and Lexington av, New York City.

C. R. HORN, of Davies & Thomas, 90 West st, and Catasauqua, Pa., has secured the contract for the cast iron tunnel lining for the Corona tunnel. The contract runs into large tonnage, and the machinery necessary on each segment must be accomplished by the use of the heaviest type of milling machine. The foundry of Davies & Thomas is equipped with two machines of this type, designed by their own engineers and electrically operated.

PHILLIPS H. MALLORY, Cornell, '04, for a number of years past chief draftsman in the office of William H. Miller, architect, at Ithaca, N. Y., has been admitted to partnership with Mr. Miller under the firm name of Miller & Mallory. Mr. Mallory is a native of Brooklyn, N. Y., and after graduation from Cornell University was employed in the office of the State Architect at Albany for a few years. Since that time he has been with Mr. Miller and has superintended a number of important buildings in Ithaca, chief among which are the University Infirmary, Prudence, Risley Hall and the Ithaca High School.

OBITUARY

AUGUSTUS THOMAS, for many years engaged as a general contractor in Long Branch, N. J., died of asthma, at his home in West Long Branch, N. J., Tuesday, February 3d. He was born seventy-two years ago, and had lived in Long Branch over forty years.

FRANCIS GILMARTIN, retired mason and builder, died at the home of his daughter, 465 Court street, Brooklyn, Sunday, February 15. He was born in New York City seventy years ago and had lived in the downtown section of Brooklyn for over fifty years.

ROBERT LOGAN MOORES, a prominent speculative builder of the Bushwick and East New York section of Brooklyn, died of heart disease Monday, February 16, at his home, 585 Bainbridge street. Mr. Moores was born in New Orleans, La., sixty-four years ago and had been a resident of Brooklyn for over forty years.

JAMES G. BISHOP, who was a salesman for the George F. Blake Mfg. Co., 115 Broadway, N. Y. C., for forty-five years, died of apoplexy at his home, 209 Ocean avenue, Brooklyn, Tuesday, February 17. Mr. Bishop was born in New York City seventy-five years ago. He was a member of the American Society of Mechanical Engineers and of the Society of Naval Architects.

CHARLES ALBERT RHIND, an architect in the offices of the New York Fire Department, died suddenly of a complication of diseases, at his home in Mt. Vernon, N. Y., Friday, February 13. He was forty years of age. Mr. Rhind was a member of the Mt. Vernon Board of Health, Mt. Vernon Volunteer Fire Department, B. P. O. Elks and the Royal Arcanum. He is survived by his wife and three sons.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL WHOLESALE LUMBER DEALERS' Association will meet at Buffalo March 4 and 5.

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 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.

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 MASTER BUILDERS' ASSOCIATION of New Brunswick, N. J., and vicinity have, at a recent meeting, decided to increase the scope of the organization. In future manufacturers and material men will be admitted to membership.

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 Electrical 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 NINTH EXHIBITION of the Brooklyn Chapter of the American Institute of Architects will be held at 131 Remsen st, Brooklyn, from Sunday, March 15th, to Saturday, March 28th, inclusive, without charge to the public. The public exhibition will be preceded by the private view, reception and annual dinner of the society, Saturday, March 14th. The exhibition committee, John B. Slee, chairman, H. Lincoln Rogers, Carroll H. Pratt, William P. Bannister and John P. L. Voelker, have spared no effort to make this year's exhibition the best in the history of the society.

THE GARGOYLES OF NEW YORK, whose membership consists of draftsmen and others interested in architecture and the allied arts held their monthly meeting at the Hof Brau House, 30th street and Broadway Tuesday, February 17. The meeting was conducted as a smoker, and in addition to the usual programme, Charles W. Leavitt, Jr., made an address on "The Development and Improvement of the Suburban Village" and H. R. Dillon spoke on "The Science and Practice of Heating Buildings."

RECENT INCORPORATIONS.

HARTAN & HODGE, INC., is the name of a company, chartered to deal in building materials, realty and construction with offices in Brooklyn. The directors are Chas. G. Hodge, 133 Sunnyside av.; Alexander Sachs, 378 Stone av. and Leon Sachs, 1384 Eastern Parkway. The attorney is Leon Sachs, 378 Stone av, Brooklyn.

MURRAY HILL CONSTRUCTION CO. has been incorporated to do a general construction and contracting business with offices in Manhattan. The directors are: Margaret B. Maynicke and Robert H. Maynicke, both of White Plains, N. Y., and Frederick C. Zucker, 46 Clinton pl, Mount Vernon, N. Y.

CHAS. A. MYERS CONTRACTING CO. has been incorporated with offices in Brooklyn to do a general contracting, construction, realty and brokerage business, with Chas. A. Myers, 1383 Nostrand av, Brooklyn; Harry Myers, 457 West 44th st, N. Y. C., and Frank J. Myers, 13 Weirfield st, Brooklyn, as directors. Sidney Rosenthal, 850 Broadway, N. Y. C., is the company's attorney.

GARDINER'S BAY REALTY CO. has been chartered to do a realty, construction and brokerage business with offices in Manhattan. The incorporators are Barclay L. Severns, William H. Cress, and Bernard J. Fowler, 47 West 34th st. Martin & Best, 60 Wall st, are the company's attorneys.

EUREKA PAINT CO. is a \$10,000 corporation chartered with offices in Manhattan to manufacture and deal in oils, varnishes, paints, etc. The directors are Frederick V. Rollow, 20 McDonough st, Brooklyn; James S. Rollow, 30 Broad st, N. Y. C., and John R. Smith, 634 Throop av, Brooklyn. J. S. Rollow is the company's attorney.

THE NORFOLK HOLDING CO. has been incorporated to do a realty and construction business with offices in Manhattan. The directors are Ike Buss, 158 Ross st, Brooklyn; Bernard Gavis, 162 Worth st, and Jacob Goldberg, 10 West 117th st, N. Y. C. Rosansky & Goldberg, 41 Park row, are the company's attorneys.

GENCO REALTY CO., realty and construction, has filed incorporation papers with offices in Manhattan with a capitalization of \$50,000. The directors are Otto A. Samuels, Samuel Wacht, Jr., and Jacob Neumark, all of 99 Nassau st. Otto A. Samuels, 99 Nassau st, is the company's attorney.

187TH STREET CONSTRUCTION CO. has filed papers at Albany to do a realty, contracting, construction, decorating and cabinet making business with offices in Manhattan. Frank Stola, 292 East 150th st, Edgar H. Napolis, 371 East 165th st, and Alexander A. Neuwirth, 1066 Clay av, are the directors. Edward S. Napolis, 391 East 149th st, is the company's attorney.

CHARLEMAGNE REALTY CO. has been chartered to do a realty, construction, brokerage and dealing in building material business with offices in Manhattan. The incorporators are Dr. E. Harrison Griffin, 55 West 47th st, N. Y. C.; Thos. B. Moran, 266 St. Marks av, Brooklyn, and Edward D. Bolton, 2418 University av, N. Y. C. Coudert Bros., 2 Rector st, are the attorneys.

ANTLER REALTY CO. has been incorporated to do a realty and construction business with offices in Manhattan. Louis Kramer, 314 West 100th st, N. Y. C.; Jos. E. Goldberg, 572 South Broadway, Yonkers; Abraham L. Taylor, 755 Jennings st, The Bronx; and Daniel Cohn, 218 East 70th st, N. Y. C., are the directors. Louis S. Marx, 128 Broadway, is the attorney for the company.

MEISTER BUILDERS have filed incorporation papers with a capital stock of \$10,000 to do a realty, construction, contracting, insurance and brokerage business with offices in Manhattan. The incorporators are Isaac Meister, 1948 85th st, Brooklyn; Max Bache, 1019 East 16th st, Brooklyn; Eugene M. Kramaroff, 1743 74th st, Brooklyn; and Victor Pisanl, 220 Broadway, N. Y. C. Kramer & Bourke, 220 Broadway, are the attorneys.

LEBANON REALTY CORPORATION has been chartered to do a realty, construction, brokerage, dealing in building materials, business with offices in Manhattan. The directors are John S. Keith, Jas. Guaraglia and Edward J. Rowe, all of 40 Wall st. Armstrong & Keith, 40-42 Wall st, are the attorneys for the company.

SPALLONE CONTRACTING CO. has been chartered with office in The Bronx to do a general contracting, construction, excavating and masonry business. Carmine Spallone, 333 East 148th st, Caritina Spallone, 318 East 154th st, and Edmund Hurley, 409 West 145th st, are the directors. S. Wechsler, 233 Broadway, is the attorney for the company.

RAFMO REALTY CO. is a \$10,000 corporation chartered to do a realty and construction business with offices in Manhattan. The directors are Otto A. Samuels, Samuel Wacht and Jacob Neumark, all of 99 Nassau st. Otto A. Samuels, 99 Nassau st, is the attorney.

RELGOV REALTY CO. has been incorporated to do a realty and construction business with offices in Manhattan. The directors are Edward C. H. Vogler, 180 West 51st st, Frank B. Haubert, 39 Bedford st, and M. C. Hollingsworth, 427 Amsterdam av. John M. Ruck, 271 Broadway, is the attorney.

MARTEL REALTY CO., realty, contracting and construction, has filed incorporation papers with offices in Manhattan. Robert W. Evans, Cedar Grove, N. J.; Chas. Stumpf, 1028 Jamaica av. Union Course, Queens, and Hillman S. Hunnewell, 47 Banker av. White Plains, N. Y.; are the directors. S. Sidney Smith, 59 Wall st, is the attorney.

MANFRED REALTY CO. has filed incorporation papers with \$5,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Richard W. Freeman, Neptune av, New Rochelle; Jas. C. Linden, 171 Amsterdam av. and Philip V. Brown, 54 West 115th st. Thompson, Freedman & Cooke, 2 Wall st, are the attorneys for the company.

CENTRAL CONCRETE CO. has been chartered to manufacture and deal in concrete, construction and contracting with offices in Manhattan. The directors are Bernhard Alexander, 968 Ozden av.; Paul A. Zizelman, 38 Park row; Chester Mayer, 2010 7th av, N. Y. C.; and Ralph Brown, 215 Atlantic av, Brooklyn. Davis & Mayer, 38 Park row, are the attorneys.

475 BROADWAY CO. has been incorporated to do a realty, construction, contracting, manufacturing and dealing in building material business with offices in Manhattan. The directors are William H. Gallivan, 247 West 11th st; Martin M. Maze, 322 West 57th st; and W. Raleigh Pike, 210 West 88th st. Adolph and Henry Bloch, 99 Nassau st, are the attorneys for the company.

POSEIDON REALTY CO. has filed incorporation papers to do a realty and construction business with offices in Manhattan. The directors are Henry F. McMahon, 257 West 12th st; Jesse D. Smith, and William M. Marshall, 2648 Briggs av. Donato Piculo, 489 5th av, is the attorney for the company.

751 TENTH AVE. is the name of a \$5,000 company chartered to do a realty and construction business with offices in Manhattan. The directors are C. Augustus Meier, 128 Broadway; Jacob S. Friedman, 319 East 22d st, and V. May Russell, 128 Broadway. Stoddard & Mark, 128 Broadway, are the attorneys for the company.

KREPS & NEZOLD, general contractors and builders, with offices in Manhattan, have filed incorporation papers with a capital stock of \$5,000. The directors are L. M. Nelson, 50 Chester av, Newark, N. J.; Warren Bigelow, 136 West 44th st, N. Y. C.; and Herbert M. Simon, 225 East 17th st, Brooklyn. Black, Varian, Bigelow & Saners, 44 Pine st, are the attorneys.

THE HUDSON RIVER CO. is a \$10,000 corporation chartered to do general contracting, engineering, construction and building with offices in Manhattan. Ray W. McMullen, New Canaan, Conn.; Frederick J. Parker, Montclair, N. J.; and Chas. M. O'Keefe, Webster Terrace, New Rochelle, are the directors. Adrian T. Kiernan, 141 Broadway, is the attorney for the company.

Cement Shipments.

Cement can be shipped more profitably to the buyer and more efficiently by the railroad company if the car unit is large. Due largely to the efforts of the Universal Portland Cement Company in popularizing the 173 barrel minimum car and capacity shipments, the average number of barrels shipped per car increased from 182 in 1912 to 191 in 1913.

A MASS MEETING.

Material Men and Subcontractors at Cooper Union—For Fair Play.

Everybody who went to the mass meeting at Cooper Union on Thursday night was presented with a good cigar to smoke. Admission was by invitation only, and there was a large gathering of materialmen and subcontractors. The meeting was under the auspices of the Credit Association of the Building Trades and was a very successful affair. The object was to get co-operation in legislative matters. Every year a number of amendments to the Lien Law are introduced, and none of them ever gets through because they are in conflict. The law has practically stood as it is since 1885.

Milton Schnaier, contracting plumber, and president of the association, gave a bird's-eye view of the situation in his introductory remarks, and he frankly stated that the hope of the Credit Association was that every unattached materialman and subcontractor would co-operate with it.

Frank M. Avery, of the law firm of Phillips & Avery, spoke of the difficulties which the trade is experiencing with the Lien Law, and he outlined remedies suggested in a proposed amendment to the law recently drafted by his office and about to be introduced in the Legislature. An important feature in his measure is a provision compelling the recording within ten days after their making of all assignments on the part of general contractors to banks and others from whom money is borrowed. The measure also proposes to abolish all liens in a given case, where the job is in difficulties and a certain majority of the creditors vote for it. Mr. Avery emphasized the absolute necessity of subcontractors and materialmen being affiliated in well regulated organizations in order to bring about remedies of evils under which they are laboring; and he eulogized the Credit Association of the Building Trades of New York as one having a representation as it has from every single subcontracting and material trade in Greater New York. There was no expression of official approval or disapproval either by the meeting or the association.

C. G. Norman, of the Manhattan Fire-proof Door Company, a former president of the association, spoke forcibly regarding the need for additional protection in municipal and State work in the form of bonds from general contractors similar to a provision in connection with work done on Federal buildings.

George G. Bradley, vice-president, dwelt upon the difficulties mentioned by preceding speakers and laid stress on the proven worth of the Credit Association of the Building Trades and the signal opportunity which would be afforded by all those present who are not yet members joining the same. That association he contended was the logical clearing house for the grievances of all subcontractors and materialmen throughout the entire trades, for there they could be deliberately considered and remedial legislation projected. Moreover, an association representing the trades so universally is the best vehicle of expression to the Legislature of the united will of the trades.

Franz Neilson is secretary and counsel of the organization, with offices at 80 Wall street.

—The completion of the Fourth avenue subway to Fort Hamilton has been looked forward to and to some extent anticipated in Bay Ridge and South Brooklyn for ten years, but the first apartment house operation close to a subway station on the line has just been planned for the southeast corner of 10th street, where two 4-story houses will be erected on a frontage of one hundred feet. Inasmuch as Bay Ridge had formidable building movements when the subway was merely a promise for the future, real estate investors are curious to note the effect of actual construction.

BUILDING MATERIALS AND SUPPLIES

SNOWFALL HALTS EXTERIOR CONSTRUCTION—GREAT DEMAND FOR TEAMS AND TRUCKS HAMPERS MATERIAL DELIVERY.

Street Cleaning Department's Reply to Critics—Coal Supply Not Cut Off.

NOT only did the heavy snowfall early in the week stop practically all exterior building construction up to Wednesday, but the city's demand for teams, automobiles, and trucks, from snow removal contractors was such as to make it more profitable for trucking companies to hire their rigs to the city than to try to ride materials to jobs. In consequence, there was little material moved and those jobs that could be cleaned of snow and ice sufficiently to permit of construction soon ran out of material with no prospect of getting more before the streets were made passable.

This resulted in complaint being made by contractors, with others to the Department of Street Cleaning for speedier work. It was claimed by some complaining citizens that many office buildings and apartment houses were facing a coal famine because the streets had not been cleaned off quickly enough.

When B. E. Martin, president of the New York Building Managers' Association, was asked if any members had reported famine conditions as a result of the quantities of snow in the streets, he said that he knew of no trouble, as most buildings carried a coal reserve supply for a day. Burns Brothers said that Monday was the only day that they were unable to make all their deliveries, and even under the adverse conditions then obtaining they succeeded in delivering sixty-three per cent. of the day's tonnage.

Commissioner Fetherston of the Street Cleaning Department, compiled for the Record and Guide some interesting statistics showing that, despite the criticism that was being leveled at his department by impatient citizens, he actually was making a better record than the department made under a different administration in the storm of December, 1912. His figures follow:

	Dec., 1912.	Feb., 1914.
Depth of snow (inches).....	11.8	14.9
Number of contractors' laborers.....	6,796	12,713
No. Dept. S. C. laborers employed (emergency).....	7,186	8,024
Total number laborers employed.....	13,982	20,739
Number trucks employed.....	4,272	5,817
Number truck loads hauled.....	32,631	45,394
Total number truck loads hauled.....	32,631	48,000
Approximate No. cu. yds. hauled.....	146,835.5	261,405
Av. No. loads hauled per truck per day.....	7.64	7.83
Av. temperature.....	33°	20°
Quantity of snow hauled from streets up to Wednesday, 3 P. M., 47 per cent. more than in Dec., 1912.		

One reason ascribed this week for the slowness of the building material demand to get under way was the uncertainties regarding the action on the part of the Interstate Commerce Commission with reference to the proposed increase of five per cent. in the freight rates. The consensus of opinion among building material interests seems to be that the increased rate ought to be allowed even though it may mean continued hesitation on the part of specifiers who, through fear that it will cause prices to advance in many departments of the building material market, will prefer to wait until a closer figure on the probable cost of the operation can be obtained.

The Record and Guide has the assurance from the freight traffic department of the Central Railroad of New Jersey that as far as the cost of building materials is concerned the increase in freight rates will hardly affect the cost of construction, at any rate, not sufficiently to warrant a postponement of building plans for fear that the cost will upset financial calculations.

NO SAND ARRIVING.

Harbor Conditions Shut Off Receipts This Week.

OWING to the condition of the harbor no sand or gravel came into this market this week. What little construction work that could go ahead drew upon the reserve supply already in the city and even that was moved under great difficulty. Announcement was made by the Goodwin-Gallagher Sand & Gravel Company, however, that more sand would be available by the first of next week and that prices remain where they have been at fifty cents a cubic yard for sand, and ninety cents and \$1 for gravel, despite an increasing demand.

CEMENT HIGHER IN WEST.

But No Change Is Expected in East for the Present.

PORTLAND cement prices have sharply advanced in the west due to an early building movement and increased specifying of this product for spring road building, but according to the leaders in the trade here there will be no immediate change in quotations, at least until the building movement gets under way. The inquiry for spring deliveries of Portland cement has been such as to lead agents here to anticipate a good demand, but just at present there is little cement moving in this market.

THE PLASTER MARKET.

Little Coming in, but Inquiry for Spring Deliveries Is Good.

PLASTER is improving in demand, but there has been little of this material coming into the market of late. It is being firmly held, however, by dealers whose quotations run about \$10.50 a ton for masons finishing in 100-lb. bags. Some time before the first of the year it was stated that an advance probably would be made in this commodity as a result of the higher cost of retarder and the possibility of an increase in freight rates. The state of the market has been such that nothing along this line has been done and it is now considered improbable that a change in price will be announced before the close of winter at the earliest.

AFTER THE SHOESTRINGERS.

Sub-Contractors Crowd Cooper Union to Discuss Remedial Measures.

PERHAPS the greatest demonstration ever made in this city against the Dead Beat, or, as he is known in the building trade, the Shoestring, was in the form of a mass meeting on Thursday evening under the auspices of the Credit Association of the Building Trades of New York. At that time ways and means were discussed for remedying the conditions now existing in certain branches of the building trade that are resulting in tremendous losses each year to sub-contractors.

Milton Schnaier, the inventor of several systems for testing plumbing, is the President of the Credit Association and he is authority for the statement that over a thousand general contractors from whom payment may be obtained under difficulty and more than 500 who have not a rating even as good as that have been listed. If the members of the association live up to the temper of Thursday night's meeting the activity of sub-contractors in seeking business with general contractors thus classified will be curtailed, unless the payment is properly insured in the beginning.

DECLINE IN COMMODITY PRICES.

Building Materials Show Firmness Despite Slow Demand.

COMMODITIES entering this market to February 1 show a further decline in prices, according to Bradstreet's index number, just compiled. This number marks a decrease of .2 of one per cent from January 1 and it is the lowest index number reported since October, 1911. It is 6.2 per cent. under the index returned on February 1, 1913, and shows a loss of 1 per cent from that date in 1912; a loss of 2.3 per cent. from the corresponding time in 1910 and a 1 per cent from February 1, 1907.

The following table gives the important swings on various dates from 1904. In the groups making up the index number building materials are figured. On December 1, 1912, the index number for this department was .0823; on February 1, 1913, .0842; on January 1, 1914, .0830, and February 1, 1914, .0831. It will be seen, therefore, that while other departments have been weaker, building material has gained slightly. This gain is based upon the following quotations covering these dates:

COMMODITIES.	1896.	June 1 1901.	Jan. 1 1910.	Dec. 1 1912.	Feb. 1 1913.	Jan. 1 1914.	Feb. 1 1914.
Brick, Hudson River, hard, M.....	5.25	6.00	5.50	6.75	7.00	5.75	6.00
Lime, Eastern common, bbl.....	.70	.80	1.02	.92	.92	.92*	.92*
Nails, wire, from store, base price, keg.....	2.80	2.60	2.25	1.95	2.05	1.90	1.90
Glass, windows, 10x15, box, 50 sq. feet.....	1.55	4.08	1.91	2.04	2.04	2.14	2.14
Pine, yellow, 12-inch and under, M.....	17.00	19.00	26.00	26.50	28.00	25.00	25.00
Timber, Eastern spruce, wide random, M.....	15.00	18.00	24.00	23.00	23.00	24.00	24.00
Timber, hemlock, Pa., random, M.....	11.00	15.00	21.00	23.00	24.00	22.50	22.50

*Based on 200 lb. barrels no longer used here. Basic price is now 300 lb. barrel quoted at \$1.25 for Eastern common and \$1.55@— for finishing.

THE BRICK MARKET.

Condition of Building Movement Shown by Basic Commodity.

IF the condition of the basic building material in the metropolitan district is any kind of a barometer at all of building construction activity during the last week, exterior work, at least, was at an almost complete standstill. It reflects the paralyzed condition of the city as a result of the unusually heavy snow storm as perhaps no other agency could. Newark, Jersey City, Hoboken, White Plains and Westchester dealers reported proportionate stagnation, but an inquiry that presaged an immediate recovery just as soon as riding could be resumed on anything like a normal basis. The only transaction in the wholesale market was the sale of one covered barge and the amount of brick unloaded was merely nominal.

Official transactions for Hudson common brick covering the week ending Thursday, Feb. 19, 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.		1913.	
Left over, Feb. 13—65.	Arrived.	Left over, Feb. 13—65.	Arrived.
Friday, Feb. 13.....	0	0	0
Saturday, Feb. 14.....	0	0	0
Monday, Feb. 16.....	0	0	0
Tuesday, Feb. 17.....	0	0	0
Wednesday, Feb. 18.....	0	0	0
Thursday, Feb. 19.....	0	0	0
Total.....	0	0	0

Reported enroute Friday A. M., Feb. 20—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. 20—65. Covered barges sold, 1. Total number covered barges, 17. Total number in market, 82.

HUDSON BRICK UNLOADED.

(Current and last week compared.)	
Feb. 6.....	281,500
Feb. 7.....	20,250
Feb. 9.....	39,000
Feb. 10.....	292,500
Feb. 11.....	80,000
Feb. 12.....	Holiday
Total.....	713,250

Total..... 328,500

Left over, Friday A. M., Feb. 6—67.

Arrived.		Sold.	
Friday, Feb. 14.....	0	0	0
Saturday, Feb. 15.....	0	0	0
Monday, Feb. 17.....	0	2	2
Tuesday, Feb. 18.....	0	2	2
Wednesday, Feb. 19.....	0	0	0
Thursday, Feb. 20.....	0	1	1
Total.....	0	5	5

Condition of market, dull. Prices: Hudsons, \$7 to \$7.25; covered, \$7.75; Raritans, \$7; Newark, \$8.25. Left over Friday A. M., Feb. 21—62. Total covered, 0. Total covered barges sold, 3. Total covered left in market, 31. Total in market Feb. 21, 1913—93.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 19, 1914.....	119
Total No. bargeloads sold Jan. 1 to Feb. 19, 1914.....	54
Total No. bargeloads left over Feb. 20, 1914.....	65
Total No. bargeloads left over Jan. 1, 1913.....	113
Total No. bargeloads arrived, including left overs, Jan. 1 to Feb. 20, 1913.....	170
Total No. bargeloads sold Jan. 1 to Feb. 20, 1913.....	108
Total No. bargeloads left over Feb. 21, 1913.....	62

SHADING WINDOW GLASS.

Smaller Dealers Cutting Prices to Stimulate Local Trade.

QUOTATIONS on window glass in this market have dropped from stiff to nominal. Trade in this department is still quiet which has encouraged small dealers to cut prices to move their stocks. This policy is not so general as it was a fortnight ago. At a recent meeting in this city of window glass jobbers three leading representatives of manufacturing interests were invited to express their views on the existing situation, and the outcome of the discussion was that there was no intention of reducing prices at manufacturing points as they preferred to shut down, if necessary, rather than accumulate a large stock only to have it sacrificed. Stocks at present are normal and specifiers will gain nothing by deferring action until later.

LUMBER INQUIRY STRONGER.

Suburban Dealers Seek Concessions—Good Terms for Large Orders.

ACCORDING to wholesale lumber reports, suburban dealers who have been carrying low stocks all winter are coming into the market for terms, in the belief that owing to slow collections everywhere more elastic credit will be allowed in the form of concessions. In most cases legitimate dealers find accommodation of this kind freely given, providing their orders are large enough to warrant it.