

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 28, 1914

NEW IDEAS FOR IMPROVING REAL ESTATE

A Model Ordinance Drafted By Ernest Flagg Would Transfer Work of Tenement, Fire Prevention and Factory Inspectors to Building Department.

IT is a comparatively brief period of years since the first building code was made for this city. Like the present one, it consisted of a miscellaneous collection of ordinances which had been enacted in the past as cures for some of the most flagrant abuses in building operations. From time to time the code was revised in the effort to make it fit every possible contingency, but not with success. A building law made up of specifications is necessarily unelastic and soon becomes out of date. It is always in need of revision.

Ernest Flagg, believing that it is high time to abandon this old plan, offered some weeks ago to draft for the benefit of the city a more reasonable ordinance. He said a good model could be found in the building regulations of almost any European city of the first class and that it would be a comparatively easy matter to adapt it to the needs of this city. It would be a law, when once made, which would stand in little need of revising in the future because it would be broad enough to cover new conditions as they arose.

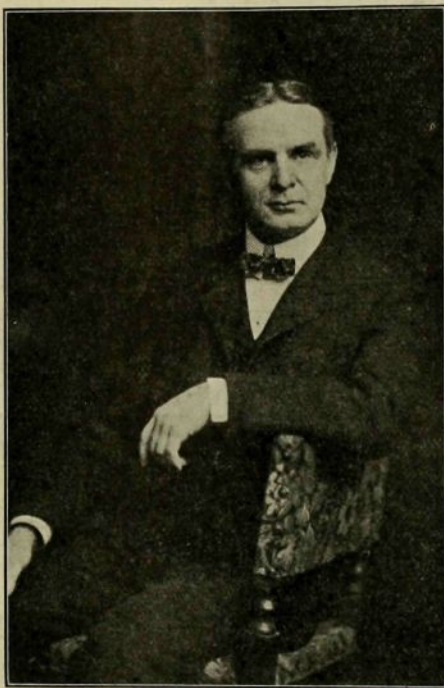
Heretofore our building codes have attempted to tell builders what they shall do and what they shall not do; to specify not only the kind of materials to be used for particular purposes but also how they shall be used; they have even gone so far as to embody engineering formulas and technical methods.

Mr. Flagg has frequently declared that if the matter were approached from the other way around—if the builder were required to tell the city what he proposed to use and how he proposed to use it, and if the city were to pass upon the merits of his proposition, all these difficulties would disappear. This is the European method. With such a law here the builder would be able to use any materials and any methods which were safe.

Objects to Be Accomplished.

Mr. Flagg has in the short interval prepared the draft of such a code. It is unlike anything the city has seen before, and is more than a mere collection of building regulations, as it covers the whole field of operative real estate. It contains regulations for safety against fire, as well as against collapse, for light and air, and for safety in the use and installation of mechanical appliances and engines. It contains principles for controlling the height and area of buildings and also their occupancy. It provides for sanitary plumbing and drainage, and for justice between neighboring land owners. A fundamental principle of the new code is the least possible interference with private interests.

It is recommended in the code that changes shall be made in the charter and State laws so as to provide for but one Superintendent of Buildings with a deputy in each borough, that the Tenement Department be consolidated with the Building Department, and all other matters relating to the construction of buildings now in charge of the Fire Commissioner and other public officials



ERNEST FLAGG.

be placed in the jurisdiction of the Superintendent of Buildings.

Plan of the Code.

The plan used for the arrangement of the new code is to separate the different matters dealt with into chapters so as to make it easy for use, to throw out everything unnecessary and present what is necessary in as simple and direct a manner as possible. To help in this plan, many words and phrases have been defined, and wherever they are used in that sense they are underscored in the text, so that in reading one may be warned of the special meaning attached to them.

Chapter One is all definitions, and they are definitions which really define. Thus, the word "approved" means approved by the Superintendent. (Mr. Flagg pins his faith on the Superintendent.) "Cement mortar" means approved mortar made of natural or Portland cement. "Fireproof," a construction which will withstand an approved fire test, as applied to constructions; or a building in which only fireproof or incombustible materials have been used. "Fire-resisting" means materials which will not warp, twist or disintegrate.

Discretionary Power

While the office of Superintendent of Buildings is in the hands of the type of the present incumbent, there is little danger to be apprehended from giving him much discretionary power; but, even if it were certain the power would never be abused, it is unwise to grant it, Mr. Flagg says in a note. Over many of the provisions of the law discretion should be left to no one, in his opinion; while, on the other hand, there are many matters specifically dealt with in the present code which should be left entirely to

the discretion of the Superintendent of Buildings. "About one-half of the text of the proposed revision of the code recently presented for consideration was made up of matter of this kind, but there should be a sharp line of demarcation between what is discretionary with the Superintendent of Buildings and what is not. Unfortunately, the City Charter gives him power to change the law, and he can do so until that provision is repealed. But if this code or a similar ordinance is adopted, the necessity for placing such dangerous discretionary power in the hands of anyone would disappear, and in time the Charter would be amended in this particular."

Powers of the Superintendent.

The new code in Chapter Two gives the Superintendent ample power to carry out the provisions of the law in every respect, for it provides that no building shall be occupied except in accordance with a certificate of occupancy issued by him, and it also gives him power to revoke certificates of occupancy for any violation of the terms, and requires him to make regular periodical inspections of all buildings to see that they conform to the requirements of the law. When he makes rules he is required to record and publish them. A Board of Survey is provided.

Classification of Buildings.

Chapter Three divides all buildings into three general classes: Public, Warehouse and Domestic, and these are subdivided according to their characteristics, much after the manner of the London building law. Like the preceding tentative codes, this one also tells what shall go to make up a fireproof building, but only in general terms; it does not tell in detail how that building shall be constructed and with what kind of materials. It simply fixes the degree of strength and the degree of safety from fire to which the buildings shall conform, and leaves it to the builder to choose his own methods and materials in fulfilling the conditions, provided he accords with the rules of good engineering practice and sound workmanship.

Nothing is to enter into the construction of a fireproof building that can burn. Floors are to be strong enough to stand a specified test, metallic structural members are to be protected against fire and rust, and the means of exit are to be protected by enclosures of assured sufficiency. That is all. But the builder must remember that the terms "fireproof," "incombustible" and "fire-resisting" have distinct and definite meanings, and that he will be judged thereby.

Building Heights.

Chapter Four limits the heights of buildings; no frame building to be higher than three stories; no non-fireproof building to have more than four stories; no semi-fireproof building to be more than one hundred feet high; fireproof buildings may be carried to any height (a) on thirty per cent. of the area of any inside lot, but not nearer to the street than one-third the width of that street; (b) on forty per cent. of the area of any corner lot, on fifty per

cent. of the area of any lot facing a public park, square or open place; in other places than the areas mentioned the height of no building shall exceed once the width of the street on which it faces, or one hundred feet.

Chapter Five, paragraph two, permits increased loads on soils, but not beyond what is considered safe and customary.

Walls.

Chapter Six relates to walls, piers and partitions. The requirements for walls are more stringent than at present, but Mr. Flagg says the main underlying policy of the ordinance is to discourage dangerous construction; and he holds that flimsy walls is one of the worst characteristics of American construction. A handicap is placed on the use of wood by requiring heavier walls for buildings in which wood beams are used than are required in buildings in which the floor system is incombustible.

Foundation walls of hollow blocks are permitted for buildings not exceeding four stories, provided the upper walls are built of hollow blocks or frame construction of the required thickness.

Improperly built chimneys and flues have been responsible for a very large percentage of the fires which occur in this country, and too much care cannot be taken in their construction. Our regulations have been particularly lax in respect to flues in party walls; the course of the flues not being marked on the wall, beams are often inserted in dangerous proximity to flues. In Paris no beams are allowed in party walls. In this ordinance several safeguards found in European building laws have been

added to those we have, and several unnecessary requirements have been omitted.

When a building rises above the level of the roof of an adjoining building, the owner of the new building must carry up at his own expense the flues of his neighbor's house. No hot-air pipe shall be placed between floor and ceiling or enter a stud partition unless it is eight feet away from the furnace. No wood lath shall be used for the support of plaster within the fire limits.

Chapter Eight calls for the fireproof protection of all structural steel used as members in a building by coatings of cement.

Incombustible Floors.

Chapter Nine, relating to floors and roofs, provides for incombustible floors in domestic buildings of moderate height. These floors shall be amply strong, but not so strong as to make them impracticable for use in competition with wood. Such floors must be designed for a live load of thirty pounds to the foot and shall be able to withstand a test of one hundred pounds live load to the square foot, which is just about ten times the load that is ever likely to be placed on them. Floors strong enough to support a load of that amount will weigh not more than fifty pounds to the foot, which, added to the live load, one hundred pounds, makes a required strength of one hundred and fifty pounds, against the five hundred and twenty now required. A floor of this kind of incombustible material can be built almost as cheaply as a floor of wood.

The object of Chapter Ten is to cut off all shafts absolutely from the rest of the building by enclosing them in fireproof material throughout. Chapter Eleven requires that fences, billboards and signs shall be constructed of metal, except the supports, braces and ornamental mouldings.

Elevator Shafts.

The chapter on Exits is a long one, and no part of the code has received more attention from its author. The number of exits is prescribed, their width for every part of the building fixed, their arrangement and construction settled, and rules are given for determining the number of people to be accommodated. Every building more than thirty-six feet high shall have, in addition to the ordinary exit, at least one emergency exit for every fire division of a floor. In no building, old or new, shall there be employed or lodged above the second floor at any one time more than one hundred and fifty people, unless each floor or fire division of a floor shall have at least two separate approved means of exit.

There are provisions for safety in places of public assemblages, and also in a separate chapter provisions for safety in factories and workrooms, regulations for protection of the public during building operations, concerning the use of the street in front of building operations; and the code concludes with some general regulations for sanitation, plumbing and ventilation, but leaves it to the Superintendent to formulate particular rules to meet conditions that may arise in future building practice.

RESTRICTIVE COVENANT INVALIDATED

Court of Appeals Will Not Uphold Old Restrictions Where the Character of the Neighborhood Has Undergone a Change—The Batchelor-Hinkle Case.

ONE of the most important and far-reaching decisions affecting setback restrictions in this city has just been handed down by the Court of Appeals, in the case of Rosanna Batchelor against Eugene E. Hinkle and Terry Hinkle (proprietors of the Hinkle Iron Works). Incidentally it practically ends a litigation begun in 1908, in which three trials were had in the Supreme Court in this city, in two of which the verdicts were upset by the Appellate Division. On the last trial the Supreme Court had no alternative but to find as directed by the Appellate Division. The practical effect of the present decision is to uphold the decisions in the Supreme Court, which were in favor of the defendants, and to reverse the judgments of the Appellate Division in all three instances in which the case was reviewed by it.

The case was one brought by Mrs. Batchelor, owner of No. 26, against the Hinkle Brothers for an injunction to restrain them from building out to the line at 36, 38 and 40 West 26th street, on a 60-foot plot they had purchased from Mrs. Mary E. Strong, widow of the former Mayor, and to enforce a setback covenant, of five feet, for courtyards, and which affected both sides of the two blocks between 24th and 26th streets, between Broadway and Sixth avenue. Messrs. Merrill & Rogers appeared for the plaintiff, while the defendants were represented throughout the litigation by James W. McElhinney, Esq.

On the first trial, before Justice Bruce, in October, 1908, the injunction asked for was refused, and the plaintiff appealed. The Appellate Division reversed Judge Bruce's decision, on both the law and the facts, and a new trial was ordered. The second trial was before Justice, now U. S. Senator, O'Gorman, who under the ruling of the Appellate Division, awarded damages in

the sum of \$1 to the plaintiff and directed an injunction to issue, which would have required the Hinkle brothers to tear down the front five feet of their twelve-story building (which they had erected after the refusal of the injunction originally asked for) unless they paid the award of \$1 and costs.

Had Mrs. Batchelor rested there the court records would have found the restrictive covenant sustained, and future builders on these two blocks would have conformed to it, or could have been enjoined. But Mrs. Batchelor was not satisfied with the nominal damages awarded, and again appealed. And again the Appellate Division decided in her favor, in October, 1910, and directed the lower court to find substantial damages or to enforce the injunction.

The third trial was before Justice Erlanger, in March, 1911, and since he could not find substantial damages he was bound by the ruling of the Appellate Division to issue the injunction requiring the removal of the front five feet of the building from the presumed courtyard. From this decision the defendants appealed, first to the Appellate Division which consistently with its former rulings decided against them, and then to the Court of Appeals, the court of last resort.

Change of Character.

The opinion of this court is written by Justice Cuddeback, the full bench concurring. After reviewing the facts as substantially above set forth, and observing that the intention of the covenants was to establish a location desirable for first-class residences, which was effected, and that this first-class residential neighborhood had declined in time to the boarding-house and furnished-room class, and that business had encroached upon it, and the land had become too valuable to be used longer for residence purposes, the Court of Appeals found that the "set-back"

covenant was "a detriment to the property on which tall buildings are to be erected, because it curtails the floor space in the buildings by which the rental value is fixed"; that the courtyards designed for ornament were out of place before business buildings; that the plaintiff had suffered no damage from the erection of defendants' building on the street line, but, on the contrary, the market and rental value of her property and of all the other property on the street had been increased thereby, and that the plaintiff had suffered no damage, while to enforce the covenant would greatly damage the defendants.

Restriction Not Absolute.

Mrs. Batchelor may still, under the decision, perhaps, sue for damages. But with the finding of the Court of Appeals against her on that point she will probably forbear. The decision seems to establish more firmly the former holdings of this great court, that where profound neighborhood changes have taken place, and the property has become more valuable for other uses, unless the plaintiff can show substantial damages it will not uphold neighborhood covenants against the full use of the land.

There are about twenty modern fireproof loft buildings now in these two blocks, all of which, except the Hinkle building, have been built five feet back from the line. In 26th street there are two that were erected by a builder who was a witness for the defendants on each of the three trials in the Supreme Court. Yet he conformed to the ruling by the Appellate Division, which has now been upset by this decision of the Court of Appeals. To the Hinkles it is a matter of some importance, since it relieves them of an impending charge of \$60,000 which would have been the cost of taking down and reconstructing five feet back the front of their recently erected building.

WHY THE INCREMENT TAX IS UNAMERICAN

It Would Mean Double Taxation in This Country, Where We Have a Capital Tax on Real Estate Which Includes a Tax on the Increment.

By CYRUS C. MILLER.

RECENTLY we have heard much about the "half tax," the "single tax" and the "increment tax." It has been proposed to change our system of taxation, which is a straight tax on land and improvements, by substituting the half-tax, or the single-tax, and adding the increment tax. The last-named is a tax or surtax over and above the straight tax on the increased value of land which it is claimed is produced by the community, because of the growing demand of an increasing population, and not by the owner. The single-tax proposes to take away the economic rent of land for the uses of the community so that the owner will gain no profit from it. For example, if the land will bring five per cent. on its capital value (its economic rent) the tax will be five per cent., and the selling value of the land will be destroyed. This will prevent the owner from gaining any advantage from the increased value of the land. The buildings and improvements on the land under this system are free from tax. The half-tax, as its name suggests, taxes buildings at half the rate of land and adds the amount of tax taken off buildings and improvements on the land.

Imported Systems Rarely Suitable Here.

While we should be progressive in our attitude and willing to adopt any methods which prove upon examination to be better than what we have, we should not jump to the conclusion that because a method is in use in foreign countries it will work well here.

These proposed systems are imported from other countries, and it might be well to stop and inquire into the conditions in the localities where they are in vogue to see whether they would be of benefit to us where conditions are different.

A Police Measure.

The single-tax primarily is a police measure designed to prevent large holdings of land which pay no taxes, thus making a heavier burden on other land or on the community. If all the taxes necessary for the community are laid on the land which pays no taxes, the effect is to break up large holdings into small parcels which can be improved and bring in an income or furnish homes, which is the same thing.

The following quotation from a pamphlet issued by the single-taxers make this clear:

"The concentration of land ownership in England is unparalleled in the United States. The irritating spectacle of enormous entailed estates with large areas held for game preserves, and the practical exemption of land from all local taxation, has fermented a state of public opinion favorable to single tax ideas."

In this country, and especially in the cities, there is no necessity for such a measure, as all land pays the same rate, whether it is held in large holdings or small. A block of land in the city pays the same amount of taxes whether it is held by one owner or twenty.

We Tax Capital Value.

The increment tax, which is a special tax used in England and Germany, taxes the increase in value, as the system of taxation there is not a capital tax, i. e., a tax on the value of the land—but a rental tax or a leasehold tax, or occupation tax, or a poll tax, or an income tax, or whatever it may be, so that an increment tax is necessary to tax the increase in value. In this country we tax the capital value, so that where there is

an increase in the value of the property whether by additions through assessments or by improvements or by unearned increment, so-called, the increase in the value is taxed. We pay an increment tax now. Why pay it twice? It is to be seen, therefore, that systems of taxation which suit conditions in other countries may not fit conditions here.

Who Will Refund the Decrement?

It is claimed that the increment tax is just because it is caused by the increase in population and the resulting increase in demand, and is not earned by the owner. If the population moves away, what redress is there for the owner who has expended his money on buildings and improvements, relying on the permanent stay of the population? If there is a tax on the unearned increment where there is an increase in value, should there not be a return for the undesired detriment where there is a decrease?

It does not seem to impress those who favor the increment tax that the more property is taxed, the less capital will be invested in it, thereby retarding the development of real estate. The fact seems to be forgotten also that the increment tax will bear more heavily upon property in the suburbs than in the center of the city, because in the suburbs the percentage of increase, when there is an increase, is higher than in the center. The injustice of taxing the increment in the suburbs lies in the fact that capital has been invested in the suburbs sometimes many years before there is an increment. In the meantime taxes, assessments and interest have accumulated. These are to be repaid only when the increment begins to grow, but at this point the State steps in and takes what the investor should have had to repay him for his foresight and frugality. The inevitable tendency of the tax will be to retard the development of the suburbs and to increase congestion in the center.

Not Compelled to Invest.

Capital is not compelled to invest in real estate. It will go there only when it is assured of a profit. The ultimate benefit to the community requires that all obstacles to the free flow of capital be removed. Increment is the profit coming to the prudent investor in real estate and should belong to him. This is the only way to encourage enterprise. If an increment tax is to be imposed because the population makes the value, why not tax the increment in goods manufactured in New Jersey, where there are not enough people to buy them, and transported to New York where there are people enough to buy them? How does real estate differ from any other commodity?

Deterioration of Buildings.

The increase in land values makes up for the decrease in values of buildings which become worn out or out of date. The hope of an increase in the value of the land induces capital to invest in real estate. The building, of course, must decrease in value. If this loss is not made up by increase in land values it must be paid by tenants in the form of higher rents. Any increment tax on land values must lessen the compensation for the loss of buildings.

The Commission on New Sources of City Revenue, in its report to the Board of Estimate and Apportionment on January 11, 1913, says: "The proposed tax should not be levied upon any increment which results from the labor or expendi-

tures of the owner. If land appreciates because of improvements paid for by the owner, such as grading and clearing, or connections for water, light and sewage, or street openings, paving, etc., such an increment, to the extent that it represents capital invested by the owner, would not be subject to the tax. We propose, in short, that the tax shall be levied only upon the unearned 'increment' which results from the growth of the city and from improvements made by the city or by others than the owner himself. If, therefore, the value of a piece of land should rise from \$100,000 in 1912 to \$110,000 in 1913, and the owner can show that he has expended \$4,000 in permanent improvements, either upon his own initiative or in payment of special assessments levied by the municipality, he would be subject to an increment tax on only \$6,000; and thereafter the base valuation of land from which future increments would be calculated would be \$104,000 instead of \$100,000."

Owners Entitled to Interest.

Two very important omissions here should be noted. First, the report does not propose to allow the owner interest on the cost of his improvements. In every other investment of capital interest on the money is computed before a profit is declared. Sometimes the interest exceeds the increment. Second, the report does not subtract from the increment to be taxed, the manufacturer's profit belonging to the owner from having invested his capital and labor in improvements on an unproductive property and converted it into a productive one. This is not an unearned increment. I think also that the base valuation of land from which future increments would be calculated would be \$106,000, and not \$104,000.

Lastly, if the justice of the principle of an increment tax be conceded, what guarantee is there that it will be limited to 1% of the value of the increment? There seems to be nothing to prevent the whole of the increment from being taken, except the whim of the lawmakers.

To recapitulate: An increment tax is a foreign idea not fitted to our system of taxation, as we pay an increment tax now; it will diminish the amount of capital invested in real estate, thereby retarding real estate development; it will discourage enterprise by taking away the profit from investment in real estate; it does not allow a deduction of interest on investments and the development profit to be taken out before it is imposed; it will bear most heavily on suburban development, where the increment is deferred for a long time while the investment is increasing; while the community may be able by it to collect an extra tax, it will lose as much or more in other ways through the discouragement of capital.

—The single-tax colonies will miss the support of Joseph Fels, unless he has remembered them generously in his will, for he scattered among them a great deal of the "accursed money" he was trying to get rid of. Mr. Fels contributed to the support of colonies instituted in advocacy of Henry George principles in the British Isles, Sweden, Denmark, France, Australia and Canada, and made the mistake of thinking that economic systems and methods devised for the needs of monarchical governments are invariably, instead of rarely, applicable in free America.

STATE CONTROL OF INVESTMENT SECURITIES

New Bill at Albany Would Place Corporations Selling Stocks and Bonds Under the Supervision of the Banking Department.

A NUMBER of important bills were introduced into the Legislature during the week. Among them was a measure giving the State Banking Department supervision over corporations which sell bonds and stocks. A bill of this nature has been advocated by the Superintendent of Banks and has consequently been expected by the real estate and building interests of this city, who, however, have been in some doubt whether or not the proposed legislation would cover all classes of corporations. The present bill, introduced by Assemblyman Karutz (Int. No. 837), is general in its application.

It proposes to insert in the Banking Law a new article (10-a; 13 new sections, 315 to 337, inclusive) providing for the regulation of investment companies by the Superintendent of Banks.

An investment company is defined as any corporation, association, firm or person other than a State or national bank, trust company, building and loan association and a corporation not organized for profit, engaged in selling stocks, bonds or other securities, except United States bonds. The companies are required to file detailed statements with the Superintendent of Banks showing their financial condition, property, and proposed plan of business. If the Superintendent of Banks finds that they are solvent and that their proposed plan and contracts provide for a fair method and reasonably insure a fair return on the securities to be offered for sale, he is to issue to them a statement reciting that they have complied with the purpose of the article, but his statement must recite in large black-faced type that he does not recommend the securities.

The books of the companies must at all times be open to inspection by stockholders and investors in the companies' securities. The making of a false entry in the companies' books or exhibiting false papers with intention to deceive those examining the companies' affairs or the publishing of a false statement regarding the financial condition of such a company is made a felony. There are also other provisions.

Other bills of special interest to the real estate and building profession were:

In the Senate.

Int. No. 554. Patten (by request). Amending the Penal Law (Section 1271) by making it optional with the municipal authorities to declare forfeited a contract with a contractor violating the hours of labor provisions of the labor law. At present, the municipal officials must declare a contract forfeited under such circumstances. To Codes Committee.

Int. No. 555. Patten (by request). Amending the Labor Law (Section 3) by providing that where public work is delayed by the elements, or the breaking of machinery, employees may make up for lost time, as long as their working hours do not average over 8 hours per day during a month. To Labor and Industries Committee.

Fire Drills.

Int. No. 583. Simpson. Amending the Greater New York Charter (Sections 774, 775 and new Section 775-a) by empowering the fire commissioner in his discretion to require periodical fire drills in all buildings, structures and premises where numbers of persons work, live or congregate in New York City, except tenement houses and factories. The drill may include instruction and practice in the use of means of exit, fire prevention or fire extinguishing methods

and equipment and fire alarm systems. It strikes out the provision of subdivision 6 in Section 775, empowering the commissioner to take proceedings to enforce his orders. It includes laws and ordinances and regulations of the industrial board relative to danger to life, and loss of life and property from fires, as well as the prevention of fires, as at present, among those ordinances and regulations which the commission is to enforce, and makes certain other changes to make the commissioner's jurisdiction more inclusive. To Cities Committee.

Special Tax on Title Companies.

Int. No. 558. Blauvelt (by request). Amending the Tax Law (Section 188) by making the franchise tax on trust companies engaged in examining and insuring titles to real property 10 per cent. of the net earnings of the company unless this would exceed 1 per cent. of its capital, surplus and undivided profits, in which case, the tax is to be 1 per cent. of the capital, surplus and undivided profits, as at present. To Taxation Committee.

Repealing Secured Debts Tax.

Int. No. 584. Boylan. Repealing the Secured Debts Tax Law. It repeals article 15 of the Tax Law added by Chapter 802 of the Laws of 1911. Same as Senator Boylan's bill of last year. (S. Int. 1737, Pr. 2254, of 1913). To Taxation Committee.

Int. No. 629. Herrick. Inserting in the Transportation Corporations Law a new section (107) requiring telephone companies to install automatic slot machines in telephones in private residences, upon request, upon terms to be regulated by the public service commission. To Miscellaneous Corporations Committee.

In The Assembly.

Int. No. 735. Phelan. Amending the Public Service Commission Law (subdivision 8 of Section 49) by providing that in first-class cities the public service commission may compel the interchange of transfers between surface, elevated and subway lines, at intersecting points, in cases where arrangements exist for the interchange of transfers at other intersecting points between such lines and systems.

College of Commerce.

Int. No. 739. VanName. Authorizing the board of estimate and apportionment of New York City, in its discretion, to acquire on behalf of the city a site for a college of commerce and administration and museum for commerce and civics. The Chamber of Commerce of the State of New York has offered to erect a building for the college and museum at not exceeding \$500,000, at its own expense, and the site is to be approved by that organization or one of its committees. The board of estimate may acquire a site by gift or purchase, or it may, with the consent of the sinking fund commissioners, set aside for the site lands already owned by the city. If such lands have been heretofore designated for any other purpose, the designation is revoked by the bill. The board is authorized to enter into contracts with the Chamber of Commerce for the construction of the building and it may acquire property by condemnation if necessary. The comptroller is authorized to issue corporate stock of the city to raise the necessary funds pending tax levy, with the approval of the Board of Estimate and Apportionment.

Lien Law Amendments.

Int. No. 764. Simpson. Amending the Lien Law generally. The term "improve-

ment" is to include any work done or materials furnished in equipping houses or structures with chandeliers, brackets or other fixtures for supplying gas or electric light. The term "contractor" is to include those contracting with the state or with a municipal corporation for a public improvement. Notice of lien may be filed within 4 months, instead of within 90 days, after the completion of the work. Assignments of contracts for the performance of labor or the furnishing of material must be filed in the office of the county clerk within 10 days of the date of the execution of the assignment. Liens for labor and material, reduced to judgments, are to be paid before any payment is made to the person for whom the labor has been performed or the material furnished. There are other provisions providing for the subordination of liens after agreements with owners or contractors, the subordination of liens to subsequent mortgages, the subordination of notices of lis pendens, and the discharge of liens on sale of real property.

Reserve Funds of Mutual Liability Corporations.

Int. No. 775. Gillett. Amending the Insurance Law (Section 191 and new Section 195; and repealing present Section 194 and inserting new Section 194) relative to reserve funds of mutual employers' liability and workmen's compensation corporations, so as to require such corporations to maintain the same reserves for the protection of policy holders on all insurance business, other than liability for compensation resulting from injuries suffered by employees, as is required of stock companies engaged in the same class of insurance business. They must also maintain the same reserve for liability for insurance of compensation under the workmen's compensation commission for the state insurance fund. It also authorizes certain foreign mutual companies engaged in the same kind of business to do business in the state upon complying with various requirements specified in the bill. It also makes certain other provisions.

A Department of Architecture.

Int. No. 797. Macdonald. Amending the Public Buildings Law (Sections 6, 7, 8 and new Sections 13 to 19-d inclusive) by providing that the state architect now in office shall continue to serve for six years from January 1, 1914, and that thereafter the state architect's office shall be known as the Department of Architecture. The state architect is to be the head of the new department, and is to be paid an annual salary of \$10,000. The trustees of public buildings must provide accommodations in the state capitol for the new department, and a branch office may be established in New York City, in the discretion of the state architect, who may appoint 3 deputies, to be known respectively as Executive Deputy State Architect, Assistant State Architect and Chief Engineer. The state architect may also appoint, and at pleasure, remove, a secretary, an assistant secretary, 2 confidential assistants, experts, draftsmen, clerks, stenographers and such other employees as may be necessary. He is to fix the salaries of such employees, and may remove them at pleasure. There are other provisions for the inspection of work by departments interested, prescribing the form of contracts to be entered into, the manner of making payments on such contracts and the manner of doing work or acquiring material. The bill re-appropriates an unexpended balance of \$110,441.56.

REAL ESTATE BOARD HEARS CITY OFFICIALS

Presidents McAneny and Marks Discuss Municipal Affairs—Efficiency, Economy and Cooperation Promised—\$10,000,000 Limit For Court House.

PRESIDENT McAneny of the Board of Aldermen and President Marcus M. Marks of Manhattan were the guests of the members of the Real Estate Board of New York at their monthly luncheon on Thursday. Both discussed their work and plans and both pleaded for a closer union between the city officials and the citizens for the ultimate benefit of the city. Mr. McAneny spoke at length on the functions and responsibilities of the Board of Estimate, outlining the gradual growth of that body as the business directorate of the city. In discussing the budget and the corporate stock bonds, he pointed to the savings effected by an efficient and economical business administration, as evidenced by the record of the last Board of Estimate. In explaining the increase in the tax rate, he quoted figures to prove that it was due to matters beyond its control, namely, mandatory direct State taxes.

The New Civic Centre.

Mr. McAneny thereafter talked on various other matters, principally the civic centre plan, the enlarged scope of the Board of Estimate committees and the new lease of life of the Board of Aldermen. With regard to the civic centre and proposed court house site he said that it had been purchased cheaply after due deliberation, under a model condemnation proceeding, and, despite criticisms as to excessive final costs, the bill for the new courts building would not exceed the original estimate of \$10,000,000. Some revisions of the original plans have been found necessary, but when the plans are completed and done it will be found that the cost will be within the cost originally allotted.

At the present time no plans have been definitely completed or ratified, but Mr. McAneny gave assurances that under no circumstances would the expenditure be permitted to go above that figure.

Marcus M. Marks caused laughter and applause when he addressed the real estate men as "Fellow Sufferers." Mr. Marks has extensive real estate holdings in this city and is undoubtedly cognizant of all the burdens that such properties carry with them nowadays. He spoke as follows:

The Borough President's Address.

"Buildings do not make a city. They are but the shell of the city. The kernel, the soul, of the city is the citizen—the man, the woman, the child. In our absorption in the construction of the buildings of the city we are apt to overlook some of the vital interests of these citizens, for, if we spend too much of our money on our city buildings, we are bound to neglect our more intimate needs. A comparatively small sum spent by our city departments, particularly in the bacteriological research laboratory, and the practical application of the results in preventive measures directed against the spread of disease have in twenty years reduced our local death rate 50 per cent. Each year we have saved thousands of babies. By a liberal encouragement of such scientific preventive work we can save thousands more. Having saved the children, it next becomes our duty to see to it that they have full opportunity for air, sunshine and play and for sound education. All this means real economy in terms of human life and happiness. How can we afford to develop this important policy and keep within a safe budget? Only

by a municipal government which is soundly efficient.

"We must develop a sense of proportion between externals and real social needs. While every good citizen is proud of our handsome public buildings, we must jealously guard against any extravagance in their construction or in their use.

The New Court House.

"A great real estate expert calculates that the proposed new court house, if built on the present plans, will cost not \$10,000,000, but nearly \$25,000,000. This statement is enough to caution our Board of Estimate so that we may be able to call a halt before it is too late. I will do my share to prevent any such extravagant expenditure. We are living in a democratic community and wish dignified simple edifices. In these times we must be content without palaces out of proportion to our city treasury. He who spends all his money for a purse and keeps no coin to put in it is plainly a fool.

Co-operation.

"One condition in our present municipal government is particularly encouraging and full of promise for the efficiency which is so needful, and that is the spirit of co-operation existing between the members of the Board of Estimate and also between them and the heads of our city departments. There is hardly a day passing without friendly conferences between the several Borough Presidents, the Mayor, Comptroller and President of the Board of Aldermen and the various city commissioners. If this continues, we shall develop a model city government of which every citizen will have cause to be proud.

"Have you noted that since January first, although a thousand questions have been passed upon by the Board of Estimate, there has been no single instance of a division? Every vote of the Board has been absolutely unanimous. This gives us heart to approach the great problems of the city with full confidence.

The Half Tax on Buildings.

"One of these problems is that of reduction in the cost of living. There is need of serious thought on this subject. The expedient of halving the tax on buildings and placing the larger burden on land is not practical. It assumes that a general building boom and a surplus of rooms with lower rent will follow such a provision. There are two practical economic forces that will almost entirely nullify these expectations.

"First, the demand for buildings and not the tax regulates the supply of buildings. No owner of land is foolish enough to build when there is no tenant in sight.

"Second, it takes money to build houses, and the lenders of money will not encourage buildings for which there is no demand.

"So there is no expectation of a reduction in rents by the application of the single or half-tax theory. This theory would depend for its success upon the ruin of these poor men whose small unimproved holdings of land would be forced to auction by the extra tax on land. On this matter our Board of Estimate cast a decisive and unanimous vote last Friday.

Markets.

"To reduce the cost of living we need among other things better market facilities. We now have primitive and inadequate machinery for distribution. When drivers and teams, for example, must wait hours in line before they can get their produce from congested terminals

every workingman in buying provisions is taxed on account of this extra cost. We must put the best brains of our city to work on the development of our market problem.

Building Inspection.

"We must simplify our system of building inspection. We now have at least seven departments inspecting our buildings, with practically confiscatory power: the Building Department, the State Labor Department, the Fire Prevention Bureau, the Health Department, the Tenement House Department, the License Bureau, and the Encumbrance Bureau. The citizen is overwhelmed with inspection.

"Sometimes these departments issue conflicting orders. I have suggested to the Charter Revision Committee that the various corps of inspectors be welded into not more than two divisions. Two competent men can do all the work of inspection that is required in any single building. To get competent men, a proper salary must be offered. True economy dictates the employment at good wages of high-grade men—men of character and judgment.

"Thus the government will no longer be stultified, and citizens will be relieved of much annoyance and often unnecessary orders. In a measure also rents can be reduced by this economy. In recent years it has been no pleasure to be a real estate owner in New York; and yet there is no safer spot on earth for investment than Manhattan Island and its outlying territory.

"With a co-operative and efficient business administration of our city, stable conditions for owners will go hand in hand—will lower rents for the tenant. Let us be on guard for simplicity in externals and deep sympathy for all that will give the greatest opportunity for a noble and happy citizenship."

About 300 attended the luncheon and were most enthusiastic in their appreciation of what both President McAneny and President Marks stated. There was no doubt left in the minds of those present that the Board of Estimate can rely upon the real estate interests for support and co-operation.

After the luncheon President McGuire stated that if the other members of the Board of Estimate and Apportionment would meet the real estate interests in the same frank spirit as Messrs. McAneny and Marks there could be no doubt but that it would mean the general improvement of the present real estate situation. Personally it pleased him very much to observe the earnest, frank and convincing way in which these members of the Board assured the real estate interests of their help, protection and support.

—The bonded indebtedness of the city has increased two hundred and fifty per cent in ten years, though the population has grown only forty per cent in the same time. The estimated cost of current public improvement projects mount up to \$200,000,000, and the salary roll of city employes grows steadily. Fortunately, the governments at City Hall and Albany appear to see that it is time to restrain the spenders.

—Some of the new civic societies have adopted names of such great length that they scarcely expect people to take the time to remember and repeat them in full. The Society for Lowering Rents and Reducing Taxes would be more easily recognized and comprehended by the short name of "Single-Taxers."

REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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The Assembly has concurred in the Senate resolution previously adopted to adjourn the Legislature on March 27. The rest of the session, from next Monday on, will be taken up largely with committee work, including hearings on important bills. Hearings are of necessity frequently held at short notice and are rarely given sufficient publicity. People in this city who wish to be heard on any particular measure should write to the committee in charge, asking to be notified of the date of the hearing.

Real estate brokers, as well as sundry other professional men in the downtown brokerage section, have had plenty of leisure recently to admire the occasional exhibitions of fine driving that may be witnessed in the vicinity of the new Equitable Building. The other day a giant girder, mounted on a truck drawn by twenty great Percherons, was swung from Broadway into Pine street, stopping traffic in three busy thoroughfares. As the rear wheels of the truck left Broadway, the foremost pair of horses emerged into Nassau street.

Announcement was made at Washington this week that all of the 479 national banks in the State of New York have filed applications for membership in the Federal reserve banking system. During the week also bills were introduced at Albany placing all private banks and security-issuing corporations under the State Banking Law, while still another bill provides for a State land bank, designed to furnish a comprehensive system of agricultural credits. If the State bills are enacted, as they seem likely to be, the interests of depositors and investors will be thoroughly safeguarded by State and Federal statutes, and commerce and industry will stand upon a new footing with respect to capital.

The Danger of a Single Tax Not Yet Over.

The announcement by Mayor Mitchel of his intention to appoint a committee of experts to consider and issue a report on the advisability of the Herrick-Schaap bill is a welcome piece of news. The matter is one which particularly needs exhaustive and impartial investigation. The advocates of increasing land taxes frequently claim that the weight of expert economic opinion is favorable to the increase of the land tax. As a matter of fact, while there is considerable difference of opinion among economists, the weight of economic authority is decisively opposed to the increase of the land tax. At the recent hearing before Mayor Mitchel not a single economic expert appeared on behalf of the bill. On the other hand, Professors Seligmann, Johnson and Clark have registered their emphatic opposition to the principle of the bill. This division of opinion on the fundamental issue of an increased land tax is not, however, the difference of opinion which makes an investigation desirable. Such differences of opinion exist in respect to many fundamental questions in economics and finance; and, if a difference of theory only were involved, it would be useless to appoint a committee whose report would merely register two contradictory policies in respect to the principle underlying local taxation. What such a committee should, above all, do is to collect all the accessible facts which bear upon the effect of the increased land tax elsewhere and which may help to throw light upon its effect in this city. If the investigation is approached by this method and in a candid spirit, it may succeed in making a real contribution to the better understanding of a vexed and difficult matter.

No one can read the current discussions of the probable effect of the increased land tax without noticing a considerable difference of opinion among both the advocates of the bill and among its opponents as to its probable effect. Some of its friends expect it to accomplish more by way of the reduction of rents than do others. Some claim that it will enable the public to appropriate some share of the existing land values, while others claim that its chief effect will be to turn into the coffers of the city future increases in land value. On the other hand, the opponents of the bill are no less divided in their opinions as to its probable results and as to the expediency of attempting to accomplish by other means some of the purposes which the advocates of the bill seek to accomplish. Many economists who are opposed to the increased land tax regard the increment tax with favor. It is controversies of this kind which the committee ought to be able at least partly to clear up. A considerable amount of experimentation has already been undertaken, particularly in Australia and New Zealand, in this class of legislation. It should be possible to ascertain the effect of this legislation on rents, land values and the social well-being of the communities. It should also be possible to ascertain the probable effect of the change on the different classes of real estate in a city such as New York. Manifestly, its result upon land improved with a twenty-five-story building, upon land improved with a six-story tenement, upon land improved in Manhattan with an old three-story building, upon a residence in the suburbs, upon vacant property in Manhattan, and upon vacant property on the outskirts of the city, will differ radically; and a careful analysis of the way in which the increased tax will affect the value of different classes of property will help the formation of a more intelligent public opinion on the issues of the bill.

On the whole, it is undoubtedly true that the bill has lost ground during the past few weeks. The hearing before Mayor Mitchel was beneficial to the opposition. The Mayor will approve the referendum, in case it ever reaches him, because he has promised to do so; but

he has declared against the increased land tax on its merits. So has the Board of Estimate by a unanimous vote. If the Legislature forces a referendum on the city in respect to this matter, it will do so in spite of the opposition of its responsible political and business leaders. It now seems wholly improbable that any such referendum will be forced; but the opponents of the bill should not for that reason relax their efforts. The danger will not be over until the bill is definitely killed in either branch of the Legislature. Moreover, the advocates of the bill are tenacious and will undoubtedly continue to urge its adoption. Hence the necessity of the collection and publication of all the facts which will assist New Yorkers in making up their minds as to the merits of the proposal, and hence the necessity of an efficient, resourceful and thoroughly representative organization of the property owners of Greater New York.

Lord & Taylor's New Store.

The opening of the new Lord & Taylor store on Fifth avenue marks another stage in the business development of that avenue. It is now almost thirteen years since the announcement of the removal of Tiffany & Co. to Fifth avenue and 37th street started the movement, which has converted Fifth avenue from a residence thoroughfare sprinkled with a little business into a business thoroughfare with a few residential relics left upon it. The ensuing development is one of the most remarkable which has ever taken place in New York or any other city. It has resulted in the creation of a peculiarly high range of real estate values over a peculiarly large area. As these values increased, predictions were freely made that they were becoming excessive and that a reaction would follow. But no reaction came. The development continued during good times and bad. It was checked only for a few months during the panic of 1907-8. During the last two years there has been less activity on Fifth avenue north of 34th street than was formerly the case, and the increase in values has been started; but even at the present time, when real estate is so stagnant throughout the rest of Manhattan, announcements have recently been made of the removal of two important retail firms to the best part of the Fifth avenue shopping district. There can be no doubt that as soon as business revives and confidence returns some of the sites north of 34th street which remain unimproved with new buildings will soon be purchased. Only a few of these sites are left, and they will be indispensable to one or other of the fashionable retail stores which have neglected as yet to provide themselves with locations on the desirable part of the avenue. There can be no doubt also that during the next ten years practically the whole of the avenue between 34th and 59th streets will be occupied by trade. The number of new business buildings north of 50th street are not numerous as yet, and they have not increased very rapidly during the past few years; but they are well established. As soon as business revives their example will be followed. The owners of residences on the avenue have abandoned the opposition with which they greeted the first business intruders into their neighborhood; and the further occupation of these blocks by business will merely depend upon the number of property owners who are willing to sell. They will not be as numerous as they were further south, but they will be numerous enough to afford room for the gradual encroachment of business and to result in the increasing undesirability of the neighborhood for residential purposes.

A Constitutional Duty of the Mayor.

Editor of the RECORD AND GUIDE:

In a report of the hearing before the Board of Estimate on the bill which would reduce the tax on buildings to one-half of that on land Mayor Mitchel is reported in the newspapers of February 21 as declaring at the close of the hearing:

"I deprecate the bill, but I want to say that, should it be passed, I would sign it, as I am resolved never to take it upon myself to oppose any popular measure if enacted by the Legislature."

The New York Sun in an editorial on February 22, commented on the attitude thus taken by Mayor Mitchel, and its issue of the 25th inst. contains a letter from the undersigned in which is discussed at length the power and duty imposed upon the Mayor by article 12, section 2, of the State Constitution, requiring the submission of any bill for a special city law passed by the Legislature to be submitted to the Mayor for acceptance or rejection on behalf of the city before the final action by the Legislature or by the Governor.

The power so conferred imposes upon the Mayor in every instance the duty of exercising his own judgment in investigating and determining the fitness and propriety of contemplated local legislation. It is a duty which the Constitution requires him personally to perform and which he cannot lawfully delegate to any other.

The obligation to exercise his judgment and skill in the service, not only of the people but of the city, is one from which he cannot relieve himself or be relieved by any action of the Legislature, of other city authorities or of the inhabitants and taxpayers of the city, in whatever form manifested. The power to accept a proposed legislative act contemplates not only the exercise of personal judgment and discretion on the part of the Mayor as to whether the act should be accepted, but also responsibility for acceptance or rejection; and to secure this the acceptance must be his independent, untrammelled act in the exercise of official responsibility. Clothed with such powers and charged with such duties and such responsibilities by the Constitution he is not permitted to evade or nullify the provisions of the Constitution by shifting the responsibility upon the Legislature, and thus deprive the people of the city of the right to his best judgment, after free and full examination of the merits of any law proposed by the Legislature.

And, above all, he cannot delegate to others the trust which has been expressly confided to him by reason of his supposed knowledge and sound judgment. "Delegata potestas non potest delegari" is a settled maxim of the law, in full force at the present day, and never more applicable than to the case of a Mayor in the exercise of a power conferred by the fundamental law of the State.

If, therefore, Mayor Mitchel is correctly quoted as saying, in connection with the tax bill in question, "I am resolved never to take upon myself to oppose any popular measure if enacted by the Legislature," he announced that he would during his term of office violate the Constitution which, upon assuming office and taking the oath of office prescribed by the Constitution he solemnly swore to support, and an oath which, no matter how abused, has in every age been considered to settle the strongest hold on the conscience of public officers as a pledge of future conduct and as a guaranty for the performance, without evasion of every duty imposed upon them by the law of the land.

JAMES A. DEERING.

135 Broadway, Feb. 23.

Why Should We Vote in the Dark?

Editor of the RECORD AND GUIDE:

In your issue of the 7th instant, in an editorial entitled, "The Folly of a Referendum on the Half-Tax Issue" you state: "It would be absurd to arrange both an investigation and a referendum, and have the referendum before the report, based on the investigation, can be published." We understand, of course, that the beneficiaries of the privilege of land speculation are now clamoring for any sort of a measure or way to postpone action on this question.

The Mayor distinctly stated at a recent lunch meeting at the City Club that he favored the initiative and referendum on local matters. There is no ob-

jection to the Mayor's appointing a committee to make an investigation and to report within six months or three months. Any such investigation, however, as a substitute for action is unfair and contrary to the principles of democracy.

Mayor Mitchel has stated that he would accept, on behalf of the city, a referendum on this measure. There was no stipulation as to any committee to investigate further. While certain highly technical members of the administration may not have studied the taxation question, it is presumption on their part to assume that the people of the city do not know about the incidence of taxation and are not qualified to vote on the question.

The beneficiaries of any form of privilege always prefer long investigations as to whether their operations may be legally continued or not, with immunity from prosecution in the meantime. The victims, however, have their own point of view, in the matter.

Let us have all the information that is obtainable, but sufficient information can be obtained and made public between now and November when the referendum vote would be taken on this question.

Very truly yours,

E. VAIL STEBBINS,

Vice President Business Men's Association to Untax Industry.
320 Broadway, Feb. 16.

The Cost of Required Alterations in Factory Buildings.

Editor of the RECORD AND GUIDE:

After the chilly blasts that, during the fall and winter, have been blowing upon the miserable creatures who own real estate in the City of New York, a bright ray of light and sunshine seemed to flash upon them when reading the cheering words of those engineers, Messrs. H. J. Porter and A. L. A. Himmelwright, published last week in the Real Estate Record and Guide regarding the new factory laws.

The "real estate interests"—though it is hard to find any interest in real estate—had their attention called to the inaccuracies of the published statements relative to the cost of making factory buildings comply with the new laws, and the hope was expressed they would take steps to obtain full and correct information on the subject.

Reading further they were told how the new laws, as a matter of fact, were quite reasonable and that no such expense as could be called "confiscatory" could be involved.

These gentlemen then went into most cheering figures and apparently gave the cost of complying with the new laws at from \$400 minimum to \$1,000 maximum a building!

Alas! how soon the sunlight fades and the joyous brightness disappears this weather! The writer, after a slight reflection, remembered various sets of figures that had been shown to him of the cost of complying with some of the various trifles of this most "reasonable" and "good and proper legislation."

Taking a six-story building as an instance, he commenced with an item of putting fire-resisting partitions around staircases, and on computing the cost of wood partitions covered with metal found that \$1,500 had disappeared. Having protected the staircases, he went to the hoistways or dumbwaiter, and \$1,000 more went. Next he thought of protecting the fire-escapes with fireproof windows and sash, and, with four windows to a floor, \$1,000 was added. The doors of the lofts were changed to open out, and \$50 went. Even this would not be all, for the toilets did not have windows opening to the outer air (they were only "ventilated"), and so to clear his mind somewhat, he added \$600, feeling that this amount might do something reasonable in that line.

But, the fire-escape erected two years ago did not have the lower flight on an angle of 45 degrees and properly counterbalanced, and down goes \$125. And the staircase does not go to the roof,

there is only an iron ladder, so it must be continued another flight and a nice little bulkhead built over it, and \$250 more is contributed to the trades unions. And, last of all, the fire-alarm system was included at an added cost of \$500.

Now this is "only reasonable" where one or more persons are engaged at labor; it cost "only" from \$400 to \$1,000, plus three to four thousand dollars—and anyone interested in real estate should jump at the pleasure of so "improving" his building.

But this is no joke, this is the serious problem that is confronting hundreds, yes, thousands, of owners in the city who own good, well-built, well-kept and well-occupied, four, five and six-story buildings. Take as an example a building worth to-day \$25,000 to \$30,000, with a mortgage of \$20,000; is not an expense of \$5,000, at least, practical confiscation? These figures are quite easy to verify, they are not prepared by eminent engineers, but by hard-fisted mechanics who figure "to get the job."

Every non-fireproof building of four, five and six stories is not a sweatshop, every building of the kind does not conflict with "common decency and respect for the rights of others," very few of them do, but because some do, any and all that have people at work are ordered to "comply with the law."

The Industrial Board has the power to look into such propositions as quoted above. It has the intelligence and will to do so and the real bright spark of hope for the future of real estate rests on it, I firmly believe. No intelligence will allow the old staple investment—the main source of revenue, not only of the City, but the State—real estate to be annihilated, for, if it does, then comes the deluge.

ALFRED R. KIRKUS.

Of Industrial and Building Codes Committee, Real Estate Board of New York.

309 Broadway, Feb. 26.

[Mr. Kirkus is secretary of the Manhattan, New York, Central and Colonial Real Estate Associations, owners of many five and six-story buildings. He has been actively interested in the management and operation of low buildings for twenty-five years and is an expert in such matters.—Editor.]

That Playground Resolution.

Editor of the RECORD AND GUIDE:

The Brooklyn board of real estate brokers respectfully request that you publish the following correction.

In a resolution passed by this board on February 7, in reference to playground sites, the name of the Assemblyman, August C. Flamman, appeared as being sponsor for a certain bill now before the Assembly in reference to the acquisition of certain Brooklyn property for a playground.

We have been informed by Assemblyman Flamman that he is not the author of said bill, nor is he in any way connected therewith.

BROOKLYN BOARD OF REAL ESTATE BROKERS.

Feb. 20.

—When a piece of real estate is sold from the auction stand subject to a certain statement of "facts," those facts should be clearly set forth. Not only is it an auctioneer's professional duty to be frank in any statement of that nature, but he should require from the owner that when the statement is "annexed," or is in the form of a survey, that it shall be either self-explanatory or else fully explained in writing. On a certain occasion the "annexed statement" was merely a faint blueprint almost undecipherable, through no fault of the auctioneer's. As the fullest confidence on the part of the public in real estate should be encouraged in every reasonable way, the auctioneer's association could help by passing a rule that when a property is sold subject to a certain statement of facts the facts be set forth by the owner in a perfectly clear and intelligible manner.

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THE WEEK'S REAL ESTATE NEWS

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

The Market Was
at a Standstill.

City Tax Rate Down This Year.

Comptroller Prendergast announced at yesterday's meeting of the Board of Estimate that the tax rate for 1914 will show a reduction in every county in Greater New York. Mr. Prendergast promised a reduction of 5 points in the tax rate for Queens, 4 points for the Bronx, 3 points for New York, 2 points for Richmond and 1 point for Kings.

Comparison of the 1914 tax rate with that for 1913 was furnished by Mr. Prendergast as follows:

	1913.	1914.
New York	1.81	1.78
Kings	1.85	1.84
Queens	1.85	1.80
Bronx	1.81	1.77
Richmond	1.92	1.90

These figures are not official, as the tax rolls have not been approved and the tax rates fixed by the Board of Aldermen, but the Finance Department accountants have figured out already what the rate will be.

The tax rolls will be forwarded to the Aldermen on Monday, when they will hold a special session to fix the tax rate as based on the budget made up and adopted last October.

City at Work on Port Plan.

The city administration is taking up energetically the long delayed problem of adequate port improvement. It regards this work as one of the most important that the city will be called upon to undertake during the next four years.

The plan for the appointment of a "Port of New York Commission," proposed by The Merchants' Association in President Marble to Mayor Mitchel has been endorsed by the Chamber of Commerce of the State of New York in a strong resolution urging the city to appoint such a commission. Mayor Mitchel has also received other discussions and reports upon the subject which he is considering with care.

The Mayor, the Comptroller, the President of the Board of Aldermen, and most of the other members of the Board of Estimate, have already given much attention to the question of port improvement, and the board is therefore in a position to act promptly in the matter as soon as the details can be worked out.

The port commission idea has met with favor and it has the backing of the chief commercial interests of the city. It is generally agreed that a careful study of the conditions must be made in an authoritative manner before the city would be warranted in going ahead, and the experience of other ports commends the commission plan.

Narrowing Rhinelander Avenue.

The resolution of the Local Board of Chester District, in the Bronx, as adopted at the meeting of Feb. 17, authorizing for a reduction of the width of Rhinelander avenue, provides that the width shall be reduced from 80 to 75 feet from Cruger avenue to Bear Swamp road. This corrects a misstatement in the report of the proceedings of last week's paper.

PRIVATE REALTY SALES.

There was little business transacted this week, although there were numerous rumors of big deals during the last few days. The holiday brought with it

a weakness in all branches of the market. The only important development of the week was the announcement that a large realty company was buying extensively along the line of the White Plains avenue extension. No other section of the city showed any activity whatsoever.

The total number of sales in Manhattan this week was 17, against 23 for last week and 46 a year ago.

The number of sales south of 59th street was 3, compared with 7 last week and 17 a year ago.

The sales north of 59th street aggregated 14, compared with 16 last week and 29 a year ago.

From the Bronx 15 sales at private contract were reported, against 16 last week and 17 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$568,349, compared with \$547,169 last week, making a total since Jan. 1 of \$6,785,763. The figure for the corresponding week last year was \$2,053,250, making a total since Jan. 1, 1913, of \$7,848,942.

American R. E. Co. Buying.

The American Real Estate Company is the purchaser of the many properties recently sold in the White Plains avenue section of the Bronx, as reported during the last few weeks. All of the sales have been in the district which will be benefited by the opening of the extension of the subway system. The company has just bought through Williamson & Bryan additional properties at the southwest corner of White Plains and Allerton avenues, 150x150; the northeast corner of Burke and White Plains avenues, 75x100; the southeast corner of 219th street and White Plains avenue, 89x80; the northeast corner of 226th street and White Plains avenue, 60x100; the northeast corner of 233d street and White Plains avenue, 114x100; an interior plot adjacent to the northwest corner of Nereid and White Plains avenues, 41x138; the corner of Westchester avenue and Castle Hill avenue, 21x165, and through J. Clarence Davies the plot in the south side of Westchester avenue, near Pelham Bay Park, adjacent to the terminal station of the Westchester avenue extension of the subway, 40x95; the northwest corner of Jerome avenue and 183d street, 50x100, and the block front in the east side of 174th street, from Hoe avenue to Boston road. The reported purchase price of all the properties recently acquired is \$300,000.

Heights Apartment Site.

Herman & Minskoff, builders, have purchased from the Lawyers Realty Co. the southeast corner of Fort Washington avenue and 179th street, a plot of about five lots, fronting 92 feet on the avenue and 125 feet on 179th street. A high-class apartment house will be erected on the site. The sellers of the plot purchased it only two weeks ago from Charles M. Rosenthal.

Warehouse in Trade.

The Downing Realty Co. has sold to the Owners' Building Co., Samuel A. Herzog president, 84 and 85 South street, an eight-story warehouse, between Burling Slip and Fletcher street, occupying a plot 35.6x164.8x55x90x irregular. The property is leased for a term of years and was held at \$210,000. In exchange was given the Parke and Ayer properties at Belle Haven, Greenwich, Conn., recently acquired by the building company from Frederick Ayer,

of Boston, Mass. The country tract contains about seven acres and was held at \$125,000.

Manhattan—South of 59th Street.

34TH ST, 448 West, 3-sty and basement dwelling, on lot 20.10x98.9, sold for Harriet S. James to a client, by J. Arthur Fischer.

35TH ST, 214-216 West, church property on plot 38x98.9, sold for the First Evangelical Society to the National Bible Institute by Cross & Brown.

Manhattan—North of 59th Street.

COOPER ST, n e c Academy st, plot 100x100, resold by the Post Av. Construction Co. to Max Marx. The sellers acquired the property two weeks ago in trade.

113TH ST, 169 East, 4-sty single flat, on lot 20x100, sold by the D. H. Jackson Co. to Delia E. Curley.

123D ST, 3 West, 3-sty and basement dwelling, on lot 19x100 ft., sold for Edward J. McCabe to Anna Streep for occupancy, by Mark Rafalsky & Co. The buyer gave in exchange two 4-sty apartment houses at 838 and 840 Jefferson av, Brooklyn.

134TH ST, 217 West, 4-sty dwelling, on lot 17x 99.11, sold for David Sears, of Paris, to the Merit Realty Co. (Osk & Edelstein), by the Douglas Robinson, Charles S. Brown Co.

142D ST, 223 West, 5-sty flat, on lot 25x99.11, sold for Jacob Selig to Peter Stein, by W. J. Huston & Son.

143D ST, 163-165 West, 5-sty new law apartment house, on plot 37.6x99.11, sold for the Lawyers Mortgage Co. to a client, by the Airmor Co.

178TH ST, 508-10 West, 6-sty elevator apartment house, on plot 75x96, sold by the McGuire Construction Co. to the Brown Weiss Realities.

AMSTERDAM AV, n e c 157th st, 5-sty flat, on lot 25x100, sold for Mrs. Ophelia A. Byrnes to Ennis & Sinnott, by the Louis Becker Co.

LEXINGTON AV, 1795, 5-sty flat, on plot 27x 73, resold by Joseph B Peck to Annie Grassy.

MARBLE HILL AV, 97, three-family house, on lot 25x100, sold for John Duffy to Thomas Bradley, by Daniel J. Mahoney.

NAGLE AV, 500 ft. west of Elwood st, plot 100x195, running through to Hillside av, sold for the Marknew Realty Co. to the Central Building Improvement & Investment Co., by W. S. Baker.

3D AV, 2360, 4-sty business building with store, on plot 25x100, sold for John Q. Bourne to Samuel Bogan for investment, by George W. Bretzell.

9TH AV.—Resale was announced Thursday by John N. Golding of the block front on the west side of 9th av, between 211th and 212th sts. The names of buyer and seller are not made public, but it is understood that a builder takes the property for improvement with flats. It is the second sale of the property this month, Mr. Golding having sold it some time ago for Wesley Waite to a syndicate, which now makes a quick profit. There are about twelve lots in the plot, which fronts 199.10 ft on 9th av and 150 ft in each street.

Bronx.

ARTHUR AV, e s, 94 ft. north of 180th st, plot 50x92½, sold for a client by the Kerby Realty Co.

ARTHUR AV, cor 182d st, 5-sty 20-family apartment house, sold by Michael Scanlon to Elizabeth J. Goppoldt.

GRAND BOULEVARD AND CONCOURSE, n e c 200th st, plot 74x49x17x134, sold by the Duross Co. to M. T. Faile, who will improve.

JEROME AV, s w c 176th st, plot of 5½ lots, 138x100, sold by John F. Kaiser to a client of E. O. Smith & Co. The property has been held at \$40,000.

MONTEREY AV, s e c 179th st, plot 124x112, sold for Lowenfeld & Prager to a client, by the Kerby Realty Co. The buyer will immediately improve.

WOODYCREST AV, 985, 2½-sty dwelling, on plot 37.8x100x irreg, sold by William Walters to a buyer for occupancy.

Brooklyn.

ST. JOHNS PL, 93, 3-sty and basement private dwelling, on lot 20x100, sold for the estate of Catherine Doherty to Anna M. O'Brien for occupancy, by Henry Pierson & Co.

8TH ST, ETC.—Jerome Property Corporation sold 176 8th st, near 4th av, a 3-sty and cellar brick 3-family flat, on lot 19x100, for the Rogers Improvement Co. to a client for investment; also sold 166 Garfield pl, between 6th and 7th avs, a 3-sty and basement, stone residence, on lot 20x100, for a client of Haviland & Sons to a client for investment.

42D ST, 1040, 3-sty and cellar frame dwelling, on plot 75x100, sold for the Title Guarantee & Trust Co. to a client for occupancy, by Henry A. Frey.

61ST ST, n s, 340 ft west of 15th av, plot 40x 100, sold for William E. Baldwin to a client, by B. J. Sforgia.

63D ST, 1817, one-family detached stucco house, size 30x100, sold by the George F. Picken Construction Co. to a Mr. Jacobi for occupancy, for \$6,000. This is the fifth house sold of a row recently acquired by this company, and they are situated on the line of the new 4th av subway, Brooklyn.

78TH ST, 1867 and 1869, two one-family houses, sold for the Sandusky Building Co. to an investor, by Frank A. Seaver & Co.

BEDFORD AV, 1440, 4-sty apartment house, sold for a client to J. S. Damerl, by Henry Pierson & Co.

GATES AV, ETC.—The Realty Associates have recently sold 50 Gates av, corner of Waverly av, 3-sty and basement brick dwelling with 2-sty extension, on lot 20x85; to Dr. George McNaughton, who will occupy the property. This

house was recently remodeled and put in first class condition. The sale was made through Leonard N. Vaughan. Also sold 795 to 801 Park av, west of Throop av, plot 75x100, on which are some old frame buildings; to Charles Werbelovsky and Max Fried. Morris Weinberg was the broker who made the sale. It is the intention of the buyers to improve this plot within a short time. It was purchased as a site for a Jewish school. The Realty Associates also sold 322 East 25th st to Stanley Andrews; 324 East 25th st to Charles H. Breese through F. C. Sauter; and 346 East 25th st to Mrs. Anne L. Cowen. The latter houses are the last which they owned on East 25th st. Altogether forty-two houses in that block have been sold. They are 2-sty and cellar limestone and brownstone "Easy Housekeeping Homes," 20x100 each; have been built about two years.

PARK AV, ETC.—H. W. Rozell & Son have sold 138 Park av, a 3-sty frame building, with two stores, for Johanna Grosche to Antonio Lascalara for occupancy; also 138 Clermont av, a 2-sty and basement frame building for G. L. Slayter to John McCauley for investment, and resold same for John McCauley to a Mr. Lloyd for occupancy.

Queens.

FOURTH WARD.—The New York Suburban Land Co. has sold in its development here parcels to Arthur R. Raymond, plot 40x100, on Sterling st; to Thomas Farrell, plot, 60x100, on Park blvd; to Charles Graef, plot, 40x100, on corner of President and Kinsey avs; to George Roebuck, plot, 40x100, on Park av; to Edward T. Hubener, plot, 60x100, on President av; to Edward J. Trilsch, irregular plot with frontage of 112 ft. on Park av; to Robert A. Tutill, plot, 60x100, on Lincoln av; to Joseph B. Murray, plot, 40x100, on Dale pl, and to Peter J. Middleton, plot, 60x100, on Oxford pl.

LONG ISLAND CITY.—Burton Thompson has sold for the Innovation Realty Co. a plot of four lots on the west side of 2d av, 70 ft. north of Grand av station, to a client for investment. This property has been held at \$12,000.

Rural and Suburban.

GARWOOD, N. J.—The New York Suburban Land Co. has sold to Richard A. Hecht the house and 3 lots on Spruce av, 60x100; to James L. Higgins, plot, 40x125, on Locust av; to Thomas C. Mahr, plot, 80x100, on Hickory av; to Minnie Zeller, plot, 70x100, on Hemlock av. The same company sold in its development at Westfield, N. J., to William H. Hauser, plot, 60x100, on corner of 1st st and Elizabeth av; to Frederick C. Weber, plot, 40x100, on Newark av, and to Alfred H. Roe, plot, 40x100, on Trenton av.

GLEN COVE, L. I.—E. S. Willard & Co. have sold for Henry Coles to Winslow S. Pierce about four acres fronting on the Frost Pond road, and adjoining the property recently sold by the same brokers to Mr. Pierce.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold to A. Slavik a plot 40x120 on Homan boulevard; to M. Sweeney, a plot 20x95, on Milburne av; to A. Wallin and H. O'Connell, each a plot, 40x100, on Miller st; to C. & B. Biegner and E. C. DeLaVergne, each a plot, 40x100, on Kennedy av; to C. Moyka, a plot, 40x100, on Botsford st; to S. Mattson, a plot, 40x100, on Windsor Parkway; at Rockville Centre to D. Lutjan, a plot 100x100, on Bedell st and Fox av; to F. Gerdes, a plot, 50x 100, on Cornwell pl; to J. Edwards, a plot, 40x 100, on Columbia av and Langdon boulevard; at East Rockaway to M. E. Lynch, a plot, 40x100, on Sperry st East.

KEANSBURG, N. J.—The Clayton and Linton Realty Co., of Red Bank, N. J., has purchased from Mrs. W. W. Ramsay about eight acres of the Ramsay homestead property for \$1,500 an acre. This acreage lies in the heart of Keansburg and will be subdivided for sale as bungalow sites. Brown & Kingsland have purchased the William Brown orchard farm of fifteen acres at Keansburg, N. J., and also a portion of the Robert L. Brown farm at the same place. These properties will be placed on the market in acre farms and smaller bungalow plots.

NEW ROCHELLE, N. Y.—O'Connor & McCann have sold for D. W. Glasser the apartment house known as the Locust, on Locust av, to an investor, who gave a White Plains residence valued at \$20,000 in part payment. The New Rochelle apartment house was held at \$60,000.

NORTH YONKERS, N. Y.—The River View Building Co. has sold another one of the new one-family cottages in their development in the "River View Colony" at North Broadway, Morsemere pl and Gilbert pl. The cottage is located at 20 Gilbert pl, on plot 50x150. The purchaser will occupy it as a private residence.

LEASES.

J. & J. Slater Lease.

It was learned late yesterday afternoon that negotiations were closed on the property owned by Mrs. Elizabeth M. Anderson at 415 Fifth avenue and 3-7 East 37th street, and that the firm of J. & J. Slater of Broadway and 26th street would be the tenant of the new building to be erected there.

Manhattan.

VASA K. BRACHER has rented an office at 2010 Broadway to H. D. Van Brunt, automobile exporter.

THE WILLARD S. BURROWS CO. leased to Peter Diamond the store in 102 West 32d st for 5 years.

THE CROSS & BROWN CO. leased for the Mitchell-Lewis Motor Car Co. to the Marmon New York Co. the store at the southwest corner of Broadway and 61st st; for the Aeon Realty Co. to the National Cash Register Co. the basement in 245 West 55th st, and space on the 6th floor of the same building to Joseph J. Kit-tel.

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Wants and OffersThe rate for Advertising under this heading is
15 cents per line, nonpareil measurement, with
a minimum of four lines. Copy received until
3 P. M. Friday.**RELIABLE BUILDER WANTED**who will improve Brooklyn property with
moving picture theatre, ballroom, 5 stores
and other features, accepting payments
65 to 80 per cent. in cash, depending on
best loan obtainable and balance in notes
secured by a second mortgage given to
the builder and the notes being further
guaranteed payment by an assignment of
50 per cent. of the rents. First mortgage
held by bank.The job will go ahead as soon as favor-
able weather permits excavating to start;
the plans and specifications are already
completed and preliminary estimates put
the cost of construction at \$75,000. Bank-
ing and commercial references will be ex-
changed with responsible prospective bid-
ders. Box 264, Record and Guide.**APARTMENT HOUSE OWNERS.**Gentleman with long experience in
agency and management, high class, seeks
charge of one or more houses, taking
apartment for self. Box 266, Record and
Guide.**WANTED**—General Superintendent to
take charge of well-known marble finish-
ing plant. Must be able to handle men
and competent to estimate costs from ar-
chitectural drawings and to supervise
erection. Exceptional opportunity for live
man. Address Box 270, Record and Guide.**DESK ROOM WANTED**—Mortgage
Broker (exclusively) wants desk room or
private room in real estate office in finan-
cial section, with office facilities. Refer-
ences exchanged. Box 268, Record and
Guide.**MANHATTAN MAPS** wanted by real
estate firm. Write particulars regarding
condition of maps and prices at once to
Box 272, Record and Guide.**SALESMEN WANTED** who are calling
on the building trade in all sections to
take as a side line window shades. J.
GOLDSTEIN, 1440 Broadway, Brooklyn,
N. Y.WE ARE entirely out of NEW YORK
Edition of Record and Guide of January 10
and January 31, 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 March 3, 1914. Record
and Guide Company, 119 West 40th Street.THE CROSS & BROWN CO. leased the entire
3d floor in 840 Broadway to Isaac Sandler;
space in 396 Broadway to Morris Anderson, and
space in the new building at 18 and 20 East
41st st to James H. Bailey, of 76 Madison av;
also leased for H. P. Rice to Frederick A.
Smith, of 1779 Broadway, the store in 163
Broadway, and for Studebaker Bros. Co., of
New York, to R. M. Owen & Co., of 19 West
62d st, one-half of the 3d floor in 126 to 146
West 52d st.DUFF & CONGER leased a store to Jacob
Rothblatt, of 38 Columbus av, in 1088 Madison
av; also leased to Douglas L. Elliman the 3-sty
dwelling at 1215 Park av to Dr. Marcus Neu-
staedter.CORN & CO. leased for Colony Construction
Co. space in 63 to 67 West 38th st through to
62 and 64 West 39th st to Harry Rothleder;
for the 108-110 West 25th St. Construction Co., 4-
000 sq. ft. in 108 and 110 West 25th st to De-
laine Raincoat Co., of 54 East 11th st; for F. &
G. Pflomm, as agents, a loft in 24 and 26 West
30th st to Samuel Harris; for Acme Press, Inc.,
a loft in East 28th st to Samuel Bresler; for
Robert Graves Co., the entire building at 483-5
5th av for the unexpired term of their lease
to Philip Lieberman, and for E. S. Willard &
Co., as agents, 7,500 sq. ft. in 474-6 Broadway to
Rosenfasser Bros., of 472 Broadway.LEROY COVENTRY rented for Mrs. Kather-
ine Rodrigues the dwelling at 220 West 71st st
to Mrs. Jessie B. Ranken.DUROSS CO. has leased for Leo J. Kreshover,
for 5 years, the store and basement at 80 6th av,
to Marie Schmitt, for a restaurant.THE DUROSS CO. leased 211 West 28th st, a
6-sty building, 25x98, of heavy construction, for
Jesse T. Meeker to Jacob K. Bauman, of 525
Broome st, for a term of years; also leased the
store and basement in 28 and 30 East 10th st
to the J. Tim Co., importers of olive oils; also
leased the 8th loft in 10 West 18th st to Julius
Diamond and the 3d loft in 5 West 14th st to
Morris Breslow.DOUGLAS L. ELLIMAN & CO. leased for the
Estate of Ogden Goelet, Moore & Wyckoff,
agents, an apartment of 12 rooms and 3 baths
in the new building being erected at 410 Park
av, to Bernon S. Prendice, of Dominick &
Dominick, bankers; also an apartment in 901
Lexington av for C. Russell Auchincloss to Ju-
lian H. Sears; also an apartment in 122 East
82d st to Mrs. Marion Randolph.THE DUFF & BROWN CO. leased for Hon.
W. H. Oimsted for a term of years 615 West
145th st, a 3-sty dwelling.HORACE S. ELY & CO. and Camman, Voor-
hees & Floyd leased the building at 89 South st
to the Fulton Supply Co., of 19 Fulton st; also
for the American Missionary Association the 6-
sty brick building at 68 New Chambers st
through to Roosevelt st, to the Mayborn Co.,
Inc., of 68 New Chambers st, and in conjunc-
tion with Cammann, Voorhees & Floyd, leased
to John A. Mangs the building 92 John st.J. B. ENGLISH leased for a term of years for
Ellen Snowden to E. A. Viau, the 3-sty dwelling
at 313 West 48th st, and for the George Elliot
Co., apartments in the new building at 163
West 48th st, to Charles King, G. Lottus, Matty
Witkin, Leander Richardson, Margaret Gait,
C. Rench, Clara McBride and Ada Christy.JOSEPH F. FEIST & CO. leased the store in
434 West 42d st to the Michigan Condensed Milk
Co., of 44 Hudson st, for a premium parlor,
and the store and basement in 455 West 42d st
to Kirkman & Son, who will also occupy as a
premium parlor after extensive alterations. This
makes 42d st, between 9th and 10th avs, a new
trade centre as all the more important premium
parlors are now situated in this block. The
same brokers also leased for the Estate of Wil-
liam Schneider the two 5-sty tenements at 846
and 848 11th av, on plot 50x100, for a term of
5 years.J. ARTHUR FISCHER has leased for the
Winegrowers Association the basement store at
765 6th av to Hall & Co. for a billiard parlor;
also the parlor store at 105 West 38th st to the
Star Dancing Academy.B. FLANAGAN & SON rented the dwelling at
169 West 48th st to Charles J. Turner for 3
years; also 163 West 71st st for 3 years to a
Mr. Childs.GOODWIN & GOODWIN rented for the estate
of Joseph M. Alexander the 3-sty dwelling at
143 West 120th st to A. J. Paterson.GOODWIN & GOODWIN leased for Morris
Schinas to John C. Stone, the 3-sty private
dwelling at 471 Manhattan av; also leased for
Frank M. Tichenor to Harry Wasserman the
3-sty private dwelling at 146 West 120th st.A. A. HAGEMAN leased the store in 628 6th
av to Frank Naddoo; the store in 639 6th av
to Meyer & Lomberg; loft in 688 6th av to J. J.
Custy; the building at 50 West 36th st to T.
Carnello; the store in 250 West 42d st to Otto
Kuehn, optician; loft in 618 6th av to S. J.
Murray, of 693 6th av, and also loft in 641 6th
av to P. Melissinos.N. BRIGHAM HALL & WM. D. BLOODGOOD,
INC., leased for the West 82d St. Realty Co.,
Harry Schiff, president, for a long term of
years a store in the Cleburne, at the northwest
corner of Broadway and 105th st, to Kathryn
Bradford, milliner.M. & L. HESS, INC., leased Rooms 1801-2-3
on the 18th floor of the Hess Building, at 4th
av and 26th st, to the J. C. Penney Co., Inc.,
of Salt Lake City, the owners of the Golden
Rule Stores; also leased for the Braender
Building & Construction Co., the 6th loft in 315
4th av for a term of years to the well-known
glove house of Jacob Adler & Co., who, for the
past 25 years, have been located at 745 Broad-
way.MCARTHUR & FELLOWS leased for a term of
years for Walter J. Salomon one of the stores
on the 42d st side of the building at 503 5th
av to H. K. Brewer & Co., manufacturing sta-
tioners, now at 58 Liberty st.EDGAR A. MANNING leased the store in 18
West 45th st to Catherine Rafter, and the base-
ment in 64 West 40th st to The Odd Shop.SAMUEL H. MARTIN leased for the Charles
Garneau Estate the 4-sty dwelling at 167 West
64th st to Lora Payne.THE CHARLES F. NOYES CO. leased space
in the Smith Gray Building at 261 Broadway to
George F. Farnham; space in 37 and 39 Liberty
st to George L. Fielder, of 37 Liberty st, and
to Edward Petigor, of 37 Liberty st, space in the
Hilliard Building to Nathan Joseph & Co., of 55
John st; and for John J. Burton, offices in 61
Beekman st to Western Union Telegraph Co.,
Walter C. Bloomer, of 93 Nassau st, and Leo
M. Freud; also leased the 2d and 3d floors of
the Madison Square Building for 3 years from
February 1, 1915, to the G. B. G. Manufacturing
Co., of 44 West 28th st, at an aggregate rental
of about \$60,000; also space on the 20th floor
of the same building to the Shamrock Manu-
facturing Co., of 174 Wooster st.THE PAYSON McL. MERRILL CO., INC.,
leased for a long term of years the basement
floor in 9 East 44th st, for use as their future
real estate and insurance offices. They will oc-
cupy the premises on or about May 1. Their
present offices at 481 5th av, where they have
been located for 6 years, are part of the site
of the new Rogers Peet building; also leased
for a term of years the 4-sty dwelling at 6
Washington sq North for Robert de Forest to
George D. Yeomans, attorney for the Brooklyn
Rapid Transit Co.; also for Lorenzo Semple, the
3-sty dwelling at 30 West 11th st to John S.
O'Neill.PEASE & ELLIMAN leased for a term of
years to the Kaufman Shoe Corporation, for
Charles J. and Emanuel King, the entire ground
floor in 106 East 14th st. The Kaufman Shoe
Corporation will, on March 15, open a branch
establishment; also leased for the Mark Realty
Co. to Waterson-Snyder-Berlin, music publish-
ers, of 112 West 38th st, a suite of offices, com-
prising about half a floor in the Strand Theatre
Building, at the northwest corner of Broadway
and 37th st. This shows the uptown movement
of the music publishers, as this is the second
large concern of the kind to move into this
building; also leased a large apartment in the
new apartment house now under construction at
850 Park av, to Mrs. A. Hyatt; also apart-
ments in 29 East 62d st to H. B. Moore and
Mrs. F. Boylan; also rented for A. M. Cox the
3-sty American basement dwelling, on a lot 17x
100, at 319 West 30th st, furnished, for the bal-
ance of the season to Madame Louise Homer,
who will occupy the house while filling her en-
gagement at the Metropolitan Opera House, for
which she has just returned from abroad; also
leased for Mrs. Henry Bardet her 4-sty dwell-
ing, on a lot 20x100, at 155 West 73d st, to
James J. DeMart and leased to a client for the
Mark Realty Co. a suite of offices in the
Strand Theatre Building at Broadway and 47th
st.PEASE & ELLIMAN leased for the Mark
Realty Co. a suite of offices in the Strand The-
atre Building at the northwest corner of Broad-
way and 47th st, to Hurtig & Seamon, the
prominent theatrical managers of 1547 Broad-
way, for their executive offices; also leased for
the Century Holding Co., Lee & Fleischmann,
space in the 16-sty building at 25 West 45th st
to the Estey Organ Co., of 23 West 42d st; also
leased an apartment in 344 West 72d st to Miss
Maude DeN. Cammann for H. Pushae Williams;
also an apartment in 24 West 59th st to Rob-
ert S. Bird; and one in 116 West 59th st to Dr.
E. D. Weiss.PEASE & ELLIMAN have leased for a term of
years to the Josephson Rubber Co. for the Brook-
lyn Bank the store at No. 152 Fulton st; the
lessee is now located at 168-170 Fulton st,
owned by the Western Union Telegraph Co.,
and which is to be demolished for improvement
in connection with their Broadway and Dey st
holdings. Also at Nos. 42-46 Nassau st a loft
for D. A. Schulte to E. J. Brandes; and also
leased for a client for Charles Thorley the store
at 562 5th av for a term of years; an apart-
ment of 12 rooms and 4 baths at 375 Park av
to Mrs. A. F. Adams; and an apartment at 329
West 82d st for Mrs. M. K. Clifford to William
L. Barnett; and one at 103 East 75th st to Carl
F. Schultz, Jr.THE JOHN P. PEEL CO. leased the 6-sty
building at 157 and 159 West 18th st to John
P. Quirk to be used as a garage, and also
for Linda S. Rau, the building at 128 West
18th st to the Glendenning Ice Co.S. OSGOOD PELL & CO. leased the 2d floor
in 27 West 38th st to Frank Blasi, ladies' tailor,
of 27 West 38th st, for a term of years.JOHN PETERS leased for Louise H. Claus-
nitzer to Louis Wexler, of 232 3d av, a large
double store in 272 3d av, for a term of five
years, to be occupied as a tailoring and clothing
establishment.WILLIAM B. QUAINANCE sublet to a retail
shoe concern the store, basement, 1st and top
lofts in 381 5th av. The lease has about nine
years to run, and Quainance paid \$23,000 a
year under it as tenant. The property is owned
by the Iselin family.RICE & HILL leased the store and basement
in 3 West 42d st, formerly occupied by William
G. White, to John Forsythe for a term of years.THE DOUGLAS ROBINSON, CHARLES S.
BROWN CO. leased the 3d loft in 218 and 220
East 37th st for a term of years to Gustav
Stickley, The Craftsman, Inc., of 6 East 39th st.WALTER J. SALOMON leased the store on
the west end of the Central Building, at 25
West 42d st. The store extends through the
block to 43d st and was held by Mr. Salomon
to rent at \$25,000. The new tenant, whose name
was not disclosed, is said to have contracted
for the store on a basis of \$21,000 per annum.THE LOTON H. SLAWSON CO. leased space
in 116 to 120 West 32d st to the New York
Headquarters Co., Cohen Bros. and the Tech-
nical Literature Publishing Co., of 116 West
32d st; also leased space in the Bryant Arcade,

6th av and 42d st, to Julius Aderer, of 101 West 42d st. The leases all run for a term of years.
SLAWSON & HOBBS leased the following private dwellings: 125 West 81st st to Mrs. J. E. Sutherland; 301 West 77th st for Mrs. M. A. Whitney to R. E. Farr; 3 West 81st st for C. A. Dula to Mrs. J. C. Carruthers; 210 West 79th st for the estate of D. C. Andrew to Dr. R. E. Goldsmith; 262 West 94th st for William Peters to E. E. Ware; 264 West 72d st for W. E. D. Stokes to M. C. Stone.

HARRY TANZOR & CO. leased for H. Fried, the store and basement in 85 4th av, to the American Lunch Co. for a term of 10 years; also leased for A. R. Greenberg, the store and basement in 109 East 9th st to A. Ruse for a cafe; and for George F. Roesch, the entire remodeled dwelling at 111 East 10th st, to the City of New York, Department of Health, to be used as a clinic.

TUCKER, SPEYERS & CO. leased for Burton S. Castles the 10th floor west in 39 and 41 West 38th st, to Spiegel & Ruby.

TUCKER, SPEYERS & CO. leased for Captain Wm. H. Wheeler the 5th loft in 28 and 30 West 38th st, to I. Nichthauser of 152 West 25th st.

TUCKER, SPEYERS & CO. leased for T. J. Oakley and Philip Rhinelander the parlor floor store in 68 West 38th st to the Pacific Electric Co., of 286 5th av; also in 29 to 33 West 38th st space to the Brody Raport Co.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased the entire front of the 5th floor in the United States Realty Building at 115 Broadway to W. C. Langley & Co., members of the New York Stock Exchange.

SIDNEY L. WARSAWER leased the store in 581 8th av to Joseph Kantrowitz.

J. G. WHITE & CO. leased the store and basement in 114 to 118 Park Row to the Hanover Lunch Co. for a long term of years at an aggregate rental of about \$50,000; also to the United States Auto Battery Co. of 60 Warren st the 4th loft in 60 and 62 Warren st.

WM. H. WHITING & CO. leased the entire building at 16 Water st to the Seaboard Trading Co., of 12 Water st; the entire building at 122 Warren st to Anthony Krayer; the store and basement in 292 5th av to I. Guryan, of 381 Park Row; the rear store in 78 and 80 Beekman st to the Royal Indemnity Co., of 84 William st; the 3d loft in 18 and 20 Cliff st to the National Insole Co.; lofts in 22 Beekman st to Jas. S. Buchanan, Chas. Kahl and Cornfeld & Epstein; also the 1st loft in 107 John st to Henry Bauer, of 338 Pearl st.

Bronx.

THE EVERETT M. SEIXAS CO. leased for the Fleischmann Bros. Co. their four 5-sty apartments at 491 to 505 East 140th st for a term of years.

A. MANTINBAND AND GEORGE GOLDBLATT leased for S. L. Pakas to E. Adson for 5 years the tenements at the northwest corner of 3d av and 188th st and 4704 Park av.

JOHN E. WEISS leased for A. Lewin the store in 901 Prospect av, for a term of 5 years, to S. Held, who will occupy same for the manufacture and retailing of dresses and costumes.

Brooklyn.

CHARLES E. RICKERSON leased 10 Lafayette av, a 3-sty brick dwelling, for a client to John M. Claypoole for a term of years; also the 2d apartment west in 557 4th st to Samuel Bendheim.

HOWARD C. PYLE & CO. with Daniel Bird-sall & Co., leased the front portion of the 6th floor of the Lawyers Title and Trust Co.'s building, at 190 Montague st, to the Singer Sewing Machine Co. for a term of years.

Queens.

THE LEWIS H. MAY CO. leased for the estate of Pauline Rothschild the ocean front house at the foot of Storm av, Arverne, for a term of years to Mrs. Thos. F. Rochford, owner and former proprietor of the Nautilus Hotel at Arverne.

THE LEWIS H. MAY CO. leased for Irving and Walter Blumenthal, Executors, the Blumenthal Estate property, consisting of a large stucco house, garage and outbuildings, on Jarvis lane, Far Rockaway, to A. S. Iserson, for all year occupancy.

Suburban.

PEASE & ELLIMAN leased for Mrs. Elizabeth R. Beard, represented by John B. Thomas, her residence at Lakewood, N. J., to Harry Payne Whitney, for the use of the American International Polo Team, during the early spring practice.

ALFRED E. SCHERMERHORN leased at Southampton for James T. Kilbreth his "Daisy-fields" on First Neck lane to Eben M. Byers; for James C. Parrish his "West Moor" on Cooper's Neck lane to Alonzo Potter; for Mrs. George R. Schieffelin her "Dryder Cottage" on the ocean to Dudley Olcott 2d; for James L. Breese his "The Orchard" on the Shinnecock rd to Patrick A. Valentine; for J. Frederic Kernochan Mrs. Nelson's "Fleur-de-Lys" in the Fair Lea Grounds to Ralph J. Preston; for Mrs. W. Rosseter Betts her "The Mill" on the north side of Dune rd to J. Searle Barclay; for Mrs. William Lowe Rice "Hampton Court" on Ox Pasture rd to Dr. J. Leeming Walker; for Mrs. Edward H. Kendall her cottage on First Neck lane to Mrs. Louis Fitzgerald; for Howard Townsend his "Hopeland" on the dunes at Wickapogue to H. H. Rogers; for estate of Anne W. Lamson "The Homestead" on the east side of Main st to James D. Sawyer for two years; for Mrs. George R. Schieffelin her "Plas-Ar-Lyn" on the Lake to Mrs. William Lowe Rice for three years; for Mrs. Sybil Atkinson her "West Cottage" on the north side of Shinnecock road to Dr. J. Eugene Requa for two years; and for Alfred H. Swayne his "Algoma" on the Shinnecock Hills to Thomas G. Condon.

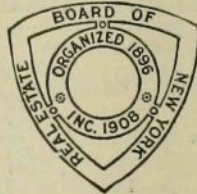
DOUGLAS L. ELLIMAN & CO. and Fish & Marvin leased Walden, Harold Minott's country place at Mount Kisco, N. Y., to Carll Tucker.

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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. 20 to 26	Feb. 21 to 27
Total No.		129	135
Assessed value		\$7,485,400	\$9,481,500
No. with consideration		15	10
Consideration		\$292,750	\$542,075
Assessed value		\$372,000	\$487,000
		Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
Total No.		1,076	1,273
Assessed value		\$70,021,613	\$83,329,212
No. with consideration		119	186
Consideration		\$4,979,864	\$7,121,627
Assessed value		\$5,361,267	\$7,284,962

Mortgages.

		Feb. 20 to 26	Feb. 21 to 27
Total No.		71	90
Amount		\$1,355,605	\$3,928,900
To Banks & Ins. Cos.		12	19
Amount		\$672,500	\$2,480,500
No. at 6%		38	37
Amount		\$304,474	\$1,315,670
No. at 5½%			3
Amount			\$1,335,000
No. at 5%		18	17
Amount		\$529,510	\$382,500
No. at 4½%		1	8
Amount		\$30,000	\$347,000
No. at 4%			
Amount			
Unusual rates			
Amount			
Interest not given		14	25
Amount		\$491,621	\$548,730
		Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
Total No.		695	886
Amount		\$22,871,556	\$30,445,077
To Banks & Ins. Cos.		161	224
Amount		\$14,896,700	\$15,957,450

Mortgage Extensions.

		Feb. 20 to 26	Feb. 21 to 27
Total No.		21	27
Amount		\$1,885,000	\$741,500
To Banks & Ins. Cos.		8	8
Amount		\$1,562,000	\$373,000
		Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
Total No.		349	354
Amount		\$13,901,535	\$12,270,585
To Banks & Ins. Cos.		91	127
Amount		\$7,349,950	\$6,074,050

Building Permits.

		Feb. 21 to 27	Feb. 24 to 28
New buildings		8	12
Cost		\$88,915	\$413,825
Alterations		\$148,435	\$180,725
		Jan. 1 to Feb. 27	Jan. 1 to Feb. 28
New buildings		66	80
Cost		\$5,039,715	\$8,048,025
Alterations		\$1,886,171	\$1,522,945

BRONX.

Conveyances.

		Feb. 20 to 26	Feb. 21 to 27
Total No.		122	126
No. with consideration		10	16
Consideration		\$96,959	\$171,900
		Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
Total No.		850	1,087
No. with consideration		99	117
Consideration		\$994,268	\$1,298,225

Mortgages.

		Feb. 20 to 26	Feb. 21 to 27
Total No.		62	95
Amount		\$497,052	\$1,061,491
To Banks & Ins. Cos.		10	7
Amount		\$136,800	\$35,673
No. at 6%		22	55
Amount		\$76,387	\$665,995
No. at 5½%		7	7
Amount		\$94,750	\$29,184
No. at 5%		11	23
Amount		\$145,465	\$333,622
Unusual rates			2
Amount			\$1,190
Interest not given		22	8
Amount		\$180,450	\$31,500
		Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
Total No.		564	761
Amount		\$4,524,910	\$8,165,061
To Banks & Ins. Cos.		80	92
Amount		\$1,466,301	\$2,087,818

Mortgage Extensions.

		Feb. 20 to 26	Feb. 21 to 27
Total No.		10	8
Amount		\$197,250	\$98,000
To Banks & Ins. Cos.		4	1
Amount		\$165,000	\$32,000
		Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
Total No.		146	108
Amount		\$2,429,300	\$1,708,600
To Banks & Ins. Cos.		23	14
Amount		\$641,000	\$425,500

Building Permits.

		Feb. 20 to 26	Feb. 21 to 27
New buildings		5	30
Cost		\$136,100	\$941,390
Alterations		\$5,800	\$1,425
		Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
New buildings		106	141
Cost		\$2,373,030	\$3,883,016
Alterations		\$133,230	\$151,960

BROOKLYN.

Conveyances.

		1914	1913
		Feb. 19 to 25	Feb. 20 to 26
Total No.		350	423
No. with consideration		39	40
Consideration		\$418,272	\$299,538
		Jan. 1 to Feb. 25	Jan. 1 to Feb. 26
Total No.		3,558	3,686
No. with consideration		387	257
Consideration		\$3,513,533	\$2,145,694

Mortgages.

		Feb. 19 to 25	Feb. 20 to 26
Total No.		248	263
Amount		\$1,056,486	\$1,340,264
To Banks & Ins. Cos.		56	59
Amount		\$520,950	\$715,287
No. at 6%		138	137
Amount		\$309,174	\$373,959
No. at 5½%		49	29
Amount		\$241,580	\$106,525
No. at 5%		39	72
Amount		\$330,620	\$765,950
Unusual rates		6	2
Amount		\$12,800	\$45,700
Interest not given		16	23
Amount		\$102,312	\$48,130
		Jan. 1 to Feb. 25	Jan. 1 to Feb. 26
Total No.		2,461	2,601
Amount		\$9,204,507	\$9,756,954
To Banks & Ins. Cos.		463	605
Amount		\$3,042,950	\$4,091,917

Building Permits.

		Feb. 20 to 26	Feb. 21 to 27
New buildings		80	74
Cost		\$432,000	\$739,225
Alterations		\$26,504	\$73,165
		Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
New buildings		599	548
Cost		\$6,291,550	\$4,326,585
Alterations		\$367,969	\$525,062

QUEENS.

Building Permits.

		Feb. 20 to 26	Feb. 21 to 27
New buildings		38	82
Cost		\$96,175	\$266,385
Alterations		\$21,140	\$16,540
		Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
New buildings		408	570
Cost		\$1,538,137	\$1,807,092
Alterations		\$153,775	\$148,961

Building Permits.

		Feb. 20 to 26	Feb. 21 to 27
New buildings		10	12
Cost		\$18,825	\$16,995
Alterations		\$1,575	\$2,060
		Jan. 1 to Feb. 26	Jan. 1 to Feb. 27
New buildings		88	70
Cost		\$140,740	\$131,155
Alterations		\$15,245	\$18,260

REAL ESTATE NOTES.

I. RANDOLPH JACOBS and Everett Jacobs have removed their offices to 30 East 42d st.

JOHN E. WEISS has removed his offices from 37 Liberty st to 38 Nassau st.

SPEAR & CO. announce that after March 15 their offices will be located at 840 Broadway.

PEASE & ELLIMAN have been appointed agents by Mrs. G. R. Keller, of the 5-sty apartment house at 573 Amsterdam av.

VASA K. BRACHER has been appointed agent of the building at 302 East 65th st, owned by Mrs. Ellen Hickey.

H. BRILL is reported to have sold the triangular shaped plot at the southwest corner of Stebbins av and Chisholm st, 29x47x irregular. The buyer is said to be a builder.

J. B. ENGLISH has been appointed agent for the 5-sty loft building 101-103 Broad st, recently leased to the Aspell Co. for a term of years.

THERE IS NO FOUNDATION to the report that the Times Square Improvement Co. is negotiating for a lease of the block bounded by Broadway, 6th av, 36th and 37th sts.

THE BRONX PARKWAY COMMISSION has bought through W. E. & W. I. Brown, Inc., from Frederick Ashton dePeyster et al a plot of about 22 lots on the east side of the Bronx River between 238th and 239th sts.

D. A. TROTTA negotiated the recently recorded sale of the plot, 50x87.6, on the east side of Arthur av, 125 ft. south of William st, to the Union Street Realty Co. The buyers have no definite plans for improving the plot.

THE CENTRAL CONGREGATIONAL CHURCH, the Rev. S. Parkes Cadman, pastor, has sold the property of the Bethesda Congregational Church, Ralph av and Chauncey st, Brooklyn, to a builder for \$12,500. Flats probably will be erected on the site.

NEGOTIATIONS ARE PENDING for the sale of the Hotel Avon, at the northeast corner of Lexington av and 30th st by Stephen H. Jackson, who acquired it recently at foreclosure. It is reported that a syndicate expects to turn it into a hotel exclusively for women.

CARSTEIN & LINNEKIN have been appointed agents for the 9-sty building to be erected at 105 and 107 East 16th st by Hyman & Oppenheim. The structure will occupy a plot, 50x100, adjoining the new Borgfeldt Building. The four upper floors will be occupied by Hyman & Oppenheim, dealers in human hair goods.

THE SUPREME COURT has granted permission to the Roman Catholic Church of St. Gregory to sell the 5-sty brick and stone apartment house at 114 West 90th st for \$30,750, subject to a mortgage of \$22,000. The property was purchased as a site for a church, but the congregation found a more suitable site elsewhere.

THE NO. 254 PEARL STREET CO. has been incorporated with a capital of \$10,000. The directors are Louis Solomon, Samuel J. Rawak and James C. Hogan. The company will take over the 7-sty building at the southeast corner

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of Pearl and Beekman sts, having frontages of 40.2 and 58.10 ft., respectively. Title to the property is held by George T. Van Valkenburgh, who acquired it in 1905.

MESSIMER & CARREAU, INC., a newly organized real estate firm, has opened offices at 101 Park av. O. W. Messimer, formerly secretary and director of Ewing, Bacon & Henry, is president; John M. Toncey, vice-president; Cyrille Carreau, Jr., secretary and treasurer. On the board of directors are Edward Wylder, president of the Elevator Supply & Repair Company, and Grant Campbell, formerly renting manager of the Bush Terminal.

SPEAR & CO., with the permission of the Record and Guide, are distributing as a supplement to the February issue of their Bulletin copies of a pamphlet containing Peter J. McKeon's searching analysis of the Confiscatory Fire Prevention Laws and a resume of the enlarged activities of the Real Estate Board. Complimentary copies of this pamphlet were first distributed at the recent dinner of the Real Estate Board and met with universal approval.

GEORGE R. READ & CO. have sold for Jackson and Stern and the Surety Realty Co. (Samuel H. Stone) to the estate of Charles F. Matlage the northwest corner of Warren and Greenwich sts, a 6-sty building, on plot 75.9x91.10. The structure is known as the Wells-Fargo building, the express company being the occupant under a lease that runs till 1926. Bronx property was given in part payment.

THE HARTHILL REALTY & MORTGAGE CO. has purchased the block bounded by Westchester, Forest and Jackson avs, upon which there are now small buildings, consisting of 15 stores and an incomplete theatre building. It is the buyers' intention to complete the building and theatre with 2,400 seats, which will be one of the largest in the Bronx. The transaction involves approximately \$150,000, without the proposed improvements. The property was sold by Max Verschleiser.

JUSTICE BIJUR has appointed M. Morgenthau, Jr., receiver of the Monatan Realty & Investment Co., recently declared to be operating in violation of the Banking laws of the State of New York. The company has operated extensively in Manhattan and Brooklyn properties. Mr. Morgenthau stated that he would make a thorough investigation of the company's affairs and its assets and liabilities, and protect the interests of the bondholders and other creditors. Mr. Morgenthau has appointed Lachman & Goldsmith his counsel.

GOV. CHARLES R. MILLER, of Delaware; Gov. Martin H. Glynn, Mayor John Purroy Mitchel, and Douglas Mathewson, Borough President of the Bronx, will be the guests of honor and speakers at the annual banquet of the North Side Board of Trade, to be held Thursday evening, March 5, in Ebling's Casino, 156th st and St. Ann's av. Among other guests will be Congressman Peter Ten Eyck, of Albany; Lewis Nixon, and the new Bronx County officers President William W. Niles will be the toastmaster.

A SYNDICATE in which several Pittsburgh men are said to be interested are after the 166-foot plot on the north side of 45th st, adjoining the Astor Theatre at the northwest corner of Broadway. The property is owned by the Astors, who a couple of years ago leased it to Edward Margolies for a period of 80 years. There have been several enterprises planned for the site, but none materialized. If the present deal is consummated it is said that the plot will be improved with a bachelor apartment house containing two and three room suites.

WILLIAM PETERS & CO. have sold to M. Arndtstein a vacant parcel, situated at the southwest corner of Morris Park av and Van Buren st, containing about 3½ lots. This parcel is opposite the N. Y., Westchester & Boston R. R. main station, which will also be used by the Interborough upon completion, contract for which has been given out. Purchaser expects to erect two 5-sty buildings on premises. The seller took in part payment three 3-sty houses, containing stores and apartments, situated on the corner of McLean and Martha avs, running through to 242d st.

THE SOCIETIES BUILDING REALTY CO. has obtained an option to purchase the property at 108 to 120 West 49th st, having a frontage of 157 ft. and a depth of 100 ft. The property will be improved with a 12-sty building and the entire operation will mean an expenditure of upward of \$1,200,000 if the option is exercised. One of the principal features of the new structure will be an auditorium or lecture hall that will have a seating capacity of 1,500. Offices for various societies and publishers of political and economic works will also be provided. The present owners of the property are Samuel K. Jacobs and Lee & Fleischmann.

McVICKAR-GAILLARD REALTY CO., whose failure has been anticipated in real estate circles for some time owing to the firm's connection with the defunct New York Real Estate Security Co., was forced into involuntary bankruptcy last Saturday. The firm was established by Van Rensselaer Cruger in 1796 and had its main office at 42 Broadway, with branches at 489 5th av, 2598 Broadway and 242 East Houston st. According to Walter M. Goldsmith, attorney for the petitioning creditors, who has also been retained by a number of the other creditors, the firm's liabilities will exceed \$100,000. The McVickar-Gaillard Co. bought and sold as well as managed all the properties of the New York Real Estate Security Co., which at the time of the latter concern's failure, included 88 parcels of real estate in Manhattan, The Bronx and Westchester. Sixty-five of these parcels were improved with office buildings and high-class apartment houses. All the repair work done on the improved properties was ordered by the McVickar-Gaillard Co., so that when the larger concern failed the contractors turned to the McVickar-Gaillard Co. for payment. Many mechanics' liens filed against the New York Real Estate Security Co. mentioned the McVickar-Gaillard Co. as having contracted for the work done.

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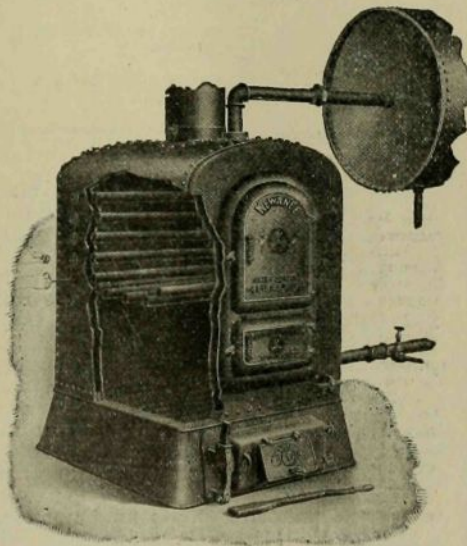
Make Fuel of Garbage

Garbage can be used for fuel. One ton of it, when dried, contains, on an average, as much heat as 400 pounds of good coal. Therefore owners of buildings who have garbage to dispose of actually cannot afford to have it hauled away.

A Kewanee Water Heating Garbage Burner will burn garbage and rubbish, without odor. That keeps the premises clean and sanitary solving the garbage problem forever. And the garbage and rubbish is used as fuel for heating water—cutting hot water costs to a minimum.

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for apartments, hotels, hospitals, restaurants, etc., are the sanitary and economical way of disposing of the garbage and refuse before it has a chance to decay and breed rats and flies and other disease carrying insects and vermin.

Many of New York City's best buildings are installing these burners. We will be pleased to refer you to the various installations.



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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 CHARLES H. RUGEN—premises at 51 Bayard st, valued at \$30,500.

MARY MURPHY—407 East 136th st, \$20,000.

DIEDRICH MINDERMANN—1st av, nec 52d st, \$18,000.

FRANCES A. CURRY—12 West 77th st, \$65,000.

ANNIE C. RILEY—126 Hester st, \$24,000.

EDWIN H. SMITH—2164 Washington av, \$5,000.

BENJAMIN DRAKE—120 Water st, \$31,000.

OBITUARY

WILLIAM ELLIMAN, formerly of Flushing, Queens, died last Saturday at 122 East 56th st, the home of his son, Lawrence B. Elliman, of Pease & Elliman. Mr. Elliman was sixty-nine years of age and one of the pioneer real estate men of Flushing before his retirement several years ago.

JOHN McBRIDE, a retired real estate dealer died last Friday at his home, 830 Quincy st, Brooklyn. He had lived in Brooklyn for twenty-five years. He is survived by two daughters and a son.

ROBERT DANIEL EVANS, seventy-seven years old, a retired real estate and insurance agent, died Wednesday, Feb. 18, in his home, 100 West 87th st. Mr. Evans was a veteran of the civil war, having served in the Seventh Regiment. He was a member of the Loyal Legion, the Society of American Wars, and the Veterans of the Seventh Regiment.

WILLIAM FREEMAN, secretary and director of the Jacob New Realty Co. of 320 Broadway died on Sunday, at his home, 2 East 86th st. He leaves a widow.

LEMUEL BURROWS, a retired real estate dealer, died at his home, 622 Greene av, Brooklyn, Friday, February 20, at the age of seventy-eight years. He was tax commissioner for Brooklyn during the administration of Mayor Low, and at one time was an alderman. He is survived by his widow, one son and three daughters.

FRANK COLGAN, a Brooklyn real estate man, died on Monday, at his home, 191 Nassau st, in that borough. He is survived by two brothers and two sisters.

HENRY J. DALTON, who died Tuesday at his home, 92 East 5th st, Brooklyn, was born in Manhattan seventy-six years ago, and had been a resident of Brooklyn for thirty years. Prior to engaging in the real estate business seven years ago, he had been connected for fifty-four years with the American Bank Note Company. He is survived by two sons, Frederick and Clifford, and two daughters, Lillian and May.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

The weakness of the real estate market was reflected in the auction rooms, where, out of 31 offerings, only 3 went to outside bidders. There were 3 adjourned or withdrawn, and 25 went to parties in interest. The sales were well attended this week and as a result there was considerable interest manifested, but plaintiffs comprised most of the buyers.

The coming week marks the passing of the old Burns restaurant property on Sixth avenue, as it will be sold at the stand of Joseph P. Day on Tuesday. It will be remembered as the first "oyster house" in the city and for many years the only one of its kind north of 42d street. Herbert A. Sherman will offer loft structures on Water street and Goerck street, and other auctioneers the usual assortment of miscellaneous properties.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 27, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Greene st, 158-60 (*), es, 82.8 n Houston, runs e75.4xn17.9xe25xn24.6xw100.6xs41.4 to beg; 7-sty bk lft & str bldg; due, \$64,007.71; T&c, \$2,963.95; Jno A Stewart et al trsts; 62,000

29TH st, 253-5 W, ns, 125 e 8 av, 50x98.9, 3-sty bk tnt & str; Edw P Hermann, party in interest. 41,000

32D st, 248 E, ss, 100 w 2 av, 25x98.9, 4-sty bk tnt; Margt Coldrick. 16,250
88TH st, 173 W (*), ns, 183.4 e Ams av, 16.2x100.8, 3-sty & b stn dwg; due, \$16,054.28; T&c, \$580.40; Ella R Andrews. 14,800

90TH st, 67 W, ns, 100 e Col av, 18.9x100.8, 3-sty & b stn dwg; bid in at \$17,000.

124TH st, 58 E, ss, 208 e Mad av, 18x100.11, 3-sty & b stn dwg; Edw J Murphy, party in interest. 8,700

143D st, 163-5 W (*), ns, 100 e 7 av, 37.6x99.11, 5-sty bk tnt; due, \$34,183.21; T&c, \$793.80; Equitable Life Assur Soc of U S et al. 33,000

144TH st, 510 W, ss, 125 w Hamilton pl, 100x99.11, 6-sty bk tnt; adj Mar12. 1,000

Lexington av, 165, es, 43.10 n 30th, 21.11x100, 3-sty & b stn dwg; bid in at \$28,000.

Lexington av, 288 (*), ws, 49.5 s 37th, 24.6x84, 4-sty & b stn dwg; due, \$37,148.97; T&c, \$2,356.30; Wm W Sharpe. 40,000

7TH av, 823 (*), es, 25.1 n 53d, 25x100, 4-sty stn tnt & str & 5-sty bk rear tnt; due, \$4,822.74; T&c, \$496.05; sub to 3 pr mtgs aggregating \$51,000; Wm Goldstone. 53,000

HENRY BRADY.

28TH st, 216 E (*), ss, 222 e 3 av, 22x98.9, 5-sty bk tnt & str & 3-sty bk rear tnt; due, \$17,487.98; T&c, \$504.22; Sarah R Wells, trste. 17,500

132D st, 10 E (*), ss, 185 e 5 av, 25x99.11, 5-sty bk tnt; due, \$6,828.67; T&c, \$539.90; Harry Isaacson. 16,000

7TH av, 230, ws, abt 70 n 23d, 19.9x80, 4-sty bk tnt & str; trstes sale; Thos J Goodwin. 27,250

BRYAN L. KENNELLY.

Av C, 285, ws, 69 s 17th, 23x88, 4-sty bk tnt & str; action 1; due, \$8,353.73; T&c, \$222.90; Chas J F Bohlen. 7,950

Av C, 289, ws, 23 s 17th, 23x88, 4-sty bk tnt & str; action 2; due, \$8,341.12; T&c, \$220.90; Chas J F Bohlen. 7,750

D. PHOENIX INGRAHAM.

Lewis st, 99 & 99 1/2 (*), swc Stanton (Nos 293-5), 50x99.9, 4-5-sty bk tnts & str; due, \$6,897.67; T&c, \$6,705.48; sub to first mtg of \$58,000; Ernestina Trick. 63,555
Stanton st, 293-5, see Lewis, 99 & 99 1/2.

DANIEL GREENWALD.

31ST st, 115 E (rear), beg at a point 203.11 w Lex av & 62.7 n 31st st, runs w21.3 xn34.7xe21.1xs35.6 to beg, vacant; withdrawn.

SAMUEL MARX.

48TH st, 128 W, es, 35 w 6 av, 20x100.5, 3-sty & b stn dwg; due, \$10,783.94; T&c, \$693.10; Lewine & Kempner. 10,884

Total \$419,639
Corresponding week 1913..... 1,941,920
Jan. 1, 1914, to date..... 6,421,073
Corresponding period 1913..... 8,174,480

Bronx.

The following are the sales that have taken place during the week ending Feb. 27, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Bowne st, swc John, see John st, swc Bowne.

John st (*), swc Bowne, 122.1x301.6 to Eastchester Bay x—x223.4, City Island; due, \$5,566.82; T&c, \$1,178.69; Henry Guion et al. 4,000

148TH st, 344 E (*), swc Courtlandt av (No 517), 94x27.6, 4-sty bk tnt & str; due, \$3,901.87; T&c, \$57.90; sub to mtg 418,000; Hyman Nanes. 21,000

184TH st, 505 E (*), nec Bassford av (No 2320), 91.4x55.1x93.1x55, 5-sty bk tnt & str; due, \$53,077.44; T&c, \$1,143.95; Empire City Savings Bank. 50,000

237TH st, 327 E (*), ns, 300 w Martha av, 25x100, 2-sty fr dwg; due, \$2,886.43; T&c, \$127.08; Wm Beaman. 2,000

Bassford av, 2320, see 184th, 505 E.

Courtlandt av, 517, see 148th, 344 E.

orest av, 999 (*), ws, 144.3 s 165th, 21x91, 3-sty fr tnt & str; due, \$5,140.56; T&c, \$221.07; Polonia Co-operative Savings & Loan Assn. 5,000

Union av, 1126 (*), es, 45 n 167th, 40x100, 4-sty bk tnt; due, \$26,564.62; T&c, \$1,529.93; Gerard B Lambert. 25,000

BRYAN L. KENNELLY.

Longwood av, 1095-7 (*), ns, 24.6 w Garrison av, 35.8x65.8x35.8x67.10, 2-2-sty fr dwgs; due, \$6,613.06; T&c, \$922.57; sub to mtg of \$300; Margt V Dimond. 6,000

Prospect av, 2054, es, 128.6 n 179th, 22.1x150.3, 2-sty fr dwg; due, \$1,178.95; T&c, \$560; Wm Gerard. 3,110

M. MORGENTHAU, JR., CO.

147TH st, 872-4 E, ss, abt 80 w Austin pl, 50x100, 2-sty fr dwgs & 1 & 2-sty fr rear stable; due, \$3,401.92; T&c, \$830.79; Terence P Kane. 4,600

D. PHOENIX INGRAHAM.

Daly av, 1916 (*), es, 389.2 s 177th, 32.1x150.11, 4-sty bk tnt; due, \$19,089.35; T&c, \$445.20; Farmers Loan & Trust Co trste. 18,000

JULIUS H. HAAS.
Southern blvd, 1336 (*), es, 200 s Jennings, 25x100, 3-sty fr tnt; due, \$1,539.12; T&c, \$331.11; sub to 1st mtg \$4,000; Leonard J Langbein exr. 5,000

Southern blvd, 1334 (*), es, 225 s Jennings, 25x100, 3-sty fr tnt; due, \$1,539.12; T&c, \$31.11; sub to mtg \$4,000; Leonard J Langbein. 5,000

Total \$148,329
Corresponding week, 1913..... 111,330
Jan 1, 1914, to date..... 933,039
Corresponding period, 1913..... 956,815

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 25, 1914, at the Brooklyn Sales rooms, 189 Montague street

WILLIAM H. SMITH.

CRESCENT ST, ws, 266.8 n Fulton, 60x105; Gustav A Frietsche et al, defs.	\$3,000.00
N 8TH ST (*), nes, 175 se Kent av, 25 x100; Sarah A Burroughs.	1,600.00
E 35TH ST, ws, 87.8 s Tilden av, 20x 100; U S Title Guarantee Co.	2,000.00
E 35TH ST, ws, 47.8 s Tilden av, 20x 100; U S Title Guarantee Co.	3,000.00
E 35TH ST, ws, 67.8 s Tilden av, 20x 100; U S Title Guarantee Co.	3,000.00
E 35TH ST, ws, 107.8 s Tilden av, 20x 100; U S Title Guarantee Co.	2,000.00
52D ST, sws, intersec ses 13 av, 140x 100.2; A B Roberts.	9,000.00
BAY PARKWAY, ses, 273.6 ne Cropsey av, 100x96.8; withdrawn.	—
BELMONT AV, sec Berriman, 20x90; withdrawn	—
BROOKLYN & JAMAICA PLANK RD, swc Vermont av, 75x102.7; Jno J Quigley	6,000.00
METROPOLITAN AV (*), ss, 67.6 w Rodney, 36x63x18x67.2; Wm C Koehler	3,000.00
NOSTRAND AV, es, 40 n Snyder av, 20 x100; U S Title Guarantee Co.	3,000.00

WM. P. RAE.

STATE ST (*), 118, sws, 92.6 e Henry, 25x100; Geo H Roberts.	9,000.00
W 9TH ST, ws, 37 n Av R, 17x100; B A Maguire.	3,050.00
W 9TH ST (*), es, 54 n Av R, 17x 100; Herman H Doehler.	2,800.00
38TH ST (*), nes, 158.10 se New Utrecht av, 20x90; Henry Hess et al.	2,500.00
72D ST (*), sws, 320 se S av, 20x100; Franziska Drissler.	500.00
BEDFORD AV (*), ws, 100 n Ross, 27.5x57.5; Sarah Weill	4,000.00
DRIGGS AV (*), ws, 20 n N 1st, 20x 59.8; Solomon Rosenberg	3,100.00
GLENMORE AV, nwc Georgia, 20x75; Max M Koven	4,700.00
TOMPkins AV, nec Greene av, 25x100; Theodore Ellinger	6,400.00

CHAS. SHONGOOD.

BAY 17TH ST, ses, 200 sw 86th, 50x 96.8; Bertha Birnbaum	3,600.00
E 31ST ST, es, 100 s Av I, 100x100; A H Sellinger, deft.	2,400.00
FRANKLIN AV, es, 100.10 s Union, 30.2 x100; C G Morris.	16,000.00
GRAVESEND AV (*), ws, 85 s Av J, 15 x40; Brooklyn Realty Sellers.	800.00
NEW UTRECHT AV (*), ws, 100 s 49th, 20x100; Henry I Liebman	6,500.00
ROCKAWAY AV (*), ws, 330.6 s Pitkin av, 46x100; Jacob Meadow.	16,600.00

JAMES L. BRUMLEY.

LAFAYETTE AV, ns, 20 w S Elliott, 62x80x irreg; Richd U Lee	40,200.00
NORMAN AV (*), ss, 75 e Russell, 25x 95; Augustus Smith	12,000.00

CHAUNCEY REAL ESTATE CO.

DEAN ST (*), sec Rogers av, 95x120; Dime Savgs Bank of Brooklyn.	105,000.00
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REFEREE SALE.

GRAND ST, sec Rodney, 25.2x77; to be readvertised	—
Total	\$274,750
Corresponding week, 1913.	202,753

VOLUNTARY AUCTION SALES.

Manhattan.

MARCH 4. BRYAN L. KENNELLY. 49TH ST, 541-5 W, ns, 175 e 11 av, 75x100.5, 6-sty bk tnt & str (exr).

Bronx.

MARCH 4. BRYAN L. KENNELLY. 150TH ST, 139 E, ns, 29.3 e Walton av, 16.10x 95.4x17x94.9, 3-sty & b fr dwg (vol).
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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.

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:

Manhattan.

FEB. 28 & MARCH 2. No Legal Sales advertised for these days.
MARCH 3. 45TH ST, 102-4 W, see 6 av, 783-5. 164TH ST, 503-5 W, ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Edw D Fife Jr—Yetta Nibur et al; Cardozo & Nathan (A), 128 Bway; Edw D Dowling (R); due, \$1,846.46; T&c, \$715.07; Joseph P Day.
6TH AV, 783-5, ws, 75.5 s 45th, 50x100, 2 4-sty bk tnts & str, 1 & 2-sty ext; also 45TH ST, 102-4 W, ss, 60 w 6 av, 43x75.5, 3-sty stn tnt & 3-sty stn tnt & str; Susie E Fitchett—Emily E Burns et al; Blandy, Mooney & Shipman, (A), 37 Wall; Wm C Arnold (R); partition; Joseph P Day.
MARCH 4. DELANCEY ST, sec Goerck, see Goerck, 34. GOERCK ST, 34, sec Delancey, 25x100, 7-sty bk loft & str bldg; Louis B Hasbrouck trste —Annie Perlmutter et al; Jos G Quinn Jr (A), 257 Bway; Chas L Hoffman (R); due, \$34,586.06; T&c, \$357.90; Herbt A Sherman.

RIDGE ST, 81, see 86th st, 302 W. 15TH ST, 432 E, ss, 144 w Av A, 25x103.3, 5-sty bk tnt & str; Sarah Kohn—Jennie L Schmidt et al; Fischer & Rosenbaum (A), 115 Bway; Edw L Parris (R); due, \$5,462.32; T&c, \$380; sub to 1st mtg \$24,000; Joseph P Day.
29TH ST, 532 W, ss, 325 e 11 av, 25x98.9, 5-sty bk tnt & 3-sty bk rear tnt; Anna I Marsh—Helen J M Robinson, admtrx et al; Alexander & Ash (A), 92 William; Jno H Rogan (R); due, \$3,635.78; T&c, \$1,733; mtg recorded July 11'96; L J Phillips & Co.
86TH ST, 302 W, ss, 100 w West End av, 19x 102.2, 1/4 pt, 4-sty & b stn dwg; also RIDGE ST, 81; ws, 150.2 n Delancey, runs w73x25xw 27.6x48.2x100.5x23.3 to beg 1/4 pt, 5-sty bk tnt & str & 4-sty bk rear loft bldg; Adrian H Jackson—Amie Davis et al; Menken Bros (A), 87 Nassau; Sampson H Weinhandler (R); due, \$3,960.30; T&c, \$7.50; Joseph P Day.
CONVENT AV, 427, es, 51.11 n 148th, 16x85; 3-sty & b stn dwg; Mary E Garrison—Annie C Doyle et al; Carter, Ledyard & Milburn (A), 54 Wall; Jas H Laird (R); due, \$20,343.35; T&c, \$—; mtg recorded July 24'94; Joseph P Day.
6TH AV, 48, es, 97.8 n 4th, 19x74.3x19x72.10, 3-sty bk tnt & str; Mutual Life Ins Co of NY —Clara Bloomingdale et al; Fredk L Allen (A), 55 Cedar; Winter Russel (R); due, \$11,861.19; T&c, \$299.80; mtg recorded Feb 10'99; Henry Brady.

MARCH 5. MAIDEN LA, 135-7, see Water, 153. WATER ST, 153, nec Maiden la (Nos 135-7), 20.8x52.8x20.2x52.11, 6-sty bk loft & str bldg; Katherine L Meuser—Ahrend Schierenbeck et al; Thos J Farrell (A), 20 Vesey; Howard Humiston (R); due, \$18,782.83; T&c, \$822.60; sub to pr foreclosure on which is due \$20,488.68; &c; mtg recorded June 8'10; Herbt A Sherman.
RIVERSIDE DR, ws, 1941.1 n of ss 155th, 213.3 x200x180.9x251.8, vacant; Seamens Bank for Savgs in City N Y—Gussie Raabe et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Frank H Hennessy (R); due, \$37,432.29; T&c, \$8,842.68; Joseph P Day.
8TH AV, 2479, ws, 25 s 133d, runs w83.3xsw 20.11x12.4xe100x25 to beg, 5-sty bk tnt & str; Excelsior Savgs Bank of City N Y—Theresa Proops et al; Jno C Gulick (A), 132 Nassau; Chas C Peters (R); due, \$22,856.47; T&c, \$1,093.23; mtg recorded Feb 15'05; Jas L Wells.

MARCH 6. 62D ST, 240 E, ss, 155 w 2 av, 20x100.5, 3-sty & b stn dwg; New Jersey Title Guar & Trust Co, trstes—Augusta E Mohr et al; Cary & Carroll (A), 59 Wall; Jos R Truesdale (R); due, \$11,415.98; T&c, \$1,149.25; mtg recorded June 13'07; Joseph P Day.

MARCH 7.
No Legal Sales advertised for this day.

MARCH 9. 123D ST, 124-8 E, ss, 240 e Park av, 75x100.11, 3 5-sty stn tnts; Florence Levy—Saml Lewis et al; Stoddard & Mark (A), 128 Bway; Edw E McCall (R); partition; Joseph P Day. MADISON AV, 1629, es, 25.6 s 109th, 25x95, 5-sty stn tnt & str; Florence Levy—Sarah Jackson et al; Stoddard & Mark (A), 128 Bway; Edw E McCall (R); partition; Joseph P Day.
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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. 28 & MARCH 2.
No Legal Sales advertised for these days.

MARCH 3. BRIDGE ST, sec Barker av, see Barker av. &c. BRIDGE ST, swc Olinville av, see Barker av, &c. BRIDGE ST, sec Olinville av, see Barker av, &c. BRIDGE ST, swc Elliott av, see Barker av, &c. LAFAYETTE ST, 456, ss, 91.7 w 3 av, 37.6x100, 5-sty bk tnt; Jno W O'Brien—Casolaro Fasany Co, Inc, et al; Simon Rasch (A), 233 Bway; Edw R Finch (R); due, \$4,452.88; T&c, \$150; Joseph P Day. UNION ST, nec Barker av, see Barker av, &c. UNION ST, nwc Olinville av, see Barker av, &c. UNION ST, nec Olinville av, see Barker av, &c. UNION ST, nwc Elliott av, see Barker av, &c. BARKER AV, BRIDGE ST, OLINVILLE AV & UNION ST, block, 284x205.11x291.5x177; also OLINVILLE AV, BRIDGE ST, ELLIOTT AV & UNION ST, block, 292.2x83.11x295.9x49.11; Jas H Aldrich et al, trstes—Chas Siedler et al; Harrison, Elliott & Byrd (A), 59 Wall; Matthew P Doyle (R); due, \$7,933.34; T&c, \$11,830.49; Joseph P Day. DECATUR AV, 3254, es, 135.4 n 207th, 23.6x 100, 2-sty bk dwg; Central Mtg Co—Wm Freeland et al; Otis & Otis (A), 60 Wall; Bruce Ellison (R); due, \$5,934.29; T&c, \$152.15; mtg recorded May 22'12; Joseph P Day.
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MARCH 4. 3D AV, ws, 78.10 s 170th, 79.5x116.4x19.5x79.3, vacant; Thos McLure—Ionic Realty & Constn Co et al; Stoddard & Mark (A), 128 Bway; Wm S Grey (R); due, \$16,984.67; T&c, \$640.64; Joseph P Day.

MARCH 5. 160TH ST, 810-22 E, see Union av, 834. 175TH ST E, ns, 96 w 3 av, see 3 av, 4115-7. 175TH ST E, nwc 3 av, see 3 av, 4109-13. BROADWAY, nwc Tremont rd, 59.1x144.3x—; Aron Altman—Oscar L Lyons et al; Chas H Schwartzman (A), 44 Court, Bklyn; Harry N French (R); due, \$99.60; T&c, \$94.64; Henry Brady. HOE AV, es, 179.5 n Freeman, 50x100, vacant; L Austin Johnson—Annie C Victory et al; Jno W Van Gordon (A), 46 Cedar; Wm T Quinn (R); due, \$3,116.96; T&c, \$800; Henry Erady. SOUTHERN BLVD, 1306, es, 525 s Jennings, 25 x100, vacant; Wm Allen et al—Danl Augustus Realty Co et al; N Henry W Schutt (A), 30 Church; Franklin Leonard Jr (R); mtg recorded Apr 16'13; Joseph P Day.
--

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Advertised Legal Sales, Bronx, Continued.

TREMONT RD, nwc Bway, see Bway, nwc Tremont rd.

UNION AV, 834, sec 160th (Nos 810-22), 39.2x 172.8, 5-sty bk tnt & str & 3 3-sty bk dwgs & 1-sty bk str; David Cohn—Minnie Cook et al; Morris Leight (A), 115 Bway; Jno Z Lowe Jr (R); due, \$6,967.67; T&c, \$1,199.22; Bryan L Kennelly.

3D AV, 4109-13, nwc 175th, 54.2x96, 1-sty fr str & 1 & 2-sty bk bldg & str; East River Savgs Instn—175th St & Third Av Corp, et al; Action 1; Omri F Hibbard (A), 74 Bway; Harry N French (R); due, \$19,771.63; T&c, \$300; mtg recorded May 23'12; Henry Brady.

3D AV, 4115-7, ws, 104.8 n 175th, runs w100xs 104.8 to 175th x e1x54.2x96 to av xn50.6 to beg, 2-sty fr hall; same—same; Action 2; same (A); Edmund J Tinsdale (R); due, \$10,609.07; T&c, \$100; mtg recorded May 23'12; Henry Brady.

MARCH 6.

PARKSIDE PL, swc 209th, see 209th E, ss, whole front bet Decatur av & Parkside pl.

209TH ST E, ss, whole front bet Decatur av & Parkside pl, 190x50, vacant; Percival C Smith—Edw J Murray et al; Edw P Lyon (A), 46 Cedar; Leighton Lobdell (R); due, \$8,945.86; T&c, \$—; Bryan L Kennelly.

DECATUR AV, sec 209th, see 209th E, ss, whole front bet Decatur av & Parkside pl.

MARCH 7.

No Legal Sales advertised for this day.

MARCH 9.

AMUNDSON AV, ws, 125 n Strang av, see Seton av, es, 125 n Strang av.

SETON AV, es, 125 n Strang av, runs n87xe100 xn—xe100 to Amundson av xs150xw200 to beg; Joanna Tenney—Bengt Nelson et al; Fred Ingraham (A), 192 Bway; Louis M Oden (R); due, \$4,955.96; T&c, \$550.23; sub 1st mtg \$5,760; D Phoenix Ingraham.

Brooklyn.

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

FEB. 28.
No Legal Sales advertised for this day.

MARCH 2.

VERNON AV, ss, 162.6 e Throop av, 18.9x80; Louis Schrag—Jennie Tillinger et al; Salter & Steinkamp (A), 140 Nassau, Manhattan; John H Fleury (R); Wm H Smith.

MARCH 3.

SEIGEL ST, ss, 50 e Leonard, 25x100; Edw A Koenig—Lizzie Stone et al; Fredk J Greifenstein (A), 957 Bway; August G Beyer (R); Wm H Smith.

20TH ST, ns, 125 e 10 av, 125x100.2; Edo E Merellis—Remsen Holding Co et al; Henry J Davenport (A), 375 Pearl; Ernest P Seelman (R); Wm H Smith.

59TH ST, ns, 140 e 8 av, 220x100.2; Peoples Trust Co—David P Leahy Realty Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.

63D ST, ss, 152.4 w 19 av, 30x82.6; Waterbury & Mapleton Realty Co—Muskoka Realty Co et al; Action 1; Albt Prigohay (A), 215 Montague; Saml L Judelsohn (R); Chas Shongood.

63D ST, ss, 182.5 w 19 av, 30x82.6; same—same; Action 2; same (A); same (R); Chas Shongood.

73D ST, ss, 359.10 w 7 av, 26.8x100; Henry B Twombly—Dyker Realty Co et al; Henry J Davenport (A), 375 Pearl; Jas M Fawcett (R); Wm H Smith.

EVERGREEN AV, ws, 50 n Schaeffer, 25x100; Julia Hamburger—Henrietta Lehmann et al; Kramer, Cohn & Meyer (A), 898 Park av; Wm F Connell (R); Chas Shongood.

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.

3D AV, ws, 55.2 s 47th, 20x100; Josephine G Van Pelt—Lillian I Doyle et al; Furst & Furst (A), 215 Montague; Harry J Sokolow (R); Wm H Smith.

LAND adj land of J U Forbell, runs n535.6xse 339xs—xnw253.6 to beg; also OLD MILL RD, es, adj land of Henry Von Dreeke, —x—; August Westphal—Sender Feldmark et al; Chas C Miller (A), 160 Bway; Fredk W Sparks (R); Jas L Brumley.

MARCH 4.

3D ST, sec Washington av, 100x50; Wilfrid Wiley—Clara Smith et al; Gerard Roberts (A), 38 Park row, Manhattan; Jno E Ruston (R); Wm H Smith.

E 10TH ST, ws, 404.8 s Foster av, 30x100; Jno Vanderveer—Flatbush-Knickerbocker Co et al; Jno Z Lott (A), 164 Montague; Abr Rockmore (R); Wm P Rae.

38TH ST, sws, 100.11 se New Utrecht rd, 40x 95.2; Louis Goldblatt—Marie Levine et al; Grover M Moscovitz (A), 189 Montague; Saml Berzick (R); Chas Shongood.

66TH ST, sec 19 av, 100x40; Bankers & Merchants Mtg Co—Jno A Jones Bldg Co et al; Isaac Roth (A), 261 Bway; Jos J Speth (R); Wm H Smith.

73D ST, nes, 95 sw 15 av, 75x100; Henry L Nostrand—Michael J Grady et al; Furst & Furst (A), 215 Montague; Allen Robertson (R); Wm H Smith.

AV R, 1202-6, sec E 12th, 1811, 52.8x81.6x93.7x 100; Jas Byron—Hab Bldg Co et al; Geo A Marshall (A), 38 Park row, Manhattan; G Storms Carpenter (R); Chas Shongood.

BEDFORD AV, es, 182.3 s Park av, 25x100; Horace H Weeks—Jno Truslow et al; Van Alen & Dyckman (A), 215 Montague; D Ray McDonald (R); Wm H Smith.

GREENPOINT AV, ns, 80 e Franklin, 25x95; Minnie B Wood—Mary J Bornemann et al; R W Kellogg (A), Jamaica, N Y; Eugene N S Young (R); Wm P Rae.

HOPKINSON AV, ws, 92.11 s Pitkin av, 75x 100; Lawyers Title Ins Co—Trust Co—Sam

Howe Amusement Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Fredk P Bellamy (R); Wm H Smith.

VIENNA AV, sec Williams av, 63.3x40x60x20; Otto A Gravey—Bernard Gravey et al; Emil P Korkus (A), 924 Bway; J Gardner Stevenson (R); Wm P Rae.

MARCH 5.

S 4TH ST, ns, 80 w Driggs av, 40.6x35; Francesca T McGill—Israel Zekind et al; S M & D E Meeker (A), 217 Havemeyer; Abr L Lazarus (R); Wm P Rae.

59TH ST, ns, 60 e 11 av, 80x100.2; Lucia W Huxford—Madaline Pettelli et al; Henry J Davenport (A), 375 Pearl; Wm M Benedict (R); Wm H Smith.

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

NEW LOTS RD, ss, 21.2 w Williams av, 84.9x 81.9x irreg; Fredk M Knowles et al—Vermont Building Co et al; Geo B Davenport (A), 203 Montague; O Grant Esterbrook (R); Wm P Rae.

11TH AV, ses, 40.2 ne 47th, 20x72.2; Realty Associates—Lizzie Hynes et al; Harry L Thompson (A), 175 Remsen; Robt M Koehler (R); Wm H Smith.

MARCH 6.

GRAND ST, ns, 256.3 e Keap, 18.9x95; Marie C C Olliers—Jno H Brouwer et al; Benj T Hook (A), 26 Court; Jas M Fawcett (R); Chas Shongood.

MARCH 7.
No Legal Sales advertised for this day.

MARCH 9.

MERMAID AV, nwc W 37th, 220x100; Jas W McDermott—Equitable Realty Co et al; Chas J McDermott (A), 2 Rector, Manhattan; Wm Howard Jr (R); Wm P Rae.

ROCKAWAY AV, ws, 77.5 s Sackett, 22.6x100; Jane Vandewater—Saml Hein et al; Winne & Frey (A), Jamaica, N Y; Gaston F Livett (R); Wm P Rae.

FORECLOSURE SUITS.

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

Manhattan.

FEB. 21.

2D AV, 789; Fredk Bertuch—Edw P S Mulvany et al; H Swain (A).

2D AV, 787; City Real Estate Co—Edw P S Mulvany et al; H Swain (A).

2D AV, 791; Delancey Nicoll et al—Same; H Swain (A).

FEB. 24.

CHRYSSTIE ST, 155; Frank M Tichenor—Lorenzo Ullo et al; F M Tichenor (A).

FULTON ST, 112; Mary G Davis—Chas A Reilly et al; M S Hart (A).

41ST ST, 9 E; Frederic R Coudert et al; Edw Fagan et al; Coudert Bros (A).

AMSTERDAM AV, 1487; Edw Hilson—Herrmann Realty Co et al; Hollander & Bernheimer (A).

MADISON AV, 2102; Henry H Jackson et al—Emil Christensen; S H Jackson (A).

FEB. 25.

ELDRIDGE ST, 10; Leon Touchmann—Gottlieb et al; L Manheim (A).

21ST ST, ns, 349.5 e 6 av, 24.7x98.9; Chas Frazier et al; Alfd C Bachman et al; Rose & Putzel (A).

133D ST, 19-21 W; Lincoln Trust Co—Ray Maisel et al; Bowers & Sands (A).

FEB. 26.

39TH ST, ns, 200 e 12 av, 40x80; Thos W Campbell et al—Jos Stern & Sons, Inc, et al; Howell, McChesney & Clarkson (A).

83D ST, ns, 190 w Central Park W, 20x102.2; Cornelia W Hall et al—Chas W Lindsley et al; Remsen & Parsons (A).

111TH ST, ns, 230.7 e Park av, 42.3x100.11; N Y Life Ins Co—Jacob Greenberg et al; Cary & Carroll (A).

114TH ST, 69 E; Cornelia W Hall et al—Danl Rosenthal et al; Remsen & Parsons (A).

176TH ST, 506 W; Wertheim Realty Co—Nellie K Howell et al; B H Stern (A).

FEB. 27.

114TH ST, 71 E; Milton J Bach—Jno Schwarzkopf et al; Riegelman & Bach (A).

BROOME ST, ss, 20 w Attorney, 40x50; Meyrt Horwitz et al—Celia Breitbart et al; A I Spiro (A).

WEST ST, es, 43.10 n Vesey, 37.5x41; Bowery Savgs Bank—Catharine Steljes et al; Cadwalader, Wickersham & Taft (A).

CHRYSSTIE ST, 155; Ernst Plath—Lorenzo Ullo et al; F B Chedsey (A).

41ST ST, 9 E; Frederic R Coudert et al—Edw Fagan et al; Coudert Bros (A).

LEXINGTON AV, es, 85.2 s 75th, 17x55; Lawyers Mtg Co—Julie Dupont et al; Cary & Carroll (A).

69TH ST, 46 W; E Lansing Satterlee—Elsa von Arkovy et al; W A Mayou (A).

138TH ST, ns, 150 w Amsterdam av, 37.6x99.11; Benj Mordecial et al—Henry N Braude et al; Sidney B Cardozo (A).

Bronx.

FEB. 20.

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

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

170TH ST, 392 E; Eliz A Reid—Tremont Iron Works et al; A M Clute (A).

LONGFELLOW AV, w s, 90.4 s Freeman, 41.3 x109.5; Levi S Tenney—Rosanna Rosenfeld et al; L S Tenney (A).

FEB 21.

LOT 111, Map of the New Village of Jerome, Town of Westchester; William H Weygant—Filomena De Carlo et al; M B McHugh (A).

LOTS 92, 93, 94, 95, 96, 97, 98, Map of a portion of the Bathgate Estate, situated in the 23d and 24th Wards, N Y C; Lawyers' Title Insurance & Trust Co—Fleischmann Realty Co, Inc, et al; Dean, T & McB (A).

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FEB. 24.
180TH ST, ss, 42 w Prospect av, 25x115; Martha C Eymar et al; Emilia Fuscaldo et al; G P Ferguson (A).
BAINBRIDGE AV, es, 22 n 184th, 25x127; Nora McCawley—Ridgefield Constn Co et al; W W Penfield (A).
HEATH AV, 2917; Cordelia Nelson—Metzler Bldg & Constn Co et al; B W B Brown (A).
3D AV, 3603-5; Adolf Ichel—Mary A Nolan et al; E A Isaacs (A).
LOTS 28, 29, 30 & 31, map of subdivision of prop of Mary Pearsall Tiffany; Jno Eggers et al—Interne Constn Co et al; A & H Bloch (A).

FEB. 25.
BRISTOW ST, ws, 95 s Jennings, 70x100; Abr Ufland—Lester B Wood et al; C L Denks (A).
LOTS 2, 3, 4, 5, 6 & 7, blk 4; also LOTS 3, 4, 5, & 6, blk 29, map of sec 1, Bathgate Estate; Lina Butt—Nich Vogel et al; Strasbourger, E & S (A).

FEB. 26.
CROTONA PARK N, ns, 50.1 e Clinton av, 23 x100; Martha L Tree—Anna Doran et al; Clocke, K & R (A).
CROTONA PARK N, ns, 73.1 e Clinton av, 23 x100; Martha L Tree—Anna Doran et al; Clocke, K & R (A).
MANSION ST, nwc St Lawrence av, 25x100; Fannie H Youngs—Jos W Krauer; Holt, W & G (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

FEB. 19.
No Judgments in Foreclosure Suits filed this day.

FEB. 20.
147TH ST, ns, 500 w 7 av, 25x99.11; Louisa Mender—Fleischmann Realty Co; Jos F Stein (A); Fredk C Gladden (R); due, \$23,511.41.

FEB. 21 & 24.
No Judgments in Foreclosure Suits filed these days.

FEB. 25.
75TH ST, 327 E; Lizzie Van Boskerck—Mary C Stewart et al; Chas P Northrop (A); Theo K McCarthy (R); due, \$13,835.62.

Bronx.

FEB. 19.
LAFONTAINE AV**, ws, 75 n 181st, 100x174; Frank F Russell—Francis E McKiernan; Bassett, Thompson & Gilpatric (A); James A Lynch (R); due, \$7,959.

FEB. 20 & 21.
No Judgments in Foreclosure Suits filed these days.

FEB. 24.
169TH ST,** nes, plot 96, map of Claremont; Alice M Power—Thos V McCrane et al; Jos H Fargis (A); Ely Rosenberg (R); due, \$3,287.50.

FEB. 25.
217TH ST,** ns, 80 e Paulding av, 20x95; Central Mtg Co—Federico Silvestri; Otis & Otis (A); Lawrence S Greenbaum (R); due, \$4,159.48.

**Recorded in N Y County.

LIS PENDENS.

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

Manhattan.

FEB. 21.
127TH ST, 275 W; Rebecca I Dempewolf—Eliza I Jonas et al (partition); J E Roeser (A).

FEB. 24.
CHARLES ST, 39-41; Max Plohn—Martha Bldg Corp; specific performance; R L Turk (A).
37TH ST, 44 W; American Sheet Metal Lath Co, Inc—Frank Krefetz, Inc et al; amended action to foreclose mechanics lien; Lewis & McNamara (A).

FEB. 25.
107TH ST, ss, bet 2 & 3 avs, lot 44 ;also 3D AV, es, bet 106th & 107th, lot 47; two actions; Rudolph Wallach Co—Chas E McManus et al; two foreclosures of tax liens; A Weymann (A).
FT WASHINGTON AV, sec 161st, 102x145.11; Sadie Morris—Friedman Constn Co et al; action to foreclose mechanics lien; S B Pollak (A).
PARK AV, es, 51.1 s 81st, 53.3x100; Sargent & Co—Pollack & O'Neill et al; counterclaim; Phillips & Avery (A).
SAME PROP; Shannon Mtg Co—Pollack & O'Neill et al; counterclaim; Phillips & Avery (A).

FEB. 26.
21ST ST, 512-14 W; Drurie S Sanford—Frieda Hart et al; action to impress lien; A Furber (A).
6TH AV, 187; also 13TH ST, 100-2 W; Doty & Orr Co—Chas Nebauer et al; action to foreclose mechanics' lien; Pressinger & Newcombe (A).

FEB. 27.
91ST ST, ss, 57.6 e West End av, 42.6x25; Wm Grafe—Ernst Loeb; notice of attachment; Pressinger & Newcombe (A).
177TH ST, nwc Amsterdam av, 100x84.4; Raiser Heating Co—Brettholz Krumholz Constn Co et al; action to foreclose mechanics lien; Foster & Cunningham (A).
72D ST, sec Madison av, 40x80; Dime Savgs Bank of Bklyn—Louise C Butler et al; action to compel determination of claim; Dykman, Oeland & Kuhn (A).

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Twenty inspectors have recently been detailed by the Tenement House Department to see that hallways of apartment and tenement houses are lighted at night in accordance with the law.

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360 Pearl Street

Telephone, 8000 Main (Connecting all Branches)

LEXINGTON AV, 567-9; also 51ST ST, 140-60 E; Albert Oliver—Hammerstein Opera Co et al; action to foreclose mechanics lien; H C Hunter (A).

Bronx.

FEB. 20. No Lis Pendens filed this day. FEB. 21. STEBBINS AV, 877, 881, 885, 889 & 893; Jacob Sapirman—Foxyvale Realty Co (action to foreclose mechanic's lien); S N Tuckerman (A).

FEB. 24. KATONAH AV, ws, 40 n 240th, 40x85; Jennie Scheyer et al—Franklin Felter et al; action to foreclose transfer of tax lien; E Jacobs (A).

FEB. 25. VYSE AV, swc Freeman, 50x95; Thos Mulligan Constn Co—Martha Perna et al; action to foreclose mechanic lien; M Mayer (A). BLOCKS 2877, 2878, 2880, 2882, 2884 & 2885, sec 11, land map of city of N Y; Warwich Emile Montgomery—Leita Montgomery White et al; action to obtain judgment; Evarts, C & S (A).

FEB. 26. 224TH ST E, ns, 105 e Bronxwood av, running through and fronting on Eastchester rd, 64.10 x106.10x4.5x95; Danl London—David B Havens et al; action to foreclose mechanic lien; J Gans (A).

Brooklyn.

FEB. 19. AMES ST, ws, 497.11 s Pitkin av, 20x100; Geo G Reynolds—Ray Lefkowitz et al; T F Redmond (A).

AMES ST, ws, 437.11 s Pitkin av, 20x100; Title Guar & Trust Co—Ray Lefkowitz et al; T F Redmond (A).

AMES ST, ws, 417.11 s Pitkin av, 20x100; same—Mike Cohen et al; same (A).

BERRIMAN ST, ws, 79.11 n Dumont av, 20.1x 80; Lillian D Dauchy—Mina Preminger et al; T F Redmond (A).

CARROLL ST, 744; Asa A Spear—Eva M Fackner et al; C A Spear (A).

COFFEY ST, nes, 40 nw Richards, 20x80; Minnie Anderson—Nellie Duncan et al; E Nothiger (A).

POWELL ST, es, 150 n Sutter av, 50x100; Eliz Reed—Jos Horne et al; Wilson, Barker & W (A).

SPENCER ST, es, 100 s Willoughby av, 25x100; Max Baner—Paul Faustman et al; to obtain possession; I Siegmeister (A).

W 9TH ST, ss, 175 e Hicks, 25x100; Dennis O'Connor—Jas Donohue Jr & ano; foreclose tax lien; Danl L Donovan (A).

86TH ST, ws W 9th, 40x100; May Campbell—Wm B Lake et al; Marcus B Campbell (A).

AV C, ss, 20 e 9th, 20x80; Eagle Savgs & Loan Co—Wm Bradley et al; Latson, Tomblin & Pickard (A).

BLAKE AV, ss, 40 w Jerome, 20x60; Aaron Westheim—Sadie Friedman et al; Seley & Levine (A).

KINGS HWAY, sec E 15th, 26.8x122.8x25x113.5; Walter T Kohn—Adam J Gimm et al; J C Weschler (A).

WILLOUGHBY AV, ns, 225 w Tompkins av, 20x 100; Israel Engel—Bessie B E Harris et al; M Lippman (A).

FEB. 20. CARROLL ST, sc Denton pl, 75x90x85x90; Bank for Savgs at Ossining—Arthur Jaur et al; H L Thompson (A).

LEFFERTS PL, ss, 253.10 e Grand av, 90x138; Jas P Warbasse—Nemesis Realty Holding Co; C S Warbasse (A).

MELROSE ST, ses, 271.3 sw Hamburg av, 26.3x 100; Dime Savgs Bank & Williamsburgh—Jno Bauer et al; O F Struse (A).

POWELL ST, ws, 132 n Liberty av, 16x100; Lillian E Bunney—Fannie Teitelbaum et al; T F Redmond (A).

E 5TH ST, es, 260 s Av C, 20x100; S Bklyn Savgs Inst—Augusta C Edwards et al; Coombs & Whitney (A).

48TH ST, sws, 220 nw 13 av, 120x100.2; Jno Nolty—Conrad Carlson et al; H A Ingraham (A).

48TH ST, 455; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & Mc (A).

58TH ST, ns, 180 w 4 av, 26.8x100.2; Marketable Title Co—Jno E Sullivan et al; Watson & Kristeller (A).

58TH ST, ns, 233.4 w 4 av, 26.8x100.2; Marketable Title Co—Bridget Rice et al; Watson & Kristeller (A).

84TH ST, nes, 360 se 20 av, 20x100; Margt Gibbons—Lucia Zarello et al; Kiendl & Sons (A).

CONY ISLAND AV, es, 401.4 n Av U, 100.4x 20.1; Germania Savgs Bank—Henry Heres et al; Wingate & Cullen (A).

NEW JERSEY AV, ws, 150 s Pitkin av, 25x100; Albt H Reeves—Wolf Palley et al; T F Redmond (A).

PARKSIDE AV, ss, 204.10 w St Pauls pl, 50x 100.8; Weissman Holding Co—Bklyn Union Bldg Corpn & ano; C S Taber (A).

5TH AV, es, 60 s 61st, 20x100; Geo W Knight—Jno E Sullivan Co; Van Alen & Dyckman (A).

6TH AV, es, 32.8 s 53d, 45x100; Aetna Accident & Liability Co—Dunloe Holding Co et al; J J Bakerman (A).

LOTS 52 & 53, blk 4724 on map of Rugby; Arthur Lyman—Susan A Luhn et al; J Roth (A).

LOTS 36 to 39, on map of prop in 9th Ward of Richd Thompson, Israel H Pitt—Thos Burns et al; to create a lien; J H Lack (A).

FEB. 21. GREENE ST, ss, 140 e Oakland, runs s100xe 35x100xe100xn100xw110xn100xw125 to beg; Williamsburgh Savgs Bank—Henry C Fisher et al; S M & D E Meeker (A).

93D ST, nec Ridge bldg 100x100; Thos Bennetts—Montague Mtg Co & ano; Watson & Kristeller (A).

55TH ST, ss, 360 e 5 av, 40x100.2; Frank F Koehler—Robt Smith et al; J C Kinkel (A).

ALABAMA AV, ws, 380 s Sutter av, 20x100; Bond & Mtz Guar Co—Title Real Estate Co et al; T F Redmond (A).

ALABAMA AV, ws, 320 s Sutter av, 20x100; same—Jacob Goell et al; same (A). ROCKAWAY AV, ss, 280 e Flatlands av, 57.7x 100; also E 96TH ST, ns, 277.4 e Flatlands av, runs e12xn100xe97.3xn25xw107.7x125 to beg; also E 94TH ST, ns, 269.11 e Flatlands av, 101.6x105.4x100.1x102.8; also E 94TH ST, ss, 269.7 e Flatlands av, runs s200xe12xn100xe 102.2xn100xw113.7 to beg; also BROOKLYN & ROCKAWAY BLANCH R R, ns of right-of-way, 275.10 e Flatlands av, 85.2x109.10; Lillian L Rooney—Susan Snader et al; partition; Moore & Chadman (A).

FEB. 24.

GRAHAM ST, es, 132 s DeKalb av, 18x91.5; Hilda L Nelson—Sylvester L Nash et al; C A Ogren (A).

MADISON ST, ns, 150 e Sumner av, 20x100; Kate Moore—Julia F Broaker et al; W R Davies (A).

PULASKI ST, 410; also GUNTHER PL, 14; also VAN BUREN ST, 406-8; also McDONOUGH ST, 452; also HULL ST, 159-161, 165-7 & 155A; also GUNTHER PL, 16; also QUINCY ST, 695; Walter B Wellbrock—Jacob H Kohlman et al; to obtain construction of a will; L J Altkrug (A).

W 8TH ST, ws, 360 s Av R, 20x100; Sophie Rochdrandt—Fannie Hartman et al; H L Thompson (A).

E 9TH ST, es, 330 n Av Q, 30x100; Cath A Ketcham—Marie Walker et al; A W Ladd (A).

E 14TH ST, es, 280 s Dorchester rd, 40x100; Anna M Everitt—Walter W Travis et al; G W Pearsall (A).

16TH ST, ns, 463.8 e 8 av, 26.5x100x25.5x100; Jos Arons—Louis Volker et al; Jones, McKinny & S (A).

24TH ST, ns, 60 nw 4 av, 30.3x100.2x30.2x 100.2; Anna Werther—Jane A MacDowell et al; W J Bolger (A).

E 31ST ST, nwc Snyder av, 80x100; Wm Herod —Flatlands Constn Co et al; C S Taber (A).

74TH ST, ss, 466.6 w 7 av, 20x100; Fairview Home for Friendless Children—Jno E Sullivan Co et al; H L Thompson (A).

BROOKLYN AV, es, 495 n Glenwood rd, 40x 100; Saml T Maddox—Homesbrough Realty Co et al; Cary & Carroll (A).

HAMILTON AV, nes, 43.7 nw Woodhull, runs nw 25xne88.8xe27xsw98.11 to beg; Herman M Roth —Alice M Kjekstad et al; Hirsh & Newman (A).

JOHNSON AV, 189; Bklyn Bldg Material Co—Thilie Sachs et al; partition; S A Potter (A).

MORGAN AV, ws, 50 s Grattan, 25x100; Caroline B Knapp—Sylvan Levy et al; Coombs & Wilson (A).

MORGAN AV, ws, 25 s Grattan, 25x100; Jos A Burr—same; R H Wilson (A).

RIVERDALE AV, nec Hopkinson av, 20x75.3; Bond & Mtz Guar Co—Bessie Paller et al; T F Redmond (A).

ROCKAWAY AV, ws, 165.6 n Hegeman av, 20x 100; Syndicate Devel Co—Jennings-Danz Realty Co et al; C H Levy (A).

ROCKAWAY AV, ws, 45.6 n Hegeman av, 20x 100; same—same; same (A).

ROCKAWAY AV, ws, 125.6 n Hegeman av, 20x 100; same—same; same (A).

ROCKAWAY AV, ws, 85.6 n Hegeman av, 20x 100; same—same; same (A).

ROGERS AV, ws, 101 n St Johns pl, 26.9x100; Florence I Moore—Lillie I Baker et al; partition; I Neustaedter (A).

STONE AV, sec Dean, runs s32.2xe71.2xn38.8xw 49.9 to beg; Excelsior Bwg Co—Minnie Parmer et al; Holm, Whitlock & S (A).

2D AV, nws, 20.1 ne 68th, 20x102.5x20x100.8; Bklyn Childrens Aid Soc—Beckerman Constn Co et al; Wood, Cooke & S (A).

2D AV, nws, 40.2 ne 68th, 20x100.8x20x99.1; same—same; same (A).

PROP on map of 1179 lots in 26th Ward, prop of estate of Henry L Wyckoff; Maria Wyckoff as exr Henry L Wyckoff—Louis Cohn et al; F Van Wyck (A).

FEB. 25.

BOERUM ST, ns, 572.9 e Bushwick av, 25x54.2 x25.3x52.5; Minnie Muller—Osias Haness et al; J A Holzapfel (A).

MOORE ST, nwc Manhattan av, 25x75; Title Guar & Trust Co—Golde Skolnitsky et al; T F Redmond (A).

MOORE ST, ns, 176.6 w White, 28.6x100; Title Guar & Trust Co—Realty Operators et al; T F Redmond (A).

POWELL ST, es, 280 s Dumont av, 20x100; Eliza Mathisen—Isidor Fishlove et al; T F Redmond (A).

REGENT PL, ss, 27.1 e E 21st, 27.1x100; Anna M Benner—Morris Cohn et al; R E Moffett (A).

REGENT PL, ss, 54.1 e E 21st, 27.1x100; Louis Fink—same; same (A).

E 9TH ST, es, 160 n Av Q, 20x100; Metropolitan Associates—Barm Realty Co et al; I Roth (A).

E 10TH ST, ws, 140 n Av Q, 20x100; Metropolitan Associates—Barm Realty Co et al; I Roth (A).

12TH ST, ss, 222.10 w 7 av, runs s100.3xw15.1x n3.3xw7.5xn100xe22.6 to beg; Eva M Stone—Florence S Fletcher et al; J H Breaznell (A).

FOUNTAIN AV, es, 120 s Liberty av, 20x100; Title Guar & Trust Co—Solomon Pollack et al; T F Redmond (A).

KENT AV, sc Taylor, runs se100xsw149xw 100xne— to beg; also KENT AV, sws, 100 se Taylor, 10x100; also WYTHE AV, es, 80 s Wilson, 20x77.4; also WYTHE AV, sws, 50 s Wilson, 50x100; also WILSON ST, ns, 50 e Wythe av, 20x80; also WILSON ST, ss, 251.4 e Wythe av, 19.4x100; also HALL ST, es, 584 n Myrtle av, 20x100; also MYRTLE AV, ns, 178 e Kent av, 23x100x23.3x100; Annie C Sullivan—Cath Biehn et al; to determine a title; I. C. Walls (A).

LEXINGTON AV, ss, 395 e Classon av, 55x 100; Benoit Wasserman—Anna F Sullivan et al; S D Matthews (A).

SHEPPSHED RAY RD, ns, 40 w W 3d, runs n76.1xw43.10xn25xw43xsw45.3xe60x92.7xe65 to beg; Lena Keck—Ernst Gattner; A W Burlingame, Jr (A).

SURF AV, ns, 101.6 e W 32d, 20x115.8x20.3x 118.11; Boettschneider Realty Co—Theodora Kutyn et al; A I Stark (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. 21.
140TH ST, 469 W; Daniel A Wood—Margt D Forney; John Forney (98).. 84.15
AMSTERDAM AV, 2358-60; Jos Starobin—Chas Rosenthal; Bertholtz & Krumholtz Constn Co (101)..... 325.00
AUDUBON AV, 247-49; Geo Ellis—Inter City Land & Securities Co; Mr Stern (100) 23.25
BROADWAY, 1448; Voska Foelsch & Sidlo—Forty-first St Realty Co (102) 2,515.44
NORTHERN AV, nwc 181st st, 78x110; Geo Ellis—First Preferred Realty Corp; Mr Stern (99) 25.25
WADSWORTH AV, 248-256; Jas H Young Stone Co—Comfort Realty Co (103) 950.00

FEB. 24.
ELDRIDGE ST, 133; Friedland & Levine Bros, Inc—Frederic Storm & Morris Curlanchick (110)..... 85.00
173D ST, 555 W; Benj Feldman—Fletcher Constn Co & Bertha Golla (109) 361.00
BROADWAY, 1448-50; Moses Braun—41st St Realty Co, Walter M Carpenter, rec'r, Irving Ruland, Henry I Cobb & I H Rosenfeld (111)..... 903.00
SAME PROP; same—41st St Realty Co, Walter M Carpenter, rec'r, & Windsor Constn Co, Inc (112) 671.25
BROADWAY, 1448-50; Windsor Constn Co—41st St Realty Co, Irving Ruland, I H Griswald & Theo M Brush (104) 3,139.93
BROADWAY, 1448; Philip Levitt—same (105) 5,200.00
BROADWAY, 1448; Pittsburgh Glass Co—41st St Realty Co (106).... 505.62
BROADWAY, 1448-50; Phillipson Decorating Co—same (107) 2,231.00

FEB. 25.
7TH ST, 73-5 E; Jacob Cohen—Henrietta Studinski & Louis Pecker (114). 36.00
103D ST, 150 E; Tomback & McPhee, Inc—Jacob Vogelfanger (119) 137.16
158TH ST, 522-6 W; Benj Helberg—Rose Simon (116) 82.20
190TH ST, 602 W; Unger Parquet Flooring Co, Inc—190th St Realty Co (117) 635.00
BROADWAY, 1448; Sterling Bronze Co—Forty-first St Realty Co (118).... 2,895.90
BROADWAY, sec 41st, 50x150; Davis Brown, Inc—41st St Realty Co (113). 2,062.19

FEB. 26.
45TH ST, 7-11 W; Fleischman Bros—45th St Realty Co (134).....157,108.12
55TH ST, 236-8 W; Knickerbocker Annunciator Co—Sadie Bonwit & Wm Smith (135) 13.10
81ST ST, 531 E; Harry Perlmutter—Jno S Sutphen, Amanda Pope & Adeline E Crockett, exrs, & Mary Nifsky (128) 45.35
AQUEDUCT AV, 1492-4; H Raabe & Sons—Towanda Constn Co (renewal) (129) 1,600.00
BROADWAY, 1450; Richmond Radiator Co—41st St Realty Co (120)..... 509.82
BROADWAY, 1448-50; Racich Asbestos Mfg Co—same (121) 7.95
SAME PROP; same—41st St Realty Co & Henry I Cobb (122)..... 417.00
BROADWAY, 1450; Geo E Hatfield Co—41st St Realty Co (124) 325.20
BROADWAY, 1448; Geo H Storm & Co—same (125) 382.80
BROADWAY, 1448-50; Feinberg & Feinberg, Inc—41st St Realty Co, H B Purdy & H I Cobb (126)..... 152.25
SAME PROP; Feinberg & Feinberg, Inc—41st St Realty Co & Windsor Constn Co, Inc (127) 67.50
BROADWAY, 1448; Louis Berliant—41st St Realty Co, Henry M Carpenter rec'r & Henry I Cobb (130)..... 91.00
BROADWAY, 1448; Aug Mugler—41st St Realty Co, Henry M Carpenter, rec'r, & Henry I Cobb (131)..... 166.25
PINEHURST AV, swc 181st, —x—; Spiers Lederlee Glass Co—Comfort Realty Co (133) 110.00
ST NICHOLAS AV, nwc 190th, 97x120; Consolidated Chandelier Co—190th St Holding Co & Hyman Horwitz (123).. 650.00
5TH AV, 424-34; Crooke Heating & Ventilating Co, Inc—F V & J H Burton & Standard Plunger Elevator Co (136). 6,364.23
7TH AV, 586-90; Electric Carriage Call & Specialty Co—C Wm Funk & Hoffman Co (132) 510.56

FEB. 27.
GREENWICH ST, 712; Mark Strompf—M L & C Ernst & Model Constn Co, Inc (renewal) (138)..... 281.62
6TH AV, 783-5; Jno J Sullivan—Susie E Fitchett, Emily E Burns, Annie E DeCamp & Burns Restaurant & Hotel Co (139) 145.95
125TH ST, 319 W; Geo Ellis et al—Maurice M O'Connor, Estate of Chas Welsbecker & College Inn (140)..... 64.55
45TH ST, 7-11 W; Harry Alexander—45th St Realty Co & Fleischmann Bros Co (143) 601.99
34TH ST, 5 W; Estey Bros Co—Jas McCreery & Co & Standard Plunger Elevator Co (137) 781.88

Bronx.

FEB. 20.
166TH ST, swc Webster av, 100x200; Lukens Iron & Steel Co—Sheffield Farms-Slawson, Decker Co; Radley Steel Constn Co (35) 277.42
172D ST, 856, 860, 864 E; Builders' Brick & Supply Co, Inc—Sole Realty Co, Inc 1,210.05
172D ST, ws, 150 s Boston rd, 120x100; Louis Marx—Sole Realty Co, Inc; Sole Realty Co, Inc & Samuel Carrucci (38) 3,350.00

181ST ST, sec Belmont av, 40x100; John G Gent—Crown Hill Constn Co; Crown Hill Constn Co & Jacob Kronenberger (38) 1,324.00
181ST ST, sec Belmont av, 45x100; John Barba—Crownhill Constn Co (40) 1,945.00
184TH ST, 467 E; Robert Perlman—John Doe; Mrs S Sonenberg (34).... 2.50
STEBBINS AV, 877, 881, 885, 889 & 893; Jacob Sapirman—Foxvale Realty Co (41) 729.25
WEBSTER AV, swc 173d, 50x86.7; Gustav Ernst—Nau Realty Corp (37) 1,015.00
ZEREGA AV, 1707; Geo Hoffman—Kath Stewart; Jas Stewart; Jas Stewart (39) 54.62
3D AV, 3756; Philip W Benjamin—John Doe; John Frankel, as president; Nova Constn Co (33) 256.00

FEB. 21.
181ST ST, sec Belmont av, 40.3x100.9; West Farms Cementing Co, Inc—Crownhill Constn Co (45) 470.00
181ST ST, sec Belmont av, 85.9x141.2; Church E Gates Co, Inc—Crownhill Constn Co (42) 2,029.74
181ST ST, sec Belmont av, 140x100; Fredenburg, Lounsbury & Houghtaling, Inc—Crownhill Constn Co (43). 1,031.25
INTERVALE AV, ws, 185 s Jennings, 85x110; Jacobsen & Pedersen—Jacob Steifer (46) 425.00
PROSPECT AV, 2134; John F Cronin—J Cullo & Bro (44)..... 27.00

FEB. 24.
180TH ST, 612-4 E; C B Raymond & Co—D'Auria Constn Co (51) 1,186.86
181ST ST, sec Belmont av, 85x141; Hydraulic Pressed Brick Co—Crownhill Constn Co (50) 162.00
HUGHES AV, 2310; Globe Sash & Door Co—Nicola Tedeschi & Chas A Corby (47) 370.00
SAME PROP; Jas Hogan—same (48).. 35.00
INTERVALE AV, 1353-7; Gus Schlaier Eagle Wrought Iron Works—Jacob Streifer Co (49) 1,937.19

FEB. 25.
181ST ST, sec Belmont av, 85.11x141.1; Northern Cornice & Rfg Co Inc—Crownhill Constn Co (48) 420.00
VYSE AV, swc Freeman, 50x95; Thos Mulligan Constn Co—Martha Perna (47) 3,295.00
FEB. 26.
181ST ST, sec Belmont av, 40.3x100.9; West Farms Cementing Co Inc—Crownhill Constn Co (50) 720.00

180TH ST, 612 E; Globe Sash & Door Co—D'Auria Constn Co (51)..... 400.00
PROSPECT AV, 914; Chas J Mechling—Jno Doe & Rosenfeld & Hahn (49). 95.48
FEB. 27.
WHITLOCK AV,** es, 431 s Tiffany, 156x90; M F O'Neill Inc—Lockwit Co renewal (141) 2,126.50
WHITLOCK AV, ** es, 100 s Tiffany, 175x100; same—same (renewal) (142) 3,950.00

**Recorded in N Y County.

Brooklyn.

FEB. 19.
BRISTOL ST es, 340.2 n Sutter av, 40x 100; Blake Iron Wks Co—Wilson Contracting Co & Jas J Millman \$225.00
ST JOHN'S PL, ns, 275 e Ralph av, 125x 119.11; Barnet Dolber & ano—St Marks-Howard Co 950.00
46TH ST, nes, 220 se 13th av, 100x 100.2; Wm Fishkind—Jos Gottfried & Louis Brettschneider 50.00
70TH ST, nwc 20 av, 320x100; also 78TH ST, ns, 390 w 20 av, 120x100; Neil T Hall—Marloe Constn Co & Henry Marx 803.00
PITKIN AV, sec Cleveland, runs s150x e97.6xn60xw59.6xw38 to beg; Square Lumber Co—Pitkin-Cleveland Realty Corp, L H Pincus & "John" Frankel 254.65
PUTNAM AV, 204; Leon Paschcow—Fredk H Bagnall 66.00
WILLIAMS AV, swc New Lots rd, —x—; Morris Wax—Vermont Bldg Co. 95.00

FEB. 20.
KOSCIUSKO ST, 65; H T Heimerle—Laura Kaezer 40.00
WEST ST, 438-42; Hudson Plumbing Co—Lawyers' Title Ins Co & Clarence D Quaid 475.00
CORTELYOU RD, swc Ocean av, —x—; J Wellman—Cortelyou Investing Co & Henry Van Well 50.05
SARATOGA AV, 367; Isaac Reiss—Fannie Rosenberg 18.50

FEB. 21.
CROWN ST, ss, 140 w Bedford av, 20x 131; J Bernstein—Martin & Anna Zimmermann 555.00
JAVA ST, ns, 275 w Manhattan av, 25x 100; Max Schrieber—Harry Aronsen. 227.75
JAY ST, 117-9; H S Sulsky—Susie Small 18.00
TOMPKINS AV, 134 to 140; M Wolkowitz—Congregation Ohel Maishe Anche Treb & Jos Fetner..... 44.50

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FEB. 24.
FULTON ST, 708; J McComber—Est of Sarah A Terrett & Gertrude Matthews 3.50
LINCOLN PL, 1104; A N Mirell Co—Est of Margt McCord 48.75
VERMONT ST, ws, 100 s New Lots av, 100x250; M Wax—Vermont Bldg Co. 115.00
WEST ST, es, 260 n Sackett, 40x100; Empire City Lumber Co—Wilson Constn Co & Jas Millman. 576.04
57TH ST, 119; H Abramsen—Kath Geiger. 32.60
79TH ST, nwc 20 av, 320x100; also 78TH ST, ss, 300 w 20 av, 140x100; J Olsen—Marloe Constn Co. 730.00
AV P, nwc E 13th, 100x100; M Wax—Provident Associates & Jos Cohn. 107.00
GRAND AV, 39; L Salzano—Aug Cuneco & Nicola Barbagelata & Genni Capestro. 159.00
MEEKER AV, ss, 196.2 w Morgan av, 27.8x85; Bell Fireproofing Co—Schwartz & Co & C Simonelli. 91.30
NOSTRAND AV, ws, 26 s Prospect pl, 20x100; C A Wertz—Sarah & Geo I Miller. 47.80
WEBSTER AV, ss, 387 e 1st, 77x106.5; J Gaydica—Jno Montelone. 61.50
3D AV, 4805-9; H O'Dougherty—Max Weiss & Jas J McCormick. 100.00

FEB. 25.
ESSEX ST, es, 175 s Atlantic av, 22x 100; J La Maestra—Chas H McDonnell & Borgia Constn Co. 1,200.00
UNION ST, ss, 150 e Nostrand av, 50x127.9; Thos F Fyans—Sylfred Constn Co. 28.00
VERMONT ST, es, 100 s New Lots av, 640x100; also VERMONT ST, ws, 100 s New Lots av, 640x100; Morris Wax—Vermont Bldg Co. 495.00
DE KALE AV, 714—J Olstein—Curten Constn Co & One Beebe. 185.80
WEBSTER AV, 368-74; J P Duffy Co—Jno Montelone. 256.93
WILLIAMS AV, swc New Lots av, 100x 100; W Fishkind—Vermont Bldg Co. 275.00

OSBORN ST, ws, 175 n Riverdale av, 100x100; M Blumberg—S & Q Realty Co; Jan16'14 985.00
***W 17TH ST, ws, 220 n Neptune av, —x—;** Garden Realty & Constn Co—Jos Koppel; Jan8'14. 425.00
SAME PROP; Cropsey & Mitchell—same; Dec1'13 123.52
SAME PROP; Wohl & Rendelstein—same; Jan13'14 70.00

FEB. 24.
PROSPECT PL, ns, 264 w Ralph av, 164x127; Jno Schwartz—Miller Bldg Co; May22'13 200.00
VAN BUREN ST, ss, 200 w Reid av, 14.6x100; Jacob Weitzman—Thos F & Nellie M Maguire; Sept3'13. 135.00
VARET ST, nc Bway, 50.10x100; Herringbone Metal Lath Co—Eagel Concrete Arch Co & Bashkin & Grodsky; Nov7'12. 115.42
***E 19TH ST, n of Beverly rd;** also *PARKSIDE AV, ns, 204.10 w St Pauls pl; Frank W Koetzner—Scottish Holding Co, Inc, Bklyn Union Bldg Co, Inc, & Morris A Goodman as assignee Safferson Statuary & Art Co; Oct 23'13. 85.00
LIVONIA AV, ss, 40 w Bristol, 40x75; Hyman Meltzer—Jos Wieselman, Meyer Wieselman & Isaac Postilnick; Jan 19'14. 770.70

FEB. 25.
ST PAULS PL, 63; Kruger & Strutin—Sallie B Roberts; Feb7'14. 285.00
FLATBUSH AV, 42; Wm Marsaglia—Realty Associates & Geo Martens; Jan31'14. 133.00
LEWIS AV, sec Myrtle av, —x—; Wm J Seinsoth—Chas Samuels; Feb5'13. 11.22
LIVONIA AV, 182; Morris Yaches—Lazarus Goldstein; Jan21'14. 154.30
STONE AV, es, 100 s Pitkin av, 25x100; Saml Marcus & ano—Saml Kalter, Max Rolnick & Max Goodman; Jan 30'14. 100.00

TIFFANY ST, es, 100 n 165th, 50x100; Manhattan Mtg Co loans Tiff Bldg Co, Inc, to erect 5-sty apartment; 16 payments 38,000.00

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—Mrs Ellen Hall. G-A-E-F-C
Albany st, 5—Christian T Ott et al. B-E-C-G
Bank st, 69-71—Consolidated Gas Co. C
Beekman st, 16—Kenneth M Eyland. C
Bleecker st, 33-7—Rosenbaum Mfg Co. DR-A-G
Bleecker st, 33-7—Acorn Mfg Co. A-G-DR
Bleecker st, 33-7—Morris B Friedlander. DR-A-G
Bleecker st, 33-7—Isador & Philip Hirshman. DR-A-G
Bleecker st, 33-7—Joseph Hurewitz. A-G-DR
Bond st, 40—Conrad Mayer. A
Bond st, 40—Abraham Monoson. H-A
Bond st, 40—Isaac Sussman. A-H
Bond st, 40—John Johanness. A-G
Bond st, 40—Sam Horowitz. H-A
Bond st, 40—Ed B & Gilbert J Kitching. C
Canal st, 60—Simon Liebovitz. DR-C
Canal st, 254-8—Haronimus Mueller & Co. G-DR
Canal st, 254-8—Bruse Brown. DR-C
Canal st, 254-8—Robin, Hirsch Co. DR-G-H
Canal st, 254-8—Oppenheimer Bros & Veitch. H-DR
Canal st, 380-4—S L Van Wessel. DR-H
Canal st, 380-4—Herman Karp. DR-H-G
Canal st, 380-4—Simon & Herman Rawitser. DR-H
Canal st, 380-4—Capitol Shirt Mfg Co. DR-H-G
Canal st, 380-4—Isadore Kottle. DR-H-G
Chrystie st, 133—Abram Bamberger Estate. SS-B-C
Chrystie st, 133—Greenpoint Metallic Bed Co. G
Church st, 315-17—Isaac Greenberg Bros. H-E
Church st, 315-17—Barish & Schwartz. H
Church st, 315-17—Thompson, Cramp & Co. H-G
Church st, 315-17—Great East'n Suspender Co. H-G
Clinton st, ft of, pier 49—N Y, N H & H R Co. SS
Clinton & South sts—Holbrook, Cabot & Rollins Co. G
Delancey & Eldridge sts (shaft 20)—Holbrook, Cabot & Rollins Corp. G
Downing st, 53—James & Richard Lamb. G
Forsyth st, 85—Pincus Meyerson. C
Franklin st, 155-9—Walter Baker Co. H-G
Franklin st, 155-9—H G Cordley & Jas E Hayes. A-L-G
Grand st, 176-80—Excelsior Pearl Works. DR-G-C-A
Grand st, 176-80—Veribest Steam Laundry. G-A-DR
Grand st, 176-80—International Fixture Co. DR-A
Grand st, 176-80—Nat'l Spinning & Stamping Co. DR-C
Grand st, 176-80—Jacob Busch. A-C-H
Grand st, 176-80—Consolidated Gas Co. C
Greene st, 121-3—Estate Sarah M Schwartz. C-G-DR
Greene st, 145-51—Benjamin Schwartz & Sons. DR
Greene st, 145-51—Benj Schwartz & Son. DR-H-F-G-A
Greene st, 259—Blank & Schneider. G-A
Greene st, 259—Simon Safferson & Louis Salb. C-G-A
Houston st, 21-5 E—The Laurie Feather Co. G
Houston st, 21-5 E—Benjamin Apteker. G
Houston st, 26-32 E—Consolidated Gas Co. C
Houston st, 26-32 E—Havemeyer R E Co. DR
Houston st, 26-32 E—Amer. Corduroy Pants Co. H-DR
Houston st, 26-32 E—E & J Bass. H
Houston st, 26-32 E—Goldstein Bros. DR-H-G
Houston st, 26-32 E—Sweet, Orr & Co. G-H-DR
Houston st, 26-32 E—Felix Idell. DR
Houston st, 26-32 E—James Andriaccio. DR
Houston st, 26-32 E—Max Landau. DR
Hudson st, 548½—I H Kaplan. G
Jefferson st, ft of, piers 45 & 46—N Y, N H & H R Co. SS-A
Mercer st, 5-7—Manheimer & Schwartz. G-A
Mercer st, 5-7—Olympia Knitting Mills. G-A
Mercer st, 91-3—Pittsburgh Life & Trust Co. SS-E-C-G

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 21.
No Satisfied Mechanics' liens filed this day.

FEB. 24.
BOWERY, 312-4; S Shanker Metal Ceiling Co, Inc—Abr King et al; Nov 22'13 100.00
SAME PROP; Tager Co—same; Feb 3'14 174.50

FEB. 25.
138TH ST, 621 W; Harry Friedlander—Pennington Whitehead et al; June 20'13 26.00
BROADWAY, nwc 64th; Harry Glass-over—Oak Crest Realty Co et al; Dec 13'13 35.00
6TH AV, 510-12; Jas Hogan et al—Louise Appell et al; Feb24'14. 65.00

FEB. 26.
57TH ST, 150 W; Nathan Ciffer—Arnold W Pupke et al; Feb5'14. 337.00
ST NICHOLAS AV, nec 190th; Consolidated Chandelier Co—190th St Holding Co et al; Feb25'14. 650.00

FEB. 27.
46TH ST, 61 W; J P Duffy Co—Wm H Brown et al; Oct24'13. 210.15

Bronx.

FEB. 20.
No Satisfied Mechanics' Liens filed this day.

FEB 21.
EAGLE AV, es, 50 n 156th, 25x72.11; A E Klotz Fireproofing Co—Ebling Brewing Co et al; Jan28'14. 415.00

FEB. 24.
173D ST E, swc Webster av;** Empire Roofing Co, Inc—Aug Nelson; Dec 30'13 85.00

FEB. 26.
WEBSTER AV, swc 173d, 50x86; Gustav Ernst—Realty Corpn et al; Feb19'14. 1,015.00
**Recorded in N Y County.

Brooklyn.

FEB. 19.
PROSPECT PL, ns, 100 w Radph av; —x—; Tema Kramer—Miller Bldg Co; June3'13 150.00
E 17TH ST, es, 250 n Beverly rd, 49.11 x100; Sam Feldman—Louisville Realty Co; Nov13'13. 75.00
***E 22D ST, ws, 109.2 s Ditmas av, 64.7x 100;** Edw B Chestersmith—Henry V Terboss; Jan27'14. 15.00
BROOKLYN AV, es, 107.6 n Linden av, 80x100; Harris Perelman—Sunshine Constn Co, Inc; Dec24'13. 120.06
BROOKLYN AV, ws, 107.6 n Linden av, —x—; Harris Perelman—Sunshine Constn Co, Inc; Dec30'13. 200.00

FEB. 20.
PROSPECT PL, ns, 264 w Ralph av, 164 x127.9; Bell Fireproofing Co—Miller Bldg Co; June4'13 (release). 134.00
TAYLOR ST, ses, 100 n Bedford av, 150x100; Mathias Grossarth—Hattie Forshay; Eliz Parkinson, G A E Kraft, Sarah E Ormsby, Frank Burke & J & D E Yeoman & Wm Welge; Apr4'13 70.00
E 29TH ST, ws, 220 s Av K, 40x100; Jacob Dames—Minnie Fanshaw; Oct 21'13 45.50
E 38TH ST, ws, 257.6 n Av J, 40x100; J P Duffy Co—Marie Brandl & Borough Park Lumber Co & Victor Steinfeld; Feb17'14 203.88

FEB 21.
IMLAY ST, bet Bowne & Verona, 80x 480; J I Hass, Inc—N Y Dock Co & Milliken Bros; Feb13'13. 2,060.00

ATTACHMENTS.

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

Manhattan.

FEB. 19.
BUCKNALL, S S Lines, Ltd; \$3,395.39; L F Doyle. 44
GRANBERG, HENRY; Frederick E Donaldson; \$500; A & H Bloch.
PAM, MAX; Title Guarantee & Trust Co; \$99, 830.69; H Swain.
FEB. 20.
No Attachments filed this day.

FEB 21.
WILSON, EDITH; Harris N Brown Co; \$3,685; Stanchfield & Levy.

FEB. 24.
INTEROCEAN OIL CO; Wm Hampel; \$20,273.22; Van Vorst, Marshall & Smith.
PENNSYLVANIA RUBBER CO; Chas Engel; \$68,153.03; Whitridge, Butler & Rice.

FEB. 25.
No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

FEB. 20, 21, 24, 25 & 26.
Donohue, Matthew F. 42d st, 136 W A B See Electric Elevator Co. Elevator. (R) 412.50
Wahn, Chas. 3d av, nec 14th. Mary J Durivan extrx & Ptak Sullivan. Chattels & lease (R) 20,000.00
Weinstein & Lurie. 74th st, 174 E. Raisler Heating Co. Steam boiler. 225.00

Bronx.

FEB. 20, 21, 24, 25 & 26.
O'Rourke Bros & Co. Hoe av, es, bet Freeman & Jennings. Colonial Mantel & Refrigerator Co. Refrigerators. 193.75
Sole Realty & Constn Co. 172d st, ws, 150 s Boston rd, —x—. Colonial Mantel & Refrigerator Co. Refrigerators. 490.00

Brooklyn.

FEB. 19, 20, 21, 24 & 25.
Allborough Realty Co & Jacob Keiser. 77th st cor 14th av; also 78th st cor 14th av. L Greenberg, Bath Tubs. 1,300.00
Bayarsky, Benj. Crown st nr Bedford av. Jake Bernstein. Gas Fix. 32.00
Curtin Constn Co. DeKalb av nr Marcy av. Murphy Hardware & Supply Co. Bath Tubs, &c 1,755.00
Habena (Inc). Williams av nr Sutter av. Simon Gasner & Sons Co. Ranges 573.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

FEB. 24.
10TH AV, 753; Gertrude A Vanderbeck loans 751 Tenth Av, Inc, to erect a 6-sty apartment; 5 payments. 20,000.00

Bronx.

FEB. 26.
TIFFANY ST, es, 150 n 165th, 50x100; Manhattan Mtg Co loans Tiff Bldg Co, Inc, to erect 5-sty apartment; 16 payments 58,000.00

Murray st, 43—Waterbury & Riley.....H
Park st, 87—August F Barbett.....G
Pike st, ft of, pier 31, East River—N Y, N H
& H R R Co.....A-SS
Prince st, 113-15—Richard Sidenberg.....G-H-DR
Prince st, 113-15—Fairy Waist Co.....DR-G
Prince st, 121—Richard Sidenberg.....H-G-DR
Prince st, 121—W Randam Microbe Killer Co.
H-A-DR
Prince st, 139-41—Darrow & Raddin.SS-DR-H-C
Prince st, 178—J Lacorazo & Co.....L
Rivington st, 316-8—Sol Bisgaier.....G
Union sq, 32—Reliance Building.....SS
Union sq, 48—Union Sq Pharmacy.....G
Walker st, 9-15—Geo Herbert.....A-G-DR
Walker st, 9-15—John W Brightman.DR-A-C-G
Walker st, 9-15—John W Esheman & Co..A-DR
Walker st, 52-4—Frederick Nadler.....G
Walker st, 52-4—David Weinstock.....G
Waverly pl, 3-5—Consolidated Gas Co.....C
Waverly pl, 3-5—Atken & Hartman.....DR-G-H
Waverly pl, 3-5—Bamberger Bros.....G-H-DR
Waverly pl, 3-5—David Pekowsky & Son..G-DR
Waverly pl, 3-5—W Bourke Cochran.....L
DR-A-C-H-SS
Waverly pl, 3-5—Isadore & Benjamin Ro-
gat.....H-DR-G
Waverly pl, 3-5—Sigmund Salomon.....G-H-DR
Waverly pl, 3-5—John Weber & Co.....DR-H-G
Waverly pl, 3-5—Benjamin Weiner.....DR-H
Waverly pl, 28-30—O K Examining & Spong-
ing Works.....G-C-A-DR
Waverly pl, 28-30—Max Pollack & Co.....DR-A
Waverly pl, 28-30—Joseph Remit Co.....G-A-DR
Waverly pl, 28-30—Wiener Bros.....G-A
Waverly pl, 28-30—C A Boran Hat Co.....DR
Waverly pl, 28-30—Agrest & Guerrieri.....DR
Waverly pl, 28-30—John Biasetti.....DR-A
Waverly pl, 28-30—28 Waverly Place Corp..DR
William st, 186—Eugene Douglas.....H
Wooster st, 61-3—Harry Gross.....G-DR
Wooster st, 61-3—Chas Wendland.....DR
Wooster st, 61-3—Tobias Miller.....C-DR
Wooster st, 64-8—Louis F Dommich.....SS
Wooster st, 94-8—American 3-Way Prism Co..H
Wooster st, 105-13—John B Newrath & Co.
G-H-C-DR
Wooster st, 105-13—Chas H Fiske, Jr.....DR-SS
Wooster st, 105-13—Consolidated Gas Co.....C
Wooster st, 105-13—Oppenheimer & Ottinger..H
Wooster st, 105-13—Zach Oppenheimer.DR-A-G
Wooster st, 105-13—Apt & Zuckerman.....H-C
Wooster st, 105-13—Maurice Weissman.....L
DR-H-G-C-A
Wooster st, 105-13—Benj Schottland.....G-DR-H-A-C
Wooster st, 105-13—Harry Zuckerman.....G-DR
Wooster st, 124-6—Consolidated Gas Co.....C
Wooster st, 137-9—World Examining Works.
DR-H-G
Wooster st, 137-9—Consolidated Gas Co.....C
Wooster st, 137-9—United States Trust Co.C-DR
Wooster st, 137-9—Jake Rosenman.....G-H
Wooster st, 137-9—Manhaeim & Schmidlein.
G-DR-H
Wooster st, 149-53—S Steinberg.....G

Numbered Streets.

3d st, 4 W—United Merchants Realty & Im-
provement Co.....C
4th st, 21-9 W—Mrs Larz Anderson.C-SS-H-G-DR
4th st, 21-9 W—Ferry Hat Mfg Co.....A-G-D
4th st, 21-9 W—William J Dixon & Co..DR-A-G
4th st, 21-9 W—Morris Amdur.....A-G-H
4th st, 21-9 W—William Wermes.....DR-H-A-G
4th st, 21-9 W—Bronston Bros.....DR-H-A-G
4th st, 34-8 W—Lichtenstein, Pachner Co.
G-A-DR
4th st, 34-8 W—George B Burnett & Son.DR-A-G
4th st, 34-8 W—Lichenstein Pachner Co.....H
12th st, 40 E—Aaron Honig Sons.....G-A
12th st, 40 E—Israel Ishondorf.....G-A
12th st, 40 E—H Cantor & Co.....G-A
12th st, 40 E—Hochstetter Utility Co.....G-A
12th st, 40 E—Katz & Mondie.....G-A
12th st, 40 E—S Fligel & Son.....G-A
12th st, 40 E—S Tenenbaum Son & Co.....G-A
13th st, 14 E—Schwarzhart Bros.....C-G-H
13th st, 56 E—Jaffe & Lackman.....G
13th st, 56 E—Edward Cohen.....A
13th st, 56 E—Isidore Goodstein.....A
13th st, 56 E—Morris Rosenzweig.....A-G
13th st, 56 E—Robert Gerson.....G-A
13th st, 345 W—William Frisch.....G
18th st, 15-17 W—Nathan Nathan.....G-A
18th st, 19-23 W—A Metzger & L Metzger.....G
18th st, 19-23 W—Fisk, Clark & Flagg.....C-G
18th st, 19-23 W—F & J Berkovitz & C Men-
delson.....C-G
18th st, 19-23 W—Harry Bloom & Abe Mill-
man.....G
18th st, 19-23 W—Jack Lobel & Walter P Tau-
sick.....G
18th st, 19-23 W—American Lady Dress Co.C-G
18th st, 19-23 W—Iris Waist Co.....C-G
18th st, 19-23 W—Levi, Sondheimer & Co.....G
18th st, 232-4 W—Phillip Lewishohn.....SS
18th st, 617 E—American Foil Co.....G
19th st, 259 W—A A Attinson.....G
20th st, 9 W—Edward Slevin.....C
20th st, 42-8 E—Mrs Emily Hopkins Estate..SS
21st st, 136-40 W—Phillip J Mendetz.....G
23d st, 10 E—Kalish Pharmacy.....H-L-K-A-D
23d st, 212 E—Otto Strack.....H
24th st, 513 W—Gimbel Bros.....H
25th st, 107-13—The Standard Braid Co.
DR-G-L-H
25th st, 107-13 W—The Enterprise Button Co.
H-DR-G-L
26th st, 507-11 W—Bernard M O'Connor..A-SS
27th st, 34-8 W—Realty Holding Co.....SS
29th st, 101 W—Frank Di Mardo.....C
29th st, 101 W—Oestreicher Bros.....C
30th st, 220 W—Ann Duffy.....K
30th st, 220 W—Martinique Auto Renting &
Garage Co.....L
34th st, 112 W—J & W Rosenberg..A-D-C-G-F
34th st, 162 W—Riker & Hegeman Co.G-F-A-E-B
41st st, 331 W—Anton Sattler, Inc.....H
41st st, 540-2 W—V Lovers Gambrius Brew-
ing Co.....G
43d st, 541 W—George Reichard.....C-B-C
43d st, 541 W—Schmidt & Druz.....C-F-E-G
43d st, 627 W—William Green.....A-G-H
44th st, 213-15 E—Herman Vossnack, Jr.....A
44th st, 213-15 E—Etagold Holding Co.....C
44th st, 216 W—Shubert Theatrical Co, Sol
Manheller, mgr.....B
47th st, 306-10 E—Clausen-Flannigan Brew
Co.....C

48th st, 633 W—Hardman, Peck & Co..O-K-A-G
49th st, 222 W—William A Riley.....D
49th st, 237 W—Mrs H S Martin.....G
50th st, 124 W—Abedo Auto Co.....H
55th st, 127 W—John D Rockefeller.....H
57th st, 445 E—William E Ward.....C
64th st, 221 W—Manhattan Top & Body Co..G
66th st, 69 W—St Nicholas Rink, Inc, C Fel-
lows, gen mgr.....I-F-E
66th st, 320 E—Daniel Heede.....C
73d st, 180 E—Max Nathan.....C-G
73d st, 182 E—George H Cornish.....L-K
73d st, 182 E—Miss Bella Kayton.....C
80th st, 223 W—Eleanor P Gage.....C
83d st, 147-51 W—Cedarhurst Motor & Livery
Co.....H
83d st, 150-6 W—Britton Hall Garage Co.....H
84th st, 327-9 E—Yorkville Auto Garage Co..H
87th st, 211-13 W—Antaeus Garage.....H
91st st, 407-13 E—Sigmund Auerbach.....DR-H-G
94th st, 160 E—Mrs Anita Morrell.....C
98th st, 252 W—Anheuser Busch Co.....I
101st st, 160-2 W—West Side Garage & Motor
Co.....L
111th st, 132-42 E—Uptown Talmud Torah
Assn.....SS-C-E-F-A-B
125th st, 117 W—Eden Amuse Co., F Gras,
pres.....A
125th st, 64 W—Harry Hall.....I-A-C-G
125th st, 413 W—Joseph Cohen.....G-L-A
125th st, 413 W—Mary F Angell.....C

Named Avenues.

Av B, 328—James McCreery & Co.....F-A
Av C, 297—Levi Munson.....C-G
Amsterdam av, 869—Paul Milkowitz, Inc.....G
Amsterdam av, 1970—Daniel Lowery.....A
Amsterdam av, 1970—Joseph Brucker.....C-G
Amsterdam av, 1970—Benjamin Wakershei-
mer.....C-G
Bowery, 88—Chas H Shulman.....C-B-SS-D
Bowery, 99—Tony Gerarse.....C
Bowery, 99—Est of John R Ackerman.....B-C
Bowery, 99—Mutual Gas Co.....C
Bowery, 99—Bernard Flynn.....G-E-C
Bowery, 99—Samuel Goldberg.....A-C-G-F
Bowery, 99—Ludwig Sobel.....A-C-G
Bowery, 99—Tony Geraci.....C-A-G
Bowery, 100—Bernard Flynn.....C-D-E
Bowery, 112—Morris Bergman.....H
Bowery, 125-7—Sylvester Brush Estate.....D-C
Bowery, 163—Michael White.....G-A
Bowery, 358—John J Campbell.....L
Broadway, 2-8—N Y Produce Exchange..SS-A
Broadway, 358—Franklin Building Co..DR-C
Broadway, 358—Strauss Bros & Co.....DR-H-G
Broadway, 358—Israel Goldberg.....DR-H-G
Broadway, 358—Ferguson McKinney Dry
Goods Co.....H-G-DR
Broadway, 358—Finn Bros.....A-DR
Broadway, 358—Martin D Levy & Co.....A
Broadway, 358—Henry Lissa & Co.....A-G
Broadway, 548—Soomborn Bros.....DR-A
Broadway, 548—John Corney Co.....DR-A
Broadway, 548—Edward A Staples.....DR-A
Broadway, 548—Samuel Mayer & Son.....C-DR
Broadway, 548—William Menkin.....DR
Broadway, 548—Benj Aptheker.....DR
Broadway, 548—Max Mindheim.....DR-A
Broadway, 548—Samuel & Leo Steinfeld.....DR
Broadway, 548—Ferd & Jos C Jacobson.....DR-A
Broadway, 548—Joseph Schwarz & Co.....DR-A
Broadway, 548—Max Scott.....DR-A
Broadway, 581—Sanford, Simons & Co.....A-G
Broadway, 594—Adams Land & Building Co.
SS-C-DR
Broadway, 594—Engel & Hess.....A-H-DR
Broadway, 594—Davidson & Finklebrand.H-A-DR
Broadway, 594—Joseph Loewy & Co.....H-A-DR
Broadway, 594—W Burland & Co.....A-C-H-DR
Broadway, 594—John Donata.....H-A-DR
Broadway, 594—Carl Callman.....DR-H
Broadway, 595—Estate T E Davies.....G-SS-A
Broadway, 597—Chas F Noyes.....SS-G-H
Broadway, 598—Max Deutsch & Co.....DR-A-H
Broadway, 644-6—Heidelberg, Wolf & Co.G-DR
Broadway, 688—Jacob New Realty Co.....SS
Broadway, 696-702—Serlinger, Brown & Meyer
DR-G-A
Broadway, 696-702—Folgerman Bros & Hirsch
DR-G-A
Broadway, 696-702—Isaac Walcoff.....C-DR
Broadway, 696-702—J Tartikoff & Sons..G-DR
Broadway, 696-702—Consolidated Gas Co.....G
Broadway, 696-702—Sam Finkelstein & Co.D-R-G
Broadway, 817-19—Mrs Larz Anderson.....SS
Broadway, 1237—Wm F Fuerst, 87 Nassau st.G
Broadway, 1420—Adolph Lorber.....C-F
Broadway, 1881—Detroit Cadillac Motor Car
Co.....H-A-G
Broadway, 2369—Edwin Dumble Co.....H
Columbus av & 87th st—Morgan Donovan...I
Park av, 409—Frederick Gallatin.....H
Park Row, 188—Samuel Spiro.....D
Park Row, 215—John S Foster.....C
St Nicholas av, 390 (rear)—Hallahan &
Ahearn.....H-L-D
St Nicholas av, 390—Equitable Life Assurance
Soc.....C
West Broadway, 283—John E Boyd Est..C-B
West Broadway, 283—Simon & Herman Raw-
itser.....C-F-E-B-G
West Broadway, 416-20—National Pad Co.
DR-G-H
West Broadway, 416-20—Fuller, Burr Co.G-H-DR
West Broadway, 502—Lionel Edw Widder.
H-L-F-G
West Broadway, 552-4—Carrie Moglia.....SS
West Broadway, 552-4—Mattie Lucas.....A
West Broadway, 552-4—Alfonse Portante.....C-G
West Broadway, 552-4—Light & Spirn..C-A-G
West Broadway, 552-4—L Ullmann & Sons..A
West Broadway, 552-4—Pincus Flaum.....G
West Broadway, 552-4—Vascaro Bros.....C-G
West Broadway, 552-4—A Wolf & Co.....G
West Broadway, 552-4—Isaac Horwitz.....A-G
West Broadway, 552-4—Rossetti Lithographing
Co.....A
West Broadway, 552-4—Fein & Co.....C-A-G
West Broadway, 552-4—Silvio Frederico..C-A-G
West Broadway, 552-4—Corporation Printing
Co.....A-G
West Broadway, 552-4—Munzisto Lupo.....C-G
West End av, 205-11—White Auto Co.....K
West End av, 205-11—Williams & Morford
Co.....L
Numbered Avenues.
1st av, 216—Salvatore Arcleri.....G
2d av, 27—Louis Schneider.....C

2d av, 540—Richard Caccia.....G-C-B
2d av, 947—Marcus Friedlander.....C-G
2d av, 947—Abraham Shapiro.....G
2d av, 1936-1 Lerman.....G
2d av, 2074—Benjamin Greenberg.....C-G
4th av, 215-19—Agular Corporation.....SS
6th av, 685—Pompeo Maresi.....C
6th av, 685—Pompeo Maresi Estate.....C
6th av, 840—William Burns.....M
6th av, 857—Jacob Heppel.....G
7th av, 2007—Isaac Rosenberg.....H-A-C-L
8th av, 229—Eros Amuse Co, L Bologino,
pres.....I-B-A

BRONX ORDERS SERVED.

Numbered Streets.

256th st & Pallsade av (Riverdale)—Edwin
Outwater.....H
Named Avenues.
Brook av, 1418—Emiliano Camargo.....C
Castle Hill av, bet Powell & Gleason avs—
Bernard Estling.....H
Country Club Grounds (Westchester)—Chas
H Jackson.....H
Franklin av, 1229-31—H Silverstein.....G
Mullner av & Delancey pl—James H Burke..H
So Boulevard, 1159—Max Pollock.....I-G

BROOKLYN ORDERS SERVED.

Numbered Streets.

Ellery st, 124—Ellery Knitting Mills..C-G-DR-H
Ellery st, 124—Max Markowitz.....H-G-C-DR
Elm pl, 12-14—Lyric Vaudeville Co, Harry
Traub, treas.....C
Kosciusko pl, 13—Wm J G Mandeville.....A
Kosciusko st, 485A—Robert A Sharkey.....C
Kosciusko st, 616—Mrs Fannie Oliver.....C-G
Livingston st, 79-81—Polytechnic Institute,
Corpn.....C-M-G
Prospect pl, 904—Chas W Wohlner.....A-G-H
Prospect pl, 906—Harry J Morse.....A-G-H
Prospect pl, 1733-35—Louis Levine.....G-C
Quincy st, 880—Minnie Geiger.....I
South Oxford st, 104-6—Augustus F Brooks
G-C-B
Starr st, 20—H Bezner & P Christin..H-DR-C-A
Van Euren st, 14—Alfred E Peck.....C
Vermont st, 528—Louis Barshop.....H-A-G
Watkins st, 47-49—Jacob Bagdanoff..H-C-DR

Numbered Streets.

12th st, 180—Philip A Fhelander.....A-H

Named Avenues.

Classon av, 825—Alois Lazansky.....C-G
Greenpoint av, 177—Abraham Nachmann..A-H
Hudson av, 473—Mrs Wm H Bolton.....B-C-M
Kent av, 803—Estate Conrad Stein.....C-G
Lefferts av, 338—Wilbur Draper.....B-C-M
Montauk av, 13-19—Montauk Metallic Bed
Co.....C-H-G-A
Myrtle av, 1329-31—Philip Stephens.....D-C-M
Myrtle av, 1732-36—Chas Strebel & Son.....L
Norstrand av, 1059—Percy Knowles.....G-E
Old Bushwick rd, 10—Michael Oriando..A-C-H
Vanderbilt av, 269—Wm P Van Iderstine.K-C-A
Wythe av, 113-19—A O'Donnell Cooperae.G-E-A

QUEENS ORDERS SERVED.

Numbered Streets.

Canal st, 11, rear (Jamaica)—Henry M Crow..C
Grand st, nr Hoffman Blvd (Elmhurst)—
John H Prall.....H
Main st, 107 (L I C)—Harry S Holmes.....C
Main st, 107 (L I C)—Morris Hoedt.....M
Named Avenues.
Borden av, 221-25 (L I C)—Amer Drug Syn-
dicate.....C-G-A
Borden av, 227-35—Amer Drug Syndicate..DR
Boulevard, 18-20 (Rockaway Beach)—John
Devanny.....D-DR-B-M-C-F-A
Ditmars av, 470-86 (L I C)—Chas Steinway.
H-A
Dry Harbor rd & Railroad Tracks, 400 ft E
Dry Harbor rd (Glendale)—American Sales-
book Co.....H-C-G-A
Fisk av, 54—Margaret Snyder.....M-D
Hunter av, Raddy & Henry sts (L I C)—H N
Shrophire.....A-C
Jamaica av & Boulevard (L I C)—Sohmer &
Co.....G-C
Kensington Gardens (Far Rockaway)—Max
Katz.....A-G-D-C-K-H
North Hempstead Turnpike (Elmhurst)—
Stephen J Lott.....G-A-H
Ocean av, 101 (Rockaway Beach)—Henry J
Furlong.....C-B
Queens Blvd, nwc Penfold rd (Elmhurst)—
Henry Glasser.....C
Queens Blvd, nwc Penfold rd (Elmhurst)—
Joseph C Kohout.....L-A
Review av, bet Greenpoint & Borden avs—
National Bridge Works.....A-G-H
Springfield av & L I R Crossing—Laurelton
Coal Co.....A-H
Wilbur av, 95—Rudolph Rosenberg.....M-D

Numbered Avenues.

15th av & Newton rd—Frank Warnek.....C
16th av, 483—Julius Schmid.....C-G-A-D
17th av, 482 (L I C)—Nicola De Rosa.....H-G-C

RICHMOND ORDERS SERVED.

Numbered Streets.

Carroll pl, 21 (New Brighton)—Wm B Wil-
kinson.....MD-H

Named Avenues.

Castleton av, 1020—Castleton Motor Car Co.H
Central av, 58—John H Gans.....G
Davis av, 115 (West New Brighton)—Wm G
Willcox.....H
Dongan Hills—Richmond County Country Club.H
Harrison av, 4—John S Duff.....H
Norwood av, 136 (Clifton)—Wm J Cole.....H
Old Town rd & Burger av (Dongan Hills)—
Lloyd Mfg Co.....G
Richmond av, 254—Dr Geo Wabrath.....H
Richmond av, 281—Wm R L Foggin.....H
Richmond rd, 654-6—Louis Blum.....H
Richmond rd, 2052—Etienne C Wurthmuller..K
Richmond & Tompkins avs—E H Piple.....H
Richmond Terrace, 2094 (Port Richmond)—
Martin Leo.....I-C-A
St Marys av, 12—John J Raehing.....H

BUILDING MANAGEMENT

THE FIRE INSURANCE OF AN OFFICE BUILDING.

By EDW. R. HARDY, Assistant Manager New York Fire Insurance Exchange.

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

WHEN one considers the payment which the insured may receive for his fire premium, the cost of fire insurance in the modern fireproof office building is the least of the overhead charges.

What is, from the insurance standpoint, an office building. We mean the modern steel structure and not the non-fireproof building. This is now the established type for office purposes, not merely in the local territory but all over the United States. There are very few buildings, even in New York City, scarcely one north of Chambers street, that can be filled with tenants whose occupancy may be classed as that for office purposes. In a great majority of these structures there is a certain proportion of sample stock tenants, and a business occupancy of stores, at least on the first floor and usually the basement and first. In the development of any live business it becomes necessary, from time to time, to revise the definitions and readjust the classes which the definitions cover.

Definition of an Office Building.

For many years a building of this type was considered an office building if it conformed to the following definition: "Office building includes partial occupancy by sample stocks or small restaurants or grade floor stocks whose first column charge is less than 15 per cent. (that is, .15 or less)." This definition is general, and permitted more or less leeway on the part of the one whose duty it was to decide whether a building fell within the office class or not. After an experience of about ten years a somewhat more elastic, and yet at the same time more clearly defined rule was adopted, and the one in force at the present time reads as follows:

(A) Any building of fireproof construction occupied on the grade floor or below grade by a tenant or tenants whose first column charges do not exceed .15 will be entitled to full allowance for office occupancy if the occupancy above grade conforms to the conditions set forth in Item C.

(B) Any building of fireproof construction occupied on the grade floor or below grade by a tenant or tenants whose first column charge exceeds .15 will be entitled to allowance for office occupancy above grade if the occupancy above grade conforms to the conditions set forth in Item C.

(C) In order that a building may be entitled to full office occupancy allowance or office occupancy allowance above grade as set forth in A and B, the occupancy above grade other than strictly office occupancy must be limited as follows:

There may be a partial occupancy by tenants with sample stocks, or a small restaurant, or a club, or other tenants whose first column charge does not exceed .10, but no such tenant other than restaurant or club shall occupy more than 2,500 square feet of undivided floor area; nor shall such tenants other than restaurant or club collectively occupy more than 5 per cent. of the floor space above grade.

A tenant with a stock of jewelry shall be considered the same as an office tenant.

(D) The Rate Committee shall have the power to provide for special conditions which may arise where it is proposed to segregate and protect a particular hazard higher than that provided for in "C," such segregation and protection to be approved by the Committee.

While the above rule is the one in force in local territory, it probably is not far from covering the general conditions in the United States. To most of the readers familiar with such properties the definition will be clear with the exception possibly, to many, of the reference to the first column charges. A word of explanation may be advisable. The hazard which a tenant may bring to a building by his business is covered in the modern schedule by two charges. The first of these, usually much smaller than the second, is known as the "hazard charge," and that is the charge made against the building by the tenant in

question. The second column charge, as it is commonly called, is intended to measure the susceptibility to damage of the tenant's own stock, and may bear no relation whatever to the rate of insurance on the building or to the rate of the contents of any other tenant. It is intended to measure susceptibility and not hazard. It will be noted that a building may remain in the office class provided that below the first floor there is no tenant with a hazard charge greater than 15 per cent., while above grade there may be the usual club or restaurant, and a certain proportion of the space occupied by sample stocks. Should the property exceed these limitations, it passes into the class of mercantile properties and is so rated.

Insurances on Contents.

The insurance on the contents of an office building of the type we are considering, so far as the strictly office tenants or even sample tenants are concerned, is usually a matter of minor consideration. If any insurance at all is carried in such cases it is usually so small an amount that the premium involved is not a matter of serious consideration to the tenant. Large lines may be involved below the second floor where stock conditions prevail.

The rate of insurance on the building appears usually to be of more consideration to the parties in interest than the rate on the contents, but it should be emphasized that as the basis for the tenant's rate is the structural conditions of the building, it follows that the nearer the building approaches standard conditions so much lower will the rate be for the tenant.

As an instance of the wide range in the rate of insurance on these properties, the rate today on one of the earliest buildings erected of this type is 316 per cent. for each \$100, while on a building of the same height and class the minimum rate of 5 per cent. is secured. In the latter case the parties have built according to schedules, so to speak, having done everything they could to secure the minimum rate.

Effects of Good or Bad Construction.

The rates covering office furniture and fixtures in these two properties make an interesting comparison and show the effect of good or bad construction.

In the first or higher rated building the rate for offices runs from the 5th to the 11th floor as follows:—

5th.....	.881
6th.....	.915
7th.....	.948
8th.....	.981
9th.....	1.017
10th.....	1.054
11th.....	1.09

In the lower rated building the rates are:—

5th.....	.309
6th.....	.342
7th.....	.376
8th.....	.409
9th.....	.443
10th.....	.476
11th.....	.51

The first building is only eleven stories high, and the second building is fifteen stories high, with a rate for office furniture and fixtures on the fifteenth floor of .644, which is less than the rate on the fifth floor in the first-named building, although height is an important factor in problems of fire insurance. While the statement has been made that values in office furniture and fixtures are

usually small, in many cases they run to a goodly sum, and some of the sharpest arguments concerning the insurance rate have been carried on over the rate on furniture and fixtures in buildings of fireproof construction.

The principle factors taken into consideration in determining the insurance rate, fall under the following items: The key or basic rate of the city; the walls; unprotected metal members height; floor; type of arch; floor openings; skylights; width of street; unprotected stone piers, columns, etc. All of these items may, under proper guidance, be so taken care of with the exception of the height basis and width of street, as to make no change in the rate of insurance. We have learned how to protect the metal members in our fireproof buildings, but a large advance is still to be made in the floor openings.

In addition to the above items the building is affected by a hazard charge which some tenant may make. This has been discussed above. Also the exposure on the property is a serious factor, or it may be if the surrounding conditions are principally of the old high-rated type of properties.

Reductions.

The reductions which apply in the computation of the rate, cover such items as fireproof floor surfaces; metal trim; standpipes; the office occupancy conditions; watchman service; auxiliary private fire plant, and fire pails. There are many properties which are receiving the maximum allowance under all of these items, and as they amount in the aggregate to more than 60 per cent. of the charges made at the points where the reductions are allowed, they should be carefully considered by the parties in interest.

The exposure charge on buildings of this type is becoming of less moment, due to the fact that they tend to mass themselves in that portion of the city where the older types of buildings are passing away. In other words, they are exposed largely by fireproof structures and the exposure is based on the generally low rates prevailing on this type of risk. As an actual instance the new Equitable Building will be surrounded by fireproof buildings in the office occupancy class.

The fireproof building in its earlier erection was over-estimated, and many inferior types were deemed unassailable by fire. Experience proved the contrary, though until the Baltimore fire, 1904, the office structures were not severely tested. The same lesson was two years later in San Francisco fire of 1906 driven home once more.

While these structures come through conflagration and even severe fires with the steel members and the walls usually in fair condition, the destruction otherwise is quite complete, and as the equipment and finish form a large part of the cost, the insurance loss on such properties is found to be very heavy.

Wired-Glass Windows.

Many attempts have been made to secure wired glass in properties of the type of construction which we are discussing. Where the exposure is somewhat severe, it is now usually possible to secure this type of glass which makes an excellent fire retardant, but there exists a very strong feeling in insurance circles that if these buildings could have not merely where the exposure seems to make it advisable but throughout their entire exterior walls, wired glass in

place of the usual kind, that the advantage would be of mutual benefit to the owners of the property and the insuring interest.

It must be understood that the more nearly a fireproof building attains to a high standard as to cut-offs and interior construction, so much more does it make of each floor a condition equivalent to a furnace; but if the walls of this furnace are in good part of ordinary glass, they will yield very readily to a fire in any floor; and the flames, on reaching the floor above will spread the fire in that manner. We have, in other words, a condition of floor openings, so to speak, on the outside of a building, although the greatest care may have been exercised in guarding the floor openings on the inside.

Objections are raised, usually by the real estate interests and frequently, we understand, by the tenants to having wired glass in the windows because, as it was expressed by one tenant, it "made him feel like looking through a chicken coop." In all probability this is more a state of mind than a state of fact. In due course we rather expect to see this view of the matter pass away and the wired-glass window come into its own. In an effort to introduce this feature in these buildings special concessions have been made in the rate of insurance, but the only building which is qualified in this city, and perhaps the only one in the world, is a building just completed, known as the Walker-Lispenard telephone property.

Two points in closing:—

First, the insurance interests at all times are willing to co-operate with any prospective builder in an effort to secure the lowest rate of insurance on a given piece of property. This advice or assistance is available without money or obligation. It should be availed of more freely than it is. Many an error would be avoided if this were done.

Second, the rate of insurance cannot be made frequently to pay the carrying charges on the additional cost of some device or type of construction which the parties may wish to adopt. It is all too frequently overlooked that in the use of one material for another in buildings of this class, the difference in investment cost cannot be in the very nature of things made up by the difference in the cost of insurance. Concretely expressed, assume that there is a building with insurable value of \$1,000,000, with a rate (as the building is first planned) of .10. Such properties carry the full rate for the first year, and if written for a longer period than three years they take two and one-half times the annual rate. Therefore, on this property the cost of \$1,000,000 insurance for three years would be \$2,500. This rate for the privilege, it will be noted, is slightly less than one-tenth of one per cent. on each \$100 of insurance. The minimum rate would be one-half of that sum, or \$1,250, for the period. The remaining \$1,250 then might be considered as the return from an investment standpoint of some form of construction or device which might be used in the property. \$1,250 is a 4 per cent. return on approximately \$30,000.

It can readily be seen, therefore, that if the substitution of metal trim for wooden trim, for instance, would cost \$60,000 more, then the parties must not expect to find in the reduced rate of insurance the full return on their investment. It can contribute a part toward it, but only a part. It all too frequently is the case that the parties overlook the fact that they have in the building a better investment where the higher type of construction is used than where the lower type is used. This must be given equal consideration, with the reduction in the rate of insurance in estimating the investment value of the superior type of construction or device.

New Subway Map.

Rand, McNally & Co., 42 East 22d street, have published a complete map of the dual system. Its three colors show the Interborough Company's subways (red), the elevated lines (blue) and B. R. T. system (green). It shows all stations.

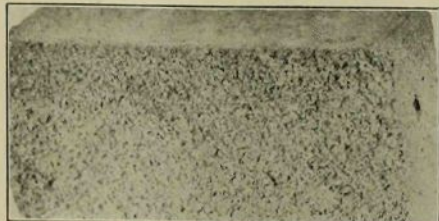
USEFUL APPLIANCES

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.

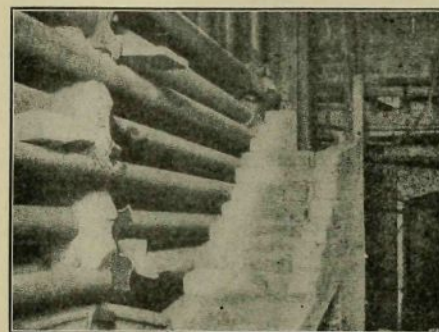
Heat Insulating Brick.

SOMETHING novel in heat insulation is being introduced by the Armstrong Cork Company, of Pittsburgh, which is turning out a combination of clay and cork brick for especial use in boiler setting and for preventing heat escaping from boilers to floors above.

The brick is composed of a mixture of infusorial earth, a small quantity of clay and finely ground cork, the latter ingredient being burned out in the firing. The brick are 2 1/4 by 4 by 9 inches and



weigh about one and a half pounds, and are sufficiently strong to be laid up with fire brick or common red brick. Their conductivity is remarkably low, being approximately 12 British Thermal units per square foot, per degree of difference



in temperature for one inch thickness, in 24 hours; or about 1-10 the conductivity of ordinary common hard brick.

The illustration shows the brick laid about boiler tubes as backing to fire brick and bonded to both the fire brick and the common brick skin.

How to Bend Brass Pipe.

WHEN brass pipe is hot it becomes very brittle, and for this reason special care must be taken to guard against breaking the pipe. A method which has been found very successful is the following:

First fill the pipe with sand, well tamped, and plug the two ends. Lay the pipe on the end of the bench, with the end to be bent overhanging the edge. Place a plumber's furnace under the point where the bend is to be made, and cover the pipe at that point with a piece of sheet iron, or a shovel, or anything else that will confine the heat. As the pipe heats, the weight of the overhanging part will cause it to bend. Care should be taken that the pipe does not become overheated.

In this way a bend of any angle can be made, even sharp, right angle bends. When the bending is complete, allow the pipe to cool before removing it.

If the overhanging end is too short to have sufficient weight to bend, a weight may be attached.

Crack-Proof Cement.

MIXING into cement about 10 per cent. petroleum residuum will make it resist water, and this means that the cement will be crack-proof because water cannot find its way inside of the cement compounds. It is stated that Director Page of the office of Public Roads of Massachusetts made the discovery while trying to compound a mixture for roads which would not break up. He found that 10 per cent of crude oil did not

injure cement and sand compounds for building purposes, but on the other hand made it waterproof. As the cracking of the cement blocks and mass work has been of grave objections to some kinds of cement work, it may be that this discovery may be of vast interest to the building world in general.

A Useful Template for Architects.

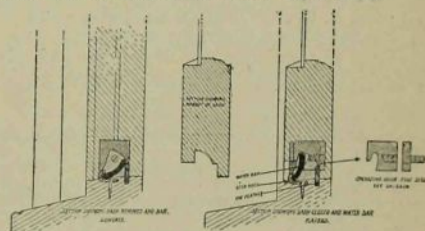
ANYTHING that simplifies the monotonous mechanical duplication often incidental to laying out working plans on buildings in architects' offices should receive a cordial welcome. For that reason the innovation of a template, composed of the same kind of transparent amberoid material as architect's triangles are made of, through which have been punched the forms of plumbing fixtures that go into sketches through which an architect merely may insert the point of his pencil and trace out the form to scale, is sure to meet a long-felt want by draughtsmen. It gives the proper dimensions of plumbing fixtures and roughing distances from wall lines.

The different fixtures that can be drawn in a second by the use of this template are wall urinals, stall urinals, lavatory, lavatory and sink, bath tubs 5' 6"x2' 8" and 5'x2' 8", corner baths of the same dimensions as already given, lavatory bowl, water closet, corner and oval lavatory. Pipe holes are also set into the template which, in addition, is equipped with a quarter-inch scale. This template is being distributed gratuitously by the W. G. Cornell Company, the plumbing, heating and lighting house, which has demonstrated its resources and efficiency on the Woolworth and other great architectural masterpieces of the day in this city. The company's offices are in the Everett building, 17th street and Fourth avenue.

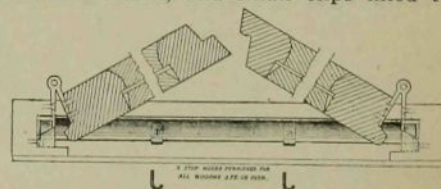
A Water Excluding Bar.

A WATER excluding bar that is adaptable to doors as well as to casement windows is being introduced by the Grant Pulley and Hardware Company of 3 West 29th street. The details of the device are shown in the two accompanying cuts.

In the first drawing the left hand sketch shows the sash removed and bar lowered. The center sketch shows the sash closed and the water-bar raised and the small drawing illustrates the operating hook. In the second figure the full sash and sill are shown with the two stop hooks that are furnished with all windows three feet and over in width.



This water excluding device is applied to inward opening casement windows. It consists of the ordinary sill bar or feather to cut sash joint, together with a special crescent shape metal bar, which moves up or down, automatically with the opening or closing of the sash. It is held in place by two sockets, set into the frame, and small clips fixed to



the sills. The right side sash is fitted with a special hook, which catches and moves the water excluding bar into position. When the sash is closed, the bar rises a full three-eighths of an inch underneath and into the sash, and absolutely excludes all water. The bar is simple in construction and it is claimed that it cannot get out of order. It can be applied by any carpenter and will last indefinitely as all the fittings are made of heavily galvanized iron and steel copper dipped.

CURRENT BUILDING OPERATIONS

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

A PECULIAR SITUATION IN TENEMENT WORK

The Difficulties Which the Builders of Open-Stair Tenements Have Had—New Law Hindering Development of A Type.

By WILL WALTER JACKSON, Secretary Tenement Economies Society.

NEVER have we had such a flood of appeals from charitable societies as we have had this winter and never has the cry for better and more abundant housing been so far reaching.

Charitable societies who are in close touch with the needy are responsible for our housing laws at present. They have unusual opportunity for studying just about what degree of refinement of the housing art can be afforded by the average wage-earner in any particular locality. They doubtless try to make our laws fit the purse of the rent payer on the one hand and the return upon the investment of the builder and the owner on the other. They try to avoid allowing the law to be so lax as to injure the health of the occupant; they do not knowingly make the law so stringent and interfering as to prevent money from flowing into this channel of building activity.

Yet from time to time errors are made even with the best intentions. The tenement law that prevails in New York City is a State law; it applies to all cities of the first class; our city is vast and it would be strange if a law that is mandatory and which is not readily adapted to keeping up to date should be universally applicable to all sorts of property and all types of buildings. One would suppose, however, that it would be in accord with or at least not a hindrance to such prominent enterprises as the ones hereafter discussed.

The accompanying diagrams of Economic open-stair tenements are notable

examples of a peculiar situation. These diagrams relate to three groups of buildings that have been much in the public eye. Few people realize what these diagrams bring out; these buildings were not built as well as they could have been and as their owners desired. They were built as shown in the second line as the only means of preserving an unbroken outside wall space and at the same time complying with the law as it then existed.

Changed The Law.

Later, contrary to the advice of the Tenement Economies Societies and the New York Academy of Medicine (resolution of May 4, 1911), the law was so amended as to demand in open-stair tenements the placing of a toilet upon the far too valuable outside wall space. In the lower classes of tenements, where only a w. c. is provided, this accommodation becomes an inclosed box in the corner of a kitchen opening publicly right off the entrance vestibule. There was a sentimental reason for demanding that this law should apply also to Economic open-stair tenements. Those who favored this legislation and balked the attitude of the New York Academy of Medicine and the bills (June, 1911, and March, 1913), which the Tenement Economies Society presented at Albany, felt that the window upon the stairs was indecent. They did not weigh how indecent it is to have the whole family entering a w. c. 2 feet 4 inches by 4 feet, built out into the kitchen in comparison to a similar accommodation entered from the private vestibule of the suite. They

did not avail themselves of an opportunity of testing how objectionable, if at all, would be the viewproof window as installed at present in No. 520 East 77th street, the last unit of the John Jay dwellings. They hindered progress along this line without adequate study of the facts.

The relative advantages and disadvantages of the window of the character installed is readily determined by trying it. The advantage of the window so placed is obviously one of privacy from the tenant's standpoint; and an advantage to both the tenant and owner because of the economic and efficient use of space, light and ventilation.

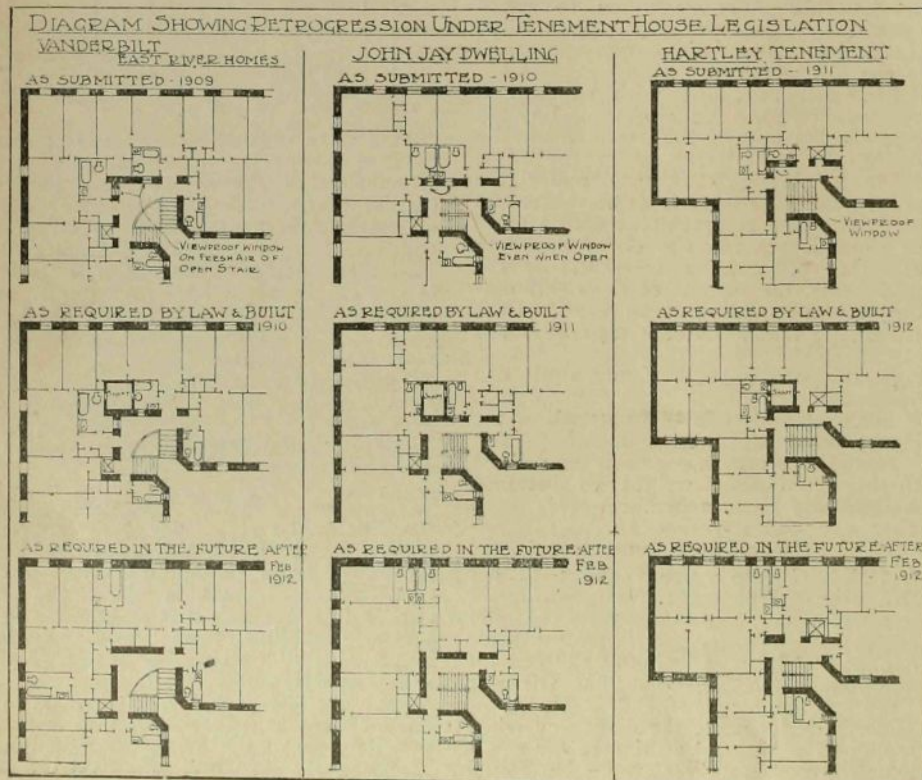
A Backward Step.

It has seemed to the Tenement Economies Society, of which Prof. Charles F. Chandler is the president and Prof. George F. Canfield, a prominent member, that the recently enacted law, which hinders the development and perfection of the economic and efficient advantages of this type of open-stair tenement, is a backward step, however well this law may apply to other types of tenements.

Strange to say, the whole open-stair tenement scheme was illegal from 1900 until 1912, whatever may have been the law previously. The erection of all these open-stair tenements in New York City, being a city of the first class, was only allowed through the discretion of a Tenement House Commissioner, who is supposed to have no discretion under a law which is mandatory. The law read between those dates thus: "all stair halls shall be inclosed on all sides with brick walls," and it was not until Feb., 1912, through the attention brought to the situation by the Tenement Economies Society, that these words were added: "except that one or more sides may be left open to the street, yard or court," thus legalizing the discretionary decision that had been made by a commissioner two or three years previously.

In this connection it may be interesting to note that our recently (May 31, 1913) enacted law for cities of the second class commits the same error, being taken verbatim from the otherwise excellent book by Mr. Veiller, entitled: "A Model Tenement Law" (published by Russell Sage Foundation, 1910). This law reads under Section 56: "all stair halls shall be enclosed on all sides with walls of brick or other approved fire-proof material not less than 8 inches thick." The law does not yet contain the exception allowing open stairs, nor does it contain the other necessary provisions advocated by the Tenement Economies Society. Thus the erection of Open-Stair dwellings is prohibited by law where multiple dwellings of the interior stair type are acceptable.

While the pressing appeals from charitable societies are ringing in our ears, we should carefully survey our laws and particularly our tenement laws and see whether we are making progress or whether we may not be adding to the affliction of the needy by unscientific restrictions and demands.



New Catholic Church.

The French Catholic population of the city will have, upon the completion of the church soon to be started at Morningside avenue and 114th street, one of the most beautiful houses of worship in the city, as well as one unique in many respects. The church will be dedicated to Notre Dame de Lourdes, and be known as the Church of Notre Dame. Plans have been completed by Cross & Cross, architects, 10 East 47th street, and the building will be erected under their supervision.

The building will be constructed of limestone with cornice, pediments and column caps, richly ornamented, the whole in the style of Louis VI. The dome is modeled on the lines of the Invalides in Paris, better known as the Tomb of Napoleon. This dome, which is the most prominent architectural feature of the building has an inside diameter of 57 feet, and from curb line to the top of the statue which surmounts it, rises to a height of 215 feet.

The building when entirely completed, will have a seating capacity of about seven hundred, exclusive of choir and chancel accommodations. The interior of the building will be finished largely with a newly discovered tile, which possesses peculiar acoustic qualities. The grotto is copied from the one in the cathedral at Lourdes, France. It is proposed to accommodate pilgrimages, which will be held at certain stated times, and for this reason has been designed with specially wide aisles and cloisters around the apse.

The building when completed will be a beautiful and noteworthy addition to the number of really magnificent ecclesiastical buildings already erected in this city.

Astor Building to be Larger.

William Vincent Astor has decided to add an area of more than 5,000 square feet to the building proposed for the Astor estate land at 2 to 18 West 33d street. The Astor operation, which will be made by a syndicate headed by Leslie R. Palmer, incorporated as the Thirty-second and Thirty-third Street Company, will be extended to cover the property at 5 and 7 West 32d street, which has just been obtained under a long-term lease by the syndicate. Through the acquisition of this property, the original building, planned to have an outlet at 9 West 32d street. Herman Lee Maeder and Charles A. Platt, associate, are the architects. The enlarged plan will afford a rentable area in the proposed structure of approximately 30,000 square feet to each of its twelve stories, which face the Waldorf-Astoria Hotel. Charles T. Wills, 286 Fifth avenue has the general contract.

Office Building for Worcester, Mass.

Cross & Cross, architects, 10 East 47th street, are preparing plans for an office building soon to be erected in Worcester, Mass. It will be built of brick, Indiana limestone and granite, on a frame of steel and reinforced concrete, and in equipment will include every possible convenience for its tenants. The building will be eleven stories in height and cover a plot 80x120 feet. In all probability a private plant for power and lighting purposes will be installed and the exhaust steam will be used to heat the building. Four electric elevators will be installed. The building will cost about \$500,000. The plans are not in condition at the present time for the architects to make public further details or to state definitely when bids will be asked.

Theatre and Loft Building in 42d Street.

The Finance Company of Pennsylvania, George H. Earle, president; William Funk, secretary and treasurer, 1430 South Pennsylvania Square, Philadelphia, will soon start the erection of a sixteen-story theatre and loft building at 251-257 West 42d street, near 8th avenue, on a plot 80x160 feet. The Hoffman Company, architects, Empire Building, Philadelphia, has prepared plans. The



PROPOSED CHURCH OF NOTRE DAME. Cross & Cross, Architects.

cost is estimated at about \$400,000. This project was announced more than a year ago, but the construction was held in abeyance.

Contract for Albany Courthouse.

The Board of Supervisors at Albany awarded the general contract this week to the William L. Crow Construction Co., 103 Park avenue, Manhattan, for the new county courthouse to be erected at Eagle, Columbia, Steuben and Lodge streets, Albany, at a cost of about \$1,106,000. Plans, which were prepared by Hoppin & Koen, of 244 Fifth avenue, call for a building of white marble or granite exterior, four and six stories in height, 112x225 feet in size.

\$300,000 Hotel for Brightwaters.

Frank M. Rogers, of Bayshore, Long Island, is having plans prepared by Charles M. Hart, Main street, Bayshore, for a five-story frame hotel, 40x120 feet, with three wings, to be erected at Brightwaters. The cost is estimated at about \$300,000. Further details will be announced later.

George S. Brewster to Build.

Trowbridge & Livingston, 527 Fifth avenue, Manhattan, have been commissioned to prepare plans for a country residence for George S. Brewster, the banker, 49 Wall street, to be erected at Brookville, Long Island, on a tract of 190 acres. Further details cannot be given at this time.

Contract for Vanderbilt Residence.

William K. Vanderbilt, Sr., Grand Central Terminal, placed the general contract this week with John R. Hill, of Westbury, L. I., for his new residence, lodge, stable and garage, which he will erect at Jericho, L. I.

To Alter Fifth Av. Office Building.

C. P. H. Gilbert, 1123 Broadway, will soon receive estimates for remodelling the office building at 881 Fifth avenue, to cost more than \$100,000. Plans are now in course of preparation. The name of the owner is for the present withheld.

NO ARCHITECTS SELECTED.

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

BROOKLYN, N. Y.—Canarsie Council 164 J. O. U. A. M., H. C. Ryder, 9309 Flatlands av, Brooklyn, secretary of committee, contemplates the erection of a 3-sty brick or concrete lodge room and hall on Glenwood rd, near East 96th st. An architect will probably be selected by competition in March.

HOBOKEN, N. J.—The city of Hoboken, Martin Cooke, Mayor, contemplates the erection of a brick fire house in the 4th Ward, for which no architect has been selected.

GROTON, N. Y.—The Groton Masonic Lodge, B. Conger, chairman of building committee, contemplates the erection of a 3-sty hollow tile and brick Masonic temple building, 70x90 ft., for which no architect has been selected. The building will contain club rooms, banquet hall, stores and bowling alleys.

ROCHESTER, N. Y.—The Jewish Orphan Asylum of Western New York, Rochester, Sigmond Frensdorf, president, 228 Walton st, contemplates the erection of a Jewish orphan asylum to cost between \$75,000 and \$100,000. No architect has been retained.

JERSEY CITY, N. J.—The Jersey City Court 3, Foresters of America, Chas. H. Blohm, 286 Central av, chairman of building committee, contemplates the erection of a brick or stone temple here for which no architect has been selected.

ROCHESTER, N. Y.—The Grace Presbyterian Church, Rev. Walter B. Jorris, 9 Laurel av, contemplates the erection of a 1-sty brick auditorium on Lyell av, opposite Whitney st, at a cost of \$20,000 to \$25,000. No architect has been selected.

BUFFALO, N. Y.—All Saints Church, Rev. G. Herbert Gavilear, rector, 9 West Utica st, is receiving competitive sketches for a stone church to be erected in Michigan st, near Utica st, at a cost of \$40,000. No architect has been selected.

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PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—B. Baltowsky, 528 Chester st. owner, is taking bids on sub-contracts for a 4-sty brick tenement, 50x90 ft, to be erected at the northwest corner of Stone and Riverdale avs, from plans by S. Millman & Son, 1780 Pitkin av, architects. Cost, about \$60,000.

WEST NEW YORK, N. J.—Francis A. Gallow, Tuckahoe, N. Y., architect, is taking bids for a 3-sty flat, 25x67 ft, to be erected at the southwest corner of 15th and Jackson sts, for E. D'Urgola, 567 15th st. owner and lessee. Cost, about \$10,000.

MANHATTAN.—Henry B. Herts, 35 West 31st st, architect, is taking bids for alterations to the residence at 2034 Madison av, for store and apartment purposes. The Dominion Trust Co. 510 Pennsylvania st, Pittsburgh, Pa., is owner. Cost, about \$7,500.

CHURCHES.

PAINTED POST, N. Y.—Otis Dockstader, 101 West Church st, Elmira, N. Y., is preparing sketches for a church to be erected here for the Painted Post Baptist Church, Rev. Mr. Snyder, pastor.

NEWARK, N. Y.—H. L. Larzolare, 528 Mercantile Building, Rochester, N. Y., has nearly completed plans for remodeling the 3-sty brick and reinforced concrete church and Sunday school at the corner of Church and Maple sts for the Presbyterian Church of Newark, Rev. C. M. Creighton, pastor, 7 William st, C. P. H. Vary, 12 William st, chairman of building committee. Bids will be taken by architect about March 3. Cost about \$50,000.

DWELLINGS.

KEANSBURG, N. J.—George C. Brokhouse, 402 Washington st, Hoboken, N. J., architect, is taking bids for a residence to be erected at New Point, Comfort Beach, for Maximilian Austin Koerber, 199 Franklin st, N. Y. C., owner. Cost, about \$3,500.

BROOKLYN.—N. Loverdi, 700 4th av, Brooklyn, owner, is ready for bids on the general contract for two 3-sty brick residences, 19 x51 ft, and 1-sty brick stable, 20x30 ft, to be erected at 192-194 27th st, from plans by C. P. Cannella, 60 Graham av. Cost, about \$18,000.

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

MOUNT VERNON, N. Y.—Robert B. Scott, 213 North Fulton av, owner, is taking bids for a 2½-sty hollow tile and stucco residence to be erected on Villa av, east of Westchester av, from plans by P. H. Ogden, 135 Urban st, architect. Cost, about \$15,000.

GREAT NECK, L. I.—George J. Hardway, 347 5th av, N. Y. C., has prepared plans for a 2½-sty frame residence to be erected here for George Stanley, care of architect, owner. Cost, about \$15,000. Plans are now ready for bids.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Gustavus Staehlin, 238 Washington st, architect, is taking bids for a 1-sty brick, steel and reinforced concrete addition to the stock house at the northeast corner of Belmont av and Montgomery st, for the Gottfried Krueger Brewing Co., corner Belmont av and West Kinnet st. Cost, about \$9,000.

HOSPITALS AND ASYLUMS.

SNAKE HILL.—C. Frederick Long, 1 Montgomery st, Jersey City, N. J., has completed plans for a 3-sty brick addition, 77x124 ft, to the Insane Asylum here in Hudson County, for the Board of Freeholders of Hudson County, Court House, Jersey City, Walter O'Mara, clerk. Cost, about \$50,000. Bids will be called for about March 1.

OVERBROOK, N. J.—The Board of Chosen Freeholders of Essex County, Court House, Newark, N. J., is taking bids to close March 16 for additional building to the Tuberculosis Hospital in Essex County, from plans by the County Board of Supervising Architects (associated)—John F. Capen, Orday Building, Newark; Herman H. Kreidler, 45 Clinton st, Newark; and Joseph B. Allen, 11 Sanford av, Irvington, N. J. Runyon & Carey, 120 Market st, Newark, are steam, ventilating and electrical engineers. Cost, about \$285,000.

MUNICIPAL WORK.

NEWARK, N. J.—The Passaic Valley Sewerage Commission, John S. Gibson, clerk, Essex Building, Clinton st, is taking bids to close March 10 at 2 P. M., for foundations and connections to the Newark Bay Pumping Station, west side Newark Bay on Newark Meadows, from plans by William Brown, 31 Clinton st, chief engineer.

PUBLIC BUILDINGS.

SCHOHARIE, N. Y.—The Board of Supervisors, Dr. H. I. Kingsley, is taking bids to close March 3 at 12 M., for a 2-sty stone county building to be erected here from plans by Demers, Mosley & Campaigne, 201 Ilium Building, Troy, N. Y., architects. Cost, about \$27,000. The Amsterdam Building Co., 43 West 27th st, W. H. Fissell & Co., 1133 Broadway, both of Manhattan; John Thatcher & Son, 60 Park av, Brooklyn; Phelps & McAllister, Orange, N. J., and George T. Kelly, 22 John st, Yonkers, N. Y., are among those submitting bids.

SCHOOLS AND COLLEGES.

GLEN COVE, L. I.—Frank Helmle, 190 Montague st, Brooklyn, architect, is taking new bids for the 1½-sty limestone and granite school and convent for St. Patrick's R. C. Church, Rev. Father Bernard O'Reilly, pastor, Glen st.

BROOKLYN.—The Brooklyn Institute of Arts and Sciences, Academy of Music Building, Lafayette av, between St. Felix st and Ashland pl, is taking bids to close March 5 at 3 P. M. at the office of the Department of Parks for the completion of Buildings F and G at Eastern Parkway and Washington av, from plans by McKim, Mead & White, 101 Park av, N. Y. C., architects.

FREEPORT, L. I.—Bids will close March 7 for the school to be erected at Columbia av, Orchard st and Rutland rd, Nassau County, for the Board of Education of Union School District 9, Town of Hempstead. C. M. Hart, Main st, Bayshore, L. I., is architect. Nygren, Tenney & Ohmes, 101 Park av, N. Y. C., are heating and ventilating engineers. Cost, about \$60,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—J. S. Maher, 431 West 14th st, architect, is taking bids for a 3-sty brick and stone loft building, 44x145 ft, to be erected at Beekman, Water and Front sts, for M. Livingston, 431 West 14th st, owner.

FORT LEE, N. J.—A. A. Hayek, Edgewater, N. J., architect, is taking bids for a 1½-sty brick and concrete studio building and factory building, 80x120 ft each, to be erected at the northwest corner of Linwood av and Main st, for the Willat Film Manufacturing Corporation, 220 West 42d st, N. Y. C., owner. John O. Devlin Co., Woolworth Building, N. Y. C., is general contractor for factory building. Cost, about \$90,000.

MANHATTAN.—Robert B. Bowler, 101 Park av, architect, is taking bids for extensions and alterations to the factory at 34-36 West 46th st, for stores, offices and studio purposes, for Robert P. Bowler, 2 Rector st, owner. Cost, about \$25,000.

FACTORIES AND WAREHOUSES.

TROY, N. Y.—Stanton P. Lee, 311 Frear Building, architect, is taking bids for a 4-sty brick addition to the factory in River st, for the Hall Hartwell Co., James McKay in charge, 547 River st. Cost, about \$60,000.

THEATRES.

BROOKLYN.—J. C. Wandell, 4 Court sq, architect, is taking bids for a 2-sty brick moving picture theatre, 133x32 ft., to be erected in the north side of Chauncey st, 132 ft. west of Broadway, for Julius Hilder, Hotel Astor, Broadway and 44th st, N. Y. C., owner. Herman Mayer, 1746 Broadway, Brooklyn, is lessee. Cost about \$30,000.

UNION HILL, N. J.—Edward Monahan, Woodcliff, N. J., architect, is taking bids for a 1-sty brick moving picture theatre, 60x130 ft, to be erected on the north side of Golden Lane, near Bergenline av, for R. L. Stoier, 421 Bergenline av, owner. The Temple Theatre Amusement Co., Temple Court, 421 Bergenline av, is lessee. Cost, about \$20,000.

CONTEMPLATED

CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

BLEECKER ST.—Herman N. Lubet, 919 Tiffany st, is preparing plans for alterations to 247 Bleecker st for tenement and loft purposes. L. E. Stern, 138 West 136th st, is owner. Cost about \$4,000.

4TH ST.—Samuel Sass, 32 Union sq, is preparing plans for a 6-sty tenement, 46x96 ft., to be erected at 307-309 East 4th st for Dr. J. Prager, 309 East 4th st, owner. Cost about \$50,000. Plans will be ready about March 10.

CANAL ST.—David Bleyer, 545 East 139th st, is preparing plans for alterations to the brick tenement at the northeast corner of Canal and Orchard sts for the estate of Samuel Silberman, 83 Canal st, owner. Levy Bros., at site, are lessees. Cost about \$5,500.

2D AV.—J. C. Wandell, 4 Court sq, Brooklyn, has plans for alterations to the 4-sty brick tenement at 318 2d av, N. Y. C., for Alex Leimberg, 156 15th st, Brooklyn, owner and builder. Cost about \$8,000.

175TH ST.—George F. Pelham, 30 East 42d st, has completed plans for three 6-sty apartments, 50x96.2 ft., to be erected in the north side of 175th st, 100 ft. east of St. Nicholas av, for Mose Goodman Corp., 117 West 119th st, owner. Cost about \$150,000.

153D ST.—Schwartz & Gross, 347 5th av, have completed plans for the 5-sty flat, 60x87.11 ft., to be erected in the north side of 153d st, 240 ft. east of Amsterdam av, for the Alex. Grant Construction Co., 714 West 181st st, owner. Cost about \$40,000.

HAMILTON ST.—Chas. Gallo, 60 Graham av, Brooklyn, has completed plans for the 6-sty tenement, 32x50.5 ft., to be erected in the north side of Hamilton st, 244.5 ft. east of Catherine st, for Luigi Torregrossa, 18 Monroe st, owner. Cost about \$16,000.

63TH ST.—Jas. W. Cole, 403 West 51st st, has completed plans for alterations to the 5-sty tenement 11 West 63th st for the Reed Realty Co., 99 Nassau st, owner. Cost about \$10,000.

118TH ST.—Henry Regelmann, 133 7th st, has completed plans for interior alterations to two 4-sty tenements 204-8 East 118th st for Mrs. A. L. Laird, 127 East 7th st, owner. Cost about \$4,000.

71ST ST.—Franklin M. Small, 265 Broadway, has completed plans for alterations to the 5-sty tenement 100 West 71st st for Samuel J. Reckendorfer, 45 West 56th st, owner. Cost about \$7,000.

2D AV.—John C. Wandell Co., 4 and 5 Court sq, Brooklyn, has completed plans for alterations to the 4-sty tenement 318 2d av for Alex. J. Leimberg, 156 15th st, Brooklyn, owner. Cost about \$6,000.

FACTORIES AND WAREHOUSES.

24TH ST.—Frank F. Ward, 203 Broadway, has completed plans for an addition to the 5-sty brick factory, 25x98 ft., at 417 East 24th st for the Bishop Gutta Percha Co., Henry D. Reed, vice-president, 420 East 25th st, owner. Cost about \$30,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids February 24 for installing electric equipment in new P. S. 115. All bids were laid over.

STORES, OFFICES AND LOFTS.

31ST ST.—Wallis & Goodwillie, 56 West 45th st, are preparing plans for a 12-sty loft building, 86x98 ft., to be erected at 31-37 East 31st st, for the George Backer Construction Co., 56 West 45th st, owner, George Backer, president. Cost about \$350,000. The owner will build and take bids on masonry.

25TH ST.—The Hamburg-American Line, W. A. Ram, in charge, foot of 1st st, Hoboken, N. J., is having plans prepared privately for a 2-sty brick steel and corrugated iron office building and ticket office to be erected at the foot of West 25th st and North River, Pier 65 N. R. Permission has not as yet been granted by the city of New York for building same. Cost, about \$40,000.

5TH AV.—C. P. H. Gilbert, 1123 Broadway, is preparing plans for alterations to the 5-sty brick and stone office building, 54x175 ft., at 881 5th av, and will soon take bids from a selected list of contractors. Cost about \$100,000.

43D ST.—Stuckert & Sloane, Crozer Building, Philadelphia, Pa., have been commissioned to prepare plans for installing a restaurant at 106 West 43d st. Horn & Hardart Co., 1559 Broadway, N. Y. C., are lessees.

52D ST.—The M. J. Callahan Heating Co. will make alterations to the 4-sty building, 343 West 52d st, for their own occupancy.

THEATRES.

42D ST.—The Hoffman Co., Room 501, Empire Building, Philadelphia, Pa., is preparing preliminary plans for a 16-sty brick, hollow tile and steel theatre and loft building, 80x160 ft., to be erected at 251-257 West 42d st, for the Finance Co. of Pennsylvania, George H. Earle, president. Cost, about \$400,000.

MISCELLANEOUS.

7TH AV.—Bids for the construction of Section No. 6-A of Routes Nos. 4 and 38, the Seventh avenue subway in Manhattan, will be opened by the Public Service Commission on March 12 at 12.15 p. m. This section is the junction of the new Seventh avenue subway with the existing subway near Times sq, and covers that portion of the new line from a point 100 ft. south of 43d st to a connection with the existing line north of Times sq.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

TIEBOUT AV.—Chas. S. Clark, 443 East Tremont av, is completing plans for a 5-sty tenement, 65x90 ft., to be erected on the east side of Tiebout av, 96 ft south of Fordham rd, to cost about \$65,000. A. Hamilton & Son, 114 East 28th st, have the general contract.

178TH ST.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing sketches for two 5-sty brick apartment houses to be erected in the north side of 178th st, 98 ft. west of Boston rd, for Patrick J. O'Rourke, 3185 Hull av, owner and builder.

TIFFANY ST.—Harry T. Howell, 149th st and 3d av, is preparing plans for two 5-sty tenements, 100x100 ft., to be erected in the east side

of Tiffany st, 150 ft. north of 165th st, for the Tiff Building Co., Peter Sinnott, president, 967 East 165th st, owner and builder. Cost about \$100,000.

176TH ST.—The Kreymborg Architectural Co., 1029 East 163d st, will prepare plans for a 5-sty apartment house to be erected at 176th st and Clinton av for Mitchell & McDermott, 1094 Southern Boulevard, owners.

165TH ST.—Neville & Bagge, 215 West 125th st, are preparing plans for five 5-sty brick tenements, 50x100 ft., to be erected in the south side of 165th st, between Clay and Teller avs, for the Wennegan Construction Co., E. Wennegan, 1078 Teller av, president and owner. Cost about \$300,000.

HALLS AND CLUBS.

PROSPECT ST.—Herman N. Lubet, 919 Tiffany st, is preparing plans for alterations to the Prospect College Inn at Prospect av and 162d st, for cabaret and dance hall purposes. Baron & Davis, on premises, are owners. Cost about \$1,500.

SCHOOLS AND COLLEGES.

THE BRONX.—Bids were opened February 24 by the Board of Education for the erection of outside iron stairs at Evander Childs High School. A. W. King, low bidder at \$2,892.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

38TH ST.—M. A. Cantor, 39 West 38th st, N. Y. C., is preparing plans for two 2-sty frame flats for four families, 20x100 ft., to be erected in the south side of 38th st, 100 ft each of 15th av, for the Sherman Holding Co., 158 East 8th st, Brooklyn, owner and builder. Cost, about \$5,000 each.

WINDSOR PL.—Eisenla & Carlson, 16 Court st, are preparing plans for a 4-sty flat, 114x55 ft., to be erected at the southwest corner of Windsor and Terrace pl, for William M. Calder, 1648 11th av, owner and builder. Cost about \$50,000.

39TH ST.—M. A. Cantor, 29 West 38th st, N. Y. C., is preparing plans for two 2-sty frame flats, 20x100 ft., for four families, to be erected in the north side of 39th st, 100 ft. west of 15th av, for the Sherman Holding Co., Oscar Sherman, 158 East 8th st, owner and builder. Cost about \$5,000 each.

8TH ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty apartment house, to be erected in the south side of South 8th st, 42.11 ft. east of Driggs av, for the Keap Construction Co.

DEAN ST.—Wortmann & Braun, 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.

SIEGEL ST.—Shampan & Shampan, 772 Broadway, are preparing plans for two 5-sty brick apartments, 100x87 ft., to be erected in

Siegel st, near White st, for H. Mayer, care of architect, owner and builder. Cost about \$80,000.

CHURCHES.

NEWKIRK AV.—Work has not yet been started on the extension to the church at the southeast corner of Newkirk av and East 28th st for St. Stephen's Lutheran Congregation, 448 East 28th st, Brooklyn, owner. W. H. Ludwig, 801 Eastern Parkway, is architect. Gustav Ericsson, 253 Broadway, is general contractor. Cost about \$20,000.

DWELLINGS.

15TH AV.—M. A. Cantor, 39 West 38th st, N. Y. C., is preparing plans for seven 3-sty brick and stucco residences, 20x100 ft., to be erected at the northwest corner of 15th av and 38th st, for the Sherman Holding Co., Oscar Sherman, 158 East 8th st, owner and builder. Total cost, about \$46,500.

19TH ST.—Benjamin Dreisler, 153 Remsen st, is preparing plans for a 2½-sty residence, 26x41 ft., to be erected in the east side of East 19th st, 120 ft. south of Av Q, for Howard Voorhees, 1281 Ocean av, owner and builder. Cost about \$5,000.

HOSPITALS AND ASYLUMS.

CLARKSON AV.—Lewis F. Pilcher, capitol, Albany, is completing plans for a power plant to be erected at the Long Island State Hospital, Clarkson av, Flatbush, for the State of New York Hospital Commission. Cost, about \$125,000.

LIBRARIES.

VISITATION PL.—Richard A. Walker, 16 East 47th st, N. Y. C., is preparing plans and will take bids from a selected list of contractors about the first of April for a 1-sty Carnegie library to be erected at the southwest corner of Visitation pl and Richards st for the Committee for the Erection of Carnegie Libraries, Frank P. Hill, librarian. Cost about \$45,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids February 24 for the general construction of P. S. 169, T. A. Clarke Co., low bidder, at \$194,300; for plumbing and drainage of same school, Wells & Newton Co., of N. Y., at \$13,389.

STORES, OFFICES AND LOFTS.

BOERUM ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 6-sty brick and reinforced concrete loft building, 65x100 ft., to be erected in Boerum st, near Broadway, for S. Shindlman, care of architect, owner. Cost about \$50,000.

MISCELLANEOUS.

10TH ST.—A. L. L. Martin, Sewer Department, 215 Montague st, engineer, has completed plans for the superstructure of the 2-sty pumping station, 76x128 ft., to be erected at the southwest corner of 10th st and Av V for the City of New York, Lewis H. Pounds, president Borough of Brooklyn. Cost about \$100,000. Bids will be taken about April 1.

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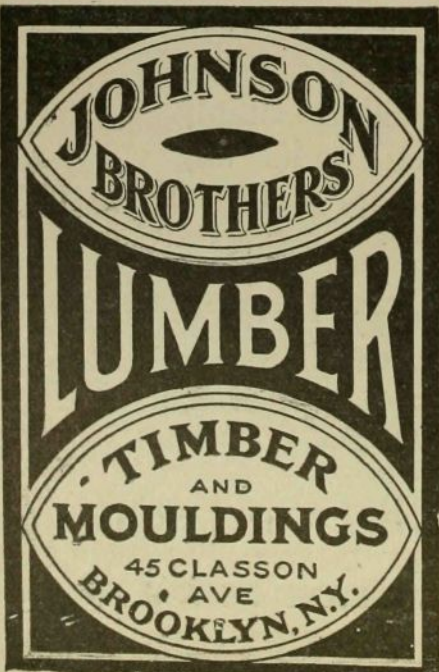
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Contemplated Construction—Continued.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
LONG ISLAND CITY.—Frank Braun, 585 9th av, L. I. City, is preparing plans for four 4-sty brick tenements, 50x90 ft., to be erected on the west side of Vandeventer av, between 11th and 12th avs, for Daniel J. Lahey, Tremont and Ellis avs, owner. Cost about \$120,000.

LONG ISLAND CITY.—Frank J. Scheffek, southeast corner of Park av and 176th st, N. Y. C., is preparing sketches for a 4-sty tenement, 37x60 ft., to be erected on the west side of 3d av, 100 ft. south of Grand st, for Frank Zvanovec, 70 Wilson st, L. I. City, owner. Cost about \$30,000.

DWELLINGS.

DOUGLSTON, L. I.—Josephine W. Chapman, 4 West 40th st, N. Y. C., is preparing plans for a 2½-sty frame and stucco residence, 38x42 ft., to be erected at Knowlwood av and East drive, for the Douglas Manor Homes Co., this place, owner. Cost about \$8,000. Estimates will be taken by the architect.

ROCKAWAY BEACH, L. I.—J. B. Smith, Hammels, L. I., is preparing plans for a 2½-sty frame residence, 26x34 ft., to be erected on the east side of Eldert av, 450 ft. south of Boulevard, for Mrs. Schneider, at site, owner. Cost about \$4,500.

Richmond.

HALLS AND CLUBS.

GREAT KILLS, S. I.—W. S. Boyd, 203 West 14th st, N. Y. C., has been commissioned to prepare plans for a 2-sty yacht clubhouse, 40x80 ft., for the Great Kills Yacht Club, this place, owner. Cost, about \$10,000.

Suffolk.

DWELLINGS.

AMITYVILLE, L. I.—Mr. Ball, of this place, contemplates the erection of a 2½-sty hollow tile residence, 30x34 ft., from private plans. Cost about \$7,000.

HOTELS.

BAYSHORE, L. I.—Chas. M. Hart, Main st, is preparing plans for a 5-sty frame hotel, 40x120 ft., to be erected at Brightwaters, for Frank M. Rogers, this place, owner. Cost about \$300,000.

MUNICIPAL WORK.

BAYSHORE, L. I.—C. M. Hart, Main st, Bayshore, has nearly completed plans for a 2-sty brick and stone fire house, 40x65 ft., to be erected here for the Bayshore Fire Department, Chief Louis Holtje, Bayshore. Cost about \$15,000.

Westchester.

DWELLINGS.

TARRYTOWN, N. Y.—C. P. H. Gilbert, 25th st and Broadway, N. Y. C., has completed plans for a 2½-sty brick and stone residence, 35x145 ft., to be erected on South Broadway for David L. Luke, 353 West 87th st, N. Y. C., owner. Bids will be taken about April 1.

RYE, N. Y.—Chester A. Patterson, 262 Main st, New Rochelle, has been commissioned to prepare plans for remodeling the 2½-sty frame residence for Mrs. Julius Cohen, Forest av, owner.

NEW ROCHELLE, N. Y.—Chester A. Patterson, 262 Main st, is preparing plans for a 2½-sty frame and stucco residence to be erected at Rochelle Heights for Mrs. Alice P. Hudson, Brookdale av, owner. Cost about \$12,000.

FACTORIES AND WAREHOUSES.

MOUNT VERNON, N. Y.—C. B. Comstock, 110 West 40th st, N. Y. C., is preparing plans for a brick motor vehicle plant to be erected on South Fulton av for the Ward Motor Vehicle Co., Concord av and 143d st, Robert B. Ward, president. Bids will probably be received about March 15 by architect.

HALLS AND CLUBS.

RYE, N. Y.—Frank A. Moore, 542 5th av, N. Y. C., is preparing plans for alterations to the 2½-sty frame club for the Apawamis Golf Club, Highland rd, owner, and will soon call for bids on general contract.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—The Board of Education of Yonkers, C. P. Easton, president, contemplates the erection of an addition to school 18 at Park Hill av and Chauncey st, from plans by T. Howard Chamberlain, 18 South Broadway, architect.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

174TH ST (sub.).—Brand & Silverstein, 4014 Park av, have received the contract for iron work necessary for the two apartments to be erected at the northeast corner of 174th and Park av, for the Co-Free Realty Co., owner. Maximilian Zipkes, 220 5th av, is architect. Cost, about \$100,000.

BROADWAY.—The Slegel Construction Co., 187 East 93d st, has received the general contract for alterations to the 5-sty brick apartment with stores on the east side of Broadway, 100 ft. south of 104th st, for A. Shapiro, 245 West 130th st, owner. John P. Boyland, Fordham rd and Webster av, is architect. Cost about \$12,000.

87TH ST.—(Sub.)—Ravitch Bros., 131 East 23d st, have received the structural steel contract for the 9-sty apartment house, 67x85 ft., to be erected at 302-308 West 87th st for the Coast Construction Co., Samuel G. Hess, president, 149 Broadway, owner and builder. Rouse & Goldstone, 38 West 32d st, are architects. Cost about \$200,000.

LONG ISLAND CITY.—Frank Wall, 101 Jamaica av, L. I. City, has received the general contract to erect a 4-sty brick tenement, 45x80 ft., on the north side of Flushing av, 89 ft. east

of Rapalye av, for Louis Gratros, 889 Columbus av, N. Y. C. Frank Chmelik, 796 2d av, L. I. City, is architect. Cost about \$18,000.

BANKS.

BROADWAY.—Jennings & Welstead, 227 West 50th st, have received the general contract on a percentage basis for alterations to the bank and office building at the corner of Broadway and 8th av, for Amos F. Eno, 13 South William st, owner. Gotham National Bank, Henry H. Bizalzion, president, 990 8th av, Herbert M. Baer, 665 5th av, is architect. Cost about \$10,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Adam Kirchoff, Mayflower av, has received the general contract to make alterations to the 2½-sty frame residence, 50x75 ft., at Premium Point Park, for Theo. C. Marcean, on premises, owner. Chester A. Patterson, 262 Main st, New Rochelle, is architect. Cost, about \$12,000.

BELLE HARBOR, L. I.—J. C. Lyons Sons, 30 East 42d st, N. Y. C., have received the general contract to erect a 2½-sty hollow tile and stucco residence, 32x48 ft., and garage on the east side of Park av, 80 ft. south of Newport av, for F. R. Peixotto, 55 John st, N. Y. C., owner. Dodge & Morrison, 135 Front st, N. Y. C., are architects. Cost about \$10,000.

FACTORIES AND WAREHOUSES.

1ST AV.—The Murray Hill Construction Co., 47 West 34th st, has received the general contract to alter the brewery at the southeast corner of 1st av and 38th st for Kips Bay Brewing & Malting Co., on premises, owner, Hugh P. S. Kelly, president. John P. Voelker, 979 3d av, is architect.

BROOKLYN.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect the 6-sty reinforced concrete building, 55x95 ft., in Front st, Brooklyn, for A. Zerega & Sons, manufacturers of macaroni.

WEST NEW YORK, N. J.—The Vrooman Construction Co., 5391 Boulevard, North Bergen, N. J., has received the general contract to erect a 1-sty power house and 4-sty brick silk mill on Hudson av, between 18th and 19th sts, for the Catoir Silk Co., 257 4th av, N. Y. C., owner. Philip Weibacher, 85 Boraem av, Jersey City, N. J., is architect. Cost about \$75,000.

STABLES AND GARAGES.

51ST ST.—Theodore Starrett Co., 103 Park av, has received the general contract to alter the stable at 109 West 51st st for garage purposes. Roswell P. Flower, 49 Broadway, is owner. C. C. Thain and William A. Hewlett, 1181 Broadway, are architects.

STORES, OFFICES AND LOFTS.

149TH ST.—The American Real Estate Co., 527 5th av, has received the general contract to erect the 2-sty brick stores, 50x80 ft., at 371-373 East 149th st, for the Edgewater Realty Co., E. D. Coulter, president, 524 Willis av. Taylor & Levi, 105 West 40th st, are architects. Cost, about \$15,000.

MISCELLANEOUS.

JERSEY CITY, N. J.—The General Contracting & Engineering Co., 29 Broadway, N. Y. C., has received the general contract for the superstructure of the 1-sty shed and pier 14 for the Central R. R. of New Jersey, 143 Liberty st, owner, George T. Baer, president. J. O. Osgood, care of owner, is chief engineer. George B. Spearin, 90 West st, N. Y. C., is contractor for pier and dock.

BROOKLYN.—The New York Municipal Railway Corporation has been authorized by the Public Service Commission to award the contract for the construction of Section No. 2 of the Lutheran Cemetery line, in Brooklyn, to F. W. Burnham, the lowest bidder, for \$143,225.40. The Lutheran Cemetery extension will be an elevated railroad, connecting the Myrtle av line at Wyckoff av, Ridgewood, with Lutheran Cemetery. Section No. 1, from the Myrtle av line to Fresh Pond rd, is already under construction. The work to be done by Mr. Burnham covers that portion of the line between Fresh Pond rd and Metropolitan av. Mr. Burnham's contract calls for the construction of an elevated railroad structure about 1,050 ft. in length and an approach about 315 ft. long, together with concrete retaining walls, earth fill, removal of a boiler house, switch plant, signal tower, etc.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

STORES, OFFICES AND LOFTS.

CANAL ST, 137, 2-sty brick lofts and store, 18x13; cost, \$5,000; owner, Bernard Cohen, 113 2d av; architect, George F. Pelham, 30 East 42d st. Plan No. 59.

STORES AND TENEMENTS.

ST. NICHOLAS AV, e s, 674 n 150th st, 5-sty brick tenement, 75x88; cost, \$75,000; owner, Dayton Bldg. Co., Inc., Harris Maran, Pres., 132 Nassau st; architect, Samuel Sass, 32 Union sq. Plan No. 53.

THEATRES.

116TH ST, 322-324 East, 1-sty brick moving picture theatre, 33x100; cost, \$8,000; owner, Nicholas Confarti, 324 East 116th st; architects, Gross & Kleinberger, Bible House. Plan No. 56.

MISCELLANEOUS.

BROADWAY AND NAGLE AV, n e cor, advertising fence, 84x8; cost, \$125; owner, Wm. Rankin, 119 West 77th st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 57.

BROADWAY AND 129TH ST, s w cor, advertising fence, 45x8; cost, \$90; owners, Mary E. Pinkney Estate, Chas. E. Littlefield, administrator, 111 Pine st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 58.

175TH ST & BROADWAY, s e c, frame fence, 25x8; cost, \$200; owner, Estate of Robert E. Westcott, 52 William st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 54.

JUNCTION OF 174TH ST, BROADWAY & WADSWORTH AV, frame fence, 75x8; cost, \$350; owner, T. Edwin Ward, 190 Riverside Drive; architect, Wm. G. Browne, 220 West 42d st. Plan No. 55.

AMSTERDAM AV, 1860-66, advertising fence, 100x8; cost, \$150; owners, Church of St. Catherine, Patrick E. McCorry, rector, 506 West 153d st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 60.

Bronx.

STORES AND TENEMENTS.

163D ST, s s, from Stebbins av to Rogers pl, three 5-sty brick tenements, slag roof, 76x72, 78x68; cost, \$135,000; owners, Grossman Bros. & Rosenbaum, 133d st & Willow av; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 82.

MISCELLANEOUS.

ARTHUR AV, s e cor 178th st, 2-sty frame shed, 16x28; cost, \$200; owner, Louise Schultz, Atlantic City; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 81.

WATSON AV, s s, 135 w Castle Hill av, 1-sty frame toilet, 13x18; cost, \$900; owner, Church of the Holy Family, 1071 Castle Hill av; architect, John Schwalenberg, 2060 Westchester av. Plan No. 83.

Brooklyn.

DWELLINGS.

ETNA ST, s s, 107.9 e Norwood av, two 2-sty brick dwellings, 20x45, tin roof, 1 family each; total cost, \$7,000; owner, Henry Bleg, 185 Etna st; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 928.

ETNA ST, s s, 62 e Norwood av, two 2-sty brick dwellings, 20x45, tin roof, 1 family each; total cost, \$7,000; owner, Henry Bleg, 185 Etna st; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 929.

ETNA ST, s e cor Norwood av, three 2-sty brick dwellings, 20x45, tin roof, 1 family each; total cost, \$10,500; owner, Henry Bleg, 185 Etna st; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 930.

AV J, s e cor E 39th st, two 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$8,000; owner, C. Kappelmann, 804 Jefferson av; architect, Henry Loeffler, 804 Jefferson av. Plan No. 927.

SUTTER AV, s s, 80 e Railroad av, 2-sty brick dwelling, 20x44, gravel roof, 2 families; cost, \$3,000; owners, Lint, Butcher & Ross, Inc., 30 Church st, N. Y. C.; architect, Ernest Dennis, 241 Schenck av. Plan No. 921.

BARBEY ST, w s, 185 s Hegeman av, 2-sty brick dwelling, 20x40, gravel roof, 2 families; cost, \$2,800; owner, Michael De Lia, 806 Barbey st; architect, Ernest Dennis, 241 Schenck av. Plan No. 963.

WEST 30TH ST, s e cor Mermaid av, 1-sty frame dwelling, 18x42, shingle roof, 1 family; cost, \$1,000; owner John Vitti, 262 West 43d st, New York; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 967.

WEST 32D ST, e s, 180 s Mermaid av, four 2-sty brick dwellings, 17.9x50, slag roof, 2 families each; total cost, \$24,000; owner, Marion S. Adler, 134 Henry st, N. Y.; architect, Chas. M. Straub, 147 4th av, N. Y. Plan No. 968.

WEST 36TH ST, w s, 240 s Mermaid av, 2-sty frame dwelling, 20.6x36, shingle roof, 2 families; cost, \$2,800; owner, Chas. S. Hoffman, 1906 Broadway, N. Y.; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 957.

76TH ST, n s, 230 w 15th av, six 2-sty brick dwellings, 13.4x44, gravel roof, 1 family each; total cost, \$10,800; owner, Jos. M. Roth, 1540 71st st; architect, M. D. Foot, 1432 75th st. Plan No. 953.

AV N, s s, 16.8 e East 9th st, five 2-sty frame dwellings, 16.8x32, tin roof, 1 family each; total cost, \$20,000; owner, Catharine Courtney, 703 Carroll st; architects, Slee & Bryson, 154 Montague st. Plan No. 959.

AV N, s e cor East 9th st, 2-sty frame dwelling, 16.8x32, tin roof, 1 family; cost, \$4,000; owner, Catharine Courtney, 703 Carroll st; architects, Slee & Bryson, 154 Montague st. Plan No. 958.

VAN SICLEN AV, e s, 141 n 86th st, fourteen 2-sty frame dwellings, 18.6x43, tin roof, 1 family each; total cost, \$42,000; owner, Millford Const. Co., 997 Dumont av; architects, Cohn Bros., 361 Stone av. Plan No. 998.

67TH ST, s s, 180 e 13th av, 2-sty brick dwelling, 20x52.6, tin roof, 2 families; cost, \$3,500; owner, Marcello Buonasera, 6007 14th av; architect, Angelo H. Martire, 6005 14th av. Plan No. 988.

86TH ST, s s, 17.8 e 20th st, three 1-sty stores and dwellings, 23x55, gravel roof, 2 families each; total cost, \$10,500; owner, Etta Ehrlich, 8714 21st av; architect, Thos. Bennett, 3d av, cor. 52d st. Plan No. 991.

FACTORIES AND WAREHOUSES.

BAYARD ST, n s, 132 w Graham av, 2-sty brick storage, 67x95, slag roof; cost, \$4,500; owner, Peter Schwarz, 50 Meeker av; architect, Wm. Richter, 4411 18th av. Plan No. 918.

STABLES AND GARAGES.

PARK PL, s s, 100 e Rogers av, 2-sty brick garage, 24x126.9; slag roof; cost, \$10,000; owner, Jas. J. Cozine, 759 Lincoln pl; architect, A. Lupien, 1204 Carroll st. Plan No. 944.

WEST 15TH ST, w s, 680 n Neptune av, 1-sty frame stable, 10x15, gravel roof; cost, \$100; owner, Guiseppe Esposito, on premises; architect, W. J. Conway, 400 Union st. Plan No. 1003.

PRESIDENT ST, s s, 440 e Kingston av, 1-sty brick garage, 17.6x25, gravel roof; cost, \$500; owner, Grace E. Street, on premises; architect, Geo. W. Randall, 972 Sterling pl. Plan No. 1008.

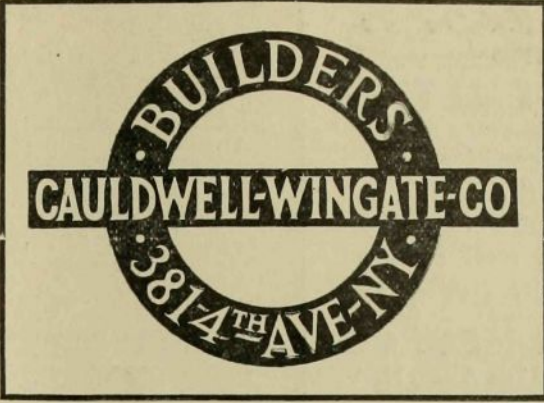
STORES AND DWELLINGS.

CORTELYOU RD, n s, 65.2 e East 21st st, 1-sty brick store and dwelling, 28.10x55, slag roof, 2 families; cost, \$2,000; owner, Wm. Meruk, Broadway and Myrtle av; architect, Wm. Debus, 86 Cedar st. Plan No. 947.

CORTELYOU RD, n e cor East 21st st, 1-sty brick store and dwelling, 36x55, slag roof, 2 families; cost, \$2,000; owner, Wm. Meruk, Broadway and Myrtle av; architect, Wm. Debus, 86 Cedar st. Plan No. 948.

FLATBUSH AV, n w cor Newkirk av, six 3-sty brick store and dwellings, 20x60, gravel roof, 2 families each; total cost, \$38,000; own-

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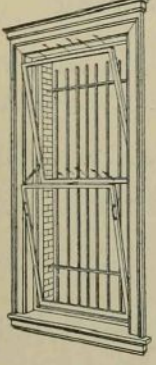
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Plans Filed, New Buildings, Brooklyn (Cont.)

er, Lancaster Realty Co., 44 Court st; architect, Simon B. Eisendrath, 500 5th av, N. Y. Plan No. 951.

15TH AV, n w cor 38th st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$7,500; owner, Sherman Holding Co., 1480 38th st; architect, Maxwell A. Cantor, 39 West 38th st, N. Y. Plan No. 986.

15TH AV, w s, 20 n 38th st, six 3-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, \$39,000; owner, Sherman Holding Co., 1480 38th st; architect, Maxwell A. Cantor, 39 West 38th st, N. Y. Plan No. 985.

STORES AND TENEMENTS.

SNEDIKER AV, e s, 100 s Livonia av, four 3-sty brick tenements, 25x66, gravel roof, 6 families each; total cost, \$60,000; owner, Louis Halperin, 1414 Lincoln pl; architects Cohn Bros., 361 Stone av. Plan No. 926.

CORTELYOU RD, n s, 36 e East 21st st, 1-sty brick store, 29x55, slag roof; cost, \$1,500; owner, Wm. Meruk, Broadway and Myrtle av; architect, Wm. Debus, 86 Cedar st. Plan No. 946.

CLEVELAND ST, s w cor Belmont av, 4-sty brick tenement, 50x72, slag roof, 19 families; cost, \$25,000; owners, Drapkin & Goldberg Const. Co., 501 Ashford st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1002.

86TH ST, s e cor 20th av, 1-sty brick store, 17x60, gravel roof; cost, \$4,000; owner, Etta Ehrlich, 8714 21st av; architect, Thos. Bennett, 3d av, cor. 52d st. Plan No. 992.

LIBERTY AV, s s, 30 e Barbey st, 1-sty frame store, 10x40, slag roof; cost, \$500; owner, Nathan Rothstein, 584 Liberty av; architect, Edw. M. Adelson, 1776 Pitkin av. Plan No. 1004.

5TH AV, w s, 75 n 48th st, 2-sty brick stores, 25x97, slag roof; cost, \$6,000; owner, Kate McCabe, 315 68th st; architect, Thos. Bennett, 3d av, cor. 52d st. Plan No. 990.

15TH AV, w s, 140 n 38th st, 1-sty brick store, 10x50, slag roof; cost, \$1,500; owner, Sherman Holding Co., 1480 38th st; architect, Maxwell A. Cantor, 39 West 38th st, N. Y. Plan No. 987.

46TH ST, s s, 80 w 7th av, 4-sty brick tenement, 45x88, gravel roof, 16 families; cost, \$25,000; owner, Morris Bemstock, 1258 47th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 1012.

47TH ST, n s, 80 w 7th av, 4-sty brick tenement, 45x88, gravel roof, 16 families; cost, \$25,000; owner, Morris Bemstock, 1258 47th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 1013.

MISCELLANEOUS.

BLEECKER ST, n s, 86 e Hamburg av, 2-sty brick boiler house, 62.8x53, slag roof; cost, \$15,000; owner, North American Brewing Co., Greene and Hamburg avs; architect, T. Engelhardt, 905 Broadway. Plan No. 980.

ROBINSON ST, n s, 232.6 e Rogers av, 2-sty brick bakery, 37.6x80, slag roof; cost, \$10,000; owner, Wm. Kloenfer, 594 Rogers av; architect, Frank R. Ashfield, 933 East 15th st. Plan No. 1000.

Queens.

DWELLINGS.

BELLE HARBOR.—Montauk av, w s, 76 n Washington av, 2 1/2-sty brick dwelling, 30x34, Spanish tile roof, 1 family, steam heat; cost, \$10,000; owner, J. J. Lancer, 44 Carlton av, Belle Harbor; architect, Carl P. Johnson, 30 East 42d st, N. Y. C. Plan No. 345.

CORONA.—Edson st, s s, 150 w 51st st, 2-sty brick dwelling, 20x26, tin roof, 1 family; cost, \$1,800; owner, John Stein, 871 Columbus av, N. Y. C.; architect, A. Schoeller, Mulberry av, Corona. Plan No. 339.

ROCKAWAY PARK.—Newport av, n w cor 7th av, 2-sty frame dwelling, 28x50, shingle roof, 1 family, steam heat; cost, \$6,000; owner, Renslaw Boise, 366 Atlantic st, Stamford, Conn.; architect, Nathaniel Vickers, 71 Broadway, N. Y. C. Plan No. 337.

ROCKAWAY PARK.—7th av, w s, 140 s Washington av, 2 1/2-sty frame dwelling, 22x27, shingle roof, 1 family, steam heat; cost, \$5,000; owner, J. Strauss, 19 5th av, Rockaway Park; architect, A. Johnson, 5th av, Rockaway Park. Plan No. 348.

SOUTH JAMAICA.—Harrison av, e s, 225 n 2d st, 1-sty frame dwelling, 12x20, rubberoid roof, 1 family; cost, \$300; owner, T. F. Schuab, 1556 Thadford st, Ozone Park. Plan No. 347.

SOUTH JAMAICA.—Hunter av, s s, 82 w Merrick rd, 1-sty frame dwelling, 14x22, shingle roof, 1 family; cost, \$800; owner, Benj. Baulch, Morris av, Richmond Hill; architect, C. P. Van Deusen, Seminole av, Hollis. Plan No. 343.

WOODHAVEN.—Walker av, w s, 125 s Grafton av, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$3,800; owner, First Congregational Church, premises; architect, Franklin H. Corwin, Ozone Park. Plan No. 349.

CORONA.—50th st, w s, 782 s Jackson av, 2-sty brick dwelling, 20x50, tin roof, 2 families, steam heat; cost, \$3,500; owner, Frank Cerro, 68 Oak st, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan No. 359.

FAR ROCKAWAY.—Broadway, s e cor Corona av, 2-sty frame dwelling, 20x40 shingle roof, 1 family, steam heat; cost, \$4,000; owner, Mrs. E. M. Fitter, Far Rockaway; architect, A. J. Fogart, Rockaway Beach. Plan No. 357.

JAMAICA.—Narris av, w s, 275 s South st, 2-sty frame dwelling, 20x36, tar and gravel roof, 1 family; cost, \$2,400; owner, Mary Steele Foranale, 8 Norris av, Jamaica; architect, Louis Bonancher, 370 Fulton st, Jamaica. Plan No. 350.

RICHMOND HILL.—Grant av, e s, 140 n Pitkin av, four 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$10,000; owner and architect, John F. Hanje, 16 Parkview av, Glendale. Plan Nos. 352-3-4-5.

ROCKAWAY BEACH.—Kneer av, 34, 2-sty frame dwelling, 20x23, shingle roof, 1 family; cost, \$700; owner, John Kelly, premises. Plan No. 358.

JAMAICA CREEK.—Bay av, w s, 1,200 s Cross st, 2 1/2-sty frame dwelling and boathouse, 28x30, shingle roof, 1 family; cost, \$2,750; owner and architect, Jos. Lazila, 25 Cedar st, Brooklyn. Plan No. 370.

ST. ALBANS.—Arthur av, n s, 600 e Farmers av, 1 1/2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$1,000; owner and architect, Chas. Schilling, 407 Linwood st, Brooklyn. Plan No. 371.

WOODHAVEN.—Fulton st, n s, 136 w Woodhaven av, two 2-sty frame dwellings, 36x57, shingle roof, 1 family; cost, \$4,200; owner and architect, Jos. L. Dittmann, 22 Oakland pl, Woodhaven. Plan No. 372.

FOREST HILLS.—Greenway South, s e cor Puritan av, 2 1/2-sty brick dwelling, 38x22, tile roof, 1 family, steam heat; cost, \$6,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 373.

WOODHAVEN.—Benedict av, w s, 90 n Forman st, two 2-sty brick dwellings, 20x55, tin roof, 2 families, air heat; cost, \$7,000; owner, John Lapp, 229 Hemlock st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 364.

WOODHAVEN.—Stanley st, n s, 100 w Ferry st, three 2-sty frame dwellings, 17x47, shingle roof, 1 family; cost, \$9,000; owners, Fred & George Eierwein, 432 Jamaica av, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 365-66-67.

HOLLIS.—Roundout st, w s, 100 s Atlantic st, 2-sty frame dwelling, 24x40, shingle roof, 1 family, steam heat; cost, \$3,000; owner and architect, Fred Winegrath, Hollis. Plan No. 360.

BELLE HARBOR.—Dover av, e s, 320 s Newport av, 2-sty frame dwelling, 21x42, shingle roof, 1 family, furnace heat; cost, \$3,000; owner and architect, C. F. Cojane, Arverne. Plan No. 361.

STABLES AND GARAGES.

RICHMOND HILL.—Leferts av, w s, 250 s Jamaica av, 1-sty brick garage, 40x93, slag roof; cost, \$8,000; owner, C. N. Cohn, Leferts av, Richmond Hill; architect, Frederick A. Wormberger, 30 Snediker av, Union Course. Plan No. 338.

BEECHURST.—Boulevard, n s, 165 e Riverside Drive, 1-sty frame garage, 10x12, shingle roof; cost, \$100; owner, R. Austin, premises. Plan No. 351.

FAR ROCKAWAY.—Mott av, s s, 24 w Gipson pl, 1-sty frame garage, 20x20, shingle roof; cost, \$350; owner, Fred Fitter, premises. Plan No. 356.

STORES, OFFICES AND LOFTS.

L. I. CITY.—Flushing av, n s, 1100 e Old Bowers Bay rd, 1-sty frame office, 19x17, tar and gravel roof; cost, \$500; owner, Hans Denhausen, 533 Flushing av, L. I. City. Plan No. 346.

METROPOLITAN.—DeKalb av, s w cor Woodhaven av, 1-sty frame office, 16x16, tin roof; cost, \$200; owner, John M. Meyer, 6 Sophia st, Metropolitan; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 369.

FLUSHING.—Bowne av, e s, 76 s Franklin st, 1-sty frame store, 21x25, tar and gravel roof; cost, \$1,800; owner, Anthony Madden, Flushing; architect, Chas. Spacht, 126 Smart av, Flushing. Plan No. 363.

MASPETH.—Fulton st, n s, 175 w Fisk av, 1-sty frame store, 12x15, gravel roof; cost, \$200; owner, Susanna Schaefer, 10 Fulton st, Maspeth. Plan No. 368.

MISCELLANEOUS.

L. I. CITY.—Jamaica av, n s, 66 w 1st av, 1-sty frame shed, 14x14, gravel roof; cost, \$75; owner, Mr. N. Von Bartheld, premises. Plan No. 340.

OZONE PARK.—Rockaway Plank rd, n w cor Martin av, 1-sty frame shed, 10x19, gravel roof; cost, \$300; owner, W. H. Mohrmann, premises. Plan No. 341.

RIDGEWOOD.—Grandview av, s e cor Ralph st, 1-sty frame shed, 64x14, gravel roof; cost, \$1,000; owner, Standard Knitting Mills Co., premises; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 342.

SOUTH JAMAICA.—Hunter av, s s, 82 w Merrick rd, 1-sty frame barn, 36x36, shingle roof; cost, \$700; owner, Benj. Baulch, Morris av, Richmond Hill; architect, C. R. Van Deusen, Seminole av, Hollis. Plan No. 344.

L. I. CITY.—Bridge Plaza, n s, 23 e William st, frame billboard, 302x8; cost, \$200; owner, O. J. Gude Co., 220 West 42d st, N. Y. C. Plan No. 362.

Richmond.

DWELLINGS.

ALLEN PL, e s, 109 s Park pl, New Brighton, 2-sty frame dwelling, 22x28; cost, \$3,000; owner, W. A. Eadie, New Brighton; architect, John Davies, Tompkinsville; builder, E. Kashavsky, New Brighton. Plan No. 70.

ALLEN PL, s e cor, and Park pl, New Brighton, 2-sty frame dwelling, 22x28; cost, \$3,000; owner, W. A. Eadie, New Brighton; architect, John Davies, Tompkinsville; builder, E. Kashavsky, New Brighton. Plan No. 69.

LORETTA ST, w s, 50 s Belmont av, Tottenville, 2-sty frame dwelling, 25x30; cost, \$3,200; owner, Thos. Hughes, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 73.

PARK PL, s s, 110 w Allen pl, New Brighton, 2-sty frame dwelling, 22x28; cost, \$3,000; owner, W. A. Eadie, New Brighton; architect, John Davies, Tompkinsville; builder, E. Kashavsky, New Brighton. Plan No. 68.

FOREST AV, s s, 150 e Broadway, West New Brighton, 2-sty frame dwelling, 22x24; cost, \$2,500; owner and architect, Nicholas McManus, West Brighton; builder, J. J. Murphy, West Brighton. Plan No. 66.

NEPTUNE AV, e s, 220 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x32; cost, \$350; owner, Dr. Briggs, 108 4th av, Brooklyn; architect and builder, Axel Paulson, 4194 18th av, Brooklyn. Plan No. 75.

SLEIGHT AV, e s, 102 n George st, Tottenville, 1½-sty frame dwelling, 22x28; cost, \$2,400; owner, Gustave Leidig, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 72.

SPRAGUE AV, w s, 100 s George st, Tottenville, 1-sty frame dwelling, 22x28; cost, \$1,200; owner, Howard Sleight, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 74.

MISCELLANEOUS.

RICHMOND TERRACE, e s, 100 e Clinton av, New Brighton, 1-sty frame advertising fence, 10x50; cost, \$50; owner, Adolf Prince, 318 Grand st, N. Y. C.; builder, O. J. Gude Co., 220 West 42d st. Plan No. 67.

SEASIDE BOULEVARD, s e, 400 e Sand la, South Beach, 1-sty frame stockroom, 12x24; cost, \$125; owner, Yoshizo Ketaokha, South Beach; builder, R. Witte, South Beach. Plan No. 71.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 106, new doors and steel structure to 3-sty brick storage and offices; cost, \$2,000; owner, George Welsh, 256 Broadway; architect, Edward Glas, 198 Broadway. Plan No. 612.

BLEECKER ST, 284, alterations to 3-sty frame stores and dwelling; cost, \$500; owner, James I. Cameron, 18 Broadway; architect, Joseph Mitchell, 332 West 24th st. Plan No. 623.

CANAL ST, 85, new stairs to 6-sty brick lofts and stores; cost, \$250; owners, Shaff & Silberman, 83 Canal st; architect, David Bleier, 545 East 139th st. Plan No. 636.

CHRISTOPHER ST, 115, new partition to 7-sty brick office and storage; cost, \$125; owners, Estate of Wm. J. A. Fuller, Fred. H. Man, Trustee, 56 Wall st; architect, Wm. E. Bloodgood, 1 Madison av. Plan No. 629.

EAST HOUSTON ST, 265-267; new store fronts and fireproof door to 5-sty brick store and loft; cost, \$500; owners, Krouthal Estate, Hubert C. Murray, trustee, 27 Cedar st; architects, Sommerfield & Steckler, 31 Union sq. Plan No. 577.

GRAND ST, 416-418, new store fronts to 6-sty brick store and tenement; cost, \$200; owner, Morris Rabiner, 119 Chrystie st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 603.

GREENWICH ST, 636-654, sheet iron tubular chute to 8-sty brick warehouse; cost, \$900; owner, St. John's Park Realty Co., W. Douglas Kilpatrick, Pres., 55 Liberty st; architects, Otis Elevator Co., 132 St. Marks pl, Brooklyn. Plan No. 592.

JAY ST, 23-25, masonry to 6-sty brick stores and lofts; cost \$100; owner, Mrs. John H. Mohlman, Brielle, N. J.; architect, A. Schaeffer, 132 West 16th st. Plan No. 632.

LAFAYETTE ST, 140-148, new front, stairs and fireproofing to 12-sty brick printing office; cost, \$10,000; owner, The Bradstreet Co., Henry E. Dunn, Pres., 346 Broadway; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 585.

PROPOSALS

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

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., 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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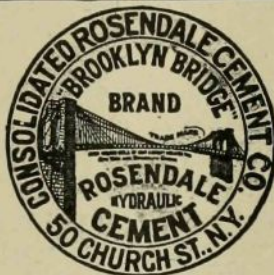
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Plans Filed—Alterations—Manhattan (Contin'd)

MONROE ST, 96, new plumbing, partitions and flooring to 5-sty brick stores and tenement; cost, \$6,000; owner, Julius Solomon, 1235 51st st, Brooklyn; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 602.

NASSAU ST, 115-117, alterations to 6-sty brick store and offices; cost, \$500; owner, Daniel Newman, 115-117 Nassau st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 641.

SOUTH ST, 6-7, alterations to 5-sty brick store and hotel; cost, \$3,000; owner, Clarence Sackett, 31 Nassau st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 637.

SPRING ST, 349-351, masonry to 6-sty brick stores and tenement; cost, \$90; owner, Estate of David L. Paige, Elizabeth P. Filton, extr., 200 Hudson st; architect, Jean Jaume, 37 Sullivan st. Plan No. 589.

STANTON ST, 116, new store front to 5-sty brick store and tenement; cost, \$250; owner, David Goldberg, 2968 Briggs av; architect, Herman Goldberg, 2968 Briggs av. Plan No. 618.

4TH ST, 25 East, 5,000-gal. gravity tank to 8-sty brick lofts; cost, \$320; owner, 4ine Shattlauss, 412 West 148th st; architects, Maxwell Engineering Co., 30 Church st. Plan No. 621.

8TH ST, 46 West, addition of pent house to 3-sty brick stable; cost, \$100; owner, Jos. L. Buttenwieser, 300 Central Pk West; architect, A. D. Crosett, 995 Eastern Parkway, Brooklyn. Plan No. 578.

16TH ST, 405 East, new partitions, windows and doors to 2-3 & 5-sty brick tenements and stores; cost, \$5,000; owner, Chas. McManus, 99 Nassau st; architect, Jacob Fisher, 25 Av A. Plan No. 594.

17TH ST, 29 West, 6,000-gal. gravity tank to 10-sty brick lofts; cost, \$600; owner, Robert J. Brewster, 1 East 14th st; architects, Maxwell Engineering Co., 30 Church st. Plan No. 620.

18TH ST, 155 West, new door to 2-sty brick shop; cost, \$25; owner, Alfred H. Rau, 505 5th av; architect, Fred. Jacobsen, 132 East 23d st. Plan No. 646.

21ST ST, 38 East, 3,500-gal. roof tank to 9-sty brick store, lofts and offices; cost, \$600; owner, Chas. N. Sloan, 54 William st; architect, Joseph Mitchell, 332 West 34th st. Plan No. 605.

25TH ST, 127-131 West, new stairs to 12-sty brick offices and lofts; cost, \$350; owner, Hudson Mortgage Co., 135 Broadway; architect, Jos. A. McCarroll, 3 West 29th st. Plan No. 601.

25TH ST, 355 West, masonry and steel to 3-sty brick engine house; cost, \$3,500; owner, City of New York, 157 East 67th st; architect, Wm. S. Cornell, 157 East 67th st. Plan No. 587.

30TH ST, 549 West, retaining wall to 2-sty brick warehouse; cost, \$1,000; owners, N. Y. Central R. R. Co., Grand Central Terminal; architect, C. Smith, 103 Park av. Plan No. 611.

34TH ST, 200 West, alterations to 3-sty brick stores and offices; cost, \$300; owner, Walter J. Salomon, 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 624.

42D ST, 101 West, alterations to 4-sty brick stores and offices; cost, \$200; owner, Unity Fee Co., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 628.

42D ST, 304-6, new plumbing fixtures, windows and skylight to 5-sty brick lofts; cost, \$200; owner, Hyman Vogel, 304-6 West 42d st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 631.

44TH ST, 100 West, alterations to 4-sty brick stores and dwelling; cost, \$300; owner, Corsican Realty Co., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 625.

44TH ST, 102 West, alterations to 4-sty brick hotel; cost, \$300; owner, Corsican Realty Co., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 627.

45TH ST, 8-10 West, new stairs to 6-sty brick stores and offices; cost, \$300; owner, Arthur B. Norton, 30 East 55th st; architect, John H. Knobel, 305 West 43d st. Plan No. 590.

47TH ST, 100-4 West, alterations to 3-sty brick stores and offices; cost, \$300; owner, Manhattan Fee Co., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 626.

48TH ST, 163 West, new store front and plumbing fixtures to 5-sty brick store and tenement; cost, \$350; owners, Leon Rose et al, 808 West End av; architect, Max A. Cantor, 39 West 38th st. Plan No. 581.

55TH ST, 68-72 West, 7-sty brick rear extension to 4-sty brick hotel and dwelling; cost, \$50,000; owner, Oxford Realty Co., Edward W. Harris, Pres., 68 William st; architect, Julius Harder, 120 West 32d st. Plan No. 596.

55TH ST, 202-204 East, new front, roofing and waterproofing to 1-sty brick engine house; cost, \$12,000; owner, The Jacob Hoffman Brewing Co., 211-213 East 55th st; architect, Alexander Bavlis, 33-34 Bible House. Plan No. 642.

57TH ST, 101 West, alterations to 2-sty brick store and offices; cost, \$2,000; owner, John Martell, 1013 6th av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 640.

59TH ST, 306 West, general alterations to 1-sty brick store; cost, \$8,000; owner, Chas. R. Appleby, 311 West 59th st; architect, Adrien L. Beineix, 432 West 160th st. Plan No. 579.

62D ST, 226 West, roof tank to 5-sty brick tenement; cost, \$150; owner, Rexton Realty Co., Elias Kemmer, Secy., 37 Liberty st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 644.

72D ST, 503-507 East, 2,500-gal. roof tank to 8-sty brick factory; cost, \$1,000; owners, Godfrey Knocker et al, 516 East 72d st; architect, Geo. A. Fitting, 2432 Broadway. Plan No. 610.

79TH ST, 360 East, new dumbwaiter shaft to 4-sty brick offices and apartments; cost, \$200; owners, Feizenblatt Bros., 804 West 180th st; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 588.

79TH ST, 222 West, 1-sty brick extension to 4-sty brick dwelling; cost, \$1,200; owner, Dr. Wm. H. Stewart, 222 West 79th st; architect, Frank Straub, 25 West 42d st. Plan No. 609.

79TH ST, 207-213 East, greater head-room to 4-sty brick P. S. 53; cost, \$275; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 634.

86TH ST, 48 East, sky sign to 2-sty brick stores and offices; cost, \$375; owners, Duff & Conger, s e c Madison av and 86th st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 600.

86TH ST, 215 East, sky sign to 5-sty brick store and dwelling; cost, \$200; owner, Margaret Fitzpatrick, 562 West End av; architect, Wm. G. Browne, 220 West 42d st. Plan No. 599.

87TH ST, 251 West, floor arch to 7-sty brick store and tenement; cost, \$25; owner, Mary T. Donovan, 302 West 105th st; architect, Joseph J. Boris, Produce Exchange Building. Plan No. 615.

91ST ST, 161 East, alterations to 4-sty brick tenement; cost, \$500; owner, Ludwig M. Edler, 161 East 91st st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 638.

96TH ST, 206 West, sky sign to 5-sty brick tenement; cost, \$475; owner, Ethel H. Moore, 141 Broadway; architect, Wm. G. Browne, 220 West 42d st. Plan No. 598.

103D ST, 9 West, new doors and partition to 5-sty brick tenement; cost, \$150; owner, Elizabeth K. Rauch, 9 West 103d st; architects, Horenburger & Bards, 122 Bowery. Plan No. 608.

110TH ST, 409 East, masonry and new doors to 2-sty brick wagon house; cost, \$500; owner, The Consolidated Gas Co. of New York, 130 East 15th st; architect, W. Cullen Morris, 130 East 15th st. Plan No. 604.

110TH ST & 5TH AV, s e cor, removal of brick wall to 1-sty brick theatre; cost, \$350; owners, Tiffany Estate, Chas. L. Tiffany, exe., 37th st and 5th av; architect, Max A. Cantor, 39 West 38th st. Plan No. 582.

117TH ST, 205-209 East, alterations to 3-sty brick stores and dwelling; cost, \$2,000; owner, Elizabeth McKernon, 127 East 7th st; architect, Henry Regelmann, 133 7th st. Plan No. 595.

125TH ST, 83 West, new store front to 3-sty brick cafe; cost, \$125; owner, Peter J. McCoy, 414 West 149th st; architect, Louis Saks, 289 Greenpoint av, Brooklyn. Plan No. 593.

135TH ST, 34 West, hall partition to 5-sty brick store and tenement; cost, \$1,500; owner, Samuel Rouse, 3433 Broadway; architect, Robert Skrivan, 103 East 125th st. Plan No. 591.

176TH ST, 600 West, alterations to 5-sty brick stores and tenement; cost, \$500; owner, Jacob Ruppert Realty Corp., 1639 3d av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 639.

181ST ST, 611-615 West, new stores and extension to 4-sty brick stores and dwelling; cost, \$6,500; owner, Stephen Carlton Clark, Coopers-town, N. Y.; architect, Robt. E. LaVelle, 2801 Valentine av. Plan No. 584.

AMSTERDAM AV, 1408, new doorway to 4-sty brick P. S. 43; cost, \$350; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 635.

BROADWAY, 1480, new partitions to 12-sty brick offices; cost, \$1,000; owner, Vincent Astor, 23 West 26th st; architect, C. W. Anderson, 42 Beaver st. Plan No. 586.

BROADWAY, 1572-1576, reconstruct sign to 3-sty brick stores; cost, \$300; owner, Publicity Leasing Co., Inc., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 583.

BROADWAY, 47, new doorways and partition to 5-sty brick restaurant and offices; cost, \$700; owner, Jas. H. Jones, Sairholme, Washington; architect, John C. Westervelt, 36 West 34th st. Plan No. 580.

BROADWAY, 3340, new store fronts to 6-sty brick store and tenement; cost, \$125; owners, Zengendal Realty Co., Jas. R. Deering, Pres., 135 Broadway; architects, Seger & Gross Co., 50 West 67th st. Plan No. 622.

BROADWAY, 2318, mezzanine balcony to 5-sty brick store and tenement; cost, \$125; owner, T. Edwin Ward, n e cor 91st st and River-side drive; architect, Jacob Fisher, 25 Av A. Plan No. 619.

BROADWAY, 839-841, terra cotta partition to 5-sty brick stores and lofts; cost, \$450; owner, Broadway Improvement Co., W. E. Roosevelt, Pres., 30 Pine st; architect, Horace G. Knapp, 111 Broadway. Plan No. 614.

BROADWAY, 3609-11, new office and show windows to 7-sty brick tenement; cost, \$500; owner, Joseph E. Marx, 3609 Broadway; architect, John E. Scharsmith, 523 West 146th st. Plan No. 630.

COLUMBUS AV, 486-488, alterations to two 5-sty brick stores and tenements; cost, \$500; owner, Joseph P. Kennelly, 101 West 83d st; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 606.

COLUMBUS AV, 302, reset store fronts to 5-sty brick store and tenement; cost, \$300; owner, Chauncey E. Horton, 598 6th av; architect, Edwin Krows, 205 East 24th st. Plan No. 597.

LENOX AV, 151, front extension and general alterations to 4-sty brick studios, dwelling and store; cost, \$5,000; owner, Estate of Cornelia B. Kip, Philip Rhineland, Exr., 20 Nassau st; architect, Abraham Berres, 35 Nassau st. Plan No. 607.

2D AV, 2426, new plumbing, partitions and skylight to 4-sty brick store and dwelling; cost, \$500; owner, Anna Richter, 5524 West 52d st; architect, Fred. W. Fischer, 303 5th av. Plan No. 616.

2D AV, 512, new plumbing to 5-sty brick tenement; cost, \$2,000; owner, David Vogel, 198 Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 617.

3D AV, 1260-1266, new plumbing, partition and store fronts to 3-sty brick store and dwelling; cost, \$1,000; owners, Mossman Realty Co., John Mossman, Pres., 2640 Broadway; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 647.

5TH AV, 984, fireproof pent-house to 6-sty brick dwelling; cost, \$3,500; owner, Howard C. Brokaw, 984 5th av; architect, Chas. F. Rose, 1 Madison av. Plan No. 645.

6TH AV, 502-504, new exit to brick store, lofts and theatre; cost, \$5,000; owner, Paul W. Warburg, 17 East 80th st; architect, Gail T. Brown, 130 West 46th st. Plan No. 613.

8TH AV, 2296-2300, new toilet compartment to 6-sty brick warehouse and stores; cost, \$150; owners, Washington Storage & Warehouse Co., 2300 8th av; architect, Frank Hausle, 81 East 125th st. Plan No. 643.

10TH AV, 496, new partitions and windows to 5-sty brick tenement; cost, \$750; owner, Anna E. Alheidt, 305 West 52d st; architect, John H. Knubel, 305 West 43d st. Plan No. 633.

Bronx.

HEATH AV, e s, 144.11 n Boston av, 3-sty frame extension, 29.9x15, and build 1-sty of frame upon 3-sty frame stores and dwelling; cost, \$4,500; owner, Clarence Eisner, 3046 Heath av; architect, Frank L. Glen, 4387 Carpenter av. Plan No. 93.

PROSPECT AV, 855, new show windows to 1-sty brick stores; cost, \$100; owner, Joseph Sacks, 1874 3d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 89.

WASHINGTON AV, 2043, remove projections to 5-sty brick tenement; cost, \$800; owners, Duetsch Bros., 319 East Houston st; architect, Fredk Jaeger, 441 East Tremont av. Plan No. 92.

3D AV, 2904, new show windows, &c., to 2-sty frame stores and dwelling; cost, \$400; owner, Geo. W. Fennell, 2860 3d av; architect, Morris Schnatz, 194 Broadway. Plan No. 90.

Brooklyn.

BARBEY ST, 644, exterior alterations to 2-sty dwelling; cost, \$179; owner, Rosario Festa, on premises; architect, Frederick Musty, 76 William st, N. Y. Plan No. 954.

BRIDGE ST, 211, interior and exterior alterations to 3-sty store; cost, \$2,500; owner, Wilfred Mulveny, 191 Sands st; architects, Koch & Wagner, 26 Court st. Plan No. 935.

CARROLL ST, 39, plumbing to 3-sty store and tenement; cost, \$300; owner, Engenio Gentile, 23 Carroll st; architect, David A. Lucas, 98 3d st. Plan No. 949.

CLINTON ST, 421, steel floor to church; cost, \$350; owner, Rev. A. C. Wilson, 199 Carroll st; architects, Cram & Ferguson, 33 West 42d st, N. Y. Plan No. 971.

COLUMBIA ST, 172, interior alterations to 3-sty tenement; cost, \$100; owner, Francesco Coli on premises; architect, Freeman Imperato, 356 Fulton st. Plan No. 1014.

FLOYD ST, 303, interior alterations to 3-sty store and tenement; cost, \$250; owner, Celia Sarrel, 483 Graham av; architects, Cannella & Gallo, 60 Graham av. Plan No. 933.

FORREST ST, 63, cooling tower to 3-sty washhouse; cost, \$3,000; owner, S. Liebmann's Sons Brewing Co., Bremen and Forrest sts; architect, T. Engelhardt, 905 Broadway. Plan No. 979.

FULTON ST, 2132, exterior alterations to two 2-sty dwellings; cost, \$200; owner, Chas. Gienberg, 2159 Fulton st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 1010.

FULTON ST, 2753, plumbing to two 2-sty dwellings; cost, \$200; owner, Mrs. Cath. Rhinehart, 213 Adelphi st; architect, B. F. Gardner, 264 Carlton av. Plan No. 945.

GRAND ST, 615, exterior and interior alterations to 3-sty theatre and dwelling; cost, \$2,500; owner, Estate of Thomas Cuning, 86 Pulaski st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1022.

HICKS ST, 524, plumbing to 3-sty tenement; cost, \$100; owner, Tony Caraciola, on premises; architect, John Brancale, 30 Union st. Plan No. 978.

HIMROD ST, 429, interior alterations to theatre; cost, \$2,000; owner, Mrs. Ann L. Scattergood, 73 Adelphi st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1018.

HOPKINS ST, 141, interior and exterior alterations to 6-sty store and tenement; cost, \$500; owner, John Kovaca, 36 Grand st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 984.

JACKSON ST, 294, elevator; cost, \$3,500; owner, City of N. Y.; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 1016.

LEONARD ST, 227, exterior and interior alterations to dwelling; cost, \$300; owner, Timothy A. Callahan, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1023.

MOORE ST, 26, exterior alterations to 4-sty tenement; cost, \$350; owner, Henry Bragstein, 172 Hart st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1007.

PARK PL, 1904, new store front to 4-sty store and dwelling; cost, \$500; owner, Minnie White, 1502 St. Marks av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 922.

SCHOLES ST, 82, interior alterations to store and dwelling; cost, \$500; owner, J. H. Werbelowsky Estate, 91 Meserole st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 981.

SEIGEL ST, 278, plumbing to 3-sty factory; cost, \$100; owner, Catharine Schekt, 250 Seigel st; architect, Wm. Debus, 86 Cedar st. Plan No. 1027.

SUMPTER ST, 146, interior alterations to 3-sty tenement; cost, \$300; owner, Fred J. Weber, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 964.

WATKINS ST, 131, raise 3-sty brick dispensary; cost, \$2,000; owner, East New York Dispensary, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 925.

WEST 28TH ST, 2945, interior and exterior alterations to 3-sty dwelling; cost, \$2,000; owner, Morris Lerner, 251 South 3d st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 983.

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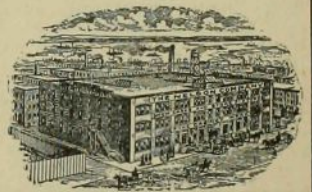
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Plans Filed—Alterations—Bklyn. (Cont.).

54TH ST, 1618, extension to 2-sty frame dwelling; cost, \$1,500; owner, Elias Sherman, on premises; architects, Laspia & Salvati, 523 Grand st. Plan No. 936.

GATES AV, 896, interior alterations to 3-sty dwelling; cost, \$100; owner, Frank Joyce, on premises; architects, Shampam & Shampam, 772 Broadway. Plan No. 974.

JOHNSON AV, 222, plumbing to 2-sty tenement; cost, \$150; owner, Max Epstein, 222 Johnson av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1006.

KINGSLAND AV, 231, interior alterations to 3-sty dwelling; cost, \$400; owner, Fredk. Schaefer, 242 Driggs av; architect, G. Erda, 826 Manhattan av. Plan No. 938.

MORGAN AV, 21, extension to 1-sty frame storage; cost, \$125; owner, Frank Donich, 2214 Harman st; architect, Lew Koen, 9 Debevoise st. Plan No. 923.

PITKIN AV, 1711, interior alterations to 3-sty store and dwelling; cost, \$500; owner, David Shapiro, Glenmore and Snediker av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 939.

PITKIN AV, 1759; interior alterations to 3-sty store and dwelling; cost, \$1,000; owner, Evzer Schatzon, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 997.

SUTTER AV, 873, extension to 2-sty dwelling; cost, \$1,000; owner, Robt. Schilling, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 942.

Queens.

ARVERNE.—Wavecrest av, e s, 400 s Boulevard, new plumbing in dwelling; cost, \$55; owner, Mrs. V. Wolf, on premises. Plan No. 268.

BLISSVILLE.—Grenpoint av, n s, 51 w Gale av, gas pipes in greenhouse; cost, \$10; owner, S. Mertz, premises. Plan No. 264.

COLLEGE POINT.—11th st, 406, 2-sty frame extension, 12x14, rear dwelling, tin roof, interior alterations; cost, \$1,200; owner, Frank J. Schnitz, College Point; architect, E. Leo McCracken, College Point. Plan No. 247.

COLLEGE POINT.—15th st, n s, 177 w 8th av, new plumbing, dwelling; cost, \$20; owner, John Himlich, premises. Plan No. 248.

COLLEGE POINT.—24th st, e s, 500 n 3d av, gas piping in dwelling; cost, \$15; owner, Geo. Kiell, College Point. Plan No. 276.

ELMHURST.—Wooley av, w s, 220 s Wilcox pl, 1-sty frame extension, 9x12, rear 1-sty frame dwelling, tin roof, interior alterations; cost, \$1,800; owner, A. Scharr, Wooley av, Elmhurst; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 265.

JAMAICA.—Rosville av, e s, 200 s Guinsberg pl, 1-sty frame extension, 19x12, side and rear 2-sty frame store and dwelling, general interior alterations; cost, \$2,500; owner, M. Greenbaum, premises; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 258.

JAMAICA.—Rockaway rd, s e cor Archer pl, 2-sty brick extension, 30x30, rear 2-sty warehouse, gravel roof, interior alterations; cost, \$8,000; owner, A. Wright, premises; architect, R. G. Hollowell, 163 East 82d st, N. Y. C. Plan No. 263.

JAMAICA.—North 1st st, n e cor Orchard st, install gas piping in dwelling; cost, \$5; owner, J. W. Muller, premises. Plan No. 243.

EVERGREEN.—Smith st, s s, 179, interior alterations to dwelling; cost, \$500; owner, Louis Kneriam, 391 Ralph st, Ridgewood. Plan No. 251.

FLUSHING.—Broadway, s w cor Prince st, erect vault in office; cost, \$30; owner, J. J. Halleran, premises. Plan No. 246.

GLENDALE.—Webster av, e s, 170 & 190 n Cooper av, new plumbing in two dwellings; cost, \$150; owner, H. S. Hollingsweet, 1146 DeKalb av, Brooklyn. Plan Nos. 260-61.

GLENDALE.—Myrtle av, 1908-10, erect electric signs on two stores and dwellings; cost, \$80; owner, Adelaide E. Denton, 30 Fresh Pond rd, Glendale. Plan No. 266-67.

LONG ISLAND CITY.—8th st, n s, 200 w West av, 1-sty brick extension, 50x10, side 1-sty can factory, interior alterations; cost, \$800; owner and architect, L. Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 252.

LONG ISLAND CITY.—Jackson av, e s, 25 s Purvis st, new plumbing, dwelling; cost, \$200; owner, F. Devine, premises. Plan No. 249.

L. I. CITY.—Broadway, s w cor Leyster st, 1-sty frame extension, 15x12, rear 1-sty storage, paper roof; cost, \$20; owner, Wm. J. Heller, 1st av and 83d st, N. Y. C. Plan No. 280.

L. I. CITY.—Grand av, 429, erect water closet compartments in tenement; cost, \$225; owner, Julius Nohe, premises. Plan No. 281.

L. I. CITY.—Flushing av, 407, erect new foundation to dwelling; cost, \$400; owner, Angelo Capone, 274 Theodore st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 282.

L. I. CITY.—Newtown rd, 63, new plumbing in dwelling; cost, \$200; owner, Henry Bischoff, premises. Plan No. 269.

L. I. CITY.—Radde st, e s, 125 n Beebe av, 2-sty frame extension, 10x14, rear 2-sty frame dwelling, tin roof; cost, \$800; owner, John Pakes, 214 Radde st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 270.

MIDDLE VILLAGE.—Metropolitan av, n s, 325 n Putnam av, new plumbing in dwelling; cost, \$50; owner, A. Farlk, premises. Plan No. 271.

MASPETH.—Lincoln pl, 6, 2-sty frame extension, 15x29, rear 2-sty dwelling, tin roof, interior alterations; cost, \$1,500; owner, John and Louise Ruckstahl, premises; architect, Sidney F. Oppenheim, 333 East 80th st, N. Y. C. Plan No. 244.

RICHMOND HILL.—Herald av, 82, 1-sty frame extension on rear of dwelling, new plumbing; cost, \$100; owner, J. McDermott, premises. Plan No. 259.

RICHMOND HILL.—Oak st, w s, 292 s Atlantic st, 2-sty frame extension, 26x12, rear 2-sty frame dwelling, tin roof; cost, \$500; owner, A. H. Carlstadt, premises. Plan No. 278.

RIDGEWOOD.—Myrtle av, s s, 400 e Wyckoff av, interior alterations to brewery; cost, \$1,000; owner, Welz & Zerweck, premises. Plan No. 250.

RIDGEWOOD.—Myrtle av, 2336, interior alterations to store and dwelling; cost, \$100; owner, Nicholas Braemin, on premises. Plan No. 279.

ROCKAWAY BEACH.—Chase av, w s, 675 n Boulevard, 1-sty added to top of 2 bungalows; cost, \$200; owner, Laskey & Lesson, Rockaway Beach; architect, J. Sandifer, Rockaway Beach. Plan Nos. 256-57.

ROCKAWAY BEACH.—Neptune av, n e cor Boulevard, 1-sty frame extension, 3x4, on side ten bungalows, shingle roof; cost, \$300; owner, Laskey & Lesson, premises; architect, J. Sandifer, Rockaway Beach. Plan Nos. 253-54.

ROCKAWAY BEACH.—Neptune av, s e cor Washington av, 1-sty frame extension, 3x4, on side 1-sty bungalow, shingle roof; cost, \$30; owner, Laskey & Lesson, Rockaway Beach; architect, J. Sandifer, Rockaway Beach. Plan No. 255.

ROCKAWAY BEACH.—Boulevard, s s, 75 s Chase av, repair shed; cost, \$10; owner, B. Bladowski, premises. Plan No. 273.

ROCKAWAY BEACH.—Bayview av, e s, 1,050 s Rockaway rd, 1-sty frame extension, 15x10, rear 2-sty store and dwelling, tin roof; cost, \$200; owner, Thos. R. Lucas, 407 East 147th st, N. Y. C. Plan No. 277.

FAR ROCKAWAY.—Central av, e s, 225 s Mott av, gas piping in dwelling; cost, \$5; owner, D. McNamara, Far Rockaway. Plan No. 272.

WHITESTONE.—12th av, w s, 300 n 22d st, gas piping in dwelling; cost, \$10; owner, D. Williams Estate, premises. Plan No. 262.

WOODHAVEN.—Jamaica av, w s, 60 n Woodhaven av, new plumbing in moving picture show; cost, \$100; owner, Anna Kurtz, premises. Plan No. 274.

WINFIELD.—Meyer av, w s, 50 n Thompson av, new plumbing in dwelling; cost, \$25; owner, Winfield Coal Co., Winfield. Plan No. 275.

Richmond.

RICHMOND TERRACE, 35 w Bard av, Livingston, new concrete coal bunker to brick power house; cost, \$500; owner and builder, Richmond Light & Railroad Co., Livingston. Plan No. 31.

PROSPECT PL, w s, 190 s Southfield blvd, Great Kills, 1-sty extension and partitions to frame dwelling; cost, \$600; owner, Chas. Zero, Great Kills; builder, Giovanni Russi, Great Kills. Plan No. 29.

SAND LA, e s, 500 s Cedar av, Arrochar, concrete floor and new posts to brick dwelling; cost, \$150; owner, Vincent Santaro, on premises; builder, Jos. W. Nastasi, Arrochar. Plan No. 27.

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BRITTON AV, e s, 275 n Clove av, Concord, 2-sty extension, plastering, etc., to frame dwelling; cost, \$50; owner and builder, John Perelly, Concord. Plan No. 32.

CRESCENT AV, e s, 150 s South Shore blvd, Great Kills, new side extension to frame dwelling; cost, \$100; owner, Mrs. Margaret Sweeney, 112 Pearl st, N. Y. C.; builder, W. Stewart, 112 Pearl st, N. Y. C. Plan No. 28.

RAILROAD, n s, 1,000 n e Giffords la, Great Kills, 1-sty addition to frame shop; cost, \$175; owner, Mr. Homer, Great Kills; builder, William Peters, Great Kills. Plan No. 30.

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:

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, is preparing plans for a 4-sty brick apartment house, 25x62 ft., to be erected on Summit av, 40 ft. from Congress st, for Rose & Don Dere Siletti, care of architect, owners. Cost about \$12,000.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, is preparing plans for a 4-sty brick apartment house, 50x84 ft., to be erected at the southeast corner of Boulevard and Spruce st, for Abraham Krauss and Max Broslawsky, care of architect, owners. Cost, about \$20,000.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, is preparing plans for a 4-sty brick apartment house, 40x72 ft., to be erected at the northwest corner of Summit av and Congress st for Rose & Don Dere Siletti, care of architect, owner. Cost about \$8,000.

BANKS.

KEANSBURG, N. J.—George Martin Huss, 65 East Morningside av, N. Y. C., has been commissioned to prepare plans for a 2-sty brick bank and office building, 30x50 ft., to be erected at the southwest corner of Church st and Selina pl for the Keansburg National Bank, Main st, owner. Cost about \$9,000.

CHURCHES.

PICTON, N. J.—Chas. Darsh, 537 East Broad st, Westfield, N. J., will take bids about March 15, for a 1½-sty brick and hollow tile church, 43x45 ft., to be erected near Rahway, for the Bethlehem Union Chapel, care of architect, owner. Cost, about \$6,000.

DWELLINGS.

RED BANK, N. J.—F. H. Bosworth, 1170 Broadway, N. Y. C., has completed plans for an addition to the residence here for E. D. Godfrey, 521 Park av, N. Y. C., owner. J. W. Bishop Co., 345 5th av, N. Y. C., is general contractor. Cost about \$15,000.

SCHOOLS AND COLLEGES.

SUCCASUNNA, N. J.—R. S. Shapter, 27 Maple st, Summit, N. J., is preparing preliminary plans for a 2-sty brick public school, 84x93 ft., to be erected here in Roxbury Township, Morris County, for the Board of Education. Cost about \$35,000.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS. STAMFORD, CONN.—Maximilian Zipkes, 220 5th av, N. Y. C., is preparing plans for two apartment houses to be erected on Atlantic st, near Cottage st, Stamford, on a plot 75x200 ft. M. Osmansky, 26 Ferry st, is owner. Cost, about \$50,000.

SCHOOLS AND COLLEGES.

WHITEHALL, N. Y.—Demere, Mosely & Campaigne, 201 Ilium Building, Troy, architects, are about ready for bids for alterations and additions to the high and grade school in front of the present high school building, Washington county, for the village of Whitehall Board of Education, W. J. Edmonds, chairman. Robert W. Clarke, 143 1st st, Troy, is steam engineer. Cost, about \$60,000.

MISCELLANEOUS.

BATH, N. Y.—The New York State Soldiers & Sailors Home, Bath, J. E. Ewell, contemplates rebuilding the barracks building here at a cost of about \$125,000. Lewis F. Pilcher, Capitol, Albany, is architect.

PERSONAL AND TRADE NOTES.

C. A. WILEY & CO., paint and color manufacturers, are about to enlarge their plant at Long Island City.

GEORGE KRAMER THOMPSON, architect, has moved his offices from 452 Fifth avenue to 101 Park avenue.

A. W. RANSOME, Ransome Concrete Machinery Co., Dunnellon, N. J., is traveling in South America on an extended business trip.

C. S. HOLLY has purchased the contracting and mason material supply business formerly conducted by Van Kyle Bros. at Riverdale, N. J.

OSCAWANA BUILDING CO., general contractor, has moved its offices from 200 Fifth avenue to the Architects' Building, 101 Park avenue.

HERMAN N. LUBET, architect and engineer, has given up his offices at 45 West 34th st and is temporarily practicing his profession at 919 Tiffany st.

E. M. & F. WALDO, 11 Broadway, N. Y. C., are now representing the Standard Ultramarine Co., of Huntington, Va., in the metropolitan district and in New England.

SUFFERN ENGINEERING CORPORATION, Ernest S. Suffern, president, 149 Broadway, has taken over the business formerly conducted under the name of Suffern & Son.

BENJAMIN E. WINSLOW, consulting structural engineer, has opened offices for the practice of his profession at 810 Steinway Hall Building, 64 East Van Buren st, Chicago, Ill.

H. F. GILLESPIE, formerly superintendent of the Standard Paint Company's plant at Bound Brook, N. J., will with Herbert Abraham have charge of the company's business in this territory.

TERRY STEAM TURBINE CO., 90 West Street, has acquired from the Rateau Steam Regenerator Co. a license to manufacture mixed pressure turbine regulators under the Rateau U. S. patent.

FRANK W. MALLISON, architect, has opened offices for the practice of his profession in the Cook Building, Medina, N. Y. He will be pleased to receive samples and literature from concerns interested in the building trades.

H. W. CARR of Green Bay, Wis., architect, has formed a partnership with G. P. Walsh, formerly of Chicago, Ill., for the general practice of architecture. The new firm under the name of Carr & Walsh, have opened offices at 603 Minahon Building, Green Bay, Wis.

KARL BITTER, sculptor, will lecture tonight, in the gallery of the Fine Arts Building, 215 West 57th street. His subject will be, "Ancient and Modern Processes of Modern Sculpture." The lecture is in connection with the annual exhibition of the Architectural League now being held in the building and is free to the public.

FLETCHER ENGINEERING CO., 30 Church street, has been reorganized under the name of Fletcher & Thomson (Inc.), Leslie E. Fletcher, president; C. L. Thomson, treasurer, and Wallace Sinclair, secretary. The concern conducts a general practice of consulting engineering in reinforced concrete, steel and mill construction and power plant design.

THE TILEINE COMPANY has recently taken a large suite at 101 Park av, and has decorated and furnished it in an elaborate manner for use as general offices, using the company's own product in this work as far as possible. In the directors' room and private offices the color of flooring is old ivory, which harmonizes with the furnishings. The floors in the offices, draughting rooms and salesrooms are of a deep red tone. The floors as laid demonstrate what it is possible to achieve in work of this character.

JOHN WILLIAMS, a Republican, was appointed secretary of the Industrial Board of Labor Department this week at a salary of \$5,000 a year. He succeeds John R. Shillodoy, of Buffalo. In the Sulzer administration Mr. Williams, who entered the Labor Department as a factory inspector under Colonel Roosevelt and rose to the commissionership, resigned in order that John Mitchell might be appointed. The understanding was that Williams would be appointed first deputy, but the Senate failed to confirm Mitchell.

TRINITY P. E. CHURCH in Copley square, Boston, has had its sanctuary enriched with a baldachin, designed by Shipley, Rutan & Coolidge, architects. The base on which the communion table stands is raised three steps from the chancel floor. Six columns surround the table on three sides, leaving the front open. Two lions support the columns on the front. The front columns support a semi-circular arch with a pediment over it, on which are two peacocks, the Byzantine symbol of immortality. On the corners, above the caps, are two conventionalized eagles representing the air. Two fishes represent the water, and the vines which enrich the front faces represent the earth. Covering the communion table and joining the columns to the front and forming the inside of the roof is an elliptical dome. The communion table is a simple block of marble with a cross in the centre of the front.

OBITUARY

THOMAS GIVEN, general contractor, died Saturday, February 21, at his home, 9 Sterling street, Brooklyn, aged thirty-five years.

JOHN A. LUNDQUIST, carpenter and general contractor, died at his home Saturday, February 21. He was born in Finland thirty-five years ago and had lived in Brooklyn at 106 Seeley street for about thirteen years.

PHILIP F. BROOKS, carpenter and general contractor, died at his home, 404 East 11th street, Brooklyn, Saturday, February 21. He was eighty-five years of age and had been a resident of Brooklyn for over forty years. Mr. Brooks is survived by three sons and three daughters.

JOHN P. JULIA, speculative builder, promoter and general contractor, died of diabetes at his home, 189 Sterling place, Brooklyn, Tuesday, February 17, at the age of sixty-three years. He had recently returned from San Domingo, W. I., where he had large contracting and railroad interests.

RALPH KIRKMAN, a retired carpenter and builder, died at his home, 332 16th st, Brooklyn, Monday, February 23. He was born in England, Sept. 24, 1824, and had been a resident of Brooklyn for nearly seventy years.

JOHN PULDA, carpenter and builder, died at his home, 915 55th st, Brooklyn, Monday, February 23, aged fifty-five years.

OAKES AMES, president of the Lamson Co., and vice-president of the American Pneumatic Service Co., died at his home in Milton, Mass., Tuesday, February 24.

EDWARD A. SARGENT, architect, died Wednesday, February 25, at the home of his daughter in Rosebank, S. J. He was seventy-two years of age and has been retired from the active practice of architecture for some years. During his years of activity as an architect, Mr. Sargent designed some notable buildings, chief

of which were the Armory for the Ninth Infantry Regiment in N. Y. City, John Wanamaker's country residence at Philadelphia, a number of public schools, and many residences at Staten Island.

THOMAS STURGIS, Fire Commissioner during the administration of Mayor Strong and again under Mayor Low, and some years ago a builder of prominence in New York City, died in Eastburne, England, Wednesday, February 25. Mr. Sturgis' career was a varied as well as active one. He was born in New York City in 1846 and when only eighteen years of age was appointed a lieutenant in the 57th Massachusetts Volunteer Infantry for service in the Civil War. During most of his service in the war, however, he was Assistant Adjutant General of the 1st Division of the 9th Army Corps. After the war, Mr. Sturgis went to Wyoming, where he remained for twenty years, during which time he was active in the politics of the State and served in the Wyoming Senate for two years. During his activity as a builder in this city Mr. Sturgis was associated with William C. Hill, under the firm name of Sturgis & Hill, with offices at 42 East 23d st. During this partnership many buildings of note in the city and vicinity were erected. The American Geographical Society Building, 15 West 81st st, the Boys' Club, 10th st and Avenue A, the William C. Whitney house at Westbury, L. I., and model tenements for the City & Suburban Homes Co. This firm has the distinction of being the contractors for the first model tenements erected in New York, those in West 68th and 69th sts.

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 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.

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 Ph. Voelker, have spared no effort to make this year's exhibition the best in the history of the society.

THE BALL OF THE FINE ARTS, given by the Society of Beaux-Arts Architects at the Hotel Astor Friday, February 20, was the most brilliant social event of the winter. A beautiful pageant, arranged in three parts by George S. Chappell, and a spectacle arranged by Howard Greenley, were the special features of the evening, which were followed by general dancing. It is quite impossible to describe the beauty and grace of the pageant and spectacle. One must have witnessed it to really appreciate it to the utmost. Every detail was historically correct, the costumes and scenery specially designed, and the cast made up of well known architects and ladies prominent in society, all coached to the highest degree of perfection. The committee of architects, who conceived and planned the affair is deserving of far more commendation than we are able to include in these few lines, but they have the satisfaction of knowing that the ball was a wonderful success, financially as well as socially, and that their hard work was thoroughly appreciated by all who were present.

ELECTRICAL ENGINEERS.—The second mid-winter convention of the American Institute of Electrical Engineers was held at the Engineering Societies' Building this week and was opened at 10 A. M., Wednesday, Feb. 25, with an address by the President of the institute, Mr. C. O. Malloux. The convention was held under the auspices of the Electric Power Committee and was devoted principally to the generation, transmission and distribution of electricity. On Wednesday evening a meeting under the auspices of the International Electrical Congress was held in the auditorium of the Engineering Societies' Building. The object of this meeting was to stimulate an interest in the Panama-Pacific International Exposition. The institute will hold a convention at San Francisco during the exposition and for that reason much interest was manifested in the meeting by the members of the Institute as well as by the ladies who attended. The addresses of the evening were delivered by men prominent in the electrical profession. Dr. C. P. Stenmetz told what the International Electrical Congress expect to accomplish at the exposition. Dr. Wm. Rader described with the aid of lantern slides the general arrangement of the exposition buildings. Mr. W. D. A. Ryan told of the wonderful illumination that will be effected at the exposition and Mr. Jas. A. Cruickshank also spoke. A dinner-dance was given at the Hotel Biltmore Thursday evening.

BUILDING MATERIALS AND SUPPLIES

**CONSTRUCTION WORK STILL RETARDED BY COLD WEATHER
— STEEL CONTRACTS FOR BUILDING WORK MUCH FREER.**

Coal Deliveries Up to Normal—
Basic Materials More Active.

WHILE construction work is still more or less retarded by weather conditions, there is a much more active inquiry for basic materials. Wholesale interests are keeping prices fairly firm in most lines, as shown in the February current wholesale price list appearing on this page. They are the same as those published in the January table, with the exception of structural steel, which has been advanced slightly. Whereas Hudson common brick prices in January were basic, they were merely nominal during the month just closing. Certain lines of lumber have moved up, notably spruce and hardwoods, but other building woods are holding steadily at list. There is a strengthening tone in this department, however, in anticipation of a heavier call from dealers as the building season approaches.

Almost every department of the building material market feels the improvement in inquiry for late March, April and May deliveries to suburban distributing yards.

In the supply department, rope and coal were the most important factors this week. The former reflects the tightness in the wire market, while the latter is a carry-over of the severe hauling conditions that have prevailed here for the last fortnight. The big coal distributors reported to the Record and Guide this week that they are getting back to their regular carting schedules, except in the outlying sections, where apartment houses are situated on streets where the snow has not been removed. By the first of the week it is expected that fuel deliveries will be normal.

Structural steel figured in better shape in the week's development of the building material market. The steel market was interested in the report that a large textile warehouse was being figured in Brooklyn that will require about 7,000 tons of structural shapes. The structure is to be erected for a large Southern textile mill which will move to Brooklyn to take care of the business developing incidental to the passing of the new tariff law. Incidentally, there was more activity in steel making and foundry grades of pig iron, showing that the equipment companies are getting ready for greater activity with the approach of spring. Much of this buying was among radiator and pump concerns. Building shapes showed activity among railroads, the New Haven, Lackawanna and New York Central being conspicuous on inquiry. The Johnson-Kahn building developed a tonnage of 4,000 tons, and the General Chemical Company's building at Marcus Hook will take approximately 300 tons. The New Haven will take 250 tons for a bridge at Woodlawn.

The week began with a slight increase in steel mill operations. It was estimated that the ingot output of the United States Steel Corporation is now 70 per cent. of maximum capacity, and the finished steel output is around 68 per cent. The company's officers here state that the current month will show an increase of between 300,000 and 400,000 tons in unfilled tonnage, which will compare favorably with the January increase. This increase is due, however, more directly to depleted stocks in warehouses than to an increase in building construction; but the inquiry now coming in seems to bear out the belief that structural business will show a decided gain before the new month is half gone.

Materials depending upon lighters for delivery in this city have been slow in arriving, on account of the large quantity of ice still in the harbor.

THE BRICK MARKET.

Carting Conditions Hamper Builders In Proceeding with Construction Work.

THE movement of common brick is still restricted, first, because of the ordinance prohibiting the laying of brick when the temperature is below 28 degrees; and second, because riding conditions have been such as to make trucking almost impossible. Building contractors are clamoring for brick as well as other building materials. Contractors have been lucky to receive more than 33 per cent. of their requirements.

In the Raritan market there is so much ice in the Kill von Kull, Staten Island Sound and the Raritan and South Rivers that shipments are almost impossible. If the weather continues warm until the first of the week brick can be carted to meet almost any demand, for the supply in the market is still large, both on barges waiting discharge and at the wholesale market.

Official transactions for Hudson common brick covering the week ending Thursday, Feb. 26, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.			
Left over, Feb. 20—65.		Arrived. Sold.	
Friday, Feb. 20.....	0	0	0
Saturday, Feb. 21.....	0	0	0
Monday, Feb. 23.....	0	0	0
Tuesday, Feb. 24.....	0	0	0
Wednesday, Feb. 25.....	0	0	0
Thursday, Feb. 26.....	0	1	1
Total	0	1	1

Reported enroute Friday A. M., Feb. 27—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. 27—64. Covered barges sold, 0. Total number covered barges, 17. Total number in market, 81.

HUDSON BRICK UNLOADED.			
(Current and last week compared.)			
Feb. 13.....	90,000	Feb. 20.....	67,000
Feb. 14.....	Feb. 21.....	45,600
Feb. 16.....	Feb. 23.....	Holiday
Feb. 17.....	86,500	Feb. 24.....	15,000
Feb. 18.....	152,000	Feb. 25.....	14,000
Feb. 19.....	Feb. 26.....	57,000
Total.....	328,500	Total.....	198,600

1913.			
Left over, Friday A. M., Feb. 21—62.		Arrived. Sold.	
Friday, Feb. 21.....	0	0	2
Saturday, Feb. 22.....	0	0	0
Monday, Feb. 24.....	11	6	6
Tuesday, Feb. 25.....	0	1	1
Wednesday, Feb. 26.....	0	4	4
Thursday, Feb. 27.....	0	0	0
Total	11	13	13

Condition of market, dull. Prices: Hudsons, \$7 to \$7.25; covered, \$7.75; Raritans, \$7; Newark, \$8.25. Left over Friday A. M., Feb. 28—60. Total covered, 0. Total covered barges sold, 4. Total covered left in market, 27. Total in market Feb. 28, 1913—87.

OFFICIAL SUMMARY.	
Left over, Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 26, 1914.....	119
Total No. bargeloads sold Jan. 1 to Feb. 26, 1914.....	55
Total No. bargeloads left over Feb. 27, 1914.....	64
Total No. bargeloads left over Jan. 1, 1913.....	113
Total No. bargeloads arrived, including left over, Jan. 1 to Feb. 28, 1913.....	181
Total No. bargeloads sold Jan. 1 to Feb. 28, 1913.....	121
Total No. bargeloads left over Mar. 1, 1913.....	60

NEW DEPARTURE IN SLATE SELLING. E. J. Johnson Starts Innovation In His Trade.

ROOFING and interior slate in this market is beginning to show some of the usual spring inquiry, but prices remain at normal levels. The tendency, however, is toward a stiffening tone should demand within the next few months warrant it. Current prices are quoted on this page.

A decided innovation in slate selling is being made by the E. J. Johnson Slate Co., of 30 Park Row. For the first time the virtue of roofing slate is being directly urged upon architects through brochures, pointing out the advantages of using nature's own product in protecting buildings of all kinds. Incidentally it brings out the virtue of slate flooring, which has attained popularity in fine buildings where the artistic floor patterns of old world cathedrals are sought. In a separate booklet the subject of slate blackboards is very carefully expounded, which should interest architects, having school or studio work to do.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows: In each case the quotations given below were those prevailing up to noon, Feb. 27, 1914.

BRICK—
Hudson common (Nominal) \$6.00@ 6.50
Hudson covered 7.00@ 7.25
Raritan common..... 6.00@ 6.25
2d hand common..... 2.25@ 2.50
2d hand com. (truck load of 1,500) 4.50@ —
Front or face..... 18.00@32.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland \$1.58@ —
Cons. Rosendale Nat.90@ —
Alsen's German 2.10@ 2.15
Dyckerhoff German 2.10@ 2.15

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in..... \$1.10
Trap rock, ¾ in..... 1.20
Bluestone, 1½ in..... 1.05
Bluestone, ¾ in..... 1.15@ 1.30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in..... \$0.90
¾ in..... 1.00

HOLLOW TILE (fireproofing. Prices F. O. B. Perth Amboy, N. J.):

Exterior—
4x12x12 in..... \$0.06
6x12x12 in..... .084
8x12x12 in..... .102
10x12x12 in..... .12
12x12x12 in..... .15

Interior—
2x12x12 in..... \$0.048
3x12x12 in..... .052
4x12x12 in..... .052
6x12x12 in..... .072
8x12x12 in..... .096

LIME (Standard 300 lb. bbls. wholesale, select finishing):

Farnham Cheshire, finishing..... \$1.55@ —
Eastern, common 1.25@ —

LINSEED OIL—

American Seed City Raw..... \$0.52@ \$0.53
American Seed City Boiled..... 53@ .54

LUBRICANTS (Mineral):

Black, refined 13 @ 13½
Black, reduced, 27 gravity, 35@30
c. t. 13½@14

Black, reduced, 30 gravity, 15 cold
test 14½@15
Cylinder, light, filtered..... 21½@23

Dark, steam, refined..... 15½@25
Paraffin, high, viscosity..... 19 @ 26

23½ @24 gravity 15 @ 15½
28 gravity 13 @ 13½

Wax, crude per lb. 3½ @ 3¾
Refined, 120 m. p. per lb. 4½ @ —
Refined, 125 m. p. per lb. 4¾ @ —
Refined, 130 m. p. per lb. 5¼ @ —

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 in..... \$23.00@ \$30.00
14 to 16 in..... 31.00@ 34.50

Heart face siding 4-4 & 5-4..... 30.00@ 31.50
Flooring, 13-16x2½ & 3 ins... 15.50@ 28.00

Hemlock, Pa., f. o. b. N. Y. base
price per M..... 22.00@ 24.00

Hemlock, W. Va., base price per M..... @ 24.50
Hemlock, Eastern mixed cargoes... 19.50@ 22.50

(To mixed cargo price add freight, \$1.50.)

Spruce (W. Va., f. o. b. N. Y., lighterage limits)

2x4, 18 and 20 ft..... \$29.50
2x6, 10 and 14 ft..... 24.00
2x8, 12 and 14 ft..... 25.00

2x10, 3x10, 10 to 16 ft..... 30.00
8x8 and under, 16 ft and under..... 26.00

9 in, 16 ft and under..... 31.00
4x10 to 10x10, 16 ft and under..... 31.00

2x10 and 3x12, 16 ft and under..... 31.00
12 in, 18 and 20 ft 33.00

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

1x2 shingling lath, rough or dressed one
side \$28.00

4-4x6 in merchantable quality 28.00
4-4x8 in merchantable 26.00

4-4x10 in merchantable 29.00
4-4x12 in merchantable quality..... 32.50

LATHS (Eastern spruce f. o. b. N. Y.):

1½-in. round wood \$3.90
1½ in slab \$4.00@ \$4.10

PLASTER—(Basic dealer prices, at yard, Manhattan):

Masons finishing in 100 lb. bags, per ton. \$10.50

BLOCKS:

2 in. (solid) per sq. ft..... .06
3 in. (hollow)06½
4 in. (hollow)07¼

Boards ¾ in. thick, per sq. yd..... .16

SAND:

Screened and washed Cow Bay, 500 cu.
yd. lots, wholesale..... \$0.50

SLATE (Per Square, N. Y.):

Penn. Bangor ribbon..... \$4.10@ \$4.75
Munson, Maine No. 1..... 5.50@ 7.75

Munson, Maine No. 2..... 4.50@ 6.75
No. 1 red..... 10.00@ 12.00

Unfading green 4.00@ 6.00
Genuine Bangor 4.75@ 6.75

Pen Argyle 4.00@ 6.00
Vermont, sea green..... 3.00@ 4.20

STRUCTURAL STEEL (tidewater) Spot.

Beams and channels up to 14 in.... \$1.36@ \$1.41
Beams and channels over 14 in... 1.36@ 1.41

Angles 3x2 up to 6x8..... 1.36@ 1.41
Zees and tees..... 1.36@ 1.41

Steel bars, half extras..... 1.36@ 1.41
Steel bars, half extras..... 1.36@ 1.41

Universal & sheared 34 in. & und... 1.46@ 1.51

WHITE LEAD: Per lb.

American, dry, car lots..... \$0.07
In oil, in 100, 250 and 500-lb. kegs..... 0.09

On lots of 500 pounds or more a discount of
¼c per pound is allowed.

Red Lead and Litherage—
In 100-lb. kegs..... \$0.08
On lots of 500 pounds or more a discount of
¼c per pound is allowed.