NEW YORK, MARCH 28, 1914

## CENTRAL REAL ESTATE IN LARGE CITIES

Importance of Having a Thorough Knowledge of the Properties - Long Term Leases—Shops on Second Floors—Rentals Rising and Store Spaces Contracting.

By JOHN H. SINBERG, of Philadelphia\*

B ECAUSE central real estate has been my specialty during the past ten years, I shall confine myself to central real estate and try to tell you some of the things which in my opinion are necessary for success in that very important

First and foremost I place thoroughness. The broker must know the deal which he is working from beginning to end; know the property, its size, its assessment, its location, its incumbrances, its value as compared with other properties in the same block and with similar buildings in the immediate vicinity. He must study the history of the property and its enhancement or depreciation in value. In other words, he cannot know too much about any plot of real estate that he is trying to sell, buy or lease. Second, a central real estate broker must have a wide acquaintance among men of affairs and a general knowledge of merchants, their business methods and reason for their success. He must be a student of human nature as well as a close observer of the tendency of the times. He must study neighborhoods, watch the growth and improvements of various neighborhoods in the city, so as to give proper advice to his clients to take advantage of enhancements in value.

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If the real estate broker has the knack of salesmanship, he is sure to succeed. The shrewd broker is he who studies the wants of his clients and submits properties that he knows should attract them. A great many real estate buyers have what I would call real estate temperament. They have intuitive confidence in brick and mortar or vacant land and prefer it to other forms of investment. The real estate broker who is thoroughly posted on central leases can frequently make a big profit by reason of his knowledge. Tenants of large properties are sometimes short-sighted. They let their leases run too close to the end of the term before taking up negotiations for a renewal. Occasionally they begin such negotiations too late. Here is an instance:

an instance: About ten years ago the lease on one About ten years ago the lease on one of the biggest specialty stores in the central part of Philadelphia had five years to run. An enterprising firm had occupied the building for a number of years and it had become a well-established and popular store. A real estate broker kept in touch with this lease and when he learned that it had but a short time to run he purchased the property. He then told the tenant of his purchase and served notice on him to move at the expiration of his term. You can readily see what happened. The tenant could not afford to go elsewhere, as moving would practically have meant going out of business. He was obliged to buy the property from the broker and pay him a big profit. Had the tenant employed a broker seven or eight years prior to the expiration of his lease, to buy the property or negotiate a new long-term

\*From an address delivered before the

\*From an address delivered before the students of the University of Pennsylvania.

lease, he would have saved himself a small fortune.

#### Exclusive Listing.

Just as soon as owners realize that it is for their best interests to place the handling of their property in the hands of one exclusive broker, that much sooner will the sale and rental of properties increase everywhere. At the preserties increase everywhere. At the present time a great many owners prefer to place their properties in the hands of several brokers. Under this system, the usefulness of the real estate broker is greatly reduced, and real estate often becomes a drug on the market and its value impaired because of lack of competent methods of bringing the buyer and seller or lessor and lessee in touch with each other. The trouble with a great many real estate brokers lies in the fact that they have not backbone enough to back up their opinions. One intelligent, hustling broker is worth a dozen poor ones.

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When an owner brings a property to a broker, the broker should refuse to put it on his list at an exaggerated price. After he accepts a piece of property to sell, he should sell it. He must have a thorough knowledge of all properties for sale on his list, and he ought not to undertake at one time to handle more properties than he is sure he can sell or give honest effort towards selling.

The broker should occupy the same position towards the owners of property as does a lawyer. He should be trusted as implicitly as a lawyer. Some people have been known to employ two or three lawyers to do the same work, but have usually been sorry for it.

An owner of property who wishes to sell it should not have a number of brokers working at cross purposes, each making concessions in the hope of closing a sale before some competitor. My experience has shown that the owner who makes one broker his exclusive agent for the sale or renting of his properties invariably gets satisfactory results.

Central Leases.

sults.

#### Central Leases.

The subject of central property leasing is one that needs a great deal of discussion in Philadelphia, because the brokers have overlooked its vital importance to the development and prosperity of the real estate business. It is a well-known fact that central leasing in New York, Chicago, many Western cities and in Europe is a special branch of the real estate business and many brokers make rork, Chicago, many Western cities and in Europe is a special branch of the real estate business and many brokers make a good living by confining themselves to it. The broker who does not know rental values of central properties, particularly in large cities, where values are constantly changing, is not well equipped to make sales, because he depends almost entirely on the values set by past sales and on hearsay information for his basis of values. He is not sure of his position because he knows nothing of the earning power of property through his own experience.

In Philadelphia, long leases were unheard of until about ten years ago and the tenant who secured a term of five years seemed satisfied. It required the coming of progressive merchants from

other cities to Philadelphia to awaken the native business man to the importance of long leases, and now the demand is for terms of ten years and more. Frequently, it is necessary to go outside of Philadelphia to bring the right kind of tenants for central properties. It is the old story of the prophet in his own country. Many merchants fail to appreciate the value of vacant stores in the central portion of the city. It has been my personal experience that by going to New York and other cities, I have succeeded in bringing good tenants to Philadelphia. Among others, let me mention the Bedell Company, department store of New York, to whom I leased the entire five-story building at the southwest corner of 12th and Market streets, which for a great many years was occupied by one of the oldest and best known clothing firms. This is one of the best corners in Philadelphia. Yet it was vacant for seven months. Philadelphia merchants could not see its real value. I went to New York, brought Mr. Bedell over, and he instantly realized its value and signed a long term lease at what many merchants probably consider a high rental. Yet he feels that he has secured full value for his money. In addition to getting big merchants from out of the city for central properties in Philadelphia, I find it quite profitable to go after smaller storekeepers as well.

Leasing Second Floors.

The Boston Shoe Market Company

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The Boston Shoe Market Company has made a new departure in retail merchandising in Philadelphia. Upon learning that this concern was looking for a location, I went to Boston and interviewed the president. When he heard the prevailing central rents, he was astounded and made up his mind to stay out of Philadelphia. However, when he explained to me that he was selling sample shoes at what seemed to me ridiculously low prices, I ventured the suggestion that a second floor might prove profitable. Like the up-to-date business man that he is, he decided to experiment and signed a five-year lease with an option to vacate at the end of the first year if business did not warrant his staying longer. He took a second floor in Market street which had a frontage of 70 feet and a depth of 200 feet. He had two stairways and an elevator. He advertised in the newspapers that by reason of his second floor location and consequent low rental he was able to give good value at reduced prices. The shopping public came and saw—the Boston merchant conquered. He is now in his third year and has made a big success.

To my mind, that is the solution of second floors of central properties and it is only a question of time before owners will appreciate this fact and improve their second floors in such a way as to enable merchants to do a retail business in them.

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enable merchants to do a retail business in them.

A great many men, who ought to know what they are talking about, have repeatedly said that Market street values have reached the limit; that rents are too high; that there will be many failures and that the landlord

would be the loser. Yet, the years roll on and Market street is getting better, rents are higher, and the merchants are rents are higher, and the merchants are prospering. True, specialty stores no longer have 25-foot fronts. Ten years ago no merchant on Market street would have been satisfied with a store that had a frontage of less than 25 to 30 feet. Today many merchants do a thriving business with considerably less window display.

Getting Along With Less.

The modern shop-keeper is accommodating himself to the trend of the times. In Philadelphia, as in all growing cities throughout the United States, as well as in London and Paris, the merchant is

paying higher rents, is getting along paying higher rents, is getting and with smaller space—but remains on the main thoroughfare—the street which is traversed by the shopping public. Of course, the merchant who has a store 10 feet front by 50 feet in depth must sell merchandise that appeals to the

The Investment Feature.

Successful investment feature.
Successful investment in central real estate largely depends on anticipation of the line of increase in value and the taking advantage of either short-sightedness or the necessity which forces central properties in the market. A man may be impelled to look after the basic value of his stock investments and some-

times find it missing. When he puts his money into lands and houses, he can be quite sure that this land and houses will be there when he looks at them. But, if he has the good judgment to pick out real estate in the growing section of a live community, he can add to the quality and stability almost a certainty of profit profit.

Study thoroughly the neighborhood in which you are about to invest; and, if you have made up your mind that it will enhance in value, buy and improve; because every improvement which you make to your own property will help to improve the immediate vicinity and to increase the value of your own holdings.

# CLEARING THE WAY FOR WEST SIDE SUBWAY

Widening of Varick Street-Speeding Other Subway Work-More Bids Soon To Be Called For-Public Service Board Needs More Power.

NEW Seventh avenue, from West Broadway north to Central Park, will soon be a reality for the business interests of the West Side. Varick street, on the east side, has been cleared of buildings entirely from Carmine street to Canal, and a wide swath is being cut through the network of little streets that intervene between the head of Varick and the present southern end of the avenue. In a few weeks the new thoroughfare will have a clear path from end to end. St. John's Church projects far out from the new building line, below Canal street, and whether it will be cut off or not is still undetermined. Subway construction has already commenced in Varick street.

More than three hundred pieces of property are the subject of condemnation proceedings. Dwellings and small tenements mostly are being taken, with a few old business buildings interspersed. Eight or nine hundred families have had to find new apartments, and consequently houses throughout Greenstreet, on the east side, has been cleared

from Vesey street south through Greenwich street to the Battery, where the Seventh avenue line will connect with

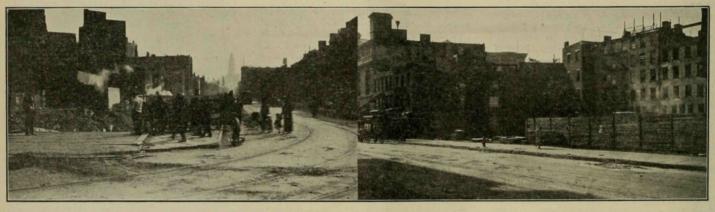
Seventh avenue line will connect with the existing subway.

Two More Tunnels.

In a few weeks bids will be asked for two new tunnels under the East River. One of these tunnels will run from Whitehall street, Manhattan, to Montague street, Brooklyn, and will be operated by the New York Municipal Railway Corporation in connection with the Fourth avenue subway in Brooklyn and the Broadway subway in Manhattan. The other tunnel will run from Old Slip, Manhattan, to Clark street, Brooklyn, and will be operated by the Interborough Rapid Transt Company in connection with the existing subway in Brooklyn and the new Seventh avenue subway in Manhattan. Construction contracts for these two tunnels were adopted by in Manhattan. Construction contracts for these two tunnels were adopted by the commission and sent to the respective companies during the last week. The companies have ten days in which to return the contracts to the commission with their criticisms and suggestions.

superstructures for the stations in Manhattan and Long Island City; the ballasting of the roadbed, and the laying of the tracks. The station in Manhattan will be on the south side of 42nd street between Lexington and Third avenues, and access to the tunnel will be by an escalator. The contractor will have nine months in which to complete the work. Eventually this tunnel will be connected with the existing subway by an extension westward to Times Square, and with the new rapid transit lines in Queens by an extension from its present terminus to the Queensboro Bridge Plaza. Work on the Queens extension is already under contract.

The Public Service Commission awarded the contract for the reconstruction to the Rapid Transit Subway Construction Company, the lowest bidder, for \$383,910.75. The tunnel is already completed as a two-track line from a point between Lexington and Third avenues, Manhattan, under 42nd street and the East River to Jackson and Van Alst avenues, Long Island City. It was



SUBWAY CONSTRUCTION IN VARICK STREET.

CLEARING THE WAY, NORTH OF CARMINE STREET.

wich section are very well rented at the present time. A general reconstruction of buildings along the new portion of the avenue is expected, to begin as soon as it is available for traffic.

#### More Bids Called For.

The Public Service Commission has called for bids for the construction of two more sections of the new subways, one on the Whitehall-Montague street one on the Whitehall-Montague street line in Manhattan, to be operated by the New York Municipal Railway Corporation, and one on the Seventh avenue line in Manhattan, to be operated by the Interborough Rapid Transit Company. Bids for the former will be opened on April 14, and on the latter on April 17. The section of the Whitehall-Montague street line runs mainly through Whitehall street, and connects the southern end of the Broadway subway in Manhattan with the proposed tunnel under the East River from Whitehall street to Montague street, Brooklyn. The section of the Seventh avenue line runs

This step is necessary because the com-panies will provide most of the money to pay for the construction of the tunto pay for the construction of the tunnels, and as they will be made parties to the construction contracts, the Dual System agreements provide that the form thereof shall be submitted to them for approval. Each of the two tunnels will contain two cast iron tubes which will be driven under the river by the shield and compressed air method. The time limit for the completion of each is fixed at 42 months from the date of delivery of the contracts. Unless unforeseen obstacles arise, construction work on these tunnels should begin during the coming summer. summer.

#### Nature of the Steinway Tunnel Work.

The work of reconstructing the Steinway tunnel will include the installation of a cross-over between the two tracks at a point in Manhattan east of First avenue; the filling-in of a shaft on Man o' War Reef; the finishing of stations, and the building of temporary

built, however, for trolley car operation, and as it is to be made a part of the dual system of rapid transit and operated

dual system of rapid transit and operated in connection with the existing subway, certain reconstruction is necessary.

The Public Service Commission has sent to the Legislature a bill to amend the Rapid Transit Act so as to give the city, through the commission, the power to build rapid transit lines directly through men employed by the city. The commission can let contracts, subject to the approval of the Board of Estimate, but has not the power to do the

the approval of the Board of Estimate, but has not the power to do the actual construction work. In case of emergency such a power might become necessary to the completion of parts of the new subway system.

The Broadway Association has applied to the Public Service Commission to have the existing local station in the subway at 59th street made an express station. The chairman and other commissioners have expressed themselves as favorable to the project, if the city can find the money to defray the cost. find the money to defray the cost.

## BUILDING ERA ON SOUTHERN BOULEVARD

Section Favored By Fine Transit Facilities, Has Been Invaded By Construction Companies, Which Are Erecting Many Multi-Family Houses.

S OUTHERN BOULEVARD from 174th street to Bronx Park is be-174th street to Bronx Park is becoming the centre of a new and attractive apartment house district. With its good transit facilities, schools, churches and amusements, and all the educational recreational and natural advantages of its location between the two beautiful parks, Crotona and New York Zoological Park, it has attracted the attention of both builder and investor. A belief in the future of the section so well adapted for apartment house construction, with confidence in its growth and expansion, has led to numerous operations along the 200-foot thoroughfare and in many of the adjacent side streets.

The subway station at 174th street, surface lines on Boston Road and intersecting lines east in 177th and 180th streets, with a trolley line of its own traversing the entire length of the avenue, comprise the transit facilities. There is an abundance of schools and churches. To Public School No. 6 in East 177th street, Public School No. 32 in East 183d street, and the Roman Catholic Parochial Institution on Daly avenue, is soon to be added the large new structure at Prospect avenue and 176th street, rapidly nearing completion. Another coming the centre of a new and attract-

Elmsmere place and Southern Boule-

Elmsmere place and Southern Boulevard, which he will improve with similar buildings. Mr. McNulty sold to an investor last week the thirty-family house at 878 East 176th street, which he recently erected at the southwest corner of Waterloo place. Four new apartment houses in Bronx Park South were also sold this week by builders.

In the same street the Dwyer company completed some time ago two fivestory apartments and a one-story tax-payer. Farther north at the 177th street transfer point both south corners are occupied by apartment houses. The one on the west side was erected last year by Mr. MacNulty. The southeast corner is occupied by an apartment house and directly south a similar structure is in course of construction. A new theatre is being built on the next block at an estimated cost of \$400,000. The American Real Estate Company recently purchased the block bounded by 181st and 182d streets and Daly and Vyse avenues, for improvement with high class apartment houses. high class apartment houses.

#### Growing Crowds of Commuters.

Confidence in the future of the section was voiced this week by Robert E. Simon, of the Henry Morgenthau Com-

up before the local board, some time ago, Cyrus C. Miller, former Borough President, opposed it on account of the probable high cost of the proceedings which he estimated would be about \$500,000. He said last week, "While the removal of the car barns would undoubtedly beautify the neighborhood, the city cannot very well, at this time, undertake a proceeding involving such an expenditure. The section is growing and becoming more densely populated. The money could be used better for the erection of new schools."

"Regarding the question of taking the carhouse property of the Union Railway Company and the sub-station for the purpose of improving the appearance of the parkway at the Southern Boulevard," said Edward A. Maher, general manager of the Union Railway Company, "this matter came up several years ago shortly after a fire, which entirely destroyed our carhouse building, known as No. 2, on the south side of 175th street, and we suggested at that time, if the city desired to acquire the property in question, that it would be advisable to take it up then, for the reason that it could be bought probably cheaper, if at all, than when the building was upon the premises. No action



SOUTHERN BOULEVARD, NORTH OF 177TH STREET

site is being held under advisement by the Board of Education in the vicinity of Southern Boulevard and 180th street.

Churches of various denominations in Churches of various denominations in the immediate vicinity include the Grace Episcopal Church on Vyse ave, the Pilgrim Baptist Church on Boston road, the West Farms Presbyterian Church in 180th street, the West Farms Reformed Church in Fairmount place, and the St. Mark's Roman Catholic Church in East 182d street. A new shopping center in East 177th street has been established by the erection of a block of taxpayers by James Butler.

#### Thirty-Five Plans Filed.

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Plots in the east side of the avenue running 145 feet back to Mohegan avenue offer possibilities for apartment house construction with entrances on both streets. About thirty-five plans have been filed in the last few months for new buildings. Excavating was commenced last week by the Dwyer Construction Company at the northwest corner of Southern Boulevard and Fairmount place, where the firm will erect a six-story multi-family structure. The big plot just north, with a frontage of 110 feet on the avenue at the corner of Elmsmere Place is also to be improved with apartment houses. John McNulty, builder, has just taken title to four lots at the southwest corner of

pany. "Evidence of the growth and development of this section," said Mr. Simon, "is shown by the gradual increase in the number of tickets sold during the last eight years at the 174th street subway station. In 1906 236,794 tickets were sold; in 1908, 354,517; in 1910, 695,367; in 1912, 1,077,721, and last year 1,640,577. These figures indicate the trend of the Bronx population. The Germans who formerly lived in the older sections in the southern part of the Bronx have gradually been driven northward. With those who are seeking to move uptown from Manhattan, many are locating in that part of the Bronx adjacent to the 174th street subway station." pany. "Evidence of the growth and de-

Bronx adjacent to the 1/4th street subway station."

Richard H. Scobie, who has made a specialty of this section, said: "Excellent renting conditions have stimulated building construction along Southern Boulevard. Few parts of the Bronx are attracting more purchasers for investment, and builders realizing its possibilities are obtaining all the available plots for improvement."

#### Uniform Width for Boulevard.

For the last few years local taxpayers' associations have been seeking to establish a uniform width on Southern Boulevard by urging the acquisition of the old car barns of the Union Railroad at 175th street. When the matter came

was taken and after a reasonable time we rebuilt the present carhouse building.

Counting the Cost.

"The question of expense involved in the taking of this property, is very much more serious than it possibly appears on the surface, in view of the fact that to accomplish the purpose desired, it would also be necessary to take our sub-station located on the westerly side of the property, and to and from which there is operated an immense number of underground cables, carrying the current operated an immense number of underground cables, carrying the current from the power house at Kingsbridge to the rotary converters in the sub-station, and distributing the same to the various lines operated from the sub-station. No doubt these facts are not familiar to the people who are agitating the question of taking the property, and they perhaps have no idea of what the expense would be."

of what the expense would be."

Other proposed improvements which local associations are seeking to bring about are the establishment of a post-office branch and a bank in 180th street. A videning of 174th street from Southern Boulevard to the Bronx River, with the building of a bridge to connect it with the A-R-E-Co, tract is another improvement which is under way. These contemplated projects have been important factors in the growth of the section.

## MEASURES BEFORE THE LEGISLATURE

Governor Glynn Advocates Brick Highways, Built by Convict Labor-Bank Bill Passes Both Houses-Five Cent Fare Measures Killed in Assembly

AST Monday Governor Glynn sent a message to the Legislature ad-

AST Monday Governor Glynn sent a message to the Legislature advocating the construction of state roads of brick, instead of with the materials now in use. The Governor contends that if his method is employed the State will save about \$176,000,000 in twenty years. The macadam roads upon which the State has spent \$50,000,000, and will expend a like sum before long, will wear out and be useless long before they are paid for. The Governor contends that the State has the material and labor for brick roads, and he sees no reason why both should not be employed economically. It is proposed that convict labor be employed.

In his message the Governor said: "New York is engaged in building 12,000 miles of roads, which will wear out forty years before they are paid for. Unless radical changes are made in the type of roads it builds it will cost from \$20,000,000 to \$30,000,000 a year to maintain and rebuild New York's highways when the present system is complete. Every year the taxpayers will be compelled to pay \$12,000,000 for maintenance; also \$5,000,000 a year in interest charges on their bonds. Every year \$2,500,000 will have to be contributed to the sinking fund to take up the bonds when they mature, and they will be required to pay additional millions to rebuild part of the roads on which they are lavishing these tremendous sums. In other words, the yearly road tax of two dollars will be perpetually levied on every man, woman and child in New York State.

"Instead of roads that will wear out every ten years, highways must be constructed which will wear from twenty to thirty years. Instead of roads that cost \$1,000 a year to maintain, highways must be built that can be taken care of

structed which will wear from twenty to thirty years. Instead of roads that cost \$1,000 a year to maintain, highways must be built that can be taken care of at a moderate cost. Two types of roads will answer the purpose, one of concrete and the other of brick on a concrete foundation. foundation.

"In the past New York has been slow to adopt concrete or brick roads because of their high initial cost. Where a macadam road costs \$10,000 to \$13,000 a mile to build, a concrete road costs from \$12,000 to \$16,000 a mile, and a brick road from \$20,000 to \$25,000 a mile."

#### Bank Bill Passes Both Houses.

The Van Tuyl Commission bill, which makes radical changes in the banking laws, passed both the Senate and the Assembly last Wednesday. The bill places private bankers under the jurisdiction of the State Banking Department. The large private banking concerns, such as J. P. Morgan & Co., are exempted, though the books of these concerns must be kept open for state inspection. spection.

#### Highway Bill Passed.

The Senate and Assembly passed last Thursday the Frawley bill, designed to appropriate \$10,000,000 for highway maintenance and improvement.

#### Five Cent Fare Bill Killed.

Five Cent Fare Bill Killed.

The Assembly killed last Tuesday both the Lane bills, providing for a five cent fare on steam railroads in New York Citv and for an additional stop in the Bronx, on the Harlem Division of the New York Central Railroad. The bills were known as the Griffin bills in the Senate and were favorably reported recently by a Senate Committee, and were to have been taken up for a final yote in the near future. vote in the near future

#### In the Senate.

Int. No. 1152. Torborg. Amending the Greater New York Charter (sections 476 and 1022) in relation to the payment

and collection of annual frontage rates and extra and miscellaneous charges for water not metered. Same as an Assem-bly bill introduced March 16. To Cities

Committee.

Int. No. 1158. Blauvelt. Re-appropriating \$5,000, the unexpended balance of appropriations made by Chapter 13, Laws of 1910, and Chapter 547, Laws of 1912, for expenses of litigation to prevent the smoke nuisance in Richmond county. To third reading and Finance

vent the smoke nursance and county. To third reading and Finance Committee.

Int. No. 1161. White. Amending the Highway Law (repealing article 11 and inserting a new article 11) by regulating motor vehicles. The registration fee for motor vehicles is \$2. The bill has no provision for the licensing of chauffeurs. The provisions of the bill are in some respects not as stringent as those in the spects not as stringent as those in the present law. To Internal Affairs Compresent law.

mittee.

Int. No. 1168. Herrick. Amending the Civil Code (section 1168) by increasing from \$6.00 a day to \$10.00 a day the compensation of condemnation commissioners. The bill also provides that all condemnation commissioners shall be entitled to such additional compensation as may be awarded by the court not exceeding \$25.00 a day. To Codes Committee.

not exceeding special Committee.

Int. No. 1169. Velte. Amending the Civil Code (section 2830) in relation to the qualifications of guardians of the property of infants. (Same as an Assembly bill introduced March 16). To

sembly bill introduced March 16). To Codes Committee.

Int. No. 1173. Frawley. Amending the Tax Law (section 275-a) relative to the registration of associations and corpora-

registration of associations and corporations subject to stock transfer tax. Same as Assemblyman Gillett's bill introduced February 26 (A. Int. 875, Pr. 942). To Taxation Committee.

Int. No. 1174. Foley. Amending the Lien Law (section 21) relative to the justification of sureties upon the discharge of liens for public improvements, by providing that in undertakings issued by a fidelity or surety company for the discharge of such a lien where a certificate of solvency has been issued by the superintendent of insurance pursuant to section 181 of the Insurance Law, and has not been revoked, no justification is necessary. To third reading and Judiciary Committee.

has not been revoked, no justification is necessary. To third reading and Judiciary Committee.

Int. No. 1175. Foley. Authorizing the commission on new prisons to select a new site for a state prison in the southeastern part of the state, in place of the Wingdale site heretofore selected. \$50,000 is appropriated for the purchase of the site and \$11,750 is appropriated for expenses of the commission. To Finance Committee.

Int. No. 1196. Ramsperger. Inserting in the Insurance Law a new section (204-a) authorizing the superintendent of insurance to grant certificates to se-

of insurance to grant certificates to se-cret or fraternal orders to do business in foreign states. To Insurance Com-

#### In the Assembly.

Int. No. 1377. Machold. Amending the Labor Law (section 2) by excepting all power houses, generating plants, barns, storage houses, sheds and other structures owned or operated by a public service corporation subject to the jurisdiction of a public service commission, other than construction or repair shops, from the definition of a factory.

Int. No. 1379. Eadie. Inserting in the State Boards and Commissions Law a new article (2; 18 new sections, 5 to 22) providing for the establishment of a motion picture commission to have charge of the licensing and regulation of moving pictures. The commission is to be Int. No. 1377. Machold. Amending the

composed of three members to be appointed by the commissioner of education for six-year terms. One of them must be a woman. The salary of the chairman is to be \$3,500 and of each of the other commissioners \$3,000 a year. All films must be submitted to the commission and licensed by it before exhibition. The commission may appoint advisory commissioners to assist.

Int. No. 1386. Walker. Inserting in the Insurance Law a new section (67) relative to the incorporation of reinsurance companies. The bill makes detailed provisions regulating the incorporation and the amount of reinsurance which such a company may carry and composed of three members to be

which such a company may carry and the manner of doing business. It also gives the right to reinsurance companies of other states to do business in this state by complying with certain requirements.

Int. No. 1393. Horton. Amending the Civil Code (subdivision 1 of section 426) relative to service of summons on an infant, by providing that service must be made upon an infant in person where the infant is under the age of 14 years. It strikes out the present provisions of

It strikes out the present provisions of the section relative to service upon an infant over 14 years.

Int. No. 1394. Horton. Amending the Code of Civil Procedure (subdivision 1 of section 340) by giving county courts jurisdiction over the condemnation of real property within the county to the same extent as the supreme court.

Int. No. 1396. Henschel. Amending the Penal Law (section 421) by providing that the prohibition against the dissemination of misleading statements regarding the quality or value of merchandise, shall be applicable to the sale of real estate at public auction conducted by an auctioneer duly licensed by a

chandise, shall be applicable to the sale of real estate at public auction conducted by an auctioneer duly licensed by a city of the first class. Under the present law such sales of real estate are specifically excepted.

Int. No. 1408. Ahern. Amending the Civil Code (section 2830) by excepting cases where the infant's property does not exceed \$2,000 from the provisions of the section relative to the qualification of guardian of the property. The changes in this section are made to conform to the changes in section 2650 of the code, made by the preceding bill.

Int. No. 1420. Weed. Authorizing the town board of the town of Hempstead, Nassau county, at any regular or special meeting to vote not exceeding \$5,000 for the purpose of dredging and making navigable the creeks and streams of the town.

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Int. No. 1421. Brennan. Amending the Greater New York Charter (sections 476 and 1022) by providing that annual frontage rates and extra miscellaneous charges for water not metered, if not paid before the last business day of the following June, shall be subject to a penalty in an amount equal to the interest at the rate of 7% per annum on the amount of such rates and charges from January 1, until paid. Under the present charter provision such charges that are not paid by the last day of the following March, are subjected to a penalty of 10%. The commissioner of water supply, gas and electricity is required to furnish annually, between the 5th and 15th of July, to the collector of assessments and arrears, a separate account for each section or ward of the city of all lands against which there is unpaid any frontage charge or extra miscellaneous charge for water not metered. Under the present law the separate account is to be furnished on the first day of March to the comptroller. There are other changes. other changes.

#### BARGE CANAL TERMINALS.

#### Four Points in Queens Suggested and Their Advantages Pointed Out.

That Queens Borough shall participate in the benefits of the \$101,000,000 State Barge Canal and the \$19,000,000 to be spent in terminals is the demand of the Chamber of Commerce of the Borough of Queens. At a joint meeting of the Industrial and Commerce committees of the chamber held this week a resolution was adopted advocating the location of Barge Canal terminals in Queens Borough at the following places: minals in Queens Borough at the following places:

1. Newtown Creek; between Borden avenue and Hunters Point avenue on the Dutch Kills Canal.

2. East River; in Hallets Cove near the foot of Jamaica avenue.

3. Bowery Bay; just east of Berrians

on the Dutch Kills Canal.

2. East River; in Hallets Cove near the foot of Jamaica avenue.

3. Bowery Bay; just east of Berrians Island.

4. Flushing Creek; between Jackson avenue and the North Shore Division of the Long Island Railroad.

A committee representing the chamber will call upon State Engineer Bensel and place before him the necessity of locating terminals in Oueens Borough at the places mentioned, and request that plans be prepared for same as soon as possible.

A brief is now being prepared by Walter I. Willis, secretary of the Chamber of Commerce, under the direction of C. G. M. Thomas, chairman of the manufacturing committee, and Capt. Frederick Russell, chairman of the commerce committee, containing reasons why Barge Canal terminals should be located at the places designated. This brief will show both the necessity and the superiority of these locations, the excellent railroad facilities afforded in conjunction therewith, the factories that will be benefited, the sections of Queens Borough and Long Island that will be benefited and the opportunities for future development that will result from the location of such terminals.

A Growing Center.

A terminal in the Dutch Kills Canal, a tributary to Newtown Creek, would have direct connection with the Long Island Railroad, and in addition to giving cheaper shipping facilities to the hundreds of factories in this section, would be of value not only to every section of Queens Borough, but all of Long Island. Also, by direct connection with the Connecting Railroad, it would be the shortest route from the West to serve all New England. In this immediate neighborhood the greatest industrial development is now going on in the city of New York—if not in the world. The Degnon Terminal Company alone will erect modern factory buildings estimated to cost over \$30,000,000 within the next few years. Newtown Creek is known as the "busiest waterway of its size in the world," and in 1910 the tonnage of its traffic was greater than the combined tonnage of all the ca

#### Would Serve Miles of Factories.

Would Serve Miles of Factories.

A terminal on the East River in the vicinity of Hallets Cove, near the foot of Jamaica avenue, would serve not only all the factories that now line the East River shore for a distance of almost four miles, but such a terminal would be centrally located, as it would be midway between the mouth of Newtown Creek and the beginning of Long Island Sound. Such a terminal would be of value to the entire community of Long Island City, and would not be further away than ten or fifteen minutes time by automobile truck to the most distant factory.

A terminal on Bowery Bay, just east of Berrians Island, would have a strategic location, being less than three miles from the mouth of the Harlem Ship Canal, and barge canal boats coming from the North River to the East River could unload their cargoes without having

to travel many miles south on the East River.

River.

For the Long Island Trade.

A terminal on Flushing Creek, between Jackson avenue and the North Shore Division of the Long Island Railroad would be of value not only to the entire north side of Long Island, but with the straightening and widening of Flushing Creek, plans for which are now rapidly progressing, would enable barge canal boats to bring such commodities as coal, lumber, building supplies, etc., to Jamaica, Richmond Hill, Forest Hills, Newtown, and in fact, serve the whole center of Long Island.

#### Cyrille Carreau.

Cyrille Carreau.

A FTER an illness extending over a period of several weeks, Cyrille Carreau died last Thursday at his home, 654 Madison avenue. Mr. Carreau was prominently identified with the real estate and insurance business for more than forty years and was considered an authority on property located in the upper Sixth avenue section. He was born at St. John's, Ontario, Canada, sixty-three years ago, but came to New



CYRILLE CARREAU.

York when a young man. Almost immediately upon his taking up his residence in New York, he became interested in the real estate market and had unbounded faith in the future of realty in Manhattan. Several weeks ago Mr. Carreau had a stroke of paralysis, which finally resulted in his demise. He is survived by a widow, three daughters and five sons. The funeral will be held this morning at his residence.

#### Robert Bridgman.

Robert Bridgman.

Robert Bridgman, for twelve years Real Estate Editor of the New York Times, and who later held the same position on the Evening Mail, died on March 21, at Castleton, Vt., at the age of thirty-nine. The late Mr. Bridgman was the son of Herbert L. Bridgman, newspaper publisher, and was ill for several months. He was well known and respected in newspaper circles and in addition to those already mentioned, held important positions on the New York Sun and Tribune.

Mr. Bridgman was born at No. 604 Carlton avenue, Brooklyn, on November 24, 1874, and was a graduate of Public School No. 9. He was a member of the class of 1891, of Adelphi College. Among his classmates were included Herbert L. Pratt, Lawrence E. Abraham, Darwin R. James, Jr., John E. Searles and John F. Geis.

In 1901 Mr. Bridgman married Marion Kinproth. Among his relatives were Elias and William Howe, inventors of the sewing machine and the truss bridge and Allan N. Spooner, who was Dock Commissioner under Mayor Low's administration. For the last decade, up to the time of his illness, Mr. Bridgman resided in Jersey City. A widow and two children, Katherine and Herbert L. 2d., survive. Funeral services were held at the Carlton avenue residence last Tuesday afternoon, the Rev. Dr. Nehemiah Boynton, pastor of the Clinton Avenue Congregational Church officiating.

#### Taxpayers Suggest Remedy.

Establishment of closer relationship between the taxpayer and the tax col-lector is a matter which the United Real Estate Owners' Associations have un-

dertaken. Many taxpayers attribute the present depression in realty to high assessed valuations, while others believe it is due to over-regulation of buildings and conflicting orders of municipal departments. It has been suggested that one of the tax assessors attend the meetings of each of the local associations comprising the U. R. E. O. A., for the purpose of explaining the assessed valuations of that particular district and for the purpose of answering questions with relation to the tax department. On the other hand, the members will have an opportunity of making suggestions to the city officials who can in turn report to the Tax Board.

The United Real Estate Owners' Associations is supporting the bill introduced in the Legislature, which has for its purpose the consolidation of the separate purpose giving the bedse city departments into one central hedge

arate purchasing divisions of the various city departments into one central body. L. Victor Weil, chairman of the committee in charge of this bill, said this

L. Victor Weil, chairman of the committee in charge of this bill, said this week:

"The association is in full sympathy with this change, as by the method in use at present, each department secures its own bids for whatever it may require. Another advantage to be gained by a Central Purchasing Bureau would be that articles could be bought in much larger quantities at a lower figure.

"There is, however, one very serious drawback to this method. If a warehouse is to be maintained in conjunction with this bureau, then there will be opportunity for purchasing more supplies than the actual requirements which will tie up too much of the city's money. In fearing this positive danger we are not taking into consideration any dishonesty by the officials in charge.

"The ideal system of purchasing supplies is to obtain bids on all materials and each department head to order whatever his immediate requirements may be."

West Side Taxpayers' Banquet

### West Side Taxpayers' Banquet.

West Side Taxpayers' Banquet.

Nearly 500 members and guests of the West Side Taxpayers' Association attended its fortieth anniversary banquet, at Terrace Garden, on Tuesday evening. Dr. George Wenner, president of the organization, acted as toastmaster. In his introductory address, he urged all real estate owners to become actively identified with some real estate body in order to more effectually defend realty from hostile legislation.

Borough President Marcus M. Marks, the first speaker, chose for his subject the "Borough of Manhattan." He expressed the opinion that real estate conditions would improve in the near future through co-operation between the property owners and the city departments, working in harmony. Their joint efforts would eventually remedy the promiscuous inspection of buildings by a half a dozen different inspectors. Other speakers were Allan Robinson, who talked on "The Future of Real Estate in New York"; one-time Coroner Gustav Scholer, for ten years president of the association, gave an address in German on "Reminiscences of the West Side Taxpayers' Association." and Frank Demuth, spoke on "Our Fortieth Anniversary."

The officers of the organization are

Anniversary."

The officers of the organization are Dr. George Wenner, president; Dr. Philip G. Becker and John W. Jones, vice-presidents; Jacob J. Talbot, recording and corresponding secretary; Frederick Keller, treasurer, and Julius Neke, financial secretary. The chairman of the dinner committee was Joseph Wenner.

### Largest Pier in the World.

Largest Pier in the World.

The Bush Terminal is about to open the biggest pier in existence, 1,400 feet long, 270 wide, 50 high, with fourteen and a half acres of freight space, built at a cost of \$1,000,000.

The pier is expected to handle 1,500,000 tons of freight a year. It has been leased for a long term to the American-Hawaiian Steamship Co., which will despatch a steamer every fifth day for the East, a result of the opening of the Panama Canal.

A double-track railroad on the pier connects with the Bush Terminal Railroad, giving access to all trunk lines.

# RECORD AND GUIDE.

Devoted to Real Estate **Bullding Construction and Building Management** in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

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Hopes of seeing the Fourth avenue subway in Brooklyn even in partial operation this year have fled. According to the subway engineers, the tube will be ready, but the cars will not; and, according to the officers of the B. R. T., the cars will be ready as soon as the equipment. Under the circumstances real estate improvers must exercise patience.

A new courthouse for Brooklyn seems to be assured, and no doubt it will be completed and occupied long before the New York courts are half done. Brooklyn has a way of getting what it wants in short order. The leasing of offices in adjacent buildings for the occupancy of city departments now in the Municipal Building has been authorized, and this old building will soon give way for the new courthouse wing.

General business continues slack and new orders from railroads, which are needed to rouse industry, are disappointingly slow, and no doubt are meant to be so, in order that the Interstate Commerce Commission may be impressed and induced to grant financial relief in the form of higher freight rates. In the meantime material needs are accumulating, and when the break comes there will be a flood.

Insurance interests and brokers are Insurance interests and brokers are strongly opposing the clause in the Workmen's Compensation act which provides that their rates must be supervised by the State Superintendent of Insurance, and it is reported that they are now engaged in making schedules that will comply with the new conditions. The law will go into effect July 1. Every employer in any hazardous trade, which includes all the building trades, must be prepared to pay workmen compensation for injuries after that date. (See Record and Guide Dec. 20, 1913.) Employers may insure themselves against loss by taking out policies either in the State Insurance Fund, a stock casualty company, or a mutual insurance society.

#### Columbus Circle and Thereabouts.

There is undoubtedly much to be said in favor of establishing an express station on the West Side subway at Columbus Circle. If that subway were now being planned any traffic engineer who knew his business would situate the express station at 59th street rather than at 72d street. The growth of the city during the past ten years has made it evident that 59th street will be the northerly limit of general business. The intrusion of Central Park with the city plan makes it inconvenient for business to adopt a location north of 59th street. Future business expansion will be lateral rather than longitudinal. In conse-

plan makes it inconvenient for business to adopt a location north of 59th street. Future business expansion will be lateral rather than longitudinal. In consequence there will be a large concentration of business along the line of that street, which will be put to a considerable inconvenience, in case it is not served by an express station on the West Side subway. Of course, these remarks apply with particular force to that part of 59th street in the immediate vicinity of Columbus Circle.

The neighborhood in question has not attracted business as rapidly as was anticipated some time ago. The amusement and restaurant district has clung to the immediate vicinity of Long Acre Square, and at the present time has almost as much tendency to edge away south of 42d street as it has north of 48th street. But this check is no more than temporary. In the course of time the district comprised within a radius of a few blocks from Columbus Circle will be the location of a large, lively and diverse business activity—the advent of which would be very much accelerated by the establishment of an express station at that point. The only question is, whether the delay caused by adding another stop to the express station would outweigh the unquestionable advantages which would result from its construction. Only a traffic expert can pass authoritatively upon that point. A strong superficial case can, of course, be made out against any increase in the number of express stations. Every additional stop inconveniences more people than it benefits. On the other hand, the failure to situate express stations at points where they are really necessary may also be a cause of confusion and delay. At the hearing before the Public Service Commission counsel for property owners argued that the express trains would be more delayed at the 42d street and 72d street stations by people who would have to transfer to a local property owners argued that the express trains would be more delayed at the 42d street and 72d street stations by people who would have to transfer to a local in order to reach Columbus Circle than they would be by the necessity of stopping at 59th street itself. It may be doubted whether at the present time this statement is true. The business which is now being transacted in the vicinity of Columbus Circle is probably smaller than that which is transacted in the vicinity of many other local stations. The neighborhood of 23d street, for instance, can present stronger claims tions. The neighborhood of 23d street, for instance, can present stronger claims for recognition than can 59th street. But the claims made by the property owners will be true at some future time, and eventually an express station is likely to be established at the southwest corner of Central Park.

#### The Plan of Central Park.

New Yorkers are extremely and justifiably proud of the appearance and of the plan of Central Park. No other city in the United States can boast of a park of such a considerable area, surrounded on every side by such a dense population, and so much enjoyed by so many people. Neither can any other city boast of a playground, which is such a charming example of picturesque and irregular landscape gardening. The attempt of the designers of Central Park was to make its layout similar to the appearance of a natural park. They wanted to get away from the artificiality of so-called formal landscape gardening, and to give to New Yorkers the illusion that they were enjoying themselves in the real country. They succeeded admirably, and their work has been emphatically and very generally popular. Any proposal radically to alter the plan of of such a considerable area, surrounded

Central Park would be received with a storm of denunciation. Yet most assuredly the existing layout results in very grave inconveniences for the inhabitants of both sides of the Park.

One essential rule of the "naturalistic" school of landscape gardeners is the avoidance of straight lines. All the roads, pathway and walks pursue serious and devious routes, and insist upon being and devious routes, and insist upon being the longest rather than the shortest distance between two points. The conthe longest rather than the shortest distance between two points. The consequence is that a pedestrian who seeks to go straight across the Park is obliged to walk more than twice as far as the actual distance, and frequently gets lost in the attempt. At a few points he can take advantage of the straight transverse roads, but they are not numerous enough to be of much use to him. The plan of the Park constitutes a flagrant and wholly unnecessary barrier to the free movement of travel between the east and west sides of Manhattan. Families that own motor cars or can afford to hire taxicabs freely do not feel the inconvenience very much, because they can use the nearest transverse road, but the existing methods of getting across the existing methods of getting across Central Park constitute a real hardship for poorer people. They cannot make a call or keep an engagement on the other side of the Park without a wholly unnecessary loss of time, and in the long run they are not likely to submit without a protect to the interpretation. out protest to the inconvenience.

If general public opinion is wholly opposed to a change in plan, which would increase the number of straight or comparatively straight roads and walks across the Park, three or four tunnels ought certaintly to be built, and a motor omnibus run through them at sufficiently frequent intervals. Such an improvement in transverse service improvement in transverse service would promote both the business and social intercourse between the east and west sides, and would be worth in public convenience far more than it cost.

#### The Oversupply of Skyscrapers.

How long is the delay in establishing limits to the height of buildings to be continued? The city administration should act in this matter at an early date, and in an effectual manner. Public opinion is fully convinced as to the public desirability of real restrictions. Property owners are far less opposed to it than they used to be. The specific proposals made by the Commission appointed for the purpose have been in general approved. It only remains to take some decisive action on the basis of these recommendations. There has seemed to be no particular hurry in taking such action because of the existing stagnation in the speculative building industry. As a matter of fact, fewer skyscrapers have been planned for erection in New York during the past six months than during any similar period during the last fifteen years. But even in the dullest times there are some investors or corporations, which can afford to build, and an example of this kind has just turned up. lic opinion is fully convinced as to the

Taking advantage of the existing lack of regulation, the American Express Company has just filed plans for the construction of another thirty-two story building on lower Broadway. Real estate conditions do not warrant any such addition to the building equipment of the financial district. A large proportion of vacancies already exist, and it will be larger still by the time the Equitable Building is finished. The construction of the new building will help to prolong indefinitely the existing unsatisfactory condition of rentals, and will injure the value of the property of those owners whose improvements date back ten or fifteen years. Its effect will be injurious to both public and private interest, and cannot produce any great advantage even to the American Express Company. The repetition of such occurrences should be stopped.

The Steel Corporation is now paying the highest average wages in its history, or \$905 per man annually, compared to \$717 in the year 1902.

Brokers or Speculators. March 24th, 1914.

Brokers or Speculators.

March 24th, 1914.

Editor of Record and Guide:

I approve of the policy of not "boosting" when no rise in values is possible, but why the organs of real estate should persistently "knock" real estate is a mystery to me, unless the Record and Guide is committed to the idea that "real esate" means land prices and not building sales, voicing the views and wishes of speculators rather than those of brokers or dealers in land?

The Record and Guide editorially sets forth that "the situation is not the result of one of the ordinary waves of depression which take place periodically in every department of business. It is at least in part the result of a permanent change of underlying conditions."

I agree with you that the heavy taxation of land values would, for a time at least, hurt land prices, but you go on to say (1) "that the fact that land and buildings are now assessed to near their full value and bear the main burden of taxation, hurts the real estate market"; and (2) "that the monopoly of available sites that Manhattan had, being broken by the bridges and tunnels, land will never recover its former market."

As to the full value assessments hurting real estate men, it does hurt the donothing speculator, who holds tight until others build; but, on the other hand, it helps the builder by a lower tax rate on buildings which always get the worst of it when undervaluations prevail. It also helps the broker by making values more stable and by discouraging the holding of available tracts of land out of use and out of the market for years. \* \* \* My own impression is, that in trying to foster land speculation, you are catering to about ten per cent. of your subscribers and perhaps five per cent. of your advertisers and one per cent. of your advertisers and one per cent. of your building men at the expenses of the other ninety and nine.

Certain realty interests are, I understand, opposing the Jersey bridge on

Certain realty interests are, I understand, opposing the Jersey bridge on the ground that it will break the Manstand, opposing the Jersey bridge on the ground that it will break the Manhattan land monopoly. It is easy to see that that is a false fear. Land in New York is valuable because the City of New York is accessible by sea and land. The value has enormously increased with the completion of each bridge and tunnel. Could you find one Manhattan land owner who would like to have the bridge or tunnel nearest him closed? You know you could not. If accessibility injures our land values, then we ought to fill up the harbor.

To build a wall of any kind around New York, would destroy its value; whereas to connect it up with the rest of the earth better than any other place accessibility injures our land values, then we ought to fill up the harbor.

The growth of Long Island, Staten Island and New Jersey will raise their land values, of course, but as soon as those land yalues get up to a fair proportion compared to those in New York, the trade and residence will be reflected back into New York. In the meanwhile, we are building up for ourselves customers in all those places, who will utilize directly and indirectly our highpriced business land and still further enhance its value.

You cannot sell anything to vacant lots.

You cannot sell anything to vacant lots.

BOLTON HALL. 29 Broadway, March 24.

Too Many Stops on the Elevated Road. Editor of the RECORD AND GUIDE:

Editor of the RECORD AND GUIDE:

Is there not some review or appeal to be had from a real estate standpoint concerning these added stations on the "L" road? The point is, have not the people along the line, who selected their houses upon a reasonable understanding of what the rapid transit facilities were to be, certain rights in the matter, and is it right to prolong the time required for their daily trips? The time limit is now being invaded by stops at new stations, one on the Sixth avenue road at 38th street, and another is in contemplation for 46th street, which are mentioned as examples.

One of the sections of this city built up with costly homes is within a short

walk of the 58th street station. The

walk of the 58th street station. The passengers from this section have no interest in seeing the new stations installed, as their destinations are not there, but in lower New York.

If the new station at 38th street, which is intended to help certain dry goods concerns and shoppers, were to be put out of commission at 8:30 every morning for two hours it would not interfere with the class of passengers spoken of, and at 10:30 a. m., the shoppers are just starting to arrive. No intended there only before 8:30 a. m. and after 10:30 a. m.

Comparatively few of the many passengers use either the 38th or 28th street stations, and alternately the trains should stop at one or the other and permit an even headway for the trains. Many prefer to ride on stilts to riding in the subway and the patronage of the "L" should be encouraged, as it relieves the subway crush. Especially when the spring and summer are upon us is the "L" preferable, and the traffic should be relieved of vexatious delays. "NEW YORKER."

"NEW YORKER."

### Are Tall Buildings Profitable?

Editor of the RECORD AND GUIDE:

The advertisements of the Equitable Building are unique and the building will be a monument to its constructors, but

be a monument to its constructors, but why is it being built?

It is a legal use for surplus funds, but will the advertising compensate for the very small net income? Will the profit be greater than if a smaller building were erected?

Is it for the general welfare? Will the owners of other property benefit by such a magnificent improvement, or will they suffer loss of tenants and have their incomes reduced?

Has the construction of large office

Has the construction of large office and loft buildings usually benefited the owners thereof and the general vicinity? Would New York realty, as a whole, be more valuable and profitable today if no building over ten stories had been erected? erected?

Does an expensive building curtail the unearned increment and prevent future

These questions are constantly being asked of real estate agents, and it would be interesting to have the single-taxers and double-taxers answer briefly through your columns.

ENFANT TERRIBLE. March 26, 1914.

Third-Tracking Third Avenue "L."
The Public Service Commission has ratified the action of its chief engineer, Alfred Craven, in giving his tentative approval to the plans for the third-tracking of the Third Avenue elevated railroad in Manhattan and the Bronx, and authorizing the Interborough Rapid Transit Company to begin work. The company's plans for the third-tracking of this line were submitted to the chief engineer of the commission on January 23, 1914. On March 9, 1914, the chief engineer gave them his tentative approval in order to expedite the

January 23, 1914. On March 9, 1914, the chief engineer gave them his tentative approval in order to expedite the beginning of work, but specifically reserved the right to make changes in the plans during the progress of the work if necessary. Mr. Craven explained that a complete study of the plans would take months before he could give them his final approval, but in order not to delay the beginning of work he gave his general approval, subject to the reservation before mentioned.

Work has begun upon the third-tracking at Chatham Square by the T. A. Gillespie Company, who, with the Terry & Tench Company and Snare & Triest Company, have the contracts for the construction of the additional tracks on all the elevated railroads operated by the Interborough Company. The contract covers the Second, Third and Ninth Avenue Lines. The work in Third avenue has been legalized by the authorization of the Appellate Division of the Supreme Court, which has approved the report of its commissioners in favor of the building of additional tracks on that line. No determination

has yet been received from the court as

has yet been received from the court as to the other two lines, and that is the reason that work starts first on the Third Ayenue Line.

When the third-tracking is completed express stations on the Third Avenue Line will be as follows: City Hall, Chatham Square, Canal street, Grand street, Houston street, 9th street, 23d street, 42d street, 106th street, 125th street, 133d street, 138th street, 143d street, and 149th street.

#### Hearing on the Billboard Ordinance.

Surprising evidence was given on Tuesday afternoon at City Hall of the widespread interest in billboards. The Aldermanic chamber was packed at the public hearing on the Curran ordinance to regulate billboards. So many desired to be heard that the committee decided to give up the whole afternoon to the opposition and appoint another day to hear the advocates of the measure. day to measure.

day to hear the advocates of the measure.

Alderman Curran in some explanatory remarks which he was permitted to make at the outset of the meeting referred to the activity of the billboard companies in opposition to the ordinance, but said it was evident that the public misunderstood its nature and effect, because it was not the purpose to disturb any existing billboard or skysign not now violating the law. No real estate owner's income would be reduced by a single dollar through anything contained in the pending ordinance, which if enacted would regulate only those boards and signs that would be erected in the future.

While this was not disputed, it was soon developed from the remarks of the first speaker in opposition, an attorney who represented the billboard companies, that it is their belief that the commissioners who drafted the bill are trving to get results by indirection, because under the terms of the ordinance when the present lease for a billboard expires either through change of own-

trying to get results by indirection, because under the terms of the ordinance when the present lease for a billboard expires either through change of ownership or by limitation, it will be necessary to obtain a new permit. (See Record and Guide, February 14.) Then it will be unlawful to maintain a billboard over ten feet high and it must be of fire-proof construction. No board may be opposite any schoolhouse, church or public building or on a parkawy, and nowhere without the consent of all property owners within two hundred feet. Neither may any structure for advertising purposes be erected outside of the building lines.

President McGuire of the Real Estate Board, Rev. Dr. Reisner of Grace Methodist Church, representatives of local property owners' associations, theatrical interests, lithographers and out-door advertising companies, were among those who spoke in opposition.

Tunnel Route Changed.

Owing to engineering difficulties, the route of the Brooklyn crosstown subway line has been amended so that the tunnel from Union Square will terminate at Greenpoint avenue instead of North Seventh street. The lawyers for the commission are now working on the legal phase of the plans. The map shows that the Union Square subway from Fourteenth street, Manhattan, will be built to the foot of Greenpoint avenue, and then carried through Manhattan avenue and Roebling street, occupying two tracks in the crosstown subway between Greenpoint avenue and North Seventh street. At North Seventh street the Eastern District line runs through Metropolitan avenue and Bushwick avenue, and then through the Evergreen right of way to East New York. The plan for an elevated on Johnston and Wyckoff avenue has been abandoned, and through the right of way the road will run in an open cut if possible.

#### Croton Water Charges.

Next Tuesday is the last day upon which the regular Croton water charges for 1914 can be paid, without penalty. On the day following five per cent. penalty will be added to unpaid charges.

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Successor to E. A. Cruikshank & Co.

No. 141 Broadway

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### THE WEEK'S REAL ESTATE NEWS

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

Upper West Side Properties Figured Prominently in Reports

#### Planning to Continue Affiliation.

Planning to Continue Affiliation.

Concerted effort on the part of the various real estate interests produced such excellent results in the successful oposition to the Herrick-Schaap bill and other measures, that a number of real estate associations sent representatives to a meeting at the Vesey Street Exchange Salesroom on Tuesday afternoon for the purpose of continuing this temporary organization. Allan Robinson, president of the Allied Real Estate Interests, presided. The speakers were Henry Bloch, president of the United Real Estate Owners' Associations, Stewart Browne and Alderman Henry H. Curran.

Real Estate Owners' Associations, Stewart Browne and Alderman Henry H. Curran.

Mr. Bloch outlined the purpose of the meeting. "It is desirable," he said, "that all the associations which joined in opposing the Herrick-Schaap bill, remain affiliated. No new permanent organization need be formed, but a combination of associations, which may be called together when the occasion arises, is desirable." At the close of his address he offered the following resolution, which was adopted:

Resolved, That a committee, consisting of a representative of each of the associations represented at this conference, be appointed by the temporary chairman, for the purpose of representing all of the associations, members of the conference, at the hearings before the special committee to be appointed by the Mayor, to consider the matter of the revision of the tax laws; and for the purpose of embodying and presenting to this conference, a plan whereby legislation may be enacted looking toward purpose of embodying and presenting to this conference, a plan whereby legislation may be enacted looking toward either the appointment of a commission for the purpose of consolidating or merging two or more of the existing city departments having jurisdiction over buildings, or the introduction of a bill which shall establish a Bureau of Inspection for Buildings for all departments, and that this committee be requested to report as early as may be consistent with a careful study of the situation.

#### PRIVATE REALTY SALES.

W HILE there was no substantial improvement in the real estate situation and conditions remain practically unchanged, the week's business was not without interesting developments. With the spring renting season at hand the leasing market is holding the centre of interest, and there is a demand for all kinds of property, in both the downtown and midtown sections.

The sales market, which has been moderately active, shows tendencies to improve. Washington Heights contributed a number of deals involving apartment houses. An estate controlling large unimproved property, disposed of another block front which will probably be resold to builders. The interest of buyers in building sites available for immediate improvement in that part of the city, as evidenced by the numerous recent transactions, may indicate a general revival of building activity for the spring.

spring.
Other important transactions of the Other important transactions of the week involved an Eleventh avenue block front, and the old Brooklyn Academy of Music, part of the former Lord and Taylor store. Large leases reuported during the week concerned an upper Broadway block front to be improved with a theatre and stores and a plot in the Grand Central Terminal zone, which will result in the erection of a tall commercial structure.

The total number of sales reported and not recorded in Manhattan this week was 28, as against 31 last week and 39 a year ago.

The number of sales south of 59th street was 9, compared with 6 last week, and 15 a year ago.

The sales north of 59th street aggregated 19, as compared with 25 last week and 24 a year ago.

The total number of conveyances in Manhattan was 124, as against 141 last week, 14 having stated considerations totalling \$464,225. Mortgages recorded this week numbered 67, involving \$1,958,711, as against 81 last week, aggregating \$4,053,535.

From the Bronx, 18 sales at private contract were recorded, as against 18 last week, and 17 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$930,006, compared with \$772,107 last week, making a total since January 1 of \$10,156,450. The figure for the corresponding week last year was \$1,029,320, and the total from July 1, 1913, to March 22, 1913, was \$14,098,955.

#### Builders Buy at Hunts Point.

Builders Buy at Hunts Point.

Eddy A. Weinstein, of the A. N. Gitterman Corporation, sold for the Hunts Point Estate, Robert E. Simon, president, to the Baronette Construction Co., the southeast corner of Hunts Point and Garrison avenues, seven lots for improvement with three 5-story apartment houses. The houses will be ready for occupancy in the autumn. Directly opposite is the projected subway express station of the Lexington avenue extension, as well as the N. Y., N. H. & H. R. R. station. These builders have lately completed ten houses of similar type in this section, all of which are fully tenanted, and several sold to investors.

#### Brooklyn Academy Site Resold.

Brooklyn Academy Site Resold.

The Morris Building Co., representing the Pratt interests, bought from the Record Holding Co., through H. Galitzka the site of the former Brooklyn Academy of Music, a two-story taxpayer on plot 100x100, in Montague street, between Court and Clinton streets. The seller acquired it in 1912, from the Brown-Weiss Realties, who had intended to erect an office building. It is believed that the new owners will carry out these plans. In part payment was given twenty-four 2-story dwellings on the north side of Lafayette avenue between Classon avenue and Taafe place.

### Riverside Drive Block Front Sold.

Harris and Maurice Mandelbaum Harris and Maurice Mandelbaum have bought from the Loyal L. Smith estate the entire block front on Riverside Drive, from 160th to 161st streets, through the J. Romaine Brown Co. The Messrs. Mandelbaum have been buying most of the Smith holdings and reselling them to builders. Their present purchase comprises about 12½ lots, 200 x155, which probably will be resold shortly.

### Broadway Corner Changes Hands.

Catherine Deane and other heirs of Catherine Deane and other heirs of Henry Badeau, have sold through George H. Chivvers & Co., the southwest corner of Broadway and 20th street, part of the site recently vacated by Lord & Taylor. The property has been in the Badeau family since 1842, when it was purchased for \$3,000. The plot, 27.6x94.11, is now assessed at \$277,000.

#### West Side Deal.

West Side Deal.

The Pennsylvania Railroad Co. sold, through John N. Golding, to John H. Lynch, president of the Terminal Warehouse Co., the block front on the west side of Eleventh avenue, from 27th to 28th streets, a 3-story building, 197x 100, formerly used by the seller for its cab service. The buyer recently leased six buildings in the block to the Francis H. Leggett Co., which will shortly move from their location in Franklin street.

#### Manhattan-South of 59th Street.

Manhattan—South of 59th Street.

CHAMBERS ST.—Daniel Birdsall & Co. sold for the Interstate Land Holding Co., John Larkin, president, representing the Ayer Estate of Boston, the 5-sty building on plot 50x150.6, at 87-89 Chambers st, between Broadway and Church st. The property, assessed at \$270,000, was acquired last year by the sellers through the same brokers.

HORATIO ST.—Horace S. Ely & Co. sold for M. L. Osk the 4-sty building on lot 16.8x65.3 at 1 Horatio st, adjoining the corner of 8th av, to the White estate, owners of the adjoining property at 3 and 5. The property was bought about three months ago by Mr. Osk from the Garrison estate, which had owned it since 1865.

HORATIO ST.—Gustave Britt sold the 3-sty dwelling at 67 Horatio st for the estate of William H. Gedney.

50TH ST.—The estate of John Fox has sold to Eugenie Von Chorus and Albertine Rimbach, through Mooyer & Marston, 10 East 50th st. 21.5x100.5, a 4-sty dwelling formerly occupied by the late Mr. Fox as his residence. The property is just east of the Buckingham Hotel, and it is the intention of the new purchasers to make some alterations for business purposes. The prospective lessee is said to be Leota Hebard, dressmaker and milliner, of 8 East 37th st, but this could not be confirmed.

LEXINGTON AV.—William Braden has sold to the Allerton 38th St. Co., James S. Cushman, president, the lot 24.3x100, at the southeast corner of Lexington av and 38th st. The buyer has had plans prepared by Paul Hunter for a 12-sty bachelor apartment structure with suites of two rooms.

MERCER ST.—Brown-Weiss Realties sold 113-115 Mercer st, two 5-sty buildings, on lost 50x100 to C. Clann who gave in part pay-

suites of two rooms.

MERCER ST.—Brown-Weiss Realties sold 113-115 Mercer st, two 5-sty buildings, on plot 50x100, to C. Clapp, who gave in part payment 28 lots at Hasbrouck Heights, N. J. 6TH AV.—Electus T. Backus sold for the Mutual Life Ins. Co. 48 6th av, 3-sty building, on lot 19.2x74. Negotiations are pending for the resale of the property.

#### Manhattan-North of 59th Street.

74TH ST.—Slawson & Hobbs have sold to Joseph H. Wise for the estate of Abraham Weil 35 West 74th st, a 4-sty dwelling, on lot 20x 102.2.

79TH ST.—The Directors Realty Co. and Fannie Oseransky have sold to the Misses Suydam School for Girls, the plot fronting 31 ft. at 159 and 161 East 79th st, on which the buyers will erect a 6-sty school, at an estimated cost of \$50,000. The brokers were N. A. Berwin & Co.

112TH ST.—Frank J. Magerle has sold the 4-sty apartment at 158 East 112th st, on lot 25x100.11, for Mrs. Louise Asmussen. 114TH ST.—E. H. Ludlow & Co. have sold for the Omega Association the 4-sty dwelling 604 West 114th st.

121ST ST.—Hugo Kanzler sold to Abraham Harris 106 West 121st st, a 3-sty dwelling, on lot 24x100.11.

lot 24x100.11.

123D ST.—M. Just sold for the Sound Realty Co., the 3-sty dwelling, at 358 West 123d st, on lot 16.8x100.

136TH ST.—The Allendale Building Co., Benjamin Mordecai, president, has purchased from the Lowell Realty Co. the 7-sty elevator apartment house at the southeast corner, of 136th st and Broadway, being 100 ft, on Broadway and 105 ft. in the street.

158TH ST.—William B. May & Co. sold for the Moray Realty Co. the 6-sty apartment buse, "Dorenzo Court," at 545-547 West 158th

st.

174TH ST.—The Brown Weiss Realties bought the Miriam Court, a 6-sty apartment on plot 50x100, at the southeast corner of 147th st and Bradhurst av, from Isabelle Cohen.

178TH ST.—Brown-Weiss Realties resold the Golden Rod, a 6-sty elevator apartment house at 508 and 510 West 178th st.

183D ST.—Harriet Blum purchased from G. E. Billaret 554 West 183d st, a 3-sty private dwelling, on lot 18.9x104. McDowell & McMahon were the brokers.

204TH ST.—Peter G. Shields has sald to the

Mahon were the brokers.

204TH ST.—Peter G. Shields has sold to the Orisant Realty Co. six lots in the south side of 204th st, 100 ft. east of 10th av. The buyer will erect three apartment houses.

MANHATTAN AV.—Joseph Shenk has added to his apartment house holdings on the West Side by purchasing from Emma B. Froelich the 6-sty elevator apartment house at the southeast corner of Manhattan av and 101st st, on plot 100.11x95.

PARK AV.—According to an unconfirmed report yesterday afternoon, the 4 dwellings at the northeast corner of Park av and 84th st were sold by Albert Fries. The plot, 100.8x55, was said to have been purchased as a site for an apartment house.

PARK AV.—L. J. Wood has sold the 3-sty building, on lot 16.9x80, at 1068 Park av, to Tracy H Harris.

RIVERSIDE DRIVE.—H. M. Weill Co. and F. B. Robert, sold for the Chelsea Exchange Bank, plot on the west side of Riverside Drive between 162d and 163d sts, 220x252x irregular to Emily Roemer.

RIVERSIDE DRIVE.—Mrs. Franklin Simon has bought from Mrs. Louise L. Richards 98 Riverside drive, the dwelling adjoining the Simon residence, at 95, for the purpose of protecting that property. With this purchase Mrs. Simon controls a 40-ft. plot on the drive.

7TH AV.—Paul A. McGolrick has bought 2255 2257 7th av, two 5-sty flats, with stores on a plot 49.11x100. L. J. Greenberger was the broker.

#### Bronx.

TIFFANY ST.—Epstein & Yarfitz sold for the S. O. Construction Co. 948 Tiffany st, a 5-sty modern flat, on plot 47x109, near 163d st.

141ST ST.—Fred. Jantzen has sold 584 East 141st st, a 5-sty double flat on a lot 25x100 through Paul Bultman.

through Paul Bultman.

151ST ST.—The Benenson Realty Co. sold 360 and 362 East 151st st, a 5-sty apartment house, on plot 50x118 to Herman Heffe.

176TH ST.—The Cleland Realty Co. sold 263 and 265 East 176th st, a 5-sty new law house on plot 50x4x92.8x irreg, to James T. Barry, who gave in exchange the plot, 50x100, in the north side of Featherbed lane, 562.8 ft. southwest of 175th st, 25 ft. east of Nelson av.

AQUEDUCT AV.—Mrs. John Biehn has sold to Francis Martin, District Attorney of Bronx County, the private dwelling on the curve at the northeast corner of Aqueduct (University) avand 181st st, held at \$30,000. It is a 3-sty brick detached residence, occupying a plot of about 2½ lots.

BOSTON RD.—Elmer J. Finley and Edward

2½ lots.

BOSTON RD.—Elmer J. Finley and Edward Hinderson have bought from Edward Sheehan the lot 25x73.6 irregular, on the east side of Boston rd, 72 ft. north of East 174th st. The buyers now have 50 ft. frontage adjoining the corner, bought recently by the American Real Estate Co.

corner, bought recently by the American Real Estate Co.

BRONX PARK SOUTH.—Henry Schwiebert sold for the F. & B. Construction Co., James Fraser, president, four new apartment houses comprising the block front of Bronx Park South, between Crotona parkway and Mohegan av. The sellers held this property at \$165,000, and took in part payment the apartment house 447 East 135th st.

EAST KINGSBRIDGE RD.—William H. Mehlich sold for the William C. Oesting Co. 253 East Kingsbridge rd, a 5-sty apartment house.

GRAND BOULEVARD.—Max J. Kramer has purchased from the estate of John W. Doyle a large plot at the northeast corner of Grana Boulevard and Concourse and 188th st. The plot fronts 156 ft. on the Concourse, 75 ft. in the street, with a south line of 141 ft. Negotiations are well advanced for a resale to a builder. William E. Briggs negotiated the sale.

JEROME AV.—Hall J. How & Co. sold for the estate of Theodore Schumann to Max Just two lots, 51x138, on the east side of Jerome av, 28 ft. north of 199th st.

ST ANNS AV.—Smith & Phelps sold 686 St

two lots, 31x138, on the east side of Jerome av, 28 ft. north of 199th st.

ST ANNS AV.—Smith & Phelps sold 686 St Anns av, a 4-sty flat, on lot 25x90.

WHITE PLAINS AV.—Isaac M. Wilzin has sold the plot 50x120x irreg. on the west side of White Plains av, 205 ft. south of Nereid av.

3D AV.—Smith & Phelps have sold the 5-sty flat on lot 22x101x irreg, at 3418 3d av.

BIVERDALE—The Biverdale Country School

flat on lot 22x101x irreg, at 3418 3d av.

RIVERDALE.—The Riverdale Country School at Riverdale has bought 4½ of the 14 acres which the school occupies under a long lease from the Newton Land Co. The property is between the new Fieldston road and the old Albany Post road, 252d and 253d sts. The rest of the property will be held under lease until the school is in a position to buy. The dormitory and other school buildings are located on the land just purchased.

#### Brooklyn.

DRESDEN ST.—Mrs. J. Frenger has sold the 4-sty frame apartment at 212 Dresden st, East New York. The building is on a lot 25x100.

HICKS ST.—David Porter sold the 5-sty apartment house at 85 Hicks st, on lot 24.3x100, for the P. L. Corporation; also to a Brooklyn builder the south side of Caton av, about 135 ft. west of Flatbush av, plot 79x110, with a 2½-sty dwelling, who will improve with an apartment house.

HOOPER ST.—Bulkley & Horton Co, sold for

apartment house.

HOOPER ST.—Bulkley & Horton Co. sold for the White estate to S. Engelman the 3-sty dwelling at 194 Hooper st, on lot 20x100.

PROSPECT ST.—The Warner Arms Corporation, makers of automatic firearms, has purchased the factory site at 33 Prospect st, Brooklyn, formerly occupied by the Tobin Arms Co. The Tobin plant will be removed to their recently purchased property at Norwich, Conn. S 5TH ST.—The Solomon-Kraus Realty & Construction Co. purchased 357 and 359 S 5th st, on plot 50x100, from the De Nyce estate and others, for improvement with a 6-sty apartment house with stores.

62D ST.—Tutino & Cerny sold for George Knauer the 2-sty 2-family dwelling 522 62d st, on lot 20x100.

on lot 20x100.

91ST ST.—The Nicholls-Ritter-Goodnow Realty Co, have sold for the S. Bensonhurst Building Co. Nos. 384 to 404 East 91st st, eight 1-family houses, for \$40,000, Out of town property was taken in part payment.

GRAHAM AV.—Charles Uhlinger sold the 4-sty tenement at 534 Graham av, on plot 36x100, for Henry Leibowitz to Hattie Green; the 3-sty frame flat with stores at 85 Herbert st, on a lot 25x100, for Edward Glinnen to the John Kroder-Henry Rubel Co., and two lots, 50x100, on the north side of Beadel st, 250 ft. west of Morgan av, to Donato Tuozzo.

#### Queens.

CORONA.—Joseph F. Segreen has sold to Kate Collins the three buildings on plot 75x100 at the corner of Roosevelt and Junction avs. The property was held at \$25,000.

EDGEMERE.—The Lewis H. May Co. has sold for Henry Leerburger a plot of 4 lots on the west side of Surf av to Jacob Rosenthal, who will immediately erect a house for summer occupancy.

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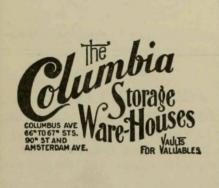
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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908; July 5, and July 12, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5 and October 25, 1913. We will pay 15 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on March 31, 1914. Record and Guide Company, 119 West 40th St.

LONG ISLAND CITY..—William D. Blood-good & Co. have sold to J. Horgan for the Hel-enita Construction Co., a 4-sty flat on plot 50x 89, located on the north side of Jamaica av, 100 ft. east of Sherman st.

RICHMOND HILL.—J. Rogers, of Bloomfield, J. J., bought the 2-sty building in Willow st ormerly occupied by the Columbus Volunteer rire Dept. It will be altered and converted nto a factory.

Richmond.

GRANT CITY.—Arthur Comollo, of New York City, has purchased the corner property at Southfield boulevard and Franklin av, and Lodo-vico, the present tenant, has bought 1370 Rich-mond rd.

mond rd.

PRINCES BAY, L. I.—Cornelius G. Kolff sold for James Corrigan to Lemuel C. Butler two farms on Rossville av and Beryl av on Wood, Harmon & Co.'s Little Farms development at Princes Bay.

WEST NEW BRIGHTON.—Captain Cornelius C. H. Smith, U. S. Hull Inspector, has sold, through Cornelius G. Kolff, to Mary M. C. Speed, recently of San Francisco, Cal., the home now occupied by Captain Smith on the east side of Bement av, between Richmond terrace and Henderson av, embracing plot 150x408 ft. The property was long known as the William Bement homestead, from which Bement av derived its name.

Nearby Cities.

JERSEY CITY.—Colgate & Co., soap manu-

JERSEY CITY.—Colgate & Co., soap manufacturers, have purchased through Joseph A. O'Connor the plot fronting 200 ft. on Greene St., between York and Grand st, Jersey City. There are twelve parcels in the lot, and it is said that Colgate & Co. intend to build a factory on the plot. The transaction involved about \$100,000.

Rural and Suburban.

GLEN COVE, L. I.—J. C. Hand sold 10 acres opposite the Nassau golf links to Zebelon Wil-

HARTSDALE, N. Y.—The residence of Perry C. Todd at Greenacres, Hartsdale, owned by the Scarsdale Estates, was sold this week by the Westchester Land Exchange, Robert E. Farley, president, to P. M. Maresi. The house is of hollow tile and concrete construction, comprising twelve rooms and three baths, and occupies a plot 75x230 in Colvin pl. The Scarsdale Estates sold to F. Lavis 100x200 on Greenacres av. Mr. Lavis will begin at once the building of a house.

av. Mr. Lavis will begin at once the building of a house.

HEMPSTEAD, L. I.—Lewis Cass Ledyard, Jr., has purchased a tract of about 77 acres on the south side of the Hempsted turnpike, between East Norwich and Oyster Bay, from H. P. Chilton, and will erect a country home.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Company sold to S. Pettit, 80x120, on Homan blvd; to A. Bernt, 20x95, on Milburne av; to G. A. Beaufrere, 30x100, on Tompkins pl and Henry st; to A. Schwartz, 80x122, and to W. F. Quegley, 40x100, on Kennuedy av; also at East Rockaway to C. Speckman, 40x 100, on Hudson st East; also at Oceanside to P. and T. Wester, 40x100, on Merrifield av, and to H. Schriefer, 20x68, on Bayside av; also at Rockville Centre to E. and H. Baark, 20x142, on Oceanside av; to H. H. Stilliges, 40x100, on Marvey av, and at Valley Stream to M. Wratschko, 140x100, on Montague st and Merrick rd, and to R. Scarpati, 20x100, on Bismark st.

SCARSDALE, N. Y.—Scarsdale Estates sold a plot 100x150 on the west side of Brayton place to Hutton & Buys, New York architects, who are making plans for immediate improve-ment with a residence.

WOODMERE, L. I.—Badgley, Jones & Good sold a parcel on Neptune av to Herbert Spear, who will build a new design bungalow of Spanish style.

#### LEASES.

New Theatre for Broacway.

The Riverside Drive Realty Co., A. C. & H. M. Hall, has leased the entire block front on the east side of Broadway, from 134th to 135th street, 200 x90, to the "Wayside Realty Company, Inc., for twenty-one years. The property will be immediately improved with a two-story business building containing a theatre, hall for dancing, and ten stores. The theatre has been leased to the Wallingford Amusement Co., for the Wallingford Amusement Co., for twenty-one years. Slawson & Hobbs, and Harvey N. Bloomer were the brokers who made both leases and they also report that arrangements have also report that arrangements have been made to lease two of the Broad-way stores and negotiations are pend-ing for the leasing of the cafe and cigar store adjoining the entrance of 135th street and of the dance hall and roof

Grand Central Terminal Lease

Grand Central Terminal Lease.
Vanderbilt Concourse Co., David R.
Todd, president, leased for twenty-one
years, with three renewal privileges, the
southwest corner of Vanderbilt avenue
and 45th street, plot 100.5x90.8, from the
New York Central R. R. Plans for a
twenty-story commercial structure are
being prepared by Warren & Wetmore.
The rest of the block fronting on Vanderbilt avenue is being improved by the
Yale Club. Yale Club.

August Heckscher Leases.

August Heckscher Leases.

Interesting among the recorded leases of the week is one affecting the 3-story building, measuring 23.6x79, at No. 28 East 42d street. August Heckscher, the banker, sub-leased the property from Walter J. Solomon, for nineteen years, from April 1, at an annual rental of \$17,500. Frank D. Vieller and J. L. Robertson, Jr., negotiated the deal. Mr. Heckscher is the owner of the plot, 52.6 x95, at 309 to 313 Madison avenue, adjoining the Solomon holding. The combined properties are suitable for development, though at Mr. Heckscher's office yesterday it was stated that no plans had been formulated for its improvement. provement.

#### Manhattan.

LEON S. ALTMAYER leased space in 151 East 86th st to A. Pless, T. Westendorf, D. Armstrong, C. Eichbauer, N. Stone, H. C. Faw-cett, E. B. Wagner and W. B. Oakley.

cett, E. B. Wagner and W. B. Oakley.

DANIEL BIRDSALL & CO. leased offices in 366 Broadway to Scott & Williams; lofts in 47 Barelay st to the Reinchild Chemical Co., and Art Metal Construction Co., of the Woolworth Bidg., lofts in 27 Walker st to Lion Infants' Wear Co., of 9 West 19th st, and Krasnoff & Beck; lofts in 70 Duane st, to Braunstein & Hershkovitz, of 134 Duane st, and a loft in 473 Broadway to H. Goldstein & Co.

Broadway to H. Goldstein & Co.

MYER BONDY leased the store and basement in 153 West 44th st to Otto German; the 5th loft in 50 Bond st to Solowitz & Klein, of 130 Greene st, and the 7th loft in 10 Waverly pl to Shlansky Ezeresky.

MYER BONDY leased the store in 153 West 44th st, to Otto German; also a loft in 50 Bond st to Solowitz & Klein, of 130 Greene st, and a loft in 10 Waverly pl to Shlansky & Ezeresky.

GEORGE W. BRETTELL leased for Isaac Peiser for a term of years, the business building at 2146 3d av; also for Samuel Winters to a Mr. Hultzer the store in 2196 3d av.

GUSTAVE BRITT leased the 3-sty dwelling

Mr. Hultzer the store in 2196 3d av.

GUSTAVE BRITT leased the 3-sty dwelling at 263 West 11th st for Mrs. C. M. Benson to Sonverian Monette; also the store on 43 8th av for Martha A. Gaines to David Austrian, and the 3-sty dwelling at 127 Lexington av for the estate of William P. Woodcock, 2d, to Frank Gavard.

GUSTAVE BRITT leased the 3-sty dwelling at 288 West 4th st, for Ella M. Noble to William Graley; also the stable at 22 Jane st, for Louis M. Pearsall to John Dempsey, and also the 3-sty dwelling at 239 West 4th st, for Geo. Jeremiah to John Langer.

THE WILLARD S. BURROWS CO. and the

Jeremiah to John Langer.

THE WILLARD S. BURROWS CO. and the Charles F. Noyes Co. leased the store at the southeast corner of John and Nassau sts to the Nedick Co., and the store at 523 6th av to the same company; also the 2-sty building at 133 West 33d st for 10 years to Carl Schultz at an aggregate rental of about \$60,000. The respective attorneys were Isador Cohn and Stoddard & Mark

dard & Mark

CAMMANN, VOORHEES & FLOYD leased the building at 246 Water st for Lichtenstein Brothers to the Franco-American Chemical Co., of 59 Pearl st; also the store in 20 South William st for Starkweather & Co. to Porto-Rican Express Co., of 17 Battery pl.

MRS. CATHERINE KETCHAM BLAKE has leased for two years the dwelling at 138 East 27th st

leased in 37th st.

A. P. COBURN leased for 5 years 4,000 sq. ft. on the 10th floor in 409 Pearl st to Turner Bros., engravers, of 116 William st.

ARTHUR H. COHEN leased a floor in 152 to 156 West 25th st to Julius Sokolower; also offices in the United States Rubber Co. Building for Cross & Brown to Barthel & Daly, of 42 Broadway.

CORN & CO. leased for Alma Carlson, the parlor store in 38 West 40th st to Carl W. Schwinn, of 6 West 28th st, for 5 years, and for Philip Braender, space in 7 and 9 East 20th st to Crawley Neckwear Co., Inc.

CORN & CO. leased for the Philipse Manor Co., Raleigh G. Gildersleeve, president, offices in 303-305 5th av, to the New York State Woman Suffrage Assoc., Mrs. Raymond Brown, president; and Empire State Campaign Committee. Mrs. Carrie Chapman Catt, chairman.

THE CROSS & BROWN CO. leased for the Josephine A. Lovell estate to H. B. James the store and basement in 228 West 58th st; for E. H. Peck and D. B. Chesbro to Henry G. Pagani, of 250 West 54th st, and Owen Earhart the store and basement in 28 West 63d st, and for Robert Goelet to the Plaza Motor Renting Co, space in the building at the northeast corner of Broadway and 64th st.

THE CROSS & BROWN CO. leased for Thomas

THE CROSS & BROWN CO, leased for Thomas B. Galvin, Inc., the 2d floor in 561 5th av to Thomas Cook & Son, of London, Eng.

O. D. & H. V. DIKE leased the store and basement at the southeast corner of 115th st and 8th av to Isidor Nash; also the northwest corner of Morris av and 165th st to Herman Heller for a drug store; also the 8th loft in 31 and 33 West 31st st to Joseph H. Josephs, and the store and basement in 152 West 124th st to A. Spino.

Spino.

DUFF & CONGER and Douglas L Elliman & Co. leased a store to the Knickerbocker Cleaning & Dyeing Co., of 402 East 31st st in the building that is being altered at the corner of Madison av and 76th st; also leased to Dr. A. J. Brown an apartment at 1261 Madison av.

DUFF & CONGER leased for a client of Douglas L. Elliman & Co. a store to the Knickerbocker Cleaning and Dyeing Co. of 402 East 31st st, in the building being altered at the corner of Madison av and 76th st.

DUROSS CO, leased for Philip Rhinelander the 5th and Sth lofts in 48-50 West 21st st to the Maloney Co.; also leased the 2d loft in 63 West 15th st to A, Spano; the 3d loft in 262 Greenwich st to the Universal Plate Printing Co.; the 3-sty dwelling at 357 West 24th st to Agnes L. Maher, and the 4-sty dwelling at 460 West 22d st to Aueringer Kafter; also renewed the lease for 5 years of the store at 450 West 12th st with Hoehn & Mayer.

THE J. C. EINSTEIN CO., INC., leased for Ogden & Clarkson the 6th loft in 43 East 20th st to the Stanton Raincoat Co., of 87 East Houston st; also for Peter A. Gilsey & Co. space in 30 West 29th st to Shield Mail Order Co., Specialty Supply. Co. and the New England Coat Co., of 30 West 29th st.

DOUGLAS L. ELLIMAN & Co. leased a large apartment of 14 rooms and 4 baths in 246 West End av to George E. Weed; also an apartment from the plans in 116 East 63d st to Miss Mary C. Phelps; one in 28 East 55th st to Miss Mary C. P

Van Rensselaer, of Philadelphia.

HORACE S. ELY & CO. and Frederick Southack and Alwyn Ball, Jr., rented from the plans to Hunken, Neale & Forbes, millinery goods, of 141 5th av, the larger part of the 4th floor in the new Rogers-Peet building to be erected at the northeast corner of 5th av and 41st st, and to be ready for occupancy about Jan. 1, 1915. The space rented has a frontage of 125 ft. in 41st st and in addition includes the 42d st section of the 4th floor.

J. B. ENGLISH leased for Peter Vogler to Chin Mane the upper part of 1841-43 Broadway; also to E. Raven Rosen-Baum and Hobart Henley the upper part of 109 West 47th st; also an apartment in 163 West 48th st to Fanie P. Hayes.

Hayes.

JACOB FINKELSTEIN leased for the Farmers' Loan & Trust Co. to the Jewish Press Publishing Co., of 102 Bowery, the building at 77-79 Bowery for a long term at an aggregate rental of \$75,000; also for Lyons & Co., of New York, to the New England Gas Supply Co. the store and basement in 266-8 Bowery; also the store and basement in 397 6th av for J. & P. Slater to Max Garfunkel, and the store and basement in 97 4th av for C. L. Partridge to Max Garfunkel.

GOODALE, PERRY & DWIGHT leased 147 West 21st st, a 4-sty dwelling, on lot 20x98.9, to a Mrs. Scott.

N. BRIGHAM HALL, & WM. D. BLOODGOOD, INC., leased for Walter F. Kingsland the store in 195 East 76th st to Emanuel Kramer, of 195 East 76th st, and in 197 East 76th st the store and basement to Philip Lumer, and for Katharine A. Kingsland the store and basement in 614 3d av to John G. Kerkmann, of 614 3d av.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Estate of Theophilus E. Roessle the parlor floor store in 467 and 469 5th av to Worch & Co., of Paris, France, dealers in Chinest objects of art.

ers in Chinest objects of art.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., and the J. C. Einstein Co. leased an entire floor, containing about 10,000 sq. ft. in 470 4th av, to Julius Schmid, Inc., of Long Island City, rubber goods and druggists' supplies.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Aberdeen Realty Co., space in their building at 150 to 156 Lafayette st, to Isidor Cohn, of 299 Broadway.

M. M. HAYWARD & CO. leased for Leonald.

M. M. HAYWARD & CO. leased for Leopold Barzaghi the store in 217 West 100th st to Ludwig Einhorn for a laundry; also to Jacob Popper the store in 219 West 100th st.

Popper the store in 219 West 100th st.

M. & L. HESS (INC.) leased to Funk & Wagnalls, publishers, the 15th floor of the Hess Building, at the southwest corner of 26th st and 4th av, for a long term of years, at an aggregate rental of \$150,000. The same brokers also leased the 3d loft in 383 5th av, to P. W. Lambert & Co., of 64 Lispenard st, for a term of years.

years,

M. & L. HESS (INC.) leased the 6th loft in 36 East 10th st to Fishman & Schnur, of 570 Grand st, and the 1st loft in 23 East 20th st to L. H. Lazarus.

J. EDGAR LEAYCRAFT & CO. leased the dwelling at 3 Henderson pl to J. Demko; also 705 3d av to J. Fein.

ROBERT LEVERS leased for Vincent Astor to the Sanitary System Co., of 71 Lenox av, 216 West 96th st.

E. H. LUDLOW & CO. leased for John M. Elliott to Ganim & Bro., of 46 Washington st, the 5-sty building at 55 Washington st for 7 years.

years,

McDOWELL & McMAHON leased for Lillian P. Webb the dwelling at 576 West 183d st.

EDGAR A. MANNING leased the store and basement in 10 West 22d st for Spear & Co., agents, to the Dunn Sales Co., of 55 Park pl; offices in 56-58 West 45th st to Moran & Jones, of 481 5th av, and the 4th floor of 25 West 56th st to A. Schriener,

SAMUEL H. MARTIN has leased for Gross & Crook the buildings, 434-6 Columbus av, the southwest corner of 81st st, to George E. Anderson for 5 years.

SAMUEL H. MARTIN leased for Gross &

SAMUEL H. MARTIN leased for Gross & Crook the buildings at 434-6 Columbus av to George E. Anderson for 5 years.

SAMUEL H. MARTIN leased for Bolton Hall the two 4-sty dwellings at 146 and 148 West 65th st to Jose Y. Rabell, of Havana, Cuba, for 3 years.

3 years.

SAMUEL H. MARTIN leased offices in the Simpson Building, at the southeast corner of Broadway and 67th st, to the Charity Organization of New York, and also space to Glen Ream, of 1974 Broadway; also leased with J. Edgar Leaycraft & Co., the 4-sty dwelling at 160 West 65th st to David Serviss.

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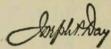
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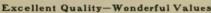
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SAMUEL H. MARTIN leased the 4-sty dwelling at 140 West 65th st, for the Society of the Immaculate Conception to D. P. Saltzman, and for Susie Scott Hall the two 4-sty dwellings at 108 and 110 West 64th st, for a term of years to Celmira Mendez of Colombia, South America.

MESSIMER & CARREAU, INC., leased offices in 18 East 41st st to Edwin Outwater, the builder, of 208 5th av.

MOORE, SCHUTTE & CO, leased to Benjamin Winter the 5-sty apartment house at 508 to 510 West 140th st, on plot 75x99.11, for five years for Franz Joseph Michel. Mr. Michel bought the house last month through Moore, Schutte & Co..

NELSON & LEE leased the John st store in the building at the southeast corner of Broad-way and John st to the Bennett Manufacturing Co., retailers of watches and jewelry, now at 175 Broadway.

the building at the southeast corner of Broadway and John st to the Bennett Manufacturing Co., retailers of watches and jewelry, now at 175 Broadway.

THE CHARLES F. NOYES CO. leased a loft in 162 William st for Rudolph Wirth to The Buskirk Co., of 1 West 34th st; a floor in 228 Pearl st to M. S. Arrue & Co., of 134 Maiden lane, and space in 130 and 132 Pearl st to Thomas A. Lindsay; also leased a portion of the 2d floor of 92 William st to Herbert Buxton; for the Lawyers Title Insurance & Trust Co., offices in 37 and 39 Liberty st to the Husselrath Importing Co., of 49 East 21st st, Henry S. Lowenthal and to the Fire Adjustment Corporation of America, of 37 Liberty st; offices in the Smith-Gray Building to Joseph Kurzman, of 261 Broadway; in the Hilliard Building to the London Guarantee & Accident Co., and the Zurich General Accident & Liability Insurance Co., of 55 John st, and in the Frankel Building, offices to Smith & Bruce, of 12 John st. PBASE & ELLIMAN leased offices in the Strand Theatre Building at Broadway and 47th st to the John C. Jackel Co., Inc., of 1402 Broadway, and to D. Kaufman, of Philadelphia; also an apartment at 430 West 116th st for C. A. Spencer to Archibald A. McGlashan; at 640 West End av for the Odell-Townsend Realty Co. to Louis Cohn; at 308 West 93d st to Colonel Baxter for W. S. Dennison as agent, and at 121 East 52d st for the Montana Realty Co. to Victor P. Kannard; also in 42 Broadway, offices for the New York Real Estate Security Co. to Victor P. Kannard; also in Aeolian Hall to T. J. Wetzel, of 17 West 42d st, and the Allegiance Realty Co., of 14 East 42d st; also an apartment at 929 Park av to Robert O. Ream; at 103 East 75th st to Margaret J. Bradley; at 104 East 40th st to Margaret J. Bradley; at 104 East 40th st to Margaret J. Bradley; at 104 East 40th st to Margaret J. Bradley; at 104 East 40th st to Margaret J. Bradley; at 104 East 50 Miss Margaret E. Crossy; also in the Borenardt, at 98th st and Broadway, to W. F. McClelland; and one in 71 East 92d st to Mrs. Elizabeth

to John T. Rearman.

THE CHARLES F. NOYES CO. leased the 2d loft in 320 and 322 Pearl st for Robert B. Lawrence to the Botts Marking Ink Co., of 99 Maiden lane, and the 4th loft in the same building to the Halstead Brush Co.; for De Selding Bros. the 8th loft in 52 to 58 Duane st to William F. Albers, of 70 Fulton st; and for Daniel Birdsall & Co., the 5th loft in 98 and 100 Bleecker st, to the Eichler Publishing Co. of 33 1st st; for James Arthur the building at 167 Front st to the George E. Conley Co. for 5 years; the store and basement in 43 Fulton st for William Cabble Excelsior Wire Manufacturing Co., to H. R. Cone of 8 Fulton st; and the ground floor in 28 Burling Slip for the Phelps Stokes Estates, Inc., to the Wittken Trucking Co.

Co.

THE PAYSON McL. MERRILL CO., INC., leased the 4-sty dwelling at 45 West 50th st to Dr. George H. Ryder.

PEASE & ELLIMAN leased for Mrs. Sarah E. Holland to W. A. Saks, of Saks & Co., the 5-sty dwelling at 20 West 68th st; for Schonhardt & Messerick the 1st floor at the northwest corner of Columbus Circle and 59th st to Dr. Michael Ryser, and a store in 1258 Madison av for J. J. Campion to Rose Pittluck.

RICE & HILL leased for Hannah Mendes to N. S. Feldman of 841 8th av, the store in 152 West 45th st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the dwelling at 128 East 70th st for W. E. S. Griswold to Louis Morris Starr for three years; also leased for Mrs. Joseph Pulitzer the 3-sty 40-ft. private stable at 166 East 73d st to William F. Daly for 5 years. THE M. ROSENTHAL CO. leased the 8th floor in 28-30 West 38th st to A. H. Bonart & Co.

SCHINDLER & LIEBLER leased for the estate of Anna Leonhardt the 3-sty dwelling at 1652 Avenue A to Frederick Oswaldt.

LOUIS SCHRAG leased for Hencken & Haa-en, the store and basement in 360 6th av, to antor & Malgood; for Louise Neilley Peek, the -sty dwelling at 119 West 21st st, to Maria A.

SHAW & CO, leased the store in 1 West 125th st for the International Amusement & Realty Co. to the John F. Murphy Co.

SHELDON & BECKER leased to E. Fletcher Hallomore a portion of the 2d floor in the new building at the southeast corner of Broadway and 107th st.

MRS. MARY E. SNIFFEN leased the 9-sty partment house at 70-72 West 49th st for 5 ears from Sept. 30 next for a rental of \$22,000 year. Mrs. Sniffen is a tenant in the house. SIDNEY L. WARSAWER leased for a term years the store and basement in 615 8th av William Samaloff.

of years the store and basement in 615 8th av to William Samaloff.

M. I. STEWART & CO., dealers in ladies' wear, at the southeast corner of 5th av and 37th st, which is to be re-improved by the Goelet estate, have leased the south half of the store and the first floor of the new building. The north half will be used by the Mark Cross Co.

JOHN STICH leased for a term of years the building at 144 East 14th st, formerly occupied by Tom Sharkey to J. Braunstein. The aggregate rental is \$125,000.

TUCKER, SPEYERS & CO. leased offices in 35 and 37 West 39th st, for the Brunswick Realty Co., to Allen Knowles and Chautauqua Planing Mills Co., of 5 Beekman st.

THE UNITED STATES REALTY & IMPROVEMENT CO, leased space in the Trinity Building, 111 Broadway, to the Baldt Steel Co. Walter I. Hatch, Clarence McMillan, National L. E. B. Co., the Tengwall Co., Louis A. Ripley and Bernard Cowan; also in the United States Realty Building, 115 Broadway, to Doyle, Riley & Seliger, Empire Corporation, Arthur C. Bailey, Nortona Co., Morgan & Finlay, P. R. Stillman, Gutterson, Huyler & Monypeny, Legare Walker, George F. Titus and Bernard Keleher.

EDWARD C. H. VOGLER leased to Dr. Ernst S. Bishop the dwelling at 151 West 85th st.

George F. Titus and Bernard Keleher.

EDWARD C. H. VOGLER leased to Dr. Ernst
S. Bishop the dwelling at 151 West 85th st.

THE JAMES L. WELLS CO, leased to Mrs.
K. Schronroh the dwelling at 302 East 57th st
for a term of years and to Dr. Joseph V. Andrews the dwelling at 312 Alexander av for a
term of years.

WALL WHATING & CO, leased the building

wm. H. whiting & Co. leased the building at 193 Front st to Goldsmith & Block, of 166 Front st, the store and basement in 73 Beekman st, to Richard McLean; the 3d and 4th lofts in 57 Beekman st to Union Card and Paper Co., of 45 Beekman st, and Joseph Taglin and 3d and 4th lofts in 59 Beekman st to Fred. H. Schley & Co. and Adolph Haschek, of 231 William st.

E. S. WILLARD & CO. rented the store, basement and subbasement in 594 Broadway to the Hoffman-Corr Manufacturing Co., who have been located for a number of years at the corner of Duane st and West Broadway; also rented the 6th loft to Charles Goldstein & Co., manufacturers of ladies' hats.

WRIGHT BARCLAY, INC., leased the 4th floor in 221 4th av to Henry Brady Co. and a floor in 427 3d av to M. Green.

#### Bronx.

THE McKINLEY SQUARE CASINO on East 169th st, just off Boston road, which was recently remodelled, has been leased for 21 years by William H. Weissager, president of the owning company to Alfred Furst. The aggregate rental is about \$350,000.

#### Brooklyn.

SYDNEY S. COHEN leased the northeast corner of Bushwick av and Hancock st, a plot 100 x100, to the Beacon Photoplay Corporation for 42 years at an aggregate rental of \$150,000. The lessee will improve the plot in the early fall with a theatre similar in construction to the Regent Theatre at the corner of 116th st and 7th av, Manhattan, which it controls.

FRIDAY & LEHMANN leased the entire 2d floor in 1559 Broadway for Coleman Saul for 3 years, to be occupied as a dental office; also corner store in 1435 Bushwick av for Theodore Rettstadt for 4 years, to be used as a general market.

CHARLES E. RICKERSON rented 158 Under-hill av, a 2-sty dwelling, for Herbert C. Barnes to Daniel Safford, and also rented for F. W. Yates the store at 257 Flatbush av to Ben-jamin Abromowitz.

#### Queens.

THE LEWIS H. MAY CO. leased at Far Rockaway for Sadie Demme cottage on Roanoke av to Ernest Isaac; for Fred Maples cottage on Crescent st to Henry Lipschutz; for Frederick Haberman cottage, 4 Frederick Court, to Asher Holzman; for Mary I. McGoey the "Traymore" to Manuel Oppenheim; for Bernard Fee cottage at Wavecrest to Chas. M. Dimin; for Waso Realty Co. on Union st to J. Frank.

THE LEWIS H. MAY CO. leased for R. Angarola his homestead on Merrill road, Far Rockaway, L. I., consisting of house, garage, tennis court, etc., to Moe Levy for summer occupancy

#### Richmond.

CORNELIUS G. KOLFF leased to Judge B. Handy the residence of the late General James Jourdan, one-time president of the Union Gas Co., of Brooklyn, at the intersection of the Richmond road and Oak st., Concord.

#### Out of Town.

PEASE & ELLIMAN leased for T. Wainwright his large shore front place at Rye for the coming season to Albert Blum.

PAYSON McL. MERRILL CO., INC., leased for Frank E. Sweetser to Herbert N. Fell his house at Thornwood, Great Neck.

IOHN F. SCOTT result for David Weinger-

JOHN F. SCOTT rented for David Weingarten his country place known as Hillcrest, on Osborn av, Cedarhurst, to J. V. Onativia.
F. S. WILLARD & CO. leased for Thomas D. Hooper his estate at Locust Valley to Howard C. Brokaw.

C. Brokaw.

JULIA BEVERLEY HIGGINS leased for Dr. William W. Walker his place at Cross River, N. Y., to Gordon Knox Bell, of New York City.

S. S. WALSTRUM-GORDON & FORMAN leased for Herman Fritz the residence at 51 North Maple av, Ridgewood, N. J., to J. S. Rice of New York.

THE LOUIS SCHLIEP FACTORY BUREAU leased about 15,000 sq. ft. of space in the factory at Garden and 15th sts, Hoboken, N. J., to the New Process Cork Co.

L'ECLUSE, WASHBURN & CO., INC. leased the Huntington Bay Lodge at Huntington Bay to James Runciman, of New York, for five years. The hotel, with its four cottages, accommodates about 100 guests, and will be opened on May 1. It is part of a tract of 500 acres being developed by the L'Ecluse, Washburn Co., and adjoins the Halesite property of Robert E. Farley.

being developed and adjoins the Halesite property of Rossiand adjoins the Halesite property of Rossiand and adjoins the Halesite property of Rossiand Farley.

WESTCHESTER LAND EXCHANGE has leased at Scarsdale the Sage residence on a 5-acre tract to H. S. Fisher; also the estate of Prof. W. F. Brewster at Hartsdale in the Greenacres tract of the Scarsdale Estates to S. C. Powell, and the residence of Mrs. Grace Caskey on Ridgeview av, White Plains, to J. A. Strasser.

### 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.)				
	IATTAN.	Sammannannannan S		
	eyances. 1914	1913		
N	far. 20 to 26	Mar. 21 to 27		
Total No	\$6.711.500	\$6.841.200		
No. with consideration	\$464,225 \$626,000	16		
Assessed value	\$626,000	\$499,000		
Jan. 1 t				
Total No	1,600	1,946		
No. with consideration.	173	260		
Total No. Assessed value. No. with consideration. Consideration. Assessed value. Mor	\$7,475,517	\$11,440,962		
	far. 20]to 26	Mar. 21 to 27		
Amount	\$1 958,711	\$6,282,168		
To Banks & Ins. Cos	\$1,013,000	\$5,387,500		
No. at 6%	\$520,136 6	\$547,308		
No. at 51/2%	\$843,000	\$2.460		
No. at 5≰	19	17		
No. at 6% Amount No. at 5½% Amount No. at 5% Amount No. at 4½%	\$346,575	\$1,987,000		
Amount No. at 4%		\$534,000		
Amount				
Unusual rates		\$3,000,000		
Interest not given	\$249,000			
Amount. Jan. 1 to	Mar. 26 Jan	1. 1 to Mar. 27		
Amount	\$32,387,799	\$55,872,268		
Total No	\$19 166 200	\$32 519 850		
Mortgage	Extensions			
1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	ar. 20 to 26			
Total No	\$3,741,650	\$737,000 11		
To Banks & Ins. Cos	43	\$333,000		
Amount	Mar. 26 Jar	1. 1 to Mar. 21		
Total No	\$22,986,335	101		
Amount.  Jan, 1 to Total No. Amount. To Banks & Ins. Cos. Amount.	\$22,986,335 169 \$13,130,950	178		
	Permits.	\$11,002,000		
the state of the s		Mar. 22 to 28		
New buildings	\$2,287,500	\$1,376,115		
Alterations	\$156,155 Mar. 27 Jar	\$290,836 1. 1 to Mar. 28		
New buildings	114	145		
New buildings Cost	\$10,662,690 \$3,472,399	\$16,347,615 \$2,355,408		
BR	ONX.			
	eyances. far. 20 to 26	Mar 21 to 27		
Total No	107	109		
No. with consideration Consideration	\$225,494	\$192,890		
Jan. 1 to		n. 1 to Mar. 27		
Total No	1,345 172	1,613 174		
Consideration	\$1,765,956	\$2,017,505		
	gages.	Mes 21 - 05		
Total No	ar. 20 to 26 55	Mar. 21 to 27		
Amount. To Banks & Ins. Cos	\$532,524	\$627,361		
Amount	\$83,000	\$87,000		
No. at 6%	\$223,970	\$370,118		
Amount	\$74,000	\$32,750		
No. at 5%	11	10		
Unusual rates	\$100,775	\$92,300		
Amount	\$1,079	15		

\$1,079

\$132,700

Jan. 1 to Mar. 26 Jan. 1 to Mar. 27

802 1,130

\$7,194,632 \$12,560,484

\$2,125,301

\$314,500

Mortgage Extensions.

Mar. 20 to 26

o Banks & Ins. Cos....

otal No.....

mount..... o Banks & Ins. Cos....

\$132,193

\$2,633,029

\$143,500

\$81,000

# Borrowers

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

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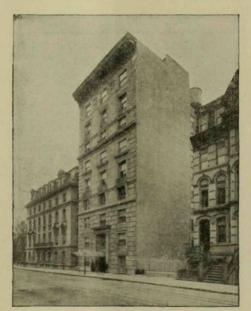
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A Kewanee Smokeless Firebox Boiler will burn Bituminous Coal smokelessly. So even in New York City, where the city ordinance prohibits smoke, you can use the cheaper bituminous coal instead of the high priced Anthracite which must be used in the ordinary boiler to secure smokeless results.

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Apartment Bldg., 3East 85th St., New York City. Fullerton & Weaver Realty Co., Owners. wanee Smokeless Firebox Boiler Installed.

burning Bituminous Coal, at an average price of \$3.50 perton, will make the following savings over ordinary boilers using various grades of Anthracite.

28% compared with the ordinary boiler using Buckwheat, steam grade at \$3.75: A saving of 45% compared with the ordinary boiler using Anthracite Pea at \$4.75: And a saving of 54% compared with the ordinary boiler using prepared sizes of Anthracite at \$6.50.

These are facts which we want to prove to you. Will you give us the opportunity?



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BROOKLYN

Tan. 1 to	Mar. 26 Jan. 1 to Mar. 27		
Total No	201 158 \$3,575,800 \$2,659,400 29 \$29 26 \$814,500 \$714,500 <b>Permits.</b> ar. 20 to 26 Mar. 21 to 27		
To Banks & Ins. Cos	\$3,575,800 \$2,659,400 29 26		
Amount	\$814,500 \$714,500		
Building	Permits.		
New buildings	ar. 20 to 26		
Cost	\$327,150 \$792,850 \$43,900 \$9,350		
Jan. 1 to	Mar. 26 Jan. 1 to Mar. 27		
New buildings	177 239		
Alterations	\$3,786,955 \$6,651,316 \$287,060 \$227,625		
BROO	KLYN.		
Conve	yances.		
M	1914 1913 ar. 19 to 25 Mar. 20 to 26 424 457 59 28 \$305,628 \$373,148		
Total No	424 457		
No. with consideration	\$305.628 \$373.148		
Jan.1t	o Mar. 25 Jan. 1 to Mar. 26		
Total No	5,279 5,674 588 374 \$4,715,845 \$3,171,250		
Consideration	\$4,715,845 \$3.171,250		
Mort	gages.		
M	ar. 19 to 25 Mar. 20 to 26		
Total No	ar. 19 to 25		
To Banks & Ins. Cos	56 99		
No. at 64	\$298,700 \$484,350 168 216		
Amount	\$487,198 \$729,898		
Amount	\$396,770 \$99,715		
No. at 5%	\$179 850 \$365 960		
Unusual rates	, 3 3		
Amount Interest not given	\$2,850 \$3,100 6 17		
Amount	\$33,471 \$82,856		
Jan. 1 to	Mar. 25 Jan 1 to Mar. 26		
Amount	Mar. 25 Jan 1 to Mar. 26 \$13,934,802 \$14,902,229 707 982 \$4,944,300 \$6,197,131		
To Banks & Ins. Cos	707 982 \$4 944 300 \$6 107 131		
Building	Permits,		
M:	ar. 20 to 26 Mar. 21 to 27		
Cost	Permits. ar. 20 to 26 Mar. 21 to 27 93 120 \$709,200 \$814,125 \$44,805 \$62,439		
Alterations	\$44,805 \$62,439		
Ian 1 to 1	Mar. 26 Jan. 1 to Mar. 27 933 940 \$9,505,685 \$7,200,037 \$591,879 \$796,546		
New buildings	933 940		
Cost	\$9,505,685 \$591,879 \$796,546		
OUE	ENS.		
Building	Permits.		
M	ar. 20 to 26 Mar. 21 to 27		
New buildings	199 107		
Alterations	\$682,970 \$337,388 \$27,370 \$68,740		
Jan. 1 to 1	Mar. 26 Jan. 1 to Mar. 27		
New buildings	\$51 996 \$3,802,512 \$3,359,470		
A terations	\$231,168 \$266,216		
RICHMOND,			
Building Permits, Mar. 20 to 36 Mar. 21 to 27			
New buildings	16 26		
Cost	\$30,986 \$38,433 \$5,005 \$14,647		
	Mar. 26 Jan. 1 to Mar. 27		
New buildings	122 147		
Cost	\$235,066 \$262,837 \$44,160 \$44,442		
promant-	generation were seen and		
	THE MOTTER		

#### REAL ESTATE NOTES.

WILLIAM A. WHITE & SONS have been appointed agents for 123, 125 and 127 Post av.

THE ROSS-KRAFFT CO., INC., has opened a real estate and insurance office at 829 Nostrand av, near President st, Brooklyn.

FRANK BAILEY, vice-president of the Title Guarantee & Trust Co., who is now abroad, will be home about the middle of April.

DUROSS CO. has been appointed agent for

DUROSS CO, has been appointed agent for 797-9 Greenwich st, 13 East 113th st, 137 9th av, 232-4 Wooster st and 388-9 West st.

LEON GEISMAN, formerly of 12 Harrison av, Brooklyn, has removed his office to 287 Nostrand av.

Nostrand av.

RYDER HENRY, of the Hotel Blackstone, is the buyer of 55 East 72d st, sold last week by Mrs. Margaret R. Bradshaw, through William E. May & Co.

VAN NORDEN & WILSON announce that Kenneth Mygath has become associated with the firm and has assumed charge of the agency department.

THE AMERICAN REAL ESTATE CO, has issued an interesting booklet which gives a great deal of information relating to the Park Hill

CHASE NATIONAL BANK, according to a lease recorded Saturday, will pay \$65,000 for the ground floor and basement of the Adams Building at 61 Eroadway.

FRANK LEFFMAN has opened a real estate office at Church and Nostrand avs, Brooklyn, where he will conduct a general brokerage busi-

BAHRENBURG REALTY CO., INC., has opened offices at 2115 Cortelyou road, Flatbush, for the transaction of a real estate and insurance brokerage business.

ance brokerage business.

SAMUEL UNTERMYER is negotiating for the purpose of the 22-acre estate of Mrs. Anna C. Ewing at 967 North Broadway, known as "Duncraggen." It is assessed at \$121,000.

THOMAS J. FLANAGAN, formerly with the Douglas Robinson, Charles S. Brown Co., and who has been associated with Frederick Winant for several years, has returned to the Douglas Robinson, Charles S. Brown Co.

DUNLOE HOLDING CO. has acquired title from Mabel G. Meyer and Samuel B. Althouse to the four 5-sty apartment houses occupying the west side of Pinehurst av, from 179th to 180th sts.

LOUIS BECKER CO. has been appointed agent for the "Beulah" apartment house at the southeast corner of 157th st and Amsterdam av. This property was recently sold for cash by the same firm.

This property was recently sold for cash by the same firm.

JOSEPH S. EDELMAN, who for some time was advertising director in Joseph P. Day's office, has resigned and become associated with the Sterling Service, Inc., with offices in the Aeolian Building, 27 to 39 West 42d st.

THE S. & B. CONSTRUCTION CO. recently incorporated, is the buyer of the plot 100x100 on the east side of Concord av, 100 ft, south of Dater st, the sale of which by Samuel Carucci was reported about two weeks ago.

THE 784 6TH AV. CO., Alexander Brown, Jr., president, is the buyer of 782-786 6th av, recently reported sold by Lewis & Conger. The plot, which adjoins the corner store of that firm, will be improved with a 9-sty loft building and leased to a single tenant.

LAST EVENING a meeting of Harlem property owners was held under the auspices of the Committee of Thirty, which is working out a plan to improve property conditions in Harlem, at the Lenox Avenue Reformed Church, 153d st and Lenox av.

SMITH & PHELPS have placed for the Hoffman Co. Builders. Inc. two first mortessee leans.

st and Lenox Avenue Retormed Church, 1850 at and Lenox av.

SMITH & PHELPS have placed for the Hoffman Co. Builders, Inc., two first mortgage loans of \$27,000 each on the two 5-sty apartments, each 37,10x96x150, on the east side of Daly av, beginning 517 ft. south of Tremont av, and also a first mortgage loan of \$4,000 on the 2-sty dwelling at 441 East 141st st.

E. MORA DAVISON, president of the Park Row Realty Company, denied this week that negotiations were pending for the purchase of 13-21 Park Row. Rumors were current in realty circles during the week that the property would be converted into a hotel at a cost of about \$350,000.

UNITY CLUB, a leading Jewish social or-

be converted into a hotel at a cost of about \$350,000.

UNITY CLUB, a leading Jewish social organization of Brooklyn, is reported to be considering the purchase of the Brooklyn Union League clubhouse at Bedford av and Dean st. The present owner is the Brooklyn Dime Savings Bank which took over the property when the club became bankrupt last December.

THE SUPREME COURT has granted permission to Charlotte W. C. Fowler et al to sell the old Gouveneur Morris mansion at Cathedral Parkway, northeast corner of 7th av, for \$81,000, which is \$11,000 less than the assessed valuation. The plot, 71x160, was reported sold last month to Simon Wolk, the builder.

R. E. IRETON, who has charge of the Educational Bureau of the Bush Terminal Company, delivered an illustrated lecture yesterday afternoon, showing how rapidly freight can be sent from the manufacturer to the consumer, if modern means are employed. The picture was arranged under the auspices of F. L. Bailey.

THE SUPREME COURT has ordered the following reduction in assessments as a result

was arranged under the auspices of F. L. Bailey.

THE SUPREME COURT has ordered the following reductions in assessments as a result of petitions from property owners in Greene st, requesting relief: J. Mandel, \$55,000 to \$52,000; Mabel Mandel, \$83,000 to \$78,000; H. S. Meinhard, \$70,000 to \$60,000; L. Fisher, \$55,000 to \$52,000; T. Woodbury, \$42,000 to \$38,000 to \$32,000; J. Solomon, \$40,000 to \$37,000, and H. Solomon, \$33,000 to \$28,000.

THE ASPINWALL APARTMENTS, INC., is about to be formed to take over and improve the block front on the east side of Audubon av, between '185th and 186th sts, fronting 214 ft. on Audubon av, 95 ft. on 186th st, and 120 ft. in 185th st, owned by the Allenel Construction Co. The new company will erect four 5-sty apartments, each fronting about 53.6 ft. and varying in depth from 80 to 120 ft.

FORECLOSURE PROCEEDINGS has been instituted by the Title Guarantee & Trust Co. on the property at \$22 Broadway, southeast corner of 12th st, to satisfy a mortgage of \$120,000. The property was conveyed on September 30, 1912, by J. Frederick Kernochan to the Peerless Investing Co., Lewis Conn., president. Last April plans were filed for a 12-sty building, estimated to cost \$225,000. The foundation and some of the steel work was completed, but for the last few months nothing has been done on the projected structure.

#### 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 JARED G. BALDWIN—premises 8 East 41st st, valued at \$115,000.

EDWARD J. BRADLEY—1384 Boston road, \$35,000, and 1394 Boston road, \$17,000.

ABRAHAM A. FEUCHTWANGER—6 West 70th st, \$45,000, and 239 7th av, \$35,000.

JULIA S. NEWMAN—15 West 31st st, \$80,000.

JULIA S. NEWSIES.

000.
PATRICK WHITE—304 East 37th st, \$12,000.
THOMAS BUCKLEY—210 West 54th st, \$70,000.
MARY L. D. BURCHARD—165 Lexington av,
\$28,000, and 417 West 146th st, \$9,000.
SARAH J. GRANT—329 Convent av, \$20,000.

SARAH J. GRANT—329 Convent av, \$20,000.

SOPHIA HAUPTMANN—1739 Madison av, \$21,000, and 111 East 114th st, \$8,000.

MARY A. JACOBS—187 Franklin st, \$15,000; 255 West 34th st, \$60,000; 2269 3d av, \$28,000, and 2273 3d av, \$31,000.

MARY G. MURPHY—463 West 34th st, \$16,000; 40 East 49th st, \$42,000, and 83 West 134th st, \$7,500.

KATHERINA SOTTONG—535 East 85th st, \$18,000, and 538 East 85th st, \$17,000.

DON ALONZO POLLARD—328 West 19th st. \$15,000: 330 West 19th st, \$15,000, and 409 West 18th st, \$12,000.

FREDERICK ROBITSCHER—148 East 71st st, \$21,000.

JOHN BERGEN—995 Forest av, \$5,500.

FREDERICK GADE—102 East 4th st, \$14,-500.

ELIAS S. GARCIA—274 Water st, \$22,000. ISAAC BUTLER—1017 East Tremont av, \$47,-

ISAAC BUTLER—1017 East Tremont av, \$47,-500. VIOLETTA A. JACKSON—966 East 167th st, \$8,000. HANNAH ROSENTHAL—4 West 118th st, \$28,000.

#### OBITUARY

CHARLES D. FOLSOM, a retired real estate broker, of 148 Hicks st, Brooklyn, died last Saturday at Atlantic City after a long illness.

HENRY B. STEIN, real estate broker of 25 Broad st, died on Tuesday in a private sanitarium, aged fifty years.

JOHN C. GROEL, a real estate operator of Newark, N. J., died at his home on Wednes-day. He was formerly an Assemblyman from Essex County.

MICHAELIS KAISER, a real estate dealer, died on Wednesday at his home, 229 West 97th st, aged 59.

#### AUCTION SALES OF WEEK.

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

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

#### The Auction Market.

The Auction Market.

Thirty-nine offerings at the Manhattan and Bronx Salesrooms this week, including some choice holdings offered at voluntary sale, attracted good-sized crowds and outside bidders were in evidence. While parties in interest bought twenty-one parcels, and ten were withdrawn or adjourned, eight offerings were obtained by outsiders. Bing & Bing paid \$174,500 for the buildings at 128-138 West 45th street. An interesting phase of the Bing purchase was the fact that their bid of \$174,500 was \$22,500 above the assessed valuation. J. R. Thompson made a high bid of \$43,000 for the tenements at 342-4 Eighth avenue. avenue.

avenue.

For the coming week a number of small properties will be offered in various sections of the city, tenements and dwellings, as usual, comprising the bulk of the offerings. Among the properties scheduled for sale at the stand of Joseph P. Day, is the apartment house at 244 Riverside Drive; also the two-story theatre at 689 Amsterdam avenue.

#### Manhattan.

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

#### JOSEPH P. DAY

JOSEPH P. DAY.

Grand st, 91 (\*), ss, 20.2 e Greene, 20.1 x69.2, 4-sty bk loft & str bldg; due, \$16,-045.52; T&c. \$481.71; German Savgs Bank in City N Y.

Wooster st, 235-7, see 3d, 43-5 W.

3D st, 43-5 W (\*), nwc Wooster (Nos 235-7), 42x74.10, four 2-sty bk & fr bldgs; due, \$5,570.70; T&c., \$484.75; District Number One of the Independent Order Benai Berith.

21ST st, 16 W, ss, 295 w 5 av, 25x92, 4-sty stn ft dwg (exr); L Napoleon Levy.

22D st, 451-5 W, ns, 308.1 e 10 av, 41.10x 98.9x41.10x98.8, two 5 & one 4-sty & b bk & stn dwgs; partition; Marie A Dubar et al, defts.

20,100

45TH st, 124-8 W, ss, 283.4 w 6 av, 61.8x 100.4, 3-sty bk bldg (vol); Bing & Bing.

174,500

50TH st, 516 W (\*), ss, 250 w 10 av, 25x 24 c str. \$10.50 c st. \$1

50TH st, 516 W (\*), ss, 250 w 10 av, 25x 100.5, 5-sty bk tnt; due, \$17,052.74; T&c, \$100; Geo H Valentine et al. 5.00 st, 531 W (\*), ns, 375 e 11 av, 25x 100.5, 5-sty bk tnt; due, \$3,963.73; T&c, \$420.05; David Crawford et al. 14.450 54TH st, 432 W (\*), ss, 383.4 e 10 av, 16.8x52.2x16.8x53.6, vacant; due, \$4.561.50; T&c, \$195.45; Metropolitan Savgs Bank. 4.000 S3D st. 35 W, ns, 351.3 w Central Park West, 20x80, 3-sty & b bk dwg; (vol); bid in at \$14,000. 102D st, 311 W, ns, 160 w West End av, 20x100.11, 3-sty & b stn dwg; adj Apr 28.

av, 20x1.
28.
113TH st, 216-8 E (\*), ss, 185 e 3 av, 30x
100.10, 6-sty bk tnts & strs; due, \$32,184.65;
T&c, \$810.90; Jas H Aldrich et al trstes.
30,000

119TH st, 125 W, ns, 305 w Lenox av, 20x 100.11, 3-sty & b stn dwg (vol); C A Foster. 18,000

123D st. 124-8 E, ss. 240 e Park av. 75x 100.11, 3 5-sty stn tnts; partition; Adolph Finkenberg, a party in int. 50,000 147TH st. 283 W (\*), ns. 500 w 7 av. 25x 99.11, 6-sty bk tnt & strs; due, \$23,972.60; T&c, \$1,028.30; Louisa Mander. 20,000

Convent av, 427, es, 52 n 148th, 16x85, 3-sty & b stn dwg; due, \$6,144.98; T&c, \$1,-472.06; Merit Realty Co. 8,960 STH av, 342-4, es, 24.6 n 27th, 39,2x82, 24-sty bk tnts (vol); bid in at \$43,000.

#### HENRY BRADY.

HENRY BRADY.

130TH st. 29 W, ns, 360 w 5 av, runs n 8xe.06xn46.2xw.06xn45.8xw20xs99.11xe20 to beg, 4-sty & b stn dwg; adj Apr8.

180TH st, 804 W (\*), sec Pinehurst av (Nos 49-55), 100x100.2, 6-sty bk\*tnt; due, \$25,232.89; T&c, \$1,836.61; sub to pr mtg \$150,000; Jas Douglass.

158,562

Pinehurst av, 49-55, see 180th, 804 W.

BRYAN L. KENNELLY.

BRYAN L. KENNELLY.

Hudson st, 569, nwc 11th, 24,1x78.3, 4sty bldg; bankruptcy sale; H M Weil.

Perry st, 38, ss, 172.4 e W 4th, 20,10x
95, 3-sty dwg; Jno Coogan. 10,710
115TH st, 221 W (\*), ns, 325 w 7 av, 18.9
x100.11, 5-sty bk tnt; due, \$14,114.52; T&c,
\$37; Melville H Bearns. 10,000

\*\*37; Melville H Bearns.

M. MORGENTHAU, JR., CO.

1ST st, SS-90 E (\*), ns, 187 e 1 av, 42x
105.11, 6-sty bk tnt & strs; due, \$4,375.18;
T&c, \$=-; sub to 1st mtg \$56,000 at 5%;
Mary Mades.

106TH st, 54 E (\*), ss, 285 w Park av,
25x100.11, 5-sty bk tnt; Action 2; due, \$25,-329.73; T&c, \$281.67; Rachel H Pfeiffer.

24,500

JACOB H. MAYERS.

75TH st, 327 E (\*), ns, 256.8 w 1 av, 28.4 x102.2, 4-sty stn tnt; due, \$14,196.67; T&c, \$2,009.34; Lizzie Van Boskerck. 15,000 137TH st W, nee St Nicholas, see 137th W, ns, whole front bet Edgecombe & St Nicholas avs.

137TH st W (\*), ns, whole front bet Edgecombe & St Nicholas avs.

137TH st W (\*), ns, whole front bet Edgecombe & St Nicholas avs.

22.8x232.11, vacant; due, \$27,460.04; T&c, \$2,090.27; Charter Constn Co. 45,000 Edgecombe av, nwc 137th, see 137th W, ns, whole front bet Edgecombe & St Nicholas avs.

St Nicholas av, nec 137th, see 137th W, ns, whole front bet Edgecombe & St Nicholas avs.

#### CHAS. A. BERRIAN.

CHAS. A. BERRIAGO.

106TH st, 52 E, ss, 305 w Park av, 25x 100.11, 5-sty bk tnt; Action 1; due, \$25, 331.73; T&c, \$277.51; Leon G Eckert. 25,100

 Total
 \$828,145

 Corresponding week 1913
 930,945

 Jan. 1, 1914, to date
 8,808,595

 Corresponding period 1913
 12,657,919

#### Bronx.

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

JOSEPH P. DAY.

Ritter pl. 814 (\*), ss. 245 w Prospect av, 20x85.11, 2-sty & b kd wg; due, \$10,-776.59; T&c, \$188.40; Jno M Bissert et al, 4,000

Brook av, 282-4 on map 282, es, 62.9 n 139th, 37.8x107.2x37.6x103.7, 5-sty bk tnt &

9th, 37.8x107.2x31.0x rs; withdrawn. Brook nv, 278-80 on map 278, es, 25.11 n 19th, 37.7x103.7x37.6x100.1, 5-sty bk tnt strs; withdrawn. strs; withdrawn.

Lafontaine av (\*), ws, 80.6 n 181st, runs
100xw55xs26.3xw63.4 to Quarry rd xs89.9
x— to beg, vacant; due, \$8,282.55; T&c,
\$10,079.48; Frank F Russell, admr. 200
Quarry rd, es, abt 80.6 n 181st, see Lafontaine av, ws, 80.6 n 181st.

#### JAMES L. WELLS.

Hoffman st, 2419-21, ws, 104.7 s 188th, 50x96.11, 5-sty bk tnt; due, \$33,530.98; T&c, \$969.10; Abr Leipzig. 29,000
217TH st, 1009 E (\*), ns, 80 e Paulding av, 20x95; due, \$4,410.83; T&c, \$202.66; Central Mtg Co.

### SAMUEL MARX.

SAMUEL MARX.

160TH st. 735 E (\*), nwc Forest av (No 851), 96x48.8, 6-sty bk tnt & strs; due, \$3,-884.42; T&c, \$3,161.74; sub to pr mtg \$59,-511.51; Mamie Scholem.

Forest av, 851, see 160th, 735 E.

#### DANIEL GREENWALD.

219TH st E, ns, 205 w Rosewood av, 100 x114; due, \$1,517.39; T&c, \$177.04; North Bronx Realty Co. 3,150 Total \$101,861 Corresponding week 1913 98,375 Jan 1, 1914 to date 1,347,855 Corresponding period, 1913 1,351,736

#### Brooklyn.

The following are the sales that have taken place during the week ending March 25, 1914, at the Brooklyn Salesrooms, 189 Montague street:

#### WILLIAM H. SMITH.

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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.

#### Manhattan.

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

Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

MARCH 28.

No Legal Sales advertised for this day.

MARCH 30.

LISPENARD ST, 13-5, ns, 125.11 e W Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; Geo E Chisolm et al exrs—Henry W Ellison et al; Middleton S Borland (A), 46 Cedar; Earle W Webb (R); due, \$41,290.25; T&c, \$1,233.30; Joseph P Day.

45TH ST, 422 W, ss, 300 w 9 av, 25x100.4, 5-sty bk tnt; Wm Crawford—Margt Nunan et al; Bowers & Sands (A), 46 Cedar; Geo H Engelhard (R); due, \$21,457.43; T&c, \$558.50; Joseph P Day.

4STH ST E, nec Madison av, see Mad av, 413. 106TH ST, 50 W, see Manhattan av, swc 106. 136TH ST, 245 W, ns, 452 w 7 av, 17x99.11, 3-sty & b stn dwg; Equitable Life Assurance Society of the U S—Julius Hertz et al; Alexander & Green (A), 165 Bway; Clifford C Roberts (R); due, \$10,754.80; T&c, \$427.60; mtg recorded May11'93; Joseph P Day.

15STH ST, 522-6 W, ss, 350 w Ams av, 100x 99.11, two 6-sty bk tnts; sheriff's sale of all right, title, &c, which Rose Simon had on Junel4'13, or since; Saml Fine (A), 233 Bway; Max S Grifenhagen, sheriff; Danl Greenwald.

MADISON AV, 413, nec 48th, 22x100, 5 & 7-sty stn office & str bldg; National Reserve Bank of the City of N Y—Lesk Realty Co et al; Sullivan & Cromwell (A), 49 Wall; Wm Allen (R); due, \$22,399.54; T&c, \$—; Saml Marx.

MANHATTAN AV, swc 106th (No 50), 17.4x75, 3-sty & b bk dwg; Helen H Greene et al—Lillian P Dyer et al; Thenford Wooddull (A), 4 Court sq. Brooklyn; Jno B Lord (R); partition; Joseph P Day.

WATER ST, 650, ns, 207.10 e Scammel, 15.9x & 115.11 March 11.

(A). 4 Court sq. Brooklyn; Jno B Lord (R); partition; Joseph P Day.

MARCH 31.

WATER ST, 650, ns. 207.10 e Scammel, 15.9x 84.1x16.6x42.7, 2-sty fr stable; Jno J Canavan et al-Ellen Canavan et al; Murtha & Hanson (A), 55 Liberty; Algernon S Norton (R); partition; Joseph P Day.

110TH ST, 209 E, ns. 135 e 3 av, 25x100.11, 4-sty stn tnt; J Frederic Kernochan et al, trstes—M Silman Realty Co et al; Henry F Miller (A), 44 Pine: Thos Costigan (R); due, \$13,756.42; T&c, \$411.30; Henry Brady.

110TH ST, 211 E, ns. 160 e 3 av, 25x100.11, 4-sty stn tnt; J Frederic Kernochan & ano, trstes—Kry-Lyn Realty Co et al; Henry F Miller (A), 44 Pine; Jno R McMullen (R); due, \$13,762.61; T&c, \$411.30; Joseph P Day.

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, \$11,846.46; T&c, \$715.05; Joseph P Day.

AMSTERDAM AV, 1865, es, 138.11 s 153d, 19.6x 100, 3-sty bk tnt & str, 1-sty ext; Jos H Schwartz—Jos Burchman et al; Krakower & Peters (A), 309 Bway; Wm Goldsticker (R); due, \$1,466.72; T&c, \$275; sub to mtg \$3,250; Joseph P Day.

BRADHURST AV, 28, es, 78.11 n 143d, 21.1x75.5 x21x77.6, 2-sty & b fr dwg, 1-sty ext; Bessie K Fieger—Robt H Neamann et al; Robt D Elder, Jr (A), 30 Broad; Chas L Hoffman (R); due, \$5,366.53; T&c, \$488.34; Joseph P Day.

(R); due, \$5,396.55; T&C, \$485.54; Joseph P Day.

APRIL 1.

22D ST, 267 W, ns, 200 e 8 av, 25x98.9, 3-sty bk tnt & 3-sty bk rear tnt; Jno J Colligan—Marie E Stoops et al; Adolph & Henry Bloch (A), 99 Nassau; Edw D Dowling (R); due, \$5,069.96; T&C, \$590; sub to 1st mtg \$10,500; Bryan L Kennelly.

APRIL 2.

BROOME ST, 260-4, nwc Orchard (No 91), 65.2 x65.6x65.2x55.10, three 6-sty bk tnts & strs; Excelsior Savgs Bank of City of N Y—Mary O'Neill et al; Cary & Carroll (A), 59 Wall; Henry A Friedman (R); due, \$64,811.35; T&C, \$613.76; Maximilian Morgenthau, Jr, Co. ORCHARD ST, 91, see Broome, 260-4.

S2D ST, 132 W, ss, 345 w Col av, 17x102.2, 4-sty & b bk dwg; Wm F Moore—Edith M Warford; Kantrowitz & Esberg (A), 320 Bway; Lewis Schuldenfrei (R); due, \$3,242.78; T&C, \$337; sub to pr mtg \$15,000; Maximilian Morgenthau, Jr, Co.

97TH ST W, see Riverside dr, see Riverside dr, 244.

Morgenthau, Jr, Co.

97TH ST W, see Riverside dr, see Riverside dr, 244.

125TH ST, 16 W, ss, 185 w 5 av, 37.6x100.11, 5-sty bk tht & strs; Adolph Riesenberg et al—Jno H Degelman et al; Myers & Goldsmith (A), 100 Bway; Alphonse G Koelble (R); due, \$115.062.44; T&c, \$1.101.85; mtg recorded Nov2'06; Henry Brady.

RIVERSIDE DR, 244, see 97th, runs s107.6xe50 xs5.11xe58.11xn106.10xw71.11 to beg, 6-sty bk tht; Mary Lyons—Monomoy Co et al; Alexander & Green (A), 165 Bway; Timothy A Leary (R); due, \$35,539.96; T&c, \$5,090.75; sub to pr mtg \$195,000; mtg recorded May21 '08; Joseph P Day.

APRIL 3.

99TH ST, 25 E see Madison av, 1440-8.

AMSTERDAM AV, 689, es, 87.6 s 94th, 18.2x 74.1, 2-sty bk theatre; Walter S Cameron, gdn—Feist Realty Co et al; Phelps & East (A), 30 Broad; Jos R Truesdale (R); due, \$12,816.66; T&c, \$187.95; Joseph P Day.

MADISON AV, 1440-8, nwc 99th (No 25), 100.11 x120, 7-sty bk tht & strs; Baron de Hirsch Fund—Theo P Cooper et al; M S & 1 S Isaacs (A), 52 William; Enos S Booth (R); due, \$196.505.50; T&c, \$2,531.56; M Morgenthau, Jr, Co.

APRIL 4.

No Legal Sales advertised for this day.

APRIL 4.

APRIL 4.

123D ST, 423 E, ns, 256.3 e 1 av, 18.3x100.11,

APRIL 4.

No Legal Sales advertised for this day.

APRIL 6.

123D ST, 423 E, ns, 256.3 e 1 av, 18.3x100.11,
3-sty & b bk dwg; Chas Corn et al—Chas

Meyers et al; Eisman, Levy, Corn & Lewine
(A), 135 Bway; Jas J Golden (R); due, \$4,541.83; T&c, \$124.45; Henry Brady.

130TH ST, 500 W, see Ams av, 1414.

131ST ST, 134 W, ss, 350 e 7 av, 20x99.11, 3-sty

& b stn dwg; Rosa Mack—Harold B Abrams
et al; M S & I S Isaacs (A), 52 William;
Jno A Anderson (R); due, \$10,533.07; T&c,
\$132.12; Joseph P Day.

136TH ST, 626 West, ss, 331.3 w Bway, 43.9x

99.11, 5-sty bk tnt; Dora Schiffer—Annie
Koplik et al; Wolf & Kohn (A), 203 Bway;
Edw D Dowling (R); due, \$47,062.47; T&c,
\$1.400; Joseph P Day.

AMSTERDAM AV, 1414, swc 130th (No 500),
runs s24.11xw43xs4xw—xs7xsw—xn51xe100 to
beg, 3-sty bk tnt & strs & 4-sty bk rear tnt;
Harlem Savgs Bank—Eliz H Larkin et al;
Edw S Clinch (A), 41 Park Row; Jos P

McDonough (R); due, \$12,712.85; T&c, \$3,036.68; Joseph P Day.

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

MARCH 28. No Legal Sales advertised for this day.

No Legal Sales advertised for this day.

MARCH 30.

TINTON AV, 625, ws. 212.6 s 152d, 37.6x100, 5-sty bk tnt; Jno McCarthy—First Rreferred Realty Corpn et al; Action 1; Newman & Butler (A), 116 Nassau; Warren Leslie (R); due, \$\$,138.98; T&c, \$—; mtg recorded Sept15'06; Joseph P Day.

TINTON AV, 629, ws, 175 s 152d, 37.6x100, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$\$,136.98; T&c, \$— mtg recorded Sept15'06; Joseph P Day.

MARCH 31.

sty bk tht; same—same; Action; same (R); due, \$8,136.98; T&c, \$— mtg recorded Sept15'06; Joseph P Day.

MARCH 31.
JENNINGS ST, 806, ss, 75 w Bristow, 50x95, 2-sty fr dwg; City Real Estate Co—Ferd W Fey et al; Harold Swain (A), 176 Bway; Emanuel Hertz (R); due, \$6,682.38; T&c, \$280; Joseph P Day.

175TH ST, 668 E, ss, 26.5 w Crotona av, 25x 99.5, 2-sty fr dwg; Nathan Himowich—Anthony H Wernecke et al; Murray M Himowich (A), 233 Bway; Juo Davis (R); due, \$2.071.89; T&c, \$150.38; Joseph P Day.

235TH ST, 651 E, ns, 455.3 w White Plains av, 24.9x114.6; Central Mtg Co—Jacob Streifer Co et al; Action 1; Otis & Otis (A), 60 Wall; Henry M Goldfogle (R); due, \$3,893.72; T&c, \$73.05; Maximilian Morgenthau, Jr Co.

235TH ST, 653 E, ns, 430.3 w White Plains av, 25x114.6; same—same; Action 2; same (A); same (R); due, \$3,893.72; T&c, \$73.05; Maximilian Morgenthau, Jr., Co.

235TH ST, 655 E, ns, 405 w White Plains av, 25.3x114.6; same—same; Action 3; same (A); same (R); due, \$3,893.72; T&c, \$73.05; Saml Goldsticker.

235TH ST, 657 E, ns, 380 w White Plains av, 25x114.6 same—same; Action 4; same (A); same (R); due, \$3,893.72; T&c, \$73.05; Saml Goldsticker.

GREENE AV, ns, 250 e Mapes av, 50x100; Westchester County Brewing Co—Mary Kane et al; Norbert Blank (A), 38 Park Row; Sidney Harris (R); due, \$2,075.95; T&c, \$44.73; Joseph P Day.

GIFFORD AV, ns, 155.7 e Balcolm av, 25x100; Alice L Thatcher—Rudolf Hall et al; Chas P Hallock (A), 999 E 180th; Bernard Rabbino (R); due, \$3,972.60; T&c, \$30; M Morgenthau, Jr, Co.

GIFFORD AV, ns, 181.8 e Balcolm av, 25x100; Alfred Loweth—Rudolf Hall et al; Chas P Hallock (A), 999 E 180th; Ernest M Garbe (R); due, \$39.69.05; T&c, \$30; Joseph P Day. STEBBINS AV, 1237, ws, 160 s 169th, runs w 100xn60xw9.5xsw67.11xse104.2xne97.3xe60.5 x w 100xn60xw9.5xsw67.11xse104.2xne97.3xe60.5 x n 20.6 to beg, 1 & 2-sty fr rear stable; Katharina Bonifer, admrtx—Jno W McGowan et al; Patk J O'Beirne (A), 132 Nassau; Jno J Hynes (R); due, \$4,374.37; T&c, \$600; Jacob H Mayers.

H Mayers.

APRIL 1.

HERKIMER PL, swc 235th, see 235th E, swc Herkimer pl.

235TH ST E, swc Herkimer pl, runs s50xw90xn

25xe65xn95.5xe25 to beg, vacant; Hugo Lehman—Bernhard Moral et al; Olcott, Gruber, Bonynge & McManus (A), 170 Bway; Julius J Frank (R); due, \$1,774.82; T&c, \$177.22; L J Phillips & Co.

L J Phillips & Co.

APRIL 2.

140TH ST, 382 E, ss, 84.6 w Willis av, 22x75,

2-sty & a fr dwg; Christine Wilkie extrx &c

—Wm H Harden et al; Julius Heiderman
(A), 783 Elton av; H C S Stimpson (R);

due, \$4,347.06; T&c, \$141.64; James L Wells.

CAMBRELING AV, 2493-5, ws, 196.7 s Fordham
rd, 49.6x100, 2-sty fr dwg & 1 & 2-sty fr

dwgs; Louise Gottschalk—Lillian B Koepke et
al; Chas E Lydecker (A), 2 Rector; Thos N
Cuthbert (R); due, \$12,207.18; T&c, \$536.57;

Joseph P Day.

Joseph P Day.

APRIL 3.

136TH ST, 436 E, ss, 318.9 e Willis av, 18.9x

100, 3-sty bk tnt; Lawyers Mtg Co-Emil

Franklin et al; Cary & Carroll (A), 59 Wall;

Max Altmayer (R); due, \$7,715.35; T&c,

\$353.67; mtg recorded Feb11'09; Joseph P

Day.

Day. 152D ST E, nec Morris av, see Morris av, nec 152d.

1520. ST E, nec Morris av, see Morris av, nec 152d.

277TH ST E, ns, 130 e Barnes av, 25x114.5; Louis W Slocum—Frank Zanetti et al; Harvey O Dobson (A), 189 Montague, Brooklyn; Jas F Donnelly (R); due, \$4,539.81; T&c, \$500; Geo Price.

DECATUR AV, 2977, ws, 51 s 201st, 39x110, 2-sty fr dwg; Saml L Feldman—Emilie Von Der Linden et al; Arthur O Ernst (A), 170 Bway; Max Bendit (R); due, \$1,011.88; T&c, \$—; sub to mig \$7,000; Joseph P Day.

MORRIS AV, 642-4, nec 152d (No 271), 50x 70.3, 3-sty fr tnt & strs & 1-sty fr str; Rosalie D Lockwood et al, exrs & trstes—Giuseppe Tuoti et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, \$14,593.37; T&c, \$728; James L Wells.

APRIL 4. No Legal Sales advertised for this day.

APRIL 6, 228TH ST E, ns, 155 w Bronxwood av, 25x114; Sheriff's sale of all right, title, &c, which Adam Renz, Jr, had on Nov26'12, or since; Percival H Gregory (A), 256 Bway; Jas F O'Brien, sheriff; Anthony V Caggiano.

#### Brooklyn.

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

MARCH 28.
No Legal Sales advertised for this day.

No Legal Sales advertised for this day.

MARCH 30.

AMES ST, ws, 322.11 n Sutter av, 20x100; Fredk Trau—Morris Rothstein et al; Weinberg Bros (A), 302 Bway, Manhattan; Geo B Sarenbetz (R); Chas Shongood.

PACIFIC ST, ns, 227 w Hopkinson av, 25x100; Wood Harmon Warranty Corpn—Monaton Realty Investing Corpn et al; action 2; Isaac Roth, 261 Bway, Manhattan; J V Carabba (R); Wm P Rae.

E 14TH ST, es, 140 s Av X, 60x100; Jennie Perlman—Pearl Constn Co et al; Mark S Feiler (A), 44 Court; M T Abruzzo (R); Chas Shongood.

17TH ST, ss, 200 w 9 av, 100x100.2; Forrest Co—Edinboro Constn Co et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Chas Burstein (R); Chas Shongood.

—Edinboro Constn. Co et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Chas Burstein (R); Chas Shongood.

MARCH 31.

BRADFORD ST, ws, 100 s Arlington av, 25x100; Eliz Voigt—Ellen S Burton et al; F Fossett Briggs (A), 375 Fulton; Peter J McGoldrick (R); Wm P Rae.

HENRY ST, ws, 260 s Joralemon, 25x100; Helen H Greene—Lillian P Dyer et al; Thenford, Woodhull (A), 4 Court sq; Jno B Lord (R); Wm H Smith.

MIDDAGH ST, swc Fulton, 68.1x25.2; Bond & Mtg Guarantee Co—Jennie Jacobs et al; Harry L Thompson (A), 175 Remsen; Edw J Dowling (R); Wm H Smith.

TERRACE PL, ss, 100 w 20th, 156.7x100x irreg; City N Y—Minerva Sherman et al; Archibald R Watson (A), Hall of Records, Manhattan; Clinton S Harris (R); Wm H Smith.

17th ST, nes, 340.3 se Prospect Park W, 40x 115.6; also 17th ST, nes, 380.3 se Prospect Park W, 20.1x118.11x irreg; Frederika P Ludlam, gdn—Mary M Mathews et al; Jas W Prendergast (A), 25 Broad, Manhattan; Irving Katz (R); Wm P Rae.

66th ST, sws, 260 nw 14 av, 20x100; Annie G Tibbals—Angelo Funaro et al; Marcus B Campbell (A), 26 Court; Chas T Kunkel (R); Wm P Rae.

70th ST, nes, 282.10 nw 18 av, 20x100; M Louise Spring—Dufferin Realty Co et al; Harry L Thompson (A), 175 Remsen; Chas H Haubert (R); Wm H Smith.

73D ST, ss, 320 w 19 av, 20x100; Gaston Worth—Jas M Horton et al; Action 1; Gannon, Seibert & Riggs (A), 2 Rector, Manhattan; Edw Kelly (R); Wm H Smith.

73D ST, ss, 360 w 19 av, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.

73D ST, ss, 380 w 19 av, 20x100; same—same; Action 3; same (A); same (R); Wm H Smith.

73D ST, ss, 380 w 19 av, 20x100; Danl J O'Conor—Jas M Horton et al; Gannon, Seibert & Riggs (A), 2 Rector, Manhattan; Edw Kelly (R); Wm H Smith.

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Every day in Brooklyn some already-built apartment house is made modern and convenient by the installation of electric light.

The owners of these buildings realize that the public is educated to the many advantages of electric service. They are quick to grasp not only the fact that vacant apartments rent quicker when electrically equipped, but also that tenants are willing to pay more for an electric-lighted apartment than for any other.

The money spent, then, to make the necessary installation is really not an expense, but an investment that pays large returns.

# EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

General Offices 360 Pearl Street Telephone, 8000 Main Advertised Legal Sales, Brooklyn (Continued).

73D ST, ss, 420 w 19 av, 20x100; Marie L Don-ohue—Jas M Horton et al; Action 1; Gannon, Selbert & Riggs (A), 2 Restor, Manhattan; Edw Kelly (R); Wm H Smith. 73D ST, ss, 400 w 19 av, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.

Action 2; same (A); same (R); Wm H
Smith.

CATON AV, sec E 2d, 40x100; Sophie Carlson—
Caton Garage, Inc; J Hunter Lack (A), 44
Court; Chas A Clayton (R); Wm P Rae.

FLUSHING AV, ss, lot 26, block 328; Lipman
Lipsitz—American Steel Barrel Co et al;
David Zirinsky (A), 67 Morrell; Abr H Kesselman (R); Chas Shongood.

NEPTUNE AV, swc W 1st, 102.10x98.9; Bremervorder Verein of Bklyn—Sarah V Tremper et
al; Robt Godson (A), 302 Bway, Manhattan;
Carl S Flanders (R); Wm H Smith.

ROAD leading from New Lots rd to Forbell's
landing, adj land of Saml McCoon, 573x286x
480x177; also PLUNDERS NECK RD, ns, adj
land of Herman Lutz, 131x205x irreg; also
LAND bounded wx Old Mill rd, sx land of
Geo W Forbell, nx land Lear Jager, containing about ¼ acre; Louis Weil—Max J Jacoby
et al; H S & C G Bachrach (A), 926 Bway;
Robt H Roy (R); Wm H Smith.

RUTLAND RD, sz, 355 e Bedford av, 20x100;
Louis Rosenberg Realty Co—Jeanette L
Holmes et al; Walter L Durack (A), 215
Montague; Chas R Coulter (R); Wm H
Smith.

Smith.

APRIL 1.

DEGRAW ST, ss, 156.4 e 4 av, 16.4x100; Emma C Inslee et al—Giovanna Bonacci et al; Harry L Thompson (A), 175 Remsen; Chas A Clayton (R); Wm P' Rae.

59TH ST, ns, 180 w 16 av, 20x100.2; The Thritt —Saml W Post et al; Francis Jordan (A), 207 Ryerson; Edw Kelly (R); Wm H Smith.

76TH ST, es, 100 se 3 av, 20x107.2; Carrie Baer —Margt Donovan et al; Clarence F Corner (A), 375 Pearl; J Gardner Stevenson (R); Wm P Rae.

—Margt Donovan et al; Clarence F Corner (A), 375 Pearl; J Gardner Stevenson (R); Wm P Rae.

BROADWAY, cl. 400 w Utica av, 435x309,1x irreg; Lazarius Weil—Jos Wagner et al; Harry L Thompson (A), 175 Remsen; Henry S Goodspeed (R); Wm P Rae.

PUBLIC ROAD leading to Canarsie Landing, nes, 100 se Av E, 40x158.7x irreg; Herbert C Smith et al—Maria Torre et al; Smith, Doughty & Weynberg (A), 44 Court; Albt C Asche (R); Jas L Brumley.

APRIL 2.

COLUMBIA ST, sec Cranberry, 100x100; Clementine Correja—Cornelia R Shepard et al; Harry L Thompson (A), 175 Remsen; Benj Ammerman (R); Chas Shongood.

GRAND ST, ss, 58 w Wythe av, 20x100; Helen Remmier et al—Kate Uihlein et al; Harry L Thompson (A), 175 Remsen; Benj Ammerman (R); Chas Shongood.

CLINTON AV, es, 245.11 s Myrtle av, 65.10x 200; East River Savgs Inst—Margt A McCullough et al; Omri F Hibbard (A), 74 Bway, Manhattan; Hiram R Steele (R); Wm H Smith.

DRIGGS AV, ws. 25 s N 9th, 25x100; Amalia

Smith.

DRIGGS AV, ws. 25 s N 9th, 25x100; Amalia
Mertz et al—Marcella Filan et al; Hugo C
Gollmar (A). 134 Bway; Henry P Erwin (R);
Wm H Smith.

Gollmar (A). 134 Bway; Henry P Erwin (R); Wm H Smith.

APRIL 3.

HANCOCK ST, ns, 305 e Sumner av, 26.8x100; Merchants Cooperative Mtg Co—Frank Bennett et al; Milton Hertz (A), 391 Fulton; Harrison C Glore (R); Chas Shongood.

McKIBBIN ST, ns, 175 w Lorimer, 20x134.7; Maude B Weaver—Saml Kohn et al; S M & D E Meeker (A), 217 Havemeyer; Walter M Effross (R); Wm P Rae.

TALLMAN ST, ss, lot 18, 24x47; Marv A Thomas—Rose A Brooks et al; Jno Lvon (A), Rockville Centre, N Y; Alfred J Gilchrist (R); Wm P Rae.

E 40TH ST, es, 75.6 s Av I, 100x100; also FOSTER AV, nwe E 38th, 97.6x100; Wm H Edsall—Bernhardt H Schmidt et al; Harry L Thompson (A), 175 Remsen; Wm W Wingate (R); Jas L Brumley.

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

79T HST, ss, 215.1 e 2 av, 33.2x70.3x irreg; Levina M Loper—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Peter W Ostrander (R); Jas L Brumley.

GRANT AV, ws, 147.5 s Jamaica av, 20x107; Otto Deininger—Jephtha D Lloyd et al; Edw R W Karutz (A), 26 Court; Alfred J Gilchrist (R); Wm P Rae.

LAFAYETTE AV, ns, 112.6 w Grand av, 186x 100; also FT HAMILTON AV, nec 75th, 203.4 x328.6x irreg; Collective Holding Co. Inc—Josephine Cocheu et al; Action 1; Saml A Telsey (A), 44 Court; Henry Weismann (R); Chas Shongood.

APRIL 4.

FOUNTAIN AV, es, 100 n Liberty av, 100x100;

Chas Shongood.

APRII. 4.

FOUNTAIN AV. es. 100 n Liberty av. 100x100;

Margt M Culhane—Burr L Houghton, Jr; Jas
W Redmond (A). 44 Court; Peter B Hanson
(R); Wm H Smith.

LOTS 88 to 97, 100 to 109, 112 to 117, block
7728; Albt H F Seeger—Joseph H Wollkof et
al; Peter Cantline (A), Newburgh, N Y;
Harry R Lydecker (R); Wm P Rae.

Harry R Lydecker (R); Wm P Rae.

APRIL 6.

Lincoln PL, swc Rochester av, 23.5x31.5x
irreg; Morris Goldberg—Schuyler Miller et
al; Seley & Levine (A), 215 Montague; Andw
F Van Thun, Jr (R); Chas Shongood.

72D ST, ss, 105.10 w 6 av, 20x100; Jeremiah J
Andreas—LaFayette Killam et al; Jno H
Mann (A), 68 Broad; Danl L Donovan (R);
Wm P Rae.

BELMONT AV, ss, 25 e Shepherd av, 30x100;
Abr Benedict—Betty Fischeri et al; Engel
Bros (A), 132 Nassau, Manhattan; Otis S
Carroll (R); Joseph P Day.

LOT 4, block 1353, sec 5; Henry Seinfel—
Stephen Branagan et al; Albt A Weinstein
(A), 189 Montague; Abr Rockmore (R);
Chas Shongood.

LOT 5, block 1353, sec 5; same—same; same
(A); Jno L Mitchell (R); Chas Shongood,

FORECLOSURE SUITS.

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

Manhattan.

MARCH 21.

PITT ST, es, 44.8 n Broome, 42.10x55; Evelyn de Cordova—Lena Stacy et al; Goldman, Heidenheimer & Unger (A).

56TH ST, 60 E; Farmers Loan & Trust Co—Nora A Rook; Geller, Rolston & Horan (A).

178TH ST, ss, 100 w St Nicholas av, 100x99.10: Ellen A Stewart et al—Monaton Realty Investing Corpn et al—R K Brown (A).

MARCH 23.

FRONT ST, 359; also SOUTH ST, 382; Josephine E Carpenter—Benj J Sforza et al; W B & G F Chamberlin (A).

HOUSTON ST, 398-400 E; also 2D ST, 289-91; Fischer Weintraub—Rialto Realty Co et al; D Drechsler (A).

101ST ST, ns, 228.6 w 1 av, 28.6x100.11; Jonas Weil et al—Louis Levin et al; M Sundheimer (A).

(B).

(A).

(B).

(A).

(B).

(A).

(B).

(Caryoli (A).

& Carroll (A).

MARCH 24.

21ST ST, 321 W; Frank G Wild et al— Jno J
Tobin et al; F G Wild (A).

93D ST, ns. 151 e Amsterdam av, 17x88.6;
Alfd W Kiddle, exr—Harry C Senior et al;
amended; Kiddle & Margeson (A).

104TH ST, ss, 80 e Manhattan av, 20x100.11;
Archibald H Mac D Sinclair—Jas R Keane et
al; W A Alcock (A).

133D ST, 15-7 W; Lincoln Trust Co—Regina
Rohman et al; Bowers & Sands (A).

150TH ST, ss, 116.6 e Convent av, 83.6x99.11;
Jno G Moore et al—N Y Real Estate Security
Co et al; G S Kebabian (A).

AUDUBON AV, nwc 1777th, 94.11x100; Middletown Saygs Bank—N Y Real Estate Security
Co et al; Foster & Thomson (A).

MARCH 25.

ALLEN ST, 171; Grand Lodge of the U S of the Independent Order Free Sons of Israel—Nathan Greenberg et al; M B & D W Blumenthal (A).

19TH ST, ns, 80 w 7 av, 70x150; Amos R E Pinchot—Wyanoke Realty Co et al; C H Smith

(A).

18TH ST, 362 W; Mary L Whitefield—Mary McDonough et al; R A B Dayton (A).

127TH ST, ss, 275 w Lenox av, 25x99.11; Equitable Trust Co of N Y—Emma Barnett et al; Murray Prentice & Howland (A).

2D AV, ws, 41.11 n 66th, 39x100; Canal Realty Co—Daycor Realty Co et al; Strauss & Singer (A).

Co-Daycor Really
(A).

6TH AV, 517-19; also 31ST ST, 100-4 W; Jos H
Strange-Emma Aaron et al; Elkus, Gleason
& Proskauer (A).

7TH AV, ws, 52.11 s 17th, 20x52.11; Oscar J
Mayer-H S Realty Co et al; Stoddard &
Mark (A).

Mark (A).

MARCH 26,
DIVISION ST, 123-23½; Esther Goldman—
Rachel Friedman et al; H M Flateau (A).
LEWIS ST, 63; Jos E Steckler—Jacob Wolf et al; Meighan & Necarsulmer (A).

13TH ST, ns. 105 w 6 av, 40x100; Mutual Life Ins Co of N Y—Sheppard Knapp & Co et al; F L Allen (A).

24TH ST, 43-47 W; Max Kobre—Rosdorf Co et al; Strauss & Singer (A).

54TH ST, ns, 200 w 2 av, 125x100.5x irreg; Viola M Flannery—Chas A Doelger et al; B Trapnell (A).

7TH AV, 2533; Central Trust Co of N Y—Eli M Cohen et al; Joline, Larkin & Rathbone (A).

MARCH 27.

(A).

MARCH 27.

CLINTON PL, ns, 385.7 w Bway 25x93.11;

Anna I Marks et al—Maurice Rose et al;

Wells & Snedeker (A).

ESSEX ST, 85-9; State Bank—Abr Kosower et al; J A Kohn (A).

84TH ST, ss, 177.11 w 2 av, 25.5x102.2 · Elise E Bobsung—Anna or Anne Volpe; amended; H F Lippold (A).

AMSTERDAM AV. es, 75 n 164th. 25x100; Mary J Mondorf—Arthur Otten et al; W F Clare (A).

(A). LENOX AV, es, 74.11 s 143d, 50x85; Chas H Young et al—Saml Parnass et al; A Ritchie

(A).

(B).

(C).

(B).

(C).

(B).

(C).

Bronx.

MARCH 20.

238TH ST, ss, 380 e Kepler av, 20x100; Mary
Hannah — Otto P Schroeder et al;
Williamson & B (A).

240TH ST, sec Martha av, 75x100; Henry Ubelhor—Otto P Schroeder et al; Williamson &

hor—Otto P Schroeder et al; Williams B (A).

INTERVALE AV, ws. 330.6 n 167th, 25x120.7x irreg; Chas Spengler—Carmine Cioffi et al; Rabe & K (A).

MACLAY AV, 2410-12; Mendal Marcus—Danl J Daly et al; I Levison (A).

VYSE AV, sec 173d, 35x100; Edwin B Meeks—Martha Perna et al; E G Duvall (A).

LOT 15, on map of Clason Point, Westchester, N Y; Solon L Frank—Jno D Helmke et al; E Herrmann (A).

MARCH 21.

E Herrmann (A).

MARCH 21.

BRONX PL. ns. 325.5 e White Plains rd 100x 100; United States Trust Co of N Y—Annie E Keelon et al; Stewart & S (A).

178TH ST. ss. 139.11 e Webster av, 20x100; Lina E Roth—Gustave P Dahlgren et al; L E Kuster (A).

BROOK AV. es. 151.6 s 168th, 35x95; Max D Josephson—Henry Truberg et al; A M Wattenberg (A).

CAULDWELL AV. 691,\*\*; Mary Ambrose—Mollie Malnik et al; T Hooker (A).

MARCH 23.

PARK AV, ws, 287.7 s 187th, 150x105.8; Hamilton Securities Co—Tremont Park Realty Co et al; Fletcher, S & L (A).

LOT 45 & 46, map of Estate of Wm B Ogden; Laura Wheeler—Jas A Hennessy; Murray, P & H (A).

LOT 43-44, map of Estate of Wm B Ogden; University of Chicago—Jas A Hennessy et al; Murray, P & H (A).

LOTS 41 & 42, same map; same—same et al; Murray, P & H (A).

LOTS 39 & 40; same map; same—same et al; Murray, P & H (A).

LOTS 37 & 38; same map; same—same et al; Murray, P & H (A).

LOTS 49 & 50, same map; Laura Wheeler—Jas A Hennessy et al; Murray P & H (A).

LOTS 47 & 48, same map; same—same et al; Murray, P & H (A).

A Hennessy et al., Same A Hennessy et al;

LOTS 47 & 48, same map; same—same et al;

Murray, P & H (A).

MARCH 24.

CROTONA PARK E, ss, 137.6 w Suburban pl,

18.9x130; Andw Golvin—Jennie Euring et al;

F H Smiley (A).

174TH ST, see Topping av, 75x100; East River

Savgs Institution—Michl B Keane & ano; A

F Hibbard (A).

KATONAH AV.\*\* nwe 237th, 25x85; Mary E

Lowry—Hibbert C Simmonds et al; amended;

Dean, Tracey & McBarron (A).

SOUTHERN BLVD, ws, 375 n Jennings, 37.6x

100; Anna M Jones—Inter-City Land & Securities Co et al; F DeP Foster (A).

ZULETTE AV, ss, 100 e Mapes av, 617x180x

irreg; Mary A Howell & ano—I Hessberg et

al; L G Mapes (A).

MARCH 25.

237TH ST, nwe Katonah av, 25x85; Mary E

Lowry—Hilbert C Simmonds et al; Dean, T

& McB (A).

ARTHUR AV, ws, 50x124, known as Lôt 89 on

map of Union Hill, Powell Estate; Jno Bus
sing, Jr—Filomena Tesoro et al; C D Manville (A).

FRANKLIN AV, ws, 166.2 n 168th, 76.6x168.7x

irreg; Stephen Duncan-Prengle—Hyman Ros
ner et al; C Wood (A).

FRANKLIN AV, es, 314 s 180th, 16.6x150;

Effingham I Walgrove—Martin Goldfarb &

ano; G B Class (A).

LOTS 9 & 10, on map of Waldo Hutchins Estate,

at Riverdale; Mary J Mullis—Louis Gordon

et al; J C Meyers (A).

MARCH 26.

175TH ST, nec Clinton av, 19.5x90.1; Ella H

et al; J C Meyers (A).

MARCH 26.

1757H ST, nec Clinton av, 19.5x90.1; Ella H
Holgate—Inter-City Land & Securities Co et
al; M J H Ferris (A).

CROTONA AV, 1979; The Trustees of the
Northern Dispensary of the City of N Y—
Mary Randrup et al; B W B Brown (A).

PROSPECT AV, 564-6; Wm L Condit et al;
Phillip Freudenmacher et al; Elkus, G & P
(A).

(A).

LOT 67 (rear portion), map of Townsend Pool
Estate; also LOT 64 (rear portion), on same
map; Helen L G Stapler—Jas F Hoffecker et
al; E R Eckley (A).
LOT 489, map of Village of Wakefield, Westchester County; Eliz C Muller—Pasquale F
Giliberti et al; Hogan & R (A).

#### JUDGMENTS IN FORECLOSURE SUITS.

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

#### Manhattan.

MARCH 19.

88TH ST, ns, 100 w Amsterdam av, 112.5x102.2;
Rebecca J Seidman—S B Constn Co; David Glucksman (A); David C McConnell (R);
due, \$7,500.

MARCH 20, 21 & 23. No Judgments in Foreclosure Suits filed these

MARCH 24. 3D AV, 2012-18; also 111TH ST, 186 E; Mary Wood—David Levine et al; Chas J McDermott (A); Edw H Kelly (R); due, \$1,023.21.

(A); Edw H Kelly (R); das,

MARCH 25.

125TH ST, 543 W; Tessie D Herman—Sarah R
Lipfeld et al; Sydney H Herman (A); Neilson Olcott, 2d (R); due, \$1,308.33.

131ST ST, ns, 125 w 7 av, 17.8x99.11; Anna E
Donald—Hester Bates; Jas C Meyers (A);
Francis S McAvoy (R); due, \$10,570.30.

134TH ST, ss, 100 w Lenox av, 25x99.11; Gustavus Sidenberg—Edna M Pettet; Lachman &
Goldsmith (A); Clifford S Bostwick (R); due,
\$14,417.20.

#### Bronx.

MARCH 19. No Judgments in Foreclosure Suits filed these

days.

MARCH 20.

LOT 1,\*\* blk 40, map of Morris Park; Wilhelmina E Hoffman—Jacob Cohen et al; action 1; A & C Steckler (A); Wm Klein (R); due, \$1,644.29.

LOT 40\*\* blk 50 map Morris Park; same—same; action 2; same (A); same (R); due, \$1,302.41.

LOT 2,\*\* blk 46, map of Morris Park; same—same; action 3; same (A); same (R); due, \$1,188.45.

same; action 3; same (A); same (R); due, \$1,188.45.

LOT 37,\*\* blk 50, map of Morris Park; same—same; action 4; same (A); same (R); due, \$1,090.77.

LOT 38,\*\* blk 50, map of Morris Park; same—same; action 5; same (A); same (R); due, \$1,090.77.

LOT 39,\*\* blk 50, map of Morris Park; same—same; action 6; same (A); same (R); due, \$1,090.77.

MARCH 21.
No Judgments in Foreclosure Suits filed this

MARCH 23.

MARMION AV\*\* ws, 39.1 s 179th, 36x78.1; Margaretha Altman—Chas L Keil et al; Thos P Conlon (A); Thos C McDonald (R); due, \$1,540.50.

TURNPIKE RD\*\* leading from New York to Boston, ses, intersec nes Turnpike rd leading to Odell's Landing, 396x irreg; Max Erlanger —Jos S Acker; Beckman, Menken & Griscom (A); Fredk C Kadden (R); due, \$16,232.50.

(A); Freun C Radac MARCH 24. CROTONA av.\*\* 1979; Trstes of the Northern Dispensary of the City of NY—Mary Rand-rup et al; B W B Brown (A); Martin C An-sorge (R); due, \$3,705.13.

Judgments in Foreclosure Suits filed these

\*\*Recorded in N V County.

#### LIS PENDENS.

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

#### Manhattan.

MARCH 21.

DOWNING ST. 45-7; Bleecker Lumber Co—Antonio Pollini; action to foreclose mechanics lien; C Goldstein (A).

lien; C Goldstein (A).

MARCH 23.

ELIZABETH ST, 92-6; Cecilia H Pohle—Danl
D Brinckerhoff et al·partition; A Stern (A).

22D ST, ns, 96 e 1 av, 23.6x98.9; Geo P W
Poggenburg et al—Eliz A M Meany et al;
partition; W N Vreeland (A).

66TH ST, 42 E; Heisler Roofing Co, Inc—LibertySheet Metal Works et al; action to foreclose mechanics lien; F W Ritter (A).

PARK AV, ws, 49.5 n 38th, 24.8x80; Pearl
Rechlin—Prosser H Frye et al; partition;
Wilson, Barker & Wager (A).

MARCH 24.

10TH AV, swc 57th, 75.5x40; Wm C Lieber et al

Jos Miller et al; counterclaim; Phillips &
Avery (A).

SAME PROP; Adam Happel—same; counterclaim; Phillips & Avery (A).

10TH AV, swc 57th, 75.5x40; American Hardware Corpn of N Y—Jos Miller et al; counterclaim; Phillips & Avery (A).

SAME PROF; M F Westergren, Inc—same; counterclaim; Phillips & Avery (A).

counterclaim; Phillips & Avery (1).

MARCH 25.

129TH ST, ss, bet Lexington & Park avs, Lot 64½; Dani Vanderveer—Patk Quinn et al; amended foreclosure of tax lien; D Zirinsky (A).

ST NICHOLAS AV, nwc 190th, 97x120; H Storm & Co—Consolidated Chandelier Co et al; counterclaim; Phillips & Avery (A).

10TH AV, ws, 49.4 n 31st, 24.8x100; Martha W MacGregor—Mathilda Bullwinkle et al; partition; S B Hamburger (A).

tition; S B Hamburger (A).

MARCH 26.
GREENWICH ST, 620½; C H Southard Co—Jas Carroll; notice of attachment; G M Bode (A).

57TH ST, 218 & 249 E; Geo Wolfe, rec'r—Caroline S Stetler et al; action to cancel two deeds; A Schwartz (A).

124TH ST, ss, bet 7 & 8 avs, Lot 57; Rudolph Wallach Co—Albertina M Melius et al; amended foreclosure of tax lien; A Weymann (A).

LOT 7½, blk 1642, sec 6; Suburban Brooklyn Realties—Marcus L Osk et al; amended foreclosure of tax lien; T I Schwartzman (A).

closure of tax lien; T I Schwartzman (A).

MARCH 27.

115TH ST, 109-11 W; also WILLIS AV, 37

Benj M Loutrel—Charlotte A Van Benschot
et al; amended partition; Wilder, Ewen
Patterson (A).

#### Bronx

MARCH 20.

MAGENTA ST, ns, adjoining lot 179, map of Associated Lace Makers, 25x94.5; Lilliar W White—Herman Duden & ano; action to foreclose tax lien; Williamson & B (A).

MAGENTA ST, ns, adjoining lot 178 map of Associated Lace Makers, 25x94.4; Lillian W White—Herman Duden Jr, & ano; action to foreclose a tax lien; Williamson & B 'A).

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#### Lis Pendens, Bronx (Continued.)

MAGENTA ST, ns, adj lot 181, on same map, 25x94.6; same—same & ano; action to fore-close tax lien; Williamson & B (A) MAGENTA ST, ns, adj lot 186, on same map, 25x94.6; same—same & ano; action to fore-close tax lien; Williamson & B (A). MAGENTA ST, ns, adj lot 180, on same map, 25x94.6; same—same & ano; action to fore-close tax lien; Williamson & B (A). MAGENTA ST, ns, adj lot 177, on same map, 25x94.4; same—same & ano; action to fore-close tax lien; Williamson & B (A).

# MARCH 23. No Lis Pendens filed this day.

No Lis Pendens filed this day.

MARCH 24.

182D ST, swc 3 av, 80x103; Thos C Edmonds Co—Paul W Hartwig et al; counter claim; Phillips & A (A).

BELMONT AV, nwc 188th, 45x87.5; Saml H Kupferman—Liberty Brewing Co et al; action to foreclose tax lien; E Jacobs (A).

3D AV.\*\* swc 182d, 80x103; Thos C Edmonds & Co—Paul W Hartwig et al; counterclaim; Phillips & Avery (A).

MARCH 25.
MARIAN AV, ws, 34.5x145 (known as Lot No 365 on map of Washingtonville, Eastchester, Westchester County); Lillian W White—Dora A Taubert et al; action to foreclose tax lien; Williamson & B (A).

MARCH 26.

BATHGATE AV, 1625; Henry Zudek-Rosie
Pusrin; action to foreclose mechanics lien;
Rosansky & G (A).

#### Brooklyn.

MARCH 19.
ASHFORD ST, nec Hegeman av runs n120xe100
xs20xw80xs100xw20 to beg; also ASHFORD
ST, es, 160 n Hegeman av, 40x100; Matilda
Sussman—Severina Chacon et al; H Feldman

Sussman—Severina Chacon et al; H Feldman (A).

FENIMORE ST, ns, 140 w Bedford av, 40x100; Florence J Carll—Ridgewood Estates et al; H L Thompson (A).

WARWICK ST, es, 140 s Wortman av, 40x100; Matilda Sussman—Jno H Rosen et al; H Feldman (A).

W 4TH ST, ws, 300 n Av T, 100x100; Lambertus Janssen—Fanny Smith et al; Caldwell & Holmes (A).

E 32D ST, es, 320.2 n Tilden av, 20x102; Gustave Selver—Asbury Imp't Co et al; J M Peyser (A).

Holmes (A).

E 32D ST, es, 320.2 n Tilden av, 20x102; Gustave Selver—Asbury Imp't Co et al; J M Peyser (A).

40TH ST ss, 220 e 13 av, 20x100.2; Sarah H Corwith—Abels Gold Realty Co et al; Davison & Underhill (A).

92D ST, sec 3 av, runs se146.4xsw64.5xnw137.7x n67.2 to beg; Trustees of Second Congregational Society of Northampton, Mass—Chas D Sullivan et al; H L Thompson (A).

EMMONS AV, ns, 178.7 e E 16th, 29.2x111.3x 28.9x109.8; Gustave Selner—Geo A Hann & ano; J M Peyser (A).

EMMONS AV, ns, 207.9 e E 16th. 29.2x111.11x 28.9x111.3; same—same; same (A).

GRAHAM AV, ws, 75 s Frost, 25x100; also GRAHAM AV, ws, 65 n Withers, 35x50; also WITHERS ST ns, 50 w Graham av 50x100; also 72D ST, swc 21 av, 100x128.6x100.5x 119.4; also 72D ST, ns, 140 w 22 av, 100x120; also 70th st, nes, 100 se 19 av, 80x100; also E 37TH ST, es, 260 n Av L, 40x100; also E 37TH ST, es, 260 n Av L, 40x100; May L Berau—Barbara Hartmann et al; partition; Halbert & Quist (A).

WILLOUGHBY AV, ns 145 e Tompkins av, 20x 100; Williamsburgh Savgs Bank—Clemence Meyer et al; S M & D E Meeker (A).

STH AV, es, 45.6 s 53d, 19.11x100; Henry C Turner—Jos Moskowitz et al; to set aside deed; J Sapinsky (A).

MARCH 20.

FENIMORE ST, ns, 520 e Nostrand av, 160x

J Sapinsky (A).

MARCH 20.
FENIMORE ST, ns, 520 e Nostrand av, 160x 100; Leopold Freiberger—Bellmore Villa Site Devel Co et al; S E Klein (A).
ST JOHNS PL, ns, 279.6 w Utica av, 29.5x112.9x 52.4x—; Brevoort Saygs Bank—Aaron Levy et al; Wray & Pilsbury (A).
ST JOHNS PL, ss, 94.8 e Utica av, 112.9x200.7; same—Realty Dealers et al; same (A).
WOODBINE ST, 127; Wm C Edwards—Wm L Scheid; specific performance; I H Steenwerth (A).

Scheid; specific performance; 1 H Steelmert.
(A).

(A).

3D ST, nwc Church av 23.11x75x24.10x78;
Geo C Beach—Jno F Steilen et al; S D Ward
(A).

V 10TH ST, es, 190 s Av T, runs e100xs260xe
100xs61.7xnw—xn— to beg; also Av T, ss, 60
e W 10th, 40x09; Zillah J Slipper—Edwin C
Kistler et al; H J Davenport (A).

6TH ST, ns, 219.8 w 5 av, 12.6x100; Peoples
Trust Co—Frank Ott et al; H M Bellinger,
Ir (A).

Kistler et al; H J Davenport (A).

16TH ST, ns. 219.8 w 5 av, 12.6x100; Peoples Trust Co—Frank Ott et al; H M Bellinger, Jr (A).

E 26TH ST, es, bet Av Z & Voorhies av, —x—; Tax Lien Co—Margt V McNulty et al; foreclosure of tax lien; E S Pope (A).

E 28TH ST, ws bet Av Z & Voorhies av, —x—; Tax Lien Co of N Y—Margt V McNulty et al; foreclosure of tax lien; E S Pope (A).

E 39TH ST, es, 197.6 s Av D, 40x100; Onslow-Moore Co—Park Lawn Bldg & Realty Co et al; G Elliott (A).

CONEY ISLAND AV, ws, 397.1 s Foster av, 30x 90; Henry Timm—Antonic Grundler et al; C S Heidenreich (A).

FT HAMILTON AV, sc 53d, 100x101.3; Alys S S McLane—Francis S Boulton et al; Beckman, Menken & G (A).

GLENMORE AV, ss, 60 e Montauk av, 40x90; Barbara Fischer—Emanuel Lieberman et al; W F Quigley (A).

GRAHAM AV, ws, 75 s Frost, 25x100; also WITHERS ST, ns, 50 w Graham av, 50x100; also GRAHAM AV, ws, 100 n W 21 av, 100x119.3x 100.5x128.5; also 70TH ST, nes, 100 se 19 av, 80x100; also 72D ST, sws, 100 nw 21 av, 100x119.3x 100.5x128.5; also 70TH ST, nes, 100 se 19 av, 80x100; also 72D ST nes, 140 nw 22 av, 100x 120; also E 37TH ST, es, 260 n Av L, 40x100; Lydia E Cowen—Sarah Pottberg et al; partition; D W Blumenthal (A).

LEE AV, es, 48 s Middleton, 52x79.4; Bklyn Trust Co—Jno T Hall et al; Dykman, Oeland & K (A). PITKIN AV, ns, 40 e Chester, 20x64; Sohpie V Minasian—Saml Palley et al; G A Minasian

(A).
WASHINGTON AV, ws, 138 n Gates av, 20x113;
Jno Schumacher—Mary T L Warren et al;
M S Feiler (A).
13TH AV es, 80 n 69th, 20x100; Gaetano Paciello—Ernesta Spairani et al; J L Danzilo

ciello—Ernesta Spairani (A).

16TH AV, ses, 455 sw 86th, 20x108.4; Ernest W Tyler—Annie Mandelis et al; E W Tyler (A).

17TH AV, ws, 40 n 80th, 60x100; Home Title Ins Co—Claud H Ronk et al; H J Davenport

(A). 35 to 39 on map of land of trustees of Dutch Reformed Church in Flatbush, St Johns R C Church—Edw McHugh et al; Owens, Gray & T (A).

LOTS 787-8 on map Rapelyea property on Bklyn & Jamaica turnpike rd & railroad; also BKLYN & JAMAICA TURNPIKE RD, ss, 106.6 sw Market, runs s101.4xe2xn102xsw3.3 to beg; Bertha Meyer—American Necropolis Monument Co et al; McLaughlin & Stern (A).

LOTS 2598 to 2608, on map of 1010 lots, the 2d addition to Bensonhurst-by-the-Sea, town of Gravesend; Bernard V Lott—Abram F Bucher et al; H J Davenport (A).

MARCH 21.

#### MARCH 21.

CHESTER ST, ws, 50 s Sutter av, 24.9x100; Mary A Phelps—Sami Haber & ano: F Cobb

Mary A Phelps—Sami Haber & ano; F Cobb (A).

E 7TH ST, ws, 130 n Av U, 20x125; also E 7TH ST, ws, 150 n Av U, 20x125; Christian H Schultheis—Mayhew Constn Co et al; Sadler & Knemeyer (A).

20TH ST, ss, 300 w 3 av, 25x100; Mary C Peters—Jno F McCann; R K Jacobs (A).

BELMONT AV, see Fountain av, —x—; also LOTS 1 to 8 on map of prop of Jane Gilfeather in 26th Ward of Bklyn; Mary Davies—Kath F Mitchell; Smith, Doughty & W (A).

CLINTON AV see Greene av, runs \$47.6xe110xs 3xe30xn50.6xw140 to beg; Ellen A Stewart—Margt Cummisky et al; R K Brown (A).

DUMONT AV, nwe Powell, 100x100; Chestnut Ridge White Brick Co—Stratmore Co; Thomas, Cradock & H (A).

Ridge White Brick Co—Stratmore Co; Thomas, Cradock & H (A).

MARCH 23.
GRAND ST, ss, 100 w Humboldt, 24.5x100; Geo Fischer—Lena Fischer et al; partition; B Bloch (A).

WALLABOUT ST, ss, 491.6 w Marcy av, 50x 100; Laura Weil—Morris Band et al; H L Thompson (A).

W29TH ST, es, 130 n Mermaid av, 20x118.10; Livia Nitti—Christoforo Marrazzo et al; J C Danzilo (A).

AV K, see Flatbush av, —x78.3x—x67; also AV K, ss, 134.6 w E 39th, —x—; Wm W Thomas—Henry T Ducker et al; G Boochever (A).

NEW JERSEY AV, es, 455 n Hegeman av, 20x 100; Geo B Ensworth—Saml Shapiro et al; D V D Reiley (A).

WASHINGTON AV, ws, 147 n Myrtle av, 40x 100; Geo B Ensworth—Saml Shapiro et al; C W Leeman (A).

5TH AV, es, 60 s 9th, runs e80xs14xe20xs26xw 100xn40 to beg; also PROP in Nassau Co; Paul E Fitzpatrick—Wm J Fitzpatrick et al; partition; J H Fleury (A).

MARCH 24.

100xn40 to beg; also PROP in Nassau Co; Paul E Fitzpatrick—Wm J Fitzpatrick et al; partition; J H Fleury (A).

MARCH 24.

BALTIC ST, ss, 107.10 w 4 av, 25x100; Sarah Von Auw—Jas Farrington et al; W R Keese (A).

BEAUMONT ST, ws, 540 n Oriental blvd, 80x 100; Manhattan Beach Co—Frank J A Liston & ano; Austin, McLanahan & M (A).

FULTON ST, swc Elm pl, 20x72.7; also FULTON ST, swc Elm pl, 20x72.7; also FULTON ST, sws 100 nw Elm pl, 25x73.8x25x 73.11; Chas v Barker—Frances E Barker et al; partition; Hirsch & Newman (A).

ST JOHNS PL, ns, 233.4 e Underhill av, 41.8x 123.6; Hudson City Savgs Bank—Eddy Glickman Bldg. Contracting & Impt Co et al; Hirsch & Newman (A).

BAY 23D ST, ses, 140 sw 86th, 40x96.8; Kings Co Trust Co—Leo Ritter et al; Cary & Carroll (A).

MARCH 25.

COURT ST, es, 22 n Garnet, 19.6x80; Title Guar & Trust Co—Rosalie Baurhyte et al; T F Redmond (A).

MAUJER ST, ns, 400 e Waterbury, 25x84.1x26x 90.10; Jno H Bierwirth—Anthony J Smith et al; T Trautmann (A).

OSBORN ST, ws, 40 n Sutter av, 48x60; Julius Josephson—Edwin Scharlach et al; partition; I Siegmeister (A).

PRESIDENT ST, ns, 460 e Kingston av, 20x 124.7; Wm F Taylor—Jas T Dinsmore et al; J C Stemmermann (A).

UNION ST, ss, 100 e Nostrand av, 50x127.9; Phelps Bros Co—Sylfred Constn Co; foreclosure of mechanics lien; Ashley & Scott (A).

WILSON ST, ns, 290 w Bedford av, 20x100; Robt T Seibert—Francis A McArdle et al; Dykman, Oeland & K (A).

2D ST, ss, 42 w Hoyt, 20x64; also 2D ST, ss, 46.1x26x6; also 2D ST, ns, 51.6 w Hoyt, 16x96.6; Jas B Hunter—Janet H Naismith et al; partition; W G Carlin (A).

E 13TH ST, ws, 252 n Av X, 25x100; Chas S Voorhies—Silas J McGinnis & ano; T F Redmond (A).

E 13TH ST, ws, 200 n Av X, 26x100; same—

E 13TH ST, ws, 252 n Av X, 25x100; Chas S Voorhies—Silas J McGinnis & ano; T F Redmond (A).

E 13TH ST, ws, 200 n Av X, 26x100; same—same; same (A).

E 13TH ST, ws. 277 n Av X, 23x100; same—same; same (A).

E 13TH ST, ws. 224.6 n Av X, 27.6x100; same—same; same (A).

ISTH ST, nes, 472.10 se S av, 19x100; Franklin Trust Co—Clarence S Bernheimer et al; Cary & Carroll (A).

S3D ST, ns, 100 e Ft Hamilton av, 104.10x190.8 x101.10x203.7; Nellie S Barker—Alfred J Boulton et al; S Stephenson (A).

S3D ST, nec Ft Hamilton av, 100x101.10; same—same; same (A).

S5TH ST, nes, 367.1 nw Ft Hamilton av, 20x 100.2; Henry R Sammis—Minnie L Scholey et al; H W Gaines (A).

S8TH ST, nes, 220 se 11 av, 40x100.2; Hugh W Hamlyn—Robt D Riley et al; H I Coggeshall (A).

77TH ST, ns, 100 w 14 av, 22.8x100; Lawyers Mtg Co—South Bklyn Homes Corpn et al; Cary & Carroll (A).

BEVERLY RD, sec Gravesend av, 25.11x45x36.3 x—; also GRAVESEND AV, es, 820.6 n Av C, 19.8x45x20x45; also GRAVESEND AV, es, 780.1 n Av C, 20x45; also WEST ST, sec Lott's la, 34.11x100x7.2x108.7; Richd Hune—Esther Landes et al; to set aside deeds; Hovell, Mc-Chesney & C (A).

FLUSHING AV, ss, 25 w Bedford av, 16.8x 62.2; Louis Singer—Saml Chisdes et al; to set aside deed; R Stone (A).

KINGSTON AV, ws, 18.6 s Bergen, 27x94; Sara R Compton—Elizey Walters et al; Combs & Wilson (A).

LIBERTY AV, ns, 80 e Crystal, 20x90; Burchard Dutcher—Haryr Kauffman et al; G G Dutcher (A).

RUTLAND RD, ns, 305 e Rogers av, 40x100; Henry W Chadeayne—Paul N Turner et al; H L Thompson (A).

SNYDER AV, ns, 20 w E 34th, 20x100; Jennie W Francke—Benj Silberstein et al; J J Robinson (A).

inson (A).

SNYDER AV, ns, 40 w E 34th, 20x100; same
—same; same (A).

#### MECHANICS' LIENS.

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

#### Manhattan.

Manhattan.

MARCH 21.

85TH ST, 28 E; V S Rittenhouse, Inc—
Cameron Estate & Keystone Constn
Co (116)

BROADWAY, 3581-3601; Wm J Wright
Co—147th & 148th St Corpn & Keystone Constn Co (117)

BROADWAY, 3581-3601; V S Rittenhouse, Inc—147th & 148th St Corpn &
Keystone Constn Co (115)

NORTHERN AV, es, whole front bet
178th & 179th, 185x100; Jos Starobin
—Birch Realty Co; renewal (114).
2D AV, 2461-67; Henry Feldman—Ida
Stern, Edw Walls & Michl J O'Hara
(118)

MARCH 23. 34.93 1,125,50 479.48 350.00

MARCH 23. 200.00

125.00

120.00

140.00 MARCH 24.

#### MARCH 25.

MARCH 25.

ACADEMY ST, —c Harlem River. —x
—; Howell, Field & Goddard, Inc—
United Electric Light & Power Co &
F T Nesbit &Co, Inc (138)

MARGINAL ST, es. bet Academy &
201st, —x—; A Schwoerer & Sons,
Inc—United Electric Light & Power
Co & F T Nesbit & Co, Inc (140)...
23D ST, 55 W; Chas Fash—Eden Musee
American Co & Jas F Egan (149)...
46TH ST, 46 W—Robt Sommerville—
Arthur Brisbane & Anton Strand
(145)
201ST ST, Harlem River, Sherman
Creek & Academy st, block, &c: Trinity Engineering Co—United Electric
Light & Power Co & F T Nesbit & Co
(148) 560.00

1.110.80

1.825.11

Light & Power Co & F T Nesbit & Co (148)

201ST ST. Academy st, Harlem River or Marginal st, block &c; Geo H Morris—United Electric Light & Power Co & F T Nesbit & Co. Inc (150)...

201ST ST, Harlem River, Sherman Creek & Academy st, block, &c; Otis Elevator Co—United Electric Light & Power Co & F T Nesbit & Co, Inc (151)

201ST ST, at Harlem River, —x—; Emerson Norris Co—United Electric Light & Power Co & F T Nesbit & Co, Inc (153) 3,161.61

201ST ST, ss, 220 e Academy, 550x202; National Ventilation Co—United Elec-	MARCH 20. Bronx.	Bronx.
tric Light & Power C, N Y Edison Co & F T Nesbit & Co, Inc (154) 1,655.95	SOUTHERN BLVD, 1304; North Sand Co-Danl Ostro Constn Co & Geo	MARCH 20. No Satisfied Mechanics Liens filed this day.
201ST ST, ss, 220 e Academy, 550x202; U T Hungerford Brass & Copper Co—	Brown (33) 85.53	MARCH 21. SOUTHERN BLVD, 1304: Empire Roof-
United Electric Light & Power Co, N Y Edison Co, A Schwoerer & Sons,	BECK ST, ss, 100 w Av St John 200x	ing Co—Danl E Ostro Constn Co; Mar3'14
Inc & F T Nesbit & Co. Inc (155) 1.500.00	100; Geo Vairo & Son—Ostro Constn Co (34)	MARCH 23. No Satisfied Mechanics Liens filed this day.
201ST ST, Academy st, Harlem River, block, &c Yorkville Globe Roofing Co —N Y Edison Co, F T Nesbitt & Co &	Rosie Pusrin & Barnet Pusrin (35). 596.00 UNIVERSITY AV, 1492-4,**; Jos Star- obin—Towanda Constn Co; renewal	MARCH 24. 1807H ST, 744-8 E**; Berger Mfg Co—
A Schwoerer & Sons, Inc (139) 2,350.50	obin—Towanda Constn Co; renewal (113)	182D ST ** ss whole front het Cretone
block, &c L K Comstock & Co— United Electric Light & Power Co, N Y Edison Co & F T Nesbit & Co,	MARCH 23,	pkway & Mohegan av; Greenpoint Metal Covered Door Co—F & B Constn
Inc (141)	No Mechanics Liens filed this day.  MARCH 24.  UNIONPORT BD 1672. Actor. Box	Co et al; Dec16'13
201ST ST & Harlem River, -x-; Sar- gent & Co-United Electric Light &	UNIONPORT RD, 1653; Antonio Possillipo—Frank Negro (36) 95.00	No Satisfied Liens filed this day.
Power Co & F T Nesbit & Co, Inc (142)	MARCH 25. No Mechanics Liens filed this day.	MARCH 26. 173D ST, swc Webster av, 50x86; N
201ST ST, ss, near Harlem River, 550.9 x201.2; Dahlstrom Metallic Door Co—	MARCH 26. HUGHES AV, 2310; Benny Kibrik—Chas	Passman & Son, Inc—Nan Realty Corpn et al; Feb27'14
United Electric Light & Power Co, F T Nesbit & Co (144)	A Corby (51)	MARCH 19. Brooklyn.
A Schwoerer & Sons, Inc—United Electric Light & Power Co & F T	MARCH 19. Brooklyn.	BALTIC ST, 428; Oliver B Taylor (Inc)  -Henry & Jos Mueller or Miller, Ver-
Nesbit & Co (143)	No Mechanics Liens filed this day.  MARCH 20.	non Mason Bldg Co & Schwartz & Sons; Oct16'13
& Academy, blk &c Elevator Supply & Repair Co—United Electric Light &	LORIMER ST, 431; A Majkin—Rebecca & Sami Hoffman	
Power Co & F T Nesbit & Co, Inc (135)	-x-; D Robinson-Jos Ingoglia &	x—; Harry Kayshansky & ano— Miller Bldg Co & Bklyn Union Cornice & Roofing Co; Aug4'13
201ST ST, Academy st & Harlem River, —x—: Ellen Madsen—United Electric	Emil J Mettetal	SURF AV, ns, 81.2 e W 32d, 20.2x115.9; Sterling Wood Working Co—Simon
Light & Power Co & F T Nesbit & Co.	Saml Hoffman	Bros Holding Co (Inc) & Jacob Som- mer; Mar12'14
Inc (136)	STARR ST, 12; C Modica—Giuseppe In- franca	MARCH 20. STERLING PL. ns 145 w Palph ov
& Academy st, block, &c David E Kennedy, Inc—United Electric Light & Power Co & F T Nesbit & Co, Inc	MARCY AV, 434-40; H Gilbert—Henri- ette Jacoby	23.4x100; Morris Grotenstein & ano— Bernstein Bldg Co; Nov6'13 (release
(137)	MARCH 23. BERRIMAN ST es 100 n Pitkin av	from lien)
Israel (146) 56.76	210x100; Turner Constn & Impt Co-Berrilen Realty Co	DUMONT AV, nwc Powell, 100x100; Chestnut Ridge White Brick Co—
BROADWAY, 3581-3601; American Kalamein Works—Louis W Morrison,	HICKS ST, nec Remsen, 78x200; J W Cathcart—Louis Bossert Est, Phillip-	Strattmore Co (Inc); Mar17'14 1,008.25
Alice M Ulman, Edw Morrison, exrs & Keystone Constn Co (147) 278.00	pine, Jno & Chas W as exrs 4,761.15 QUINCY ST, ns, 350 e Nostrand av, 50x	Kinley avs, -x-; Sam Cohen-Edw
MARCH 26. GREENE ST, 221; Abe Steckler et al-	100; J Mueller—Thrall Constn Co, Vernon Mason Bldg Co & Henry	MARCH 23,
Estate of Geo H Schumann & Fraad Contracting Co (166)	SUTTON ST, es. 100 n Nassau av. 240	No Satisfied Mechanics Liens filed this day.
32D ST, 2-4 W; Geo W Meiers— Maria H Dehom, E H Proudman Realty Co	Cork Works & Pord & Crane Co 1.225.65	MARCH 24. CHESTER ST, nwc Sutter av, -x-;
& Fred & Louis Pinals (162) 30.00 38TH ST, 39-41 W; Gustav Robinson— Burton S Castles & Spiegel & Ruby	WARREN ST, 333; S Uttal—Cath Mc- Cabe & Sophia Holman 160 25	David T Lockwood—Simon Abramson; Dec18'13
(171) 95.00	J T Sullivan—Sarah Campbell & Fred	Clara & Chas Burbaker: Oct 1413
45TH ST, 121 W; Philip Lenges— Richd Reilly & Louis Brandt (174) 1,540.00	Lucat 77.94 MARCH 24.	gineering Co—United States Garages
46TH ST, 46 W; Murtaugh Elevator Co —Arthur Brisbane & Anton Strand	UNION ST, ss, 150 e Nostrand av, 50x 127.9; V Errante—Sylfred Constn Co	MARCH 25.
(175) 201ST ST, Harlem River & Academy st, 201ST ST, Harlem River & Academy st,	& Calvin H Walenta	29TH ST, ns, 175 e 5 av, -x-; American Sheet Metal Lath Co (Inc)-
block, &c R Gustavino Co—United Electric Light & Power Co & F T Nesbit & Co (164)	x100; Liss & Diamond—Ritter, Schwartz & Cohen, Inc & B Goldberg. 500.00	Libman Bros & Plumb & Bourguin
201ST ST. Academy st & Marginal st,	55TH ST, wc 7 av, 100x100; J Sclar— Mapes Realty Co 545.00	(Inc); Mar7'14
block, &c Philip Lenges—United Electric Light & Power Co & T F Neshit & Co. Inc. (173)	DE KALB AV, 714; Brownsville House Wrecking Co-714 DeKalb Av Realty	Friedman—Mary & Isidor Gurewitch:
Electric Light & Power Co & T F Nesbit & Co, Inc (173)	DE KALB AV, 714; Brownsville House Wrecking Co—714 DeKalb Av Realty Corpn & Curtin Constn Co 73.32 SNEDIKER AV, ws, 90 s Hegeman av,	Friedman—Mary & Isidor Gurewitch; Jan26'14
Electric Light & Power Co & T F Nesbit & Co, Inc (173)	DE KALB AV, 714; Brownsville House Wrecking Co-714 DeKalb Av Realty Corpn & Curtin Constn Co	Friedman—Mary & Isidor Gurewitch; Jan26'14
Electric Light & Power Co & T F Nesbit & Co, Inc (173)	DE KALB AV, 714; Brownsville House Wrecking Co—714 DeKalb Av Realty Corpn & Curtin Constn Co	Friedman—Mary & Isidor Gurewitch; Jan26'14. 64.50  Discharged by deposit. Discharged by bond. Discharged by order of Court.
Electric Light & Power Co & T F Nesbit & Co, Inc (173)	DE KALB AV, 714; Brownsville House Wrecking Co-714 DeKalb Av Realty Corpn & Curtin Constn Co	Friedman—Mary & Isidor Gurewitch; Jan26'14. 64.50  Discharged by deposit. Discharged by bond. Discharged by order of Court.  ATTACHMENTS. The first name is that of the Debtor,
Electric Light & Power Co & T F Nesbit & Co, Inc (173)	DE KALB AV, 714; Brownsville House Wrecking Co-714 DeKalb Av Realty Corpn & Curtin Constn Co	Friedman—Mary & Isidor Gurewitch; Jan26'14. 64.50  Discharged by deposit. Discharged by bond. Discharged by order of Court.  ATTACHMENTS.
Electric Light & Power Co & T F Nesbit & Co, Inc (173)	DE KALB AV, 714; Brownsville House Wrecking Co-714 DeKalb Av Realty Corpn & Curtin Constn Co	Friedman—Mary & Isidor Gurewitch; Jan26'14. 64.50  Discharged by deposit. Discharged by order of Court.  ATTACHMENTS. The first name is that of the Debtor, the second that of the Creditor.  Manhattan.
Electric Light & Power Co & T F Nesbit & Co, Inc (173)	DE KALB AV, 714; Brownsville House Wrecking Co-714 DeKalb Av Realty Corpn & Curtin Constn Co	Friedman—Mary & Isidor Gurewitch; Jan26'14. 64.50  Discharged by deposit. Discharged by bond. Discharged by order of Court.  ATTACHMENTS. The first name is that of the Debtor, the second that of the Creditor.  Manhattan.  MARCH 19. No Attachments filed this day.
Electric Light & Power Co & T F Nesbit & Co, Inc (173)	DE KALB AV, 714; Brownsyille House Wrecking Co-714 DeKalb Av Realty Corpn & Curtin Constn Co	Friedman—Mary & Isidor Gurewitch; Jan26'14
Electric Light & Power Co & T F Nesbit & Co, Inc (173)	DE KALB AV, 714; Brownsville House Wrecking Co-714 DeKalb Av Realty Corpn & Curtin Constn Co	Friedman—Mary & Isidor Gurewitch; Jan26'14
Electric Light & Power Co & T F Nesbit & Co, Inc (173)	DE KALB AV, 714; Brownsyille House Wrecking Co-714 DeKalb Av Realty Corpn & Curtin Constn Co	Triedman—Mary & Isidor Gurewitch; Jan26'14. 64.50  Discharged by deposit. Discharged by bond. Discharged by order of Court.  ATTACHMENTS. The first name is that of the Debtor, the second that of the Creditor.  Manhattan.  MARCH 19. No Attachments filed this day. MARCH 20. BARSOTTI, Chas; Louis Peirano; \$1,700; E W Norris.  ATTEAUX, F E, & CO; Eastern Tanners Egg Yolk Co; \$22,760.61; Cohen, Creevey & Richter.
Electric Light & Power Co & T F Nesbit & Co, Inc (173)	DE KALB AV, 714; Brownsyille House Wrecking Co-714 DeKalb Av Realty Corpn & Curtin Constn Co	Friedman—Mary & Isidor Gurewitch; Jan26'14
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Electric Light & Power Co & T F Nesbit & Co, Inc (173)	DE KALB AV, 714; Brownsyille House Wrecking Co-714 DeKalb Av Realty Corpn & Curtin Constn Co	Friedman—Mary & Isidor Gurewitch; Jan26'14
Electric Light & Power Co & T F Nesbit & Co, Inc (173)	DE KALB AV, 714; Brownsyille House Wrecking Co-714 DeKalb Av Realty Corpn & Curtin Constn Co	Priedman—Mary & Isidor Gurewitch; Jan26'14
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304	RECORD AND GUIDE	March 28,1914
Brooklyn.  MAR. 19, 20, 21, 23, 24, 25.  Baron, M. 46th st cor New Utrecht avWest End Gas Fix Co. Gas Fix  Basis Realty Co. 78th st cor Ft Hamilton av., Wm Kerby Est. (R)  Bon Ton Constn Co. Rogers av cor Eeverly rdsame (R)  Palley, Saml, Pitkin av nr Chester. Wm H Curtin Mfg Co. Heating Apparatus Parker & Lepofsky. 41st st nr 13th avWm Kerby. (R)  Parker & Lepofsky. Glenmore av cor Crystal st Elsie E Kerby as extrx (R)  Mapes Realty Co, Inc. 55th st nr 7th avPittsburgh Plate Glass Co. Plate Glass	Centre st, 214—George Logattarti	31st st, 25-9 W—Rosenbaum & Eaker. DR 31st st, 25-9 W—M S Perlstein Co DR 31st st, 25-9 W—M S Perlstein Co DR 31st st, 25-9 W—Mishel Bros. DR 31st st, 25-9 W—Kaufman Costume Co DR 31st st, 25-9 W—Edward Kolbert & Co DR 31st st, 25-9 W—Sofranski Bros, Inc. DR 32d st, 12 E—Leon J Neumann et al. A 34th st, 112 W—Frank J Farrell SS 35th st, 131-7 W—I A Harris & Bros. DR 35th st, 131-7 W—J P Bauman & Sons. DR 35th st, 131-7 W—A Sanville Melhade & Co, Inc.DR 35th st, 131-7 W—Sanville Melhade & Co, Inc.DR 35th st, 131-7 W—Sonville Melhade & Co, Inc.DR 35th st, 131-7 W—Sonville Melhade & Co, DR 37th st, 47 W—Eliza H Mann Coat Co DR 37th st, 14-18 W—Mittenthal Film Co. G 42d st, 213-17 E—St Bartholmew's Church SS-A 67th st, 346 E—Newman Dube C  Named Avenues.  Amsterdam av, 967—Kaplan & Duke, A-G Broadway, 512-14—Datar Neckwear Co. C Broadway, 512-14—Star Neckwear Co. C Broadway, 599—Barnett Siegel G Broadway, 699—Barnett Siegel G Broadway, 699—Barnett Siegel G Broadway, 599—Barnett Siegel G Broadway, 699—Barnett Siegel G Broadway, 699—Barnett Siegel G Broadway, 599—Barnett Siegel G Broadway, 599—Barnett Siegel G Broadway, 699—Barnett Siegel G Broadway, 699—Barnett Siegel G Broadway, 599—Barnett Siegel G Broadway, 699—Barnett Siegel G Broadwa
Bronx.  MARCH 24.  SHERMAN AV, nec 207th, 100x100;  Max Marx loans 207th St Realty Corpn to erect a 5-sty apartment; 11 payments \$\$80,000.00\$  MARCH 25.  LYMAN PL, ws, 192.7 n 169th, 75x90.3x irreg; Manhattan Mtg Co loans to Gifford Bldg Co, Inc to erect a 5-sty apartment; 14 payments \$\$40,000.00\$	Monroe st, 284—Jacob Inker	Berriman st, 118—James O'Erien. C Chester st, 188—Simon Abrahamson. C-M Havemeyer st, 185—Ferdinand Ammann. C Havemeyer st, 185—Louis Cohen. G-A Rockwell pl, 43—George F Edmunds. C Troutman st, 58—William Feix Wallabout st, 249-251—Jacob S Kwawer. C-M Wallabout st, 249-251—Jacob S Kwawer. C-M Wallabout st, 254-56—Bklyn Union Gas Co. A Wallabout st, 254-56—Frank Caccaro. DR Wallabout st, 254-56—Hyman Mindel. DR Wallabout st, 254-56—Hyman Mindel. DR Wallabout st, 254-56—Hyman Hedes. DR Wallabout st, 254-56—Hyman Gallin. DR Wallabout st, 254-56—Solomon Tolchinsky & Son. DR Wallabout st, 254-56—Morris Spivak. DR
Brooklyn.  MARCH 23.  STERLING PL, sec Rochester av. 50x 100; J V Cunningham on Spencer Aldrich to pay Constn Cornice & Roofing Co 200.00  MARCH 24.  E 23D ST, ws. 134.8 — Av D, 83.8x 86.4; Moskowitz Bldg Co on N Y Title Ins Co to pay Jos Rich 429.72  MARCH 25.  E 23D ST, ws. 134.8 n Av D, 83.8x86; Moskowitz Bldg Co on N Y Title Ins Co to pay Chestnut Ridge White Brick Co 484.15	7th st, 128 E—Rosenthal & Katz. DR 7th st, 128 E—Mike Wolf DR 7th st, 128 E—Deutsch Bros. DR 7th st, 128 E—Deutsch Bros. DR 7th st, 128 E—Wolf & Abraham DR 7th st, 128 E—Abraham Wolf. DR 7th st, 128 E—Abraham Wolf. DR 7th st, 128 E—United Furniture Co. DR 12th st, 652 E (rear)—Joseph Kozacek C 14th st, 316-18 E—John Daballis. C 14th st, 316-18 E—Hyman Levine. C-1 14th st, 316-18 E—David Schneider C 14th st, 420-4 W—Edison Elec Illum Co. D 14th st, 420-4 W—Luyties Brothers. C 21st st, 31-33 W—Henry Lublang. C-G 21st st, 31-33 W—Berinberg & Margolis. C-G 21st st, 31-33 W—Brinberg & Margolis. C-G 21st st, 31-33 W—Brinberg & Margolis. C-G 21st st, 31-33 W—Hyman Vinegrad. C-G 21st st, 31-33 W—Hyman Vinegrad. C-G 21st st, 31-33 W—Sobel & Norman. C-G 21st st, 31-33 W—Sobel & Norman. C-G 21st st, 31-33 W—Birnbaum, Herbach & Weis-	St. st. 233-235—Adam Shulz C  17th st, 570 (rear)—Rose Cole C  39th st, 360-4—Bklyn Union Gas Co. A  49th st, 409—John Debbins M  53d st & 18th av—William J Koenig SS  Named Avenues.  Atlantic av, 2001-2003—Vincenzo Borrelli. G-C  Atlantic av, 2516-20—Bklyn Union Gas Co. A  Atlantic av, 2516-20—Tanber, Ryttenberg &  Co. G-DR  Atlantic av, 2912—Victor Nobis Sons SS  Bedford av, 1111—Emma H Wellington C  Harrison av, 59-61—Bklyn Union Gas Co. A  Harrison av, 59-61—Bklyn Union Gas Co. A
DEPARTMENTAL RULINGS.  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.)	Man	Jamaica av, 31—Moses Drucker & Sons. C-G-A Kent av, 473-485—Washington Mfg Co DR Kent av, 473-485—Washington Mfg Co DR Kent av, 473-485—Lovenson Bros & Nevins. DR Kent av, 473-485—Lovenson Bros & Nevins. DR Kent av, 473-485—Kent Building Co D-DR Marcy av, 947—Robert S Marryott. C Myrtle av, 897—Jacob Saperstein. A-G Myrtle av, 897—Jacob Saperstein. A-G Myrtle av, 1821—Isidor Finkelstein. G Pitkin av, 1821—Isidor Finkelstein. G Ralph av, 537 (rear)—Samuel Deinnstein. G-C Rockaway av, 266—The Electric Pleating Co. C St Marks av, 1505—Nathan Plake G Sheepshead Bay rd, 504—North Amer Brewing Co M Sheepshead Bay rd, 1506—North Amer Brewing Co M Van Sinderen av, 273-287—Levin, Kronenberg
Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly  ASignifices, 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 Diagrams on Program and Miscellaneous. Uscontinue 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. Fire Drills SS "Standpipes and Sprinklers.  MANHATTAN ORDERS SERVED.  Named Streets. Allen st, 192—Frederick Bohnent. E Bank st, 69-71—Rudolph B Schirmer . C	27th st, 144-52 W—Bramson Bros. DR 27th st, 144-52 W—J Holtzberg & Sons. DR 27th st, 144-52 W—M Trachtenberg & Bro. DR 27th st, 144-52 W—M Trachtenberg & Bro. DR 27th st, 144-52 W—Fannette Mfg Co. DR 27th st, 144-52 W—Fannette Mfg Co. DR 27th st, 144-52 W—Fannette Mfg Co. DR 27th st, 144-52 W—Dickler & Handelman. DR 27th st, 144-52 W—Dickler & Handelman. DR 27th st, 144-52 W—Dhilip Brous Co, Inc. DR 27th st, 144-52 W—Philip Brous Co, Inc. DR 27th st, 144-52 W—Heilbron & Engelbardt. DR 27th st, 144-52 W—Heilbron & Engelbardt. DR 27th st, 144-52 W—Rothschild & Mitteldorf. DR 28th st, 141 W—Star Raincoat Co, Inc. DR 28th st, 141 W—High Grade Petticoat Co. DR 28th st, 141 W—M Ginsburg & Co. DR 28th st, 141 W—Brody & Dick, Inc. DR 28th st, 141 W—Brody & Dick, Inc. DR 28th st, 141 W—Samuel Gerst. DR 28th st, 141 W—Nathan Poller. DR 28th st, 141 W—Nathan Poller. DR 28th st, 141 W—Nathan Poller. DR 28th st, 141 W—Wenty-fifth Construction Co.DR 28th st, 141 W—Porges & Levy. DR 30th st, 145-9 W—Karnack Realty Co. C 31st st, 25-9 W—Morris & Bendien. DR	Van Sinderen av, 273-287—Kielak & Albert. DR  Numbered Avenues.  5th av, 8804—Bridget E Webb

# BUILDING MANAGEMENT

## SAFEGUARDING BUILDINGS AGAINST FIRE

By FRED J. MILLER\*

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

P UBLIC sentiment is more and more placing full responsibility upon the owners of industrial establishments for the thorough protection of employees from death by fire. This responsibility is being reflected in legislation requiring the provision of suitable means of egress from buildings, fire drills, fire walls, automatic sprinklers, enforcement of rules against smoking, etc.

The outside fire-escape, constructed in the ordinary manner, has been proved in numerous fires to be almost, if not absolutely worthless. It is extremely difficult for a large number of employees, especially where many of them are women, to descend the ordinary fire-escape, even when there is no panic and no reason for special haste. At the time of a fire

for special haste. At the time of a fire it is practically useless.

Fire drills are probably justifiable and have in many cases saved lives. If properly maintained they are expensive, however, and in some recent fires have proved worthless.

Some of the other things mentioned, particularly suitable fire walls, are very good, but experience seems to have proved abundantly that the best of them all is the automatic sprinkler. In theory, at least, it is supposed to be always ready for instant use, and it puts water where and when it is needed at the very beginning of a fire, before it has had time to assume threatening proportions, and usually before there is enough

and usually before there is enough smoke to alarm the occupants of the building seriously or start a panic.

It has other important uses, such as the formation of an effective water curtain capable of arresting the progress of a fire which has assumed the character of a conflagration.

#### Without Cost to the Owner.

It is interesting to note that several construction companies are now offering to install automatic sprinklers without the payment of any cost whatever by the owner, the company making the installation offering to take as its pay the difference between the present insurance premiums and the lower premiums that will be paid after the installation is made, for a number of years to be determined upon. The meaning of this is simply that the owner of the building and its occupants are very much better protected against fire without any additional outlay, and that at the end of a few years the owner will have the fire protective system thus installed for his own, free of cost.

I do not intend to advise either for or against these companies, but cite the It is interesting to note that several

I do not intend to advise either for or against these companies, but cite the fact simply as conclusive evidence of the pecuniary as well as the other advantages of automatic sprinklers.

But sprinkler heads when once installed must then be kept ready for service when needed. Sprinkler heads are usually arranged in groups with a supply pipe for each group. In each of these main supply pipes is a valve, by means of which water can be shut off from that section when necessary for repairs or by reason of the opening of one or more sprinkler heads, either in performing its normal service or by accident. These valves cannot be locked open, because it may be necessary in an emergency to close them as quickly as possible.

These valves introduce an element of danger, and with this it is the main object of this paper to deal. The inspectors of the mutual companies frequently

\*Mr. Miller is a member of the American Society of Mechanical Engineers. This article is from a paper read before the society.

find the valves referred to closed, and the sprinkler heads, therefore, are of no more use than as though they had never been installed.

been installed.

In an effort to lessen this evil the factory mutual companies occasionally send to their policy holders a circular letter on the subject of the danger of closed sprinkler valves. In such a report, covering the months of April and June, 1912, 72 cases were reported where inspectors found such valves closed. In 63 of these cases the number of sprinkler heads controlled by the closed valves are given, and these foot up to 8,274 heads. Assuming that the cases in which the number of heads is not given would average about the same, this means that for this report, covering two months, nearly 10,000 sprinkler heads were found out of use by reason of valves closed when they should have been open. been open.

#### The Danger of Closed Sprinkler Valves.

In many cases no reason was assigned for the valves being closed, which means, we may infer, that the proprietors did not know how the valves came to be closed. It is inconceivable, of course, that they would go to the expense of installing automatic sprinklers and other fire-protective devices, and then allow them to be thrown out of use if they had the organization and the discipline necessary to keep such devices always available. In many cases no reason was assigned

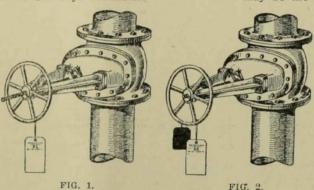


FIG. 1.

The Remington Typewriter Company

owns and operates five factories on which it carries in the mutual companies sinsurance policies aggregating about \$6,000,000. These factories are protected by nearly 10,000 sprinkler heads, the water supply for which is controlled by 84 valves.

To decrease the liability of valves beginn without and the supply for which is controlled by 84 valves.

ing either closed without authority, or left closed when they should have been opened, we have devised and have in use in our factories the system to be de-

#### Valves All Numbered.

Valves All Numbered.

Our sprinkler valves are all numbered and upon each valve there is hung a tag, as shown in Fig. 1. This tag is marked with the number of the valve to which it is attached, and, printed upon the tag, is a prohibition of the closing of the valve without a signed permit to do so, except when, in an emergency, or for any special reason, it must be closed at a time when no permit can be obtained, in which case it is to be detached and hung upon a board, shown in Fig. 3. This is as directed by the card itself, and when it is done the blanks upon this card must be filled in to show by whom the valve was closed, when it was closed, and the reason for closing.

When such an emergency closing of the valve takes place, at a time when the person in charge of the board (Fig. 3) is away, the watchman or other per-

son having access to it goes to the board with the person who has closed the valve. Both these men then see that a red card complete but left blank is hung upon the board over the card removed from the closed valve. These are moved from the closed valve. These are hung upon the hook numbered to correspond with the number of the closed valve. These cards thus hung upon this hook are intended to attract the notice of the person having the board in charge, who will, after proper investigation, fill out the blanks on the red card, hang the lower portion of it on the numbered hook corresponding to the closed valve, and attach the upper portion to the valve itself, as shown in Fig. 2, unless it shall have previously been reopened.

Get a Permit.

Get a Permit.

In most cases it will be possible to obtain a written permit before closing a valve, and in such case the permit is given by the person in charge, by filling in the blanks printed upon the red tag. It is then torn in two at the dotted line, and the upper portion of it given to the person applying for the permit, who attaches it to the valve before closing it (Fig. 2). The lower portion of the same red tag is hung upon the hook numbered to correspond with the number of the valve, as shown by Fig. 3.

The board is fastened to the wall of the room, or above the desk of the person having the system in charge, who may be the chief engineer, the superintendent, or one of his assistants, and the red tag hanging upon the hook is a constant reminder to him and a token to all

hanging upon the hook is a constant reminder to him and a token to all others who may be interested that the valve is closed. During this time the valve itself will have hanging upon it the red permit tag, as shown by Fig. 2, which is a sign and reminder so long as it remains there that the valve is closed and that the sprinkler heads controlled by it are therefore out of commission. commission.

commission.

It will, of course, be perceived that the main feature of this system is the board with numbered hooks, which is in plain view of the factory official charged with responsibility for the sprinkler valves; a red tag upon this board is a danger signal, which means it should be taken off as soon as possible, and this can be done only by re-opening the valve. The card has written upon it the time at

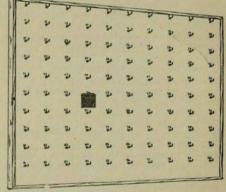


FIG. 3.

which it was expected that the valve could be re-opened. It is the business of the official having the board in charge, when this specified time has passed, to investigate the reason, and if a later time must be assigned to indicate it upon the card and again take it up.

### 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,

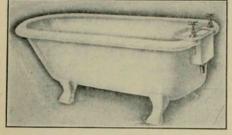
#### Mixing Boxes on English Tubs.



NSEPARABLE are the Englishman and his tub. Hence it is

the Englishman and his tub. Hence it is only natural that we should look to the English to produce a bath-tub that embodies all the comfort and convenience that that former luxury can produce. It is, therefore, not to be wondered at that our ruddy cousins across the sea have solved a problem in bathtub comfort that we United Staters have sought to solve in complex mechanical devices.

Now, a mechanical device that will mix water hot enough to make a Caucasian the hue of a Sioux chief; with aqua pura that is cold enough to turn red blood blue, so that the said Aryan can enjoy his morning tub in a safe temperature, is a source of much joy and healthfulness, provided the tenant downstairs does not suddenly take it into his head to take a simon pure cold water plunge and so permit the hot water to gain the ascendancy in the mixer with consequent violent and some-



what startling change to the accompani-

what startling change to the accompaniment of an also ascending thermometer. Upon such an occasion as that the parboiled bather will be inclined to wish he had one of the English mixing boxes shown in the accompanying illustration attached to his aquarium.

Fact is, not many Englishmen even know of this package of comfort the Avon Sanitary Engineering Works, of Birkenshaw, Larkhall, England, are turning out under patents recently acquired, but it is, nevertheless, on the market. Furthermore it does away with the shower attachment and provides inthe shower attachment and provides in-stead a cascade which is non-splat-

Cause of Knocking in Pumps. .

Cause of Knocking in Pumps.

B UILDING managers may be interested in the following probable causes of "knocking" in pumps:

The water may be so low in the supply tank that the end of the suction pipe is exposed to the atmosphere admitting air to the pump instead of water or preventing a sufficient amount of water to reach the pump. When this is the case water and air are both drawn into the suction end of the pump. The pressure is very much lower in the cylinder until the air is compressed to the working pressure of the pump. The plunger travels much faster at the beginning of its stroke until this air is compressed to the normal working pressure, which checks the speed of the plunger.

sure, which checks the speed of the plunger.

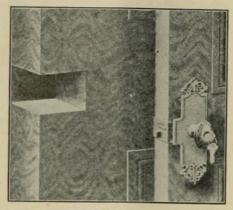
The feed pipe valve may not be opened enough or the pipe may be partly clogged, due to the sediment in the water. If this is the case, the water cannot get into the cylinder fast enough to fill the space in the cylinder before the plunger starts on its return stroke, thus causing a partial vacuum in the suction end of the pump which would jerk the plunger back against the water as soon as the steam is released.

The feed or suction pipe may be too small. This would have the same effect upon the plunger as that noted if the

springs were too weak to force the suction valves on their seat, this short jerking or kicking motion would result and continue until the spring or springs were replaced with stronger ones.

An Easily Installed Lock.

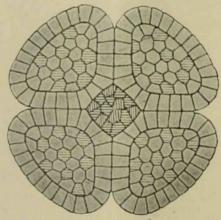
ILLUSTRATED herewith is a new type of lock that is being introduced by P. & F. Corbin, 106 Lafayette street. In applying this lock it is only necessary to cut the edge of the door as shown, slip the lock set into place and drive four screws through each escutcheon. The escutcheons are made ex-



tra heavy so as to give even greater rigidity to the lock door when pressure is applied than possibly could be secured under the old modest style of front door lock. All parts are fastened together at the factory and are never detached, preserving the alignment of parts and the nice adjustment made by skilled lock makers. The lock is said to be absolutely safe and has a remarkable ease of operation. By reason of the fact that it is assembled at factory and applied without dismemberment on the door it is quite impossible for it to get out of order no matter how hard or frequent the use of the lock or door may be.

The Wear-Resisting Rope.

ROPE is a building commodity that is almost universally used, and yet it is subject to fearful wear because, no matter how it is operated, whether by straight pull or over pulleys, or through



sheaves, every fibre in the structure is in minute motion. This constant wear-ing of unit upon unit ultimately results in a general weakening of strands from within with a result that complete fail-ure cannot always be detected until too late to avert action.

within with a result that complete fallure cannot always be detected until too
late to avert action.

With the idea of giving to the building construction and management
world a rope so constructed as automatically to resist wear, the American
Manufacturing Co., of Brooklyn, has
introduced the type shown. Transmission rope wears out first on the inside.
The severest strain it undergoes is internal as already stated. The transmission rope manufactured by this company is made up of yarn and core laid
with a special lubricant that permeates
all the fibres and thus overcomes internal wear. This lubricant can never
leave the rope no matter what its age
and as long as the yarns and strands
remain together they are kept soft and
pliable. When they are in this condi-

tion wear is most satisfactorily prevented. Sufficient of this lubricant weakens the surface through the minute channels shown in the illustration, which is said to give ample protection against external injury, such as cutting over sheave ribs. over sheave ribs.

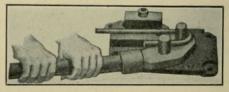
An Improved Steel Ceiling.

An Improved Steel Ceiling.

In N harmony with a movement for steel ceilings that will more thoroughly conform to the duty imposed upon them, a change in the construction of steel ceilings has recently been effected by the Berger Manufacturing Co., of Canton, Ohio. The bead has been enlarged, lengthened and shaped to half an oval, which is said to add strength and rigidity to the finished fabric. A feature of the new type of ceiling is that the top of the nailing button has been disposed or countersunk, forming a self-centering, self-guiding, never-slip nailing point which acts as a guide for the erector in placing the nail in the correct position, and is said to prevent slipping while driving, without any inconvenience to the ceiling erector, every bead and button fitting accurately over the underlapping bead and button. This makes a tight and perfect fitting joint, according to the manufacturers, which, they claim, eliminates calking and tamping of joints, which heretofore has been an expensive factor in the cost of erection. factor in the cost of erection.

A Handy Bar Bender.

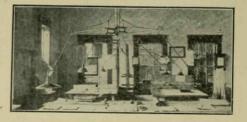
T HIS is a device that can be kept in an ordinary tool box for the purpose of bending bars of any size to any angle. It takes plain, round, square, twisted or deformed bars and bends them readily to conform to any of the emergencies that the concrete constructing engineer frequently has to meet. Furthermore, it permits of more effi-



ciency in reinforcement, because ciency in reinforcement, because the contractor is able to stretch his bars around anchors to exact sketch. It is simple in construction and can be operated by an unskilled laborer. It will bend hooks on rods in one operation, a fact which undoubtedly will appeal to contractors. It is manufactured by the Electric Welding Co., of Pittsburgh, Pa.

Positive Light Distribution.

N almost no place is perfect light dis-In almost no place is perfect light distribution so essential as in the draughting rooms of architects' offices. There must be no shadow upon the draughting-board to cause the pen to err, and for that reason there has been a demand for some kind of a light distributing agency or appliance that would bring the light down to the draughting-board and at the same time shield the eyes of the operator and remove him from the heat radiation of the globe.



reproduce a scene in a well known We reproduce a scene in a well known architect's office where a special type of bracket, manufactured by the Faries Manufacturing Co., Decatur, Ill., has been installed. It shows how much a difficult light problem was met. These brackets permit the delivery of strong, flickerless and shadowless light by means of attachable brackets that put the light where it is most needed.

#### BUILDING OPERATIONS CURRENT

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

#### THE NEW STANDARD OF FIRE—RESISTING CONSTRUCTION

The National Fire Protection Association's Model Specifications for Ideal Structures Treats of Piers. Columns and Elevator Shafts.

> An Interview (Concluded) With IRA H. WOOLSON

Consulting Engineer, National Board of Fire Underwriters.

P IERS must be built of hard-burned brick laid in cement mortar, or of concrete. If bonds are used in brick piers they shall consist of perforated rolled steel plates, 3% of an inch thick. Each plate shall be full size of the pier, and shall, be perforated by three 15/16-inch holes to each square foot area of the plate. No holes to be nearer than 3 inches to the outside edge. If capstones are used, they must be protected against fire by 4 inches of fireproofing. If a pier exceeds in height seven times its lease dimension, it shall comply with the best practice in column design.

#### Columns.

Columns must be constructed of steel, or reinforced concrete. If of structural steel they shall be protected by at least 4 inches of brickwork, with the space between the brick and metal solidly filled with mortar, concrete, or masonry; or by 4 inches of hard-burned terra cotta tile, with spaces between tile and metal solidly filled the same as for brickwork; or the columns may be surrounded by substantial steel reinforcement and this envelope solidly filled with concrete, and protected on the outside with 2 inches of concrete. The total thickness of the concrete protection shall be not less than 4 inches. If terra cotta is used, it will be secured by substantial interior anchors or by other equivalent method. All column protection shall make close Columns must be constructed of steel, All column protection shall make close connection to the floor construction at

connection to the floor construction at top and bottom.

No pipes, ducts or wires shall be placed within the area of the required fireproofing of columns or beams, and plaster must not be considered a part of any required fireproofing.

In reinforced concrete columns, the metal shall be protected from fire by a minimum of 2 inches of concrete. The effective area of such columns will be taken as the area within the protective covering. In hooped columns it will be taken as the area within the hooping. The corners of the columns must be beveled or rounded.

#### Stair, Elevator and Other Shafts.

Stair, Elevator and Other Shafts.

Floor and roof construction in the terms of these specifications shall consist of a series of steel or reinforced concrete beams, with interposed arches or slabs of such material and construction as shall meet the requirements of the fire test previously specified. All structural members must be protected at all points by at least 1½ inches of fireproofing. All parts of girders shall be protected by at least 2 inches, and of beams by at least 1½ inches of fireproofing, which shall be securely attached to the girders and beams by substantial steel reinforcement, or other suitable means of anchorage. Reinforcement used in floor slab or arch construction must be protected by at least one inch of fireproofing.

All structures above the roof must be of approved fire-resistive construction. Roof coverings also shall be of approved materials.

Stair, Elevator and Other Shafts.

When the walls of shafts are self-sup-porting, they are required to be built of

In last week's issue Professor Woolson described for the benefit of Record and Guide readers the purpose and the results of the study and research conducted for almost a year by a special committee appointed by the National Fire Protection Association. The new standard of building construction as approved by Mr. Woolson's committee is concluded in this number.-Editor.

hard-burned brick laid in cement mortar, or of concrete. The thickness shall be not less than 8 inches. When shaft walls are supported in each story they may be of hard-burned brick, or terra cotta, 8 inches thick. Terra cotta tile shall have three cells in its thickness, with shells and webs not less than 34-inch thick, and all wall openings shall be reinforced by structural steel members securely attached to the floor con-

bers securely attached to the floor construction above and below.

Brick and tile shall be set with flush joints of cement mortar. All such shafts must extend at least 3 feet above the

#### Stairways and Smokeproof Towers.

All stairs, landings, and openings shall have an unobstructed width throughout, of at least 44 inches, except that hand rails may project not more than 3½ inches into such width on each side. There shall be not more than 12 feet vertically between landings. Furthermore, all stair landings shall be large enough to permit opening of the doors without interfering with traffic within the enclosure. Suitable hand rails or banisters must be provided on each side of each flight of stairs. The treads and risers shall be uniform throughout, and the treads constructed and maintained in a manner to prevent persons from slipping. No winders are allowed.

All stairways shall extend to the street level, and open on the street, or to an All stairs, landings, and openings shall

All stairways shall extend to the street level, and open on the street, or to an unobstructed passageway, affording safe egress to a street. Smokeproof towers do not communicate directly with the building on any floor. Entrance to these enclosures from floors above the street level shall be either from external balconies, or through vestibules entirely open to the outer air, and from floors below the street level through ventilated covered areaways or vestibules.

Balconies must be of substantial fireresistive construction, with solid floors properly drained. The sides of open air stairs and balconies must be protected by sheet metal, or other suitable solid material, to a height of not less than three feet. One smokeproof tower may serve two buildings if the size of the enclosure and capacity of the stairway is adequate for the number of occupants to be accommodated.

commodated.

All exits shall be provided with approved self-closing fire doors, arranged to open in the direction of the traffic

toward the outside of building. The doors shall be equipped with hardware that can be operated in the direction of the exit, without the use of keys. The doors of smokeproof towers must have a panel of wired glass not more than one-third of the area of the doorway. All exits shall be properly and clearly marked both day and night.

All stairway enclosures, smokeproof towers, and passageways leading to the street, shall be lighted by electricity, the current for same to be obtained from a source outside the building. A vent shall be provided over each stairway or elevator shaft equal in area to at least three-quarters of the horizontal area of the shaft, and be protected with approved incombustible skylights or side windows. Vent shafts shall be protected at the top by approved ventilating skylights or louvres.

All other openings in roofs or roof structures shall be provided with approved skylights, doors or windows.

Room, Hall and Fire Exit Partitions.

#### Room, Hall and Fire Exit Partitions.

Room, Hall and Fire Exit Partitions. Partitions, if any, sub-dividing allowable areas, shall be not less than 4 inches thick of solid or hollow brick, 4 inches of two-cell terra cotta, 4 inches of hollow or 2½ inches solid metal lath and cement plaster, or other approved incombustible material and construction. All studding shall be of steel, and the lath shall be of galvanized steel. Doors and windows in such partitions must be incombustible. incombustible.

#### Protection of Exterior Wall Openings.

Protection of Exterior Wall Openings.

All openings in fire walls shall be equipped with approved automatic fire doors on each side of the wall. If an opening in a fire wall is made to serve as an emergency exit, it shall not exceed 48 square feet in area, and a self-closing door shall be substituted for one of the automatic fire doors.

Interior openings to ventilating shafts shall be protected by approved automatic trap doors or shutters. Openings in stair, elevator, and other shaft enclosures shall be protected by approved self-closing fire doors. All fire doors shall be mounted with approved wrought iron or steel hardware, and shall be securely attached to the wall or partition, or to approved frames anchored thereto. Interior windows in stair or elevator shafts are prohibited.

Belt openings, and chutes for merchandise or waste are prohibited unless completely enclosed in fireproof shafts. and all openings protected by approved self-closing fire doors. Openings for power shafts shall be provided preferably to fit shaft neat in wall or floor.

Drainage.

Drainage.

Each floor shall be impervious to water, and arranged to drain away from floor openings, provision being made for discharging water at the rate of 300 gallons per minute per each 1,000 square feet of floor area. The lowest floor of the building shall be drained to a sump chamber, which is provided with adequate facilities for removing surplus water therefrom quate facilities water therefrom.

The room or rooms in which boilers and all power and operating machinery

are located, shall be separated from other portions of the building by an 8-inch wall, having an approved fire door at each opening; and such rooms shall not have direct communication with the floor above. All boilers shall be separated from operating machinery by 8-inch walls, with approved fire doors at openings.

inch walls, with approved fire doors at openings.

The installation of standpipe and sprinkler equipment shall conform to the requirements of the standards established by this Association. All electrical equipment in the ideal building must be installed in accordance with the requirements of the National Electrical

#### Express Company's Project.

Another step was taken this week in

Express Company's Project.

Another step was taken this week in the gigantic project of erecting a new building for the American Express Company, James C. Fargo, president, at 63-65 Broadway, when plans were filed in the Building Department by Renwick, Aspinwall & Tucker, 320 Fifth avenue, architects. According to the preliminary estimates the new structure, which will be 32 stories high, will cost about \$1,800,000, but this figure is only an approximate one.

The property to be improved is the site now occupied by the express company and has a frontage in Broadway of 75 feet, a depth of 209 feet, with a frontage on Trinity Place. The facade will be of brick limestone and terra cotta and in a measure will conform architecturally with the Adams Express Company Building now nearing completion on the plot to the south.

The Cauldwell-Wingate Company, 381 Fourth avenue, has been awarded the general contract. It is the present intention of the American Express Company to occupy about ten stories in the new building, and the balance will be offered for rent. It is unlikely that active work will be commenced for some time to come, at least a year, though this plan may be changed and operations started sooner.

William C. Fargo, secretary of the company, and a large stockholder, said to a representative of the Record and Guide this week: "We have no intention of erecting our new building at the present time, and in all probability nothing will be done this year. The filing of plans has no special significance, though it will serve to eliminate several problems which will have to be faced with the Building Department. The present situation does not warrant the erection of such a large structure."

#### Court House Plans Approved.

Court House Plans Approved.

With the understanding that the plans of Guy Lowell for the new County Court House will be further modified, in accordance with a report made by three disinterested architects, the Supreme Court Justices decided on Thursday not to any longer withhold their approval. The plans had already been tentatively approved by the Court House Board.

The circular plan is retained, but the interior will be changed. The inner wall of the top story will be set back from the lower wall of the inner court. So far as the exterior elevations are concerned the plan remains unchanged.

The disinterested committee of experts—H. J. Hardenbergh, Bertram Goodhue and William Woodbridge—was appointed to go over every detail. They reported to the judges several days ago that with a few further modifications the plan would be an admirable one.

No action was taken as to the site.

heations the plan would be an admirable one.

No action was taken as to the site. The Board of Estimate has yet to make the necessary appropriation for the construction, and it is almost certain Mayor Mitchel will oppose the expenditure of so large a sum of money for building it this year.

#### To Figure New Grand Central Building

Warren & Wetmore, 70 East 45th street, will be ready to receive estimates in about two weeks for the twenty-story business building which the Van-

derbilt Concourse Corporation of 103 Park avenue (David R. Todd, president, James M. Todd, secretary and Harmon V. Swart treasurer) is to erect at the southwest corner of Vanderbilt avenue and 45th street, on a plot 100.5x90.8 feet. The property is owned by the New York Central & Hudson River Railroad and the New York, New Haven and Hartford Railroad Company, and has been leased to the corporation for a term of twenty-one years. The cost of the building will be around \$600,000.

#### Contract For Church of Notre Dame.

Contract For Church of Notre Dame.

Norcross Brothers, 103 Park avenue, received the general contract this week to erect the new church on Morningside Drive, 114th and 115th streets, for the Notre Dame Roman Catholic Church, 40 Morningside Drive, of which the Rev. Father T. Wucher is the pastor. The building will be strictly fire-proof 100x160 feet in size, and cost about \$800,000. The exterior will be of limestone with cornices, pediments and column caps, richly ornamented. Cross & Cross, 10 East 47th street, are the architects. For illustration and further particulars of the building see issue of Record and Guide, February 28, 1914, page 399.

#### Whitney Co. Get \$1,000,000 Contract.

The Central Branch Y. M. C. A., 11 Bond street, Brooklyn (George D. Pratt, chairman of building committee), has awarded to the Whitney Company, 1 Liberty street, the general contract for its new home on Hanson Place, extend-

ing from Fort Green Pl. to South Elliott Ing from Fort Green PI. to South Elliott Place, which is to cost about \$1,000,000. The construction will probably be of limestone and terra cotta, twelve stories in height, about 200x100 feet in size. Trowbridge & Ackerman, 62 West 45th street, are the architects.

#### Activity in Brooklyn Dwellings.

Activity in Brooklyn Dwellings.

Peter J. Collins, builder, of 610 Flatbush avenue, Brooklyn, is having plans prepared by Frank C. Collins, of Carrere & Hastings office, 225 Fifth avenue, Manhattan, for eighteen brick and stucco dwellings, 17x45 feet, three stories each, to be erected in Brooklyn. The site will be announced within a few days. About \$160,000 will be expended. pended.

#### NO ARCHITECTS SELECTED.

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

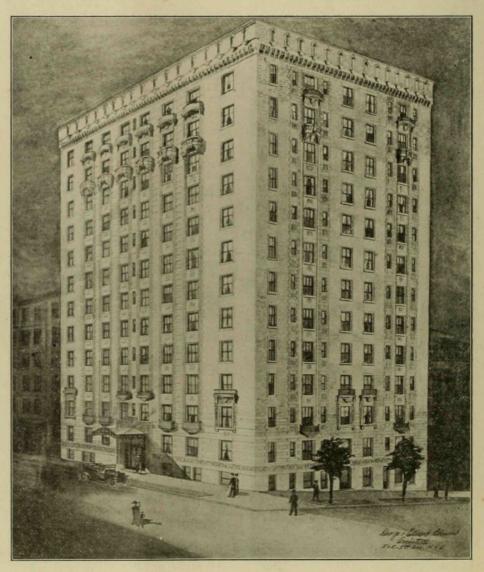
BRONX.—Jacob Rupert, 3d av and 90th st, contemplates the erection of a store and office building at the southwest corner of Tremont and Park avs. No architect selected.

MANHATTAN.—Miss Suydam, care of N. A. Berwin, 18 East 41st st, contemplates the erection of a 6-sty brick and stone school, 50x90 ft. at 159-161 East 79th st, to cost, about \$50,000. No architect selected.

ALBANY, N. Y.—The Y. W. C. A., Miss Barbara Miller, secretary, 5 Lodge st, contemplates remodelling the brick and stone Y. W. C. A. building at 5 Lodge st. No architect selected.

ROCHESTER, N. Y.—The Fraternal Order of Eagles, William Kenealy, 102 Jones st, president, contemplates the erection of a clubhouse and are raising funds. An architect will be selected by competition. Cost, about \$20,000.

### TYPICAL WEST SIDE APARTMENT.



A MONG the typical multifamily apartment houses now in course of construction on the Middle West Side is the twelve-story structure now nearing completion at the southeast corner of West End avenue and 98th street by T. J. McLaughlin's Sons. The structure contains all modern improvements for the comfort of the occupants and was designed by George & Edward Blum, of No. 505 Fifth avenue. The estimated cost of the operation, according to the plans filed, was \$500,000. The building is on a plot 85x100 and is of fireproof construction, the facade being of brick, limestone and terra cotta.

WASHINGTON, N. J.—The Board of Educa-on of Washington, L. Shape, this place, secre-ry, contemplates the erection of a 10 or 12-om brick school to cost, about \$50,000. Site and architect not selected.

and architect not selected.

DENVILLE, N. J.—The Board of Education of Denville, Winfield Hall, contemplates the erection of a new school or an addition to the present one. No architect selected.

ROCHESTER, N. Y.—The Presbyterian Union, care of Rev. W. R. Taylor, 13 Prince st, contemplates the erection of a church in Magne near Smith sts to cost about \$20,000. No architect selected.

GENEVA, N. Y.—C. W. Martin, care of the Auburn Cloak Store, 484 Exchange st, contemplates the erection of a residence here. No architect selected.

chitect selected.

NEWTON, N. J.—The Newton Trust Co., Levy H. Morris, president, contemplates altering the 3-sty brick bank in Main st, to cost, about \$3,000. No architect selected.

SENECA FALLS, N. Y.—The Third Ward School, Eoard of Education, contemplates the erection of a new school or rebuilding the one recently destroyed by fire. No architect selected.

BINGHAMTON, N. Y.—Miss Lucy Stone Ely 113 Henry st, contemplates rebuilding the 4-sty brick business block at 174 Washington st, to cost about \$125,000. No architect selected.

#### PLANS FIGURING.

#### CHURCHES

CORONA, L. I.—Plans are being figured for alterations to the 1-sty brick church on Shell Road, for the Church of Our Lady of Sorrows, Rev. Father James Corrigan, Corona. William J. Ryan, 162 Ryerson st, Brooklyn, architect. Cost, about \$20,000.

#### DWELLINGS.

DWELLINGS.

SCARSDALE, N. Y.—Lord & Hewlett, 345
5th av, N. Y. C., architects, are taking bids for a 2½-sty frame and stucco residence, 42x70 ft., for Paul Mausolff, White Plains, N. Y., owner. Clark, MacMullen & Riley, 101 Park av, N. Y. C., are heating and lighting engineers.

UPPER MONTCLAIR, N. J.—A. F. Norris and F. C. Lippert, 150 Nassau st, N. Y. C., architects, are taking bids for a 2½-sty frame, brick veneer and stucco residence, 40x50 ft. on Seneca pl, for D. T. Warden, 21 Braenor rd, owner. Cost, about \$30,000.

GREAT NECK, L. I.—Palmer, Hornbostle & Jones, 63 William st, N. Y. C., architects, are taking bids for a hollow tile residence for A. S. Dwight, 29 Broadway, N. Y. C., owner. Cost, about \$20,000.

KATONAH, N. Y.—Bids will close March 30

ABOUL \$20,000.

KATONAH, N. Y.—Bids will close March 30 for a 2½-sty frame residence, 51x130 ft. for Edward L. Coster, Irvington, N. Y., owner. Grenville Temple Snelling, 114 East 28th st, N. Y. C., architect. Cost, about \$50,000.

NEWARK, N. J.—The Third Presbyterian Church, Rev. Dr. Robert Scott Inglis, pastor, 30 Walnut st, is taking bids for a 2½-sty brick and stucco parsonage, 38x38 ft., at Abington and Clifton avs, from plans by Cady & Gregory, 40 West 32d st, N. Y. C., architects.

GREAT NECK, L. I.—J. W. O'Connor, 3 West 29th st, N. Y. C., architect, is taking bids for a 2½-sty terra cotta block and stucco residence, 30x45 ft., for Mrs. Alfonse Alker, this place, owner. Cost, about \$15,000.

SEA CLIFF, L. I.—George Shellas, 1245

owner. Cost, about \$15,000.

SEA CLIFF, L. I.—George Shellas, 1245
Broadway, Brooklyn, owner, is taking bids for a
2½-sty frame residence, 50x33 ft. from plans by
William C. Winters, 106 Van Siclen av. Cost.

MANHATTAN.—Thomas Nash, 1170 Broadway, architect, is taking bids on general contract for a 6-sty brick and limestone residence
at 4 East 65th st for Mrs. Anna B. Bliss, care
of Clinton F. Harris, 150 Nassau st, owner.

#### FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Plans are being refigured for the 5-sty brick and concrete factory, 52x75 ft. at the southeast corner of Webster and 6th avs, for George W. Braunsdorf, 232 East 43d st, N. Y. C. E. Leo McCracken, Manhattan Court, College Point, L. I., architect. E. E. Seelye, 101 Park av, N. Y. C., concrete engineer. Cost, about \$25,000.

CLOVERSVILLE, N. Y.—Henry S. Moul, Harder Building, Hudson, N. Y., is preparing plans for a 3-sty brick silk mill, 96x50 ft., for the Faulkner County Silk Mill Co., this place, J. E. Jones, in charge. Bids will be taken by architect on general contract about March 27. Cost, about \$25,000.

LONG ISLAND CITY.—Plans are being refigured for the 3-sty reinforced concrete box factory, 250x187 ft, at the foot of 10th st, for the Standard Oil Co., of New York, Construction Department, 26 Broadway, Henry C. Folger, Jr., president. C. A. Ellis, care of owner, 26 Broadway, N. Y. C., is engineer.

HALLS AND CLUBS.

#### HALLS AND CLUBS

HALLS AND CLUBS,
GREENWICH, CONN.—M. L. & H. G. Emery,
Bible House, N. Y. C., architects, are taking
bids for a 3½-sty brick and stone Y. M. C. A.
building, 150x126 ft., for the Y. M. C. A., of
Greenwich. Nathan Witherill Estate, 5 East
42d st, N. Y. C., is donor. J. R. Moore, 156 5th
av, N. Y. C., electrical engineer. Cost, about
\$200,000.

GREENWICH, CONN.—M. L. & H. G. Emery, Bible House, N. Y. C., architects, are taking bids to close April 11 for the Y. M. C. A. building for the Y. M. C. A. of Greenwich, to cost about \$200,000. Nathaniel Witherell Estate, 5 East 42d st, N. Y. C., is donor.

MANHATTAN.—Carrere & Hastings, 225 5th av, architects, are taking bids for the 2-sty brick and limestone library, 50x100 ft., in the south side of Manhattan st to 126th st, for the New York Public Library, 5th av and 42d st, J. S. Billings, 425 Lafayette st, director.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Libman Contracting Co., 130 West 46th st, N. Y. C., is figuring for alterations and additions to P. S. 36, Stagg st and Eushwick av, from plans by C. B. J. Snyder. They desire bids on all sub-contracts at once.

STAMFORD, CONN.—The Town of Stamford, J. J. Looney, this place, is receiving bids to close April 6 on general contract for an addition to the grade school at Waterside, exclusive of plumbing, heating and ventilating. Nelson E. Emmons, 1 Bank st, is architect. Cost, about \$45,000.

GLENDALE, L. I.—The Libman Contracting Co., 130 West 46th st, N. Y. C., is figuring the general contract for P. S. 91 on the south side of Central av, near Folsom st, from plans by C. B, J. Snyder, and desires bids on all subs prior to April 3.

B. J. Snyder, and desires bids on all subs prior to April 3.

GLENDALE, L. I.—The City of New York, Board of Education, 500 Park av, Thomas W. Churchill, president, is taking bids to close 3 p. m., April 6, for the general construction and for plumbing and drainage of P. S. 91. C. B. J. Snyder, 500 Park av, N. Y. C., is architect. Cost, about \$300,000.

MANHATTAN.—F. A. DeMeuron, 31-33 East 27th st, architect, is taking bids on a 5-sty brick and limestone school at 118th st and St. Nicholas av for the Church of St. Thomas the Apostle, 118th st, west of St. Nicholas av, Rev. Father J. B. McGrath, pastor.

STABLES AND GARAGES.

MANHATTAN.—H. H. Oddie, Inc., 251 4th av, is figuring for alterations to the garage building 215-217 West 48th st from plans by H. Craig Severance, architect. Bid to be submitted March 31.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

MANHATTAN.—H. H. Oddie, Inc., 251 4th av, is figuring the general contract for a loft building to be erected at 105 East 16th st from plans by C. B. Meyers. Bid to be submitted April 1.

#### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
BLEECKER ST.—Chas. M. Straub, 147 4th
av, has been commissioned to prepare plans for
a 6-sty flat, 43x63 ft., at the southwest corner
of Bleecker and Perry sts for Lippman & Gold,
care of architect, owner and builder. Cost,
about \$40,000.

about \$40,000.

179TH ST.—C. B. Meyers, 1 Union Sq. West, is preparing plans for a 6-sty apartment, 100x 100 ft. at the southeast corner of 179th st and Fort Washington av, for the H. M. Construction Co., Samuel Minskoff, 927 East 163d st, president and builder. Cost, about \$200,000. Eids will be taken about April 1.

7TH AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment, 71 x100 ft., at the northeast corner of 7th av and

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Contemplated Construction-Continued

Cathedral Parkway for the Olds Construction Co., 320 Broadway, owner. Julius Weinstein, president and builder. Cost, about \$80,000.

151ST ST.—Samuel Sass, 32 Union sq. has been commissioned to prepare plans for a 6-sty apartment in the south side of 151st st, 100 ft. west of Broadway, for the Jacobs Construction Co., 501 West 157th st. Harry Jacobs, president.

AUDUBON AV.—Andrew J. Thomas, 2526 Webster av, is preparing plans for four 5-sty apartments on the east side of Audubon av, between 185th and 186th st, for the Aspinwall Apartments Co., care of A. L. Mordecai & Sons, 30 East 42d st.

30 East 42d st.

4TH ST.—Samuel Sass, 32 Union sq. is preparing plans for a 6-sty apartment, 46x96 ft, at 307-309 East 4th st, for Dr. J. Prager, 309 East 4th st. Cost, about \$50,000. Bids will be called by architect about April 6.

181ST ST.—Schwartz & Gross, 347 5th av, have completed plans for the 6-sty apartment in the north side of 181st st, 138.11 ft west of Northern av, for the Harvey Realty Co., 40 East 22d st. Cost, about \$125,000.

EAST BROADWAY.—George F. Pelham, 330 East 42d st, has completed plans for the 6-sty tenement, 63x66.2 ft, at 275-9 East Broadway, for Grover A. Whalen, 493 West Broadway. Cost, about \$75,000.

24TH ST.—Lucian Pisciotta, 391 East 149th

about \$75,000.

24TH ST.—Lucian Pisciotta, 391 East 149th st, has completed plans for alterations to the 5-sty tenement at 404 East 24th st, for Silas Downing, 33 West 48th st. Cost, about \$5,000.

MANHATTAN.—The 114th St. & Seventh Av. Construction Co., Max and Julius Weinstein, 114th st and 7th av, contemplate the erection of a 6-sty apartment at the northwest corner of Fort Washington av and 169th st to cost about \$130,000. An architect will be selected about April 1.

PARK AV.—The Kreymborg Architectural

PARK AV.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for two 5-sty tenements, 36x90 ft. and 42x88 ft., at the northeast corner of Park av and 188th st for the Reville Siesel Co., 1559 Southern boulevard, Patrick J. Reville, president and builder, who will probably take bids about April 15. Cost, about \$70,000.

SCHOOLS AND COLLEGES.
MANHATTAN.—The Board of Education opened bids March 23 for alterations, repairs, etc., at P. S. 74. A. W. King was low bidder at \$5,282.

STORES, OFFICES AND LOFTS.

WALKER ST.—Work of increaising the height of the 17-sty exchange and office building of the New York Telephone Co. at 18-26 Walker st, and 18-24 Lispenard st, to 24-stys, for which provision was made when the building was erected a little over a year ago, is not expected to go ahead for some time, as only preliminary plans necessary for filing at the Building Deartment have so far been made. The facade of the extension will conform exactly with the present style of architecture. The architects, McKenzie, Voorhees & Gmelin, of 1123 Broadway, have placed the cost at about \$500,000.

#### Bronx.

Bronx.

APARTMENTS, FLATS AND TENEMENTS. LORING PL.—Paul C. Hunter, 191 9th av, is preparing plans and will take bids about April 10, for a 5-sty brick flat, 50x100 ft. on Loring pl, 200 ft. south of Fordham rd, for John Beckman, care of architect.

187TH ST.—Excavating is under way for two 5-sty tenements, 50x88 ft., at the northeast corner of 187th st and Crotona av for the Nesta Building Co., 655 East 189th st, owner. M. W. Del Gaudio, 401 East Tremont av, architect. Owner will handle general contract. The Melrose Plumbing Co., 453 East 160th st, has plumbing. Muglers Iron Works, Inc., 841 East 136th st, structural and ornamental iron. Cost, about \$80,000.

HOMB ST.—William Sinnott, 967 East 165th.

about \$80,000.

HOME ST.—William Sinnott, 967 East 165th. st, is having sketches prepared for two 5-sty apartments, 100x100 ft., at the southwest corner of Home st and Bryant av.

BAILEY AV.—The Tremont Architectural Co., 401 East Tremont av, has completed plans for two 5-sty apartments, 40x73 ft, on the west side of Bailey av, 129 ft south of 231st st, for Ole G. Bertelson, 3061 Bailey av, owner and builder. Cost, about \$80,000.

Ole G. Bertelson, 3061 Bailey ay, owner and builder. Cost, about \$80,000.

DWELLINGS.

169TH ST.—George P. Crosier, 223d st and White Plains ay, has completed plans for ten 2 and 3-sty residences and stores in the south side of 169th st, from College to Findlay avs, for the Thornton Bros. Co., Edward A. Thornton, president, 1320 Clay av, owner and builder, who will take bids on subs about April 1. Cost, about \$45,000.

BRONXDALE AV.—Fred Hammond, 391 East 149th st, is preparing plans for two 2-sty frame residences, 25x65 ft., on the west side of Bronxdale av, 50 ft. north of Van Nest av, for Edward A. Schill, 760 Van Nest av, owner and builder. Total cost, about \$12,000.

TINTON AV.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for a 3-sty brick residence and market, 25x120 ft. on the west side of Tinton av, 200 ft. south-of 163d st, for Samuel Cohen, 343 East 164th st, owner and builder. Cost, about \$8,000.

SCHOOLS AND COLLEGES.

BRONX.—All bids were laid over March 23 for the general construction and for plumbing and drainage of Evander Childs High School for the Eoard of Education.

STORES, OFFICES AND LOFTS.

ARTHUR AV.—M. W. Del Gaudio, 401 East

STORES, OFFICES AND LOFTS, ARTHUR AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for 1-stv brick stores, 50x75 ft., on the west side of Arthur av, 27 ft. north of 187th st, for Michael A. Defee, owner and builder, care of architect. Cost, about \$5,000.

JENNINGS ST.—Fred. Hammond, 391 East 149th st, is preparing plans for six 1-sty brick stores and lofts, 78x128 ft., in the south side of Jennings st, 100 ft. east of Wilkens av, for

Ferdinand Hecht, 761 East 169th st, owner and builder. Cost, about \$18,000. Bids have not been taken.

188TH ST.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for a 1-sty brick taxpayer, 90x50 ft, at the northwest corner of 188th st and 3d av, for the Reville Siesel Co., 1555 Southern Boulevard, owner and builder. Cost, about \$10,000.

APARTMENTS, FLATS AND TENEMENTS, 19TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for an apartment on the south side of 19th st, 225 ft. east of 5th av, for the L. R. Realty Co. Cost, about \$45,000.

GREENE AV.—Shampan & Shampan, 772
Broadway, are preparing plans for an apartment at the northeast corner of Greene and
Tompkins avs for the Clifton Place Realty Co.

Tompkins avs for the Clifton Place Realty Co.

45TH ST.—Chas. Braun, 459 41st st, has completed plans for two 4-sty apartments, 50x87 ft, in the north side of 45th st, 250 ft. east of 7th av, for Aug. Moritz, 244 Prospect av, owner and builder. Cost, \$54,000.

PRESIDENT ST.—R. Vom Lehn Sons, 2701 Av G, are preparing plans for a 5-sty apartment, 50x90 ft. at the northeast corner of President st and Kingston av, for the Sycamore Construction Co., R. Vom Lehn, president, 60 Wall st, N. Y. C., owner and builder. Cost, about \$40,000.

2D ST.—Cohn Ergs. 261 Stans or have

Wall st, N. Y. C., owner and builder. Cost, about \$40,000.

2D ST.—Cohn Bros., 361 Stone av, have completed plans for a 6-sty brick tenement, 50x98 ft., in the south side of South 2d st, 50 ft. east of Hooper st, for Armor Construction Co., Louis Levine, president, 135 Henry st, N. Y. C. Cost, about \$35,000.

3D ST.—C. M. Straub, 147 4th av, N. Y. C., is preparing plans for a 6-sty apartment, 50x 95 ft. at 158-160 South 3d st, for Aaron Siegel, 220 Roebling st, owner and builder. Bids will be received on sub contracts in April.

7TH ST.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment, 50x39 ft., in 7th st, near 4th av, for the Cornfeld Inc., Chas. Carnman, president, 127 Bristol st, owner and builder. Cost, about \$30,000.

RALPH AV.—Cohn Bros. 361 Stone av are preparing plans for a 4-sty apartment 40x115 ft. at Ralph av and Sterling pl for William Slattman, 9th st owner and builder. Cost about \$35,000.

15TH AV.—Maxwell A. Cantor, 39 West 38th st, N. Y. C., is preparing plans for six apartment houses on the west side of 15th av, between 43d and 44th sts, for the J. J. Lack Construction Co., 44 Court st, owner and builder. Cost, about \$120,000.

Cost, about \$120,000.

GREENE AV.—Shampan & Shampan, 772
Broadway, are preparing plans for a 4-sty apartment, 25x89 ft., at Greene and Tompkins avs for the Clifton Place Realty Co., Theo. Ellender, president, 359 Clifton pl, owner and builder. Cost about \$28,000.

9TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty apartment, 50x107 ft., in South 9th st, near Berry st, for the Illinois Realty Co., Dr. Mendelwitz, president and builder. Cost about \$50,000.

DWELLINGS.

PATCHEN AV.—William Debus, 86 Cedar st, has completed plans for a 3-sty brick residence, 19x55 ft. at the southeast corner of Patchen and Gates av, for the Premier Realty Corp., B. F. Knowles, president, 176 Broadway, owner. Cost, about \$9,000.

about \$9,000.

3D ST.—F. J. Dassau, 1373 Broadway, has completed plans for four 2-sty frame residences, 18x36 ft., in the east side of East 3d st. 420 ft. north of Av J, for J. Rauck. 110 Av J, owner and builder. Cost, about \$4,000.

AV R.—Plans have been prepared privately for eight 2½-sty frame and stucco residences, 19x60 ft., on Av R, East 16th st and East 17th st, for R. Vom Lehn Sons, 2701 Av G, owners and builders. Cost, about \$6,500 each.

BROOKLYN.—Frank C. Collins, care of Carrere & Hastings, 225 5th av, N. Y. C., has been commissioned to prepare plans for eighteen 3-sty brick and stucco residences, 17x45 ft. for Peter J. Collins, 610 Flatbush av. Cost, about \$158,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.
ST. NICHOLAS AV.—L. Allmendinger, 926
Broadway, has completed plans for a 4-sty
brick factory, 50x100 ft., at the southeast corner of St. Nicholas av and Woodbine st for
Anton Scholl, 338 Pulaski st, owner. Cost,
about \$35,000.

WARTMAN AV.—Ernest Dennis, 241 Schenck av, is preparing plans for a 1-sty brick pasteurizing plant, 50x80 ft., on Wartman av, near Linwood st, for Jacob Mantel, Wartman and Shepherd avs. Cost, about \$10,000.

HOSPITALS & ASYLUMS.

BROOKLYN AV.—Ludlow & Peabody, 101
Park av, N. Y. C., are preparing preliminary
plans for a 4-sty brick and limestone hospital,
35x93 ft, at the southeast corner of Brooklyn av
and President st, for the Home of St. Giles, The
Cripple, Garden City, L. I., Thomas A. Davis,
360 Fulton st, chairman of building committee.
Cost, about \$100,000.

STORES, OFFICES AND LOFTS.
METROPOLITAN AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 5-sty loft building, 25x65 ft., on the south side of Metropolitan av, 16 ft. north of Bedford av, for Henry W. Tholen, 266 76th st, owner. Cost, about \$25,000.

MONTAGUE ST.—The Morris Building Co., A. C. Bedford, president, F. B. Pratt, vice-president, and H. T. Pratt, treasurer, contemplates the erection of a 12-sty office building on the site of the old Brooklyn Academy of Music in Montague st, on a plot 100x100 ft.

THEATRES.
BUSHWICK AV.—Hopkins & McEntree, 37
East 28th st, N. Y. C., have been commissioned to prepare plans for a 2-sty brick, stucco and tile moving picture theatre at the northeast cor-

S. M. Cauldwell

President

Roy W. Wingate

Secretary and Treasurer

ner of Bushwick av and Hancock st for the Beacon Photo Play Corporation, 1 Madison av, N. Y. C. Cost, about \$25,000.

GATES AV.—Excavating is under way for a moving picture theatre at 577-583 Gates av for Greenwald & Pollak, 505 5th av, N. Y. C., owners and builders. T. Goldstone, 59 Graham av, Brooklyn, is architect. L. Corbin, 98 Chambers st, N. Y. C., heating work; Phil. Levitt, 21 East 110th st, N. Y. C., plumbing; E. Brown, Amsterdam av, N. Y. C., lighting; R. LoCasico & Co., 339 East 12th st, N. Y. C., masonry; B. Mason Iron Works, 133 Stebbins av, N. Y. C., structural iron; Herman Tile Co., 205 Lewis st, interior tile.

#### Queens.

Queens.

DWELLINGS.

RICHMOND HILL.—Plans are being prepared by Shampan & Shampan, 772 Broadway.
Brooklyn, for three buildings at the southeast corner of Jamaica and Bedford avs for the Cranston Construction Corporation.

LIBERTY HEIGHTS L. I.—L. F. Schillinger, 167 Van Siclen av, Brooklyn, is preparing plans for a 2-sty frame residence, 18x50 ft. on the west side of Gheradi av, 257 ft. north of Sutter av, for John and Carrie Killaran, 1252 Herkimer st, Brooklyn, Gus Voegelsang, 1252 Herkimer st, Erooklyn, is general contractor. Cost, about \$3,500.

CORONA, L. I.—C. L. Varrone, Corona, L. I.,

CORONA, L. I.—C. L. Varrone, Corona, L. I., has completed plans for a 2-sty frame residence, 18x50 ft, on Shapola av, for M. Gellman, Torry st, owner, who will take bids. Cost, about \$3,500.

EDGEMERE, L. I.—Chas. M. Straub, 147 4th av, N. Y. C., is preparing plans for a 2-sty frame residence, 30x50 ft, for Jose Reinhorn, 1476 Broadway, N. Y. C., owner, and will take bids on general contract about April 25. Cost, about \$5,000.

Nassau.

DWELLINGS.

LONG BEACH, L. I.—Plans have been prepared privately for a 2½-sty hollow tile and stucco residence and garage, for T. J. Chabot, 1208 Washington av, N. Y. C. Cost, about \$20,000. P. J. Cooney Building Co., 148th st and 3d av, N. Y. C., general contractor.

MUNICIPAL WORK.

PORT WASHINGTON, L. I.—W. E. Senton, Mincola, L. I., has completed plans for a 1-sty hollow wtile or brick municipal water plant for the Port Washington Water District, Town of North Hempstead, George Bauer, chairman of committee.

PUBLIC BUILDINGS.

MINEOLA, L. I.—W. B. Tubby, S1 Fulton st, N. Y. C., is completing plans for two wings, 60x160 ft each, to the Court House for the Board of Supervisors of Nassau County, Philip J. Christ, chairman of building committee, Cost, about \$225,000.

#### Suffolk.

DWELLINGS.
COLD SPRING HARBOR, L. I.—Murphy & Dana, 331 Madison av, N. Y. C., are preparing plans for a 2½-sty brick residence, 40x85 ft. for Donald Scott, 9 East 9th st, N. Y. C. Clark, MacMullen & Riley, 101 Park av, are heating, lighting and plumbing engineers. Chas. Leavitt, 220 Broadway, N. Y. C., is landscape architect. Bids will be taken by architects about April 22. Cost, about \$125,000.

Westchester.
CHURCHES.

CHURCHES.

CHURCHES.

CHURCHES.

CHURCHES.

Remsen st, Brooklyn, has completed plans for a 1½-sty brick church at the northeast corner of Warburton and Villard avs, for St. Mathews R. C. Church, Rev. Father Thomas O'Keefe, rector. Cost, about \$50,000. The architect will call for bids on general contract.

DWELLINGS.

PELHAM MANOR, N. Y.—Trowbridge & Livingston, 527 5th av, N. Y. C., are preparing sketches for a 2½-sty brick residence, 40x100 ft., and garage for Denistoum Bell, 683 The Esplanade, Pelham Manor, owner. Cost, about \$60,000.

\$60,000.

YONKERS, N. Y.—James A. Watson, 34 Warburton av, has been commissioned to prepare plans for a 2½-sty frame residence on Bailey av, Lawrence Tract for Valentine Ott, 255 Riverdale av. Cost, about \$7,000.

PELHAM HEIGHTS, N. Y.—Miligan Co., 154 East 1st st, Mt. Vernon, has completed plans for a 2½-sty frame residence, 56x28 ft, on Monterey av, for Willard F. Clark, 227 1st av, Mt. Vernon, owner and builder. Cost, about \$9,500.

MOUNT VERNON, N. Y.—William J. Morgan, builder, 336 South 1st st, Mount Vernon, is having plans prepared for a 2½-sty frame residence, 21x56 ft., on 1st av, between 5th and 6th sts, to cost about \$7,000.

SCHOOLS AND COLLEGES.
WHITE PLAINS, N. Y.—Beverly S. King, 103 Park av, N. Y. C., has been commissioned to prepare plans for an eight room school of fireproof construction, on the east side of Post od, between Sterling and Sound View avs. Plans will be ready in about thirty days. Work will proceed at once, and architect will take all bids. Cost, about \$45,000.

#### CONTRACTS AWARDED.

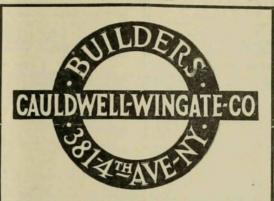
All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS. STAMFORD, CONN.—S. D. Clements, this place, has received the general contract to erect two 3-sty frame apartments, 30x60 ft., at Richmond Hill, this city, for J. Simon Scott, 76 Richmond Hill av, owner. Rubino & Yungerman, 102 Church st, New Haven, Conn., architects.

CHURCHES.

114TH ST.—Norcross Bros., 103 Park av, have received the general contract to erect the 1-sty

NEW YORK



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# **PROPOSALS**

The rate for Advertising under this heading is 25 cants 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., March 21, 1914.—Sealed proposals will be opened in this office at 3 p. m., April 30, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of the United States post office at Bryan, Tex. One story and basement building; ground area, 5,700 square feet; nonfireproof construction throughout; stone and brick facing; tin and composition roof. Drawings and specifications may be obtained from the custodian of site at Bryan, Tex., or at this office. O. Wenderoth, Supervising Architect.



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Contracts Awarded (Continued).

brick and stone cathedral, 100x160 ft., at 114th to 115th sts and Morningside av for the Notre Dame R. C. Church, 40 Morningside dr, owner, Rev. Father T. Wucher, pastor. Cross & Cross, 10 East 47th st, architects. Cost, about \$800,

DWELLINGS.

BELLE HARBOR, L. I.—William A. Hogan, Belle Harbor, L. I., has received general contract to erect a 2½-sty reinforced concrete residence, 30x42 ft., on the west side of Montauk av, 76 ft. north of Washington av, for John J. Lancer, 44 Charlton av, Carl P. Johnson, 30 East 42d st, N. Y. C., architect. Cost, about \$10,000.

SPRINGFIELD, N. J.—Fred H. Frederickson, Essex st, Millburn, N. J., has received general contract to erect a frame residence for E. Erickson and N. Larson, Millburn, N. J., owners. Cost, about \$3,000.

cors. Cost, about \$6,000.

COLD SPRING HARBOR, L. I.—Bingham & Campbell, Cold Spring Harbor, L. I., have received the general contract to erect an addition to the 2½-sty frame residence for Townsend Jones, Cedarhurst, L. I. Nelson & Van Wagenen, 15-17 West 38th st, N. Y. C., archi-

246TH ST.—T. H. Fraser Co., 215 Montague st, Brooklyn, has received the general contract to erect a 2½-sty fieldstone and terra cotta block residence, 45x65 ft. in the north side of 246th st, 190 ft. east of Fieldstone av, for Prof. George D. Strayer, 525 West 120th st. Harrie T. Lindeberg, 2 West 47th st, is architect. Cost, about \$15,000.

about \$15,000.

MOUNT KISCO. N. Y.—R. S. Pollock Co., 118
East 28th st. N. Y. C., has received the general
contract to erect a 2½-stv frame and local stone
residence for Samuel McRoberts. 55 Wall st. N.
Y. C. Foster & Gade, 15 West 38th st, N. Y. C.,
are architects.

Y. C. Foster & Gade, 15 West 38th st, N. Y. C., are architects.

PATERSON N. J. (sub).—The Rome Corporation 105 West 40th st N. Y. C. has received the mason work for the tile, plaster and brick residence, 45x50 ft., on Derrom av for Jane H. Carrol, 780 Market st, owner. William Hart Boughton, 796 Ashland av. Buffalo, N. Y., architect. Cost, about \$30,000.

MOUNT VERNON, N. Y.—Samuel Gibson, 40 North 9th av, Mount Vernon, has received general contract to erect a 2½-sty hollow tile and stucco residence on Villa av, east of Westchester av, for Robert B. Scott, 213 North Fulton av, owner. P. H. Ogden, 135 Urban st, architect. Cost, about \$15,000.

SEA CLIFF, L. I.—Howell & Sandfort, Cedar Swamp rd, Glen Cove, L. I., have received general contract to erect a 214-sty frame and brick veneer residence, 30x40 ft, at Thompson Park, for Thomas Truesdale, Thompson Park, owner. Walter Williams, 245 West 34th st, N. Y. C., architect.

FACTORIES AND WAREHOUSES.

for Thomas Truesdale, Thomuson Park, owner, Walter Williams, 245 West 34th st, N. Y. C., architect.

FACTORIES AND WAREHOUSES.

2D AV.—Sergeant-Maxwell Co., 103 Park av. N. Y. C., has received general contract to erect a 1-sty galvanized steel storage on the west side of 2d av. between 38th and 39th sts for the New York Municipal Railwavs Co. 85 Clinton st owner. Plans were prepared privately.

PITTSBURGH. PA. (sub).—H. J. Heinz Co. of this place, has awarded to the Raymond Concrete Pile Co., 140 Cedar st. N. Y. C., and Chicago, the contract for placing approximately 1.500 concrete piles, together with reinforced concrete footings for a warehouse at the company's plant.

ALBANY, N. Y.—Spencer W. Stewart, 17 Battery pl, N. Y. C., has received the general contract for a 5-sty reinforced concrete factory at Grand st and Hudson av for the Douw estate.

HALLS AND CLUBS.

MAMARONECK, N. Y. — Michael Doherty, Main and Allard avs. Hazelburst Park. New Rochelle, has received general contract to erect a 2-sty frame yacht club house and bathing pavilion at Shore Acres for Clifford B. Harmon & Co., 315 Madison av, N. Y. C. Chester A. Patterson. 222 Main st, New Rochelle, architect. Cost, about \$15,000.

PORT WASHINGTON, L. I.—John Henry Decker, 14 Carlton av has received general contract to erect a 2½-sty terra cotta block and stucco lodge and golf club for Isaac Guzzenheim. Sands Paint, L. L., owner. H. Van Buren Magonigle. 101 Park av, N. Y. C., architect. Cost, about \$15,000.

HOTELS.

54TH ST.—H. H. Oddie Inc. 251 4th av bas received general contract to erect a 7-sty addition to the Hotel Devon at 55 West 54th st, for the Oxford Building Co., Harris & Harris, 68 William st. Julius Harder, 120 West 32d st, architect.

STABLES AND GARAGES.

GARDEN CITY, L. I.—Kirwin & Estabrook, Hempstead. L. L. have received general con-

architect.

STABLES AND GARAGES.
GARDEN CITY, L. I.—Kirwin & Estabrook, Hempstead, L. I. have received general contract to erect a 2-sty frame and stucco private garage, 40x50 ft, for E. B. Knowlton, this place, owner. Ford, Butler & Oliver, 101 Park av, N. Y. C., architects. Cost, about \$37,000.

WATER ST (sub.).—The contract for excavating for the 6-sty stable at the northeast corner of Water and Governeur sts, for the Concordia Contracting Co., 44 Court st, Brooklyn, has been awarded to the Marcus Contracting Co., 1nc., 310 Front st. Jackson Bros., 168 Church st, general contractors. Walter B. Wills, 1181 Myrtle av, Brooklyn, architect.

Myrtle av, Brooklyn, architect.

STORES, OFFICES AND LOFTS.
31ST ST (sub.).—The Marcus Contracting Co., Inc., 310 Front st, has received the contract for demolishing buildings, excavating, shoring and sheatholling for the 12-sty loft building at 32-34 East 31st st, for the Adroit Building Co., J. F. Brody, president, 38 West 32d st. Roue & Goldstone, 38 West 32d st, architects.

24TH ST (sub).—Peter Neary & Son Co., 335 East 46th st, have received the granite work, Edwin Shuttleworth Co., Vernon av, L. I. City, the limestone for the loft building on the west side of 7th av, 24th to 25th sts, and south side of 25th st, west of present building, for the National Cloak & Suit Co., 207 West 24th st. I.

E. Ditmars, 111 5th av, architect. Martin C. Schwab, 5 South Wabash av, Chicago, Ill., engineer. Weiskof & Burroughs, 68 William st, consulting engineers. Bing & Einv 505 5th av, general contractors. Cost, about \$2,000,000. Excavating and foundation work is going on.

ALBANY, N. Y.—Spencer W. Stewart, 17 Battery pl, N. Y. C., has received the contract for an addition to the 5-sty brick and steel office building, 60x100 ft, at State st and Broadway for George Douglas Miller, owner. Charles G. Ogden, Albany, N. Y., architect.

#### THEATRES

BROADWAY.—Chas. Wuttke, 15 Hull st, has received general contract to erect a 1-sty brick moving picture theatre and stores on the west side of Broadway, north of Decatur st, for Mills Bros., Broadway and Rockaway av. L. Allmendinger, 926 Broadway, is architect. Cost, about \$15,000.

PROSPECT AV.—J. B. Roberts & Co., 1 Madison av, has received the general contract to erect the parish house on the east side of Prospect av, 78 ft. north of Boston rd, for the Grace Baptist Church, care of New York Mission Society, 162 2d av, Edward Judson, president. Stoughton & Stoughton, 96 5th av, architects. Cost, about \$40,000.

#### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

APARTMENTS, FLATS-AND TENEMENTS, 110TH ST, 153-159 West, and 7th av, n e cor, 6-sty brick tenement, 70x90; cost, \$80,000; owner, The Olds Const. Co., 320 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 98

84TH ST, 103-105 East, 9-sty brick tenement, 51x87; cost, \$150,000; owner, Rudolph Gross, 269 West st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 94.

#### SCHOOLS AND COLLEGES.

138TH ST, 57 West, 3 and 4-sty brick residence and school, 75x81; cost, \$50,000; owner, Sisters of the Blessed Sacrament, Mother Mary C. Drexel, superior, Cornwells, Maud P. O., Bucks Co., Pa.; architects, Ballinger & Perrot, 1328 Broadway. Plan No. 93.

#### STORES, OFFICES AND LOFTS.

BROADWAY, 63-65, 32-sty brick offices, 79x 209; cost, \$1,800.000; owner, The American Express Co., Jas. E. Fargo, Pres., 65 Broadway; architects, Renwick, Aspinwall & Tucker, 320 5th av; builders, Cauldwell-Wingate Co., 381 4th av. Plan No. 97.

9TH ST, 300-308 East. & 2d av, sec, 3-sty brick moving picture theatre and office, 26x 125; cost, \$15,000; owners, Philip & Benjamin Menschel, 142 2d av; architect, Louis A. Shein-art, 194 Bowery. Plan No. 96.

MISCELLANEOUS.
MANHATTAN ST, 78-80, 2-sty brick library, 50x91; cost, \$70,000; owner, New York Public Library, 42d st and 5th av; architects, Carrere & Hastings, 225 5th av. Plan No. 95.

#### Bronx.

APARTMENTS, FLATS AND TENEMENTS. TIFFANY ST, e s, 100 n 165th st, two 5-sty brick tenements, 50x88, slag roof; cost, \$100,-000; owner. Tiff Building Co., Peter Sinnott, 967 East 165th st, Pres.; architect, Harry T. Howell, 3d av and 148th st. Plan No. 128.

#### DWELLINGS.

DWELLINGS.

169TH ST, s e cor College av, four frame dwellings, one 3-sty, 25x50, three 2-sty, 16.8x45; cost, \$16,500; owner, Thornton Bros. Co., 1320 Clay av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 121.

169TH ST, s w cor Findlay av, six frame dwellings, one 3-sty, 25x57, five 2-sty, 20x52, tin roof; cost, \$26,000; owner. Thornton Bros. Co., 1320 Clay av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 120.

WILCOX AV, e s, 100 s Fairmount av, 1-sty frame dwelling, shingle roof, 16x32; cost. \$600; owners, Dennis & Marv McNamara. 643 Lexington av; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 123.

246TH ST, n s. 100 w Livingston av, 2½-sty brick dwelling, 48x61, shingle roof; cost, \$16,000; owner. G. D. Strayer, 533 West 124th st; architect, Harrie T, Lindeberg, 2 West 47th st. Plan No. 125.

TOWN DOCK RD, s s, 25 w Wilcox st, 2-sty brick dwelling, 20x48, shingle roof; cost, \$4,-500; owners, Di Maio & Scorpnato, 334 East 106th st; architect, J. A. Diaguardi, 89 49th st, Corona, L. I. Plan No. 130.

PALMER AV, w s, 356.8 s Bussing av. 2-sty brick dwelling, tin roof. 21x25; cost, \$1,500; owner, Gaetano Amigroni, 1716 Neried av; ar-chitect. M. W. Del Gaudio, 401 Tremont av. Plan No. 135.

#### FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

214TH ST s s, 200 w Barnes av, 1-sty frame shop, 16x16; cost, \$300; owner, Learno Frierie, 760 East 215th st; architect, T. J. Cunningham, 256th st and Fieldstone rd. Plan No. 122.

LAFONTAINE AV, s w cor 179th st, 6-sty brick factory, 97.5% x100, slag roof; cost, \$60,-000; owners, W. Aronstein & Bros., 580 Broadway; architect. John E. Kirby, Bergen Building, Bronx. Plan No. 126.

LONGFELLOW AV, e s, 273.6 n 172d st, 1-sty brick storage, 18x10, slag roof; cost, \$150; owner, Vincenzo Piccisiti, 553 East 188th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 129.

SCHOOLS AND COLLEGES.
WASHINGTON AV, w s, 183d to 184th sts. 3sty brick school, 66x99.62, slag roof; cost, \$60,-

000; owners, School of Our Savior, Rev. Francis P. Duffy, D. D., 407 West 14th st, Rector; architect, Thos. J. Duff, 407 West 14th st. Plan No. 127,

STABLES AND GARAGES.
FORT SCHUYLER RD, w s, 232.9 s Appleton av, 1-sty brick stable, 25x40; cost, \$1,600; owner, Thos. L. Higgins, 1632 Pelham rd; architect, John D. McLean, 1141 Havemeyer av. Plan No. 131.

STORES AND TENEMENTS.

JACKSON AV, w s, 188.56 n 163d st, 4-sty brick tenement, plastic slate roof, 25.7x64; cost, \$15.000; owner, Loyal Bldg Co., B. Lubowith, 391 East 149th st, secretary; architects, Frankfort & Kirschner, S30 Westchester av. Plan No. 124.

No. 124.

STORES, OFFICES AND LOFTS.
ARTHUR AV, w s, 27.7 n 187th st, 1-sty store and shop, tin roof, 50x76.6; cost, \$7,000; owner, Anna Defio, 1043 Underhill av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 134.

THEATRES.

WEBSTER AV, w s, 148 s 169th st, open air theatre, 57.6x100; cost, \$3,000; owner, Yorktown Realty Co., Milton M. Silverman, 3436 Broadway; architects, Gross & Kleinbuger, Bible House. Plan No. 133.

WEBSTER AV, w s, 148 s 169th st, 1-sty brick nicolette, tar and gravel roof, 42.6x100; cost, \$15,000; owner, Yorktown Realty Co., Milton M. Silverman, 3436 Broadway, Pres.; architects, Gross & Kleinberger, Bible House. Plan No. 132.

#### Brooklyn.

Brooklyn.

DWELLINGS.

LINWOOD ST. e s, 60 s Dumont av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, \$3,800; owner, Cutler Bldg. Co., 312 Wyona st; architect Morris Rothstein, 627 Sutter av. Plan No. 1496.

ROSS ST. s s, 275 w Marcy av, 6-sty brick dwelling, 50x87, tin roof, 35 families; cost, \$40,000; owner, Solomon-Kraus Realty Co., 217 Havemeyer st; architect, Chas. J. Reinschmidt, 147 4th av, N. Y. Plan No. 1494.

EAST 15TH ST, e s, 240 n Av N, two 2-sty frame dwellings 16x38, shingle roof, 1 family each; total cost, \$6,000; owner, Hans S. Kolfow, 1684 Nostrand av; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 1506.

EAST 17TH ST, e s, 220 s Av V, 2-sty frame dwelling, 224x49, slag roof, 2 families; cost, \$3,000; owner, Chas. Casale, 6 Baxter st N. Y.; architect, Edw. M. Anitto, 242 Mercer st, Jersey City. Plan No. 1500.

67TH ST, s s, 220 w 20th av, two 2-sty frame dwellings, 17x50, gravel roof, 2 families each; total cost. \$7,200; owner, Seeler-Mayer Const. Co., 1835 67th st. 200; owner, Seeler-Mayer Const. Co., 1835 67th st. Plan No. 1505.

67th st. Plan No. 1505.

EAST 10TH ST, w s, 370 s Av I, 2-sty frame dwelling, 22.2x50.2, shingle roof, 2 families; cost, \$4,800; owner, Louis M. Pearson, 1251 East 40th st; architect, A. White Pierce, 59 Court st. Plan No. 1513.

CORBIN PL, w s, 370 n Esplande, 2-sty frame dwelling, 20x48, tile roof, 1 family; cost, \$8,000; owner, Bel B. Purdy, 9 Mt. Morris Park West; architect, Benj Driesler, 153 Remsen st. Plan No. 1546.

Plan No. 1046.

SUNNYSIDE AV, s s, 1023 e Hendrix st, eleven 2-sty brick dwellings, 20x45, gravel roof, 2 families each; total cost, \$38,500; owner, Frank Richards, Sunnyside av and Hendrix st; architect, W. C. Winters, 106 Van Siclen av. Plan No. 1545.

SUNNYSIDE AV, s s, 324.3 e Hendrix st, two 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, \$6,000; owner, Frank Richards, Jamaica av and Hendrix st; architect, W. C. Winters, 106 Van Sielen av. Plan No. 1544.

BALMERS WALK, w s. 210 s Surf av, two 1-sty frame dwellings, 20x30, shingle roof, 1 family each; cost, \$600; owner, Sam'l Richman, Neptune av and Henry st; architect, Abram D. Hinsdale, 96 Coney Island av. Plan No. 1571.

EAST 7TH ST, w s, 75 n Ditmas av, 2-sty frame dwelling, 17x40, shingle roof, 1 family; cost, \$2,000; owner, John Carr, 465 Ocean pkway; architect, Jos. A. Brock, 865A Gates av. Plan No. 1584.

av. Plan No. 1584.
WEST 15TH ST. e s, 220 n Neptune av. 2-sty
frame dwelling, 20x35, metal roof, 2 families;
cost, \$2,000; owner, Antonio Lavalle, on premises; architect, Freeman P. Imperato, 356 Ful
ton st. Plan No. 1577.

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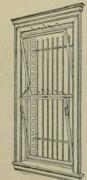
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WINE BOTTLE RACKS

Plans Filed-New Buildings-Bklun. (Contd.).

DITMAS AV, n w cor East 7th st, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$2,500; owner, John Carr, 465 Ocean Pkway; architect, Jos. A. Brock, 865A Gates av. Plan No. 1585.

Pkway; architect, Jos. A. Brock, 865A Gates av. Plan No. 1585.

DITMAS AV, n s, 30 w East 7th st, three 2-sty frame dwellings, 18x40, shingle roof, 1 family each; total cost, \$7,500; owner, John Carr, 465 Ocean Pkway; architect, Jos. A. Brock, 865A Gates av. Plan No. 1583.

HENDRIX ST, w s, 120 n Hegeman av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each: total cost, \$10,000; owner, David Bloom, 492 Saratoga av; architects. S. Millman & Son, 1780 Pitkin av. Plan No. 1614.

WARWICK ST, w s, 160 s Blake av, three 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$16,500; owner, Arvinte Bldg. Corp., 1522 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1613.

EAST 14TH ST, e s, 260 n Av J, three 2-sty brick dwellings, 16,4x70, slag roof, 2 families each; total cost, \$15,600; owner, Vanadrian Bldg, Co., 2234 East 15th st, architect, Robt. Avan Cleave, 2234 East 15th st, architect, Robt. Avan Cleave, 2234 East 15th st, architect, Robt. Avan Cleave, 2234 East 15th st, Plan No. 1632.

Bldg. Co., 2234 East 15th st. Plan No. 1632.

Van Cleave, 2234 East 15th st. Plan No. 1632.

WEST 35TH ST, e s, 260 n Mermaid av, 2sty frame dwelling, 28x43, shingle roof, 1 familv: cost, \$4,500; owner, Mrs. R. P. Panken,
2848 West 36th st; architect. Geo. H. Suess,
2966 West 29th st. Plan No. 1622.

LINWOOD'ST, w s, 150 n Dumont av, five 2sty brick dwellings, 20x52, slag roof, 2 families
each; total cost, \$25,000; owner, Louis Kaplan,
1976 84th st; architects, S. Milman & Son, 1780
Pitkin av. Plan No. 1650.

UNION ST, n s, 189 w Nostrand av, seven 2sty brick dwellings, 28.9x20, tin roof, 1 family
each; total cost, \$28,000; owner, Frederick Const.
Co., 185 Montague st; architects, Rupp Bros.,
Inc., 186 Remsen st. Plan No. 1656.

EAST 3D ST, w s, 71 s Av I, two 2-sty frame
dwellings, 16x36, shingle roof, 1 family each;
total cost, \$4,800; owner, Economy Homes Co.,
110 Av I; architect, F, J, Dassan, 1373 Broadavy. Plan No. 1682.

way. Plan No. 1682.

EAST 7TH ST, w s, 319.5 s Av P. 2-sty frame dwelling, 30x23, shingle roof, 1 family; cost, \$4,000; owner, Richard C. Doggett, 801 Av Q; architects, Slee & Bryson, 154 Montague st. Plan No. 1702.

No. 1702.

67TH ST, s s. 260 w 20th vv, two 2-sty frame dwellings, 17x40, gravel roof, 2 families each; total cost, \$7,200; owners, Seeler-Macer Const. Co.. 1835 67th st; architect, Fred H. Seeler, 1835 67th st. Plan No. 1680.

EAST 92D ST, e s. 20 n Av F, four 2-sty frame dwellings, 16x25, shingle roof, 1 family each; total cost, \$4,000; owner, Geo. A. Morris, Jr., 38 Laurel rd. Ridgewood, N. J.; architect, same. Plan No. 1653.

same. Plan No. 1653.

BEDFORD AV, w s, 380 s Farragut rd, eleven 2-sty brick dwellings, 18x54, gravel roof, 1 family each; total cost, \$66,000; owner, Renslau Realty Co., 740 Lexington av; architects, Cohn Bros., 361 Stone av. Plan No. 1649.

BEDFORD AV, e s, 240 s Farragut rd, eleven 2-sty brick dwellings, 18x54, gravel roof, 1 family each; total cost, \$66,000; owner, Renslaw Realty Co., 740 Lexington av; architects, Cohn Bros., 361 Stone av. Plan No. 1648.

BEVERLY RD, n.e. cor, East 32d st. 2-sty

Bros., 361 Stone av. Plan No. 1648.

BEVERLY RD, n e cor East 32d st. 2-sty brick dwelling, 20x35, gravel roof, 1 family; cost., \$3,500; owner, C. Morgensen, 1335 New York av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1683.

LENOX RD, s s. 100 e East 49th st, 2-sty frame dwelling, 19x52, slag roof, 2 families; cost, \$3,500; owner, Vincenzo Campise, 182 Stagg st; architects, Canello & Gallo, 60 Graham av. Plan No. 1697.

STONE AV. e s. 105 s Livopia av. 4 sty byick

Plan No. 1637.

STONE AV. e s, 105 s Livonia av, 4-sty brick dwelling, 62.6x89. gravel roof, 28 families; cost, \$35,000; owner, Rachel Metnick, 320 Wyona st; architects, Cohn Bros., 361 Stone av. Plan No. 1622.

WILLIAMS AV, e.s. 200 s Dumont av, two 4-sty brick dwellings, 50x88, gravel roof, 23 fami-lies each; total cost. \$50,000; owners, Wallam & Hoffman, Inc., 653 Georgia st; architects, Chas Infanger & Son, 2634 Atlantic av. Plan No. 1647.

BOARDWALK, n s, 1,200 e Ocean parkway, -sty frame dwelling, 18x22, tar paper roof, 1 amily; cost, \$200; owner. Realty Associates; rchitect, Benj. Driesler, 153 Remsen st. Plan to. 1675.

#### FACTORIES AND WAREHOUSES.

LIBERTY AV. s s, 75 e Schenck av, 1-sty frame shop, 25x25, gravel roof; cost, \$400; owner, Louis Shepeloff, 40 Bristol st; architect, Henry Rockmore, 1531 48th st. Plan No. 1555.

#### STABLES AND GARAGES.

STABLES AND GARAGES.

PRESIDENT ST, s. 75 w New York av.
1-sty brick garage, 50x127, gravel roof; cost,
\$7,500; owner, Jas. 0. Spencer, 637 St Marks
av; architect, W. H. Tiedemann, 475 North st,
Queens. Plan No. 1588.

MORGAN AV, s w cor Maujer st, 1-sty brick
stable and office, 95x183, slag roof; cost, \$15,000; owners, Levy Bros., Bushwick av and
Scholes st; architect, Wm. Debus; 86 Cedar st.
Plan No. 1591.

STONE AV e. s. 114 n Rergen st, 2-sty brick

Plan No. 1591.

STONE AV, e s, 114 n Bergen st, 2-sty brick stable, 16x42, tin roof; cost, \$500; owner, Nunzio Russo, 199 Stone av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1587.

15TH AV, e s, 60.2 n 55th st, 1-sty frame garage, 22x18, shingle roof; cost, \$450; owner, Dawin S. Karr, 5407 15th av; architect, Jos. A. Boyle, 367 Fulton st. Plan No. 1576.

BOND ST, e s, 32 s Warren st, 1-sty brick garage, 24.6x25, gravel roof; cost, \$500; owner, Clara Birner, 671 Bedford av; architect, Max Hirsch, 391 Fulton st. Plan No. 1674.

WEST 9TH ST, e s, 177 s 86th st, 2-sty frame able, 28x55, tin roof; cost, \$1,350; owner, incenzo Bruno, 2960 West 22d st; architect, eo. H. Suess, 2960 West 29th st. Plan No. 1695.

STORES AND DWELLINGS.
GATES AV, s e cor Patchen av, 3-sty brick store and dwelling, 19x80, slag roof, 2 families; cost, \$6,500; owner, Premier Realty Corp., 176 Broadway: architect, Wm. Debus, 86 Cedar st. Plan No. 1503.

POWELL ST, n w cor Liberty av, 4-sty brick store and dwelling, 43x90, gravel roof, 2 fami-lies; cost, \$25,000; owner, Morris Halperin, 74 Broadway; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 1646.

Atlantic av. Plan No. 1646.

STORES AND TENEMENTS.
SOUTH 9TH ST. s s. 121 e Bedford av, 6-sty brick tenement, 50x87 slag roof, 30 families; cost, \$55,000; owner, Michael Josephsohn, 105 Stanton st, N. Y.; architects, Shampan & Shampan, 772 Broadway. Plan No. 1504.

OCEAN AV, n e cor Newkirk av, 4-sty brick tenement, 87x108, gravel roof, 23 families; cost, \$65,000; owner, Louisville Realty Co., 4819 14th av; architect. W. T. McCarthy, 16 Court st. Plan No. 1534.

BAY 15TH ST. w s. 70 n Path av Activ

Plan No. 1534.

BAY 15TH ST, w s, 70 n Bath av, 4-sty brick tenement, 44x92, slag roof, 16 families; cost, \$35,000; owner, Franio Construction Co., 8611 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1594.

39TH ST, n s, 320 w 13 av, 4-sty brick tenement, 40x84.2, slag roof, 16 families; cost, \$20,000; owner, Hyman Goldberg, 1208 43d st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1602.

CONEY ISLAND AV, e s, 401.1 s Slocum pl. six 3-sty brick tenements, 20.11x72.6, gravel roof, 6 families each; total cost, \$45,000; owner, Frank M. Baker, 330 Westminster rd; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1624.

STERLING PL, n s. 308.4 e Howard av, 4-sty brick tenement, 41.8x100, gravel roof, 20 fami-lies; cost, \$25,000; owner, The Parkling, Inc., 509 Sutter av; architects, Cohn Bros., 316 Stone av. Plan No. 1678.

509 Sutter at , as 240 w 8th av, three 3-sty brick tenements, 20x79, gravel roof, 6 families each; total cost, \$19,500; owner, Dan'l J. Lynch, 428 57th st; architect, Thos, Bennett, 3d av and 52d st. Plan No. 1679.

DE KALB AV, s. s. 90 e St. Nicholas av, 3-sty brick tenement, 27x72, tin roof, 6 families; cost. \$10,000; owner, Louis Sshmidt, 125 St. Nicholas av; architect, Louis Berger, 1652 Myrtle av. Plan No. 1688.

THEATRES.

STH AV, n w cor 49th st, 1-sty open air theatre, 95x100; cost, \$1,000; owner, Alex. Underhill, 132 Patchen av; architect, E. M. Adelsohn 1776 Pitkin av. Plan No. 1484.

1776 Pitkin av. Plan No. 1484.

MISCELLANEOUS.

ALBANY AV, e s, 90 s St. Johns pl, open air theatre (operating booth), 7.10x10.2; cost. \$100; owner, St. Thomas Amusement Co., 292 Flatbush av; architects, Eisenla & Carlson, 16 Court st. Plan No. 1568.

ELLERY ST, n s, 100 e Marcy av, 2-sty brick dairy, 81.3x100, slag roof; cost. \$25,000; owner, John Bosch Sons Dairy Co., 163 Ellery st; architect, Emil J. Meisinger, 394 Graham av. Plan No. 1630.

EMMONS AV, n e cor East 19th st, 1-sty frame stand, 44.6x30, gravel roof; cost, \$200; owner, Albert McLaughlin, on premises; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 1696.

EMMONS AV, n e cor Sheepshead Bay rd, frame open air pavilion, 75x80, rubberoid roof; cost, \$2.800; owner, Bert McLaughlin, 1901 Emmons av; architect, Ernest Langloise, 2137 West Sth st. Plan No. 1698.

#### Queens.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
L. I. CITY.—Luyster st, w s, 265 n Vandeventer av, 3-sty brick tenement, 25x80, tin root, 6 families; cost. \$12,000; owner, Alfred Marx, 31 Union sq, N. Y. C.; architect, Wm. Sprosser, 211 12th av, L. I. City. Plan No. 658.
L. I. CITY.—3d av, w s, 600 n Jamaica av, 5-sty brick tenement, 37x88, tin root, 25 families; cost. \$25,000; owner, Frank Zvanovec, 60 Wilson av, L. I. City; architect, Frank J. Schefcik, 4168 Park av, Bronx. Plan No. 687.
L. I. CITY.—11th av, e s, 205 s Grand av, eight 3-sty brick tenements, 20x55, tin roof, 3 families; cost. \$69,000; owner, Mathews Building Co., 468 Grand av, Corona; architect, E. Geo. Smart. 501 Curtis av, Richmond Hill. Plan Nos. 688-89.

RIDGEWOOD.—Putnam av, s s. 288 e Cypress

Plan Nos. 688-89.

RIDGEWOOD.—Putnam av, s s. 288 e Cypress av, three 3-sty brick tenements, 27x78, tin roof, 6 families; cost, \$27,000; owner, August Bauer, 355 Highland boulevard, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridrewood. Plan Nos. 730-31-32.

DWELLINGS.

COLLEGE POINT.—7th st. e s. 230 n 10th av, two 2½-sty frame dwellings, 22x34, shingle roof, 1 family, water heat; cost, \$7.000; owner, Edward Bertschenger, 511 7th st. College Point; architect, P. Schreiner, Causeway, College Point, Plan Nos. 620-21.

architect, P. Schreiner, Causeway, College Point, Plan Nos. 620-21.

CORONA.—38th st, e s, 325 n Jackson av, four 2-sty frame dwellings, 18x48, tin roof, 2 families; cost, \$10,000; owner and architect, A. Napoli, 43d st, Corona. Plan Nos. 623-24-25-26.

EDGEMERE.—Hudson av. e s, 140 n Edgemere av. 2-sty frame dwelling, 25x37, shingle roof, 1 family; cost, \$3,500; owner, S. Werner Realty Co., Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 628.

ELMHURST.—Horton st, n s, 100 w Hanover av. 2½-sty frame dwelling, 24x41, shingle roof, 1 family, steam heat; cost, \$4,000; owner and architect, J. Simkin, 6 Grand av. Corona. Plan No. 588.

ELMHURST.—Ivy st, s s, 345 w Chicago av. two 2-sty frame dwellings, 21x45, tin roof, 2 families; cost, \$7,000; owner and architect, J. Simkin, 5 Grand av, Corona. Plan Nos. 596-97.

FLUSHING.—28th st, e s, 100 s Norwood av.

FLUSHING.—28th st, e s, 100 s Norwood av, 2-sty frame dwelling, 17x20, shingle roof, 1 family; cost, \$1,200; owner and architect, Yale Land Co., 110 West 34th st, N, Y, C. Plan No. 654.

GLENDALE PARK.—Bedford av, w s, 200 s
Myrtle av, 2-sty frame dwelling, 22x42, tin
roof, 2 families; cost, \$3,000; owner, Chas.
Meyer, 9 Bedford av, Glendale Park; architects, L. Berger & Co., Myrtle and Cypress avs,
Ridgewood. Plan No. 573.

JAMAICA COURT.—4th st, n s, 140 e New
York av, 2-sty frame dwelling, 20x26, shingle
roof, 1, family, air heat; cost, \$2,000; owner
and architect, P. Vancuigerra, Rockaway rd
and Jamaica av, Jamaica. Plan No. 629.

JAMAICA.—Doncaster boulevard, s e cor
Radnox rd, 1½-sty brick dwelling and garage,
30x23, tin roof, 1 family; cost, \$1,000; owner,
Mary E. Cunningham, Jamaica Estates, Jamaica;
architect, A. Thompson, 1133 Broadway, N. Y. C.
Plan No. 594.

QUEENS.—Fillmore av, n e cor Queens park
way, 2-sty frame dwelling, 25x25, shingle roof,
1 family, steam heat; cost, \$3,000; owner, J.
Klingbeck, Bellaire Park; architect, Peter M.
Coco, Sandford av, Flushing. Plan No. 586.
ROCKAWAY BEACH.—Lincoln av, e s, 260 n

Coco, Sandford av, Flushing. Plan No. 586.

ROCKAWAY BEACH.—Lincoln av. e s. 260 n
Washington av, 2½-sty frame dwelling. 25x37.
shingle roof, I family; cost, \$4,200; owner and
architect, W. T. Kennedy Co., 462 Boulevard,
Rockaway Beach. Plan No. 614.

ROCKAWAY BEACH.—Eeach 71st st, e s, 635
s Boulevard, fifteen 2-sty frame dwellings, 18x
38, shingle roof, I family; cost, \$45,000; owner,
Carlton Summerfield Estates, Inc., 35 Nassau
st, N. Y. C.; architects, W. T. Kennedy Co., 62
Boulevard, Rockaway Beach. Plan Nos. 599 to
613.

ROCKAWAY BEACH.—Rockaway av, w s, 10 n Boulevard, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$2,500; owner and architect, P. H. Gray, 107 Smith st, Jamaica. Plan No. 619.

ROCKAWAY BEACH.—Rockaway av, w s, 100 n Boulevard, 2½-sty frame dwelling, 24x30, shingle roof, I family; cost, \$2,500; owner and architect, P' H. Gray, 107 Smith st, Jamaica. Plan No. 619.

ROCKAWAY BEACH.—Dodge av, e s, 198 s Boulevard (rear), 2-sty frame dwelling, 26x 18, slag roof, 2 families; cost, \$1,000; owner, Martin Blau, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 590.

ROCKAWAY BEACH.—Dodge av, e s, 178 s Boulevard, 3-sty frame dwelling, 22x38, shingle roof, 2 families; cost, \$3,500; owner, Martin Blau, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 589.

ROCKAWAY BEACH.—Neptune av, e s, 211 s Boulevard, twenty-two 1-sty frame bungalows, 13x18, shingle roof, 1 family; cost, \$7,700; owner, Isaac Zaret, 535 Boulevard, Rockaway Beach; architect, John Lasher, Rockaway Beach, Plan Nos, 630 to 651.

ROCKAWAY BEACH.—Undine av, n s, 456 s Boulevard, ten 1-sty frame dwellings, 13x27, shingle roof, 1 family; cost, \$3,500; owners. Harris & Kannister, Boulevard, Rockaway Beach; architects, Colton Bros., Washington av, Rockaway Beach. Plan Nos. 576 to 585.

ROCKAWAY BEACH.—Private st, w s, 352 n L. I. R. R. three 1-sty frame dwellings, 14x20, slag roof, 1 family; cost, \$900; owner, Mrs. Dorman, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan Nos. 576 to 585.

ST. ALBANS.—Herriot av, e s, 590 s Banks av, 2-sty frame dwelling, 17x24, shingle roof, 1 family, steam heat; cost, \$1,800; owner and architect, K. Jacobson, Herriot av and Banks av, St. Albans. Plan No, 627.

SOUTH OZONE PARK.—Rockaway rd, s s, 159 w Brinkmeyer av, two 1-sty frame dwellings av, St. Albans. Plan No, 627.

WOODHAVEN.—Boyd av, w s, 100 s University pl, five 2-sty frame dwellings, 18x40, shingle roof, 1 family; cost, \$4,000; owner, Mrs. Fannie Bernstein, University pl, near Boyd av, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No, 598.

CORONA.—National av, w s, 25 n Smith av, three 2-sty brick dwellings, 18x50, tin roof, 2 families; cost, \$6,000;

659-60-61.

EDGEMERE.—Ocean Breeze Camp, 1,000 w Frank av, four 1-sty frame dwellings, 14x20, shingle roof, 1 family; cost, \$8,000; owner, Wm. A. Renhart, Edgemere; architect, J. H. Cornell, Far Rockaway. Plan Nos. 683-84-85-86.

EDGEMERE.—Beach av. w s, 50 n Mermaid av, 2-sty frame dwelling, 25x49, shingle roof, 1 family; cost, \$5.500; owner, John McBride, Far Rockaway; architect, Thos. O'Kane, Jr., Far Rockaway. Plan No. 682.

ELMHURST.—Carter pl. e s, 175 s, Whitlock

family; cost, \$3,300; owner, 30nm kebitate, Far Rockaway; architect, Thos. O'Kane, Jr., Far Rockaway. Plan No. 682.

ELMHURST.—Carter pl. e s, 175 s Whitlock av, two 1-sty frame dwellings, 25x30, tin roof, 1 family; cost. \$2,400; owner, Nicola Cuiffo, 83 Banzet st, Brooklyn; architect. A. Schoeller, Mulberry av, Corona. Plan No. 669.

FAR ROCKAWAY.—Seaview av, w s, 256 s William st, 2½-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, \$3,600; owner, Chas. Sherrott, Mott av, Far Rockaway; architect, Michael Boros, Bogota, New Jersey. Plan No. 674.

FAR ROCKAWAY.—Cornaga av, w s, 60 s Smith st, 2-sty frame dwelling, 30x28, tin roof, 2 families; cost, \$3,200; owner, W. Keese, Far Rockaway; architect, J. H. Cornell, Far Rockaway, Plan No. 675.

FAR ROCKAWAY.—Crescent st, n e cor Mc-Neil av, 2-sty frame dwelling, 40x24, shingle roof, 1 family, water heat; cost, \$7,600; owner, Mrs. Gelr, Wavecrest av, Arverne; architect, A. Hansen, 7 Vernam av, Arverne. Plan No. 671.

FLUSHING.—Exter st, s s, 100 e Lawrence st, 2-sty frame dwelling, 22x25, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, Fred S. Yale, 385 Sandford av, Flushing, Plan No. 664.

MASPETH.—Sophie st, w s, 150 s Flushing av, 2-sty frame dwelling, 22x250, tin roof, 2 families, hot water heat; cost, \$3,000; owner, Chas, Baier, Jr., 5 Sophie st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 666.

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(Plans filed-Queens-Continued)

MASPETH.—Washington st, e s, 150 s Elm st, 1-sty frame dwelling, 21x37, tin roof, 1 family; cost. \$1,200; owner, Hugo Hildebrandt, Madison av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 665.

ROCKAWAY EBACH.—Oxford av, e s, 340 n Bayside drive, 2-sty frame dwelling, 21x35, shingle roof, 1 family, steam heat; cost, \$4,250; owner, John A. Caplan, 32 Washington av, Rockaway Beach; architect, Arnold Johnson, 5th av, Rockaway Park. Plan No. 670.

ROCKAWAY BEACH.—Neptune av, w s, 90 s Boulevard, two 1-sty frame dwellings, 14x20, shingle roof, 1 family; cost, \$800; owners, Herschfield & Robinson, Rockaway Beach; architect, J. H. Cornell, Far Rockaway. Plan Nos. 677-79.

ROCKAWAY BEACH.—Beach 82d st, w s, 227

ROCKAWAY BEACH.—Beach 82d st, w s, 227 s Boulevard, 2-sty frame dwelling, 27x25, slag roof, 1 family; cost, \$2,000; owner, Pauline Hartung, 18 Beach 83d st, Rockaway Beach; architect, Paul Hartung, same address. Plan No. 681.

NO. 681.

ROCKAWAY BEACH.—Neptune av, w s, 90 s
Boulevard, two 1-sty frame dwellings, 16x37,
shingle roof, 2 families; cost, \$1,600; owners,
Herschfield & Robinson, Rockaway Beach;
architect, J. H. Cornell, Far Rockaway Beach.
Plan Nos. 678-80.

ARVERNE.—Amstel blvd, n s, 264 w Remington av, 1-sty frame dwelling, 15x20, shingle roof, 1 family; cost, \$300; owner, S. Englesberg, premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 693.

ARVERNE.—Vernam av. e s, 360 n Morris av. 2-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Mary Robinowitz, 474 Barbey st, Brooklyn; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 694.

No. 694.

ARVERNE.—Vernam av, e s, 280 n Morris av, 2-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, \$4,000; owner and architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 695.

ARVERNE.—Vernam av, e s, 440 n Morris av, 2-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, \$4,000; owner, J. Cooper, 407 Van Siclen av, Brooklyn. Plan No. 696.

ARVERNE.—Vernam av. e s. 400 n Morris av. 2-sty frame dwelling, 22x36, shingle roof, 1 famly, steam heat; cost, \$4,000; owner, Morris Freidman, 626 Prospect st, Bronx; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 697.

ARVERNE.—Vernam av, e s, 320 n Morris av, 2-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Ida Freidman, 851 Sutter av, Brooklyn. Plan No. 698.

CORONA.—Fillmore av, s s, 75 w 45th st, 2-sty brick dwelling, 20x50, tin roof, 2 families, water heat; cost, \$3,800; owner, Mrs. Anna Krupp, 42 East Jackson av, Corona; architect, Alfred DeBlasi, West Jackson av, Corona. Plan No. 691.

No. 691.

CORONA.—National av, n e cor Smith av, 2sty brick dwelling, 20x50, tin roof, 2 families,
water heat; cost, \$3,500; owner, Rossaro Giaino,
East Jackson av, Corona; architect, Alfred De
Blasi, Corona, Plan No. 692.

Blasi, Corona. Plan No. 692.

CORONA.—Sycamore av, e s, 150 n Cedar st, 2½-sty frame dwelling, 20x45, shingle roof, 1 family, steam heat; cost, \$4,100; owner, Mrs. Jane Marshall, care of architect, C, Gebele, 114 Cook av, Elmhurst. Plan No. 711.

ELMHURST.—s e cor Shurz av, 2½-sty frame dwelling, 17x32, shingle roof, 1 family; cost, \$2,700; owner, Chas. Beyerkohler, 827 Melrose av, Bronx; architect, C. Gebele, Elmhurst. Plan No. 719.

No. 719.

ELMHURST.—Baxter av, s e cor 3d st, 2½-sty frame dwelling, 19x32, shingle roof, 1 family, steam heat; cost, \$3,500; owner, John Nichols, Broadway, Elmhurst; architect, C. L. Varrone, Corona av, Corona, Plan No. 714.

FOREST HILLS.—Greenway South, n w cor Union turnpike, 2½-sty terra cotta dwelling, 41x28, tile roof, water heat; cost, \$12,000; owner, Chas. R. Smith, 34 West 69th st, N. Y. C.; architects, Peabody, Wilson & Brown, 389 5th av, N. Y. C. Plan No. 710.

HOLLIS.—Sagamore av, e s, 190 s Hemp-

5th av, N. Y. C. Plan No. 710.

HOLLIS.—Sagamore av, e s, 190 s Hempsted turnpike, three 2½-sty frame dwellings, 18 x40, shingle roof, 1 family, steam heat; cost, \$9.000; owner. Henry E. Wade, 419 Lincoln av, Richmond Hill; architect, Geo. E. Crane, 67 Welling st, Richmond Hil. Plan Nos. 704-5-6.

HOLLIS.—Woodhull av, n w cor Cherokee av, 2½-sty frame dwelling, 18x44, shingle roof, 1 family; cost, \$3,500; owner, Henry E. Wade, 419 Lincoln av, Richmond Hill, architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 707

HOLLIS.—Sagamore av, n w cor Woodhul av, 2½-sty frame dwelling, 18x44, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Henry E. Wade, 419 Lincoln av, Richmond Hill; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 708-9.

JAMAICA GARDENS.—9th st, s s, 125 w Van Pelt av, 1-sty frame dwelling, 18x24, shingle roof, 1 family; cost, \$1,000; owner and architect, Niels C. Mortinson, Rosedale. Plan No. 703.

QUEENS.—Preston av, s s, west of Dewey av, 2-sty frame dwelling, 22x35, shingle roof, 1 family, water heat; cost, \$4,000; owner, Chas, C. Roebesch, Delta pl, Glendale; architect, Wm. Young, 12 Doda av, Jamaica. Plan No. 718.

WOODSIDE.—Woodside av, n s, 56 w 2d st, frame dwelling, 18x34, tar and gravel roof, 1 family; cost, \$3,500; owner, John Hoerning, 243 Woodside av, Woodside; architect, Wm. Sprosser, 211 12th av, L. I. City. Plan No. 709.

BAYSIDE.—Braddish av, s s, 35 e John av, 2½-sty brick dwelling, 40x26, shingle roof, 1 family, steam heat; cost, \$6,000; owner, A.ex. K. Fox, Lawrence Bldg., Bayside; architect, G H. Cooper, Whitestone av, Flushing. Plan No. 375.

CORONA.—South Central av, 2, erect new rick cesspool to dwelling; cost, \$45; owner, A. izzaro, premises. Plan No. 720.

CORONA.—South Central av, 2, erect new brick cesspool to dwelling; cost, \$45; owner, A. Pizzaro, premises. Plan No. 720.

CORONA.—Central av, w s, 75 n Grand av, 2½-sty frame dwelling, 19x30, shingle roof, 1 family, steam heat; cost, \$3,200; owner, Ames Schrott, 35 Edson av, Corona, Plan No. 725.

ELMHURST.—Pettit pl, w s, 25 n 2d st, two 2½-sty frame dwellings, 19x32, shingle roof, 1 family, steam heat; cost, \$7,000; owner, John Nichols, Broadway, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan Nos, 726-27.

FLUSHING.—Osgood pl, s, 175 w Whitestone av, 2-sty frame dwelling, 25x32, shingle roof, family; cost, \$2,800; owner, Edw, H. Crawford, 21 Covert pl, Flushing; architect, G. H. Cooper, Whitestone av, Flushing, architect, G. H. Cooper, Whitestone av, Flushing, architect, G. H. Cooper, Whitestone av, Bayside. Plan No. 734.

FLUSHING.—Myrtle av, n s, 300 w Brewster av, 2-sty frame dwelling, 33x32, shingle roof, 1 family, water heat; cost, \$4,800; owner, Thomas Cleary, Covert pl, Flushing; architect, G. H. Cooper, Whitestone av, Bayside. Plan No. 733.

LIBERTY HEIGHTS.—Gherardi av, w s, 236 n Sutter av, 2-sty frame dwelling, 18x50, tin roof, 2 families, water heat; cost, \$2,800; owners, John & Carrie Killoran, 1252 Herkimer st, Brooklyn; architect, L. F. Schillinger, 167 Van Sielen av, Brooklyn. Plan No. 721.

RICHMOND HILL.—Oceanview av, s e cor Ferris st, five 2-sty frame dwellings, 20x32, shingle roof, 1 family, furnace heat; cost, \$12,500; owner, George Schafer, 19 Millford st, Brooklyn, architect, Lawrence J. Frank, Jr. 206 Crescent st, Brooklyn, Plan Nos, 739-40.

ROCKAWAY BEACH.—North Eldret av, w s, 400 n L. I. R. R., 2-sty frame dwelling, 14x30, shingle roof, 1 family, furnace heat; cost, \$12,500; owner, George Schafer, 19 Millford st, Brooklyn, Plan No. 724.

WINFIELD.—Bowne av, e s, 80 s Monroe st, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost \$2,500; owner, Albert Roder, 93 Roman pl, Winfield; architect, C. L. Varrone, Corona av, Corona. Plan No. 728.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.
MIDDLE VILLAGE.—Steuben st, s s, 100 w
Morton st, 1-sty frame storage, 18x22, tar and
gravel roof; cost, \$150; owner, A. J. Hendel,
Wayne st, Middle Village; architect, Wm. Von
Felde, 2191 Metropolitan av, Middle Village,
Plan No. 722.

STABLES AND GARAGES.

COLLEGE POINT.—Sth st, w s, 80 n 1st av,
1-sty brick garage, 20x22, tin roof; cost, \$500;
owner, J. J. Smyth, premises; architect, C.
Ritterbusch, 156 5th av, N. Y. C. Plan No.
653.

653.

FLUSHING.—Chestnut st, n w cor Hicks pl. 1-sty frame garage, 10x16, shingle roof; cost, \$100; owner, Mrs. F. E Diehl, 50 Chestnut st, Flushing. Plan No. 652.

RICHMOND HILL.—Maple st, s w cor Central av, 1-sty frame garage, 18x20, shingle roof; cost, \$600; owner, V. C. Daggett, Maple st, Richmond Hill; architect. Otto Thomas, Fulton st, Jamaica. Plan No. 595.

GLENDALE PARK.—Walling st, w s, 125 s Northern Boulevard, 2-sty frame cow stable, 36 x28, rubberoid roof; cost, \$3,000; owners, Marino & Guylino, Walling st, Glendale park; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 663.

ELMHURST.—Hanover st, s w cor Gerry av, 1-sty frame garage, 17x20, tin roof; cost, \$120; owner, L. Knife, 30 Hanover av, Elmhurst. Plan No. 712.

WOODHAVEN.—Shipley st, s s, 180 e Forest

WOODHAVEN.—Shipley st, s s, 180 e Forest pkway, 1-sty frame garage, 17x15, shingle roof; cost, \$250; owner, T. E. Smith, premises. Plan No. 717.

No. 717.

ELMHURST HEIGHTS.—Madison st, n w cor Willey st, 1-sty frame garage, 12x20, shingle roof; cost, \$100; owner, George Vogel, premises. Plan No. 738.

FLUSHING.—Broadway, n s, 43 w Linden st, 1-sty brick garage, 72x18, slag roof; cost, \$2,-500; owner, Flushing Taxi Cab Co., 110 Broadway, Flushing; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 735.

STORES AND DWELLINGS.
CORONA.—Jackson av, n e cor 47th st, 3-sty brick store and dwelling, 20x57, slag roof, 2 families; cost, \$8,500; owners, Thompson Bros., Jackson and Grant avs, Corona; architect, Albert Morris, 808 Prospect pl, Brooklyn. Plan No. 655.

RIDGEWOOD.—Forest av, n e cor Madison st, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$5,500; owner, Charles Tritschler, 454 Stuyvesant av, Brooklyn; architect, Wm. DeBus, 86 Cedar st, Brooklyn. Plan No. 657.

No. 657.

MIDDLE VILLAGE.—Metropolitan av, n s, 43 e Ward st, 2-sty brick store and dwelling, 18x50, shingle roof, 1 family; cost, \$3,000; owner, Bertha H. Young, 2164 Metropolitan av, Middle Village; von Felde, 2191 Metropolitan av, Middle Village. Plan No. 723.

STORES, OFFICES AND LOFTS.
RICHMOND HILL.—Jamaica av, s s, 500 e Wyckoff av, three 1-sty frame stores, 20x26, tin roof; cost, \$1.500; owner and architect, Geo. E. Johnson, S3 Maple st, Brooklyn. Plan No. 662.

No. 662.

ROCKAWAY BEACH.—Hammells av, w s, 15
n Boulevard, 1-sty frame office, 15x20, shingle
roof; cost, \$200; owner, Luke Eldert, Eldert
av, Rockaway Beach. Plan No. 622.

STORES AND TENEMENTS.
L. I. CITY.—Graham av, n s, 65 w 9th av, 4sty brick tenement, 35x64, slag roof, 8 families;
cost, \$15,000; owner, Valentine Kitterle, 193 9th
av, L. I. City; architect, G. Erda, 826 Manhattan av, Brocklyn. Plan No. 575.

RIJGEWOOD —Cornelia st. n s, 53 e Myrtle

RIDGEWOOD.—Cornelia st, n s. 53 e Myrtle r, six 3-sty brick tenements, 28x78, tin roof, 6

families; cost, \$48,000; owner, August Bauer, 355 Highland boulevard, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 569-70-71-72.

wood. Plan Nos. 569-70-71-72.

L. I. CITY.—8th av, s w cor Vandeventer av;
4-sty brick tenement, 25x70, slag roof, 6 families; cost, \$8,000; owner and architect, Andrea
Pipitone, 577 7th av, L. I. City. Plan No. 716.

RIDGEWOOD.—Putnam av, n e cor Cypress
av, 3-sty brick store and tenement, 25x85, slag
roof, 5 families; cost, \$10,000; Putnam av,
n s, 25 e Cypress av, twelve 3-sty brick tenements, 25x85, slag roof, 6 families; cost, \$108,000; owner, August Bauer, 355 Highland blvd,
Brooklyn; architects, L. Berger & Co. Myrtle
and Sypress avs, Ridgewood. Plan Nos. 699700-1-2.

THEATRES.

RIDGEWOOD.—Covert av, n w cor Greene av, 1-sty brick moving picture theatre, 50x100, slag roof, steam heat; cost, \$15,000; owner, Baldessane Livotta, 691 Knickerbocker av, Brooklyn; architects, Cannella & Gallo, 60 Graham av, Brooklyn. Plan No. 656.

FAR ROCKAWAY.—Central av, s s, 300 e Cornaga av, 1-sty frame air drome, 30x10, tin roof; cost, \$300; owner, M. A. Harrison, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 676.

away. Plan No. 676.

MISCELLANEOUS.

JAMAICA.—Wisner pl. s s, 380 w Maure av.
1-sty frame tool house, 13x16, gravel roof; cost.
\$275; owner, L. I. R. R. Co., Penn Terminal,
N. Y. C. Plan No. 616.

JAMAICA.—Maure av, w s, 80 n Atlantic av,
1-sty frame tool house, 13x16, gravel roof; cost.
\$275; owner, L. I. R. Co., Penn. Terminal,
N. Y. C. Plan No. 618.

\$275; owner, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 618.

JAMAICA.—Archer pl, s s, 10 e Van Wyck av, 1-sty frame tool house, 13x16, gravel roof; cost, \$275; owner, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 615.

L. I. CITY.—L. I. R. R., n s, 80 e Thompson at. 1-stv frame tool house, 13x16, gravel roof; cost, \$275; owner, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 617.

METROPOLITAN.—Martin st, s w cor Nagy st, erect water closet compartment for moving picture show, 10x4, tin roof; cost, \$500; owner, E. Bredran, 1870 Grove st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood Plan No. 574.

CORONA.—Grinell av, e s, 125 s Park av, frame coop, 20x50, paper roof; cost, \$50; owner, J. Von Til, premises. Plan No. 672.

FLUSHING.—Hawthorne st, s s, 100 w Hillcrest av, frame coop, 60x10, paper roof; cost, \$100; owner, Herman Maher, Jr., premises. Plan No. 673.

L. I. CITY.—Sth st, n s, 500 w West av, 1 between the state of the section of t

L. I. CITY.—Sth st, n s, 500 w West av, 1-sty brick lavatory, 22x11, slag roof; cost, \$700; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 690.

RIDGEWOOD.—Woodward av, w s, 50 s Trout-man st, 1-sty brick shed, 25x100, slag roof; cost, \$2,000; owner, John Meyer, prem-

ises; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 715.

WHITESTONE.—18th st, s s, 80 e 8th av, 1sty frame shed, 12x20, paper roof; cost, \$75;
owner, Mary Finn, premises. Plan No. 713.

FAR ROCKAWAY.—Central av. s s, 300 e
Cornaga av, erect booth for airdrome; cost,
\$100; owner, M. A. Harrison, Central av, Far
Rockaway. Plan No. 729.

LAUREL HILL.—Clifton av, n w cor Jay av.
erect new foundation to dwelling; cost, \$75;
owner, John McGahey, premises. Plan No. 737.
MASPETH.—Flushing av. 1602, 1-sty frame

MASPETH.—Flushing av, 1602, 1-sty frame shed, 20x12, paper roof; cost, \$30; owner, P. Koshneider, premises. Plan No. 742.

DWELLINGS.

DWELLINGS.

COTTAGE PL, e s, 58 n Bond st, Port Richmond, two 2-sty frame dwellings, 20x45; total cost. \$7,000; owner, Fred Burger, Port Richmond; architect and builder, Chas. E. Depuy, Port Richmond. Plan No. 91.

HAMILTON ST, w s, 220 s Central av, Grant Terrace, 2-sty frame dwelling, 27x21; cost. \$3, 600; owner and architect, Jas. E. Grunert, New Dorp; builder, Co-operative Construction Co. New Dorp. Plan No. 95.

000; owner and Dorp; builder, Co-operative Community, which was born. Plan No. 95.

INNES ST, s s, 50 w Grant st, 3d Ward, 2-sty frame dwelling, 20x48; cost, \$3,336; owner, Adam Sieg, Port Richmond; architects and builders, Odegaard & Bro., Port Richmond.

7TH ST, e s, 280 n Midland av, Midland Beach, 1-sty frame bungalow, 12x27; cost, \$350; owner, architect and builder, W. J. Morris, Midland Beach. Plan No. 94.

BAYVIEW AV, w s, 35 s 3d st, New Brighton, three 2½-sty frame dwellings, 20x26; total cost, \$8,400; owner, Thos. E. Cogan, New Brighton architect and builder, W. V. Cogan, New Brighton. Plan No. 101.

DELAWARE AV, w s, 250 s Richmond rd, Dongan Hills, 2-sty frame dwelling, 22x26; cost, \$2,500; owner, Chas. Whitaker; architect, Jas. Grunert, New Dorp; builder, John Butter-mark, Concord. Plan No. 97.

SEASIDE BOULEVARD & Old Town rd, South Beach, 1-sty frame bungalow, 18x24; cost, \$250; owner, Mrs. Kibble, West New Brighton; architect and builder, John Howard, New Brighton. Plan No. 100.

TYSON AV, e s, 175 n Southfield boulevard, Southfield, 2½-sty brick dwelling, 22x28; cost, \$2,500; owner, Frank Pellicei, 254 East 10th st, N. Y. C.; architect, Jas. E. Grunert, New Dorp; builder, Jos. De Pasquale, Dongan Hills. Plan No. 98.

WILD AV, 51 e Prospect st, Linoleumville, 1-sty frame dwelling, 20x26; cost, \$1,460; owner, Frank Smeller, Linoleumville; architect, A. Ellis, Mariners Harbor; builder, A. Ellis, Jr., 33 Union av, N. Y. C. Plan No. 102.

MISCELLANEOUS.

HARBOR RD, e s, 300 n Railroad, Port Richmond, 1-sty frame store, 16x25; cost. \$550; owner, Jos. Campitiello, Mariners Harbor; builder, Michael Martin, Mariners Harbor; Plan No. 93.

NEPTUNE AV, 350 e Cedar Grove av, New Dorp Beach, 1-sty frame outhouse, 6x8; cost, \$65; owner, Leone Le Pilieff, 279 West 113th st, N. Y. C.; builder, A. Marks, Jr., Dongan Hills. Plan No. 103.

NEW AMBOY RD, n s, and Wilson av, Eltingeville, frame advertising sign, 20x48; cost, \$75; owner, Julia O'Hardin, West New Brighton; architect and builder, O. J. Gude Co., 220 West 42d st. Plan No. 92.

RICHMOND RD, e s, 600 e Union pl, New

West 42d st. Plan No. 92.

RICHMOND RD, e s, 600 e Union pl, New Dorp, I-sty brick store, 20x35; cost, \$1,500; owner, Chas. Isola, Rosebank; architect, Jas. E. Grunert, New Dorp, builder, Hugh C. Murphy, New Dorp. Plan No. 99.

#### PLANS FILED FOR ALTERATIONS.

#### Manhattan.

Manhattan.

CANAL ST, 254-58, new stairs to 5-sty brick lofts and factory; cost, \$400; owners, Horace S. Ely & Co., 21 Liberty st; architect, Aldridge D. Kelley, 4 Gold st. Plan No. 979.

CANAL ST, 129-131, reset store front to 6-sty brick store and loft; cost, \$300; owner, The 129 Canal St. Realty Co., David Schaff, Pres., 33 East 27th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 995.

CLINTON ST, 180, new partitions to 3-sty brick moving picture theatre and loft; cost, \$200; owner, City of New York, City Hall; architects, Louis A. Sheinart, 194 Bowery. Plan No. 996.

COLUMBUS CIRCLE, 8, new restaurant to 2-sty brick store and barber shop; cost, \$2,000; owners, Estate of Albert Flake, Nellie Flake et al, trustees, 1 East 49th st; architect, Peres. B. Polhemus, 110 West 34th st. Plan No. 990.

ESSEX ST, 132, new stairs and show window to 4-sty brick store and lofts; cost, \$1,000; owner, Aaron A. Silverman, 98 Moore st, Erooklyn; architect, Samuel Levingson, 39 West 38th st. Plan No. 944.

FORSYTH ST 86-88, new partitions to 6-sty brick store, lofts and dwelling; cost, \$400; owner, Morris Rose, 63 Orchard st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 934.

FORSYTH ST, 10-12, alterations to 1-sty brick moving picture theatre: cost, \$100: owner.

FORSYTH ST, 10-12, alterations to 1-sty brick moving picture theatre; cost, \$100; owner, Elias Lowenthal, 2 West 120th st; architect, Jacob Portman, 161 East 110th st. Plan No.

Jacob Portman, 161 Ed. 1610.

GREENE ST, 163, 5,000 gal. gravity tank to 7-sty brick loft; cost, \$600; owner, William Buermann, care of Edward G. Lapp, 190 Bowery; architects, Maxwell Eng. Co., Inc., 30 Church st. Plan No. 1008.

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#### Plane Filed, Alterations, Manhattan (Contd).

HENRY ST, 94, new plumbing, partitions and stairs to 6-sty brick lofts and stores; cost, \$1,500; owner, Max Domosh, 1152 DeKalb av, Brooklyn; architects, Brook & Rosenberg, 350 Fulton st, Brooklyn. Plan No. 970.

Brooklyn; architects, Brook & Rosenberg, 300 Fulton st, Brooklyn. Plan No. 970.

JANE ST, 58, new plumbing, vent shaft and fire-escapes to 4-sty brick tenement; cost, \$400; owner, Estate of Jas. E. Everard, care Farmers L. & T. Co., 22 William st; architect, Robt. Teichman, 22 William st. Plan No. 928.

LAFAYETTE ST, 54-60, new Bell block partitions to 8-sty brick loft; cost, \$350; owner, Civic Centre Co., Franklin S. Keller, Pres., 135 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 931.

MADISON ST, 347, masonry, new partitions and windows to 5-sty brick store and tenement; cost, \$1,500; owner, Victor Rosenzweig, 347 Madison st; architect, Otto Reissmann, 30 1st st. Plan No. 947.

MORTON ST, 20, alterations to 5-sty brick tenement; cost, \$100; owner, Louis Vogel, 190 West End av; architect, Henry H. Holly, 39 West 27th st. Plan No. 1009.

ORCHARD ST, masonry, new windows and december of the brick store, and tenement;

ORCHARD ST, masonry, new windows and partition to 4-sty brick store and tenement; cost, \$500; owner, Samuel Hammer, 51 Canal st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 933.

ery. Plan No. 933.

PEARL ST, 120, new plumbing to 5-sty brick store and tenement; cost, \$175; owner, August Klipstein, 644-654 Greenwich st; architect, Fred. P. Platt, 1123 Broadway. Plan No. 1017.

PERRY ST, 21, new door and partitions to 3-sty brick dwelling; cost, \$500; owner, Thos. Hanley, 23 University pl; architect, Anthony Vendrasco, 496-98 West Broadway. Plan No. 961.

PINE ST, 32-36, new partitions and window to 13-sty brick offices; cost, \$300; owner, The Hanover Fire Ins. Co., 32-36 Pine st; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No.

Jas. P. Whiskeman, 30 East 42d st. Plan No. 978.

PRINCE ST, 127-129, new store front and plumbing fixtures to 7-sty brick stores and lofts; cost, \$500; owner, N. Y. Public Library, 5th av and 42d st; architects, Stever & Vander Clute, 33 West 42d st. Plan No. 1002.

READE ST, 106-108, masonry to 5-sty brick store and lofts; cost, \$300; owners, Estate of David L. Einstein, 299 Broadway; architect, L. Giller, 416 Broadway. Plan No. 950.

RIDGE ST, 167, new store front to 5-sty brick store and tenement; cost, \$200; owner, Benj. Kirschstein, premises; architect, Louis A. Sheinart, 194 Bowery. Plan No. 955.

SHERIFF ST, 60, new plumbing and partitions to 3-sty brick dwelling; cost, \$700; owner, Georgiana Maclay, 50 West 57th st; architect, Frank E. Dow, 610 West 180th st. Plan No. 977.

No. 971.

SOUTH ST, 159, reset store front to 5-sty brick junk shop; cost, \$25; owner, Alice G. Stewart, 1119 North Charles st, Baltimore, Md.; architect, Carl P. Knudson, 116 West st. Plan No. 959.

No. 959.

WARREN ST, 121, iron awning to 3-sty brick cold storage; cost, \$400; owner, George W. Forsyth, 6 West 51st st; architects, Cohen & Felson, 329 4th av. Plan No. 945.

WASHINGTON ST, 566, masonry, new roof and plumbing to 2-sty brick shop and stable; cost, \$3,000; owners, Estate of Mrs. D. A. Langdon, N. Y. Life Ins. & Trust Co., Trustees, 52 Wall st; architect, T. J. McWalters, 225 5th av. Plan No. 956.

52 Wall st; architect, T. J. McWalters, 225 5th av. Plan No. 956.

WEST HOUSTON ST, 105, new store front to 5-sty brick stores and tenement; cost, \$500; owner, Lueder F. Von Ohlsen Estate, 67 East 87th st; architect, Max Cohn, 280 Bedford av, Brooklyn. Plan No. 964.

WHITE ST, 127-129, alterations to 5-sty brick lofts and store; cost, \$20; owner, Estate of Albert P. Pia, care of Wm. Hurley, 81 Fulton st; architect, Andrew Lauder, 62 Columbia Heights, Brooklyn. Plan No. 993.

WORTH ST, 112, alterations to 5-sty brick store and shop; cost, \$160; owner, Estate of John Ridley, 293 State st, Brooklyn; architect, Albert Edelmann, 126 William st. Plan No. 937.

4TH ST, 220-24 East, roof tank to 5-sty brick orphan asylum; cost \$1,500; owners, St. Joseph's Asylum, John Lieberth, Pres., 220 East 4th st; architect, John Niggle, 173 East 3d st. Plan No. 984.

5TH ST, 239-41, new partitions to 6-sty brick

Plan No. 984. 5TH ST, 239-41, new partitions to 6-sty brick store and tenement; cost, \$250; owner, Alfred Hahn, 32 Walker st; architect, Otto Reissmann, 30 1st st. Plan No. 946.

11TH ST, 54 East, sprinkler tanks to 10-sty brick lofts; cost, \$600; owner, Clara A. Pil-grim, 54 East 11th st; architect, M. J. Ross, 460 East 10th st. Plan No. 971.

460 East 10th st. Plan No. 971.

14TH ST, 54-56 East, masonry to 5-sty brick theatre and hotel; cost, \$500; owner, Courtlandt Palmer Estate, Edward J. Clancey trustee, 40 Wall st; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 1019.

17TH ST, 440-42 West, cooling tower to 4-sty brick ice factory; cost, \$500; owners, Elder & Wells, 440 West 17th st; architects, B. Franklin Hart, Jr., Co., 50 Church st. Plan No. 980.

18TH ST, 110 East, new store front to 3-sty brick store and dwelling; cost, \$100; owner, Francis G. Dunning, Glenwood, Conn.; architect, Leo. P. Glasel, 110 East 18th st. Plan No. 991.

No. 391.

21ST ST, 153 East, new door to 4-sty brick lodging house; cost, \$25; owner, Hanford S. Weed, 111 Broadway; architect, Nathan I. Kass, 936 Hoe av. Flan No. 1003.

Weed, 111 Broadway; architect, Nathan I. Kass, 936 Hoe av. Plan No. 1003.

23D ST, 400 East, new windows and partitions to 5-sty brick store and tenement; cost, \$2,000; owner, Estate of Mania A. Robinson, care Archibald G. Henderson, exr., 204 West 83d st; architect, Otto Reissmann, 30 1st st. Plan No. 1015.

23D ST, 43-47 West, new front, stairs, sprink-ler system and elevator shafts to 8-sty brick lofts; cost, \$80,000; owners, Estate of Wm. C.

Schermerhorn, L. J. Carpenter, Agent, 25 Liberty st; architect, H. J. Hardenburgh, 47 West 34th st. Plan No. 1004.

32D ST, 318 East, spiral gravity conveyor to 12-sty brick store and loft; cost, \$2,000; owner, Frambro Realty Co., Lewis Frankel, Pres., 122 5th av; architects, Otis Elevator Co., 250 11th av. Plan No. 1014.

av. Plan No. 1014.

36TH ST, 47 West, masonry to 4-sty brick store and storage; cost, \$150; owners, Bulls Estate, F. Kingsbury Bull, 45 West 53d st, Exr.; architect, B. Katz, 132 Prince st. Plan No. 998.

38TH ST, 2 to 6 East, s e cor 5th av, pent house to 11-sty brick stores and offices; cost, \$1,500; owner, Elizabeth M. Anderson, care Messrs. Masten & Nichols, 49 Well st; architects, Buchman & Fox, 30 East 42d st. Plan No. 1020.

42D ST, 430 West, general alterations to 5sty brick tenement and store; cost, \$1,200; owner, Edward Erb, Leona, N. J.; architect, Wm.
G. Clark, 438 West 40th st. Plan No. 962.
46TH ST, 9 West, 1,500 gal. house tank to 5sty brick stores and bachelor apartments; cost,
\$400; owner, Harry S, Maxwell, 36 Gramercy
Park; architect. Robt. Teichman, 22 William
st. Plan No. 953.

st. Plan No. 953.

46TH ST, 65 West, rear extension to 5-sty brick store, studios and apartment; cost, \$500; owner, Helenita Realty Co., John J Hearn, Pres., 69 West 46th st; architect. Walter Jenkins, 1547 Broadway. Plan No. 988.

47TH ST, 129-131 West, gravity tank to 9-sty brick hotel; cost, \$300; owner, Leopold Stern, 129-131 West 47th st; architect, Maxwell Eng. Co. Inc., 30 Church st. Plan No. 940.

48TH ST, 215-217 West, new front and stairs to 3-sty brick assembly hall; cost, \$15,000; owner, Grant Estate, Madison Grant, Trustee, 11 Wall st; architect, H. Craig Severance, 4 West 37th st. Plan No. 932.

59TH ST, 549-551 West, new roof beams to er, Grant Wall st; a 37th st

59TH ST, 549-551 West, new roof beams to 1-sty brick storage and shed; cost, \$300; owner, Jane Faytout, 28 East 28th st; architect, Herbert P. Hutchings, 246 West 129th st. Plan No. 967.

No. 967.

59TH ST, 62 East, new partitions and flooring to 9-sty brick hall of the Board of Education; cost. \$1,500; owner, City of New York, Board of Education, 500 Park av: architect, C. B. J. Snyder, 500 Park av. Plan No. 989.

60TH ST, 122 East, alterations to 4-sty brick dwelling; cost, \$200; owner, Caroline Provsick, 122 East 60th st; architects, Edum & Blum, 505 5th av. Plan No. 976.

60TH ST, 248\*50 West, new boiler room to 1-sty brick storage; cost, \$200; owner, Jane Faytout, 28 East 28th st; architect, Herbert P. Hutchings, 246 West 129th st. Plan No. 966.

72D ST, 47 West, masonry, steel and new par-tition to 5-sty brick dancing school and studios; cost, \$2,700; owner, Oscar Duryea, 47 West 72d st; architect, John H. Duncan, 208 5th av. Plan st; arch No. 990.

st; architect, John H. Duncan, 208 5th av. Plan No. 990.

122D ST, 414-20 East, new roof to 1 and 2-sty wagon shed; cost, \$300; owners, Austin Estate, Adolph G. Austin, trustee, 1484 Park av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 981.

122D ST, 414-20 East, rear extension 1 and 2-sty brick stable and dwelling; cost, \$4,000; owners. Austin Estate, Adolph G. Austin, trustee, 1484 Park av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 983.

125TH ST, 319 West, new flooring and doors to 3-sty brick restaurant and dance hall; cost, \$100; owner, Chas. Weisbecker, 270 West 125th st; architect. Geo. J. Froehlich, 725 Beck st. Plan No. 1006.

145TH ST, 557 West, new partitions to 2-sty brick store and moving picture theatre; cost, \$300; owner, Frederick Martin, 2551 Broadway; architect, John C. Watson, 271 West 125th st. Plan No. 939.

180TH ST, 616 West, new door to 3-sty brick

\$300; owner, Frederick Martin, 2551 Broadway; architect, John C. Watson, 271 West 125th st. Plan No. 939.

180TH ST, 616 West, new door to 3-sty brick residence; cost, \$400; owner, F. Hauck, care of Wm. Dratter, 614 West 180th st; architect, W. P. Seaver, 322 5th av. Plan No. 949.

AV A, 305, masonry and new partition to 5-sty brick store and tenement; cost, \$250; owner, Jette Reiss, 305 Av A; architect, Otto Reissmann, 30 1st st. Plan No. 1016.

AMSTERDAM AV, 2072-84, new stairs to 2-sty brick stores and offices; cost, \$200; owners, Estate of Robt. E. Westcott, Henry E. Black, trustee, 52 William st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 982.

AUDUBON AV, 380, stores, partition and window to 3-sty brick dwelling; cost, \$2,500; owner, Fred. Heintz, 380 Audubon av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 987.

BOWERY, 273, alterations to 3-sty brick store, shop and dwelling; cost, \$200; owners, Estate of Robt. M. Weed, 23 3d av, New Brighton, S. I.; architects, Bruno W. Berger & Son, 121 Bible House, Plan No. 943.

BOWERY, 268, new show window to 5-sty brick store and lodging house; cost, \$500; owner, wm. H. Lyons, \$5 Bowery; architect, Mmuller, 115 Nassau st. Plan No. 1013.

BROADWAY, 1215-1225, alterations to 3-sty brick theatre; cost, \$1,000; owners, Livingston Jones Estate, 35 West 30th st; architect, Emery Roth, 507 5th av. Plan No. 974.

BROADWAY, 1215-1225, new automatic fire-proof door to 12-sty brick theatre and office;

Roth, 507 5th av. Plan No. 974.

BROADWAY, 1392-98, new automatic fire-proof door to 12-sty brick theatre and office; cost, \$500; owner, Robt. W. Goelet, 9 West 17th st; architects, Hazzard, Erskine & Blagden, 437 5th av. Plan No. 954.

BROADWAY, \$41, new T. C. partitions to 8-sty brick store and loft; cost, \$400; owner, The Broadway Improvement Co., W. Emlen Roose-velt, president, 30 Pine st; architect, Wm. Weissenberger, Jr., Irving pl and East 15th st. Plan No. 957.

BROADWAY, 1720, metal sign to 3-sty brick salesroom; cost, \$300; owner, Andrew J. Picard, 1720 Broadway; architects. Strauss & Co., 209 West 48th st. Plan No. 1000.

BROADWAY, 1851-5, se cor 61st st, new partitions, doors and plumbing to 12-sty brick stores and apartments; cost, \$1,000; owner, Columbia Realty Co., Jacob A. Zimmermann, Pres., 505 5th av; architect, Wm. M. Farrar, 1269 Broadway. Plan No. 1021.

COLUMBUS AV, 908-912, new refrigerator and plumbing to 5-sty brick tenement; cost, \$300; owner, Henry C. Copeland, 242 West 101st st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1012.

LENOX AV, 664 new door to 6-sty brick tenement.

lan No. 1012. LENOX AV, 664, new door to 6-sty brick ten-ment; cost, \$200; owner, Manhattan Av, Hold-ng Co., Harry Fischel, president, 122 Bowery; rchitect, Harry Zlot, 63 Grand st. Plan No.

948.

LEXINGTON AV, 725, stores and extension to 5-sty brick dwelling; cost, \$3,000; owner, Israel O. Blake, 995 Madison av; architect, Augustus N. Allen, 2 West 45th st. Plan No. 1018.

MADISON AV, 801, front extension, new partition and plumbing to 5-sty brick store, office and dwelling; cost, \$6,000; owner, James Hawes, 801 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 972.

PARK ROW, 180, new stairs, windows and partitions to 5-sty brick lodging house; cost, \$500; owner, Sarah B. Downs, 17 Battery pl; architect, Harry Zlot, 63 Grand st. Plan No. 929.

partitions to 5-s \$500; owner, Sa architect, Harry 929.

ST NICHOLAS AV, 1369-1371, new store front to 1-sty brick store; cost, \$500; owners, James Butler, Inc., 390 Washington st; architect, Wm, H. Gompert, 171 Madison av. Plan No. 985.

1ST AV, 207, new store fronts to 4-sty brick store and dwelling; cost, \$150; owner, Gross-man Investing Co., 1851 7th av; architect, Henry M. Entlich, 29 Montrose av. Plan No. Henry 975.

975.

1ST AV, 2012-14, metal awning to 4-sty brick store and tenement; cost, \$300; owner, Elizabeth Muller, care of Herman Lubetkin, 38 Park Row; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 969.

1ST AV, 1969, iron hangers for awning to 6-sty brick stores and tenement; cost, \$500; owner, Fannie Werner, 316 West 94th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 965.

2D AV 560-62 new store fronts and plumb-

2D AV, 560-62, new store fronts and plumb-ng to 4-sty brick store and dwelling; cost, \$3,-00; owner, Adam J. Klinger, 243 East 31st st; rchitect, Fred. Hammond, 391 East 149th st. dan No. 904.

architect, Fred. Hammond, of Plan No. 904.

2D AV, 2451, new boiler room and rear extension to 5-sty brick stores and tenement; cost, \$1,000; owner, Raffaele Caucro, 2015 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 935.

2D AV, 1522, new plumbing and partition 4-sty brick stores and tenement; cost, \$5 owner, Mary S. Keveney, 138 East 80th architects, Nast & Springsteen, 21 West 4 st. Plan No. 986.

st. Plan No. 986.

3D AV, 479, alterations to 4-sty brick store and dwelling; cost, \$55; owner, Estate of Ellen Cushing, 372 Lexington av; architect, Chas. J. Adams, 24 Gold st. Plan No. 973.

3D AV, 2009, new store front to 3-sty brick store and loft; cost, \$200; owners, Fayne Estate, Sarah L. Payne, Pres., 158 East 126th st; architect, John J. Foley, 244 5th av. Plan No. 952.

3D AV, 1438, new show window to 3-sty brick dwelling and stores; cost, \$100; owner, Morris B. Crawford, 30 East 42d st; architect, Paul Mayer, 2333 7th av. Plan No. 941.

3D AV, 2310, new store front to 4-sty brick stores and dwelling; cost, \$125; owner, Samuel Bogen, 2312 3d av; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 1005.

4TH AV, 91, new store front to 3-sty brick lofts; cost, \$300; owners, Estate of Robt. R. Stuyvesant, care of Lord, Day & Lord, 49 Wall st; architect, Fred P. Platt, 1123 Broadway. Plan No. 963.

5TH AV 334, cut new window to 6-sty brick brick architect.

Fig. No. 3934, cut new window to 6-sty brick offices and store; cost, \$125; owner, Gorham Co., Edward Holbrook, Pres., 36th st and 5th av; architect, O. Olsen, 4 West Broadway. Plan No. 992.

5TH AV, 2036 new front and general repairs to 4-sty brick office and dwelling; cost, \$1,000; owner, Ludwig Lovitt, 1042 Washington av; ar-chitect, Walter H. C. Hornum, 11 East 125th st. Plan No. 936.

Flan No. 930.

5TH AV, 273, new windows to 4-sty brick store and lofts; cost, \$100; owners, Trustees N. Y. Life Ins. & Trust Co., 346 Broadway; architects, Davis, McGrath & Kiessling, 175 5th av. Plan No. 1007.

6TH AV, 489, new doors, plumbing and extension to 4-sty brick store and loft; cost, \$450; owner, Henry Vogel, 489 6th av; architect, John H. Friend, 148 Alexander av. Plan No. 942.

6TH AV, 801, new stairs to 4-sty brick store and dwelling; cost, \$300; owner, Robt. Taggart, 121 West 45th st; architect, Geo. J. Hardway, 347 5th av. Plan No. 964.

6TH AV, 693, alterations to 5-sty brick store, shop and dwelling; cost, \$175; owner, Wm. P. Morris, 601 West 110th st; architect, Benj. Bialek, 53 West 125th st. Plan No. 1011.

7TH AV, 434, new store front to 4-sty brick dwelling; cost, \$100; owners, James Gridley Es-tate, Edgartown, Mass.; architect, Isidore Kap-lan, 575 Westchester av. Plan No. 951.

7TH AV, 74, alterations to 5-sty brick stores and tenement; cost, \$175; owner, Catherine Kouba, 114 High Point av, West Hoboken, N. J.; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 938.

8TH AV, 177. new store front to 4-sty brick stores and dwelling; cost, \$600; owner, Laura M. Moore, 546 5th av; architect, Robt. E. Kelly, 219 East 39th st. Plan No. 960.

8TH AV, 229, alterations to 3-sty brick moving picture theatre and dwelling; cost, \$500; owner, Edith Jackson, 229 8th av; architect, Otto Reissmann, 30 1st st. Plan No. 958.

STH AV, 304, new partition and reset door to 4-sty brick moving picture theatre, office and dwelling; cost, \$300; owner, Albert Joske, 304 sth av; architect, Otto Reissmann, 30 1st st. Plan No. 1001.

9TH AV, 595, new store front to 4-sty brick store and tenement; cost, \$500; owner, Augusta Sommer, 96 High st, Passaic, N. J.; architect, Geo. Dress, 1436 Lexington av. Plan No. 999.

Geo. Dress, 1436 Lexington av. Plan No. 999.

10TH AV, 313, new doors to 5-sty brick tenement and store; cost, \$200; owner, John McCauley, 346 West 29th st; architect, J. A. Tassi, 8508 17th av, Brooklyn. Plan No. 930.

12TH AV, 2284 remove projections to 2-sty brick hotel; cost, \$500; owner, William Dening, 2284 12th av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 927.

Bronx.

CHARLOTTE ST, w s, 111.7 s Boston rd, build 1-sty of frame upon 1-sty frame shop; cost, \$600; owner, Frank Hajck, 1527 Charlotte st; architect, Carl J. Itzel, 847 Freeman st. Plan No. 129.

152D ST, 323, new partitions to 3-sty frame tenement; cost, \$250; owners, Wm. & Elsie Krahe, on premises; architect, Henry Rudolph, 602 Bergen av. Plan No. 126.

BARNES AV, e s, 49 n 228th st, 1-sty frame extension, 18.3x20, to 2-sty frame dwelling; cost, \$500; owner, Anthony Reichert, 4056 Barnes av; architect, Fred Hammond, 391 East 149th st. Plan No. 130.

BROOK AV, e s, 40 s St Pauls pl, new posts, new beams, new mezzanine floor to 1-str brick theatre; cost, \$5,000; owner, Daniel Ostrow, 1033 Cauldwell av; architect, Norman Lederer, 1341 Southern boulevard. Plan No. 125.

CITY ISLAND AV, w s, 111.20 s Rochelle st, new toilet, new partitions to 31/6-sty frame hotel; cost, \$500; owner, Arabella Huntington, Los Angeles, Cal; architects, Seifert & Webb, 104 West 42d st. Plan No. 128.

DEVOE AV, w s, 305 n Walker av, two 1 and 2-sty brick extensions, 50x65, 47.4x126, to two 2-sty brick extensions, 50x65, 47.4x126, to two 2-sty brick engine and storage houses; cost, \$35,000; owner, Bronx Consumers Ice Co., Frederick Braun, on premises, Pres.; architect, Frank Wennemer, 2136 Honeywell av. Plan No. 124.

EASTCHESTER RD, e s 20 n Morris Park av, raise to grade 1-sty frame dwelling; cost, \$500;

124.
EASTCHESTER RD, e s 20 n Morris Park av, raise to grade 1-sty frame dwelling; cost, \$500; owner, Dominick Frissili, on premises; architect, T. J. Cunningham, 256th st and Fieldstonerd. Plan No. 123.

FRANKLIN AV, w s, 280 s 168th st, new partitions to 4-sty brick dwelling; cost, \$1,400; owner, Church of St. Augustine, Rev. Thos. F. Gregg on premises, rector; architect, John V. Van Pelt, 381 4th av. Plan No. 127.

MORRIS AV, w s, 117 n 150th st, 1-sty frame extension, 4x35, to 2-sty frame store; cost, \$150; owner, Giteno De Feglio, on premises; architect, T. J. Cunningham, 256th st and Fieldstonerd. Plan No. 122.

#### Brooklyn.

ADELPHI ST 141, extension to 3-sty tenement; cost, \$500; owner, Tony Mungo, on premises; architects, J. C. Wandell Co., 4 Court sq. Plan No. 1486.

Plan No. 1486.

BERRIMAN ST, 112, move 2-sty dwelling; cost, \$1,200; owner, Angora Fur Co., 114 Berriman st; architects, Charles Infanger & Son, 2634 Atlantic av. Plan No. 1636.

BOERUM ST, 56, interior alterations to 2-sty loft; cost, \$500; owners, Kauffman & Leventhal Realty Co., 206 Division st, N. Y.; architect, Louis A. Sheinart, 194 Bowery, N. Y. Plan No. 1623.

Louis A. Sheinart, 194 Bowery, N. Y. Plan No. 1623.

CARROLL ST, 68-70, extension to two 3-sty stores and dwellings; cost, \$6,000; owner, C. Ponzigilione, on premises; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 1536.

GERRY ST, 1-11, interior alterations to garage; cost, \$1,200; owners, Moller & Schumann Co., on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 1618.

HEWES ST, 247, exterior alterations to 3-sty store and dwelling; cost, \$600; owner, Thos. F. Lund. on premises; architect, Harry A. Ives, 826 East 35th st. Plan No. 1612.

KOSCIUSKO PL, 11-13, extension to theatre; cost, \$4,000; owner, W. J. Mandeville, 356 Clifton pl; architects, Smith & Holler, \$2 Wall st, N. Y. Plan No. 1620.

LEONARD ST, 134, interior alterations to 3-sty dwelling; cost, \$500; owner, Jacob H. Werbelowsky Estate, 91 Meserole st; architect, Sophia Feinberg, 423 Pennsylvania av. Plan No. 1671.

LORIMER ST, 560, interior alterations to 3-sty tenement; cost, \$150; owner, Geo. Schnepp, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 1556.

MARION ST, 94, extension to 3-sty tenement; cost, \$300; owner, Cath. Rebeln, on premises

MARION ST, 94, extension to 3-sty tenement; cost, \$300; owner, Cath. Rebehn, on premises; architect, C. M. Bampton, Jr., 89 Somers st. Plan No. 1621.

architect, C. M. Bampton, Jr., 89 Somers st. Plan No. 1621.

OSBORN ST, 235, extension to office and stable; cost, \$1,300; owner, Jacob Schwarzan, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1599.

OSBORN ST, 300, repair fire damage to 2-sty store and dwelling; cost, \$1,000; owner, Peter Karp, 6001 15th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1601.

PEARL ST, 142, interior alterations to 3-sty tenement; cost, \$800; owner, Aniello Anzalone, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1481.

POWELL ST, 462, extension to 2-sty store and dwelling; cost, \$300; owner, Max Ham, on premises; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 1533.

ROCK ST, 32, interior alterations to 3-sty shop; cost, \$500; owner, Adolf Gobel, 34 Rock st; architect, L. Allmendinger, 926 Broadway. Plan No. 1637.

SACKMAN ST, 236, extension to 2-sty dwelling; cost, \$300; owner, Israel Blitstein on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1482.

SANDS ST, 48, extension to dwelling; cost, \$500; owner, John Wirshing, on premises; architect, Henry M. Entlich, 29 Montrose av. Plan No. 1665.

SANDS S1, 436, extension to defining, cost, chitect, Henry M. Entlich, 29 Montrose av. Plan No. 1665.

SEIGEL ST, 272-6, extension to 4-sty factory; cost, \$5,000; owner, Valentine Shehl Co., on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 1535.

SEIGEL ST, 68, interior alterations to two tenements; cost, \$1,500; owner, Isaac Cohen, 110 Walton st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1575.

STATE ST, 296, interior alterations to 3-sty dwelling; cost, \$130; owner, Chas. A. Murfitt, on premises; architect, Wm. F. Muller, 173 Court st. Plan No. 1528.

STOCKTON ST, 336, interior alterations to 3-sty tenement; cost, \$300; owner, G. Schmitt, 404 East 5th st, N. Y.; architect, Henry Laeffler, 804 Jefferson av. Plan No. 1616.

TEN EYCK ST, 172-4, interior alterations to 2-sty dwelling; cost, \$650; owner, Lena Fein, 86 Vernon av; architect, John M. Murphy, 1115 Spruce st. Plan No. 1673.

VAN BRUNT ST, 294, interior alterations to 3-sty store and dwelling; cost, \$300; owner, Alonzo Cassenbrock, 19 Wolcott st; architect, Harry Rocker, 371 Fulton st. Plan No. 1570.

NORTH 9TH ST, 221, extension to 2-sty storage; cost, \$2,000; owner, Jas. A. McCafferty, Driggs av and North 9th st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 1480.

18TH ST, 472, interior alterations to 2-sty manufactory; cost, \$200; owner, Alonzo Cassenbrock, 19 Wolcott st; architect, P. Tillion & Son, 381 Fulton st. Plan No. 1480.

18TH ST, 472, interior alterations to 2-sty manufactory; cost, \$200; owner, Alort S. De Vean, on premises; architect, David A. Lucas, 98 3d st. Plan No. 1627.

EAST 19TH ST, 2669, interior alterations to 2-sty dwelling; owner, Maximo Castello, on premises; architects Van Buskirk & White, 307 Washington st. Plan No. 1498.

22D ST, 167, extension to 3-sty store and dwelling; cost, \$250; owner, Antony Marasco, 278 Mott st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1562.

36TH ST, 1534, plumbing to three 2-sty dwellings; cost, \$250; owner, Jas. Fowler, 1452 36th st; architect,

Plan No. 1525.

41ST ST, 1279, interior and exterior alterations to 3-sty dwelling; cost, \$200; owner, Henry Pomeranz, 1719 Lexington av, N. Y.; architect, Benj. F. Hudson, 319 9th st. Plan No. 1507.

51ST ST, 1169, porch to dwelling; cost, \$150 owner, Mary G. Kelly, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1628. 86TH ST, 671, extension to 2-sty dwelling; cost, \$150; owner, C. D. Watson, on premises; architect, Chas. S. Haviland, 361 51st st. Plan No. 1488.

ATLANTIC AV 2984 interior alterations to

No. 1488.

ATLANTIC AV, 2284 interior alterations to 3-sty tenement; cost, \$500; owner, Angelo Rich, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1483.

ATLANTIC AV, 3486, extension to store; cost, \$500; owner, Michael Pfohlman, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1644.

BROADWAY, 1619, stone front to store; cost, \$400; owner, Abe Kedciesen, S50 Broadway; architects, Laspia & Salvati, 525 Grand st. Plan No. 1625.

No. 1625.

CENTRAL AV, 102, interior alterations to 3sty tenement; cost, \$250; owner, Antonio Cerami, on premises; architects, Laspia & Salvati,
525 Grand st. Plan No. 1497.

CENTRAL AV, 248, interior alterations to 2
sty shop; cost, \$500; owner, Kasper Ruefer, on
premises; architect, Al Ulrich, 371 Fulton st.
Plan No. 1543.

FARRAGUT RD, 9213, extension to dwelling;
cost, \$350; owner, John Bechthift, on premises;
architect, Geo. Hof, Jr., 371 East 158th st, N.
Y. Plan No. 1572.

FLATBUSH AV, 1049, interior alterations to

Y. Plan No. 1572.

FLATBUSH AV, 1049, interior alterations to open-air theatre; cost, \$300; owner, B. R. T., \$5 Clinton st; architect, Wm. H. Ludwig, 801 Eastern Pkway. Plan No. 1579.

FLATBUSH AV, e s, 43 n Tilden av extension to 3-sty store and dwelling; cost, \$5,000; owner, Henry Hunt, 2007 Albermarle rd; architect, Benj, Driesler, 153 Remsen st. Plan No. 1567.

owner, tect. Benj. Driesler, 153 Remsel.

1567.

FLUSHING AV. 26, plumbing to 3-sty tenement; cost, \$150; owner, Louis Baranello, 59 Park av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1691.

HAMBURG AV. 411, store front to 2-sty store; cost, \$200; owner, Elizabeth Rogers, 1252-Madison st; architect, David A. Lucas, 98 3d st. Plan No. 1529.

Plan No. 1529.

Plan No. 1529.

HEGEMAN AV, 456, extension to 2-sty dwelling; cost, \$300; owner, Sam Krinsky, on premises; architect, Morris Rothstein, 627 Sutter av. Plan No. 1666.

HEGEMAN AV, 458, extension to 2-sty dwelling; cost, \$300; owner, Max Appl, on premises; architect, Morris Rothstein, 627 Sutter av. Plan No. 1667.

ing; cost, \$300; owner, Max Appl, on premises; architect, Morris Rothstein, 627 Sutter av. Plan No. 1667.

HEGEMAN AV, 460, extension to 2-sty dwelling; cost, \$300; owner, Jos. Miller; architect, Morris Rothstein, 627 Sutter av. Plan No. 1668.

MANHATTAN AV, 389, interior and exterior alterations to 2-sty tenement; cost, \$1,400; owner, Angello Petrucella, on premises; architect, Jas. McKillop, Jr., 154 India st. Plan No. 1610.

METROPOLITAN AV, 647, interior alterations to 2-sty synagogue; cost, \$1,500; owner, Chas. Wesler, 637 Metropolitan av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1475.

MONTROSE AV, 196, interior and exterior alterations to 3-sty tenement; cost, \$800; owner, Calogna Marotta, 185 Montrose av; architect, Chas Gallo, 60 Graham av. Plan No. 1563.

NEW YORK AV, 1240, exterior alterations to 2-sty dwelling; cost, \$275; owner, W. C. Ritter, on premises; architect, Horace G, Knapp, 111 Eroadway, N. Y. Plan No. 1592.

PARK AV, 693, interior alterations to 3-sty tenement; cost, \$200; owner, Chas, Garbick, on premises; architect, L. J. Frank, 206 Crescent st. Plan No. 1617.

PARK AV, 493, alterations to store; cost, \$2,000; owner, Maria Sisia, 483 Park av; archi-tects, Hirsch & Hitchins, 391 Fulton st. Plan No. 1641.

No. 1641.

RIDGEWOOD AV, 148, extension to 2-sty dwelling; cost, \$450; owner W. C. Lane, on premises; architect, same. Plan No. 1524.

ST MARKS AV, 1616, plumbing to shops; cost, \$200; owner, Harris Eisenstadt, 2409 Dean st; architect, Chas. A. Mele, 37 Liberty av. Plan No. 1552.

STONE AV, 213, exterior alterations to store; cost, \$500; owner, Munzio Russo, 199 Stone av; architects, Cannella & Gallo, 60 Graham av. Plan No. 1582.

SURF AV, 3301, move two dwellings; cost,

Plan No. 1582.

SURF AV, 3301, move two dwellings; cost, \$400; owner, Mrs. Eliz F. Heart, Ocean Pkway and Av N; architect, Olaf B. Almgren, 2329 Surf av. Plan No. 1596.

SURF AV, s s, 25 e Thompson's Walk, interior alterations to store and dwelling; cost, \$500; owner, Therese Strube, on premises; architect, Frank Schulz, 252 Kings Highway. Plan No. 1557.

SUTTER AV, 902, bakers' oven to 3-sty store and dwelling; cost, \$275; owner, Saml. London, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1476.

Pitkin av. Plan No. 1476.

SUTTER AV, 592, extension to 3-sty store and dwelling; cost, \$1,100; owner, Abraham Anker, 73 Hoyt st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1607.

WYTHE AV, 319, plumbing to dwelling; cost, \$200; owner, Jas. J. McGinty, on premises; architect, Gilbert I. Prowler, 569 DeKalb av. Plan No. 1573.

3D AV, 592, plumbing to dwelling; cost, \$150; owner, Jas. McBride, Ocean parkway and Av C; architect, David A. Lucas, 98 3d st. Plan No. 1681.

5TH AV, 5115, interior alterations to theatre; cost, \$150; owner, Edw. Sweeney, on premises; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 1547.

5TH AV, 5614, interior alterations to theatre; st, \$400; owner, Wm. Wharton, 459 58th st; rchitect, Thos. Bennett, 3d ay cor 52d st. Plan o. 1539.

No. 1539.

5TH AV, 194 new store front to 3-sty store and dwelling; cost, \$800; owner, Edw. H. Miller, 32 Liberty st, N. Y.; architect, Max Hirsch, 391 Fulton st. Plan No. 1518.

6TH AV, 257, interior alterations to 2-sty dwelling; cost, \$300; owner, Jennie Gillon, 124 3d pl; architect, Alfred R. Smyth, 273 Court st. Plan No. 1527.

#### Oueens.

AQUEDUCT.—Academy st, e s, 228 n Hawtree Creek rd, 1-sty frame extension, 12x16, rearboat house, tin roof; cost, \$75; owner, L. Maus, premises. Plan No. 463.

AQUEDUCT.—Old South rd, s s, 500 e Cedar lane, 1-sty frame extension, 35x20, rear dairy, paper roof; cost, \$350; owner, Frank Goldstein, premises; architect, L. D. Schillinger, 167 Van Siclen av, Brooklyn. Plan No. 458.

Stein, premises, architect, B. Schminger, For Van Siclen av, Brooklyn. Plan No. 458.

BAYSIDE.—Broadway, s s, 100 e Higgins av, 1-sty frame extension, 17x10, rear 2-sty frame dwelling, tin roof; cost, \$200; owner, Aug. Buchol, Bayside; architect, John Myer, Bayside. Plan No. 394.

BLISSVILLE.—Greenpoint av, 31 new stoop to dwelling; cost, \$50; owner, Wm. Hermann, premises. Plan No. 411.

CORONA.—Cambridge av, 105, new brick foundation to dwelling; cost, \$100; owner, P. Lang, premises. Plan No. 405.

CORONA.—Lawn av, n s, 150 w Fairview av, 1-sty brick extension rear 1-sty dwelling, 12x20, tin roof; cost, \$450; owner, W. Pitler, premises. Plan No. 461.

CORONA.—Merritt st, n s, 325 e Alburtus st,

CORONA.—Merritt st, n s, 325 e Alburtus st, 1-sty frame extension, 19x16, rear 2½-sty frame dwelling, tin roof; cost, \$400; owner, Alfonso Bizzigotta, 75 Merritt st, Corona. Plan No. 460. CORONA.—Vine st, n s, 100 w Alburtus av, interior alterations to dwelling; cost, \$400; owner, Frank Miland, Washington st, Flushing. Plan No. 459.

er, Frank Miland, Washington St, Flushing-Plan No. 459.

EAST WILLIAMSBURG.—Woodward av, 577, new electric sign to store; cost, \$150; owner, F. Wolf, premises. Plan No. 402.

EVERGREEN.—Hancock st, s s, 286 w Cy-press av, new foundation to dwelling; cost, \$750; interior alterations; owner, Wm. Knob-lich, premises. Plan No. 399.

EVERGREEN.—Cypress av, e s, 150 s Pros-

EVERGREEN.—Cypress av. e s, 150 s Prospect st, new plumbing to dwelling; cost, \$140; owner, P. Schlesser. Plan No. 413.

EVERGRETN.—Glasser st, 17, new plumbing in dwelling; cost, \$50; owner, Anna Stolberg, premises. Plan No. 453.

FLUSHING.—Madison av, n s, 100 w Percy st, 2-sty frame extension, 24x6, rear 2-sty dwelling, tin roof, interior alterations; cost, \$1,500; owner, Nellie R. Sheedy, 205 19th st, Flushing. Plan No. 418. Flushing

Flushing, Plan No. 418.

FLUSHING.—Smart av, 48, new plumbing in dwelling; cost, \$90; owner, F. Russo, premises. Plan No. 407.

Plan No. 407.

FLUSHING.—Cypress av, s s, 225 w Murray st, new plumbing in dwelling; cost, \$125; owner, E. J. Graves, premises. Plan No. 404.

FLUSHING.—Lincoln st, s s, 190 e Bowne av, 2½-sty frame extension, 25x24, side and rear dwelling, shingle roof, interior alterations; cost, \$5,000; owner, H. S. Baston, 233 Lincoln st, Flushing; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 447.

GLENDALE.—Cooper av, s s, 288, 1-sty frame extension, 25x39, side 1-sty frame garage, tin roof, interior alterations; cost, \$2,500; owner. Eugene Muller, 917 Broadway, Brooklyn; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan No. 393.

GLEN MORRIS.—Lefferts av, w s, 100 s

GLEN MORRIS.—Lenerts av. w s. 100 s
Hawtree av. 1-sty brick extension, 22x66, side
school, asbestos roof; cost, \$3,800; owner and
architect, Board of Education, 59th st and Park
av, N. Y. Plan No. 401.

Plans Filed-Alterations-Queens (Cont.)

JAMAICA.—Henry st, e s. 25 s Humboldt blvd, new plumbing in dwelling; cost, \$100; owner, H. Berger, premises. Plan No. 398.

JAMAICA.—Hoffmann blvd, w s. 200 s Morningside av, 1-sty frame extension, 40x86, rear 1-sty dance hall, tin roof; cost, \$4,000; owner, Max Albutkuch, premises; architect, Ole Harrison, Jamaica. Plan No. 419.

L. I. CITY.—Division av, s s, 250 e West av, new foundation to sand bin; cost, \$250; owner, Aztec Asphalt Co., 90 West st, N. Y. C. Plan No. 417.

L. L. CITY.—Pearsall st, p. s, 225, w Review

No. 417.

L. I. CITY.—Pearsall st, n. s, 225 w Review av, 1-sty frame extension, 10x15, rear 1-sty shed, tin roof; cost, \$300; owner, John Celsmer, premises. Plan No. 409.

L. I. CITY.—Marion st, w s, 272 n Payntar av, new foundation to dwelling; cost, \$200; owner, M. Chrise, premises. Plan No. 414.

L. I. CITY.—Broadway, s e cor 14th av, gas piping in dwelling; cost, \$15; owner, E. Meyer, premises. Plan No. 403.

premises. Plan No. 403.

L. I. CITY.—Vernon av, 295, install 2 freight elevators in factory; cost, \$2,200; owner, Atlantic Macorina Co., premises. Plan No. 416.

L. I. CITY.—Ely av, ws. 175 n Wilbur av, 1-sty frame extension, 20x22, rear 2-sty dwelling, tin roof; cost, \$400; owner, Michael Izzo, 255 Ely av, L. I. City; architect, Wm. Sprosser, 211 12th av, L. I. City. Plan No. 415.

L. I. CITY.—Prospect st, w s, 22 s Henry st, 1-sty frame extension, 22x3, rear tenement, interior alterations; cost, \$250; owner, Leonard Obatto, 142 East 59th st, N. Y. C.; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 422.

L. I. CITY.—Hunter av, n s, 18 s Bridge Plaza, gas piping in dwelling; cost, \$10; owner, Mrs. McWhirter, 80 Woolsey st, L. I. City. Plan No. 423.

Plan No. 423.

L. I. CITY.—Lawrence st, 191, 2-sty brick extension, 20x10, front 2-sty dwelling and store, tin roof; cost. \$350; owner, John Ferraro, premises; architect, T. J. Reidy, 76 Hoyt av, L. I. City.—Plan No. 426.

L. I. CITY.—9th av, 454, gas piping in dwelling; cost, \$15; owner, F. Pender, Northport, L. I. Plan No. 444.

MASPETH.—Martin st, w s, 200 n William st, 1-sty frame extension, 11x20, rear 2-sty dwelling, tin roof; cost, \$600; owner, Chas. Young, premises. Plan No. 423.

MASPETH.—Hull av, n s, 61 e Columbia av, 1-sty frame extension, 7x14, rear 1-sty dwelling, tin roof; cost, \$600; owner, Geo. Uehlein, Hull av, Maspeth; architect, Edw. Rose, Grand st, Elmhurst. Plan No. 424.

MASPETH.—2d st, 25, interior alterations to dwelling; cost, \$200; owner, M. Weber, premises. Plan No. 410.

dwelling; cost, \$200; owner, M. Weber, premises. Plan No. 410.

MASPETH.—Washington st, s s, 125 w Linden st, gas piping in dwelling; cost, \$40; owner, Martin Bartski, premises. Plan No. 408.

MORRIS PARK.—Oak st, w s, 325 n Chichester av, new plumbing in dwelling; cost, \$50; owner, S. Carlstadt, premises. Plan No. 456.

RICHMOND HILL.—Church st, s e cor Atlantic av, new plumbing in dwelling; cost, \$50; owner, A. Kelly, premises. Plan No. 395.

RICHMOND HILL.—Cedar av, e s, 220 n Jamaica av, new plumbing in dwelling; cost, \$50; owner, A. Ferdinand, premises. Plan No. 396.

RICHMOND HILL.—Beech st, e s, 120 s Beaufort st, new plumbing in dwelling; cost, \$50; owner, D. Lampke, premises. Plan No. 449.

RICHMOND HILL.—Jamaica av, s s, 145 w Beech st, new plumbing in three dwellings; cost, \$150; owner, Wm. Mormann, premises; Plan Nos. 450-51-52.

RICHMOND HILL.—Jamaica av, n s, 40 e Chestmut st interests.

RICHMOND HILL.—Jamaica av, n s, 40 e Chestnut st, interior alterations to dwelling; cost, \$150; owner, E. Dewey, premises. Plan No. 446.

NO. 446.

RICHMOND HILL.—Chichester av, n s, 50 w
Briggs av, new plumbing in dwelling; cost, \$50;
owner, L. Richards, premises. Plan No. 454.

RICHMOND HILL.—Chestnut st, w s, 240 s
Atlantic av, new plumbing in dwelling; cost,
\$50; owner, A. Schumann, premises. Plan No.
457.

RICHMOND HILL.—Chestnut st, w s, 260 s Atlantic av, new plumbing in dwelling; cost, \$50; owner, C. Schaumann, premises. Plan No. 455.

455.

RIDGEWOOD.—Myrtle av, n e cor Cypress av, I-sty frame extension, Sx13, rear office, paper roof; cost, \$50; owner, A. Bauer, premises. Plan No. 462.

ROCKAWAY BEACH.—Beach 102d st, n e cor Ocean av, interior alterations to dining room; cost, \$125; owner, Charles Schilling, premises. Plan No. 400.

ROCKAWAY BEACH.—Dodge av, e s, 198 s Boulevard, new foundation to dwelling; cost, \$200; owner, Martin Blau, premises. Plan No.

ROCKAWAY BEACH.—Grove av. w s. 75 s Boulevard, interior alterations to dwelling; cost. \$200; owner, W. Kreamer, premises. Plan No. 420.

No. 420.

ROCKAWAY PARK.—Washington av, n s, 520 e 5th av, repair shed; cost, \$25; owner, Chas. Young, premises. Plan No. 448.

WHITESTONE.—32d st, s s, 325 e 14th st, erect porch on dwelling; cost, \$125; owner, Chas. Melles, premises. Plan No. 445.

WHITESTONE.—32d st, n s, 150 e 14th av, interior alterations to dwelling; cost, \$100; owner, E. Vamerdean, premises. Plan No. 406.

WINFIELD.—Queens blvd, s s, 50 w Burroughs av, interior alterations to shop; cost, \$50; owner, Nichol & Imhof, premises. Plan No. 412.

WOODHAVEN.—Woodhaven av, w s, 185 s Grafton av, new plumbing in dwelling; cost, \$185; owner, John Erbach, premises. No. 421.

#### Richmond.

VARIAN ST, 121, Stapleton, masonry and front extension to store and dwelling; cost, \$1,-500; owner, James Galatro, Stapleton; builder, Jos. Tortoro, Port Richmond. Plan No. 50.

FOUR CORNERS RD, Dongan Hills, to construct a tea house to frame summer house; cost, \$750; owner, E. R. Stellimus, Dongan Hills; builder, W. Mahr, Stapleton, Plan No.

JEFFERSON AV, e s. 375 e Richmond rd, Dongan Hills, new foundations and 1-sty ex-tension to frame dwelling; cost, \$50; owner and builder, Charles C. Babbitt, Dongan Hills. Plan No. 47.

bongan Hills, new foundations and 1-sty extension to frame dwelling; cost, \$50; owner and builder, Charles C. Babbitt, Dongan Hills. Plan No. 47.

LAFORGE AV, n s, 75 w Richmond av, Port Richmond, 1-sty extension to frame dwelling; cost, \$500; owner, Frederick Gerken, Port Richmond; architect and builder, R. H. Leadley, Port Richmond. Plan No. 52.

MERRILL AV, s s, 260 e Hughes av, Bloomfield, side extension to frame dwelling; cost, \$300; owner and builder, Jos. J. Hall, on premises. Plan No. 57.

NEW YORK AV, 1026, Rosebank, 2 bay windows to frame dwelling; cost, \$350; owner, Dr. George Mord, on premises; builder, C. Baker, Stapleton. Plan No. 56.

OLD STONE RD, e s, 500 s Washington av, Port Richmond, concrete floor and side extension to frame wagon shed; cost, \$300; owners, Louis Ettlinger & Sons, Graniteville; builder, D. A. Cole, Tompkinsville. Plan No. 53.

RICHMOND RD, s s, 150 e Sea View av, Dongan Hills, extension to cellar to frame store and dwelling; cost, \$30; owner, Jos. Dacey, Jr., Dongan Hills; builder, William Hennesy, Grant City. Plan No. 51.

ST MARYS AV, 105, Rosebank, 2-sty extension to frame dwelling; cost, \$55; owner, Rose Cangro, Rosebank; builder, Carlo Sorrentino, Rosebank, Plan No. 49.

TOMPKINS AV, s w, 100 s Hyatt st, St. George, masonry, plastering, etc., to frame dwelling; cost, \$600; owner, Chas. B. Gunn, 84 william st; builder, Hy. Strohm, West Brighton. Plan No. 58.

YORK AV, w s, 25 s 8th st, New Brighton, new root to frame dwelling; cost, \$170; owner, Vito Titomena, New Brighton; builder, Nicola Vitacca, Port Richmond. Plan No. 54.

SEASIDE BOULEVARD, s s, 400 e Sand lane, South Beach, 1-sty extension and new partitions to frame photo gallery; cost, \$400; owner, M. Schaffer, 48 East 14th st, N. Y. C.; architects and builders, Jos. W. Nastasi & Bro., South Beach, Plan No. 48.

#### 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 March 21. The location is given, but not the owner's address:

NEWARK.—Abel Kaplowitz, 294-296 Peshine av, two 3-sty frame, \$16,000; Jacob Posiask, 82-84 Tyler st 4-sty brick, \$20,000; Joseph Eisen, 170 Chestnut st, 3-sty frame alteration, \$800; Edward A. Wurth, 487 Springfield av, 3-sty frame alteration, \$2,000; Joseph Russomanno, 10 Stone st, 5-sty brick, \$14,000; Emil Germanus, 73-75 Newark st, 4-sty frame alteration, \$1,000; Michele Orlando, 18 Drift st 3-sty frame alteration, \$800; Joseph Serritalla, 22-24 Drift st, two 3-sty frame alterations, \$10,000. sty f 22-24 000.

FAIRVIEW.—Pietro Chirardi, south side Mors st, between Henderson av and 4th st, two sty brick, \$14,000.

EAST ORANGE—Arcand Realty Co., 42-48
Main st, 4-sty brick, \$32 000.

ATLANTIC CITY.—Jacob Mizen, 142
South
Kentucky av, 3-sty brick, \$35,000; Isaac Aaron
Co., 141 South South Carolina av, 4-sty brick, \$40,000

IRVINGTON.—Irvington Inv. Co., southwest or 20th av and 22d st, 3-sty frame alteration,

WEEHAWKEN.—Jacob Goldstein, 64 Hackensack av, 3-sty frame alteration, \$5 000.

MONTCLAIR.—Vincenzo Cardellicchio, 77
Maple av, 3-sty brick, \$10,000.

WEST HOBOKEN.—Victor Perla, 727 Union st, 3-sty brick, \$10,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Charles Fall, 100 14th
the standard of th

CHURCHES.
NEWARK, N. J.—Jordon Green, Essex Building, is preparing plans for a \$60,000 church,

Sunday school and parsonage at Clinton av and South 14th st, for the First German Bap-tist Church, Rev. R. C. Hack, pastor, Emil Wohlfarth, 156 Springfield av, chairman of building committee.

womarth, 130 Springheid av, chairman of building committee.

NEWARK, N. J.—M. H. Hubbard, 212 Paul Building, Utica, N. Y., is preparing plans for a 2-sty brick and stucco church, 75x75 ft. for the First Baptist Congregation, Rev. C. C. MacFarland, pastor. Cost, about \$25,000. Bids will be taken about April 28.

DWELLINGS.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has completed plans for four 2½-sty frame and stucco residences, 28x32 ft., at 450-452 Clifton av, and Ridge st, for Duncan MacKinnon, 328 Sumner av, owner and builder. Cost, about \$6,000 each.

SHORT HILLS, N. J.—H. Tatton, 238 Fort

SHORT HILLS, N. J.—H. Tatton, 238 Fort Washington av, N. Y. C., is preparing plans for a 2-sty brick and stucco residence, 47x47 ft., for P. Carter Bell, Grand Wyoming st, Millburn, N. J., owner, and will take bids on general or separate contracts about March 24. Cost, about \$12,000.

CALDWELL, N. J.—H. F. J. Bartlett, Gould st, has completed plans for a 2½-sty residence, 38x28 ft., on Arlington av, for Walter H. Shar-well, 381 North 5th st, Newark. Cost, about \$8,000.

\$8,000.

SUMMIT, N. J.—R. S. Shapter, 27 Maple st, is preparing plans for alterations to the 3-sty brick and stone residence on River rd for George B. Vanderpool, Morris turnpike, owner. Cost, about \$15,000.

FACTORIES AND WAREHOUSES.
LODI, N. J.—Lockwood Greene & Co., 101
Park av, N. Y. C., are preparing plans for a 4-sty reinforced concrete store house, 200x200 ft. for the United Piece Dye Works. Henry Elum, in charge. Cost, about \$175,000. Engineers will call for bids on general contract about April 20.

Elum, in charge. Cost, about \$175,000. Engineers will call for bids on general contract about April 20.

HOSPITALS AND ASYLUMS.

ELIZABETH, N. J.—Louis Quien, Jr., 251
Elizabeth av, is preparing preliminary plans for a 2-sty brick or concrete City Home for the Aged for the City of Elizabeth. Cost, about \$30,000. No bids have yet been taken.

NEW BRUNSWICK, N. J.—W. H. Boylan, 390 George st, has been commissioned to prepare plans and will call for bids this spring for a brick addition to the hospital in George st, for St. Peters General Hospital. J. H. Conger, chairman, Somerset st. Cost, about \$18,000.

HOTELS.

WESTFIELD, N. J.—Chas. Darsh, Trust Co. Building, is preparing plans for a 3-sty brick hotel on North av for Robert F. Hobenstein, 10 Prospect st. Cost, about \$30,000.

PUELIC BUILDINGS.

NEWARK, N. J.—James S. Pigott, Union Building, Newark, has been commissioned to prepare plans for a 2-sty public bath house and recreation building, 100x160 ft., on Hamburg pl, Paterson and Alyea sts, for the Common Council of the city of Newark, Patrick O'Brien, City Hall, president. Cost, about \$55,000.

SCHOOLS AND COLLEGES.

HACKETTSTOWN, N. J.—The Board of Education of Hackettstown, Wallace W. Taylor, president, contemplates the erection of an addition to the public school to cost about \$75,000.

PLAINFIELD, N. J.—Wilder & White, 50 Church st, N. Y. C., have submitted sketches for a fireproof school building to be erected here to cost about \$125,000.

WESTFIELD, N. J.—Henry C. Pelton, 8 West 36th st, N. Y. C., has been commissioned to pre-

WESTFIELD, N. J.—Henry C. Pelton, 8 West 26th st, N. Y. C., has been commissioned to prepare plans for a 3-sty brick public high school at Elm and Walnut sts for the Board of Education of Westfield, Dr. C. N. F. Egel, president. Cost, about \$90,000. Bids will be taken this spring.

STABLES AND GARAGES.

NEWARK, N. J.—M. B. Silberstein, 17 Market st, has completed plans for a 2-sty brick stable, 26x50 ft. at 369 and 371 15th av, for William Schenkel, on premises. Cost, about \$4,000.

\$4,000.

ELIZABETH, N. J.—Nathan Myers, 7 Nelson pl, Newark, is preparing plans for a 1 and 2-sty garage, 60x180 ft, on Westfield av, through to Union st, for L. F. Hersh & Bro., 209 Broad st, owners.

MISCELLANEOUS.

JERSEY CITY, N. J.—C. M. Lowrie, 101 Park av, N. Y. C., is preparing sketches for a playground at the Reservoir Playgrounds, for the City of Jersey City. A. Harry Moore, chairman. Cost, about \$90,000.

#### Other Cities.

PUBLIC BUILDINGS.
WATERLOO, N. Y.—Wm. J. Beardsley, 49
Market st, Poughkeepsie, N. Y., has completed
plans for remodeling or building a new county
court house for the Board of Supervisors of
Seneca County. M. J. Finton Ovid, chairman
of building committee, will take bids about
April 15. Cost, about \$35,000.

April 15. Cost, about \$35,000.

SCHOOLS AND COLLEGES.

ALBANY, N. Y.—Fuller & Robinson, 95 State st, are completing plans for the 3-sty brick and stone Medical College on Delaware av, Myrtle av and Lark st, for the Albany Medical College, Delaware av, owner, Dr. Albert Vander Veer, chairman, 28 Eagle st. Frank A. Dwyer, 12 Academy st, Amsterdam, N. Y., steam engineer. Cost, about \$100,000.

neer. Cost, about \$100,000.

HUNTINGTON, W. VA.—Verus T. Ritter, Ritter Building, this place, has been selected architect by the Board of Education for new high school and remodeling the present school, cost approximately \$300,000; also several grade buildings. Plans will be started immediately so that contracts may be awarded as soon as schools close for summer vacation, and the work rapidly pushed to completion.

BINGHAMTON, N. Y.—The Common Council contemplates the erection of a school. A committee has been appointed to select an architect. Cost, about \$75,000. Harry Price, Security Mutual Building, chairman of committee.

#### PERSONAL AND TRADE NOTES.

B. E. STERN, architect, will move his offices from 1 East 41st st to 56 West 45th st.
HICKEY CONTRACTING CO. has moved its offices to 841 Broadway. Phones 5174-5-6 Stuyvesant.

EDWIN OUTWATER, general contractor, will move his offices from 208 Fifth avenue to 18 East 41st street.

LOUIS QUIEN, architect, 251 Elizabeth av, Elizabeth, N. J., will move his offices April 1 to 299 Broad st, Elizabeth.

FREDERIC P. KELLEY, architect, will move his offices about April 15 from 3 West 29th street to 437 Fifth avenue.

WARD & WALKER, formerly of Starrett & Van Vleck's office, have opened office at 1328 Broadway for the practice of architecture.

GLENN BROWN, formerly secretary of the American Institute of Architects, has been elected president of the Washington Society of Fine Arts.

PETER M. COCO, architect, 34 West 28th st.

PETER M. COCO, architect, 34 West 28th st, will, after April 1, discontinue his New York office, but will open new offices in the Butler Building in Fulton st, Jamaica, L. I.

JOHN E. EISELE, formerly estimator for V. J. Hedden Sons Co., is now connected with the estimating department of Thompson-Starrett Co., general contracting, 51 Wall street.

FREDERICK P. DINKELBERG, who was chief draftsman for seven years in the office of D. H. Burnham & Co., Chicago, has opened offices in the Chronicle Building, San Francisco. CHRIS. SCHLUSING, architect, has opened offices for the general practice of his profession at 1 Broadway, N. Y. C. Samples and catalogues from manufacturers and concerns interested in the building trades are requested.

AMERICAN RADIATOR COMPANY had its

AMERICAN RADIATOR COMPANY had its best year in 1913, earning 25 per cent. on the common stock after the demands of the preferred had been paid. This concern owns the entire capital stock of six European radiator companies.

companies.

THE OFFICES of V. T. Ritter, architect, Ritter Building, Huntington, West Virginia, were destroyed by fire last Saturday. Mr. Ritter requests that concerns interested in the building trades send catalogs, literature and samples to replace those destroyed.

EDWARD J. GOVERN, division engineer of the New York State Barge Canal for the Western Division, has resigned to become vice-president and general manager of the T. A. Gillespie Company, engineering and contracting, of New York and Pittsburgh.

Company, engineering and contracting, of New York and Pittsburgh.

J. P. HALL-SMITH COMPANY announces the opening of its offices at 320 5th avenue. The new company has taken over the business of J. P. Hall, established in the electrical contracting field since 1891. The officers of the company are J. P. Hall, president; F. C. Smith, for the last fourteen years manager for Harry Alexander, secretary and treasurer.

WESTINGHOUSE MEMORIAL.—A suitable memorial to the late George Westinghouse, probably in the form of a monument to be erected in Pittsburgh, is planned by the Westinghouse Memorial Association, which was organized in Pittsburgh March 16. The association is composed of the heads of the various Westinghouse concerns and prominent citizens. Officers were elected as follows: President, H. C. Prout, vice-presidents of the Union Switch & Signal Co.; vice-presidents, J. R. McGinley, president Duff Manufacturing Co., and John F. Miller, vice-president of the Westinghouse Air Brake Co.; treasurer, W. D. Uptegraff, one of the executors of the Westinghouse estate; secretary, H. C. Tener, who was private secretary to Mr. Westinghouse.

#### OBITUARY

T. JEFFERSON OLIVER, carpenter and general contractor, died at his home, 275 Classon avenue, Brooklyn, Monday, March 23. He was sixty-eight years of age and had been a resident of Brooklyn for many years.

JOHN E. BERGEN, carpenter and general contractor, died at his home, 569 58th st. Brooklyn, Friday, March 20. He was born in Sweden fifty-one years ago and had lived in Brooklyn for twenty-two years.

HENRY H. COOK, carpenter and general con-

for twenty-two years.

HENRY H. COOK, carpenter and general contractor, died at the German Hospital, Brooklyn, Sunday, March 22. He was born in Brooklyn sixty-one years ago. He is survived by three sons and a daughter.

JOHN ACKERMAN, a retired general contractor, who had lived in Flushing, L. I., for many years, died of a complication of diseases at the Bushwick Hospital, Brooklyn, Thursday, March 19, at the age of ninety-two years.

EDWARD DE WITT ARMSTRONG, retired general contractor, died of diabetes at St. Peter's Hospital, Brooklyn, Tuesday, March 24. He was seventy-six years of age and lived for a number of years at 1116 41st street, Brooklyn.

EDWIN M. CORYELL, consulting engineer, for the past thirty years connected with the Cameron Steam Pump Works, owned by the Ingersoll-Rand Co., 11 Broadway, died of heart disease on his return to his office from luncheon. Monday, March 21. He was sixty-five years of age and had lived in East Orange, N. J., for a number of years.

GEORGE KENDAL, architect, who practiced his profession in Brooklyn for a number of years, died at his home in Bryn Mawa, Pa., Monday, March 23. Mr. Kendal was born in Birmingham, England, sixty-five years ago, He came to America when a young man, settling in Brooklyn, where he lived till 1912, when he took up his residence in Pennsylvania.

WALTER LAIDLAW, secretary of the International Pump Co., 115 Broadway, died suddenly of heart disease Wednesday, March 25, on the 23d st platform of the Sixth ay elevated Mr. Laidlaw was on his way to his office from the Colonial Hotel, at Columbus av and 81st street, where he had lived for some time. He was born in Scotland sixty-five years ago. Upon his arrival in America as a young man, Mr. Laidlaw went to Cincinnati, where he became a member of the Laidlaw, Dunn & Gordon Co. He severed his connection with this concern about eight years ago to take an executive position with the International Pump Co. Mr. Laidlaw is survived by one son, Robert Laidlaw, who is now a member of the Laidlaw, Dunn & Gordon Co.

#### TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

Duluth, July 14 to 17.

MECHANICS' & TRADERS' EXCHANGE OF BROOKLYN.—The annual meeting will be held at the association rooms, 367 Fulton st, Brooklyn, Tuesday, March 31, at 1 p. m.

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 ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except July and August.

NATIONAL PIPE & SUPPLIES ASSOCIATION will hold its annual convention April 20-21 at the Hotel Biltmore, N. Y. C. The sessions will be held in the music room on the second floor of the hotel.

INSTITUTE OF OPERATING ENGINEERS.

will be held in the music room on the second floor of the hotel.

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.

MASTER BUILDERS' ASSOCIATION of New Jersey will hold its annual convention in Orange, N. J., April 23, 1914. V. P. Christofferson, Perth Amboy, N. J., secretary. Further details will be announced at a later date.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore. Preliminary notices will soon be sent out.

sent out.

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society. Il Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m. These meetings will be held without the usual formal notice of correspondence.

EROOKLYN ENGINEERS' CLUB will hold its fourth annual exhibition of engineering materials and processes at the club house, 117 Remsen st, Brooklyn, April 15-22. Many of the latest inventions applying directly to the engineering profession will be displayed. The exhibition is open to the public without charge.

WHITE PLAINS EXCHANGE.—The contrac-

neering profession will be displayed. The exhibition is open to the public without charge, WHITE PLAINS EXCHANGE.—The contractors and sub-contractors of White Plains, N. Y., and vicinity recently met for the purpose of organizing a builders' exchange. Frank Tucker, a general contractor of White Plains, was elected president and Charles F. Richards secretary. It is expected that by-laws will be adopted and committees elected at a meeting to be held in the near future.

AMERICAN INSTITUTE OF ELECTRICAL Engineers will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac, The meetings and papers committee requests that authors desiring to present papers at this convention will notify the committee to this effect promptly and submit their manuscripts at Institute headquarters on or before April 1, 1914.

ARCHITECTURAL LEAGUE of New York

scripts at Institute headquarters on or before April 1, 1914.

ARCHITECTURAL LEAGUE of New York gave its annual entertainment Tuesday evening, March 24, at the Fine Arts Building, 215 West 57th street. The entertainment was in the form of a Latin Quarter dinner and dance, the rooms being decorated to represent a street in the Latin Quarter of Paris, During the dinner a cabaret performance was given. About one hundred and fifty members and friends of the League attended, all in interesting costumes.

THE EFFICIENCY SOCIETY (INC.) will hold the first national efficiency exhibition and conference at the new Grand Central Palace, April 4-11, 1914. The exhibits will include an assembly of representative display of appliances, methods and products in the fields of industrial, mechanical, governmental, educational and household efficiency. The latest practice, for instance, in building construction will be shown by the Equitable Building Corporation. Interesting programs are being prepared for each session of the conference.

ASSOCIATION of Dealers in Masons' Building

pared for each session of the conference.

ASSOCIATION of Dealers in Masons' Building Materials held its annual meeting and election of officers, in the Association rooms, 18 Broadway, Thursday, March 19. The meeting was preceded by a luncheon. A rising vote of thanks was extended to Mr. Howland, the newly relected president, who is now entering upon his twelfth term of office, and has just completed his fiftieth anniversary in the masons' building material business. The officers elected for the ensuing year are as follows: President, Francis N. Howland; vice-president, William H. Schmohl: treasurer, Nathan Pack, directors, Francis N. Howland, William H. Schmohl. Nathan Peck, John H. Mahnken, William K. Hammond, Audley Clarke, William H. Farnes, Ernst Braun, Wright D. Goss, John C. McNamara, A. J. Brislin, John J. Bell, Stephen V. Duffy, E. J. McLaughlin, Frank E. Wise.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS.—A tentative program has been arranged for the coming spring meeting to be held in St. Paul and Minneapolis, June 16-19. Three groups of professional sessions will be held. It is expected that one session will be upon the subject of grain handling and ore handling, which is an important topic locally and an interesting one generally. Another session will be devoted to the use of powdered fuel and its efficiency and utility compared with oil and gas, for different purposes in industrial work (e. g., in openhearth furnaces, in cement kilns, in boiler furnaces, and for industrial furnaces). Reports will be presented by the Committee for Standard Specifications for Boilers and Other Pressure Vessels, and for Their Care in Service, and by the Committee on Flanges. The latter report was presented for preliminary consideration at the recent annual meeting in New York and provoked a spirited discussion.

#### RECENT INCORPORATIONS.

CAMEO REALTY CORPORATION has been chartered with offices in Manhattan to do a realty and construction business. The directors are Bartholomew Viola, 191 Bay 17th st, Julius C. Corra, East 152d st, and Vincent Fumagalli, Belle Mead, N. J. Louis A. Valente, 60 Wall st, is attorney for company.

SIMPSON-O'TOOLE CO. has filed incorporation papers to do a realty, general construction and contracting business with offices in the Bronx. The incorporators are Jas. O'Toole, 1948 Clinton av, Robert Benenson, 1550 Hoe av, and George Simpson, 705 East 165th st. Anthony J. Romagna, 277 Broadway, is the company's attorney.

Romagna, 277 Broadway, is the company's attorney.

HARLEM RIVER ARCHITECTURAL IRON WORKS is the name of a recently incorporated company, chartered with offices in Manhattan to do general architectural and ornamental iron works, with Saul Smith, 1482 Bryant av, Louis Hutter, 74 East 104th st, David Leshinsky, 337 East 123d st, and one other, as directors. Loeb, Bernstein & Ash, 35 Wall st, are the attorneys.

EUREKA ROOFING CO. is a \$20,000 corporation chartered to do general roof repairing, contracting and construction work with offices in Manhattan. The papers were filed by Florence, Frank and Chas. S. Gersin, all of 1226 St. Nicholas av, as directors. Earl A. Smith, 206 Broadway, is the attorney for the company.

N. REISLER IRON WORKS has been incorporated with \$10,000 capital stock with offices in the Bronx to do ornamental, structural and architectural iron work. Nathan & Fannie Reisler, both of 1855 7th av, and Morris Freudenheim, 51 West 111th st, are the incorporators. Fischer & Rosenbaum, 115 Broadway, are the attorneys.

CRYSTAL-JAFFE CONTRACTING CO., gen-

Fischer & Rosenbaum, 115 Broadway, attorneys.
CRYSTAL-JAFFE CONTRACTING CO., general contracting, decorating, realty, etc., with offices in Manhattan, has filed papers with Rachel and Isreal Crystal, both of 814 East 166th st. Benjamin Jaffe, 21 East 117th st, and one other, as directors. Morrison & Schiff, 320 Broadway, are the attorneys.

#### Terminal Improvements at L. I. City.

Terminal Improvements at L. I. City.

Interests connected with the Degnon Construction Company have been developing a manufacturing and shipping terminal district by filling in the low-lands on either side of a tributary of Newtown Creek in Long Island City. A large acreage has in the course of years been made available for buildings, several of which are now in course of erection, including the Loose-Wiles Biscuit Company's buildings and the Ever Ready National Carbon Company's buildings. One of the biscuit company's buildings has been nearly completed by the Turner Construction Company, and the second building for the same concern has been started. This week the Raymond Concrete Pile Company began driving piles for the foundation of the Ever Ready Company's plant.

The Degnon Railroad and Terminal Improvement Company has now received a franchise from the Board of Estimate to enable it to construct and operate an industrial railroad through its property to connect with the Long Island Railroad and the Sunnyside yard of the Pennsylvania, with permission to cross the neighboring streets at twenty-three points. This will give the property the best possible shipping facilities by both rail and water. Considering that the location is close to the Queensboro Bridge and that every factory can have its own wharf and its own railroad switch, the combination of facilities is most unusual.

The motive power for the industrial railroad will be electricity after January 1, 1916, and until then steam will be used.

The Degnons will make an initial payment of \$15,000 to the city, besides an

used.

The Degnons will make an initial payment of \$15,000 to the city, besides an annual sum which will start at \$2,500 and grow to \$10,000. A few years from now will see great transformation come over these lands which were once ranked as almost useless. At the upper end of Newtown Creek plans are being laid for a terminal in the Palmer interests.

#### BUILDING MATERIALS AND SUPPLIES

QUEENS SHOWS GREATEST GAIN IN BUILDING PLANS FILED-BROOKLYN LOSES LEAD AS QUEENS MOVES FORWARD—VALUES LOW

New Jersey Suburbs Slow in Placing Spring Orders—Brick in Sacrifice Sale

UEENS developed the lead in vol-ume of new building construction ume of new building construction during the last six days. Brooklyn opened weak, with Bronx striving to regain the ascendency in new building construction it lost some time ago. The East Jersey suburbs also felt the spirit of spring progress, but the building material dealers are still following a conservative policy in buying, and the inquiry from that section has not impressed the wholesale market here as being even up to pormal. The

and the inquiry from that section has not impressed the wholesale market here as being even up to normal. The movement of material into Queens and Brooklyn is much improved, but Bronx is almost as slow as East Jersey in placing commodity business. Brick was the only exception. It had a good week.

Linseed oil has moved up another cent, making the price now 54 and 55 cents for city raw, American seed. Common brick continues to be firm, but prices are yet not stable. Lumber is divided. Some lines are reported to be exceptionally active on inquiry and order, while others are almost like drugs on the market. Whether this lack of activity reflects the effect of the new fire limits operative since the first of the year in Newark where frame construction has until recent years been the rule rather than the exception, an over-supplied market is not yet apparent, but heavy timber continues to show the greatest activity while building orders only show nominal mid-winter activity. A fortnight of building weather would permit a more accurate survey.

Current inquiry in the building material market presaged no marked change in the volume of realty improvements in any part of the metropolitan district for the next two months. The quantity of material to move under orders so far taken is less than that of last spring. Competent estimates place this shortage at twenty per cent., a figure, however, that easily could be converted into a gain should a fairer percentage of the

plans filed actually go ahead. Taking the district as a whole, the sentiment on the floor of the Building Material Ex-change is that the year will show a gradually strengthening building move-

gradually strengthening building movement, because of the reports coming in from realty interests that the renting season is closing exceptionally active, and that money is loosening on interest rates and in volume.

Rumors in the steel market this week were to the effect that the volume of inquiries for structural steel was such as to give little hope at this time, at least, for an upward movement in prices after the first of the year. The inclination among the steel interests is to encourage new business as much as possible, even if profits have to be curtailed to some extent to do so instead of trying some extent to do so instead of trying to force higher prices at a time when the building situation is making its re-covery conservatively instead of vig-orously as was anticipated at the first of

January and February volumes were encouraging, and March will show an improvement over these two months, but second half inquiry has not yet debut second half inquiry has not yet developed so much strength as the steel producers would like to see. In the meantime the mill capacities will be maintained at the 65 per cent. base, which has been ruling since the middle of February in the hope that after the decision of the Interstate Commerce Commission has been handed down late in June or early in July, there will be an immediate rebound which will readjust steel prices upward and carry with the strengthening tone all other staple building commodities.

The best opinion in the building material markets deplores any attempt to manipulate prices, and consumers coming into the market for materials or figures are finding and will continue to

ures are finding and will continue to expect dealers and distributors to show a disposition to meet them half way.

These negotiations had scarcely been completed when the plant of the Victoria White Granite Company, at Keene, N. J., owned by the Dodds Company, was two-thirds destroyed by fire, with a total loss of about \$25,000. Work was immediately started rebuilding the shed, and a 100 h.p. electric motor has been ordered to replace the one destroyed. The fire threw 134 men out of work temporarily.

#### BARGAIN WEEK IN BRICK. All Covered Hudsons Gone—First 1914 Barges in—Six Opens Left.

BARGAIN WEEK IN BRICK.

All Covered Hudsons Gone—First 1914
Barges in—Six Opens Left.

HUDSON common brick closed the biggest week in half a year Thursday night when a total of thirty-four barges went off the wholesale market. Every covered barge in the city was disposed of and practically three million Gnybco brick were unloaded, which represents about sixty per cent. of the total number actually ridden to jobs. Four barge loads came in, representing the first arrivals for the year, and last night the first tow started for Haverstraw. On Monday night the first tow of the season will start for Newburgh, taking up the empties that have been accumulating here all winter. Two boatloads arrived here yesterday morning.

It has been a long time since the common brick market has had the concerted cooperation of all interests simultaneously and for that reason the last week in March, 1914, will go down in local building material history as a most conspicuous one, mainly because practically 15,000,000 brick went out of the wholesale market, all practically within three days. But aside from volume as a distinctive feature in the incident the price range also helps to make it memorable. Manufacturers came into the market with one accord to dispose of their brick at prices considerably below the Record and Guide's quotations of a week ago.

The situation was forced upon the market by protracted winter weather ending abruptly in a warm spell and a heavy reserve supply up the river. It was not possible to control shipments when manufacturers were hungry both for barges and cash and the only alternative was to break the market here and clean up the winter's supply before the shipments began to come in from up river. Counts show a large quantity of brick along the Hudson between Haverstraw and Kingston, and the Raritan interests are in splendid shape to make an aggressive selling campaign in this department last week. That the strengthening tone of the brick and other departments of the building material market will be sustain

probably will remain at conservative with twister of the week ending Thursday, March 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:

# Friday, Mar. 20. Arriv Saturday, Mar. 21. 0 Monday, Mar. 23. 2 Tuesday, Mar. 24. 0 Wednesday, Mar. 25. 0 Thursday, Mar. 26. 2

	Under	IN BRICE	A U.N.	LUADED.	2.12
	(Current	and last	week	compared	.)
Mar.	13	160.500	Mar.	20	286,000
Mar.	14	108.500	Mar.	21	219,000
Mar.	16				421,500
Mar.	17	292,500	Mar.	24	596,000
Mar.	18	62,500	Mar.	25	496,000
Mar.	19	365,500			900,500

#### Total.....1,313,000 Total.....2,919,000

1913.	
Left over, Friday A. M., Mar. 21-28.	- 1
Arrived.	Sold.
Friday, Mar. 21	7
Monday, Mar. 24	9
Tuesday, Mar. 25	6
Wednesday, Mar. 26	9
Thursday, Mar. 2714	8

### OFFICIAL SUMMARY.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914. 87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Mar. 26, 1914. 123
Total No. bargeloads sold Jan. 1 to Mar. 26, 1914 117
Total No. bargeloads left over Mar. 27, 1914 18
Total No. bargeloads left over Jan. 1, 1913. 118
Total No. bargeloads arrived, including left over Jan. 1 to Mar. 27, 1913. 288
Total No. bargeloads sold Jan. 1 to Mar. 27, 1913
Total No. bargeloads left over Mar. 28, 1913. 50

# LINSEED OIL UP.

Advance of Another Cent Reported in Market.

L INSEED oil has stiffened in this market to such an extent that as the week closes the basis of 54 and 55 cents has hardened so as to indicate a new price of a cent higher by the close of the week. As the Record and Guide goes to press the actual change has not taken place, but was expected to be announced hourly. The cause of the pending advance was ascribed to a heavier demand from paint manufacturers who are reporting an early, active season with indications for a continued strengthening movement.

# LUMBER.

LUMBER.

Heavy Timber Still Holds Lead Over Building Orders.

SPRUCE has passed through a period of light demand; and though offerings from the East by cargo have been very light, the West Virginla spruce shippers showed a decidedly weak front earlier in the month. Much of the lost ground has since been regained. The outlook is for steady improvement, as the next two months is the best season for West Virginia spruce in this market.

The position of spruce throughout southern New England has held strong, and while slightly below the basis of a year ago, there has been no difficulty in finding an outlet for all available shipments at a remunerative figure. This will mean that New York must bid somewhat above the closing figure of November when it comes into the market for supplies. The market can be quoted today nominally at \$20 to \$24 for spruce cargoes, with very little offering for prompt delivery.

Hemlock has shown little activity during the month; and though the Pennsylvania base price for New York City delivery has held uniformly at \$2450, transactions have been light. As the West Virginia shippers have been offering this class of lumber here on a basis of \$22, they have taken much of the business that has been placed. As the warm weather approaches this product will either be sold out at the low figure or will move up to the level of Pennsylvania boards and share the market with the latter.

North Carolina pine has developed no changes in the selling prices, but the heavy snow and cold weather throughout the North Carolina pine belt gave production a severe

jolt; but as the general demand kept up, the result of the month's activities show the shippers in better strategic position in the relation of supply and demand.

Long leaf yellow pine has aparently made few if any gains within the month and stocks at the water shipping points are generally reported as quite heavy. Vessel rates have returned to a summer basis and there is ample volume of tonnage available for the cargo mills. The interior long leaf mills, as well as the short leaf mills in Arkansas, have been booking orders more freely, particularly for flooring, partitions and car siding, and are exhibiting a stronger tendency to hold up their price list than at any time in the past six months.

White pine has shown a fair volume of business booked during the month, but a very slow movement of stock from the eastern distributing yards, as the Tonawandas, Burlington and other northern markets were brought to a standstill by the recent accumulation of snow.

#### THE STONE MARKET. Some Signs of Spring Activity—Changes Milford.

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S TONE is improving in inquiry, but contracts still seem to hang fire. Competition is keen, the supply for current business moderate and prices are shaved to very close margins in all departments. The trade is optimistic regarding the future of 1914, this feeling of confidence being expressed frequently in closer organization and greater efficiency.

Conspicuous in this connection was the change reported in the personnel of the Milford Pink Granite Company, which has long been an important factor in the New York stone market. The George Dodds & Sons Granite Company, of Xenia, Ohio, have purchased 200 acres of granite land and the so-called East plant and Norcross plant of the Milford Pink Granite Company, of Milford, Mass. This includes all of the present equipment, such as cranes, derricks and cutting sheds. The Dodds Company is the owner of the Victoria White Granite Company, of Xenia, Ohio, and is extensively interested in the structural granite business. The large sheds which were used as cutting sheds by the Norcross Construction Company will be removed and in their place will be erected a modern cutting shed for structural work, roofed in, with all improved machinery, in which our cutters can work all winter. An office building also will be erected.