

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 4, 1914

UNIQUE FOUNDATION FEAT SAVES TIME

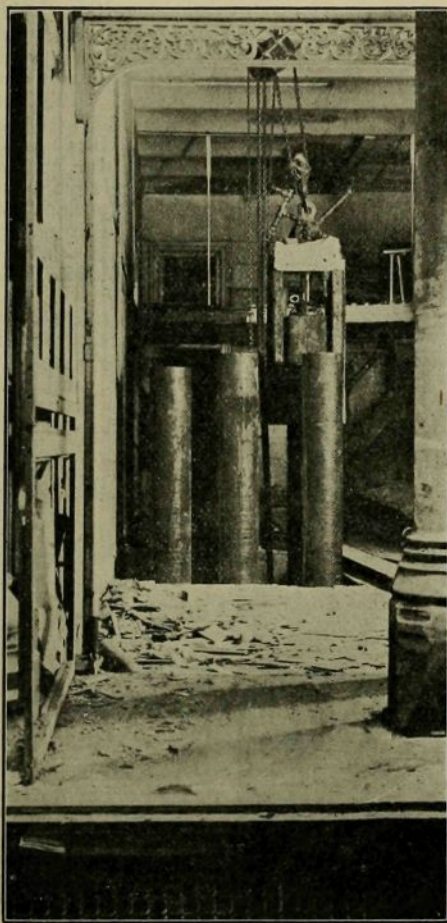
Preparing Excavations for New Structure on Old Victoria Hotel Site, While Wreckers Are Demolishing Hostelry — Engineering Problems Present Unusual Difficulties

THE fact that time is one of New York's most valuable commodities is responsible for an engineering feat never before attempted. The foundations for a new twenty-story mercantile building are being placed while the original building on the site is being demolished. The building in question is to be built for the 230 Fifth Avenue Corporation (Johnson-Kahn Company), and is to occupy the site of the old Victoria Hotel at Broadway, Fifth avenue and 27th street, from plans by Schwartz & Gross, architects, of 347 Fifth avenue. The

"Hercules" steel piles, and are made and placed under patents held by the Underpinning and Foundation Company. They are heavy steel cylinders, with walls $\frac{3}{8}$ inch thick and an inside diameter of 12 inches. These cylinders are driven to bedrock by means of a 3,000-pound hammer. When the piles reach bedrock they are blown clear of sand, mud and loose rock by means of a compressed air blast under a pressure of 150 pounds to the square inch. The mud and water displaced by this terrific blast sometimes rises to a height of 150 feet,

a weight of six tons, and the completed pile will sustain 100 tons, allowing 20 tons as a margin of safety.

Chief among the numerous difficulties involved in the present operation was the fact that the piles had to be placed while the greater part of the old building was standing. To do this it was found necessary to cut away the floors in the first and second floors directly over the locations of the proposed piers. The driving hammer is slung by chains from the beams of the third floor. Another problem encountered was water.

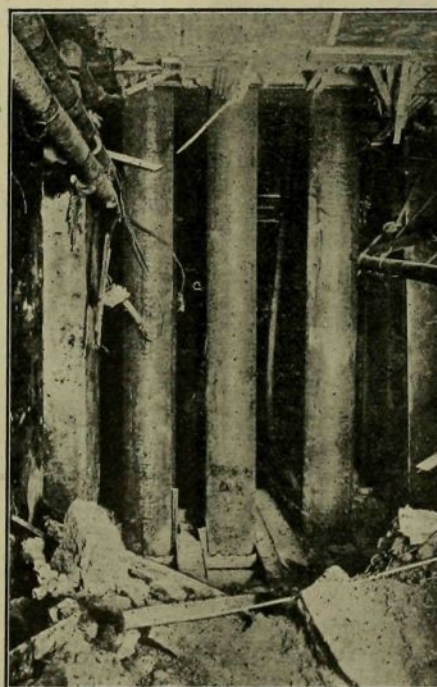
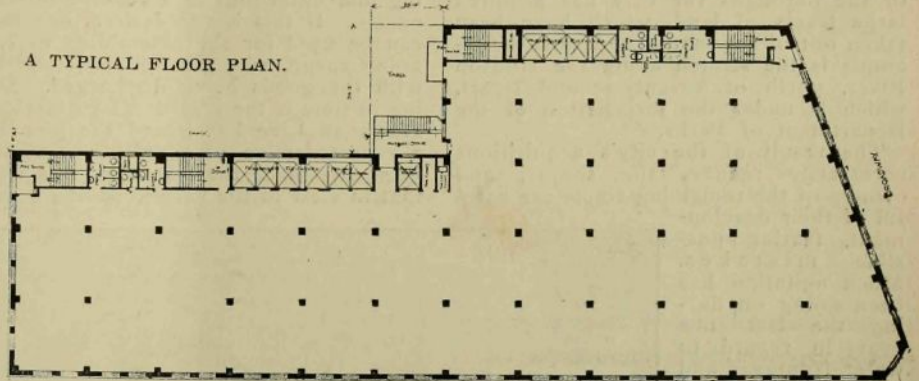


STARTING PILES THROUGH FLOOR.

placing of these foundations simultaneously with the wrecking of the building it is calculated to save at least two months of time to the owners, and makes possible the completion of the new building by January 1, 1915, in time for the rental season.

The Underpinning and Foundation Company, 290 Broadway, took the contract for the work and gave a guarantee for its completion in the time specified. The problem was one which involved difficulties of a serious and various character. The new building will rest on 680 steel and reinforced piles. These piles are grouped in 63 piers, each one composed of from 9 to 14 piles, sunk to a maximum depth of 50 feet below curb level, and capped with a slab of concrete. The piles being used are known as the

A TYPICAL FLOOR PLAN.



DRIVING PILES IN CELLAR.

and rock weighing as much as fifty pounds has been blown from a distance of 40 feet below the surface. After the cylinders are cleaned out and the bedrock exposed their tops are cut off at exactly the same level. An oxy-acetylene torch is used in this operation and the work is accomplished with dispatch. Each steel shell is next filled with concrete reinforced with three 2-inch square rods running the entire length of the pile. Every rod is capable of sustaining

In excavating for the new piers a branch of the underground stream which flows diagonally across the city was encountered. The tapping of this stream practically flooded the working space under the old hotel and made it necessary for the contractors to dig a sump pit and install pumps to carry away the water. The pumps, with a total capacity of 500 gallons per minute, were kept in constant operation day and night for two weeks, and the water level reduced twelve feet. The old building had been built on wood piles, but the constant change of the level of the underground stream had rotted away the tops of these piles and it was found to be resting solely on earth, packed almost as hard as concrete.

Another feature of the work that required careful thought was the condition of the bottom encountered. Instead of locating bedrock at a uniform level, this rock was found to shelve in an unusual manner. In one part of the site it was found to be less than five feet below the old cellar level, while in the nearest pier to this place, or about a distance of 20 feet, the contractors were forced to sink piles forty-five feet before bedrock was found. This condition made much drilling and blasting necessary, which was a delicate operation considering that the old buildings above was in process of demolition.

All the power used, both steam, electricity and compressed air, is being generated by the old power plant for years used to serve the hotel.

The work of driving the piles for this foundation was started March 9, and the entire foundation will be completed and ready for steel grillage by April 10. A force of 150 men, in day and night shifts, have been employed from the time the work was started. An open pit

foundation would have taken at least four months to install, so it is easily seen that much valuable time has been saved.

The new building will occupy practically the entire plot, with an area of 20,000 square feet, with a frontage of 62 feet on Fifth avenue, 254 feet in 27th street, and 106 feet on Broadway. This unbroken floor area makes it an exceptional one for display and sales-room purposes. The building is designed with a minimum of columns on the Fifth avenue and Broadway sides, giving a clear floor space 40 x 40 feet. The facades will be built of Quincy

granite at the base and matt-glazed terra-cotta above.

Eleven high speed electric elevators will be installed and the car doors and all hatchways will be provided with the latest safety devices for control and the prevention of accidents. In the 27th street front a driveway 60 feet wide is being provided so as to allow for the speedy handling of freight and to reduce sidewalk obstruction. Four elevators will connect this driveway with the cellar, in which will be installed the latest package chutes and freight handling devices.

The first floor will be arranged for stores, and an entrance and arcade 19 feet wide is being provided, extending from Broadway through to Fifth avenue. The entrance hall and arcade will be finished in rich marbles and mosaics. Fire proof stairways, four of which are entirely enclosed, and smoke proof and one outside stair reached from two different points of the building, with steel window frames, sash and trim and a sprinkler equipment with a 100 per cent. efficiency will complete the fire prevention equipment that will make this a model of its kind.

WATERFRONT DEVELOPMENT A PROBLEM

Owners Careful in Making Improvements, Fearing Possible Mistakes—Must Anticipate Future Growth of Commerce — Double-Decked Pier at Bush Terminal.

PROBABLY the only class of realty which does not allow for considerable expansion is that which borders on the waterfront. In fact, the available space is almost a known quantity, though in some sections of Greater New York the water frontage is in its virgin state and it is difficult to predict just what its development will be. In all of the boroughs the City has acquired large tracts of land, which have been taken out of the market. A notable example is the stretch along the Hudson River, north of Seventy-second street, which is under the jurisdiction of the Department of Parks.

The result of the city's acquisitions necessarily reduces the supply, and owners of the remaining tracts are careful of their development, fearing possible mistakes. Much agitation has been going on during the last five years in regard to water frontages and many schemes have been devised for their improvement. Commissions have been appointed and the importers and exporters have taken up the matter seriously, in order to prevent a possible diversion of trade to other ports of entry. At the present time there is a gigantic waterfront development being created in the Hunt's Point section of The Bronx, Frederick Johnson being one of the prime movers in the undertaking. This follows upon the success which has been met at Bush Terminal enterprise, in South Brooklyn. The Borough of Richmond has also its waterfront terminal, at St. George, and if present plans materialize the development will be enlarged considerably.

New Double-Decked Pier.

At the Bush Terminal a large two-story pier has been completed. Seven months were spent in its construction, and from the start about four hundred men were employed in the operation. The cost was placed at \$1,000,000. The pier has a length of 1,400 feet and is 270 feet wide, with a height of over fifty feet. Every foot of space on upper and lower floors are available and the joint area is about fifteen acres. Down the middle of the lower floor runs a double-track railroad for the movement of standard freight cars, a miniature railroad system, with switches, crossovers

and signals. At the bulkhead entrance the tracks connect with the Bush Terminal Railroad, which in turn connects with all the trunk lines entering New York.

Dredging in the slips has been carried to fifty feet and six trans-Atlantic liners can be berthed at one time. The double-deck feature of the pier permits the loading and unloading of a vessel simultaneously. If this is not desired, one floor can be used for the assembling of outgoing cargo, where it will not interfere with the goods being discharged. Saving in time is the result. The American-Hawaiian Line has leased the pier and a representative of the Bush Terminal Company made the statement this week that in view of the revised sailing sched-

fireproof. The upper floor consists of five over-lapping layers of the heaviest tar paper, one inch of yellow pine planking and another inch of maple on top. Melted tar was worked into the seams to make the flooring waterproof and airtight. The upper floor is supported by large steel girders.

Much interest has been manifested in this pier and several records were broken during its construction. The engineering and supervising work was done by Clair Foster, one of the vice-presidents of the Bush Terminal Company. William Higginson, architect, drew the plans.

Provides for Tenant's Needs.

R. E. Ireton, Director of the Educational Bureau of the company, made an address at the Y. M. C. A., Twenty-third street branch, on March 27, and said in part:

"Everything that a manufacturer or distributor needs for the successful and orderly conduct of his business can be found at the Bush Terminal. Spacious, well lighted service buildings are provided, 130 of them, with railroad sidings paralleling the structure. In this way cartage charges are saved and vexatious delays avoided. Portage charges are also eliminated and promptness and dispatch in handling freight assured.

"On account of the fireproof construction of the buildings the fire insurance premiums are less than under ordinary conditions. The tenant has at his disposal

live steam, gas, water and electric current for use in his operations. His incoming freight is delivered to him at the New York rate and his outgoing shipments are taken from him by the Bush Terminal Company, acting as the accredited agent of all the trunk lines.

"The docks of the company are large enough to accommodate at one time fifty sizable steamships of seventeen distinct lines plying between New York and every port on the globe. The Bush Terminal development was planned with farseeing vision, but its layout is such that the facilities may be increased at any time without disturbing the present arrangements."

—Taxes on real property for the first part of the year and all personal taxes will be due next month.



THE WATERFRONTAGE AT THE BUSH TERMINAL.

ules, not less than 1,500,000 tons of freight will be handled annually at the dock.

Fire-Prevention Methods.

The structure is fireproof throughout, metal being used wherever possible. In addition an automatic sprinkler system has been installed on both floors. The ten service stations in the terminal are also connected up with this pier as they are also with the 130 warehouses and six other piers of the terminal.

The foundation piles were driven 30 feet beneath low water and sawed off just below the surface. Grouped in lots of ten and twenty, they are capped with concrete hoods, measuring 11 feet each way, on which are set the steel columns supporting the super-structure. The lower floor is paved with chemically treated asphalt block to make it firm and

TENDENCIES IN REAL ESTATE IMPROVEMENT

Decline of Residential Construction in Manhattan—The Growing Preference for Low Buildings as Dependable Income Producers

A NUMBER of analytical tables have been compiled from the records of plans filed last year in the Manhattan Bureau of Buildings under the direction of Supt. Rudolph P. Miller. Some of these tables give an answer to the question, for what purposes were the buildings intended, and what was the relative numerical proportion between one class and another? While multiple dwellings, or "tenements," constituted 27 per cent. of the total number of buildings, they formed by no means so large a part of the whole number as in former years. Legally, their classification as "tenements" survives, but few real tenements are any longer built in Manhattan, and the National Housing Association has dropped the classification altogether.

The average cost of apartment houses has greatly increased during the decade, and last year the total estimated cost of all apartment houses amounted to 30 per cent. of the sum appropriated for buildings of all classes. In the previous three years the appropriation for apartment houses was but 28.5 per cent. of the total estimated cost of all kinds of construction. The extent to which residential construction has fallen off on Manhattan Island will be perceived from a comparison of this figure with the total amount expended for the construction of apartments during the eleven years, 1902 to 1912 inclusive, when the appropriation was 48.8 per cent. of the cost of all new buildings. The year 1911 was remarkable for the large amount of heavy construction, but this class of work has lessened considerably since, which is one reason for slightly larger percentage of expenditure for apartment houses last year.

Average Cost of Buildings.

The average estimated cost of the tenements planned in the borough last year was \$140,931, to compare with \$167,318 for the year 1912, and with \$79,313 as the average cost of the tenement houses during the whole period from 1902 to 1912 inclusive. This means that while the average operation was smaller last year than in the previous one, yet the average multi-family house of to-day is decidedly a larger proposition than it was ten years ago. The following table shows how the average cost of all classes of buildings has grown:

	1913	1912	Average 1902 to 1912 inclusive
Private dwellings..	\$86,280	\$54,714	\$45,290
Tenements	140,931	167,318	79,313
Hotels	138,500	598,750	426,435
Mercantile buildings.	250,338	264,508	132,114
All buildings.....	128,200	155,666	84,950

Dwelling house construction in this borough has ceased altogether as a speculative operation. The last row of dwellings was erected years ago. Only 32 private houses were planned last year, whereas formerly hundreds were erected every year. The recession in dwelling-house work for contractors is, however, more apparent than real, as many operations officially classed as "alterations," really amount to a general reconstruction, as when only the sidewalls and floor beams are retained, all the rest of the work being new.

There was a marked increase last year in the number of buildings to be altered. The increase is noted among all classes of buildings, as if estates managers had determined, before sending a good building to the scrap heap, to see if it could not be altered so as to produce a larger income until such time as the need of

an entirely new building on the site will be made more obvious. For years old buildings on desirable sites had been treated with little or no consideration.

Demolitions.

Last year 750 buildings of all kinds were sacrificed in Manhattan and 1,023 the year before. The demolitions of last year took off the map 341 dwellings, 194 tenements, 147 business buildings, 4 hotels, 33 public edifices and 31 miscellaneous structures. The average number of buildings annually destroyed during the period from 1902 to 1912 inclusive was 1,451. Among the more interesting structures removed was the southern half of the Astor House at Broadway and Vesey street, the Drexel-Morgan Building at Wall and Broad and the New York Day Nursery and Children's Hospital on Lexington avenue at 51st street.

In many instances of late, under a new architectural advice seemingly, a larger number of old buildings have been remodeled into very satisfactory income producers. Thus, there was an increase of 39 per cent. last year over 1912 in the number of dwellings that were the subject of alterations; or in other words, alterations were made to 229 dwellings more than in the previous year. Superintendent Miller says these figures when considered with statistics showing the gradual decrease in the number of new dwellings erected, as already pointed out, prove that the borough is being more and more devoted to business; for the alterations are for the most part with the intent of adapting them to business purposes.

Theatre Construction.

While there was a small increase in the number of new dwellings erected last year, there was a decrease in all other classes of construction except for places of amusement. The growth of this class of construction has steadily increased since the year 1908. One hundred new places of amusement were projected in 1913, as against 78 in 1912, and compared with an annual average of 32.3 from 1902 to 1912 inclusive.

The decrease in number and cost of buildings of other kinds in 1913, as compared with the record made in the previous year is represented by the following table:

	Decrease in number.	Decrease in estimated cost.
Tenements	13%	26%
Hotels	16%	80%
Stores and lofts.....	53%	55%
Office buildings.....	58%	35%
Factories	50%	23%
Stables and garages...	9%	29%

The largest number of buildings in course of erection in Manhattan at any one date last year was about 1,060 at the first of September. The number of alterations going on last year at the height of the season was about 450.

Low Buildings Preferred.

Only fifteen buildings more than twelve stories high were proposed in 1913, as against 33 in 1912. The twelve-story buildings numbered but 33 last year, as compared with 82 planned during the previous year. The increase in the number of low buildings was quite marked, sufficiently so to suggest the thought that more consideration is being given to low buildings than heretofore, and that this change is due not only to the agitation against extremely high buildings in unjustifiable locations but it also is a result of investigating the economics of the question.

Oftentimes a low building will return a much higher rate of income on the

investment from rentals than a skyscraper would on the same site, and several low buildings can be erected for the cost of one skyscraper. A large real estate developer recently expressed the opinion to the writer that the erection of extremely high buildings without discrimination was an erroneous policy. He said the type of building which should form the basis of an operation for a business building was but two stories high, to start with. It should have foundations capable of sustaining more than two stories, but the other stories would not be added until there were unmisstakable assurances of their continued occupancy.

Along upper Broadway have been erected in the last few years a number of buildings with heavy foundations but with only two stories. "Taxpayers," they are called, but they are excellent income payers as a class. After a while, when conditions warrant the change, they can be carried higher. As a rule the two-story building with stores on the first floor and offices on the second is a decidedly safe proposition on any principal avenue in any locality where there is any considerable amount of trading. It is not a commendable civic ornament, but it is more beautiful than a billboard and exerts a decidedly better influence on surrounding real estate values.

The 367 low buildings planned in 1912 represented 65.2 per cent. of all the buildings planned in the borough, and the 327 low buildings of last year represented 76.8 per cent. of all the buildings planned. The average height of all the buildings erected in the borough was but five stories.

Of the 78 fireproof business buildings planned last year 13 were twelve stories high, two had thirteen stories, three had seventeen stories, three were twenty stories high, one was a skyscraper of 22 stories and one was planned with 28 stories. The tallest of all was a 52-story project for which a site has not yet been purchased.

Congressmen to Inspect Port.

For the purpose of becoming better informed as to the Harbor of New York and its value to the shipping business of the nation, the Rivers and Harbors Committee of the House of Representatives will visit New York City this week or the week following. Mayor Mitchel, when he appeared before the committee last January, asking an appropriation for the improvement of the Harbor of New York, extended the invitation, which has been accepted. The North Side Board of Trade, which has for years been working for the improvement of the Bronx waterfront, will aid in the entertainment of the committee.

H. B. Walker, chairman of the Committee on Harbors, Docks and Terminals of the Merchants' Association, suggested to the Mayor in a recent open letter the appointment of a board of engineers, as a port commission, to take up the question of waterfront improvement and submit a report to the Board of Estimate. Dock Commissioner R. A. C. Smith is of the opinion that the terminal committee of that body is familiar with all the details of port development, and can effectively manage without reopening the whole question again through a new commission.

—The new Bronx County Register's office is more than paying its way and demonstrating its worth and usefulness to the community.

RECENT ACTION ON MEASURES AT ALBANY

Bill Amending Real Property Law, Affecting Past Due Mortgages, Passes Legislature—Many Measures Await Signature of Governor Glynn

OF interest to property owners is the bill which was introduced recently at Albany by Senator Carswell, and passed by the Legislature last week, known as Section 275 of the Real Property Law. The measure provides that the holder of a mortgage, which is past due, upon demand by the owner of the land upon which it is a lien, and the payment or tender of the amount due and the usual fee for drawing the paper, shall deliver an assignment in lieu of a satisfaction piece to any person or corporation named by the owner of the land. This assignment, however, may be without recourse to the assignor in any event. George A. Fleury, President of the United States Title Guarantee & Trust Company, suggested the bill, which was drawn by Charles G. Stevenson, one of the attorneys of the company.

The new amendment to the present law will settle a point which has led sometimes to more or less hardship and injustice where a mortgagee arbitrarily refused to give an assignment when his mortgage was paid off, thus compelling the borrower to continue his loan with him or be obliged to pay another mortgage recording tax upon executing a mortgage to the new lender.

As the law now stands, there is no way to compel the holder of a mortgage to deliver an assignment in place of a satisfaction piece, but if this bill is enacted into law, it will be possible for an owner of realty to change his creditor without being compelled to pay another tax upon the loan on which he has already paid one.

Senate Bills.

Int. No. 1223. Patten. Amending the Labor Law (section 79-b) giving the industrial board power to adopt rules and regulations requiring the enclosure of stairways which serve as the required exits in buildings five stories or less in height, or any particular classes of such buildings wherever the board find that because of the conditions in the buildings this requirement is necessary to secure safety from fire. There are also other provisions. To Third reading and Labor and Industries Com. To Governor, March 27.

Int. No. 1224. Patten. Amending the Labor Law (sections 79, 79-b, 79-f, 86, 88 and 88-a) relative to fire protection and ventilation in factories. Among other things it provides that openings in hoistways must be "of suitable height," instead of "not less than six feet high," as at present; that the connection provided between fire-escapes and the ground and between fire-escapes and the roof, in certain cases, may be a ladder or stairway, instead of a stairway only as at present; that fire-proof windows, as required by the bill, may be constructed of "frames and sash covered with metal"; and that the provisions requiring the owner, agent or lessee to furnish proper ventilation facilities in factory work-rooms and proper dressing and emergency rooms for females, are to be applicable to "the person operating" the factory. There are also certain other provisions. To Labor and Industries Com. To Governor, March 27.

Int. No. 1234. Carswell. Inserting in the Railroad Law a new section (210) requiring railroad corporations operating street surface railroads in cities of the first class to clean and sprinkle streets through which their tracks pass. Same as an Assembly bill introduced this session. To Railroads Com. No action taken.

Int. No. 1246. Walters. Inserting in the General City Law a new section (19)

providing that if by statute or ordinance buildings are required to be equipped with outside fire escapes, the board, body or officers having jurisdiction of the approval of plans or the enforcement of the requirements, may authorize the construction, in lieu of such fire escapes of the equivalent in capacity of either or both approved automatic safety devices operated from the outside with steel cables, or inside fire-proof stairways protected by fire walls and fire doors. Nothing in the act is to affect any of the provisions of the Tenement House Law. Same as Assemblyman Walker's bill introduced in 1912 (A. Int. 1086, Pr. 1675). To Third reading and Cities Com. No action taken.

Int. No. 1256. Patten. Amending the Labor Law (subdivision 1 of section 79-a) in relation to the construction of roofs on factory buildings. Same as an Assembly bill introduced March 18. To Third reading without reference. No action taken.

Int. No. 1256. Patten. Amending the Labor Law (subdivision 1 of section 79-a) in relation to the construction of roofs on factory buildings. Same as an Assembly bill. To Third reading without reference. No action taken.

Int. No. 1258. Sullivan. Amending the Laws of 1911 (Chapter 737) by permitting the board of assessors to hear and determine claims for damages of lessees of land and owners and lessees of buildings on streets fronting upon approaches to the Manhattan Bridge. To Third reading and Cities Com. No action taken.

Int. No. 1261. Heffernan. Making it the duty of the proper legal authorities of New York City to institute the necessary proceedings to open 51st and 52d streets from Third avenue to New York Bay, Brooklyn. To Third reading and Cities Com. No action taken.

Assembly Bills.

Int. 1452. Macdonald. Appropriating \$100,000 from the sinking fund for the payment of interest on the Palisades Interstate Park debt for the fiscal year beginning October 1, 1914. To Governor March 27.

Int. No. 1453. Macdonald. Appropriating \$425,000 from the sinking fund for the payment of interest on the debt for barge canal terminals for the fiscal year beginning October 1, 1914. To Governor March 27.

Int. No. 1488. Walker. By request. Authorizing the public service commission of the first district to grant a franchise to a corporation now or hereafter formed for the construction of a four-track subway in New York City beginning at Chambers street and running through Hudson street to 14th street, through 14th street to 11th avenue, and through 11th avenue to 72d street, connecting with the New York Central and Hudson River Railroad at that point. The commission may also grant a franchise for the construction of spurs to the Hudson R. R. at such points as it deems the public convenience requires. The franchise is to be granted on condition that after 50 years the railroad is to become the property of the city. No action taken.

Int. No. 1407. Ahern. Amending the Civil Code (section 2650) by excepting cases where the infant's property does not exceed the sum of \$2,000 from the provisions requiring the guardian to give bond as required by the section. It also provides that in counties containing a city of the first or second class, or part of such a city, where the property does not exceed \$2,000, the surrogate, before

issuing letters of guardianship, must make an order directing the guardian to collect the money and property of his ward jointly with a person designated in the order and so far as possible deposit them in the name of the guardian, subject to the order of the surrogate, with a savings bank or safe deposit company. The cost of the deposit with a safe deposit company is to be a county charge and the money or property deposited may be withdrawn only on the order of the surrogate. To Governor March 27.

Int. No. 1398. G. H. Smith. Amending the Civil Code (section 2638) by providing that an executor may be entitled to letters testamentary, by giving a bond as prescribed by law, although an objection against him has been established to the satisfaction of the surrogate, where the objection is that a valid power of sale is created by the will authorizing the executor to dispose of the testator's real estate, and for the protection of the creditors, security should be given. No action taken.

Int. No. 1399. G. H. Smith. Amending the Real Property Law (section 321) by providing that if a mortgage register is signed by the personal representative of the mortgagee, in discharge of the mortgage, there must also be attached to the certificate signed by the mortgagee a further certificate of the appointment of such personal representative issued by the clerk under the seal of the court making the appointment. No action taken.

Int. No. 1434. Willard. Amending the Labor Law (section 8-a) by making more stringent the provisions against permitting employees to work on Sunday. It makes janitors and watchmen subject to the one day's rest in seven provision of the labor law, except that janitors may be employed not more than three hours on Sunday in necessary janitor work. No action taken.

Int. No. 1437. Hinman. Authorizing the commission on new prisons to select a new site for a state prison in the southeastern part of the state instead of the Wingdale site heretofore selected. Same as a Senate bill. No action taken.

Int. No. 1438. Karutz. Amending Chapter 365, Laws of 1894; amendments to sections 16 and 18, by striking out the provision requiring proof for the re-indexing of certain records and the provision requiring a fee of \$1.00 for each block, where an instrument already recorded is required to be re-indexed. Same as a Senate bill introduced this session. No action taken.

Int. No. 1439. Law. Repealing Chapter 345 of the Laws of 1904, which authorized the town board of the town of Ossining to appropriate certain moneys to the Ossining Hospital Association. No action taken.

Int. No. 1440. Pratt. Amending the Civil Code (section 3370) by increasing from \$6.00 to \$10.00 the fee of condemnation commissioners, and providing that they may be allowed additional compensation by the court not exceeding \$25.00 a day. At present they may be allowed this additional compensation in proceedings in New York and Kings counties, and may be allowed additional compensation of \$5.00 in proceedings instituted by villages or village boards. Same as, or similar to, a Senate bill. No action taken.

Int. No. 1441. Phelan. Requiring the proper legal authorities of New York City to institute proceedings for the opening of North 13th street, from Kent avenue to East river, in the borough of Brooklyn. Same as a Senate bill introduced this session. No action taken.

NATIONAL FIRE-SUPPRESSION

Not a Work for Amateurs, But Rather for Trained Experts—Hazards of Construction

By ROBERT D. KOHN

IN an address delivered before the City Club recently I discussed the subject of fire-prevention in its national and local aspects and emphasized the fact that fire-suppression is not a work for amateurs, but rather is a science that can properly be handled only by trained experts. There actually is and has been for some time a science of fire-prevention, and its scope is so extensive that it already is far beyond the capacity of any untrained person properly to grasp its application to the building problems of the day.

In this field of fire prevention, particularly in the matter of inspections, the problem that has to be met is, to be sure, no different than that which confronts almost every field of reform, namely, to bring in the expert and put him in authority. It is remarkable to note how many of our public offices are held by men who have no technical training, even though the office is one dealing with scientific, engineering or structural problems. Our commissioners of public works are still lawyers; our bridge commissioners are almost everywhere still lawyers; our commissioners of highways are lawyers. I am glad to know that the fire commissioner is not a lawyer. Our technical men are said to be lacking in executive ability and political knowledge, and our officials we know are lacking in technical knowledge, and there you are.

In this question of making fire-prevention work effective the public has to be considered. Men are continuing to put up buildings badly constructed, dangerous to life and to other property, putting such structures up mainly through ignorance.

The difference in cost of fireproof and non-fireproof construction has been gradually cut down. To-day, for structures of any importance, this difference is so small that the owner would be amply recompensed for the increased cost by the lower insurance rate. In buildings where the cost of fireproof construction is still prohibitive there are simple protection devices which can be introduced to make a non-fireproof building almost as safe as one of steel and concrete. It is of course in the great manufacturing plants of this country that the science of fire protection has been carried farther along.

The device of the fire division wall has been used for 30 or 40 years in manufacturing buildings, but for some reason or other has hardly come into general use in any other class of structures. It is perfectly feasible to use such a division wall even in a large country house—a wall that would keep a fire in one part of the building from spreading to the other.

The study of fire protection is a study of hazards. One of our committees has recently divided these hazards under six headings: The first, the hazard of exposures. It does not suffice that a man keep his own house in order, build his building with all modern devices, but he must protect himself against his neighbors. In certain parts of Europe an owner is financially responsible for damage done to his neighbor's property by a fire that originates in his own house. Had we laws of that character established here, perhaps we would be more careful. As it is the hazards of exposure are to be fought off by uncombustible exterior walls, roofs, windows, glass, etc., that will resist danger from flame coming from the outside.

In the second place, we have the hazard due to the construction of the build-

ing—the more or less inflammable nature of the materials and workmanship.

In the third place, the hazard of height and area—a hazard decreased by the subdivision of areas by fire stops, fire walls, enclosures and subdivisions. As far as height is concerned, we all realize that a building above six stories is dependent on its own apparatus for the suppression of a fire.

In the fourth place, there is among others the hazard due to the greater or less efficiency of the fire-fighting equipment of the building, fire hose, extinguishers and sprinklers.

Fifthly, there is the hazard due to the occupancy of a structure, the machinery, the character of the contents, whether they be combustible, whether explosive or of an inflammable nature, and whether or not the place is kept clean and in order; the housekeeping hazard in other words—one of the most important of all, what is called the "moral hazard," is a part of this, and finally, we have the effect upon the hazard of the character of public fire protection afforded by the city or community.

FAVOR NEW "L" STATION.

Owners Want Structure at Sixth Avenue and Forty-Sixth Street.

A delegation from the Fifth Avenue Association, headed by Robert Grier Cooke, president, representing business and professional men in the district, met the officials of the Interborough Rapid Transit Co. at their offices at 165 Broadway, Thursday afternoon. The delegation was organized for the purpose of presenting a formal request to the company for the erection of a new station at 46th street and Sixth avenue. The members of the association were met by Theodore P. Shonts, president, and Frank Hedley, vice-president and general manager of the company, and the question was discussed at great length.

Mr. Shonts, however, gave very small encouragement to the representatives of the association, feeling that a station was not needed and that the Interborough would not build one.

Merchants, property owners and others interested in the section at and adjacent to 46th street and Sixth avenue have instituted an active campaign to compel the Interborough Rapid Transit Company erect a new station on the elevated system at the junction of these thoroughfares. Owners of mercantile properties and retail concerns conducting business in the Fifth avenue section, between 42d and 50th streets, almost without exception feel that a station erected midway between these streets would be beneficial to their business interests from every point of view. At present the haul between these stations, particularly as the section is essentially a business one, is, in their opinion, too long; and, while another stop would accommodate many patrons of the line, it would make no material difference in the running time of trains to persons traveling farther north or south. A new station located at 46th street would also reduce the great congestion now noticed in rush hours at the 42d street station.

The territory which would be served by the proposed station includes a number of the largest and best retail shops in the city, besides hotels, theatres and many loft buildings devoted to light manufacturing. The shops and theatres especially are visited daily by many people from the upper West Side, to whom a new station would be a great saving of

time and energy. To the employers of these shops and lofts the saving of time and distance would mean even more.

The Fifth Avenue Association, where the idea of a new station was crystalized, has been very active in advocating its erection. Robert Grier Cooke, president of the association, sent out about one thousand letters to property owners and tenants of the district, asking their opinions of the project as well as for their support, and the replies received have been gratifying.

Arthur J. Salomon, secretary of the Forty-second Street Association, stated:

"The association has held no meeting at which the matter was discussed, but I personally am strongly in favor of the improvement, and will assist in any manner to bring it about."

WORK ON SUBWAY STARTED.

Ground Broken in White Plains Avenue For Elevated Section.

Breaking of ground last week after a wait of seven years, for the new elevated railroad which will be a continuation of the present subway system from 181st street to the City Line, has caused real estate men to regard the future of the benefited section with optimism. That considerable interest is manifested in properties along the line of the proposed extension is evident from the numerous recent purchases. Notable among the buyers have been the American Real Estate Co., Jacob Ruppert and James Butler. While there is no unanimity of opinion as to what class of building will become predominant, the general prevailing impression is that another apartment house center will be created.

White Plains avenue, with its present width and business places and its future chain of railroad stations, will become a principal thoroughfare of that section of the Bronx. Many desirable corners all along the line, and adjacent to proposed stations, have been sold and eventually will be improved with buildings to meet the need.

A. L. Babcock of the American Real Estate Company, in discussing the section this week, said:

"The company owns six hundred and fifty lots fronting on White Plains avenue, Boston road, Allerton avenue, and in the adjacent streets. The property is adaptable for apartment house construction, perhaps with a type of house of the standard five and six-story variety. The properties which we own at Burke avenue, 219th street, 226th street, 233d street and Nereid avenue are available for business buildings and our company is ready to construct such buildings for desirable tenants. There is already a very large community along White Plains avenue from Gun Hill road to the City Line and there will be a very big increase upon the completion of the road."

John H. Behrmann, who is treasurer of the committee which is arranging for a celebration early in May, said:

"There is a lively demand for property contiguous or adjacent to White Plains avenue. Builders are preparing plans for erection of six and eight-family houses. They are holding off from commencement of building operations, preferring to wait until the railroad is actually constructed."

"It is my opinion," said Charles E. Reid, secretary of the North Side Board of Trade, "that the new transit line will be of great value to the East Bronx. The widening of White Plains avenue a few years ago made a marked impression on the locality, and now with rapid transit in sight there should be renewed realty activity."

"The section will develop into an apartment house center," said Hugo Wabst, "which will follow along the same lines as Hunts Point. Owners and residents here have the advantages of two of the finest parks in the state, New York Zoological and Pelham Bay Parks. There is a steady demand for four and five-room apartments which cannot be met and there are practically no vacancies. The generally prevailing price at present is \$5 a room."

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Building Construction and Building Management
in the Metropolitan District

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TABLE OF CONTENTS

(Section One.)

	Page.
Unique Foundation Feat Saves Time.....	589
Waterfront Development a Problem.....	590
Tendencies in Real Estate Improvement....	591
Recent Action on Measures at Albany.....	592
National Fire Suppression; Robert D. Kohn.	593
Ways of Renting Office Buildings; William	
H. Class	610
Comparative Table of Plans Filed.....	612
Advertised Legal Sales.....	604
Attachments	608
Auction Sales of the Week.....	602
Building Loan Contracts.....	608
Building Management	610
Building Material Market.....	626
Chattel Mortgages	608
Classified List of Advertisers.....	Third Cover
Current Building Operations.....	612
Departmental Rulings	609
Directory of Real Estate Brokers.....	605
Foreclosure Suits	605
Judgments in Foreclosure Suits.....	606
Leases	598
Lis Pendens	606
Mechanics' Liens	607
Orders	608
Personal and Trade Notes.....	625
Real Estate Sales of the Week.....	596
Real Estate Notes.....	601
Satisfied Mechanics' Liens.....	608
Statistical Table of the Week.....	600
Trade Society Events.....	625
Voluntary Auction Sales.....	604

Real estate in Brooklyn manifests much life and activity this spring. The sales market is reporting interesting transactions frequently, and the plans for building operations are running far ahead of last year's record for total estimated cost.

According to statistics compiled by Stuyvesant Fish, the average man, woman and child in the city of New York is carrying a tax burden amounting in 1913 to \$40.37, which represents an increase of 49 per cent. in ten years. From this it will be perceived that the head of a family of five pays for the privilege of being governed \$201.85. Directly or indirectly he pays the Federal government \$7.02 per capita, to the State \$5.10 per capita, and to the city \$28.25 for each member of his family. "Is it not time," asks Mr. Fish, that we should begin the slow process of educating the whole people to the awful waste which is going on in the government—Federal, State and municipal?" Yes, it's time, but we hope the lesson will be quickly learned.

The Murray Hill restrictions are again to be tested in the courts to see if they hold against the construction of an apartment house on the site of the old South Church. The case is believed to turn on the question whether a modern apartment house comes within the classification of a dwelling. In the West 71st street case of Kitching vs. Brown, the court held that a covenant made in the year 1873 against a "tenement" house, as a tenement then was, could not stand against the erection of a modern apartment house of the year 1902. In other words, the modern apartment house is not a "tenement" in the old sense. But is it legally a "dwelling" within the meaning of the Murray Hill covenant? As an agreed-on state of facts will be presented to the court, the judicial answer will be extremely interesting.

The Needs of the Port of New York.

The Record and Guide sympathizes with Dock Commissioner Smith in his opposition to the appointment of a new commission to study the question of New York terminals. Surely such a commission will merely cause unnecessary delay and expense. The need of the port of New York and the most economical and efficient methods of meeting them have been exhaustively studied by many different engineers and municipal officials during the past five years. A plan has been worked out which is in the main satisfactory. It deals comprehensively with the whole problem—as comprehensively, that is, as the limited financial resources of the city will permit.

It includes the construction of a modern steamship terminal capacious enough to accommodate the largest ocean liners, which reach the port of New York, a marginal freight railroad in South Brooklyn, a settlement of the vexed problems which have arisen over the handling of freight in Manhattan, and the entrances of railroad cars both from the North and from the West, and a similarly careful treatment of the Bronx and of other parts of the port. The appointment of a new technical commission would result in the abandonment of much of this valuable work. It would mean a prolonged investigation, and probably the eventual recommendation of a plan which could not be very much of an improvement on the existing plan. The problem which confronts the city is quite as much financial as it is engineering. Any body of technical experts would not take sufficient account of the financial conditions to which any available scheme must necessarily conform.

Instead of another investigation and another period of delay and conflicting counsels, what the city needs is energetic and speedy action. If there is one act to which the administration is pledged, it is to the quick and final adoption of a satisfactory plan of port and terminal improvement. The different members of the administration have made a prolonged study of the problem. They are really more competent to solve it than would be a board of technical experts. There has been enough investigation, discussion and recrimination. What the city needs and what public opinion is demanding is the adoption and the early carrying out of the official plan.

Public Dissatisfaction With Legislatures.

The record of the performances of the Legislature at Albany during the past winter affords a peculiarly flagrant illustration of the incompetency of that body as the protector and promoter of the public interest of the most populous State in the country. Both by what it has done, by what it has left undone, and by its methods and manners, the Legislature has exposed itself as wholly incompetent to legislate for seven million people. The performance began in December, when the Legislature for the preceding year met and passed without consideration or discussion, and by an almost unanimous vote a series of bills embodying certain desirable political and economic reforms. The passage of these bills might be supposed to be a creditable performance, inasmuch as the new laws will be approved by the better public opinion of the State; but, desirable as was the legislation, its adoption reflected no credit on the Legislature.

That body merely accepted a series of bills which it had formerly rejected with the utmost deliberation because the Governor believed their passage to be necessary to the future success of the party. If they had any real reason for opposing direct primaries and the Massachusetts ballot on previous occasions, why did these convictions vanish so completely and so suddenly? As a matter of fact, the Legislature was in both instances

merely taking orders—in one case from the machine and in the other from the Governor. The existing legislative body at its regular session failed in every respect to do what was demanded of it. It has not arranged for a thorough and impartial investigation of the admitted corruption in state executive departments. Its whole time has been occupied with partisan squabbles between the Senate and the Assembly, the result of which has been the failure of almost all desirable legislation. The two houses were not able even to transact the necessary business of the State, and have imposed upon the taxpayers the wholly unnecessary expense of an extra session.

At the urgent solicitation of various outside reform associations a few good bills have been passed, but these bills did not originate with the legislators, and their passage did not mean any approval or understanding of the policy involved by its members. If they had received orders of a different kind, or had been subjected to a different kind of influence, they might just as well have voted the other way. The two bills, in which New York had most reason to be interested, were defeated. One of these bills proposed to restore to the Police Commissioner real authority over the members of his force, and the other proposed to reorganize the office of Commissioner of Accounts so as to make it a really effectual agency of the fulfillment by the Mayor of his legal responsibilities. The failure of these bills merely meant that the municipal administration was unable to bring to bear upon the Legislature the right kind of influence. It is no wonder that discontent with the behavior of legislatures is still upon the increase. In the case of New York State the work of the new constitutional convention, in case it is called, will be very much affected by the recent absurd performances of the legislative body of this State.

A Better Feeling Coming.

While no decisive improvement in activity or outlook has taken place, a somewhat better feeling seems to be coming over the real estate market. A little more business is being transacted, as is only natural this time of year. Brokers report an increased demand for property—slight but perceptible. Very little speculative building is being undertaken, but certain large estates are taking advantage of low prices to put up new buildings. In a few cases, also, operators who are unusually well provided with capital are buying lots and financing apartment houses in the expectation that living space will become scarce by next fall.

When all is said, however, a decidedly smaller amount of business is being transacted this year than was transacted last year; and the year 1913 during its currency was not considered precisely a matter for jubilation. It is evident that while the market is likely to recover from now on, the recovery will be slow, and it will not extend throughout all parts of the city and all different kinds of property. Any revival of building activity will be preceded by a speculative movement in the property affected, which is likely to appear late during the current year.

Whether the increasing inactivity in general business will have a depressing or a helpful effect on New York real estate has not yet appeared. The chief cause of business depression is the reluctance of capital under prevailing conditions to engage in new enterprises. But in that case uninvested capital ought to accumulate very rapidly, and an increasing proportion of it will seek investment in real estate. The scarcity of new business promotions has a most depressing effect on the business of the rest of the country than on the business of New York. Even if the slackening of general business continues, it should not prevent the revival in New York real estate and building operations which is due next year.

The Importance of 149th Street.

Editor of the RECORD AND GUIDE:

One hundred and forty-ninth street is destined to be the most important business street of the Bronx, and should be the center of the department store trade. To ensure this, everything should be done to make it a better street, and three or four large department stores, besides those which are located there now, should be built in the vicinity of 149th street and Third avenue, so that when the housewives of the Bronx, Mt. Vernon and Yonkers begin to think of shopping, they will "think Bronx" instead of some other place, as they do now.

The day has gone by when business men think it wise to remove as far from their competitors as possible. It is better for everyone that they centralize in one locality. I think that eventually a subway or moving sidewalk will be necessary across 149th street from the New York Central Station at Park avenue to the subway express at Eastern Boulevard. Either of these means would make it necessary that 149th street west of Third avenue be graded by cutting off the hill at Cortlandt avenue, and filling in the hill at Morris avenue. This should be done now, when the cost of such grading will be comparatively cheap, and before costly buildings are erected.

As part of the general improvement of this street—but not necessarily connected with the grading of it—would be the creation of an open square bounded by Third avenue on the west, 148th street on the south, Bergen avenue on the east, and 149th street on the north. This could be done by purchasing the triangle between 148th and 149th streets and Willis and Bergen avenues.

While the cost will be considerable, it would be more than made up by the increased values of the property around the square and in the immediate neighborhood. Large department stores then could be erected around the square, so as to make it a shopping center which would not only attract all the people of the Bronx, but of neighboring places as well.

CYRUS C. MILLER.

55 Liberty street, March 31.

For a Boulevard Through Central Park.

Editor of the RECORD AND GUIDE:

In an editorial in your issue of March 28 you speak of the need for improvement in the transverse service under Central Park between the east and the west sides. The suggestion which I would make is not new. In fact, it was submitted to the Park Department and to the Water Department during the preceding administration, and met with some recognition from Commissioner Stover, but not with much from Commissioner Thompson.

It is that the transverse road between East 85th street and West 86th street should be widened, so as to take in all of the space between the two reservoirs, and if necessary, even cutting off the northeast corner of the southerly reservoir, but retaining the bridle path and the walk along the south end of the northerly reservoir. It should then be improved as a slightly crosstown boulevard.

In this connection I understand that the Park Department looks forward to the abandonment by the Water Department of the southerly reservoir. I would also call attention to the fact that 86th street is approximately half way between the north and south ends of Central Park. This, taken together with the growing importance of East 86th street as a business and amusement center, and the connections which are, or will be, available at this street with the elevated and subway lines, seems to make this particular transverse road most appropriate for such improvement.

The traffic through this road by vehicles, street-car passengers and foot passengers is often heavy. The resulting conditions where automobiles attempt to pass the street cars is dangerous, and has led to many accidents, and to some fatalities. To those who must use it the road is most attractive. On one day it is excessively damp, and on another excessively dusty, because the water and dirt from the adjacent park drain into it.

It is cut off from all prospect of the surrounding park by stables, walls and tunnels. I feel, therefore, that this is a point where a very small sacrifice of the scenic beauties of the park could properly be made, and result in the great improvement of traffic conditions.

ALFRED ROELKER, Jr.

62 William street, March 30.

The Taxable Value of Buildings.

Editor of the RECORD AND GUIDE:

The interesting letter of Hon. Cyrus C. Miller, in your edition of February 14, in which he claims that the untaxing of buildings would make realty investments uncertain may justify another letter on the uncertainty, the injustice and practical dishonesty inherent in our system of taxation, because of the taxing of buildings and other improvements. There are records extant in this city which show assessments on realty for the purpose of taxation which run from 25 per cent. to 500 per cent. of the consideration for which the property was sold. But suppose the variances run only from 60 per cent. to 120 per cent. of the value of the property, what effect does this discrimination have on values?

To make real estate a safe and certain investment, the grantor and grantee should have access to tax records, which, under the full value assessment law, would be some guide in realty matters. A man forced to sell and a purchaser ready to buy will come nearer the "meeting of minds" if both know that the fair market value is expressed in the consideration.

Now, the assessment of buildings, on anything like a just basis, is an impossibility, for the assessor cannot be found who can estimate with any degree of exactness the market or taxable value of a building. No more can he do it in assessing other improvements, and the various forms of personal property. He may take his field book, his maps, his tape line and his Hoffman rule and use his very best judgment and his factors in fixing the value of a building, and yet the problem is so absolutely difficult, from the point of view of justice in taxation, that it baffles him at every point. If Mr. Miller were a member of a club in which the dues were fifty dollars per annum, what would he say if some members were permitted to pay only 25 per cent. of the dues while others were mulcted to the extent of 200 per cent.? Such a club could not last very long.

Mr. Miller has injected into the interesting discussion concerning the wisdom of untaxing buildings the statements that the annual increase in New York City valuations is only 3 per cent. and that this amount is lower than the interest if the same money were loaned. But Mr. Miller forgets that one cannot eat his cake and have it, too, and that when one loans his money at any rate of interest he loses the use and control of his money for the interest period. But when one invests his money in land, and the land increases in value, he is in control of and can use the land and yet gain the increase. Mr. Miller's comparison is unhappy; and still more so is his argument that owners of real estate should be allowed to recuperate themselves from depreciation in their buildings through use, by the annual increase in the value of the land.

No owner of a truck or sewing machine, or thresher or railroad car, who is daily receiving money for its use, if he does not use it himself, can expect that the wear and tear depreciation will be made up to him by the community through a defective system of taxation, by donations, or in any imaginable way. And the owners of such property, all taxable under our system, have a right to object to making good to the owners of real estate the depreciation of buildings through use, by taxing their personal property.

But the untaxing of buildings would do more to make realty investments certain than almost any measure yet proposed. With our block and lot system we can make every property owner a guarantor of such certainty. By posting maps of the streets, blocks and lots of

each school district in the school houses therein, with the assessed value of the lot of each owner plainly marked thereon, the owners of realty would examine such maps and would be able by comparing the assessments thereon to check up the assessors' work and thus bring about an assessment fair to all. But this cannot be done with buildings. For buildings that look alike outside vary greatly in value. One building may be erected under a carte blanche order to the architect to spare no expense, so that the best material, day labor and workmanship of the best artisans may go into the building. Another building, on the same block, similar in size and appearance, can be erected in skimping and cheap contract labor for half the money.

But who can distinguish the exact difference in cost between these buildings. One building, ten years old, may, by hard usage, be almost worn out, while another building, no younger, alongside, by careful use, may be almost as good as new. Do tape lines and factors help the assessor to carefully discriminate in finding his "full value?"

Mr. Miller perhaps has not considered the important fact that the taxpayer (owner of real estate) must pay the cost of assessing the property and of collecting the tax. This cost he finds in the budget and the tax rate, about which he is continually complaining, but without excuse so long as he advocates the present clumsy system. If he prefers to pay ten men for work that one man could do under a better system he should not complain if some of the other realty owners object to it.

JAMES P. KOHLER.

44 Court Street, Brooklyn, March 31.

Committee to Meet the Mayor.

Representatives of all the boroughs, comprising a sub-committee of the recently formed Realty Owners of the City of New York, met at the rooms of the New York County Bar Association on Tuesday, to arrange for an interview with Mayor Mitchel regarding the scope and personnel of the proposed Tax Commission.

Charles H. Fuller, president of the Brooklyn League, was elected chairman, and the committee discussed various suggestions made with reference to the new commission, and outlined a plan of action. Those present were Allan Robinson and Henry Bloch for Manhattan; Edward B. Boynton and James L. Wells for the Bronx; Charles H. Fuller and Frank Harvey Field for Brooklyn; E. R. Macdougall and H. S. Johnston for Queens, and William S. Van Clief and Henry B. Morrison for Richmond.

Commission Form of Government.

The list of cities that are governed by a commission rather than by a Mayor with a board of aldermen is steadily growing, and now includes: Atlantic City, Birmingham, Chattanooga, Dallas, Dayton, Denver, Des Moines, Duluth, Erie, Fort Worth, Galveston, Harrisburg, Haverhill, Houston, Jersey City, Kansas City, Lawrence, Lincoln, Lowell, Lynn, Memphis, Mobile, Montgomery, New Orleans, Oakland, Oklahoma City, Omaha, Passaic, Portland, Ore., Sacramento, Salt Lake City, San Diego, Sioux City, Spokane, Springfield, Ill., Springfield, O., St. Paul, Tacoma, Taunton, Topeka, Trenton.

The Mechanics and Traders Library.

The directors of the General Society of Mechanics and Traders are contemplating selling all but the reference section of their library of one hundred thousand volumes. President Lewis W. Harrington says the time has come when it should be disposed of and the money that is now spent for it applied to filling the vacant schoolrooms with pupils from the waiting list. Established in 1835, the Mechanics and Traders' Library was one of the first to circulate books here. According to the annual report, the society is unable with present facilities to receive all who apply for instruction.

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THE WEEK'S REAL ESTATE NEWS

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

Market Conditions Remain Stationary

New Real Estate Regulations.

REGULATIONS which define more specifically the commissions chargeable for selling, leasing and managing property were posted this week by the Real Estate Board, to take the place of those heretofore in effect. A committee of eighteen members, with Lawrence B. Elliman as chairman, drew up the new code and the board adopted it on March 10. Changes in geographical divisions and professional practice, caused by the growth of the city, made the revision necessary. Forming part of the committee's report, which the board adopted as a whole, is a series of rules for business conduct between members, and between members and clients.

Regulations For Private Sales.

The following commissions shall be chargeable on private sales:

For selling real estate within the limits of the Borough of Manhattan 1%

For selling real estate within the limits of the Boroughs of The Bronx, Brooklyn and Queens, 1% to 2½%

For selling real estate within the limits of the Borough of Richmond 2½% to 5%

For selling leaseholds within the limits of the Boroughs of Manhattan and the Bronx (according to agreement) 2½% to 5%

For selling real estate in the suburbs of Greater New York. 2½%

For selling acreage within the limits of Greater New York, 2½% to 5%

For selling country property..... 5%

For selling leases and leaseholds in the suburbs of Greater New York 5%

For selling plots or acreage in the western and southern parts of the United States..... 5%

For procuring first mortgage loans, except by special agreement.... 1%

For exchanging the full selling commission shall be paid by each side.

No sales shall be made for a commission of less than \$100.

Should the title of property prove imperfect, whereby a sale cannot be consummated, the claim for a commission shall not be invalidated thereby.

Brokerage shall be deemed to be earned when the price and terms are arranged between buyer and seller, the minds of both parties having fully met.

It is understood that all real estate commissions are due and payable as soon as agreements are executed by both parties thereto.

Leasing and Management of Property.

For general management of property 5%

Renting for a term of one year or under, a commission shall be charged on an amount equal to one year's rental, of..... 2½%

For renting private dwellings or apartments for a season, commission on the total rent to be paid of 2½%

If the term be for a period of over one year and less than three, a commission shall be charged on the average yearly rental of.... 2½%

Renting for a term of three years and upward on gross rental.... 1%

Renting country property, first year 5%

Renting each subsequent year to same party 2½%

The commission on leases for over three years shall be based on the rent actually to be paid, including any addi-

tional sums to be paid as interest on the cost of any improvements made by the owner except by special agreement in writing.

Should there be a clause in the lease for a term under twenty years, giving the lessee the option of a further term, and should he avail himself of such option, the owner shall pay the broker the commission due on the rent to be paid during such extension.

Should there be a clause in the lease giving the lessee the option to purchase the property, and should he avail himself of such option, the owner shall pay the agent the difference between the commission already paid and that to which the agent would be entitled had the original transaction been a sale, except by special agreement.

No rental shall be made for a commission of less than \$25, except between members of the Real Estate Board of New York.

Owners Examine Pending Bills.

Ira J. Ettinger, special representative of the United Real Estate Owners' Associations at Albany, made his report Thursday to the Law and Legislative Committee of that body at Arion Hall. The report covered in detail the action taken by the Legislature on all measures directed against real estate. Of the many bills which property owners thought prejudicial to their interests, practically none succeeded in being enacted into law.

"At the opening of the legislative session," said Henry Bloch, at the close of the meeting, "things looked particularly ominous for the owner of real estate. The horizon seemed clouded with a threatening storm, since the many single tax bills, the increment tax bills, the tenement house and factory bills, and many others were all directed against the ownership of real estate. Fortunately, the legislators ascertained that the realty interests had at last asserted themselves and were watching what was going on. The largest representation of owners of real estate ever known in New York attended Albany in a body and with one blow killed all of the so-called single tax bills. Our organization had a special representative at all the sessions of the Legislature, and the vigilance of the taxpayers was certainly well repaid in the defeat of all the obnoxious bills."

East Tremont Taxpayers Meet.

At the recent meeting of the East Tremont Taxpayers' Association, the members discussed a number of matters of local importance. Their efforts for the establishment of a post office branch in West Farms has been rewarded by the winning over of Postmaster Morgan, who has favorably recommended the project to the Washington authorities. The association voted to commend various city officials for their efficient service, and among other things asked for the removal of the old grand stand in Crotona Park, which has become a public nuisance.

PRIVATE REALTY SALES.

Several large deals were closed last week, the more notable involving a "million-dollar" apartment house on Park avenue; also a vacant plot on Washington Heights, and a group of houses in West 30th street which are to become the site of a new hotel. Gen-

erally, throughout the week the market continued the same dullness which has been its chief characteristic of late. While in the last few weeks there appeared to be an upward tendency which gave cause to optimism, even these slightly improved conditions have not been consistently maintained. From time to time the outlook appears to brighten, one week by evidence of heavier investment buying and another week by a large increase in the number of plans filed for new buildings. But substantially, the situation remains unchanged.

While money is still scarce and lending institutions are not too eager to advance large sums, several good building loans placed this week in well-located sections of the city may have an encouraging effect on this branch of the market.

The total number of sales reported and not recorded in Manhattan this week was 26, as against 28 last week and 39 a year ago.

The number of sales south of 59th street was 9, compared with 9 last week, and 16 a year ago.

The sales north of 59th street aggregated 17, as compared with 19 last week and 23 a year ago.

The total number of conveyances in Manhattan was 180, as against 124 last week, 19 having stated considerations totalling \$719,214. Mortgages recorded this week numbered 101, involving \$2,103,619, as against 67 last week, aggregating \$1,958,711.

From the Bronx 19 sales at private contract were recorded, as against 18 last week and 18 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$882,997, compared with \$930,006 last week, making a total since January 1 of \$11,039,447. The figure for the corresponding week last year was \$2,148,106, and the total from January 1, 1913, to April 5, 1913, was \$16,247,061.

Deal in West 14th Street.

Edward J. Kelly, of Henry Kelly & Sons, dealers in fruits and vegetables, at 413-419 West 14th street, signed preliminary contracts this week for the purchase of that property from John Gillen. The property comprises four three-story Astor leasehold buildings on plot 85x103 feet. Final contracts are expected to be signed this morning. Henry Brady was the broker in the sale.

New Hotel for Women.

Hotel Irvin (Inc.) bought from Hugh Getty and Mrs. Maria S. Simpson three houses at 308-312 West 30th street, on plot 66x98.9, through the Douglas Robinson, Charles S. Brown Co. A twelve-story hotel will be erected which will provide moderate-priced homes for working girls. The project is philanthropic, and among those interested are Mrs. Richard Irvin, Mrs. William Herbert, Charles H. Strong, W. Fellowes Morgan and Chase Mellen.

Large Deal Pending.

Negotiations are pending for the sale of the one-time Hotel Metropole, a six-story building, on plot 60x100.5, just east of Broadway, to the Vaudeville Comedy Club, now at 107 West 44th street. The property is untenanted and has been in the Hornby family since 1856. Francis Morey, secretary of the Vaudeville Comedy Club, informed the Record and Guide that while nothing definite had been done with reference to the purchase, final action might be taken early next week.

Operators Still Buying.

Harris and Maurice Mandelbaum have purchased sixteen additional lots, 400x100, in the south side of 161st street, 140 feet west of Fort Washington avenue, from the Loyal L. Smith estate, through the J. Romaine Brown Co. Last week the Messrs. Mandelbaum bought sixteen lots in 160th street, and have within a few weeks obtained seventy-two lots from the Smith estate, part of which have been resold to builders for apartment house construction.

Dr. Bishop Buys on Park Avenue.

Northcote Realty Co., Edgar A. Levy, president, has sold to Dr. James Bishop the new twelve-story apartment house at the southeast corner of Park avenue and 62d street, 80.5x117.6, held at \$1,250,000. In part payment was given the dwelling, 64 West 97th street, and the tenements, 530 East 134th street and 203 East 97th street.

Manhattan—South of 59th Street.

WEST HOUSTON ST.—Mary Jahn sold to Joseph Personi the 2½-sty building at 96 West Houston st, 25x90, for about \$20,000.

26TH ST.—Gaines & Drennan Co. sold for Mrs. Gertrude O'Brien of San Francisco, Cal., 238 East 26th st, to Jodice Bros., proprietors of Madison Transfer Co., at present occupying the premises.

30TH ST.—City of New York has completed negotiations for the purchase from John Weser of the 5-sty front and rear tenements at 141 West 30th st, on plot 25x90.9, for use in connection with the new House of Detention for Women, which is to be the tallest jail in the world.

37TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for Frederick K. Trowbridge 113 East 37th st, 4-sty dwelling, on lot 20x98.9.

38TH ST.—Tucker, Speyers & Co. sold for the 59 West 38th St. Corporation, 57x61 West 38th st, plot 55x98, to the Harvard Realty & Construction Co., Goldberg & Kramer, who will improve with a 12-sty mercantile building. The property has been held at \$250,000.

46TH ST.—Ella F. Johnson has sold to Dr. James Bishop, the dwelling at 24 East 46th st, known as "Castle House." The building is partly occupied by the dancing school of Vernon Castle.

5TH AV.—Horace S. Ely & Co. and N. A. Berwin & Co. sold for the estate of Mrs. Daniel Butterfield, the Columbia College leasehold at 616 5th av to Goodman & Bergdorf. The 4-sty dwelling, 30x125, will be remodelled for business. The house was built and occupied by late Governor Alonzo B. Cornell and was later the home of the late John Hoey and General Butterfield.

Manhattan—North of 59th Street.

61ST ST.—William B. May & Co., sold the residence at 119 East 61st st, for Mrs. L. W. Gray. The buyer will occupy after alterations have been made.

82D ST.—William F. Fuerst and Philip Jeselson sold for Leonard Weill the 4-sty flat 160 East 82d st, on lot 22x102.2.

82D ST.—Pease & Elliman sold for the estate of Richard Arnold 2-4 East 83d st, vacant plot 45x102.2, the rear 50 ft., being 55 ft. wide, to a purchaser said to be William Woodward, a downtown banker. This property is part of a plot which Mr. Arnold bought in 1880 to protect the house he owned on the northeast corner of 5th av and 83d st.

91ST ST.—Pease & Elliman sold for Mrs. Madeline O'N. Smith to General E. P. Meany the 4-sty dwelling, on lot 20x100, at 316 West 91st st.

97TH ST.—The Brown-Weiss Realities bought from Ennis & Sinnott, 37 West 97th st, a 3-sty dwelling, on lot 17x100. The sellers took three lots at Long Beach, L. I., in part payment.

112TH ST.—I Rosenthal sold for Joseph Keen, to a Mr. Schwarz, 109 West 112th st, a 5-sty flat, on lot 25x100, adjoining the northeast corner of St. Nicholas av.

114TH ST.—The Omega Association has bought from Annabel V. Otis the 4-sty dwelling at 538 West 114th st, on lot 20x100.11, directly opposite South Field of Columbia University. In part payment was given its present home, 604 West 114th st, which has become too small for present needs.

117TH ST.—W. E. & W. I. Brown, Inc., sold for the Taxpayers' Realty Co., Philip Wattenberg, president, the 6-sty apartment house 128 West 117th st.

120TH ST.—Morris E. Sterne sold for Grace M. Pruden the 4-sty dwelling at 162 West 120th st, on lot 16.8x100.11.

121ST ST.—George W. Brettell has sold for Wilhelmina Etterich to Valintyna Zawarski 514 East 121st st, a 3-sty brick dwelling on lot 17x80. This is the first sale of the house in more than 35 years.

164TH ST.—Brown-Weiss Realities purchased from Alfred Marshall the 6-sty apartment house, on plot 50x100, at 505 West 164th st, through Frederick Southack and Alwyn Ball, Jr. The buyer gives in part payment 652 Coster st, Bronx, a two-family dwelling, on lot 20x100.

ST. NICHOLAS AV.—The T. C. Smith Holding Co. has bought the southwest corner of St. Nicholas av and 177th st, a plot 100x100. The new owners will erect 5-sty flats.

ST. NICHOLAS AV.—W. J. Huston & Son sold for Mary F. Martin to Frank L. Marshall 730 St. Nicholas av, a 4-sty dwelling, on plot 30.4x100, near 147th st.

VERMILYEA AV.—Carvo Realty Co. sold to Max Marx the northwest corner of Vermilyea av and 207th st, plot 100x100.

Bronx.

FREEMAN ST.—Leonard Weill purchased from the Cucci Realty Co., Raffaele Cucci, president, the 5-sty flat, with stores, on plot 50x100, at the northeast corner of Freeman st and Bryant av.

TIFFANY ST.—Richard Dickson has sold for Max Minzesheimer 1043 Tiffany st, a 3-family house, on lot 20x100, to the Taxpayers' Realty Co.

137TH ST.—Paul Bultmann sold for Henry Nembach 282 East 137th st, a 5-sty double flat, on lot 25x100, to Adam Brinker.

140TH ST.—George Price sold for the estate of Maria E. Gibney, the 3-sty dwelling at 361 East 141st st.

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145TH ST.—Kurz & Uren and Louis Meckes sold for the estate of Katharine S. Du Bois 330, 332 and 334 East 145th st, three 3-sty dwellings on a plot 50x100, west of 3d av.

147TH ST.—Kurz & Uren, Inc., sold for the estate of William Ryan the four dwellings 830 to 836 East 147th st, 102.6x100.

151ST ST.—Smith & Phelps sold for Thomas D. Malcolm the vacant lot, 25x114, in the north side of 151st st, 141 ft west of 3d av.

156TH ST.—Louis Hubner sold to Joseph Palermo 342 East 156th st, 3-sty flat, on lot 25x 100.

161ST ST.—Smada Realty Co. sold 700 and 702 East 161st st, a 6-sty flat, on plot 50x100, to Robert J. Rooney, who gave in part payment the plot 100x150, in the north side of 176th st, 445.5 ft. west of Southern Boulevard.

190TH ST.—John B. Haskins estate sold to Arthur J. McSorley the plot, 50x140, on the south side of 190th st, 118 ft. east of Morris av.

218TH ST.—Thomas J. Coyne sold to Joseph Kurzman and Jacob Langsam the plot, 100x228x irreg., in the west side of 218th st, 105 ft. west of Barnes av.

221ST ST.—Smith & Phelps sold the vacant plot, 100x100, in the south side of 221st st, 205 ft. west of Barnes av.

BEACH AV.—John Dooly sold to William G. Robertson, through Leon G. Losere, the vacant lot 50x100, on the west side of Beach av, 115 ft. south of Walter av. West Farms. In exchange was given the building at the northwest corner of Hemlock and Etna sts, Brooklyn.

CAMERLING AV.—Burke Stone, Inc., sold for Isaac and Samuel Kem, the dwelling, 2303 Cambreling av. Two lots at Tuckahoe were given in part payment.

MARMION AV.—Contracts for the sale of the plot 66x149, on the northwest side of Marmion av, 331 ft. southwest of 180th st, have been made by the Denver Realty Co. with Harry Ratner for \$13,250.

TRINITY AV.—W. E. & W. I. Brown, Inc., have relased for the Taxpayers' Realty Co. the plot on the west side of Trinity av, 48 ft. north of 158th st, 50x148.

Brooklyn.

ADELPHI ST.—H. W. Rozell & Son have sold the 16-family apartment house 250 and 252 Adelphi st for the Kahn Construction Co. to the Rollo Realty Co. for investment, for about \$60,000; also 86 and 88 Adelphi st, plot 50x100, for the Rollo Realty Co. to a builder, who expects to erect a 20-family apartment this spring, and 218 Adelphi st, a 3-sty dwelling, for a Mrs. McDonough to a Mr. McLoughlin.

PROSPECT PL.—H. B. Davenport sold through Henry Pierson & Co. plot 48x90, at 375 Prospect pl, for improvement with a two-family dwelling.

REVERE PL.—Eulkeley & Horton Co. sold 14 Revere pl, a 3-sty dwelling, 18.9x100, for J. Newton to Mary Dissenderfer.

BUTLER ST.—Herbert Russell Ludden sold to Charles C. Duffy, manufacturer of office fixtures, the factory at 285 Butler st, for Stanley & Uncles.

ST. JOHNS PL.—John Pullman R. E. Co. sold 170 St. Johns pl on the Park slope, a 3-sty dwelling, on lot 20x100, for Thomas G. McCord to Edward Bell for occupancy.

STH ST.—The L. L. Waldorf Co. sold for the estate of William Curry, of Key West, Florida, the 2-sty dwelling at 459 8th st.

55TH ST.—Frank A. Seaver & Co. sold two houses, 152 and 154 55th st, for Mary Weigel to the American Machine & Foundry Co.

ATLANTIC AV.—Howard C. Pyle & Co. sold 504 Atlantic av, between Nevins st and 3d av, a 4-sty building, on plot 28x100, to Peterson & Dohrmann, wholesale dealers in bakers' supplies. The purchasers will remodel and use it in their business.

GREENE AV.—The Apollo Club, Clinton L. Rossiter, president, a well known singing organization, has bought from the Wilbur Realty Co. the two houses at 41-43 Greene av, on plot 46x90. The property will be remodeled and used by the club as a permanent home.

FLATBUSH AV.—McInerney-Klinck Realty Co. bought the plot on the west side of Flatbush av, 147 ft. south of Woodruff av, 20x100. The price was about \$15,000.

NEWKIRK AV.—The Weber-Tuerk Building Co. bought from a Mr. Wolfinger the plot, 84x 135, at the southwest corner of Newkirk av and 21st st for improvement with 4-sty apartment houses.

1ST AV.—Herman Gatlitzka sold for the Billings Estates the southeast corner of 1st av and 60th st, opposite the proposed new dock.

13TH AV.—E. J. Sforza sold for E. H. Wilson about 9 lots at the southwest corner of 13th av and 63d st, Brooklyn.

Queens.

FLUSHING.—George Tsitseras, restaurateur, has bought for about \$45,000 71-73 Broadway, the 3-sty building formerly occupied by the Queens County Savings Bank.

LONG ISLAND CITY.—William H. Murphy sold for the T. B. Ackerson Co. the plot, 60x200, running through from 10th and 11th sts 100 ft. west of East av, to the Uncas Manufacturing Co., which will erect a 2-sty concrete building.

Rural and Suburban.

HEMPSTEAD, L. I.—The Windsor Land and Improvement Co. sold at Hempstead to R. T. Dunlop, 40x100 on Kennedy av; to H. M. Foster, 47x104 and 84x131 on Grand av; to M. J. Callahan, 50x100 and 60x125 on Willow av; to M. O. Smith, 60x125 on Willow av; to T. Byrne, 40 x100 in Marshall st and Nassau Parkway; to S. Nikula, 40x100 in Booth st; to J. P. Basson, 94x 100 in Henry st; also sold at Floral Park to W. Nash, 40x100 in Willow st; to D. Healy, 60x 100 in Poplar st and Tulip av; at Rockville Centre to C. Corsiglia, 40x100 on Columbia av;

at Rosedale to F. J. Farren, 60x100 on Chester av; and at Oceanside to W. A. Buckley, 80x100 on Hoke av, and to J. Fischer, 40x100, on Merri-field av.

MONMOUTH BEACH, N. J.—William B. May & Co. have sold for Col. William Barbour a large cottage on the east side of Ocean av, 210 ft. along the water front by 440, and a smaller cottage on the west side of Ocean av, 150x340; and a separate plot, 50x150, on which is located a garage.

RED HOOK, N. Y.—Carolyn B. Kidd has sold, through Horace S. Ely & Co., her estate of 348 acres at Red Hook, Dutchess County, N. Y. The property has a large frontage on the Hudson River and has been in the family for nearly half a century.

RYE, N. Y.—The Oakland Beach Realty Co., through Robert E. Farley, sold to Mrs. Nellie A. Demena, plot 400x150, at the corner of Halstead and Rye Beach avs, Oakland Beach Park.

LEASES.**Important Lease Closed.**

Osgood Pell & Clark T. Chambers, representing the lessee, and Moore & Wyckoff, representing the lessor, leased for James Silo to William B. Quaintance the front store and basement and the second floor of the Silo Building, at the northwest corner of Fifth avenue and 45th street, for a term of years. The space leased includes all of the ground floor, except 52x100, which will be occupied by Mr. Silo, as heretofore. Mr. Quaintance will occupy the space taken by him for the business of Alice Maynard, which he owns. Messrs. Pell & Chambers also negotiated the lease of 381 Fifth avenue to Cammeyer, shoe dealer, who will take possession about July 1.

City Leases Authorized.

The Commissioners of the Sinking Fund have authorized the renewal of the lease of the four-story dwelling at 307 West 33d street, owned by Rebecca Greacen, and occupied by the Department of Health for a children's clinic, for five years at \$1,800 per year; also the renewal of the leases of 507, 509 and 511 Lenox avenue for one year at \$1,500 per building, from the Rolston estate and Jacob Bernstein. These houses are occupied by the Police Department; also the second floor and part of the fourth and fifth floors of the Offerman Building, 503 Fulton street, Brooklyn, from C. Henry Offerman et al for three years, at \$35,854 per annum, to be used by the Department of Finance.

Manhattan.

LEON S. ALTMAYER leased for E. R. Andrews the 3-sty dwelling at 173 West 88th st.

ALBERT E. ASHFORTH, INC., leased offices in the Frances Bldg. at the southeast corner of 5th av and 53d st to Miss Margaret McGuire, formerly of 18 East 48th st; apartments in 39 West 67th st to Francis Sullivan, and space in 19 West 35th st to Mrs. Racia Wood Freeman; offices at 105 to 111 West 40th st to the Department Store Education Association, and in the Acker, Merrill & Condit Bldg. at 366 5th av to Miss Frances M. Horton.

THE WILLIAM S. ANDERSON CO. leased the store in 174 East 77th st to Keller & Haugh.

DANIEL BIRDSALL & CO. rented the new 8-sty building at 159 Hudson st, 25x110, for Hugh Getty to A. G. Hyde & Sons, dealers in cotton goods. The new structure will be used for warehouse purposes.

DANIEL BIRDSALL & CO., INC., leased the 5th loft in 10 Bleecker st to Robert Rogers of 291 Broadway; also a floor in the Bartholdi Building, at Broadway and 23d st, to Kuh, Nathan & Fischer; the 4th loft in 27 East 10th st to Weitz Brothers; the 2d loft in 19 East 17th st to Duhsen & Pfaltz of 104 5th av, and the 5th loft in 26 West 15th st to the Fleischnick Manufacturing Co.

THE GEORGE BOCKHAUS CO. leased to J. Kominsky for the Austin estate a store in 2410 1st av; also to Alexander Ercole & Bro. for the Morrissey estate the 1-sty building, 25x100, at 407 East 123d st for 5 years; and to Mrs. C. Martin a store in 1976 Park av.

ROBERT BROWN leased for John R. Weed the 5th floor in 55 West 46th st for 5 years to Schwartz & Portugal, tailors, of 6 East 41st st; apartments in 38 East 59th st to Miss H. Calish, and in 4 West 40th st to H. M. Olcott; offices in 501 5th av to D. Ciaffone and in 17 East 38th st to A. Cavanagh.

THE FIRM OF L. J. CARPENTER leased to J. Aron & Co. of 95 Wall st the stores, basement and 2d floor in 95 and 97 Wall st.

A. P. COBURN leased about 3,000 sq. ft. in 409 Pearl st to Kern & Son, of 257 William st, for 5 years.

THE CROSS & BROWN CO. leased for the New York Telephone Co. to Abraham H. Bonart, the 8th floor in 28 and 30 West 38th st, and office space in the United States Rubber Co Building at 1790 Broadway, to Geo. D. Moreland; for Klein & Jackson to the 35% Automobile Supply Co., the store and basement at the southwest corner of Broadway and 57th st, and for the Moorewood Realty Holding Co. to the Twombly Car Corporation of 1790 Broadway, the store at the southwest corner of Broadway and 63d st.

THE CROSS & BROWN CO. leased office space in the Strand Theatre Building at the northwest corner of Broadway and 47th st, to Bernard Myers and Rosenberg & Jacobson.

DUFF & CONGER leased apartments in 1261 Madison av to S. A. Worms; also in 1242 Madison av to Ruben Simon; in 16 East 88th st to Albert Waszink and Mrs. J. B. Davis, and in 1206 5th av to Louis Feiner, J. I. Edelstein and Mrs. James Edwards.

THE J. C. EINSTEIN CO., INC., leased, for the 108 West 25th Construction Co., the top loft in 108 and 110 West 25th st, to Adolf Stiglitz.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment of 12 rooms and 4 baths in 840 Park av, for George Barton French to Ernst Vietor; also in 130 East 67th st for Malcolm E. Smith & Co., agents, to Ernest Poole; in 103 East 86th st to L. B. Brown; and in 19 East 57th st to Charles Koenigswerther.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 12 rooms and 3 baths in 3 East 85th st to Mrs. Benjamin F. Sherwood; also in 116 East 63d st to Miss C. B. Brower; and in 103 East 86th st to John T. Harrison.

DOUGLAS L. ELLIMAN & CO. leased for Arthur A. Fowler, 111 East 61st st, a 4-sty modern house on a lot 19x100, to Thomas R. Williams, who recently sold his property in 30th st to George Backer and Arnstein & Levy.

JACOB FINKELSTEIN leased for John H. Jube and others to the Lyons Hotel Co., the entire upper part of 83 Bowery, for 10 years. The building is now occupied by the Salvation Army.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. leased for Samuel Floersheimer 5,000 sq ft of space in 18 and 20 West 21st st to American Silk Garment Manufacturing Co. of 39 West 32d st.

A. N. GITTERMAN leased for Mark Rafalsky & Co. the store at the northwest corner of Broadway and 89th st to Pope & Chapman, druggists.

GOODALE, PERRY & DWIGHT leased the parlor floor store in 67 West 23d st to the Novelty Slide Co. of 20 East 14th st; also space in 40 West 28th st to Eisenberg & Goldberg.

GOODWIN & GOODWIN leased for Wm. H. Earle to Sigmond C. Landsberg the 3-sty dwelling at 139 West 122d st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC. leased for Katharine A. Kingsland stores 897 8th av to Thomas Dragna and Leonard Lehmann, of 897 8th av.

M. & L. HESS, INC., leased the 4th loft in 115 and 117 East 23d st to the Eclectic Film Co.; the 11th loft in 13 and 15 East 22d st to Mandel Brothers, of 13 East 22d st, and the 9th loft in 13 and 15 East 22d st to Siegel-Cooper Co. of Chicago.

HUBERTH & HUBERTH rented the store adjoining the southeast corner of Broadway and 38th st to the Echo Farm Dairy of 103 West 38th st.

ARTHUR LINDAU leased the store in 500 5th av.

WEBSTER B. MABIE & CO. rented for Spear & Co., as agents, the store and basement in 28 and 30 West 25th st to M. Rambow & Co., dealers in mosaic tiles.

SAMUEL H. MARTIN leased the store and basement in 2173 8th av to Otto Hinrich.

SAMUEL H. MARTIN leased for Susie Scott Hall the 4-sty dwelling at 128 West 65th st to Mary McCall.

MOOYER & MARSTON rented to Plympton, Gardiner & Co. of 27 William st the 2d floor in 26 Exchange place; to Robert J. Reiley, architect, of 481 5th av, the 5th floor in 477 5th av; the store and basement in 89 Broad st to Whalen & Morgan, who will open a restaurant as soon as extensive alterations have been completed; half of the 1st floor in the same building to I. Lehmann; to Ella Jaynes and Ida J. C. Bottjer, the top floor in 48 West 46th st; the 3d floor in 61 West 46th st to Pauline W. Palmer, and the 4th floor front to Mme. Fani Tischler.

MOORE, SCHUTTE & CO. leased for Clara W. Picken 465 West 141st st, a 4-sty dwelling, to Charles D. Koppell.

A. L. MORDECAI & SON leased the only remaining apartment in their building at 119 West 71st st to Frederick L. Reis; also rented in their new buildings at 151 to 161 West 86th st apartments to Mrs. Adeline S. Weed, Mrs. Lillie Siegbert, Joseph Nathan, Herbert B. Newman, Claude S. Newman and Irving L. Ernst; and a loft in 121 East 24th st to Mendelson Bros.

THE CHARLES F. NOYES CO. leased a store and basement in 68 Warren st for Charles Goldmann & Son to Edward Jones; the store and basement in 242 Pearl st for the estate of H. V. B. Frankel to John Cahan and Adolph Isaac and a floor in 228 Pearl st for the White Realty Co. to James C. Bogert, of 91 Maiden lane.

THE CHARLES F. NOYES CO. leased the 5-sty building at 264 to 268 South st, containing 50,000 ft of space, for the New York, New Haven & Hartford Railroad Co. to Shalita Bros. of 262 South st. The lease is for ten years at an aggregate rental of about \$65,000. The tenants are making extensive alterations to the building and will occupy the entire premises for their business.

THE CHARLES F. NOYES CO. leased offices in the 80 Maiden Lane Building to Wood Bros. & Peck, of 100 William st, for 5 years; in the Market and Fulton National Bank Building to the American Code Co., of 83 Nassau st; in 37 and 39 Liberty st to Paul B. Warner, of 37 Liberty st, and in 61 Beekman st to John De Cock.

O'CONNOR & ELLISON leased the 4th floor and 1/2 of the store and basement in 55 5th av to the Watters Laboratories and Hospital Supplies Co. of 33 West 13th st.

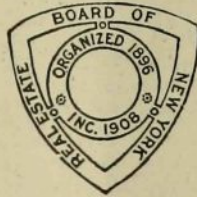
PEASE & ELLIMAN leased for Mrs. Anna Stewart Lincoln the 3-sty house, 20x100, at 164 East 64th st to Mrs. William C. Morgan; also the parlor floor in 12 East 46th st to Charles Thorley for the display and sale of flowers during the Easter season; a store in 73 East 92d st to Hest & Solomon; apartments in 903 Park

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av to Seelye Benedict, of Benedict & Benedict, the insurance underwriters, and to Mrs. Hennessey, of Butte, Mont. Mrs. Morris K. Jesup, the owner, was represented by Douglas Robinson, Charles S. Brown Co.; the 5-sty house on a lot 25x102, at 119 West 71st st to Thomas Marsalis; for the Ludin Realty Co., as agents, the store in 312 West 34th st to the Zouri Drawn Metals Co.; in Aeolian Hall to R. S. Piggott, E. H. V. Hoffman and Joseph Muir; and apartments at 24 West 59th st to Dr. Fred Wise, in 116 East 58th st to Mrs. D. S. McNamee, and in 44 West 37th st to Carl Mueller.

PORTER & CO. leased to the Columbia Graphophone Co. the store in 143 West 125th st; also to Edna M. Park, the store in 313 Lenox av. and to the Central Shoe Repairing Co., of 2339 8th av. the store in 2317 8th av.

GUSTAVE PRITT leased the 3-sty dwelling 303 West 18th st for Elizabeth F. Cutter, of Boston, Mass., to Charles Dixon; the 1st floor in 161 8th av to the Sherry Democrat Club, and the 2d and 3d floors to Charles Roebbeck.

ROBERT R. RAINEY leased for the Rhineland estate the 1st and 2d lofts in 91 Barclay st to the Pull Down Towel Cabinet Co.

GEO. R. READ & CO. leased to the American Tobacco Co. the four top floors in the Constable Building at the northeast corner of 5th av and 18th st for their executive offices. The Supreme Court recently granted permission for the lease to be made by the Constable estate at a rental of \$50,000 a year. The tobacco company now occupies all of the building above the ground floor under a lease expiring in 1916.

GEO. R. READ & CO. leased for B. Crystal & Sons the store in 47 and 49 West st to the Wyeth Chemical Co. of 17 Battery pl; for Meinken Estate 10,000 sq ft in 859 to 877 Washington st to the Bright Star Battery Co. of 47 Vesey st; for James Carroll 606 Washington st to Louis Wertheim; for George N. Robinson space in 2 to 10 Church st to Stillman & Van Selen; for the Reliance Paint Co. the entire upper part of 16 Counties Slip to the Eric Appelquist Co.; in conjunction with Ruland & Whiting the store, basement and 1st loft in 233 Water st to E. F. & H. O. Sibbert of 131 Beekman st; and the 3d floor in 27 Pine st to the Exchange firm of Gilbert Elliott & Co of 37 Wall st.

RICE & HILL leased for P. Adolphe to Juliette M. Johns the store and basement in 41 West 46th st; also for George Henry Warren to J. and B. Puddin the store in 1591 Broadway.

MICHAEL A. ROFRANO, as attorney, leased to C. Moriglia for 21 years 165 to 169 West Houston st, 67.11x77.3, formerly occupied by the Italian Hospital. The site may be improved with a moving picture theatre.

SCHINDLER & LIEBLER rented the store in 242 East 80th st to Michael Guintana.

HERBERT A. SHERMAN rented a loft in 15 and 17 West 18th st to Isidor Harlib.

THE LOTON H. SLAWSON CO. leased space in 171 Madison av to George B. David Co., of 225 5th av; to Louis Weber Building Co., of 1 Madison av; to McHarg-Barton Co., of 165 Broadway; and to Lembecke von Bernuth Co., of 78 Wall st.

MALCOLM E. SMITH & CO. leased to the Goetz Silk Co. of 148 5th av the 2d floor at the northeast corner of 34th st and Madison av.

SPEAR & CO. rented for Carl Rosenbaum the store, basement and sub-basement in 138 and 140 Greene st to Jos. Rubin & Son of 178 Prince st; for Robert Colgate & Co. the 5th loft in 46 Great Jones st to A. B. C. Raincoat Co.; for the Helena Realty Co. the 2d loft in 44 to 48 West Houston st to Mirable & Wilson; for Brooke & Georger the 1st loft in 146 and 148 West 28th st to Louis Salzberg.

UNGER & WATSON, INC., leased for Jennie S. Meyer to Alfred Hopkins the 2-sty private dwelling at 318 East 51st st.

UNGER & WATSON, INC., leased for Solomon Kahn to Martin Mieczynski a 3-sty private dwelling at 5 Mitchell pl.

UGOBUNO & RAPETTO, a provision firm, leased the 3-sty building at 100 6th av through J. May for ten years at a rental of \$30,000.

VAN NORDEN & WILSON and Van Wyck Ferris leased space in 662 and 664 6th av for the Sperry Realty Co. to the Star Window Shade Co.; also to Alfred C. Oberher, interior decorator, space in 5-9 West 37th st.

WALTER J. SALOMON leased the store in 503 5th av to Vincent D. Sheridan, jeweler; in 1 West 42d st to Morris Tigner; in 742 6th av to Oscar Greenberg; in 745 6th av to Jacques Bonomo; in 821 Sixth av to Western Union Telegraph Co.; offices in 503 5th av to Gordon & Turpish and W. E. Ward; in 17 West 42d st to New Amsterdam Realty Co. and George C. Hubbs; 25 West 42d st to Hebrook Co.

WILLIAM A. WHITE & SONS leased the store in 22 Hudson st, extending through to 114 and 116 West Broadway, to the Interborough News Co., of 406 West 45th st, from May 1. The lessees must vacate their premises on Varick st, owing to the 7th av extension.

WILLIAM A. WHITE & SONS have leased to Babson Brothers of Chicago, who recently leased 473 5th av for New York salesrooms, 10,000 sq. ft. of space in 443-445 Broadway, as a distributing station.

WILLIAM H. WHITING & CO. have leased for Ruth Livingston, from plans by James S. Maher, the 3-sty building to be erected covering the block front in the south side of Beekman st, between Water and Front sts, to "Blackfords," wholesale fish dealers. The lessees, occupants of Fulton Market for half a century, have been forced to vacate through the city's decision to abandon that market. The fact that they have decided to remain in the neighborhood will tend to keep the wholesale fish business in that section. The lease is for 15 years, at an aggregate rental of about \$150,000.

F. R. WOOD, W. H. DOLSON CO. sub-leased the dwelling at 53 West 83th st for Agnes Morgan to Solomon Gugenheim.

WORTHINGTON WHITEHOUSE leased with George R. Read the 4-sty dwelling at 22 East 45th st to Mrs. S. G. Thompson.

Bronx.
HAROLD H. HARDING leased for the Jasper Bayne Co. the building at 1078 Nelson av to the Highbridge Club; also the dwelling at 917 Summit av to Florence Everleigh, and the dwelling at 165th st and Girard av to Philip Rose.
HANSKOM & CO., bankers, leased three stores in the building now being erected by the Rollins estate at the southeast corner of Jerome av and Fordham rd.

Queens.
PAYSON McL. MERRILL CO., INC., leased for Mrs. F. Tilden Brown to Corporation Counsel Frank L. Polk the country estate, Windward, at Lawrence.

THE LEWIS H. MAY CO. leased at Far Rockaway, for Roy Foster, the Sapphire Cottage on Franklin av, to Mrs. E. Morall; for Sarah Gipson, cottage on Gipson pl to Morris Langsdorf; for Wm. E. Fee, cottage on Seneca st, to Arnold Michaelis; at Arverne, for H. H. Realty Co., on Ocean av, to Rev H. Meyer; for H. H. Realty Co., on Amerman av, to E. A. Eichner; for S. & L. Construction Co., premises on the Boulevard to D. Hollander; at Edgemere, for Henry Merkel, cottage on Harriman av, to D. Barnstein; for M. H. Hauser, cottage on Beach av, to Sig Sternberg, and for Celia May, cottage on Grandview av to Moritz Kirschberger.

Suburban.
LEON S. ALTMAYER leased for Margaret Brewster to M. Wolff property known as The Brewster cottage on Signal Hill, Lake Placid, N. Y.

VAN NORDEN & WILSON leased for Carl C. Conway his summer place at Lake Placid to O. E. Foster; and for Mrs. S. W. Mygatt her camp at Essex on Lake Champlain to John Whitmore.

COUST & BOLTON leased 6,000 sq. ft. of space at 46 Lafayette st, Newark, from May 1, to be used for the manufacturing of leather belting. The company has been located in the vicinity for the last 16 years.

**REAL ESTATE
STATISTICS**

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.
Conveyances.

	1914 Mar. 27 to April 2	1913 Mar. 28 to April 3
Total No.....	180	207
Assessed value.....	\$8,646,000	\$11,497,000
No. with consideration...	19	38
Consideration.....	\$719,214	\$1,157,466
Assessed value.....	\$582,500	\$1,650,000

	Jan. 1 to April 2	Jan. 1 to April 3
Total No.....	1,780	2,153
Assessed value.....	\$109,274,613	\$136,097,512
No. with consideration.....	192	298
Consideration.....	\$7,597,828	\$13,612,003
Assessed value.....	\$8,058,017	\$13,090,962

Mortgages.

	Mar. 27 to April 2	Mar. 28 to April 3
Total No.....	101	133
Amount.....	\$2,103,619	\$4,665,096
To Banks & Ins. Cos....	21	28
Amount.....	\$620,500	\$1,581,500
No. at 6%.....	40	43
Amount.....	\$711,085	\$1,021,646
No. at 5 1/2%.....	4	2
Amount.....	\$119,000	\$22,000
No. at 5%.....	28	39
Amount.....	\$442,500	\$2,357,050
No. at 4 1/2%.....	2	13
Amount.....	\$227,000	\$551,500
No. at 4%.....	1	.....
Amount.....	\$6,500	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	26	36
Amount.....	\$597,534	\$712,900

	Jan. 1 to April 2	Jan. 1 to April 3
Total No.....	1,113	1,445
Amount.....	\$34,491,418	\$60,537,364
To Banks & Ins. Cos....	257	347
Amount.....	\$19,786,700	\$34,101,350

Mortgage Extensions.

	Mar. 27 to April 2	Mar. 28 to April 3
Total No.....	43	54
Amount.....	\$1,675,500	\$1,580,500
To Banks & Ins. Cos....	17	11
Amount.....	\$794,500	\$572,500

	Jan. 1 to April 2	Jan. 1 to April 3
Total No.....	589	535
Amount.....	\$24,661,835	\$24,113,585
To Banks & Ins. Cos....	186	189
Amount.....	\$13,925,450	\$15,165,050

Building Permits.

	Mar. 23 to April 3	Mar. 29 to April 4
New buildings.....	12	14
Cost.....	\$932,600	\$1,176,000
Alterations.....	\$210,776	\$201,926

	Jan. 1 to April 3	Jan. 1 to April 4
New buildings.....	126	159
Cost.....	\$11,595,290	\$17,523,615
Alterations.....	\$3,683,175	\$2,557,331

BRONX.
Conveyances.

	Mar. 27 to April 2	Mar. 28 to April 3
Total No.....	123	147
No. with consideration..	10	22
Consideration.....	\$124,533	\$74,052

	Jan. 1 to April 2	Jan. 1 to April 3
Total No.....	1,468	1,760
No. with consideration..	182	196
Consideration.....	\$1,890,489	\$2,091,557

Mortgages.

	Mar. 27 to April 2	Mar. 28 to April 3
Total No.	86	89
Amount.	\$666,830	\$671,587
To Banks & Ins. Cos.	7	7
Amount.	\$154,500	\$36,000
No. at 6%.	31	41
Amount.	\$179,599	\$290,697
No. at 5½%.	13	3
Amount.	\$96,400	\$40,000
No. at 5%.	10	13
Amount.	\$112,300	\$163,100
Unusual rates.	12	4
Amount.	\$6,466	\$8,340
Interest not given.	20	28
Amount.	\$272,065	\$169,450
Jan. 1 to April 2 Jan. 1 to April 3		
Total No.	888	1,219
Amount.	\$7,861,462	\$13,232,071
To Banks & Ins. Cos.	113	132
Amount.	\$2,279,801	\$2,669,029

Mortgage Extensions.

	Mar. 27 to April 2	Mar. 28 to April 3
Total No.	5	20
Amount.	\$67,500	\$450,750
To Banks & Ins. Cos.	2	3
Amount.	\$43,500	\$101,000
Jan. 1 to April 2 Jan. 1 to April 3		
Total No.	206	178
Amount.	\$3,643,300	\$3,110,150
To Banks & Ins. Cos.	31	29
Amount.	\$858,000	\$815,500

Building Permits.

	Mar. 27 to April 2	Mar. 28 to April 3
New buildings.	15	28
Cost.	\$393,500	\$684,050
Alterations.	\$25,820	\$40,100
Jan. 1 to April 2 Jan. 1 to April 3		
New buildings.	192	267
Cost.	\$4,180,455	\$7,335,366
Alterations.	\$312,880	\$267,725

BROOKLYN.

Conveyances.

	1914	1913
	Mar. 26 to April 1	Mar. 27 to April 2
Total No.	462	577
No. with consideration.	56	55
Consideration.	\$234,535	\$219,936
Jan. 1 to April 1 Jan. 1 to April 2		
Total No.	5,741	6,251
No. with consideration.	644	429
Consideration.	\$4,950,380	\$3,391,186

Mortgages.

	Mar. 26 to April 1	Mar. 27 to April 3
Total No.	280	429
Amount.	\$1,870,036	\$1,512,916
To Banks & Ins. Cos.	56	90
Amount.	\$1,289,200	\$504,450
No. at 6%.	155	228
Amount.	\$389,026	\$607,559
No. at 5½%.	66	54
Amount.	\$274,200	\$244,200
No. at 5%.	47	125
Amount.	\$1,168,550	\$592,607
Unusual rates.	1	4
Amount.	\$2,000	\$23,275
Interest not given.	11	18
Amount.	\$36,260	\$45,275
Jan. 1 to April 1 Jan. 1 to April 2		
Total No.	3,885	4,420
Amount.	\$15,804,838	\$16,415,145
To Banks & Ins. Cos.	763	1,072
Amount.	\$6,233,500	\$6,701,581

Building Permits.

	Mar. 27 to April 2	Mar. 28 to April 2
New buildings.	83	68
Cost.	\$770,000	\$1,170,000
Alterations.	\$80,235	\$114,073
Jan. 1 to April 2 Jan. 1 to April 2		
New buildings.	1,016	1,008
Cost.	\$10,275,685	\$8,370,037
Alterations.	\$672,114	\$910,619

QUEENS.

Building Permits.

	Mar. 27 to April 2	Mar. 28 to April 2
New buildings.	203	196
Cost.	\$563,575	\$260,840
Alterations.	\$16,662	\$15,215
Jan. 1 to April 2 Jan. 1 to April 2		
New buildings.	1,054	1,192
Cost.	\$4,366,087	\$3,620,910
Alterations.	\$247,830	\$281,431

RICHMOND.

Building Permits.

	Mar. 27 to April 2	Mar. 28 to April 3
New buildings.	41	18
Cost.	\$41,384	\$24,690
Alterations.	\$4,042	\$ 5,030
Jan. 1 to April 2 Jan. 1 to April 3		
New buildings.	163	165
Cost.	\$276,450	\$287,527
Alterations.	\$48,202	\$49,472

REAL ESTATE NOTES.

SAMUEL H. MARTIN has been appointed agent for 121-127 West 67th st.
 ARTHUR H. COHEN will be located at 1 East 42d st after April 1.
 LUDWIG C. TRAUBE has been appointed agent for 1254-1260 Madison av.
 SPEAR & CO. have been appointed agents for 28 Waverly pl and 16 West 3d st.
 D. H. JACKSON CO. has moved from 135 Broadway to 35 Nassau st.
 GEORGE W. BRETTELL has been appointed agent for 176-178 East 123d st, 64 East 109th st and 225 East 121st st.
 GEORGE EHRET is the buyer of the 4-sty hotel at the northwest corner of Columbus Circle and 59th st, sold last month by Mary E. Jones.

PEASE & ELLIMAN have been appointed managing agents for 829 Park av by the Jekyll-Walker Corporation.

CARL HERRMANN was the broker in the recent sale of 360-362 East 151st st for the Benenson Realty Co.

WEBSTER B. MABIE & CO. have been appointed rental agents of the American Felt Co. property at 110 to 116 East 13th st.

WILLIAM EARBOUR is the buyer of Dorenzo Court, a 6-sty apartment house at 545 and 547 West 158th st, sold last week by the Moray Realty Co. through William B. May & Co.

THE MARESI CO., CATERERS, is the purchaser of the dwelling, 25x100.5, at 17 East 48th st, sold recently by the estate of Caroline Butterfield through John N. Golding.

FARMINGDALE REAL ESTATE CO. is being incorporated to do a general real estate business in Farmingdale, L. I., with offices in the Bank of Farmingdale Building.

SHAW & CO. were the brokers who sold for the Estates Mortgage Securities Co., to James Henry 246 East 128th st, a 5-sty apartment house.

DESMOND DUNNE CO., dealers in real estate investments, for many years located at 176

Montague st, Brooklyn, have discontinued that office and are now located in the 42d St. Building, 30 East 42d st.

ICE MANUFACTURING CO. bought 150 Elizabeth st, a 6-sty tenement, 25x98.3, adjoining their present property at the corner of Broome st. The combined holdings will be used as a site for an ice plant.

PEASE & ELLIMAN and George F. Ladue have secured a mortgage of \$300,000 at 4½ per cent for the Dreicer Realty Co. on the building 10-12 West 57th st, which is leased to Henri Bendel.

TIMOTHY F. PADDELL, the leasehold owner of the southwest corner of 7th av and 42d st, has acquired title to the property and that adjoining, comprising in all 200-208 West 42d st. According to the records, Mr. Paddell paid \$66,225 to the Janes Estate for the building at 208.

THE NEW YORK TRUST CO., as trustee under the will of Janes Brown, has asked the Supreme Court for permission to sell, at \$45,000, the northeast corner of Front st and Gouverneur Slip to the city for use in connection with the new subway to Brooklyn.

E. NELSON ERHART was the broker in the recent sales of the White Plains property of John Miles to a Rochester syndicate. The struc-

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tures sold were the Tod Building, the Miles Building and the Marion Building. The reported price was \$350,000.

WILMORE REALTY CO., Franklin C. Albee, president, is the buyer of the "Floram," the 7-sty apartment house at 256 West 97th st, reported sold in the Record and Guide of March 14. The property was sold by Electus T. Backus for the estate of George J. Smith.

CHURCH OF THE DIVINE INSPIRATION has taken title to 20 West 91st st, a 4-sty dwelling, from the Runline Realty & Construction Co., and will convert it into a church. The stated consideration was \$26,000. The congregation has been holding services in Carnegie Lyceum.

THE TITLE GUARANTEE and Trust Co. loaned \$70,000 on a first mortgage to William Storrs Wells, on the 4-sty dwelling at 16 East 57th st, 20.8x100, for three years at 5 per cent.; also \$50,000 on first mortgage to Caroline L. Landon on the 3-sty dwelling at 19 East 43d st, 25x100, for 5 years.

NEW YORK CENTRAL RAILROAD, which occupies most of the block bounded by 9th and 10th avs, between 32d and 33d sts, as a freight station, bought 389 10th av from Hugh P. Skelly. There are now only four small parcels at the southwest corner of 10th av and 33d st on that block not owned by the company.

JAMES F. WALDRON and Samuel Freedman, for many years associated with the late Alexander Wilson at 489 5th av, announce that they have formed a partnership under the firm name of Waldron & Freedman, for the purpose of continuing the real estate and insurance business at that address.

EDWARD H. MOUNT is the buyer of the southwest corner of Broadway and 20th st, which parcel formed part of the store of Lord & Taylor. Mr. Mount already held a one-third interest in the property, so that his purchase comprises the remaining two-thirds interest held by Catherine Deane and Millie C. Blagden.

DEEDS were exchanged yesterday at the office of Graves & Miles, attorneys, in the deal reported last November involving the purchase of the West Street Building, 90 West st, by the American Sugar Refining Co. The latter gave in part payment waterfront properties in Brooklyn. The transaction, which involved about \$5,000,000, was negotiated by Thomas P. Graham and Frederick D. Kalley.

SMITH & PHELPS have obtained for the Robins Constn. Co. a first mortgage loan of \$10,000 on the vacant plot, 131x100, on the west side of Jackson av, 118.9 south of 142d st; also for Minnie Reiffert \$3,000 on the vacant plot, 45x100, on the south side of Westchester av beginning 31.4 west of White Plains av; and for Louise M. H. Tannon \$3,000 on the 2-sty frame dwelling, 26x80, on the east side of Bathgate av beginning 60 ft south of Tremont av.

WM. LUSTGARTEN & CO., William Lustgarten, president, recently incorporated, has taken over all of the holdings of The Ralph Wallach Co. and the interests of Mr. Wallach and Mr. Newman. The company is incorporated for \$200,000. All of the capital stock has been paid up. The Rudolph Wallach Co. will hereafter devote itself exclusively to building construction, and Joseph H. Newman remains president.

UNITY CLUB OF BROOKLYN will hold a meeting tomorrow to ratify the contract of purchase made by its committee for the Union League Club property on Bedford av at Grant sq. The price agreed upon between the club representatives and the Dime Savings Bank is said to be \$125,000, including equipment. The Unity Club is reported to have received a good offer from the Brooklyn Chapter, Loyal Order of Moose, for their clubhouse at Franklin av and Hancock st.

WILLIAM F. BAKER obtained for the Olds Construction Co. a loan of \$143,000 for the erection of a 6-sty elevator apartment house at the northeast corner of 7th av and 110th st, 71x100; also for the Jacobs Construction Co. \$160,000 for a similar structure in the south side of 151st st, 150x100, 150 ft. west of Broadway; and \$190,000 for the Coast Construction Co. for a 9-sty apartment house in the south side of West 87th st, 67x100, 100 ft. west of West End av.

VARIOUS RUMORS during the week involved the "Cleburne," the 14-sty apartment house occupying the block front in the north side of 165th st, between Broadway and West End av. The report had it that George Noakes was the buyer, but nothing definite could be learned except that the Federal Court would have to sanction the deal, since the property formerly belonged to Harry Schiff. J. Clarence Davies is receiver for Mr. Schiff, and he could not be reached yesterday. His presence in the Federal Court Building, however, may indicate that permission of that court to sell may soon be obtained.

MRS. PETER COOPER HEWITT has taken title from J. Sergeant Cram as executor of the estate of Henry A. Cram, to the vacant plot, 125x83x175, occupying the west side of the junction of Lenox av and St. Nicholas av, from Cathedral Parkway to 111th st. For many years Mrs. Hewitt resided at 11 Lexington av and it is believed that the trade invasion in the neighborhood of Gramercy Park has caused her to seek a new home further north. It is reported that she will build a residence on the newly purchased plot. Mrs. Stuyvesant Fish and Mrs. Lloyd Warren are also said to be considering home building in the neighborhood. The brokers in the present transaction were Davis & Robinson.

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 ABNER K. BEDELL premises 1985 Madison av, valued at \$14,000.

EVA DEUTSCH, 11 and 13 West 32d st, \$478,000 and 317 West 88th st, \$33,000.

FREDERICK FRANK, 211 East 117th st, \$12,000.

SETH B. FRENCH (additional), 103 West 51st st, \$40,000.

BARTOLOMEO GRANDOLFO, 61 Sullivan st, \$17,000.

EMMA GRIFFIN, 644 3d av, \$26,000.

ELIZA VOORHEES, 607-609 Hudson st, \$70,000.

DANIEL E. BARRY, 311 East 44th st, \$16,000.

ELLSWORTH M. BARRY, 325 East 36th st, \$15,000.

HENRY LOWENBEIN, 262 Hudson st, \$18,750.

ANN L. LIVINGSTON, 75 Beekman st, \$50,000; 351 West 87th st, \$35,000.

FRANCIS BECKER, 323 West 36th st, \$15,000; 325 West 36th st, \$25,000, and 17 West 63d st, \$47,500.

MAX R. KUNKELY, 3104 Park av, \$7,200.

WILLIAM I. HEMPILL, 3103 Sedgewick av, \$13,900, and 3054 Kingsbridge terrace, \$5,000.

OBITUARY

WILLIAM H. PALMER, real estate dealer, died on Sunday at his home in Mamaroneck, New York, at the age of ninety. His father, Aaron Palmer, was one of the original settlers of Mamaroneck.

AUGUSTUS H. MERRITT, real estate broker, died on Thursday at his home, 507 Throop av, Brooklyn, of a complication of diseases. He was fifty-nine years old and a graduate of the Columbia Law School. A wife, three daughters and a son survive him.

AUCTION SALES OF WEEK.

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

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

The Austin Market.

General conditions were reflected in the Exchange Salesrooms where parties in interest bought twenty-six of the thirty-seven offerings. Six were either withdrawn or adjourned, and outside bidders obtained only five. Earl A. Smith paid \$65,400 for the tenements at 260-264 Broome street, and Jesse J. Culling obtained the tenement at 422 West 45th street on a bid of \$20,700.

For the coming week, dwellings and apartment houses will comprise the bulk of the offerings. Several holdings of the New York Real Estate Security Co. will be sold by the M. Morgenthau, Jr., Co., and Bryan L. Kennedy, who will also offer the 10-story "Hotel Langdon" at 157-159 West 124th street. Joseph P. Day offers the 7-story loft building at 179-183 Wooster street, among a variety of other properties.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 3, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st

JOSEPH P. DAY.

Lispenard st, 13-5, ns, 125.11 e W Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; withdrawn to be readvertised.

Water st, 650, ns, 207.10 e Scammel, 15.9 x84.1x16.6x12.7, 2-sty fr stable; partition; Owen E Livingston, 4,500

45TH st, 422 W, ss, 300 w 9 av, 25x100.4, 5-sty bk tnt; due, \$21,457.43; T&C, \$558.50; Jessie J Culling, party in int. 20,700

97TH st W, sec Riverside dr, see Riverside dr, 244.

106TH st, 50 W, see Manhattan av, swc 106th.

110TH st, 211 E (*), ns, 160 e 3 av, 25x 100.11, 4-sty stn tnt; due, \$13,762.61; T&c, \$411.30; J Frederic Kernochan & ano. trstes. 13,000

136TH st, 245 W (*), ns, 452 w 7 av, 17x. 99.11, 3-sty & b stn dwg; due, \$10,754.80; T&c, \$427.60; Equitable Life Assurance Soc of U S. 8,000

164TH st, 503-5 W (*), ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; due, \$11,846.46; T &c, \$715.05; Edw D Fife Jr. 57,030

Amsterdam av, 1865, es, 138.11 s 153d, 19.6x100, 3-sty bk tnt & str, 1-sty ext; due, \$1,466.72; T&c, \$275; sub to mtg \$3,250; Jos H Schwartz, 15,250

Amsterdam av, 689 (*), es, 87.6 s 94th, 18.2x74.1, 2-sty bk theatre; due, \$12,816.66; T&c, \$187.95; Walter S Cameron, gdn. 13,367

Bradhurst av, 28 (*), es, 78.11 n 143d, 21.1x75.5x21x77.6, 2-sty & b fr dwg, 1-sty ext; due, \$5,366.53; T&c, \$488.34; Bessie K Fieger. 5,000

Manhattan av, swc 106th (No 50), 17.4x 75, 3-sty & b bk dwg; adj April 20.

Riverside dr, 244 (*), sec 97th, runs s 107.6xe50xs5.11xe58.11 xn 106.10 xw 71.11 to beg, 6-sty bk tnt; due, \$35,539.96; T&c, \$5,090.75; sub to pr mtg \$195,000; Mary Lyons 415,000

M. MORGENTHAU JR. CO.
Broome st, 260-4, nwc Orchard (No 91). 65.2x56.6x65.2x55.10, three 6-sty bk tnts & str; due, \$64,811.35; T&c, \$613.76; Earl A. Smith, 65,400
Orchard st, 91, see Broome, 260-4.
82D st, 132 W (*), ss, 345 w Col av, 17x 102.2, 4-sty & b bk dwg; due, \$3,242.78; T &c, \$387; sub to pr mtg \$15,000; Wm F Moore, 1,000
99TH st, 25 E, see Madison av, 1440-8.
Madison av, 1440-8, nwc 99th (No 25), 100.11x120, 7-sty bk tnt & str; due, \$196,-505.50; T&c, \$2,531.56; withdrawn.
HENRY BRADY.
110TH st, 209 E (*), ns, 135 e 3 av, 25x 100.11, 4-sty stn tnt; due, \$13,756.42; T&c, \$411.30; J Frederic Kernochan et al, trstes, 13,000
125TH st, 16 W (*), ss, 185 w 5 av, 37.6x 100.11, 5-sty bk tnt & str; due, \$115,-062.44; T&c, \$1,101.85; Adolph Riesenber et al, 105,000
BRYAN L. KENNELLY.
22D st, 267 W, ns, 200 e 8 av, 25x98.9, 3-sty bk tnt & 3-sty bk rear tnt; due, \$3,-069.96; T&c, \$590; sub to 1st mtg \$10,500; Wm Baruch, 16,500
DANIEL GREENWALD.
158TH st, 522-6 W, ss, 350 w Ams av, 100 x99.11, two 6-sty bk tnts; withdrawn.
SAMUEL MARX.
48TH st E, nec Madison av, see Mad av, 413.
Madison av, 413, nec 48th, 22x100, 5 & 7-sty stn office & str bldg; withdrawn.
 Total \$752,747
 Corresponding week, 1913 ... 1,861,549
 Jan. 1, 1914 to date 9,561,342
 Corresponding period, 1913.... 14,519,468

Bronx.

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

JOSEPH P. DAY.

Jennings st, 806, ss, 75 w Bristow, 50x 95, 2-sty fr dwg; due, \$6,682.38; T&c, \$280; Ferd W Fey et al, 7,250
136TH st, 436 E (*), ss, 318.9 e Willis av, 18.9x100, 3-sty bk tnt; due, \$7,715.35; T&c, \$353.67; Lawyers Mtg Co, 7,500
175TH st, 668 E, ss, 26.5 w Crotona av, 25x99.5, 2-sty fr dwg; due, \$2,071.89; T&c, \$150.38; withdrawn.
Cambreling av, 2493-5 (*), ws, 196.7 s Fordham rd, 49.6x100, 2-sty fr dwg & 1 & 2-sty fr dwgs; due, \$12,207.18; T&c, \$536.57; Louise Gottschalk, 7,000
Decatur av, 2977 (*), ws, 51 s 201st, 39x 110, 2-sty fr dwg; due, \$1,011.88; T&c, \$—; sub to mtg \$7,000; Saml L Feldman, 7,100
Gifford av (*), ns, 181.8 e Balcolm av, 25x100; due, \$3,969.05; T&c, \$30; Alfred Loweth, 3,500
Greene av (*), ns, 250 e Mapes av, 50x 100; due, \$2,075.95; T&c, \$44.73; Westchester County Brewing Co, 1,500
Tinton av, 625 (*), ws, 212.6 s 152d, 37.6 x100, 5-sty bk tnt; Action 1; due, \$8,138.98; T&c, \$—; Jno McCarthy, 26,000
Tinton av, 629 (*), ws, 175 s 152d, 37.6x 100, 5-sty bk tnt; Action 2; due, \$8,136.98; T&c, \$—; Jno McCarthy, 26,000

M. MORGENTHAU JR. CO.

235TH st, 651 E, ns, 455.3 w White Plains av, 24.9x114.6; Action 1; due, \$3,893.-72; T&c, \$73.05; Henry C Gerhars, 3,600
235TH st, 653 E (*), ns, 430.3 w White Plains av, 25x114.6; Action 2; due, \$3,893.-72; T&c, \$73.05; Central Mtg Co, 4,100
Gifford av (*), ns, 155.7 e Balcolm av, 25 x100; due, \$3,972.60; T&c, \$30; Alice L Thatcher, 3,500

JAMES L. WELLS.

140TH st, 382 E, ss, 84.6 w Willis av, 22x 75, 2-sty & a fr dwg; due, \$4,347.06; T&c, \$141.64; adj Apr16.
152D st E, nec Morris av, see Morris av, nec 152d.
Morris av, 642-4 (*), nec 152d (No 271), 50x70.3, 3-sty fr tnt & str & 1-sty fr str; due, \$14,593.37; T&c, \$728; Rosalie D Lockwood et al, exrs & trstes, 15,000

L. J. PHILLIPS & CO.

Herkimer pl, swc 235th, see 235th E, swc Herkimer pl.
235TH st E (*), swc Herkimer pl, runs s50xw90xn25xe65xn95.5xe25 to beg, vacant; due, \$1,774.82; T&c, \$177.22; Hugo Lehmann, 1,000

JACOB H. MAYERS.

Stebbins av, 1237, ws, 160 s 169th, runs w100xn60xw9.5xsw67.11xsel04.2 xne 97.3 xe 60.5xn20.6 to beg, 1 & 2-sty fr rear stable; due, \$4,374.37; T&c, \$600; Katharina Bonifer, 5,000

GEORGE PRICE.

227TH st E (*), ns, 130 e Barnes av, 25x 114.5; due, \$4,539.81; T&c, \$500; Louis W Slocum, 4,100

SAMUEL GOLDSTICKER.

235TH st, 655 E, ns, 405 w White Plains av, 25.3x114.6; action due, \$3,893.72; T&c, \$73.05; Henry C Gerhads, 4,000
235TH st, 657 E (*), ns, 380 w White Plains av, 25x114.6; Action 4; due, \$3,893.-72; T&c, \$73.05; Central Mtg Co, 4,100

Total \$130,250
 Corresponding week, 1913..... 235,257
 Jan. 1, 1914 to date 1,478,105
 Corresponding period, 1913..... 1,586,993

Brooklyn.

The following are the sales that have taken place during the week ending April 1, 1914, at the Brooklyn Salesrooms, 189 Montague street:

WILLIAM H. SMITH.

CEDAR ST, ses, S6.5 sw Myrtle av, 20x 57.6x irreg; withdrawn.....
CHAUNCEY ST, ss, 305 e Hopkinson av, 20x100; A B Roberts..... 4,800.00
EMERSON PL, 151, es, 137 n Willoughby av, 25x46.3x25x45.2; Pratt Institute 4,150.00
HENRY ST, ws, 260 s Joramleon, 25x 100; T Ellet Hodgskin..... 7,500.00
KOSSUTH PL (*), ss, 405 e Bway, 20x 100; David Engel..... 3,000.00
MIDDAGH ST, swc Fulton, 68.1x25.2; Hannah Jacobs.....12,800.00
PACIFIC ST, ss, 252 w Hopkinson av, 25x100; adj sine die.....
TERRACE PL (*), ss, 100 w 20th, 156.7 x100x irreg; City of N Y..... 3,572.00
E 38TH ST, es, 527.6 n Av H, 40x100x 39.9x99.1; Jno M Bissert..... 3,750.00
E 48TH ST (*), es, 490 s Av L, 18x100; Julia E Eldert..... 2,425.00
70TH ST, nes, 282.10 nw 18 av, 20x100; Fior A Pellegrino..... 3,025.00
73D ST, ss, 320 w 19 av, 20x100; Wm J Smith 3,950.00
73D ST, ss, 340 w 19 av, 20x100; Wm J Smith 3,950.00
73D ST, ss, 360 w 19 av, 20x100; Wm J Smith 3,950.00
73D ST, ss, 380 w 19 av, 20x100; Wm J Smith 3,950.00
73D ST, ss, 400 w 19 av, 20x100; Wm J Smith 3,950.00
73D ST, ss, 420 w 19 av, 20x100; Wm J Smith 3,950.00
HAMEURG AV (*), sws, intersec nws Moffat, 25x100; Albt F Seeker et al.. 100.00
LAFAYETTE AV, ns, 80 w Nostrand av, 20x80; Cornelius Driscoll..... 4,000.00
NEPTUNE AV, swc W 1st, 102.10x98.9; withdrawn
PROSPECT AV, sws, 20 se 10 av, 20x 100; A B Roberts..... 4,000.00
RUTLAND RD (*), ss, 365 e Bedford av, 20x100; Louis Rosenberg Realty Co, 6,000.00
SHORE RD, nec 1 av, 52.3x275; withdrawn
ROAD (*) leading from New Lots rd to Forbell's landing, adj land of Saml McCoon, 573x286x480x177; 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 1/4 acre; Louis Weil, 1,000.00
WM. P. RAE.

BRADFORD ST (*), ws, 100 s Arlington av, 25x100; Eliz Voigt..... 3,200.00
DEGRAW ST, ss, 156.4 e 4 av, 16.4x 160; withdrawn
PACIFIC ST, ns, 202.6 w Hopkinson av, 24.6x100; withdrawn
PACIFIC ST, ns, 227 w Hopkinson av, 25x100; withdrawn
BAY 10TH ST (*), es, 100 s Benson av, 60x96.8; Lavinia M Gascoigne... 600.00
17TH ST, nes, 340.3 se Prospect Park W, 40x115.6; also 17TH ST, nes, 380.3 se Prospect Park W, 20.1x118.11x irreg; Christine Camichel.....10,700.00
66TH ST, sws, 206 nw 14 av, 20x100; Peter J Van Note..... 2,550.00
76TH ST (*), es, 100 se 3 av, 20x107.2; Carrie Baer 4,250.00
BROADWAY (*), cl, 400 w Utica av, 435 x309.1x irreg; Lazarus Weil..... 5,300.00
CATON AV (*), sec E 2d, 40x100; Sophie Carlson 7,500.00
5TH AV, nws, intersec nes 41st, 40x100; withdrawn
5TH AV, nws, 40 ne 41st, 38x78; withdrawn
CHAS SHONGOOD.

AMES ST, ws, 322.11 n Sutter av, 20x 100; S H Weinberg..... 500.00
PACIFIC ST, ns, 277 w Hopkinson av, 25x100; withdrawn
ST JOHNS PL, ss, 100 w Rochester av, 40x100.7; Ida Goetz.....18,240.00
W 9TH ST, es, 400 n Av T, 36x100; Culp Co, Inc..... 8,525.00
E 14TH ST (*), es, 140 s Av X, 60x100; Jennie Perlman 6,625.00
17TH ST (*), ss, 200 w 9 av, 100x100.2; Forrest Co 6,000.00
FLUSHING AV, ss, lot 26, block 328; Jno Jacobs 2,000.00

JAMES L. BRUMLEY.

PUBLIC ROAD (*), leading to Canarsie Landing, nes, 100 se Av E, 40x 158.7x irreg; Herbert C Smith et al., 1,000.00
JERE JOHNSON, JR. CO.
5TH AV, ses, 82.4 ne 72d, 20.7x110.2; adj Apr 16.....
 Total \$160,812
 Corresponding week 1913..... 238,765

VOLUNTARY AUCTION SALES.

Manhattan.

APRIL 8.
BRYAN L. KENNELLY.
ESSEN ST, 142, near Rivington, 25x100, 5-sty stn tnt & str (exr).
39TH ST, 522 w, ss, 325 w 10 av, 25x98.9, 5-sty bk tnt (exr).
GREENWICH AV, 49, 21x77, 4-sty bk tnt & str (exr).
MADISON AV, 812, swc 68th, 100.5x20.6, 4-sty & b stn dwg (vol). 4,000
3D AV, 545, 24.8x100, 4-sty bk tnt & str (exr).
3D AV, 575, 20x84, 5-sty bk tnt & str (exr).

Bronx.

APRIL 8.
BRYAN L. KENNELLY.
EASTCHESTER RD, ws, near Stillwell av, about 9 acres (vol).

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ADVERTISED LEGAL SALES.

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

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:

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; Elsmann, 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 s24.11xw43xsw—xs7xsw—xn51xe100 to beg, 3-sty bk tnt & str & 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.

APR. 7.

73D ST, 219 E, ns, 260 e 3 av, 25x102.2, 5-sty stn tnt & str; Frederic de P Foster et al, trstes—M M Hart, Inc, et al; Frederic F de Rham (A), 44 Wall; Chas E Heydt (R); due, \$16,145.62; T&C, \$872.60; Joseph P Day.

124TH ST, 62 W, ss, 175 e Lenox av, 50x100.11, 6-sty stn tnt; Irving Savgs Institution—N Y Real Estate Security Co et al; Action 1; Deyo & Bauerdorf (A), 111 Bway; Chas P Sanford (R); due, \$62,937.79; T&C, \$117, Bryan L Kennelly.

124TH ST, 64 W, ss, 150 e Lenox av, 25x100.11, 6-sty stn tnt; same—same; Action 2; same (A); same (R); due, \$39,652.59; T&C, \$61; Bryan L Kennelly.

124TH ST, 157-9 W, ns, 125 e 7 av, 50x100.11, 10-sty bk hotel; Newburgh Savgs Bank—Jimal Realty Co et al; Harold Swain (A), 176 Bway; Edw D Dowling (R); due, \$134,630.88; T&C, \$5,722.60; Bryan L Kennelly.

144TH ST, 417 W, ns, 195 e Convent av, 19x 99.11, 4-sty & b bk dwg; Germania Life Ins Co—Thos J Brady et al; Dulon & Roe (A), 41 Park Row; A Welles Stump (R); due, \$17,579.00; T&C, \$672.42; Henry Brady.

2D AV, 2073, ws, 50.11 s 107th, 25x75, 4-sty bk tnt & str; Kath L Meuser—Ray V Kirschbaum et al; Thos J Farrell (A), 20 Vesey; Jos V Mitchell (R); due, \$17,414.74; T&C, \$410; Henry Brady.

APR. 8.

18TH ST, 323 E, ns, 360 w 1 av, 20x92, 3-sty & b bk dwg; Eliza Forster—Fredk R Kaldenberg et al; Niebrugge & Maxfield (A), 233 Bway; Neilson Olcott 2d (R); partition; Joseph P Day.

33D ST, 308-10 E, ss, 100 e 2 av, 40x98.9, 6-sty by tnt & str; Sarah Haas et al, exrs—Minnie Stern et al; Action 1; Kantowitz & Esberg (A), 320 Bway; Percival H Gregory (R); due, \$8,108.09; T&C, \$1,141.47; sub to pr mtg \$40,000; Joseph P Day.

33D ST, 312-14 E, ss, 140 e 2 av, 40x98.9, 6-sty bk tnt & str; same—same; Action 2; same (A); same (R); due, \$8,065.99; T&C, \$5,551.25; sub to pr mtg \$40,000; Joseph P Day.

101ST ST, 313 E, ns, 200 e 2 av, 25x100.11, 5-sty bk tnt & str; Rector, Church Wardens & Vestrymen of the Church of the Incarnation of the City of N Y—Leah Cohn et al; Harrison, Elliott & Byrd (A), 59 Wall; Alfred J Talley (R); due, \$14,959.84; T&C, \$849.40; Joseph P Day.

129TH ST, 617 W, ns, 275 w Bway, 25x199.10 to 130th (No 622 W), 3 & 4-sty bk tnt & str; Chas A Robinson, indiv & trste—Wm Mulligan et al; Rollins & Rollins (A), 32 Nassau; Jno S Sheppard, Jr (R); due, \$21,288.31; T&C, \$631.78; Joseph P Day.

130TH ST, 622 W, see 129th, 617 W.

130TH ST, 29 W, ns, 360 w 5 av, runs n8xe.06 xn46.2xw.06xn45.8xw20xs99.11xe20 to beg, 4-sty & b stn dwg; Anne D Thomson—Jacob B Chasis et al; Everett, Clarke & Benedict (A), 37 Wall; Winter Russell (R); due, \$13,032.11; T&C, \$441.95; Henry Brady.

137TH ST, 128 W, ss, 350 w Lenox av, 25x99.11, 5-sty stn tnt; Wm J Quinlan et al, trste—Raffaele D'Sperite et al; W E & G F Chamberlin (A), 31 Nassau; Wm J Amend (R); due, \$21,177.84; T&C, \$286.20; Joseph P Day.

OLD BROADWAY, es, 50.5 n 130th, 50x100, vacant; Wm T Smith et al, trstes—Jos H Beall et al; Edw P Lyon (A), 46 Cedar; Jno H Rogan (R); due, \$12,947.58; T&C, \$1,507.43; Bryan L Kennelly.

APR. 9.

No Legal Sales advertised for this day.

APR. 10.

WOOSTER ST, 179-83, ws, 100 s Bleecker, 74.8x 100x75.4x100, 7-sty bk loft & str bldg; Guaranty Trust Co of N Y—Sol Brooks et al; Jerome Rand & Kresel (A), 37 Wall; Chas J Leslie (R); due, \$16,953.75; T&C, \$2,800; sub to pr mtg \$115,000; Joseph P Day.

APR. 11.

No Legal Sales advertised for this day.

APR. 13.

DIVISION ST, 243, ss, 46 w Montgomery, 23x 48.6x23x48.7, 6-sty bk loft & str bldg; Florence N Harris et al—Fredk C Callen et al; Jos C Levi (A); Philip C Samuels (R); due, \$14,299.95; T&C, \$321.25; mtg recorded Mar 8'10; Herbert A Sherman.

ST MARKS PL, 119, ns, 113 w Av A, runs n 93.10xw25xn2xw12.6xv94xe37.6 to beg, 6-sty bk tnt & str; Chas H Bohland—Meyer H Wolf et al; Feltenstein & Rosenstein (A), 309 Bway; Phoenix Ingraham (R); due, \$12,474.01; T&C, \$158.50; mtg recorded Jan14'06; D Phoenix Ingraham.

WADSWORTH AV, 248, ws, 60.2 n 185th, 50x 115x49.2x115, 5-sty bk tnt; Ver Planck Estate—Comfort Realty Co et al; Bowers & Sands (A), 46 Cedar; Vance Hewitt (R); due, \$30,695.76; T&C, \$1,737.60; M Morgenthau, Jr, Co.

WADSWORTH AV, 252, ws, 110.2 n 185th, 50x 115, 5-sty bk tnt; Ver Planck Estate—N Y Real Estate Security Co et al; Bowers & Sands (A), 46 Cedar; Vance Hewitt (R); due, \$30,239.06; T&C, \$1,737.60; M Morgenthau, Jr, Co.

WADSWORTH AV, 256, ws, 160.2 n 185th, 54.5x 115, 5-sty bk tnt; Ver Planck Est—Jas N Rosenberg, rec'r, &c, et al; Bowers & Sands (A), 46 Cedar; Vance Hewitt (R); due, \$30,038.16; T&C, \$1,737.60; M Morgenthau, Jr, Co.

Bronx.

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

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.

APR. 7.

178TH ST, 461 E, ns, 88.4 w Washington av, 16.8 x—; also 178TH ST, 457 E, ns, 121.8 w Washington av, 16.8x—; also 178TH ST E, nwc Washington av, 88.5x1, 2-2-sty fr dwgs; Bettie Sam—Geo W Skinner et al; Clocke, Koch & Reidy (A), Geo B Hayes (R); due, \$373.89; T&C, \$—; Henry Brady.

178TH ST, 457 E, see 178th, 461 E.

178TH ST E, nwc Washington av, see 178th 461 E.

WASHINGTON AV, nwc 178th, see 178th, 461 E.
3D AV, 3704, es, 52.7 n 170th, 26x100, 5-sty bk tnt & str; German Savgs Bank in the city of N Y—Wm H Zeitner et al; Action 4; Amend & Amend (A), 119 Nassau; M M Friend (R); due, \$16,127.92; T&C, \$834.31; Joseph P Day.

APR. 8.

134TH ST, 447 E, ns, 425 e Willis av, 25x100, 2-sty fr dwg; Harry M Goldberg—Wm H Harden; Jno J O'Brien (A), 38 Park Row; Francis X Kelly (R); due, \$366.49; T&C, \$311.01; sub to pr mtg \$4,000; George Price.

164TH ST, 424 (688) E, ss, 48.10 e Brook av, 18 x98 to Brook av x29x—, 2-sty fr dwg; Asa A Spear et al trstes—Chas R Manning et al; Henry W Baird (A), 66 Bway; Jno J Hynes (R); due, \$2,959.77; T&C, \$22.62; Chas A Berrian.

211TH ST E, ss, 100 e White Plains av, 57.7x 36.8x57.10x24.2; Richd J Doyle, committee—Adelaide Eurlando et al; Austin, McLanahan & Merritt (A), 13 5Bway; Francis S McAvoy (R); due, \$3,211.32; T&C, \$330.19; Joseph P Day.

BROOK AV, es, abt 80 s 164th, see 164th, 424 (688) E.

APR. 9.

ARTHUR AV, 1836, es, 134.11 s 176th, 17.8x 100, 3-sty fr tnt; J Herbert Carpenter et al, exrs—Wm G Mulligan et al; Butler, Brown, Wyckoff & Campbell (A), 54 Wall; Percival H Gregory (R); due, \$9,845.65; T&C, \$518.97; mtg recorded May7'10; Joseph P Day.

QUARRY RD, 2010, es, 201.3 s Oak Tree pl, 29.8x95.7x26.3x87.8, 2-sty fr dwg; J Herbert Carpenter et al, exrs—Wm G Mulligan et al; Butler, Brown, Wyckoff & Campbell (A), 54 Wall; Percival H Gregory (R); due, \$4,564.01; T&C, 461.40; mtg recorded May7'10; Joseph P Day.

APR. 10.

234TH ST E, ns, 460 e Katonah av, 50x100, vacant; Geo Brown & Co—J C Vreeland Bldg Co et al; Action 2; Dilworth & Wurts (A), 15 Broad; Robt F Wagner (R); due, \$3,763.05; T&C, \$87.36; Henry Brady.

240TH ST E, ns, 175 e Martha av, 50x—x82.8x —, vacant; Geo Brown & Co—J C Vreeland Bldg Co et al; Action 1; Dilworth & Wurts (A), 15 Broad; Robt F Wagner (R); due, \$3,763.05; T&C, \$101.82; Henry Brady.

MAPES AV, 2055, ws, 128.10 n 179th, 22x145.2, 2-sty fr dwg; Paul Gottheil—Reinhold Witt- haus et al; Kendall & Herzog (A), 233 Bway; Archibald E Baxter (R); due, \$4,370; T&C, \$130; M Morgenthau, Jr, Co.

APRIL 11 AND 13.

No Legal Sales advertised for these days.

Brooklyn.

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

APRIL 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 Wolkoff et al; Peter Cantline (A), Newburgh, N Y; 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.

APR. 7.

FLOYD ST, ns, 281 w Lewis av, 20x100; Bernard Elumberg—Pauline Wolff et al; Murray M Himowich (A), 233 Bway, Manhattan; Max Rosenblum (R); Chas Shongood.

FULTON ST, ns, 345 w Tompkins av, 41.7x87.7x irreg; Williamsburgh Savgs Bank—Jos G Bassman et al; S M & D E Meeker (A), 217 Havemeyer; Abr L Lazarus (R); Wm P Rae.

W 9TH ST, ws, 292 n Av R, 17x100; Carrie E Bennett—Geo L Durbaum et al; Chas A Kenmore (A), 26 Court; Henry S Rasquin (R); Wm H Smith.

LIBERTY AV, sec Watkins, 80x100; Harry Silverstone—Retta H Barranger et al; W Woldarsky (A), 361 Stone av; Wm Murray (R); Wm H Smith.

3D AV, nws, intersec sws 8th, 22x71.6; Maria H Rider—Julia A Laufer et al; Jno M Rider (A), 44 Cedar, Manhattan; Henry S Rasquin (R); Wm H Smith.

3D AV, es, 91 s 10th, 17x70; Fannie Johnston—Thos K West et al; Henry J Davenport (A), 375 Pearl; Edw H Maddox (R); Wm H Smith.

5TH AV, es, 89.2 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongood.

LOTS 256 & 257, block 7726, 32d Ward; Martin Carrig—Saml Strausberg et al; Jno R Jones (A), 55 Liberty, Manhattan; Mortimer B Hoffman (R); Wm H Smith.

APR. 8.

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

PARK PL, ns, 225 w Buffalo av, 25x127.9; Jas Martin—Clara Ennis; Rufus L Perry (A), 375 Fulton; Frank H Field (R); Jas L Brumley.

E 72D ST, ws, bet Av V & W, Lot 68; Tax Lien Co of N Y—Wm E Huntington et al; Aug Weymann (A), 68 William, Manhattan; Edwin L Garvin (R); Wm H Smith.

72D ST, ss, 214.6 e 5 av, 20x100; Louis F Monteagle et al—Eridget Rice et al; Harry L Thompson (A), 175 Remsen; Isaac Allen (R); Wm P Rae.

19TH AV, swc 60th, 100x488.8; Chas A Rippman—Brill Conth Co et al; Clarence P Corner (A), 375 Pearl; Earl D Deremer (R); Wm H Smith.

APR. 9.

FREEMAN ST, ns, 100 w Oakland, 25x100; M Marcelle Sloane—Jacob Block et al; Julius Siegelman (A), 887 Manhattan av; Saml Weinstein (R); Chas Shongood.

PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x 100; Chas A Hitchcock et al—Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.

QUINCY ST, ss, 100 w Tompkins av, 20x100; Chapin Home for Aged & Infirm—Herman Rosenbluth et al; Harry L Thompson (A), 175 Remsen; Chas H Haubert (R); Wm H Smith.

ROBINSON ST, ss, 76.3 w Nostrand av, 280x122; Bond & Mortgage Guarantee Co—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Harry Wishnew (R); Wm H Smith.

W 19TH ST, ws, 270 n Mermaid av, 20x118.10; also W 19TH ST, ws, 290 n Mermaid av, 20x 118.10; Cath Arnold admtr—Giovannina Marino et al; Reynolds & Geis (A), 359 Fulton; Chas M Hall (R); Wm H Smith.

64TH ST, ns, 140 e 14 av, 20x88.2; Johanna Eden et al—Rocco V Ursino et al; Effingham L Holywell (A), 38 Court; Jno B Stephens (R); Wm H Smith.

72D ST, ns, 374.6 w 6 av, 20x117.4; Harriet A Hartman—Jno E Sullivan et al; Harry L Thompson (A), 175 Remsen; Robt H Ernest (R); Wm H Smith.

79TH ST, ss, 151 e 2 av, 30.4x67 to Bennetts or Van Brunts la x irreg; Smith Students Aid Society, Inc—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jos E Clark (R); Wm H Smith.

86TH ST, nes, 80 se 21 av, 40x100; Lewis D Mason—Kingshire Realty Co Inc et al; Harry L Thompson (A), 175 Remsen; Aug C Flamman (R); Wm H Smith.

BROADWAY, ns, 125.3 e Bedford av, 21.9x100; also MANHATTAN AV, swc Montrose av, 25x 100; also MANHATTAN AV, es, 50 n Montrose av, 25x100; also TROUTMAN ST, ns, 86.2 sw Bushwick av, 25x100; Emilie R Willis—Fredk Willis et al; Fisher & Voltz (A), 84 Bway; Jno B Stephens (R); partition; Wm H Smith.

CLASSON AV, es, 388.3 n Myrtle av, 25x92.6; Louis Etter et al—Luigi Cucco et al; Egbert K Van Beuren (A), 25 Pine; Thos J Molley (R); Wm H Smith.

CONY ISLAND AV, Bridge Company's Turnpike rd, adj land of Maria Lott runs e242.8 xn286xw400xs250 to beg, also LAND on Guisberts or Johnson's Island near Shore rd, runs s—x—xn—xw 250; Methodist Episcopal Hospital in the City of Brooklyn—Sarah V Tremper et al; Harry L Thompson (A), 175 Remsen; Carl S Flanders (R); Wm H Smith.

FLATBUSH AV, nes, 45 nw Sterling pl, 50x 134.2; Henry A Jackson, Jr—Geo P Foote et al; Kiernan & Moore (A), 141 Bway; Myles Purvin (R); Chas Shongood.

FT HAMILTON AV, nwc 68th, 76.3x85.9x irreg; Jno Kuesel—Mina Knoth et al; Furst & Furst (A), 215 Montague; Emanuel Celler (R); Wm H Smith.

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

5TH AV, es, 21.2 s 74th, 20.8x92.7; Bank for Savgs of Ossining—Jno E Sullivan et al; Action 1; Harry L Thompson (A), 175 Remsen; Jacob L Holtzman (R); Wm H Smith.

5TH AV, es, 41.10 s 72d, 20.2x87.6; same—same; Action 2; same (A); same (R); Wm H Smith.

LOT 518, Sectional Map No 4, Village of Ft Hamilton; also 53TH ST, nes, 100 se 22 av, 60x100; also 86TH ST, sws, intersec nws Bay 41st, 96.8x100; also BAY 41ST, nws, 100 sw 86th, 80x96.8; Mechanics Bank Bklyn—Jas P Graham et al; Owens, Gray & Tomlin (A), 189 Montague; Thos H Troy (R); Thos Hovendon.

86TH ST, ss, 382 w Gravesend av, 60x195; Lena Keck—Guisepe Scura et al; Alvah W Burlingame Jr (A), 391 Fulton; Wm S O'Connell (R); Wm H Smith.

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APR. 10.
 POWELL ST, es, 150 n Sutter av, 50x106; Esther Hershonov—Jos Horne et al; Herzfeld & Sweedler (A), 44 Court; Hermon H Shook (R); Chas Shongood.
 ATLANTIC AV, nec Nichols av, 127x55.9; Emma O Bevier—Chas J Steinman et al; Harry L Thompson (A), 175 Remsen; Ellis Lord (R); Thos Howendon.
 BAY RIDGE PARKWAY, ns, 440 w 10 av, 120x100; American Church Building Fund Commission—Maud E Townsend et al; Harry L Thompson (A), 175 Remsen; J Warren Greene (R); Wm P Rae.
 5TH AV, es, 20.7 s 72d, 24x93.11; Farmers & Mechanics Savgs Bank of City Lockport—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Geo A Steves (R); Wm P Rae.
 10TH AV, ses, intersec nes 40th, 95.2x20; Danl Sand—Louis Flaxman et al; Walzer & Rosenblume (A), 46 Graham av; Sidney M Gottesman (R); Chas Shongood.
APR. 11.
 No Legal Sales advertised for this day.
APR. 13.
 FULTON ST, sec Saratoga av, 20.4x64; Dime Savgs Bank of Brooklyn—Richd Montgomery Realty & Constn Co et al; Action 1; Dykman, Oeland & Kuhn (A), 177 Montague; Chas H Winslow (R); Wm H Smith.
 FULTON ST, ss, 20.4 e Saratoga av, 20x64; same—same; Action 2; same (A); same (R); Wm H Smith.

FORECLOSURE SUITS.

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

Manhattan.

MAR. 28.
 SCAMMEL ST, nec Madison, 41x96x irreg; Aug Ruff et al—Isadore Marans et al; amended; Gettner, Simon & Asher (A).
 9TH ST, 337 E; Olivia H Conyngham et al—Isaac Salmanowitz et al; Bowers & Sands (A).
 62D ST, ss, 160 e Lex av, 20x100.5; Geo W Wickersham—Rosalie Joel et al; Cadwalader, Wickersham & Taft (A).
 131ST ST, ns, 125 w Park av, 25x99.11; Henry T Molter—Fortunato D'Onofrio et al; L S Goebel (A).
 144TH ST, ns, 136 e Convent av, 39x99.11; two actions; Germania Life Ins Co—Theo Kilian et al; Dulon & Roe (A).
MAR. 30.
 105TH ST, 312 E; City Real Estate Co et al—Bartolomeo Palumbo et al; H Swain (A).
 128TH ST, 119 E; Emelle J Murray—Michl K O'Neill et al; Olcott, Gruber, Bonyunge & McManus (A).
 141ST ST, 103-5 W; Rental Mtg Securities Corp—Inter City Land & Securities Co et al; H S Mansfield (A).
 144TH ST, 540 W; Moses Esberg—New Haven & N Y Realty Corp et al; Kantrowitz & Esberg (A).
 MARBLE HILL AV, nws, 166.11 ne Terrace View av, 50x100; Clara B Brophy gdn—Anne Goldstone et al; H M Kirk (A).
MAR. 31.
 EAST BROADWAY, ns, 211 e Montgomery, 21.2 x59; Fernando G Echeverria—Abr Kommel et al; W F Clare (A).
 39TH ST, 56 W; Chas H Freeman—Alice B Scott et al; H W Freeman (A).
 56TH ST, ns, 300 w 9 av, 25x100.5; Bertha Wolf—Annie M Jones; Diamond & Abrahams (A).
 80TH ST, ss, 290 e Amsterdam av, 20x102.2; Peoples Trust Co—M Ralston Hart et al; Wingate & Cullen (A).
 114TH ST, ns, 100 w 1 av, 25x100.10; Sol Sulzberger—Angelo Dibenedetto et al; M Sulzberger (A).
 118TH ST, ns, 200 e 2 av, 50x100.11; Elise T Underhill—Jos Edelstein et al; Cary & Carroll (A).
 RIVERSIDE DR, sec 109th, 151.10x100; also 109TH ST, ss, 100 e Riverside dr, 75x100.11; Arrow Realty Co—Paul E Pugh et al; Woodford, Bovee & Butcher (A).
 6TH AV, 517-19; also 21ST ST, 100-4 W; also 6TH AV, 513-15; leasehold; Robt McGill—City NY et al; Elkus, Gleason & Proskauer (A).
 7TH AV, 2525; Central Trust Co NY—Eli M Cohen et al; Joline, Larkin & Rathbone (A).

APR. 1.
 MANGIN ST, 25; Union Trust Co of N Y—Alfred C Bachman et al; Miller, King, Lane & Trafford (A).
 86TH ST, 124 E; Jules S Bache, trste—Alex Herzog et al; Wolf & Kohn (A).
 8TH AV, nwc 146th, 25x100; Fredk Plump—Eliza T Wray et al; Elfers & Abberley (A).
APR. 2.
 CLINTON ST, 93; Sidney Wallach—Anna I Koran; S Wallach (A).
 124TH ST, ss, 360 e 3 av, 40x100; B Aymer Sands, trste—Monroe J Fischer et al; M S Borland (A).
 131ST ST, ss, 200.11 w Mad av, 18.2x99.11; N Y Trust Co—Bernhard Mainzer et al; Bowers & Sands (A).
 MADISON AV, 1427-9; Benoit Wasserman—Hamilton Holding Co et al; S D Matthew (A).
APR. 3.
 MARKET ST, 11; Annie J Gunner et al—Kupeler Realty & Personality Commercial Co et al; M S Borland (A).
 NORTHERN AV, nwc 181st, 78x138.11; Chas M Rosenthal—First Preferred Realty Corp et al; H Swain (A).
 WEST END AV, swc 78th, 102.2x75; Rosalie L Rafalsky—Cambridge Constn Co et al; J C Meyers (A).

Bronx.

MAR. 27.
 153D ST, swc Morris av, 75x100; Mary D Gerard—Michl Santangelo et al; Bowers & S (A).

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MAR. 28. SIMPSON ST, es, 175 n 167th, 40x100; Max Borck—Eliza T Wray et al; C L Borck (A). 150TH ST, 541 E; ** Emma Schlag—Fredk Dammann et al; H Cracauer (A). VYSE AV, sec 173d, 35x100; Edwin B Meeks—Martha Perna et al; E G Duvall (A). WALTON AV, ws, 308.7 n 184th, 19.9x96.6; Eliz K Upham—Anna E Jones et al; Merrill & R (A).

MAR. 30. ANTHONY AV, 2184; David A Tower & ano—Hessie C Lord et al; Martin & H (A). LEGGETT AV, ws, 50 n Beck, 25x107.5; Virginia Danziger & ano—Wm J Hauser et al; M Gross (A). LEGGETT AV, ws, 75 n Beck, 25x107.5; same & ano—same et al; M Gross (A). LEGGETT AV, ws, 100 n Beck, 25x107.4; same & ano—same et al; M Gross (A). LEGGETT AV, ws, 125 n Beck, 25x107.5; same & ano—same et al; M Gross (A). MORRIS AV, ws, 150.9 n 165th, 25x100; Mina Franke—Ida Silverman; H C Kudlich (A).

MAR. 31. 239TH ST, ss, 160 w Katonah av, 100x100; Warren B Sammis—Otto P Schroeder et al; W E Sammis (A). BROOK AV, es, 209.1 n St Pauls pl, 25x100; Harlem Savgs Bank—Rubin Siegel et al; E S Clinch (A). BRYANT AV, es, 126.4 n 167th, 33.3x100; Anna C Stephens—Saml Lyttle et al; T F Keogh (A). WALES AV, es, 75.2 n 149th, 24.4x105; Mary Hinternhoff—Thos P Connor et al; J Whalen (A).

APR. 1. 175TH ST, 731 E; also CLINTON AV, 1820; Rental Mortgage Securities Corp—The Inter-City Land & Securities Co et al; H S Mansfield (A). 241ST ST, ns, 100 e Katonah av, 35x100; Rosalie Sammis—Otto P Schroeder et al; W E Sammis (A). BRYANT AV, es, 92.7 n 167th, 33.3x100; Thos C Stephens—Saml Lyttle et al; T F Keogh (A). BRYANT AV, es, 159.4 n 167th, 33.3x100; Anna C Stephens—Saml Lyttle et al; T F Keogh (A).

APR. 2. BRYANT AV, 1489; Christina Gerstner et al—Jacob Kronenberger et al; Deyo & Bauerdorf (A). PROSPECT AV, es, 289 s 165th, 75x160.7; also 189TH ST, swc 3d av, 58.3x104.3; Nathan A Elser—Geo Keller Constn Co et al; J J Baker (A). ROBBINS AV, ws, 25 s 147th, 50x100; Dollar Savgs Bank—Annie Straus et al; Lexow, M & W (A). SUMMIT AV, ws, 111.6 s 166th, 25.11x159.4; Sylvia H Josephi—Michl H Haffey et al; H Swain (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

MAR. 26. MADISON ST, 353; Arelaide K Thomas—Lottie Belden; House, Grossman & Vorhaus (A); Saml Marx (R); due 2,887.65 110TH ST, 366 E; Niagara Life Ins Co—Eugene B Schiller et al; Gregg & McGovern (A); Wm C Bowman (R); due 20,900.44 MAR. 27, 28, 30 & 31. No Judgments in Foreclosure Suits filed these days.

APR. 1.

DIVISION ST, 123 & 123 1/2; Esther Goldman—Rachel Friedman et al; Henry M Plateau (A); Edwin D Hays (R); due 2,014.53 101ST ST, 50 E; Conrad Stein—Mary Sturman et al; Joseph F Stier; David G McConnell (R); due 20,916.67 126TH ST, ns, 213.7 e Lenox av, 17.10x 99.11; Charles G Moller—Wm C Hill; Bowers & Sands (A); Phoenix Ingraham (R); due 12,601.67 160TH ST, ss, 375 w Broadway, 78.4x 126.6; Manhattan Savings Institution—Realty Co of Ft Washington; Rappalle & Kennedy (A); hoenix Ingraham (R); due 169,556.66 AMSTERDAM AV, 1495; Metropolitan Savings Bank—Herrmann Realty Co et al; A S & W C Hutchins (A); James C Connell (R); due 34,342.92 AMSTERDAM AV, 1489; same—same; same (A); same (R); due 23,935.97 (RAL PARK WEST, swc 65th, 100.5x125; Republic of Panama—Apartment Holding Co et al; Sullivan & Cromwell (A); Arthur D Truax (R); due 729,575.00

Bronx.

MAR. 26. RAILROAD AV, ** es, 104 n 170th, 25x 150; Jno Ruser—Julia A Ruser or Davenport; Gustav Goodman (A); Irving Washburn (R); due 2,257.50 LONGFELLOW AV, ** ws, 350 n Lafayette av, 153x101.10; Albt J Leon—Broad Realty Co et al; Chas P Lattling (A); Geo B Hayes (R); due 10,540.00

MORRIS AV, ** es, 225 n 179th, 18.9x 100; same—same; same (A); same (R); due 2,008.76 MAR. 28. No Judgments in Foreclosure Suits filed this day. MAR. 30. DAWSON ST, ** es, 356 n Longwood av, 50x100; Dry Dock Savgs Inst—Ittner Realty Co et al; Frank M Tichenor (A); Thos P Peters (R); due 37,165.00 175TH ST, ** 486 E; American Savgs Bank—Mary Randrup; Irwin & Orr (A); Robt H Bergman (R); due 4,737.51 187TH ST, ** ns, 19.10 e Belmont av, 40.7x54.8; Rosina Cavaliere—Pietro Zappile; Fischer & Rosenbaum (A); Jno D Lannon (R); due 4,223.00

MAR. 31. No Judgments in Foreclosure Suits filed this day. APR. 1. LOTS 96 & 97, ** Map of Hunts Point Estate, Bronx; John G Borgstede—Rebecca Hast; Appel & Taylor (A); Joseph L Egan (R); due 3,416.15 LOTS 33 & 34, ** same map; same—same; same (A); Julian A Leve (R); due 4,482.50 **Recorded in N Y County.

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

Manhattan.

MAR. 28. No Lis Pendens Filed this day. MAR. 30. 20TH ST, ss, 206.8 e 4 av, 26.8x92; M J Callanan Co—Matilda O Rhinelande et al; counterclaim; Pressinger & N (A). 20TH ST, ss, 206.8 e 4 av, 26.8x92; Duffy Bros Inc—Matilda O Rhinelande et al; counterclaim; Pressinger & Newcombe (A). 57TH ST, 500-2 W; A Le Poidevin & Co—N Y Ophthalmic & Aural Institute et al; counterclaim; Pressinger & Newcombe (A). 58TH ST, 304 W; Fanny Light—Louis Fischer et al; action to set aside conveyance; Hirsch, Scheuerman & Limburg (A).

MAR. 31. 9TH ST, ns, 250 e 12 av, 40x80; Jno J Flanagan et al—Thos W Campbell et al; counterclaim; Phillips & Avery (A). 22D ST, 242 W, ss, bet 7 & 8 avs, Lot 61; Rudolph Wallach Co—Sarah A Lyons et al; foreclosure of tax lien; A Weymann (A). APR. 1. HESTER ST, 23; Sarah Werbelovsky—Rebecca Lasky et al; partition; H S & C G Bachrach (A). LUDLOW ST, es, 126.6 s Hester, 25.1x87; also 75TH ST, ss, 175 w 2 av, 24.2x102.2; Dora Peirlman—Pearl Kornblum et al; action to declare lien; L B Brodsky (A). MINETTA ST, ws, bet Minetta la & Bleeker, Lot 23; Rudolph Wallach Co—Melvin G Paliser; amended foreclosure of tax lien; A Weymann (A). 121ST ST, 342 E; Hiller Slavin et al; Guiseppa De Maria; action to foreclose mechanics lien; L Freiman (A). 8TH AV, 588; Gustav Robinson—Benj Lavieter et al; action to foreclose mechanics lien; J Rosenzweig (A).

APR. 2. 114TH ST, ns, 150 w Mad av, 25x100; Hyman Leventhal—Lillie S Lustig; action to foreclose mechanics lien; Rosansky & Goldberg (A). BROADWAY, swc, whole block bet 131st & 132d, 199.10x100; also 90TH ST, ss, 255.6 e 5 av, 51.1x100.8; also 90TH ST, ss, 306.8 e 5 av, 25.6x100.8; also BROADWAY, sec 183d, 105.10x103.7x104.11x118; also BROADWAY, ws, 112.10 s 68th, 28.1x117.4; also BROADWAY, ws, 28.7 n 67th, 56.2x93; also BROADWAY, nwc 67th, 28.7x118.8; Morita Falkenau—Helen Hammerslag et al; partition; A L & S F Jacobs (A). 7TH AV, 2420; Jacob Vieter et al—Marian S I Martin et al; action to foreclose mechanics lien; W B Marx (A).

APR. 3. WILLETT ST, 5, 1/2 part; also WILLETT ST, ws, 100 n Grand, 9 ins x 100, right, title, & c; also MONROE ST, 39, 1/2 part; Meyer Kraushaar—David Kotler et al; action to set aside transfer; A Rosenthal (A). 39TH ST, ns, 250 e 12 av, 40x80; Thos W Campbell et al—Jos Stern & Sons, Inc et al; action to foreclose mechanics lien; Hovell, McChesney & Clarkson (A). 10TH AV, swc 57th, 75.5x40; Harold C Knoeppel—Jos Miller et al; counter claim; H C Knoeppel (A).

Bronx.

MAR. 27. No Lis Pendens filed this day. MAR. 28. WILLIS AV, 378; Benj M Loutrél—Charlotte Van Benchoten et al; partition; Wilder, E & P (A). MAR. 30. PARK AV, 4595, 4599, 4603 & 4607; Vincenzo Abbenante—Tremont Park Realty Co et al; action to foreclose mechanics liens; H M Plateau (A). 3D AV, ** swc 182d, 80x103; Empire City Gerard Co—Corgil Realty Co et al; counterclaim; Pressinger & Newcombe (A). MAR. 31. 179TH ST, ** 816-20 & 830 E; also 178TH ST, 936 E; also MARMION AV, 2017; two actions; Peter F Wirsing—Chas L Kell et al; S Wray (A). APR. 1. 139TH ST, ns, 18.9 n Morris av, 45x irreg; Horace A Demarest—Frank A Carr et al; partition suit; A O Van Doren (A).

144TH ST, ss, 225 e Willis av, 16.8x100; Horace A Demarest—Andw J Rice et al; action to recover possession; A O Van Doren (A). 182D ST, swc 3d av, 80x103; Empire City Gerard Co—Paul W Hartwig et al; counterclaim; Pressinger & N (A). WEBSTER AV, ws, 148 s 169th, 100x100; Glenwood Amusement Co—Yorktown Realty Co et al; action to obtain judgment; H Mansfield (A).

APR. 2. MARCY PL, ns, being Lot 77 on tax map; Anna R Crossin—Lloyd D Waddell et al; action to foreclose tax lien; H Swain (A). 134TH ST E, ss, 96.8 e St Anns av, 16.8x100; Marian K Kuper—Wm H Kuper et al; admeasurement of dower; J S Frank (A). BOSTON POST RD, nws, 60.7 sw Mechanics, 46.5x97x irreg; also LOT 250, block G, map of property belonging to Hudson P Rose (known as Mapes Estate); Moritz Falkenau—Helen Hammerslag; action to establish claim; A L & S F Jacobs (A). CARPENTER AV, ws, bet 234th & 237th, known as Gore Lot 124, on map of Wakefield; Isabella McKenzie—Robt Croskery et al; action to foreclose tax lien; E L Brisach (A). SOUTHERN BLVD, es, being Lot 6, on Tax Map; Simeon M Barger—Wertheim Realty Co et al; action to foreclose tax lien; H Swain (A).

WALTON AV, ws, being Lot 52 on Tax Map; Jas A Dimelow—Jas A Woolf et al; action to foreclose tax lien; H Swain (A). LOTS 102 & 127 on Map of property belonging to Hudson P Rose, known as St Raymonds Park; Hugo C Cook—Geo H Williams et al; action to foreclose mechanics lien; O E Davis (A). **Recorded in N Y County.

Brooklyn.

MAR. 26. AMES ST, es, 267 n Pitkin av, 23x100; North River Savgs Bank—Henry Schnurer et al; T F Redmond (A). SKIDMORE LA, nc Main rd leading to Canarsie Landing, 60.9x119.10; Nicholas F Tietjen—Jno F Etelien et al; Jonas, Lazansky & N (A). STERLING PL, ns, 168.4 w Ralph av, 46.8x100; Herman C Lehrenkrauss—Bernstein Bldg Co et al; S Seiderman (A). BAY 11TH ST, ws, 332.7 ne Cropsey av, 20x 96.8; Jno R Sparrow—Lena Fishgal et al; Culhane & Krouse (A). 77TH ST, ns, 123.6 w 5 av, 40x100; Emma L Crane—Patk J Reynolds et al; J E Ruston (A). 80TH ST, ns, 310 e 3 av, 40x109.4; Emma L Crane—Patk J Reynolds et al; J E Ruston (A).

ATLANTIC AV, ns, 220 w Troy av, 40x149.1; Chas Foster—Georgiana I Foster et al; to determine equities; New, Gilchrist & S (A). FRANKLIN AV, ws, 31.2 n St Marks av, runs w 90x68.10xnc—x64x579.8 to beg; Otto W Walter—Rogers Imps Co et al; J H Lack (A). 6TH AV, nws, 44.4 ne Prospect av, 18x80x—x 80; Jno R Sparrow—Gaetano Malito et al; Culhane & Krouse (A).

MAR. 27. CRESCENT AV, ws, 246.8 n Fulton, 20x105; Gustav A Frietsche—Barbara A Schuille et al; Watson & Kristeller (A). DEAN ST, ns, 80 e Albany av, 20x80; Margt A Hodgson—Jessie Chadwick; partition; G B Van Wart (A). DECATUR ST, ss, 95.10 e Reid av, 18x100; Ida H Crook—Augustus F Gardner et al; Wilson, Earker & W (A). DECATUR ST, ss, 113.11 e Reid av, 18.1x100; Mary B Kellogg—Augustus F Gardner et al; Wilson, Barker & W (A). MADISON ST, ns, 150 e Stuyvesant av, 25x100; Margt Simrock—Peter Huwer et al—Overend & Buchner (A). MADISON ST, ss, 119 w Lewis av, 19x100; Kate M Alzamora—Jacob Newkirk et al; B R Duncan (A). MAPLE ST, ss, 320 w Nostrand av, 20x100; Kings Co Savgs Inst—Jacob Voelbel et al; W W Taylor (A). UNION ST, ss, 300 w Troy av, runs s95xw18.4 xw7.7xw87.8xw20 to beg; Betty Norek—Chas F Steenwerth et al; H S & C G Bachrach (A). E 8TH ST, ws, 400 n Av L, 20x120.6; also PLOT begins 420 n Av L & 100 — E 8th, runs w 20.6xw20x20.6xw20 to beg; Eagle Savgs & Loan Co—Thos Costello et al; J C McLeer (A).

14TH ST, ns, 146 w 3 av, 24x100; The Thrift—Augustine P O'Toole et al; F Jordan (A). 40TH ST, swc Ft Hamilton av, 55.2x135.2; McNab & Hablin Mfg Co—Jno J O'Neil et al; foreclosure of mechanics lien; Kellogg & Rose (A). E 42D ST, ws, 217.6 n Av J, 40x100; Emma C Mayer—Lydia Ellenbeck et al; Caldwell & Holmes (A). 83D ST, ss, 281.10 e 20 av, 18.2x100; Edwin L O'Bryan—Morris L Baird et al; W Langdon (A).

BLAK EAV, nec Williams av, 20x80; Diedrich Wolff—Jos Wallan et al; M S Feller (A). EROADWAY, nes, 62 se Chauncey, 19x95; Kings Co Savgs Inst—Wm Schall et al; W W Taylor (A). FOSTER AV, ss, 109.6 w E 17th, runs s85.9xw 50xw63.5xw54.9 to beg; Lawyers Title Ins & T Co—Eva Dikeman et al; Dean, Tracy & M (A). OCEAN AV, nwc Caton av, 110x150x105x—; Robt M Curry—Ethel G Hawkins et al; foreclosure of mechanics lien; Hovell, McChesney & C (A). PARK AV, ns, 131.8 w Bway, runs n11xne85.3x nw107.1xsw91.5xw27xw7.4xw9.3xw100x114.3 to beg; also LAFAYETTE AV, sec Patchen av, runs e68.9xse76.8xsw64.8xse27xw86.10xw175 to beg; also GREENE AV, ns, 180 e Patchen av, runs n100xw130.10xne87.8xse160.11xsw—vw—to beg; also BROADWAY, sws, 47.8 se Greene av, runs se25xsw100xw16.6xw10.3xne32.10xne60 to beg; also GREENE AV, ss, 26.8 ww Bway, runs w25xw20xw20xne42xw58.3 to beg; also FORREST ST, ses, 100 ne Central av, 100x 250; also GEORGE ST, nws, 225 sw Hamburg av, 125x200; also STARR ST, ns, 150 e Hamburg av, 25x100, lots 141 to 144 on map of land in village of Williamsburgh belonging to

Jno Miller; also PROP in Nassau County; Directors of Williamsburgh Trust Co—Edw T Jenkins et al; to set aside deed; W W Taylor (A).

PITKIN AV, sec Cleveland, runs —150x97.6x60xw59.6x90xw38 to beg; Square Lumber Co—Pitkin-Cleveland Realty Corp et al; foreclosure of mechanics lien; A A Kotzen (A).

MAR. 28.
BLEECKER ST, ses, 225 ne Hamburg av, 25x100; Margt Simrock—Barbara Walter et al; Overend & Buchner (A).

DEAN ST, ss, 180.4 e Troy av, runs e100x67.6xsw105.7x101.8 to beg; Metropolitan Associates—Wesley Thorn et al; I Roth (A).

MCDONOUGH ST, ns, 22.6 w Throop av, 27x100; Pythian Home—Chauncey G Cozine et al; H L Thompson (A).

E 19TH ST, es, 180 s Av O, 40x125.9; Lawyers Title Ins & T Co—Chas W Jackson et al; Dean, Tracy & M (A).

54TH ST, ss, 283 w 2 av, 17x100.2; Union Trust Co—Treak C Day et al; Miller, King & L (A).

ATLANTIC AV, 1970; Emma C Kornder—Allen W Rose et al; D J Meserole (A).

LOT 64 on map 5 of Village of Ft Hamilton; Eugenia R Thompson—Margt Remsen & ano; Hovell, McChesney & C (A).

MAR. 30.
BRISTOL ST, ws, 300.2 s Dumont av, 20x100; Sally Scharlach—Saml Klein et al; S A Telsey (A).

BUTLER ST, ns, 90 w 5 av, 20x144.8; Maria M Von Spreckelstein—Jno F Farrell et al; T Burgmyer (A).

DOUGLASS ST, ws, 230.3 s Dumont av, 20x100; Morris Kaplan—Douglass Bldg Co; specific performance; I Solomon (A).

HANCOCK ST, ses, 303 ne Bway, 18x100; also WEIRFIELD ST, nws, 310 ne Knickerbocker av, 20x100; Louise Holmer—Jos Malone et al; to set aside deed; Alexander & Green (A).

MONTAGUE TER, es, 113 s Montague, 26x103; Horace L Kent—Emma Hoefling et al; Cary & Carroll (A).

SMITH ST, ws, 50 n Luqueer, 25.6x100x25.2x100; also SMITH ST, ws, 75.2 n Luqueer, runs w 100x25.3x100x25.2 to beg; also SMITH ST, ws, 100.4 n Luqueer, 19.3x100x19.8x100; Michl J McGrath—Thos M McGrath et al; to create a trust; E F Driggs (A).

59TH ST, ns, 200 w 6 av, 20x100.2; Addison C Thorne—Jno E Sullivan; T P Mulligan (A).

74TH ST, ss, 313.7 e 6 av, 20x100; Fredk Eischhoff—Jno E Sullivan Co et al; J J Bakerman (A).

BEDFORD AV, es, 210 s Clarendon rd, 20x100; Henry Kiechlin—Asbury Impt Co et al; G J Goldberg (A).

BEDFORD AV, es, 64.3 n Sterling pl, runs n 35.9x73.3xse11.5x30.10xw90.10 to beg; Alice E Schoenberger—Russel J Hertz et al; Cary & Carroll (A).

CHURCH AV, ns, 329.1 e Flatbush av, 32.2x113.5x32.2x—; A Arnold Weston—Frank E Roberts et al; K C & M V McDonald (A).

RAILROAD AV, es, 90 s Blake av, 20x100; Bertha Steinberg—Guissepe Menniti et al; K C & M V McDonald (A).

SARATOGA AV, es, 80 s St Marks av, 19x100; Julie Kahle—Clara Rosenberg et al; Cary & Carroll (A).

16TH AV, ses, 325 ne Bath av, runs se216.8xne103xnw108.4xne20xw108.4xsw123 to beg; Gertrude V French—Elsie L Hanneman et al; J H Stoutenburgh (A).

MAR. 31.
BRISTOL ST, es, 260 n Sackett, 40x100; I K Realty Co—Harry Silverstone et al; to remove a cloud from title; Jones, McKinny & S (A).

EAGLE ST, ns, 125 e Oakland, 25x100; also EAGLE ST, ns, 175 e Oakland, 25x100; Stephen J Sullivan—Michl Sullivan et al; partition; J M Zurn (A).

ELBERT ST, ses, 225 ne Knickerbocker av, 25x100; Dime Savgs Bank of Williamsburgh—Jacob Schauf et al; O F Struse (A).

FREEMAN ST, 237; Herman Mandel—Jacob Meyer; Harman & Howell (A).

LAWRENCE ST, ws, 170.1 s Johnson, 20x107.6; Anna B Blackburne—Patron Realty Co et al; A L Lott (A).

MADISON ST, ns, 150 e Stuyvesant av, 25x100; Margt Simrock—Peter Huwer et al; Overend & Buchner (A).

TROUTMAN ST, ses, 91.3 ne Irving av, runs se 43.9xne8.9xse56.3xne91.3xnw100xsw100 to beg; Balthaser Klee—Mary J Rothenbach et al; R E Moffett (A).

3D ST, ns, 337 e 5 av, 22x90; Mutual Benefit Life Ins Co—Wilbur H Hendrickson et al; Dexter, Osborn & F (A).

S 9TH ST, ss, 75 w Roebing, 25x100; Henry R Evans—Sarah A Paynter et al; to set aside deed; Burnstine & Geist (A).

BAY 15TH ST, nws, 115.4 sw Cropsey av, 100x142.2x100.4x35.4; Thos A Degan—Michl Schiavone et al; A L Hurley (A).

E 39TH ST, es, 97.6 n Av J, 40x100; Eva E Kerr—Cortelyou Constn Co et al; A W Linton (A).

BEDFORD AV, nec Av D, 20x100; Rector, Church Wardens & Vestrymen of St Matthews P E Church—Gertrude S Higgins et al; Cary & Carroll (A).

BELMONT AV, sec Essex, 25x100; Agnes Postis—Teodor Savietoski et al; J C Kinkel (A).

BLAKE AV, ns, 20 w Milford, 80x90; Albroy J Newton—Burr L Houghton, Jr; G V Brower (A).

8TH AV, ses, 80 sw 5th, 20x107.10; Wmsburgh Savgs Bank—Nathan Levy et al; S M & D E Meeker (A).

LOTS 13 & 14, map of 121 lots in Sheepshead Bay; Willard G Reynolds—Laura J L Stillwell et al; Davison & Underhill (A).

APR. 1.
BOERUM ST, ns, 125 w Graham av, 25x100; Kings Co Savgs Inst—Abr Jarashow et al; W W Taylor (A).

CLINTON PL, ns, 40 w Crescent, 20x90; Margt Young—Christian Locher et al; J A Sheehan (A).

JEFFERSON ST, nws, 225 ne Knickerbocker av, 24.1x100; Kings Co Savgs Inst—Cath Gabriel; W W Taylor (A).

PRESIDENT ST, ss, 185 w 3 av, 15x100; Edw Taunay—Angelo Montemarano et al; A Feinstein (A).

E 7TH ST, es, 250 n Av P, 20.4x120.6; Natalie B Norton—Abr Saffren; H M Bellinger, Jr (A).

E 7TH ST, es, 270.4 n Av P, 19.8x120.6; Helen M Caruana—same; same (A).

E 18TH ST, es, 120 s Av O, 60x100; Julie T Frank—Mary E Bradbury et al; B J Isecke (A).

43D ST, ns, 200 w 5 av, 20x100.2; Edw A Everit—Dora Johnson & ano; G W Pearsall (A).

47TH ST, ssw, 180 nw 12 av, 40x100.2; Title Guar & T Co—Eliz Rogow et al; T F Redmond (A).

89TH ST, ns, 200 e 2 av, 20x100; Moses J Wright—Jessie K Dowling et al; G J Stacy (A).

AV F, nwc Gravesend av, 20x80; Eliza M Salmon—Clara Gilbride et al; T F Redmond (A).

CLERMONT AV, ws, 107 n Atlantic av, runs w38.11xsw26xse20x30.6x31 to beg; Bertha I Treat—Mary F V Holland et al; L & A W Zinke (A).

MYRTLE AV, ns, 180 w Tompkins av, 20x100; Sinclair Tousey—Jessie Driscoll et al; H L Thompson (A).

NOSTRAND AV, 2019; Obermeyer & Liebmann—Jno Mahoney; specific performance; R E Moffett (A).

ST NICHOLAS AV, nes, 25 nw Greene av, 25x90; Kings Co Savgs Inst—Jacob Blank et al; W W Taylor (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.

MAR. 28.
46TH ST, 63-9 W; Michl A Lyons—Helenita Realty Co & Jno J Hearn Constn Co 194.50

MAR. 30.
GREENE ST, 221; Wm Klenert—Estate of Geo H Schumann, Chas W Schumann & Fraad Contracting Co (189) 30.00
9TH ST, 51 E; Atlantic Contracting Co—Chas Rosenberg & Eldg Contracting Co (206) 22.00
13TH ST, 43-5 W; E-J Electric Installation Co—Selig Rosenbaum, Leo A Price, Rothenberg & Co, Mary A S Chisholm & Henry Siegel (187) 435.00
14TH ST, 304-12 W; Murtha & Schmoehl Co—Chas I Weinstein Realty Co & Antonio Fillipi (216) 1,150.00
25TH ST, 330 W; Wm Klenert—Fraad Contracting Co (221) 45.00
39TH ST, 56 W; Hull Grippen & Co—Elica H Scott & Paul DeB Lighton (renewal) (185) 127.36
39TH ST, 54 W; Hull Grippen & Co—Isidore Jackson & Paul DeB Lighton (renewal) (186) 48.90
46TH ST, 56 W; Wm Klenert—Jno A & Louise R Weed & Fraad Contracting Co (219) 70.30
46TH ST, 61 W; Wm Klenert—Wm H Brown & Emil Fraad (220) 10.25
46TH ST, 61 W; Jacob Abrams—Wm H Brown, Jno J Boyd exrs, Emil Fraad & Fraad Contracting Co (215) 70.00
59TH ST, 38 W; Jno S Sutphen et al—38 West 59th St Co (214) 590.00
201ST ST, ss, 220 e Academy, 550x—Edw Schmid—United Electric Light & Power Co & F T Nesbit, Inc (207) 22.00
SAME PROP; Jno J Jamour—same (208) 22.00
SAME PROP; Jno Cullen—same (209) 18.00
201ST ST, HARLEM RIVER & SHERMAN CREEK, —x—; Jos B Ward—United Electric Light & Power Co & F T Nesbit & Co, Inc (210) 22.00
201ST ST, ss, 250 e Academy, 550x—; Jas Delmore—United Electric Light & Power Co & F T Nesbit & Co (191) 22.00
201ST ST, ss, 220 e Academy, 550x—; Alex Wood—same (192) 22.00
SAME PROP; Richd Tobin—same (193) 22.00
SAME PROP; Wm McMullen—same (194) 22.00
SAME PROP; Chas Rathwell—same (195) 22.00
SAME PROP; Louis Hirsch—same (196) 22.00
SAME PROP; H Heessel—same (197) 22.00
SAME PROP; Jos J Mulvey—same (198) 19.50
SAME PROP; Carl Dieringer—same (199) 22.00
SAME PROP; Fredk H Hackett—same (200) 22.00
SAME PROP; Jno Holloway—same (201) 22.00
SAME PROP; M C Heider—same (202) 22.00
SAME PROP; Jno Barry—same (203) 22.00
SAME PROP; Geo Magill—same (204) 24.00
SAME PROP; Robt W Dawson—same (205) 22.00
201ST ST, HARLEM RIVER & SHERMAN CREEK, —x—; Jos Haag—United Electric Light & Power Co & F T Nesbit Co, Inc (211) 22.00
SAME PROP; Marcus F Bull—same (212) 22.00

BOWERY, 292; Wm Klenert—Mayer Sanft, Wolf Sanft, Frank Rosenstein, Harry Friedman & Fraad Contracting Co (188) 36.50

BROADWAY, swc 148th, 99.11x75; also BROADWAY, nwc 147th, 99.11x125; Chas S Waldo—Louis W Morrison, Alice M Ulman exrs, Edw Morrison, Theresa B Morrison, 147th & 148th St Corp & Keystone Constn Co (184) 624.51

BROADWAY, 1584; Wm Klenert—Bway & Seventh Av Co & Fraad Contracting Co (218) 21.50

2D AV, 145; Ferdinand T Landor—Jenny Faber & Roth & Frieber (213) 63.00

7TH AV, 721; Wm Klenert—Geo H Earle Jr & Fraad Contracting Co (217) 340.00

MAR. 31.
GREENWICH ST, 460; Aug G Stotz—A F Beckmann & Co & Jos Nolan (228) 14.33
MADISON ST, 223; Philip Polusky—Aron Schapiro Estate & Sarah Schapiro (225) 170.00
12TH ST, 245 W; Aug G Stotz—12th St Garage Co, Inc & Jos Nolan (229) 34.50
33D ST, 18-28 W; Leonard D Hoford—Estate of Jno J Astor & 24 W 33d St Co (223) 750.00
46TH ST, 46 W; M J Callahan Co—Arthur Brisbane & Anton Strand (230) 304.50
105TH ST, 112-38 W; Johnston Heating Co—Mary A Loeffler & Wm H Heddendorf (renewal) (222) 1,273.75
173D ST, 555 W; Jacob Stokar—Belle Golla (227) 65.55
201ST ST, ss, 220 e Academy, 550x202; Adolph de Lemos—United Electric Light & Power Co & F T Nesbit & Co, Inc (224) 246.66
AUDUEON AV, 109; Carl L Rieger—Gustav Boehm (226) 5,829.18

APR. 1.
LEROY ST, 19; Ross & Sisti, Inc—Margarita & Pasquale Campiglia & Michele Brescia (1) 215.00
40TH ST, 26 W; Baker, Smith & Co—Arnold & Jacob Knapp & W A Gleason (5) 313.00
46TH ST, 216 W; Sigmund Sussman—Helen B Lugar, Marion F Turney, Annie Moore & Jas Moore (7) 193.00
51ST ST, 160-6 E; Crescent Insulated Wire & Cable Co—Hammerstein Opera Co & Oscar Hammerstein (3) 1,319.58
AUDUBON AV, 109; Henry H Meise & Son, Inc—Gustav Bohm & Carl Rieger (4) 112.50
BROADWAY, es, 30.11 s 41st, 22.11x78.9 x irreg; also BROADWAY, sec 41st, 31.2x84.11x irreg; Davis Laheny & Co, Inc—41st St Realty Co & Hotels Realty Holding Corp (6) 3,510.25
RIVERSIDE DRIVE, nec 155th, 105.11x131.7x irreg; Harry Fisher—Strathcona Constn Co (2) 2,300.00

APR. 2.
LEROY ST, 19; Theo C Ward—Margarita & Pasquale Campiglia & Michl Erescia & Son (8) 261.85
PRINCE ST, 177; Fowler Sanitary Engineering Co, Inc—Brown-Weiss Realities, Inc & Markowitz & Greenberg (10) 224.87
45TH ST, 7-11 W; Fleischmann Bros Co—Forty-fifth St Realty Co (9) 139,427.83
AUDUBON AV, 109; Klenert & Rosenbluth, Inc—Gustave Coehme & Woodward F Ebner (11) 500.00
3D AV, 1991; Ida Leventhal—Payne Estate, Inc & Siegel Contracting Co (12) 80.00

APR. 3.
9TH ST, 51 E; Issi Mahowitz—Trustees of Sailors Snug Harbor, Chas Rosenberg & Building Contracting Co (23) 225.00
29TH ST, 39-41 W; Betlehem Steel Co—Rockbridge Realty Co & Ravitch Bros (15) 9,715.03
49TH ST, 9 E; Philip Reilly—Chas Brown & Henry C Smith Bldg Co, Inc (26) 905.00
57TH ST, 10-12 W; A E Klotz Fireproofing Co—Dreicer Realty Co & Geo Vassars Son & Co (renewal) (14) 1,509.38
8TH ST, 168 to 180 E; also 86TH ST, 169 E; Architectural Plastering Co—Glendive Amusement Corp & Cathcart & Kissell (13) 1,921.99
87TH ST, 302 to 308 W; Bethlehem Steel Co—Coast Constn Co & Ravitch Bros (18) 6,992.74
95TH ST, 158 to 164 W; Bethlehem Steel Co—Julius Tishman, Julius Tishman & Sons, Inc & Ravitch Bros (17) 8,953.97
95TH ST, 156 to 166 W; Passaic Structural Steel Co—Julius Tishman, Julius Tishman & Sons, Inc & Ravitch Bros (20) 3,812.97
97TH ST, 47 W; Jacob Schenwald—Mrs Wilson & Standard Decorating Co (22) 110.00
103D ST, 105-7 E; Abr Sonken—Yeshiveth Torah Chaim of Harlem (25) 6,476.96
105TH ST, 417 to 421 E; also 106TH ST, 416 E; Morris Spergel—Nathan Mfg Co & Blain Bros (24) 90.00
110TH ST, 31 W; Bethlehem Steel Co—Young Women's Hebrew Ass'n & Ravitch Bros (16) 3,784.76
110TH ST, 31 W; Passaic Structural Steel Co—Young Women's Hebrew Ass'n & Ravitch Bros (19) 4,741.13
120TH ST, ns, 200 e Ams av, 75x100; M Rambow & Co—Susan Devin, Ferber Doyle Tile Co & P J Brennan & Son (27) 659.20
135TH ST, 221 E; Chas Schneider Co—Alice C Furlong & Furlong & Furlong (renewal) (21) 325.00

Bronx.

MAR. 27.
BOSTON RD, ws, 212.2 n 167th, 170.6x163.1; Holland Machine Co—Weissager Amusement Constn Co (40) 1,108.55
KINGSBRIDGE RD, 3121; Peerless Heater Co—Francis W Pollock & Thos R Maguire (38) 106.00
SAME PROP; Niagara Radiator & Boiler Co—Mary Mahoney (39) 163.65
LONGFELLOW AV, 1430-32; Jno F Mason—Friedman & Rabinowitz & Fort Masonry Constn Co (41) 185.00

MAR. 28.
LIND AV, 1245-47; A B Brown Co—Lamberti Constn Co (42) 67.00
LONGFELLOW AV, 1430-32; Fort Masonry Co—Saml Rabinowitz, Jacob Rabinowitz & Chas Friedman (43) 7,140.00

MAR. 30.
CLAREMONT PARKWAY, 421; Henry Krammer—Home Guardian Co of New York & Jos G Abramson (44) 11.30

Mechanics' Liens, Bronx, Continued.

MAR. 31. 173D ST, 308 E; Michl Flynn & Wm Greenfield—Dora Ebenstein (46)..... 120.00
179TH ST, nwc Morris av, 100x175; Wm K Gold—Aug Jacob Constn Co & Schwartz & Weinstein (47)..... 1,400.00
APR. 1. No Mechanics' Liens filed this day.
APR. 2. No Mechanics Liens filed this day.

Brooklyn.

MAR. 26. BRISTOL ST, es, 260 n Sutter av, 40x 100; S Schwartz—Wilson Constn Co Jas Millman..... 100.00
BRISTOL ST, es, 260 n Sackett, 40x 100; J Lieb—Wilson Contracting Co & Jas J Millman..... 58.44
NEW LOTS AV, ss, bet Vermont & Wyona, 99x200; J Stallbinsky—Wyona Bldg Co & Max Cohen..... 160.00
MAR. 27. FRANKLIN AV, ws, 175.2 nww Wiloughby av, 22.6x154.2; J Shosteck—Harry Aronson..... 1,625.00
PITKIN AV, sec Cleveland, 50x100; L Shepeloff—Pitkin Cleveland Corp, Abr Frankel, Jacob Pincus & L H Pincus..... 58.00
MAR. 28. WEBSTER AV, ss, 335 e 3d, —x—; Rosenthal Co—Est of Thos Bennett, Henry Van De Sand, Elsa Aret, H. Lutz, Ralph Henry, Jr, Frank H Parson & Alice & Mary Bennett..... 112.53
MAR. 30. VAN BRUNT ST, 330-6; M Yankowitz—Bklyn Terrace Realty Co; Kane Constn Co..... 300.00
SO 9TH ST, 105; T F McEnaney—Hugh F, Jno J and Jas Curry..... 42.57
DE KALB AV, 714-6; Pratt & Lambert, Inc—714 DeKalb Av Realty Co & Curtin Constn Co..... 300.60
MAR. 31. HINSDALE ST, nec Dumont av, 100x 100; N Alexander—Almont Holding Co, John Romano & Frank Orlando..... 77.00
PRESIDENT ST, 1497-9; N Ostborg—Percy F Emmet as pres of P F Emmet Co..... 505.00
SEIGEL ST, ss, 100 w Humboldt, 25x 100; H Kulkowsky—Frank Tannenbaum..... 367.50
W 20TH ST, es, 190 n Mermaid av, 40 x118; J Koppel—Jas Cavanagh..... 500.00
KINGS ORDER IN PAYMENT.
MARCH 31. AMES ST, ws, 125.5 s Newport av, 50 x100; H Finkelstein on Rosa H Levine to pay Klein Material Co..... 225.00
APR. 1. HENDRIX ST, 310; J H Steffens—Terence Gannon..... 30.10
S 3D ST, ses, 320 e Kent av, 128.4x—Guilio Gazzani—American Sugar Refining Co & Jos Balaban Co..... 48.37

SATISFIED MECHANICS' LIENS.

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

Manhattan.

MAR. 28. 44TH ST, 347-9 W; Max Newman—Katie Heidelberg et al; Feb16'14.... 229.50
MAR. 30. ESSEX ST, 154-6; also STANTON ST, 121; Jos Fagen—Emily Garside et al; May21'13..... 180.00
SAME PROP; Abe Warm—same; Apr8 '13..... 1,877.70
ESSEX ST, 156-8; Rubin Fischer—same; Aug5'13..... 80.00
ESSEX ST, 154-6; also STANTON ST, 121; Abe Warm—same; Apr10'13.... 1,877.70
28TH ST, 104 W; Chas Glasser—Matilda Rich et al; Nov17'13..... 75.00
SAME PROP; Kovalsky Bros—Michl P Rich et al; Nov5'13..... 525.00
SAME PROP; same—Matilda Rich et al; Nov11'13..... 525.00
42D ST, 215 W; Barnett L Abrams—Sperry & Hutchinson Co et al; Mar 14'14..... 290.00
SAME PROP; Fagen Iron Works—same; Mar14'14..... 300.00
85TH ST, ns, 200 e Park av; Shapiro & Aronson—Jno T Brady & Co, Inc; Sept20'13..... 310.00
2181ST ST, 817-21 W; Thos J McCahill—Chas C Marshall et al; Mar5'14.... 73.00
CENTRAL PARK W, 300; Alfred Peats Co—Audley Realty Co et al; Mar2'14. 474.89
5TH AV, 668-70; Standard Paint Co—Dreicer Realty Co et al; Mar27'14.... 211.86
MAR. 31. 59TH ST, ss, 245 e 6 av; Penj Riesner Sheet Metal Works, Inc—38 West 59th St Co et al; Mar20'14..... 595.40
BROADWAY, 710; Jas F Kelly—H & J Meinhardt et al; Jan10'14..... 72.00
BROADWAY, nec 53d; Raisler Heating Co—Jno H Inman et al; Jan8'14..... 1,074.67
APR. 1. BROADWAY, 1372-82; also 37TH ST, 109-21 W; also 38TH ST, 114 W; H W Bell Co—Hobart Estate Co et al; Mar19'14..... 1,386.02
SAME PROP; Standard Sand & Gravel Co—same; Mar18'14..... 1,442.00
SAME PROP; Hydraulic Press Brick Co—same; Mar18'14..... 3,228.30
SAME PROP; Candee, Smith & Howland Co—same; Mar18'14..... 15,901.31
SAME PROP; American Clay Products Co—same; Mar19'14..... 3,120.00
SAME PROP; Sayre & Fisher Co—same; Mar19'14..... 900.00

*SAME PROP; Vermont Marble Co—same; Mar19'14..... 865.27
APR. 2. 58TH ST 223-27 W; J F Murphy Lumber Co—Jas M Monheimer et al; May 6'13..... 528.22
65TH ST, 23 W; Harry Glassover Arenal Realty Co et al; Dec13'13.... 68.00
84TH ST, 324-6 W; Candee, Smith & Howland Co—324 West 84th St Co, Inc et al; Mar18'14..... 4,606.80
BROADWAY, 1372-8; also 37TH ST, 109-17 W; also 38TH ST, 114 W; Jno Best—Hobart Estate Co et al; Mar 30'14..... 80.00
MADISON AV, 5TH AV, 100TH & 101ST, block, &c; Alfred Gray—Mt Sinai Hospital et al; Mar2'14..... 79.50
APR. 3. 45TH ST, 7 to 11 W; Sam S Glauber, Inc—Forty-Fifth St Realty Co et al; Dec23'13..... 180.85
SAME PROP; Delaney & Otten Co, Inc —same; Dec24'13..... 145.00
SAME PROP; Starrett & Jones Co—same; Dec23'13..... 473.48
SAME PROP; G L Noll Asbestos Co—same; Dec22'13..... 170.00
SAME PROP; Gurney Mfg Co—same; Dec20'13..... 2,713.80
SAME PROP; W C Davis & Co, Inc—same; Jan3'14..... 195.00
SAME PROP; Harry Alexander—same; Feb27'14..... 601.99
59TH ST, 38 W; Sutphen & Myer—Thirty-Eight West Fifty-Ninth St Co et al; Mar19'14..... 590.00
12TH ST, 36 W; Isaac Appelbaum—Marcia A Townsend et al; Sept14'11. 1,383.00
BROADWAY, 1372 to 1382; also 37TH ST, 109 to 121 W; also 38TH ST, 114 W; Sayre & Fisher Co—Hobart Estate Co et al; Mar19'14..... 668.50
LEXINGTON AV, 423 & 425; Louis Kirschbaum—Neclar Realty Co et al; Arp8'13..... 290.00
ST NICHOLAS AV, 1000 & 1002; Jno J McGrath Plumbing Co—N Y Public Library et al; Mar13'14..... 760.68

Bronx.

MAR. 27. No Satisfied Mechanics Liens filed this day.
MAR. 28. FULTON AV,** nwc 170th; B Franklin Hart Jr & Co—Liberty Brewing Co et al; Oct24'13..... 2,092.30
MAR. 31. 182D ST,** ss, from Crotona pkway to Mohegan av; Geo Goldberg—F & B Constn Co et al; Dec13'13..... 666.74
UNIONPORT RD, 1653; Antonio Possilipo—Frank Negro et al; Mar24'14.... 95.00
3D AV,** es, 225 s 171st; Perfect Cornc & Roofing Co—Nora Constn Co; Oct10'13..... 425.00
SAME PROP; Goodman Constn Co Inc —same; Mar18'13..... 900.00
APR. 1. STEBBINS AV, 1271; Chas F Darby—Peter Heusch et al; Mar17'14..... 18.75
WHITE PLAINS AV, ** 3677-81; Attenasio Corella Co—Antonio Brandi et al; July12'13..... 75.00
APR. 2. No Satisfied Mechanics Liens filed this day.
**Recorded in N Y County.

Brooklyn.

MAR. 26. POWELL ST, es, 100 s Livonia av, 50x 100; Sam Zitowsky—Docket Impt Co (Inc) Feb13'14..... 175.00
E 14TH ST, es, 105.6 s Kings Hway, 170x100; Liss & Diamond (Inc)—Ritter, Schwartz & Cohen (Inc); Mar 24'14..... 500.00
56TH ST, ss, 100 w 4 av, 44.2x100; Martin Behrer—Francis Lee & Frank Hogan; Feb9'14..... 266.40
MAR. 27. UNION ST, ss, 150 e Nostrand av, 50x 127.9; General Gas Appliance Co—Sylfred Constn Co, Chester A Hoff & R Sylvester Baker; Jan10'14..... 218.50
E 38TH ST, 996 to 1010; Christian McCormack—Annie S & Wm Wingerath; Dec24'13..... 84.00
MAR. 28. BERGEN ST, ss, 55 e Eastern Pkway Extension, 75x127.9; Chas Mele—Salvatore Bonagura; Mar3'14..... 400.00
MAR. 30. BERRIMAN ST, es, 100 n Pitkin av, 210x100; Turner Contracting & Impt Co—Berrilan Realty Co; Mar23'14.... 500.00
HINSDALE ST, es, 100 s Blake av, 100 x100; Morris Judelovitz—W F S Constn Co (Inc); Feb9'14..... 200.00
SAME PROP; Jacob Pschecarsky—same; Feb11'14..... 265.00
QUINCY ST, 124; H B Smith Co—Mary R Copeland & Henry E Joli; Feb19'13 81.50
51ST ST, 318; Henry Schuman—David Jaret & Jos Bernstein; Nov12'13.... 21.50
PITKIN AV, nwc Powell, 50x100; Empire City Lumber Co—Brein Amusement Co (Inc); Feb9'14..... 312.96
MAR. 31. KING ST, nwc Van Brunt, —x—; Benj Levenson—Kane Constn Co & Eugene J Skelly; Mar4'14..... 78.50
RICHMOND ST, swc Fulton, 50x115; Salvatore Marceca & ano—Concord Photo Co & Ferdinand Hoffmann & Ferdinand Penna; Dec30'13..... 165.00
SAME PROP; Salvatore Catapano—Concord Photo Co & Ferdinand Penna; Jan14'14..... 540.00
RICHMOND ST, swc Fulton, 132x115; Adam Bub—Concord Photo Play (Inc) & Ferdinand Penna; Jan5'14..... 535.31
VAN BRUNT ST, ws, 25 n King, —x—; Fred Hassler—Jas Kane & Jas P Judge; Mar11'14..... 325.00
VARET ST, swc Humboldt, —x—; Chas I Rosenblum Co—Senft Realty Co & "Jacob" Goldstone; Feb13'14..... 123.23

CATON AV, sec Stratford rd, 98x105; Hay Walker Brick Co—Plandome Constn Co; Jan5'14..... 146.00
*CHRISTOPHER AV, ws, 50 s Riverdale av, 50x100; Morris Rosenblitt—Powell Impt Co (Inc); Jan23'14..... 315.00
CONKLIN AV, ss, 200 e E 98th, —x—; Albt Eucholz—Margt E McCook & Jno Bennett; Dec31'13..... 53.75
SAME PROP; Chas Ruhl—same; Dec 31'13..... 51.75
APR. 1. 22D ST, 266 1/2; Abr Segal—Cath Hill & Geo Heitlen; Mar27'14..... 110.35
MARLBOROUGH RD, 315; Harry Bolstein—Marie L Van Leer; May2'13... 121.00

*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.

MAR. 26. No Attachments filed this day.
MAR. 27. BLACKWELL, Josiah L; Idoline L Ellard; \$4,250; Cadwalader, Wickersham & Taft.
MAR. 28. GEDDES, Jas P; Isaac C Lawrence; \$714.92; C Brandt, Jr.
MAR. 30, 31 & Apr. 1. No Attachments filed these days.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

MARCH 27, 28, 30, 31, APRIL 1, 2. Bodinger, Saml, Canal st, 202.. Max Hirsch & ano. Fixtures..... 1,400.00
Delaney, T M. 7th av, 395..Consolidated Chandelier Co. Fixtures..... 208.70
Mercogliano, Sam. Bowery, 76..Ermino Esposito. Mirrors..... 164.00
Wolff, Wm & Co, Inc. 45th st, 17 W.. M Gruber & Son. Fixtures..... 600.00

Brooklyn.

MARCH 26, 27, 28, 30, 31, APRIL 1. Benson Garage Co. 48 Love lane..S F Bowser & Co. Tank..... 100.00
Bristol Bldg Co. West st, bet Church av & Av C..Flatbush Gas & Elec Fix. Gas Fix..... 210.00
Cervadora, Dominick E 48th st, c Maple..Colonial Mantel Refrigerator Co..... (R) 200.00
Hab Bldg Co. E 29th st, nr Av F.. Daru & Hoffman. Gas Fix..... 120.00
Habena, Inc. Williams av..Century Gas & Elec Fix Co. Gas Fix..... 213.00
International Gas & Elec Fix Co. 14th av, bet 78th & 77th..Guarantee Chandelier Co. Gas Fix..... 475.00
Monteleone, Jno. Webster av, nr 1st.. A Weinstock. Mantels..... 92.00
Moore, Jas. E 7th st, nr Av U.. Colonial Mantel & Refrigerator Co.(R) Sacco Santo. 7106 to 7110 15 av—Robt Findlay Mfg Co. Gas Fix..... 119.00
Sylfred Constn Co. Union st, nr Nostrand av..Byrnes Lumber & Mfg Corp. Consols..... 456.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

MAR. 31. FT WASHINGTON AV, sec 179th, 92.7x 125; Lawyers Title Ins & Trust Co loans H M Constn Co to erect a 6-sty apt; 11 payments.....180,000.00
APR. 1. 87TH ST, 302-8 W; Albt, Meyer & Louis Jarmulowsky & Max Markel loan Coast Constn Co, Inc, to erect a 9-sty apartment; 9 payments.....131,000.00
APR. 2. 86TH ST, ns, 158.8 w West End av, 40.2x100; Albt, Meyer & Louis Jarmulowsky & Max Markel loan Waitt Investing Co, Inc, to erect a 12-sty apartment; 10 payments.....149,000.00
APR. 3. 204TH ST, ss, 100 e Ams av, 150x99.11; Peter J Shields loans Orosant Constn Co to erect three —sty apartments; — payments.....66,000.00

Bronx.

MAR. 30. 223D ST, sec Carpenter av, 27x90; Wm Arrowsmith loans W M Realty Co to build frame dwellings; 4 payments.. 4,000.00
TWO LOTS adjoining above plot on es Carpenter av; Sophie F Senior loans W M Realty Co to build — sty frame dwellings; 4 payments..... 7,000.00
223D ST, —s, 79 e Carpenter av, 26x90; Lucille J Goff loans W M Realty Co to build — sty frame dwelling; 4 payments..... 3,000.00

ORDERS.

Brooklyn.

MAR. 28. BRISTOL ST, es, 100 nDumont av, 50x 100; The Lirock on Realty Associates to pay Realty Supply Corp..... 1,250.00

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.)

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

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

MANHATTAN ORDERS SERVED.

Named Streets.

- Allen st, 155-Adolph Lucker.....E
Attorney st, 87-9-Erster C Duckler, Hagen Abraham Congregation.....C
Birmingham st, 2-Joseph Masursky.....C
Clarke st, 2-6-Trinity Church Corp.....SS-A
East Broadway, 39-41-Barnett Liberman.....I
East Broadway, 123-David Daniels.....C-I
Grand st, 175-9-Golden Brothers.....A
Grand st, 175-9-Emil Schultz.....A
Grand st, 175-9-Green & Wunderlich.....A
Grand st, 175-9-Esther Grossman.....A
Grand st, 175-9-Duff & Son.....A
Greene st, 133-5-Robert Colgate & Co.....C
Greene st, 175-7-Julius Tishman.....DR
Greene st, 175-7-Roth & Lask.....DR
Greene st, 175-7-Simon Gottlieb Co.....DR
Greene st, 175-7-Moltz & Scoff.....DR
Greene st, 175-7-Samuel Miller.....DR
Hester st, 72-Majestic Dress Goods House.....M
Madison st, 290-Anshe Sincer Congregation.....C
Mercer st, 113-Aaron Weiss.....C
Murray st, 29-Consolidated Gas Co.....C
Pier 14-15, N R-New England S S Co.....SS
Pier 40, N R-New England S S Co.....SS
Pier 48, N R-Southern Pacific S S Co.....SS-A
Prince st, 131-5-Max Typermass.....C
Rutger slip, 82-6-Jacob Orlowsky & Son.....C-A
Spring st, 154-Nathan Harrison Realties.....DR
Spring st, 154-W H Kemp & Co.....DR
Spring st, 154-Belle Friedman.....DR
Spring st, 154-Bernard Feldman.....DR
Spring st, 154-United Ladies' Waists Mfg Co.....DR
Spring st, 154-Manuel Rabinowitz.....DR
Suffolk st, 65-7-Louis J Kaufman, Inc.....K
University pl, 24-34-Rosenberg & Sainy.....DR
University pl, 24-34-H Kamber & Co.....DR
University pl, 24-34-Ostrich & Fancy Feather Boa Co.....DR
University pl, 24-34-Louis Lewit.....DR
University pl, 24-34-Abraham Bauman.....DR
University pl, 24-34-Julius Prince.....DR
University pl, 24-34-Samuel Wieder.....DR
University pl, 24-34-Schattman, Rosenberg & Schattman.....DR
University pl, 24-34-Perfect Coatfront Pad Co.....DR
University pl, 24-34-Prince Lauten Co., Inc.....DR
University pl, 24-34-Levy & Meyrich.....DR
University pl, 24-34-Nathan, Strauss & Co.....DR
Washington st, 60-2-George F Carcin.....G
Water st, 445-Gerard Ragone.....G
Wooster st, 77-81-Bergstein Bros.....C
Wooster st, 77-81-Favorite Paper Box Co.....I-G

Numbered Streets.

- 2d st, 103-Gregore Palozneck.....C
2d st, 103-Carl Francke.....C
2d st, 103-Kate Laskulka.....C
3d st, 35 W-Isaac Scheinman.....G-A
3d st, 35 W-Nathan Abrams.....G-A
12th st, 652 E (rear)-Lizzie Drosin.....C
17th st, 50 W-L Wohl & Co.....DR
17th st, 50 W-Rabinowitz Bros.....DR
17th st, 50 W-Empire Infants' Wear Co.....DR
17th st, 50 W-The Giant Waist Co.....DR
17th st, 50 W-Morris J Rubin.....DR
17th st, 50 W-Ginnzberg & Gross.....DR
17th st, 50 W-Uhr & Schneider.....DR
17th st, 230 W-Ferdinand Kurzman.....C
21st st, 15-17 W-Frankenthal Bros Co.....DR
21st st, 15-17 W-Joseph Jonasson & Co.....DR
21st st, 15-17 W-Louis Barnett Sons, Inc.....DR
21st st, 15-17 W-Simon Ginsburg & Bros, Inc.....DR

- 21st st, 15-17 W-William Cohen & Sam'l Matthews.....DR
21st st, 15-17 W-L I Baron Co.....DR
21st st, 15-17 W-Dion Waist Co.....DR
21st st, 15-17 W-Mayfair Waist Co.....DR
21st st, 31-33 W-Jacob Polonsky.....C-G
21st st, 127 W-Kitty N Tomkins.....C
23d st, 67 W-Charles K Briddon.....C
23d st, 118 W-Royal Muff Y Bed Mfg Co.....G
23d st, 132 W-Jacob Lempit & Co.....G
23d st, 236 E-Herbert Baum.....C
23d st, 236 E-Sylvester E Staggs.....C
23d st, 269 W-Sam Yung.....C
23d st, 269 W-Marius Rolondex.....C
23d st, 403 E-Samuel Jarnow & Co.....C
23d st, 61 W-Harry Post & Rosenkranz.....G
27th st, 109-11 W-Shulof & Co.....DR
27th st, 109-11 W-Joseph H Friedman.....DR

- 27th st, 109-11 W-B & J Messinger.....DR
27th st, 109-11 W-Louis M Schaft.....DR
27th st, 109-11 W-Joseph J Rosenmayer Co.....DR
27th st, 109-11 W-W S Berchansky & Co.....DR
27th st, 109-11 W-Max Wolff.....DR
27th st, 121-7 W-Israel Unterberg.....DR
27th st, 121-27 W-G Gandig & Blum.....DR
27th st, 121-27 W-A H Hotman & Co.....DR
27th st, 121-27 W-The Freitag Mfg Co.....DR
27th st, 121-27 W-Morton Weisman.....DR
27th st, 121-27 W-Cross Bros.....DR
27th st, 121-27 W-Benis & Co.....DR
27th st, 121-27 W-I Goodman, Cohen & Co.....DR
27th st, 121-27 W-Nelson & Landsberg, Inc.....DR
27th st, 121-27 W-H Rosenthal & Son.....DR
27th st, 121-27 W-John Fried.....DR
27th st, 121-27 W-South Jersey Underwear Co.....DR
27th st, 121-27 W-Joseph Corn.....DR
27th st, 151-6 W-Ruben E Fichtorn.....C
27th st, 158-6 W-Bernard Epstein.....C
32d st, 22-6 W-Rappaport & Gottlieb.....DR
32d st, 22-6 W-The Robbins Dress Co.....DR
32d st, 22-6 W-Levy-Hussey Co.....DR
32d st, 22-6 W-Isaac Loewenberg & Co.....DR
32d st, 22-6 W-Max Lachman & Son.....DR
32d st, 22-6 W-Albert Harris.....DR
32d st, 22-6 W-Henry H Finder.....DR
32d st, 22-6 W-Herman Ziegler & Co.....DR
32d st, 22-6 W-Jesse Shulman & Co.....DR
32d st, 22-6 W-Regina Kobler.....DR
32d st, 22-6 W-Kagel & Kagel.....DR
32d st, 22-6 W-Carl Bonwit Co.....DR
35th st, 131-7 W-J Deyfoos Son & Co.....DR
41st st, 234-8 W-James S Griffins.....D
41st st, 234-8 W-Packard Transportation & Repairing Co.....D
46th st, 400 W-Margaret B Cantlon.....C
47th st, 435 W-Anna Marie Ehrenberg.....G
57th st, 614-40 W-Mason-Seamon Trans Co.....D
74th st, 300 E-Mrs Ellen King.....C
75th st, 318 E-Frank S Meyers.....C
75th st, 318 E-George Myslik.....C
78th st, 160 E-Elizabeth L McKnight.....C
98th st, 151 W-Drayton Burrill.....C
106th st, 153 W-Arthur B Kelly.....C
125th st, 313-15 W-The Garden of Cathay.....C
125th st, 313-15 W-Picker Bros Realty & Imp Co.....C
131st st, 231 W-Samuel A Gould.....C
163d st, 449-53 W-St Lawrence Hospital.....C

Named Avenues.

- Broadway, 472-Gen Soc of Mechanics & Tradesmen of C of N Y.....SS
Broadway, 473-Joseph J Little.....E-C
Broadway, 475-475 Broadway Co.....E-C
Broadway, 625-Simon Cohen & Co.....G
Broadway, 625-Samuel Horowitz.....G
Lexington av, 1072-Thomas E Fitzgerald.....C
Park av, 1901-15-Edelbert S Nichols.....D
Park av, 1901-15-Elisha D Hurlbut.....DR
Park av, 1901-15-Carlton S Welch.....DR-C
Park av, 1901-15-Joseph C C Mantle.....DR
Park av, 1901-15-Louis E Newman.....DR
Park av, 1901-15-Louis Haas.....DR-D

Numbered Avenues.

- 2d av, 2337-David Goldstone.....D
3d av, 2155-63-Samuel & William Bauman E-F-SS-C-B-G-D
4th av, 79-Fussell Ice Cream Co.....DR
4th av, 79-Tobias Kraner.....DR
4th av, 79-Lichtbulb Schwartz.....DR
4th av, 79-M Hammer & Co.....DR
4th av, 79-Joseph Maltz.....DR
4th av, 79-Schwartz Bros.....DR
5th av, 79-83-Rothschild Realty Co.....D
5th av, 79-83-Loewenstein Bros.....C
5th av, 142-Wurzberger & Hecht.....D
5th av, 142-Est of Henry O Havermyer.....D
5th av, 142-Fair Amusement Co.....D
5th av, 142-Bond Mfg Co.....D
6th av, 229-33-Sarah T Adams et al.....SS
8th av, 972-Benj Freeman & Louis Cohen.....C

BRONX ORDERS SERVED.

Numbered Streets.

- 166th st and Washington av-Centenary M E Church.....F-C

BROOKLYN ORDERS SERVED.

Named Streets.

- Bond st, 357-Reliance Paint Co.....K
Columbia st, 150-152-Nettie H Morrison.....C
Fulton st, 479-William F Kubr.....B
Farman st, 349-Christian A Damm.....D
Henry st, 93-H Planten & Son.....C-G-D
Jefferson st, 5-7-Tompkins Realty League.....C
Monroe pl, 28-Forster-Peabody.....E-C
Pearl st, 56-60-Edw F Cole.....M
Sidney pl, 20-The Silver Estate.....C-B
Sidney pl, 20-Mrs Emma Orchid.....A-F
Sterling pl, 724-30-Bernard Brunjes.....C-M
Wallabout st, 249-251-Isaac Levin.....C-M
Wallabout st, 249-251-Edward Altman.....A
Wallabout st, 249-251-Jacob S Kwawer.....G-A
Wallabout st, 297-Samuel Glass.....M
Walton st, 61-Bernard Sol.....C

Numbered Streets.

- 39th st, 360-4-Amin Merhige.....C
97th st, 456-Henry S Christenson.....C

Named Avenues.

- Atlantic av, 2516-20-Gustave Lurie.....C
Bedford av, 1095-Mrs Jane Balland.....B
Flushing av, 910-Henry Fisher & Co.....C-A-G
Lewis av, 231 (rear)-Samuel Sludsky.....A-G
Myrtle av, 1383-91-United Cities Realty Corpn D Nostrand av, 354-John Keisler.....G-A
Nostrand av, 354-William Scher.....C-G
Tompkins av, 370-Bernard Hoch.....C-A-G

Numbered Avenues.

- 3d av, 923-927-Robert Graves Co.....M
5th av, 534-Eugene C Lack.....M
6th av, 555-557-Dominick Lignante.....C

QUEENS ORDERS SERVED.

Named Streets.

- Amity st, 93 (Flushing)-Phillip Beck.....B
Lent st, 54-Frank Clancy.....C-M
Murray st, sec Myrtle av (Flushing)-Patrick C Shearon.....C

Numbered Streets.

- 13th & 14th sts & East av-John F Calvin....K
21st st es nr Franconia av (Flushing)-Henry Grimmer.....C

Named Avenues.

- Boulevard, 1015-19 (L I C)-Meyer Weisberg & Isaac Baer, Inc.....C-A

BOARD OF EXAMINERS.

Digest of Decisions.

APPEAL 13 of 1914, Alteration 52 of 1914, premises north side Jamaica avenue, 40 feet west of Willard street, Queens, W. E. Sandifer, appellant.

Theatre; motion pictures. Courts, clear spaces.

DISAPPROVED.

APPEAL 14 of 1914, New Building 104 of 1913, premises southwest corner Lafayette and White streets, Manhattan, Wm. E. Austin, appellant.

Wood floors (non-fireproof) in 17-story fireproof printing house.

APPROVED.

APPEAL 15 of 1914, New Building 5 of 1914, premises Nos. 149-157 West 24th street, Manhattan, Geo. Fred Pelham, appellant.

Wall thickness, 12-story building.

Withdrawn by appellant.

APPEAL 16 of 1914, New Building 15 of 1914, premises 2-16 West 33d street and 5-15 West 32d street, Manhattan, Herman Lee Meader, appellant.

Pent house; janitor's quarters and studio for sculptor.

APPROVED ON CONDITION that no portion of the pent house shall be used for living purposes, excepting only for the janitor and his family; and on the further condition that all of the pent house except the janitor's apartment be equipped with automatic sprinklers, and that the public corridor be extended to reach both stairways.

APPEAL 17 of 1914, New Building 447 of 1913, premises 508 West 24th street, Manhattan, Paul C. Hunter, appellant.

Walls.

Dismissed. (No adverse decision from which to appeal.)

APPEAL 18 of 1914, New Building 766 of 1914, premises north side 13th street, 97 feet 10 1/2 inches east of Fourth avenue, Brooklyn, Shampam & Shampam, appellants.

Walls, height of 12-inch. Section 31.

APPROVED ON CONDITION that an unpierced brick wall be built from first floor up to and through the roof, eight inches thick, at the points marked "A" and "B" on the first and upper floor plans; and that said wall shall be supported on fireproofed steel girder at the cellar ceiling.

APPEAL 19 of 1914, Alteration 276 of 1914, premises 16 West 54th street, Manhattan, Geo. J. Cavalleri, appellant.

Elevator enclosure, additional story.

APPROVED.

APPEAL 20 of 1914, New Building 5 of 1914, premises 149-157 West 24th street, Manhattan, Geo. Fred Pelham, appellant.

Walls, 12-inch. 12-story lofts.

APPROVED.

APPEAL 21 of 1914, New Building 36 of 1914, premises Courtlandt avenue and 149th street, The Bronx, H. B. Herts, appellant.

Theatre, 1-story brick, with stores.

Withdrawn by appellant.

APPEAL 22 of 1914, Alteration 37 of 1914, premises west side Brown avenue, 66.21 feet north of Rhinelander avenue, The Bronx, Henry Nordheim, appellant.

Tenement House Dept. permit not obtained.

DISAPPROVED.

APPEAL 23 of 1914, New Building 1061 of 1914, premises 176-180 South 8th street, Brooklyn, Shampam & Shampam, appellants.

Walls, 12-inch. Six-story apartment.

APPROVED.

APPEAL 24 of 1914, New Building 38 of 1914, premises 4 East 65th street, Manhattan, Thomas Nash, appellant.

Pent house, laundry; private dwelling.

DISAPPROVED.

APPEAL 25 of 1914, Alteration 6922 of 1914, premises, 7211 15th avenue, Brooklyn, W. A. Gorman, appellant.

Theatre, pictures.

APPROVED ON CONDITION that the rear exit be made not less than ten feet wide.

APPEAL 26 of 1914, Alteration 513 of 1914, premises 203-217 West 24th street and 204-6 West 25th street, Manhattan, J. E. Ditmars, appellant.

Floors wood (non-fireproof); 16-story addition to 11-story loft building.

APPROVED.

APPEAL 27 of 1914, New Building 15 of 1914, premises 2-16 West 33d street and 5-15 West 32d street, Manhattan, Herman Lee Meader, appellant.

Walls; 13-story fireproof offices and showrooms. Sec 36.

APPROVED.

Bureau of Buildings.

MANHATTAN.

Bulletin No. 3 for 1914 issued by Rudolph P. Miller, Superintendent of the Bureau of Buildings, Manhattan, reads as follows:

The provision of Section 93 of the Building Code which requires that wood covers on top of water tanks be placed on roofs shall be covered with tin need not be considered as applying to tanks elevated at least ten feet above roofs of buildings and having supports of incombustible material, provided such covers or roofs of tanks have an inclination or slope of not less than thirty degrees with the horizontal. Dated Feb. 24, 1914.

BROOKLYN.

General Order No. 17, 1914, issued by P. J. Carlin, Superintendent of Buildings, Brooklyn, reads as follows:

Applications for permits dating from March 1 must show, upon the plot diagram, the established grade of the street upon which the proposed building is to be constructed. No application without this data will be accepted.

BUILDING MANAGEMENT

WAYS OF RENTING SPACE IN AN OFFICE BUILDING

BY WILLIAM H. GLASS, Secretary Geo. R. Read & Co.

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

THE renting of space in office buildings during the last few years has developed to such an extent that it requires men and work of a specialized character. It is a form of salesmanship which requires demonstrating to a keen business man the fact that he requires the particular space which you are offering. The man who engages in this work must have the best of dispositions, a ready smile and the ability to make the prospect feel that the man is not only endeavoring to rent the space and earn a commission, but that he is also looking after the best interests of the prospective tenant. He must be a good judge of human nature, a good mind reader, and have the ability to secure the right tenant for the right space.

The renting man must be a hard worker, not easily discouraged, but willing to smile at his failures, always hoping that ultimately he will obtain the tenant. Above all things, the renting man must have confidence in the property he is offering. He must not only be thoroughly familiar with the space which he wishes to lease but must know everything about the building in which the space is located, thus being able to point out to the prospective tenant the advantages that his building has over others.

Methods of Renting.

The methods of renting an office building—either one that is new or one that has been established for some time—are by personal call, letter canvass and advertising. Of these, it is my belief that one cannot succeed without the other. Letter canvass and advertising bring the leads, make it possible for a personal call and bring the agent into contact with the prospect, and give the opportunity of offering the desired space. In a new building project, long before the building is completed, the plan of campaign should be mapped out and the public familiarized with the desirability of the building as to location, construction, layout and other features. The more work done along these lines before the completion of the building, the more that building will have a proper start, it being remembered that the carrying charges of an office building during construction, and the operating expenses after completion, are tremendous, and unless there is activity in renting the space, the owners quite properly will be dissatisfied. The best building will not rent itself, but requires the services of a good office renting man, who, in my opinion, is not made, but born.

Constant Personal Representation.

In renting a new building it is necessary to have a good man on the premises at all times, as well as to have the district in which the building is located thoroughly circularized or visited. The outside men should make a personal call on individuals and concerns in the section, whose names are procured in various ways. Letters should be sent out, descriptive of the building, and be accompanied by a pamphlet showing illustrations of the building, together with diagrams of the several floors. The renting man should keep in close touch with the prospective tenant, and maintain an interest in the building. He should at all times be careful not to force the prospect too much and not to confuse him with too many offerings.

The needs of the prospective tenant should be first ascertained, and then the renting man should constitute himself the representative of the tenant, aiding him by showing how the office could be sub-divided for his needs, and, if neces-

sary, how his furniture can be placed to the best advantage. This will give the tenant the minimum amount of space for his needs, which often prevents dissatisfaction on the tenant's part if he finds that he has more space than he really requires. The renting man may not be rewarded in every case with a rental, but he has at least given the impression to the tenant that he has been aiding him, and I have found this plan to result in rentals several years after.

Office building renting is unlike other forms of leasing, in that the prospect is a business man or concern, expected to pay very high rental and justly demanding the best of everything, and it is for the renting man to prove to him that the building being offered is where the best value can be found, and that the location is the best for the tenant's particular business. One of the vital points to bring out is the character of the occupancy of the building, and the manner in which the property is maintained.

Use Care in Selecting Tenants.

Great care should be exercised in selecting tenants, as many a good building has started with a bad reputation, due to the character of the occupancy, and when this reputation is once established, the building manager has obstacles to overcome which appear to be unsurmountable. But, on the other hand, if the building is tenanted by reputable concerns, its future has been established and no apologies are necessary. It will be found that in approaching prospective tenants they often ask the question, "Who is in your building?" If your tenants have been well selected and those who have not a good reputation have been rejected, you should take pleasure in showing the prospect a list of your tenants. This is a material help in the renting of offices.

I have told you much about the renting of new buildings. The same methods would apply in those that have been constructed for several years. In the older buildings all the work and energy expended on the part of the renting man result in few tenants if the building is not properly maintained; but given a well operated building, the renting man, if he is a good one, will have success. When he brings his prospect into the building it should not be necessary for him to apologize for any condition of uncleanness or apparent neglect in it. On the other hand, if he takes his man into a vacant space, properly lighted and painted and thoroughly clean, the impression received by the prospective tenant is a good one, so that, when all has been said, it is necessary for the renting man of the older property to have the assistance and co-operation of the operating man.

Ascertain the Tenant's Needs.

The renting man should not take his prospect through all the vacant offices he may have for rental, but, as mentioned above, should ascertain the needs of the tenant, find the particular space or spaces meeting these needs, and then center all his activities on those spaces. To illustrate: It would appear foolish to submit to a man requiring 2,000 square feet of office space divided into six or seven rooms, a space of that size which could not be divided into more than, say, five rooms. This mistake of applying the tenant to the space rather than the space to the tenant, is seldom productive of good results.

The net returns of office building properties are not so great as from

other forms of real estate, and the rent roll should, therefore, be maintained at the maximum. This can only be done by the efforts and success of the renting man in increasing the gross income, and by the operating department maintaining the building at the lowest figure consistent with the character of its occupancy. The renting man should be always wide awake, working hard not only to obtain new tenants, but to retain the old ones. With the right man in the right place and working along proper lines, he will obtain the results and the owners of the property will be satisfied.

COST OF OFFICE BUILDINGS.

33 Cents Per Cubic Foot Considered a Fair Working Average.

William C. Hazlett, architect and engineer, 1133 Broadway, considers that the cost of constructing first-class office buildings should not exceed 35 cents per cubic foot. In an article on the economical planning and designing of high office buildings which he prepared for Engineering and Contracting (Chicago), Mr. Hazlett agrees that the cost of buildings of this class and the opportunity afforded for an economical reduction of the cost are matters of interest and moment to the investor. As it would be useless to compare the gross cost of two buildings varying in size, scheme, and numberless conditions, or to predicate anything about gross cost, unless all conditions are known, such a comparison is not attempted.

There is, however, he says, a means of comparison—by the unit cost—which may be useful, and that unit has been, by convention, assumed to be the cost per cubic foot. In other words, we can safely compare the cubic foot costs of buildings if the conditions are known. In arriving at the cost, however (which cost is the gross cubic contents multiplied by the price per cubic foot), we must agree upon some method of determining the gross cubic contents. The following is thought to represent the best present practice: Multiply the area of the plot by the distance from the average ground level to a point 1 ft. below the lowest basement floor; add to this the cubic contents of the walk vaults, areas, etc.; then add to this sum the cubic contents of the building above the average ground level, omitting courts; the sum will give gross cubic contents.

The cost of these buildings may be further differentiated thus: Gross cost, which is the sum that the owner has expended at completion and which includes all fees, commissions, interest charges, taxes, etc.; and net cost which is the builder's charge, including his profit and the designer's fee.

Without going into an exhaustive investigation of this matter and without quoting unverified data, Mr. Hazlett says it may be assumed that the cost of first-class buildings of this kind should not exceed 35 cts. per cubic foot. By reason of a fortuitous combination of circumstances, this cost may be reduced to 30 cts. per cubic foot. Perhaps 33 cts. per cubic foot may be a fair working average, but no building of this kind should cost more than the first-named figure. It is quite true that many, in fact most, buildings have been built at a greater cost; but the reasons for this increased cost lie within the limbo of an economical and logical distribution of the plan, the structure of that plan, and the machinery which goes with it. The exterior finish of the building may greatly affect the cost.

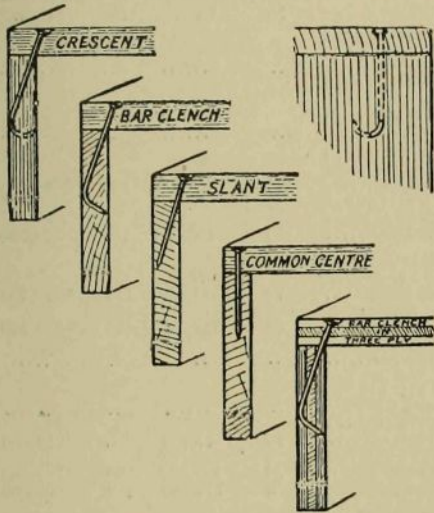
USEFUL APPLIANCES

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.

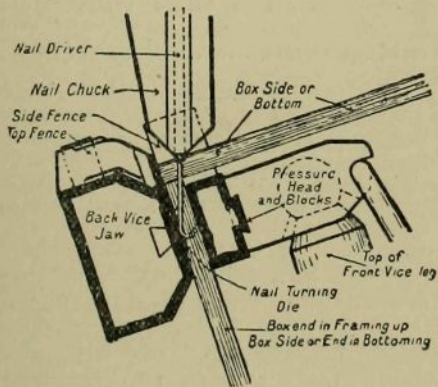
A Nail-Clinching Machine.

BUILDERS, especially concrete contractors, who have experienced the costly annoyance of having forms pull apart when tamping is in progress, may be interested in a new machine that is being introduced, the great novelty of which lies in its ability to turn every nail driven into a mold into a hook that holds intersecting boards together tighter than screws, lags or bolts. It not only drives the nails, but clinches them so that thinner boards may be used to obtain the same nail-holding power.

The nailing is effected in a nailing-machine fitted with a patented device



attachment which automatically grips the under or vertical board while the nails are being driven. The back jaw of the vice carries a series of nail-turning dies, so shaped as to turn the nails back into the boards in hook form. The nails are driven angularly across the intersection of the boards, then through the outer face of the box-side or end, and turned back into the board in hook form. The nail-turning dies are made in two forms, being known as "straight" or "bar" dies, and "curved" or "crescent" dies. The bar dies turn the nails straight back into the timber. These



are most suitable for driving nails across the grain, as when nailing on bottoms. The curved or crescent dies turn and hook nails back into the timber in a diagonal direction, as shown in the sketch of crescent driving, this form being used for frame nailing with the grain, as when nailing sides to ends. The dies make slight impressions in the board, but cause the nail stitches to lie beneath the surface. The indentation, however, does not materially detract from the virtue of the mold. The device is manufactured by J. Collis & Sons, 43 Regent Square, Graves Inn Road, Kings Cross, London, N. C., England.

Concrete Columns with Iron Core.

DR. F. von Emperger, of Vienna, Austria, after three or four years of experimenting has perfected a concrete column with an iron core that is at-

tracting considerable attention from concrete construction interests.

The core, as proposed, was so large that the column would in effect be a cast-iron column, strengthened by a shell of hooped concrete to toughen it. He has not limited the idea to columns, but of late has extended it also to compression members such as the ribs of arch bridges. An arch bridge of 138-foot span, the Swarzenberg bridge, was built during the last winter in Leipzig, Germany, as a footbridge over the railway tracks near the International Architectural Exhibition. Experiments made on members built according to the combination cast-iron-and-concrete system have shown very remarkable toughness and high strength. They show in the testing machine a complete absence of the brittleness which characterizes the ordinary crushing, in failure of cast-iron columns. The failure loads of such columns, after deducting the load-carrying capacity of the hooped concrete shell, were over twice as high as the capacities of the unreinforced cast-iron columns.

Electric Fans as Fly Screens.

AN enterprising business man in Mobile, Ala., has installed a ceiling fan over the entrance to his store to prevent flies from coming in. He has found that this form of fly screen is effective and does away with the bother of having a screen door for his patrons to open and slam shut. Heretofore flies would enter when the door was opened, and would collect in the display windows, making it necessary to clean the windows and the display objects frequently. Now he has no trouble.

Exterior Wood Paint.

A VERY satisfactory formula as to vehicle and pigments for use in painting exterior wood work of new soft pine and woods of similar character and also for second coat consists of 80 per cent. pure raw linseed oil and 20 per cent. pure spirits of turpentine. For third coat, 90 per cent. oil and 10 per cent. turpentine. When four coats are applied, the first, second and third coats should be the same—that is, 80 per cent. oil and 20 per cent. turpentine.

These proportions will permit of a uniform expansion and contraction. The 10 per cent. of turpentine in final coat will assist in drying and hardening, also in enabling the painter to better control the application of his paint. In repainting over old work the condition of the old paint must determine the proportions of oil and turpentine in first coat. The second coat should consist of 90 per cent. oil and 10 per cent. turpentine. Notwithstanding a diversity of opinion as to pigment and combinations of pigments, use from 75 per cent. to 80 per cent. pure white lead and from 25 per cent. to 20 per cent. zinc oxide.

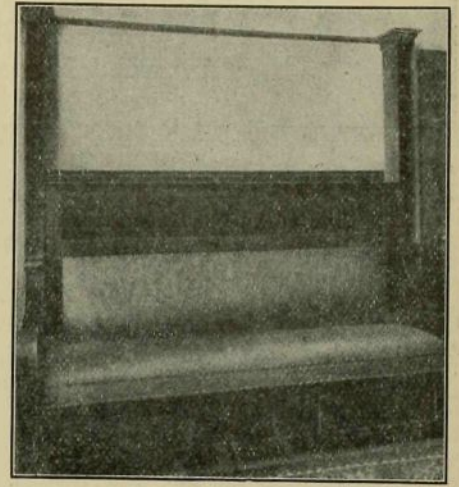
An Inside Outside Bed.

CALIFORNIA, famous for its fruit, flowers, fogs, fires and fresh air, now bids for further fame through a combination inside-out bed. It is a device that gives ample opportunity for getting all the vivifying ozone a person can absorb, not only in the daytime, but through the night as well. The accompanying illustrations show the three stages of the bed in each twenty-four hours. First, there is the spacious davenport that rests the weary daytime visitor. Then night comes; the host or guest retires in a nocturnal glory that only Californians or those who have been there can understand. It seems a crime to draw apart from that glorious outdoors with its pure air, the drowsy hum of night bird and insect, the languid, majestic sweep and breath of the healthful eucalyptus. So came about the sleeping porch and the saying that all California sleeps outdoors.

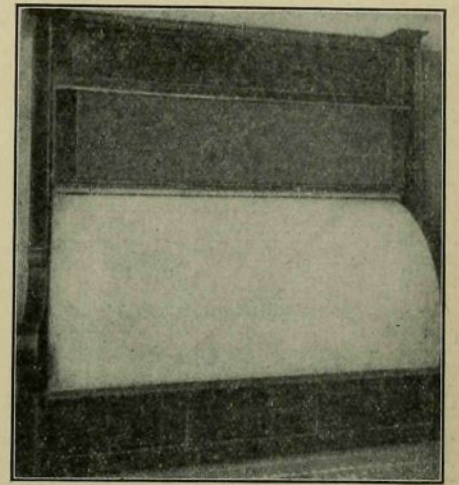
The guest retires. His bed, the couch he rested on earlier in the day, is now transformed as in the twinkling of an eye, into a spacious double bed. A curved alcove panel that seemed to be only part of the architecture of the

room, is raised, and, behold, a bed, one-half of which is in the house and the other out of doors.

Closer observation reveals that the dome shaped wall of the alcove revolves and by simply swinging it over to the inside, the occupant of the bed finds

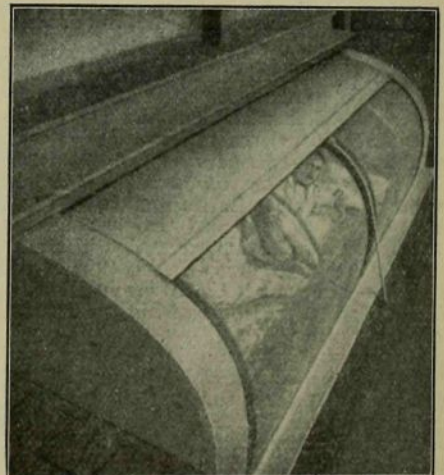


himself out in the open, protected by a heavy wire screen and an adjustable storm-proof curtain. By reversing the operation, the bed is really inside again, just as much so, in fact, to all intents and purposes as any other article in the room, thereby making it possible for one to retire to his room, sleep in the life-lengthening fresh air all night and



arise in the morning, again in the warmth and comfort of his own room.

Sleeping porches are expensive luxuries, except in new homes when they can be figured in the general plans and, with the idea of bringing the desirable benefits of out-of-door sleeping to those of modest means, the California Fresh Air Bed Company, of 166 Geary street, San Francisco, perfected this device



that puts the sleeper out of doors while, in reality, he is still within.

The device can be used as a three-quarter fresh air bed and as a davenport at the same time. The bed can be installed at a very small cost in houses already built as well as in new houses being planned.

CURRENT BUILDING OPERATIONS

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

COMPARATIVE TABLE OF PLANS FILED

Brooklyn Shows Increase in New Dwellings and Tenements—Decrease in Manhattan of \$9,408,625 and of \$3,000,000 in the Bronx.

THE following tables show the number and estimated cost of new buildings for which plans were filed since January, according to the revised figures of the Building Bureaus in the various boroughs, after allowing for the plans withdrawn, rejected and revised.

In Manhattan the quarter closed with a decrease compared with the corresponding quarter in 1913, by 52 buildings, at a total cost of \$9,408,625. Tenement house construction in this borough compared with the same period last year shows a small increase in numbers. In stores and lofts costing over \$30,000, there was a falling off of five buildings, totaling \$4,445,000.

There was a better showing in the volume of plans for alteration work, an increase of 229 buildings to cost \$1,312,509 more than last year.

In the Bronx there was a decrease of 66 buildings, costing \$2,994,611. A steady growth continues in the construction of factories, workshops and office structures, while there is a large falling off of tenement houses and dwellings.

Brooklyn has taken the lead over all the boroughs, showing an increase of 30 buildings, costing \$1,178,815, the advance being especially in one-family dwellings, involving less than \$20,000 and tenements costing between \$20,000 and \$50,000.

The boroughs of Queens and Richmond show a more equal average with the figures of the corresponding quarter.

There is every promise of a better building record for the coming three months of this year. The Southern Boulevard from 174th street to Bronx Park is becoming an active center of a new and attractive apartment house district. With its good transit facilities and natural advantages of its location, it has attracted the attention of both the builder and investor. About thirty-five plans have been reported in the last few weeks for new buildings in this section. The P. J. Dwyer Building Company is having plans prepared for several apartment houses to be erected at the northwest corner of Southern Boulevard and Crotona Parkway. John McNulty, a Bronx builder, will soon start two five-story houses at the southwest corner of Southern Boulevard and Elsemere Place. Edward A. Thornton, of Thornton Bros. Co., will soon start ten two and three-story residences with stores in the south side of 169th street from College to Findlay avenues. The Nesta Building Company is now excavating at the northeast corner of Crotona avenue and 187th street for several apartment houses. At the northwest corner of Third avenue and 188th street Reville Siesel Company is preparing to erect a brick taxpayer.

On the upper west side the Aspinwall Apartments Company is planning for the immediate erection of four five-story apartments on the east side of Audubon avenue, between 185th and 186th streets, and on the north side of 181st street west of Northern avenue the Harvey Realty Company will soon start a six-story apartment house. Another high class apartment is contemplated at the northwest corner of Fort Washington avenue and 169th street by the 114th Street and Seventh Avenue Construction Company

of which Julius Weinstein is president. A large number of similar buildings of this type too numerous to mention, have been previously announced in these columns.

Manhattan				
PLANS FILED FOR NEW BUILDINGS				
January 1, to March 31, Inclusive				
	1913		1914	
	No.	Cost.	No.	Cost.
Dwellings, over \$50,000..	2	\$575,000	2	\$450,000
Bet'n \$20,000 and \$50,000..	4	145,000	1	50,000
Under \$20,000..	2	25,000	..	..
Tenements.....	31	3,730,200	33	3,695,000
Hotels.....	2	220,000	..	..
Stores, lofts, etc. over \$30,000..	16	7,558,000	11	3,113,000
Bet'n \$15,000 and \$30,000..	4	100,000	4	85,000
Under \$15,000..	2	18,000	1	5,000
Office buildings	6	2,215,000	3	2,330,000
Manufactories and Workshops	9	2,797,000	8	354,000
Schoolhouses...	3	540,000	2	150,000
Churches.....	1	150,000	1	200,000
Public Build'gs Municipal...	6	245,000	1	70,000
Places of Amusement, etc.....	24	1,683,500	12	518,500
Stables and Garages....	13	489,500	8	237,000
Other Structures.....	38	110,915	26	38,990
Hospitals.....	3	280,000	1	150,000
Totals.....	166	\$20,855,115	114	\$11,446,490
	144	11,446,490		
Decrease, quarter, 1914	52	\$9,408,625		

ALTERATIONS IN MANHATTAN				
	1913		1914	
	No.	Cost	No.	Cost
			1147	\$3,645,948
	818	\$2,333,439	818	2,333,439
Increase quarter 1914.....			229	\$1,312,509

Bronx				
PLANS FILED FOR NEW BUILDINGS				
January 1, to March 31, Inclusive				
	1913		1914	
	No.	Cost.	No.	Cost.
Dwell'gs Brick over \$50,000	..	..	..	..
Dwell'gs, brick Bet \$50,000 and \$20,000..	1	\$20,000	..	..
Under \$20,000..	35	233,300	22	153,300
Tenem'ts, brick over \$15,000..	127	5,786,351	65	2,914,000
Under \$15,000..	2	12,500	..	..
Tenements frame.....	1	7,000	..	..
Hotels.....	..	..	2	12,000
Stores over \$30,000 ..	..	..	1	30,000
Stores, between \$30,000 and \$15,000.....	..	..	1	20,000
Under \$15,000	8	34,200	10	33,050
Office Build'gs	2	41,000	5	100,550
Manufactories and workshops	15	343,490	17	186,180
Schoolhouses..	8	261,700	7	136,000
Churches.....	2	11,500	1	35,000
Public Build'gs —Municipal..	2	97,000	2	120,000
Places of Amuse'nt, etc.	8	149,000	9	260,000
Stables and Garages.....	11	38,250	5	9,375
Dwell'gs, frame	25	106,700	32	137,500
Other Structures.....	9	2,775	11	2,900
Totals.....	256	\$7,144,766	190	\$4,150,155
	190	4,150,155		
Decrease, quarter, 1914	66	\$2,994,611		

ALTERATIONS IN THE BRONX				
	1913		1914	
	No.	Cost.	No.	Cost.
	482	\$377,739	625	\$377,676

Brooklyn				
NEW BUILDINGS				
January 1 to March 31, Inclusive				
	1913		1914	
	No.	Cost.	No.	Cost.
Dwellings, 1 family, over \$50,000.....	..	..	..	..
Dwellings, 1 family, bet'n \$20,000 and \$50,000.....	..	..	..	..
Dwellings, 1 family, under \$20,000.....	106	528,000	169	\$645,400
Dwellings, 2 family, under \$20,000.....	122	485,800	130	574,900
Tenements, Bet. \$20,000 and \$50,000..	78	2,671,500	119	4,272,500
Tenements under \$20,000	55	568,500	48	374,900
Stores, over \$30,000.....	..	..	..	..
Stores Bet. \$15,000 and \$30,000..	..	..	..	..
Stores, under \$15,000.....	10	47,900	8	15,800
Stores and two families.....	31	187,500	69	387,400
Office buildings	2	575,000	4	98,500
Factories and Workshops, brick.....	22	540,100	14	857,400
Manufactories and Work-shops, frame	6	9,650	2	2,500
Schoolhouses...	1	200,000	..	..
Churches.....	1	100,000	2	111,000
Public build'gs, Municipal...	1	50,000	3	370,300
Places of Amusement, etc....	8	270,000	12	250,300
Stables.....	38	169,075	28	107,550
Warehouses...	2	113,000	..	..
Brick sundries.	38	150,580	16	58,575
Dwell'gs, frame	254	696,250	220	547,800
Tenem'ts, "	40	280,000	11	72,700
Stores, frame, two family	8	23,500	3	5,900
Other frame structures....	68	39,915	63	111,660
Totals	891	\$7,686,270	921	\$8,865,085
	891	7,686,270	891	6,686,270
Increase, quarter, 1914.....			30	\$1,178,815

ALTERATIONS IN BROOKLYN				
	1913		1914	
	No.	Cost.	No.	Cost.
	1,454	\$839,966	1,409	\$865,500

Queens				
NEW BUILDINGS.				
(The classifications have not been completed at this writing.)				
	1913		1914	
	No.	Cost.	No.	Cost.
	1,282	\$4,523,141	1,089	\$4,383,667
	1,089	4,383,667		
Decrease quarter, 1914	193	\$139,474		

ALTERATIONS IN QUEENS				
	1913		1914	
	No.	Cost.	No.	Cost.
	503	\$208,833	527	\$292,302

Richmond				
NEW BUILDINGS				
(The classifications have not been completed at this writing.)				
	1913		1914	
	No.	Cost.	No.	Cost.
	156	\$358,100	164	\$317,173

THE BILLBOARD WAR.

The Ordinance Is Both Strongly Favored and Opposed.

Few ordinances that have been introduced in recent years in the Board of Aldermen have claimed so much attention from real estate interests as the one which Mr. Curran has introduced for the Billboard Commission. The bill-posting companies have marshaled strong forces in opposition, while on the other hand the fundamental principle in question is supported by various city departments, a number of civic organizations and by a strong current of public opinion. The indications are that the committee will make a number of amendments.

Real estate owners who may eventually be affected by the ordinance if it should be passed, in cases where they derive revenue from permitting billboards or sky signs to be erected on their premises, while not opposed to regulation of some sort, seem to be out against the Curran bill.

At a hearing on Wednesday given by the Building Committee, which is in charge of the ordinance, one of the governors of the Real Estate Board, Mr. E. A. Treadwell, stated that while the board had taken no action with respect to this ordinance, it was in favor of regulation on general principles. But it was also the feeling of the officers of the board that the ordinance should be recast.

A member of the committee asked if the Real Estate Board would assist the committee in perfecting the regulations, and Mr. Treadwell replied affirmatively, saying that no doubt the board would be willing to appoint a committee to work with the Aldermanic committee.

Mr. Treadwell in some further remarks spoke of the large revenue which the city receives from electric signs, and said the Building Committee should consider the city's interests as well in this connection. At the same time the aesthetic side of the city should be encouraged. "You have got to do something to make the city more beautiful," he said. "At present the city touches on the question of beauty only in the high spots. We believe in regulation, but we ask for a workable ordinance."

Ingalls Kimball said he had talked with several billboard advertisers and that they had agreed that if the number of signs was reduced it would make the remaining space more valuable.

Raymond Fosdick, Commissioner of Accounts under Mayor Gaynor, made a strong plea for the regulation on general principles. He said there were 3,700 billboard spaces in the city, twenty-five per cent. of which were double-decker boards. Out of 500 billboards investigated 412 violated the existing law; 165 extended outside of the building line, and the sanitary conditions around many of them were bad. It was inconsistent to lay out beautiful boulevards at great cost and have them defaced by billboards, as was the case of Riverside Drive, opposite Grant's Tomb; upper Fifth avenue, opposite Central Park, and many other prominent places.

Those who were against regulation were using arguments fifty years behind the times.

Others who appeared in favor either of the ordinance as it stands or the main principles contained therein were Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, which loans more money on New York City real estate than any other institution; representatives of the Department of Health and the Department of Charities; Frank B. Williams and Dr. James P. Haney, of the Municipal Art Society; Mrs. Rosalie Loew Whitney, of the Woman's Municipal League; George M. Welsh, of the Brooklyn Legislative Committee; Franklin W. Hooper, of the Brooklyn Institute of Arts and Sciences, and Mrs. Florence Spiegelberg and Sidney Newborg, of the Citizens' Union Aldermanic Committee.

On request of Charles O. Maas, attorney for the O. J. Gude Company, the committee decided to hold another hear-

ing next Wednesday. Mr. Maas stated that he would submit an alternative regulating ordinance in behalf of the outdoor advertising men at that time.

Brooklyn Bridge To Be Double-Decked.

Double-decking Brooklyn Bridge, the oldest of the three suspension bridges connecting the Boroughs of Manhattan and Brooklyn, of Greater New York, will probably be undertaken when work on the Queensboro Bridge, a cantilever structure spanning the East River at Blackwell's Island, is sufficiently advanced. The tentative plans, which have been made public by F. J. H. Kracke, Commissioner of Bridges, contemplates building the new level on top, where it will be used principally for pedestrian traffic, although provision for one trolley line will be made. On the lower level all other surface and elevated lines will run, including the Brighton line, which will connect with the dual subway system.

Eastern Parkway Subway Contract Awarded.

The Public Service Commission during the week awarded the contract for the construction of Section No. 1-A of Routes No. 12, a part of the Eastern Parkway subway in Brooklyn, to the Cranford Company, for \$2,225,519.25. This company was the lowest bidder among eighteen contractors who submitted proposals last Friday, and it has had previous experience in subway construction in the Centre street loop subway in Manhattan and on the Fourth avenue subway in Brooklyn. Alfred Craven, chief engineer of the commission, recommended that its bid for this section be accepted.

Section No. 1-A of Route No. 12 lies in Flatbush avenue, Brooklyn, between St. Marks avenue and Prospect Park plaza. The plans call for a subsurface railroad with six tracks for the greater part of the distance. Four of these tracks will connect with the existing

subway and will extend out Eastern Parkway to Buffalo avenue. They will be operated by the Interborough Rapid Transit Company. Two of the tracks will connect the Fourth avenue subway with the Brighton Beach Railroad, and will be operated by the New York Municipal Railway Corporation. These two tracks separate from the other four tracks at the plaza. When completed, the Eastern Parkway subway will be extended as a three-track elevated line from Buffalo avenue through East 98th street and Livonia avenue to New Lots avenue, and will also have a two-track branch subway down Nostrand avenue from Eastern Parkway to Flatbush avenue.

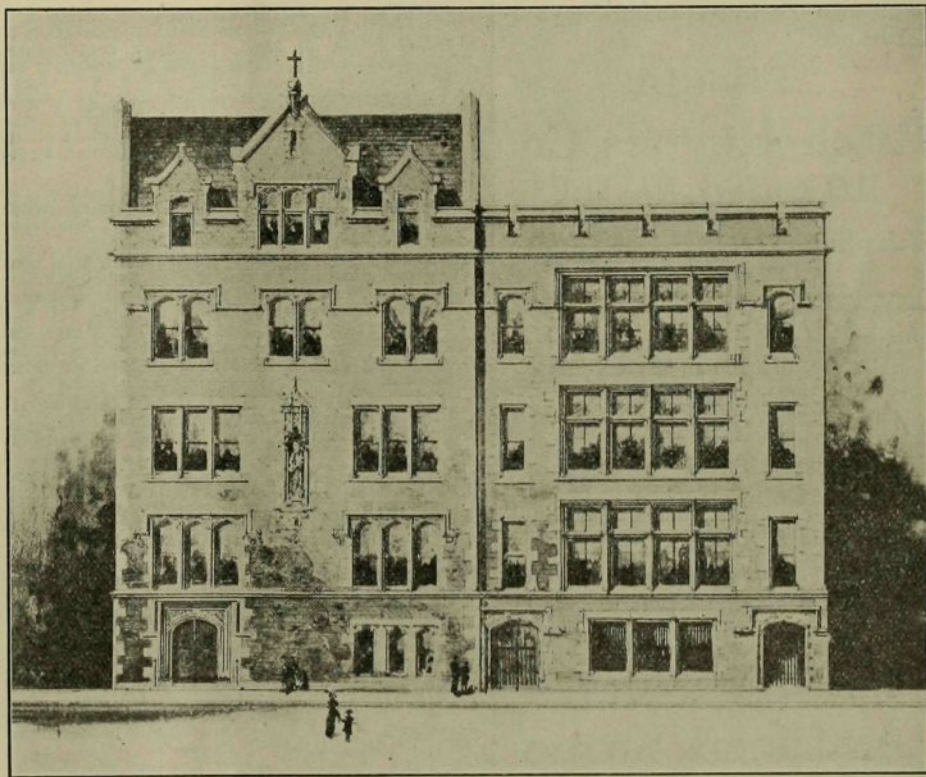
Addition to Standard Mail Order Co.'s Building.

Henry B. Herts, architect, has been retained by the Standard Mail Order Co. to prepare plans for a twelve-story addition to their recently completed building at 423-37 West 55th street. The structure will adjoin the present building on the west and give the owners a total frontage of 425 feet in 55th street and an overall depth of 122.2 feet. Isaac A. Hopper, Inc., general contractor, who erected the original building, has received the contract for the addition, which will cost in the neighborhood of \$200,000.

Contract for Princeton Stadium.

Geo. A. Fuller Co., 111 Broadway, received the general contract for the erection of a stadium for Princeton University, from plans prepared by Henry J. Hardenbergh, architect, 47 West 34th street. The new stadium, which is a gift to the university from Edgar Palmer, an alumnus will be built of reinforced concrete and have a seating capacity of 41,000. All modern conveniences for players and spectators will be included, toilets, dressing-rooms, shower baths and plunge. The project will represent an expenditure of \$300,000.

EDUCATIONAL BUILDING FOR NEGROES.



THIS school and residence for negro children will be erected in 138th St., near Lenox Av. It is the first structure of this kind to be established in New York City by the Roman Catholic Church. The school will be four stories high and the residence five, of fireproof construction throughout; the entire floor construction will consist of steel framing with cinder concrete floor arches and wooden floors. The exterior will be finished with a light brown Pompeian

brick with light terra cotta trimmings and slate mansard roof. Special features will be a chapel in the first story of the residence, and roof gardens for boys and girls in connection with the school. The building is to be erected by the Sisters of the Blessed Sacrament of Cornwells, Pa., Mother Mary Katherine Drexel, Superior. Ballinger & Perrot, of Philadelphia, who have New York offices in the Marbridge Building, are the architects and engineers. The cost will be about \$50,000.

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New Theatre for Brooklyn.

Frank A. Keeney, 1493 Broadway, N. Y. C., is having plans prepared by Wm. E. Lehman, 738 Broad street, Newark, for a theatre, seating 2,450, to be erected on Livingston street, Brooklyn. The new theatre will be built opposite the Montauk Theatre and will be of brick with terra cotta trimmings and absolutely fireproof and modern in every respect. Work will be started early this spring and the building ready for use during the coming winter. The cost will be about \$200,000.

New Brooklyn Factory.

Phoenix Hermetic Co. (John H. Giles, president), 194 Chambers street, Manhattan, is having plans prepared by Henry A. Smith, architect, 1181 Broadway, for a new factory building to be erected in Brooklyn.

The new building will be located at the corner of Thirty-eighth street and Fourteenth avenue and will cost about \$150,000. The building will be four stories in height and will be built of reinforced concrete. Further details of construction will be announced in a later issue.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—Mrs. Franklin Simon, 95 Riverside Drive, contemplates remodeling the 4-sty stone residence at 96 Riverside Drive. No architect selected.

MANHATTAN.—The 684 Sixth Av. Realty Co., 11 East 30th st, contemplates the erection of a 9-sty loft and store building at 682-684 6th av. Brown Bros., 11 East 30th st, general contractors. No architect selected.

GENEVA, N. Y.—The New York Central Iron Works, Hagerstown, Md., contemplates altering the 3-sty brick factory, 40x150 ft., in Exchange pl, opposite the N. Y. Central station, for store and office purposes. No architect selected.

MONTCLAIR, N. J.—The First Congregational Church, Frank A. Ferris, Jr., 2 Warren pl, Montclair, contemplates rebuilding the brick and stone church at Fullerton and Plymouth avs. No architect selected.

TOWN OF UNION, N. J.—The committee of the Town of Union, Emile Bautz, town clerk, Adolph Van Neste, chairman, contemplates the erection of a 2-sty brick fire house at 3d st and Palisade av, to cost about \$15,000. No architect selected.

BALDWIN, L. I.—The Board of Education of Baldwin, Dr. J. Steel, president, contemplates the erection of a school here. No architect selected.

WATERFORD, N. Y.—The Town of Waterford, Harry Davidson, town clerk, is receiving competitive sketches for rebuilding the 3 or 4-sty brick and stone town hall in Broad st, to cost about \$25,000.

GLEN HEAD, L. I.—The Harmonie Club, 10 East 60th st, N. Y. C., Emil Goldmark, president, contemplates the erection of a clubhouse here. No architect selected.

ELMIRA, N. Y.—F. & A. M., of Elmira, contemplates rebuilding the roof of masonic building at Lake and Market sts, which was destroyed by fire. No architect selected.

PELHAM HEIGHTS, N. Y.—W. C. Baxter, 206 Cliff st, contemplates the erection of a residence on Irving pl and Highbrook av. No architect selected.

LARCHMONT, N. Y.—J. Ross Collins, Woodbine av, contemplates the erection of a 2½-sty frame residence on Boston Post rd, to cost about \$7,000. No architect selected.

MANHATTAN.—Irvin Hotel for Women, care of William M. Baldwin, chairman of building committee, 17 Battery pl, contemplates the erection of a brick and stone hotel at 308-312 West 30th st, between 8th and 9th avs. No architect selected.

LANCASTER, N. Y.—The Buffalo Shirt Co., Oliver Goldsmith, president, contemplates the erection of a brick or concrete plant here. No architect selected. Cost, about \$15,000.

ORADELL, N. J.—The Board of Freeholders of Bergen County, Martin J. Brestel, chairman and secretary of committee, 275 Main st, Hackensack, N. J., contemplates the erection of a \$50,000 tuberculosis camp three miles from Oakland, N. J. An architect will probably be selected by competition.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.
BRONX.—The Hermax Building Co., 1836 Wallace av, owner, is taking bids on subs for a 5-sty tenement, 50x98 ft., in the north side of 156th st, 100 ft. west of Elton av, from plans by M. W. Del Gaudio, 401 East Tremont av. Cost, about \$55,000.

MANHATTAN.—Browne & Almirot, 220 5th av, architects, are taking bids for a 3-sty shop and tenement, 25x95 ft., at 230 East 63d st for Patrick Burns, 250 East 62d st. Cost, about \$20,000.

DWELLINGS.

BROOKLYN.—John M. Anderson, 13 Reeves pl, owner, is taking bids on general contract for two 2-sty frame residences, 16x60 ft., on the

west side of Reeves pl, 150 ft. north of Prospect av, from plans by Benj. F. Hudson, 319 9th st. Cost, about \$4,000.

BRONXVILLE, N. Y.—Harrie T. Lindeberg, 2 West 47th st, N. Y. C., architect, is taking bids for a 2-sty brick veneer and terra cotta block or stucco residence, 40x120x25 ft., at Lawrence Park, for Thomas E. Wing, 14 Wall st, N. Y. C. Cost, about \$30,000.

HICKSVILLE, L. I.—Frank Kratzel, 815 Flushing av, Brooklyn, owner, is taking bids on subs for two 2½-sty brick residences, 30x40 ft., from plans by Val Schiller, 391 10th av, Astoria, L. I., architect. Cost, about \$6,000 each.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Bids will close April 6 for the factory on the north side of Johnson av, 76 ft. east of Varick st, for the Ellanam Adjustable Dress Forms Co., I. Levine, president, 380 Throop av. Eugene Schoen, 25 West 42d st, N. Y. C., architect. Cost, about \$120,000.

HALLS AND CLUBS.

NEWBURGH, N. Y.—Bids will close about April 10 for the 3-sty brick, terra cotta and limestone Masonic temple, 63x101 ft., in the east side of Grand st, about 300 ft. north of Broadway, for the Newburgh Lodge F. & A. M. No. 309 and Hudson River Lodge No. 607, D. E. McKinstry, chairman, 22 Water st. Cost, about \$100,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Carl L. Otto, 130 Fulton st, N. Y. C., architect, is taking bids for a 3-sty brick and stone nurses' home, 34x104 ft., in Stockholm st, north of St. Nicholas av, for the German Hospital of Brooklyn, on premises. Cost, about \$50,000.

THEATRES.

WOODHAVEN, L. I.—Lott & Gascoyne, 1264 Jamaica av, owners, are taking bids for a 2-sty brick moving picture theatre, 50x97 ft., on the south side of Jamaica av, 40 ft. west of Boyd av, from plans by George E. Crane, 2706 Jamaica av, Richmond Hill, architect. Cost, about \$25,000.

MANHATTAN.—The Libman Contracting Co., 130 West 46th st, is figuring revised plans for the theatre at 153-155 West 49th st, from plans by Murphy & Dana, architects.

MISCELLANEOUS.

BROOKLYN.—E. J. Meisinger, 394 Graham av, architect, is taking bids for a 2-sty brick milk station, 82x100 ft., at 163 Ellery st, for John Bosch's Sons, 163 Ellery st. Cost, about \$20,000.

MANHATTAN.—Bids will close at 12.15 p. m. April 24 at the office of the commission, 153 Nassau st, for constructing section 2 of routes 4 and 36, a part of the Broadway-4th Av. Rapid Transit R. R. Alfred Craven, 154 Nassau st, chief engineer. B. J. Arnold, 154 Nassau st, consulting electrical engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
24TH ST.—Lucian Pisciotto, 391 East 149th st, is preparing plans for alterations to the 5-sty tenement, 25x83 ft., in the south side of 24th st, 100 ft. west of Av A, for Silas Downing, on premises. Cost, about \$5,000.

38TH ST.—Paul C. Hunter, 191 9th av, is preparing plans for a 12-sty bachelor apartment, 25x100 ft., at the southeast corner of 38th st and Lexington av, for the Allerton Realty Co., James S. Cushman, 240 West 23d st. Bids are desired on blasting by the architect.

ACADEMY ST.—George F. Pelham, 30 East 42d st, is preparing plans for two 5-sty apartments, 100x137 ft., in the west side of Academy st, 120 ft. north of Broadway, for Knapp & French, Inc., 868 East 162d st, owners and builders, who will take bids on subs about April 28. Cost, about \$90,000.

BLEECKER ST.—Chas. M. Straub, 147 4th av, is preparing plans for a 6-sty apartment, 42 x63 ft., at 382-384 Bleecker st, southwest corner Perry st, for Lippman & Gold, care of architect. Cost, about \$40,000.

204TH ST.—Lucian Pisciotto, 391 East 149th st, is preparing plans for three 5-sty tenements, 50x88 ft., in the south side of 204th st, 100 ft. east of 10th av, for the Crosant Construction Co., 184th st and Webster av, owner and builder. Total cost, about \$135,000.

123D ST.—Neville & Bagge, 215 West 125th st, are preparing plans for a 9-sty apartment, 60x85 ft., at 118-122 West 123d st, for the Mc-Morrow Engineering & Construction Co., 271 West 125th st, Patrick Mc-Morrow, president. Robert E. Moss, 126 Liberty st, engineer. Cost, about \$200,000.

LILLIAN PL.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 5-sty brick tenement, 79x72 ft., at the southwest corner of Lillian pl and 177th st, for the Rudolph Wallach Co., 68 William st, owner and builder. Cost, about \$65,000.

LEXINGTON AV.—Gross & Kleinberer, Bible House, have completed plans for alterations to the 5-sty tenement 1275 Lexington av for the Ande Realty Co., 2 Rector st. Cost, about \$8,000.

FT. WASHINGTON AV.—Neville & Bagge, 217 West 125th st, have completed plans for a 6-sty apartment at the northeast corner of Ft. Washington av and 171st st for the Tilman Construction Co., 445 Audubon av. Cost, about \$150,000.

FT. WASHINGTON AV.—Neville & Bagge, 217 West 125th st, have completed plans for a 6-sty apartment at the southeast corner of Ft. Washington av and 172d st for the Tilman Construction Co., 445 Audubon av. Cost, about \$150,000.

FT. WASHINGTON AV.—Chas. B. Meyers, 1 Union Sq West, has completed plans for a 6-sty apartment at the southeast corner of Ft. Washington av and 170th st for the H. M. Construction Co., 327 East 163d st. Cost, about \$160,000.

DWELLINGS.

79TH ST.—H. Van Buren Magonigle has completed plans for the 5-sty residence for Mrs. Elvira Brokaw Fischer, 9 West 47th st, to be erected at 7 East 79th st. The contract has not been awarded.

FACTORIES AND WAREHOUSES.

183D ST.—The Belmont Embroidery Works, 592 East 183d st, Solomon Hirschhorn, contemplates alterations to the 2-sty brick factory, 72x100 ft., at 592-596 East 183d st, from plans by R. F. Knockenhauer, Tremont av and 3d avs, architect. Cost, about \$8,000.

STORES, OFFICES AND LOFTS.

5TH AV.—Townsend, Steidle & Haskell, 47 West 34th st, are finishing plans for the 10-sty store, loft and office building, 49x166 ft., and 40x90 ft., at 481-485 5th av, 2-7 East 41st st, and 4-6 East 42d st, for Rogers Peet & Co., 258 Broadway, owner of building and lessee of ground. Pattison Bros., 1182 Broadway, electrical engineers. Nygren, Tenny & Ohmes, 101 Park av, steam engineers. Cost, about \$500,000.

38TH ST.—Rouse & Goldstone, 40 West 32d st, are preparing sketches for a 12-sty store and loft building, 55x88 ft., at 57-61 West 38th st for Goldberg & Kramer, 11 East 26th st. Cost, about \$210,000.

ORCHARD ST.—O. Reissmann, 30 1st st, has completed plans for a 6-sty brick store and loft building, 25x29 ft, at 18 Orchard st, for Isadore Abraham, 22 Orchard st. Harry Goldstein & Bros., 22 Orchard st, lessees. Cost, about \$30,000.

5TH AV.—Rouse & Goldstone, 40 West 32d st, have been commissioned to prepare plans for a 6-sty store and loft building at 616 5th av, for Bergdorf & Goodman Co., 32 West 32d st, owner of building. Cost, about \$85,000.

THEATRES.

9TH ST.—Louis A. Sheinart, 194 Bowary, is completing plans for a 3-sty moving picture theatre and office, 26x125 ft., at 300-308 East 9th st, for Philip & Benjamin Menschel, 142 2d av, owners, who will soon take bids. Cost, about \$15,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

HUNTS POINT.—C. B. Meyers, 1 Union sq, has been commissioned to prepare plans for three 5-sty apartments at the southeast corner of Hunts Point and Garrison avs, for the Baronetto Construction Co., 71 Nassau st.

AV ST. JOHN.—Excavating is under way for two 5-sty apartments, 58x93 ft., at the southeast corner of Av St. John and Beck st for the Normal Construction Co., 661 Tinton av, John Brown, president. C. B. Meyers, 1 Union sq, architect. Bronx Roofing Co., 4133 3d av, roofing work; Melrose Plumbing Co., 453 East 160th st, plumbing; and Levine & Posher, 533 East 119th st, structural and ornamental iron work. Cost, about \$100,000.

DWELLINGS.

TOWN DOCK RD.—J. A. Diognardi, Larchmont, N. Y., has completed plans for a 2-sty

brick and hollow tile residence, 20x48 ft., on the east side of Town Dock rd, 125 ft. north of Wilcox st, for A. Di Maio and R. Scorpato, 334 East 106th st. Cost, about \$4,500.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids March 30 for installing heating and ventilating apparatus in P. S. 51, Wall Engr. & Construction Co., low bidder at \$51,333. For installing temperature regulation in same school, Johnson Service Co., at \$4,952.

BRONX.—Bids were opened by the Board of Education March 30 for furnishing and erecting two portable buildings at P. S. 5, Louis G. Glantz, low bidder at \$2,293; two portable buildings at P. S. 6, Louis G. Glantz at \$2,262 and one portable building at P. S. 26, Louis G. Glantz at \$1,180.

STORES, OFFICES AND LOFTS.

TREMONT AV.—Fred Jaeger, 441 East Tremont av, is preparing plans for six 1-sty brick stores, 86x65 ft., on the north side of Tremont av, 43 ft west of Daly av, for George Paulson, owner. Cost, about \$15,000.

THEATRES.

SOUTHERN BOULEVARD.—Work has been started on two theatre buildings, 165x100 ft., on Southern boulevard, 163 ft north of Westchester av, by the Property Operating Corporation, 68 Broadway, owners. Paul B. La Velle, 507 5th av, architect. The work consists of an indoor seating theatre seating 600 and an open-air theatre, seating 900. Cost, about \$75,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BAY 23D ST.—Charles M. Straub, 147 4th av, N. Y. C., is preparing plans for a 4-sty tenement, 51x84 ft., in the west side of Bay 23d st, 117 ft. south of Bath av, for Pedro Tamonini, 181 Bay 17th st, owner and builder.

5TH ST.—Chas. M. Straub, 147 4th av, N. Y. C., is preparing plans for a 6-sty tenement, 50x87 ft., at 357-359 South 5th st, for the Solomon Kraus Construction Co., 217 Havemeyer st, owner and builder.

2D ST.—Nast & Springsteen, 21 West 45th st, are preparing plans for a 6-sty tenement, 50x102 ft., at 366-368 South 2d st for the Gaynor Improvement Co., 249 Kosciusko st, Louis Pomerantz, president and builder. Cost, about \$40,000.

ADELPHI ST.—Farber & Markwitz, 189 Montague st, are preparing plans for a 5-sty tenement, 50x86x100 ft., at 88-90 Adelphi st for the Kahan Construction Co., 320 Schermerhorn st, owner and builder.

CHURCHES.

YORK ST.—Excavating is under way for the brick and stone church, 50x100 ft., and 2-sty brick and stone rectory in the north side of York st, east of Gold st, for St. George's R. C. Church. Rev. Father Anthony Kodis, 225 High st. Robert J. Reiley, 481 5th av, N. Y. C., architect. McDermott & Hanigan, 103 Park av, N. Y. C., general contractors. Cost, about \$40,000.

DWELLINGS.

BROOKLYN.—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty frame and stucco residence, 26x21x45 ft., for George Oneywald, care of Midwood Associates, 805 Flatbush av. Cost, about \$9,000.

HANCOCK ST.—Maxwell A. Cantor, 39 West 38th st, N. Y. C., is preparing plans for six 2-sty brick residences in the north side of Hancock st, 95 ft west of Irving av, for Church & Gough, 1344 Jefferson av, owner and builder. Cost, about \$4,000 each.

WILLIAMSBURGH, L. I.—F. J. Dassau, 1376 Broadway, Brooklyn, is preparing plans for three 2-sty brick residences, 20x60 ft., in the west side of Himrod st, 38 ft. south of Grandview av, for Frank Reichert, Myrtle av, near Harmon st, owner and builder. Cost, about \$4,500.

FACTORIES AND WAREHOUSES.

VARICK ST.—P. Tillion & Son, 381 Fulton st, are preparing plans for a 1-sty brick foundry, 100x100 ft., in the west side of Varick st, 200 ft. north of Nassau av, for the Franklin Brass Foundry, M. J. Reilly, 102 Varick st. Cost, about \$6,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Fay Kellogg, 32 Union sq, N. Y. C., has been commissioned to prepare plans for a memorial hospital for the Memorial Dispensary for Women and Children, 827 Sterling pl, owner. Mrs. W. D. Munson, 220 New York av, president. The selection of a site has not been made. Cost, about \$40,000.

BROOKLYN AV.—Ludlow & Peabody, 101 Park av, are preparing plans for a 4-sty brick and limestone hospital, 35x93 ft., at the southeast corner of Brooklyn av and President st, for the House of St. Giles the Cripple, Garden City, L. I., Thomas A. Davis, 360 Fulton st, Brooklyn, chairman of building committee. Cost, about \$75,000.

SCHOOLS AND COLLEGES.

EUCLID AV.—F. J. Berlenbach, 260 Graham av, has completed plans for a 3-sty brick and hollow tile parochial school, 110x62 ft., on the east side of Euclid av, 175 ft north of Fulton st, for the Church of the Blessed Sacrament, Rev. Father Kiely, pastor. Cost, about \$75,000. Bids will be taken about April 10.

BROOKLYN.—Bids were opened by the Board of Education March 20 for the general construction of additions to and alterations in P. S. 36, Peter Cleary, low bidder at \$84,700. For plumbing and drainage of same school, James Harley Plumbing Co. at \$10,959.

BEVERLY RD.—F. Helmle, 190 Montague st, will soon be ready for bids on general contract for a school on Beverly rd and East 17th st, for the Church of the Holy Innocents, Rev. Father Wm. J. Costello and Martin J. Biggane. Cost, about \$75,000.

STORES, OFFICES AND LOFTS.

FLATBUSH AV.—Eisenla & Carlson, 16 Court st, are preparing plans for alterations to the 2-sty brick store on Flatbush av, near 7th av, for Joseph McCowan, 493 8th st. Cost, about \$12,000.

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PROPOSALS

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

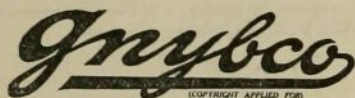
SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A. M. on Tuesday, April 21, 1914, for Contract 118, for the construction of eleven superstructures along the line of Catskill aqueduct. The buildings are to be of brick with concrete-stone trimmings. Ten of the buildings are 30 feet by 39 feet by 27 feet and the other is somewhat smaller. The substructures or foundations of the buildings have been built and The City will furnish and erect the tile roof for the buildings. The work is located in the towns of Philipstown, Putnam County, and Cortlandt, Yorktown and Mt. Pleasant, Westchester County, New York.

At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders, and contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars (\$10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President.
CHARLES N. CHADWICK,
JOHN F. GALVIN,
Commissioners of the Board of
Water Supply.
W. BRUCE COBB, Secretary.

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.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., March 31, 1914.—Sealed proposals will be opened in this office at 3 p. m., May 11, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures and approaches) of the United States post office at Huntingdon, Pa. Two-story-and-basement building; ground area, 4,800 square feet; fireproof construction; stone and brick facing; composition roof. Drawings and specification may be obtained from the custodian of site at Huntingdon, Pa., or at this office, in the discretion of the Supervising Architect, O. Wenderoth, Supervising Architect.



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Contemplated Construction—Continued.

FLATBUSH AV.—Eisenla & Carlson, 16 Court st., are preparing plans for alterations to six stores and seven offices on the west side of Flatbush av, north of 7th av, for St. Thomas Amusement Co., Jos. McGowan, president. Cost, about \$10,000.

Queens.

DWELLINGS.

RICHMOND HILL, L. I.—L. J. Frank, 206 Crescent st., Brooklyn, is preparing plans for a 2-sty frame and brick veneer residence, 20x40 ft., at the corner of Manor and Ashland avs, for the Garlweits Construction Co., 86 Franklin st. Cost, about \$4,000. Bids will be taken by the owner.

KEW GARDENS, L. I.—Slee & Bryson, 154 Montague st., Brooklyn, have completed plans for a 2½-sty frame and stucco residence, 29x30 ft., for J. F. Kendall, 102 Beverly rd., Brooklyn, owner and builder. Cost, about \$6,000.

KEW GARDENS, L. I.—Henry Haugaard, Richmond Hill, L. I., is preparing sketches for a 2½ sty hollow tile and stucco residence, 36x30 ft., on Abington rd for Chas. Adams, care of architect. Cost, about \$8,000.

JAMAICA, L. I.—W. H. Spaulding, this place, is preparing plans for a 2-sty frame residence, 24x40 ft., on Hillcrest av for Mrs. T. H. Sweeney, 106 Grand av, owner. Cost, about \$5,000.

RICHMOND HILL, L. I.—George E. Crane, 2706 Jamaica av, is preparing plans for three attached and four semi-attached 2-sty frame residences, 20x40 ft., to cost about \$17,500. Owner's name for the present withheld.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 47 West 34th st, N. Y. C., is preparing plans for a 2½-sty concrete block, frame and stucco residence, 34x40 ft., for Mrs. A. D. Miller, 191 Sterling pl, Brooklyn. Cost, about \$9,000.

QUEENS, L. I.—B. F. Hudson, 319 9th st, Brooklyn, is preparing plans for five 2½-sty frame and stucco residences, 20x40 ft., for William Windergrath, 735 Av Y, Brooklyn, owner and builder. Cost, about \$4,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Ballinger & Perrot, 1328 Broadway, N. Y. C., are preparing plans for a 6-sty reinforced concrete factory on Jackson av, near Bridge Plaza, for the National Casket Co., James P. Linahan, secretary, 48 Great Jones st, N. Y. C. Bids will be received by architects about April 22. Cost, about \$200,000.

SCHOOLS AND COLLEGES.

CORONA, L. I.—Bids will close April 6 at 3 P. M. for installing electric equipment in P. S. 14, northwest corner of Hillside and Fairview avs, for the City of New York. Board of Education, Thomas W. Churchill, president. C. B. J. Snyder, care of owner, architect. Peter Cleary, 115 Marion st, Brooklyn, general contractor. Cost, \$150,000.

QUEENS.—The Board of Education opened bids March 30 for furnishing and delivering glass to various schools. Pittsburgh Plate Glass Co. low bidder at \$1,652.47.

STABLES AND GARAGES.

FLUSHING, L. I.—R. W. Johnson, Corona, L. I., has completed plans for a 1-sty concrete block garage, 68x72 ft., at 110 Broadway, for M. Gilroy, this place. Cost, about \$5,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—The Uncas Manufacturing Co. has purchased the plot, 60x200, running through from 10th to 11th st, 100 ft. west of East av, Long Island City, for improvement with a 2-sty concrete building.

Nassau.

DWELLINGS.

FREESPORT, L. I.—John Burmeister, 416 Cornelia st, Brooklyn, has completed plans for a 2½-sty frame residence, 20x28 ft., on the east side of New York av, 125 ft. north of Central av, for William V. Noble, Woodhaven, L. I., owner. F. Drosch, Woodhaven, general contractor. Cost, about \$5,000.

SCHOOLS AND COLLEGES.

FREESPORT, L. I.—Plans are being revised and new bids will be received from the previous low bidders to erect a school at Columbia av, Orchard st and Rutland rd, for the Board of Education of Union School District No. 9, Town of Hempstead. Cost, about \$60,000.

Westchester.

DWELLINGS.

TARRYTOWN, N. Y.—Taylor & Levi, 105 West 40th st, N. Y. C., have been commissioned to prepare plans for exterior and interior alterations to the country residence of Louis Rosenstein, 373 Washington st, N. Y. C.

HARTSDALE, N. Y.—H. G. Larzelere, builder, 44 Hill st, New Rochelle, contemplates the erection of a \$12,000 residence, for which plans will be prepared privately.

SCARSDALE, N. Y.—William G. Gallowhur, Heathcote rd, contemplates the erection of an addition to his residence on Heathcote rd, from plans by Jas. Britte, 1170 Broadway, N. Y. C. Cost, about \$4,000.

HARTSDALE, N. Y.—Beverly S. King, 103 Park av, N. Y. C., has just been commissioned to prepare plans for a new residence for Clarence J. Wyckoff, to cost about \$15,000. Hollow tile and stucco, slate roof, hot water heat.

PUBLIC BUILDINGS.

NEW ROCHELLE, N. Y.—Oscar Wenderoth, Washington, D. C., has completed plans for a post office building for the U. S. Government. Cost, about \$80,000. Bids will be advertised for about April 4.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

16TH ST.—J. F. Murphy, 628 East 9th st, has received the general contract to alter the 3 and 5-sty store and tenement, 25x26 ft., at 405 East 16th st, for Chas. McManus, 99 Nassau st, Jacob Fisher, 25 Av A, architect. Cost, about \$5,000.

FOX ST.—(Sub.)—Brand & Silverstein, 4014 Park av, have received the structural and ornamental iron contract for the 5-sty tenement in the east side of Fox st, 233 ft. north of 165th st, for the Max Building Co., Max Cohen 1082 Morris av, president and builder. Cost, about \$45,000.

NEWARK, N. J.—Israel Blum, 146 South 21st st, Irvington, N. J., has received the general contract to erect a 4-sty apartment, 50x83 ft., at 28 Broad st for W. Frank Hopping, 132 Astor st. Edward V. Warren, 31 Clinton st, architect. Cost, about \$35,000.

170TH ST.—(sub.)—Paterson Bros. have received the framing contract and Rubin & Marcus the plumbing for two 6-sty buildings at 170th st and Wilkins av, for Louis E. Kleban, owner. Maximilian Zipkes, 220 5th av, architect.

BANKS.

HOBOKEN, N. J.—Martin Farrell, 1108 Garden st, has received the general contract to alter the 5-sty brick and stone bank building northwest corner of Washington and Newark sts for the Hoboken Bank for Savings. L. Meystre & Son, Savings Bank Building, Hoboken, architects. Cost, about \$30,000.

DWELLINGS.

HARTSDALE, N. Y.—Emil Johanson, 730 Cranford st, Woodlawn, N. Y., has received the general contract to erect a frame and stucco residence, 40x60 ft., at the northwest corner of Colvin pl and Greenacres av, for Hope L. Smith, owner, care of E. J. Lang, 481 5th av, N. Y. C., architect. Cost, about \$13,000.

DOVER, N. J.—The R. W. Whitham Co., Blackwell st, Dover, N. J., has received the general contract to erect a 1-sty bank at the northeast corner of Blackwell and Warren sts, for the Dover Trust Co., E. E. Rosveer, cashier, J. W. Sterling, president. Mowbray & Uffinger, 56 Liberty st, N. Y. C., architects. Cost, \$40,000.

WEST NUTLEY, N. J.—Frederick Clark, 31 Church st, Nutley, has received the general contract to erect the 2-sty frame residence, 24x35 ft., on the west side of Hillside av, near Vreeland av, for Ellis V. Ort, 119 West 40th st, Armstrong & De Gelleke, 122 East 25th st, N. Y. C., architects.

KATONAH, N. Y.—John Fallon, 225 5th av, N. Y. C., has received the general contract to erect 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.

FACTORIES AND WAREHOUSES.

MORGAN AV.—Newman & Carey, 215 Montague st, have received the general contract to erect a 1 and 2-sty brick stable and storage, 95x185 ft., at the southwest corner of Morgan av and Maujer st, for Levy Bros., on premises, owners. William Debus, 86 Cedar st, architect. Cost, about \$20,000.

RUTHERFORD, N. J.—Claus Ahrens, East Rutherford, has received the general contract to erect a 2-sty brick factory on Railroad pl, near Humboldt st, for Chas. S. Morton & Co., 810 Broadway, owners. Cost, about \$12,000.

JERSEY CITY, N. J.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract by C. F. Mueller & Co. (manufacturers of macaroni) for the construction of factory at High st and Baldwin av, Jersey City, N. J. Building will be reinforced concrete throughout, 4-stys, 160x160 ft. F. P. Sheldon & Co., architects. Work will be undertaken at once.

LONG ISLAND CITY.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the contract for the foundation work for a factory building for the American Every Ready Co. on Thompson av and Orten st. Building is to be 8-stys, 300x200 ft. Foundation work to go ahead at once. Maynicke & Franke, architects.

PUBLIC BUILDINGS.

MANHATTAN ST.—E. E. Paul Co., 101 Park av, has received the general contract to erect the 2-sty brick and limestone library, 50x100 ft., in the south side of Manhattan st to 126th st, for New York Public Library, 5th av and 42d st. Carrere & Hastings, 225 5th av, architects.

SCHOOLS AND COLLEGES.

FAIRVIEW, N. J.—A. W. Crone & Son, 498 Central av, Jersey City, N. J., have received the general contract at \$60,897 to erect the 2-sty brick and limestone school at Anderson and Day avs, for the Board of Education. Joseph Turk, 770 Bergenline av, West New York, architect.

138TH ST.—The Amsterdam Building Co., 43 West 27th st, has received the contract, exclusive of plumbing, heating and wiring, for the 3-sty brick and terra cotta parochial school and sisters' residence in 138th st, 200 ft east of Lenox av for the Sisters of the Blessed Sacrament. Ballinger & Perrot, Marbridge Building, architects.

STORES, OFFICES AND LOFTS.

WORCESTER, MASS.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the contract to erect a terminal loft building at Grafton av and Franklin st, for John E. Bradley. The building will be 8-stys, 212x100 ft., reinforced concrete throughout. In addition there will be a power house and concrete railroad trestle. Work will be undertaken at once. W. S. Timmis, Broadway and 34th st, N. Y. C., is architect.

FLATBUSH AV.—Thomas Drysdale, 26 Court st, has received the general contract to erect a 3-sty brick office building, with stores, 20x28 ft., on the east side of Flatbush av, 69 ft north of Hanson pl, for Gabriel Schwager, 140 Flatbush av, owner. H. G. Dangler, 215 Montague st, architect. Cost, about \$15,000.

6TH AV.—H. H. Oddie, Inc., 251 4th av. has received the general contract to remodel the dance hall at the southeast corner of 6th av and 30th st for store purposes for Klein & Jackson, 149 Broadway. Rouse & Goldstone, 40 West 32d st, architects.

24TH ST.—Erskine Van Houten, 201 East 68th st, has received the contract to erect an 8-sty store and loft building and alter the store and loft building at 26 West 24th st and 24-28 West 24th st through to 23d st, for the William C. Schermerhorn Estate, care of L. J. Carpenter, 25 Liberty st. H. J. Hardenbergh, 45 West 34th st, architect. Cost, about \$100,000.

55TH ST.—Isaac A. Hopper, Inc., has received the contract to erect the new 12-sty building for the Standard Mail Order Co. on a 200-foot plot in the north side of 55th st, 100 ft. east of 10th av.

THEATRES.
SOUTHERN BOULEVARD.—The Murphy Const. Co. has received a contract from the Property Operating Corporation for the erection of two theatres and eight stores on the Southern Boulevard, north of Westchester av. One theatre will be open air and will seat 900, and the indoor theatre 600. The building will be 165x100 ft. and will be entirely of white enamel brick and terra cotta trimmings. Paul B. LaVelle is the architect.

MISCELLANEOUS.
ATLANTIC AV.—Adam Wischerth, Highland boulevard, has received the general contract to erect a dairy, office building and stable at Atlantic and Schenck avs, Liberty av and Darby st, for the Empire State Dairy Co., 502 Broadway, J. F. Worth in charge. Otto Strack, 220 East 23d st, N. Y. C., is architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

DWELLINGS.

79TH ST, 5-7 East, 5-sty brick and stone residence, 35x102; cost, \$100,000; owner, Farmers' Loan & Trust Co., Trustee for Mrs. Elvira B. Fischer, 9 West 47th st; architect, H. Van Buren Magonigle, 101 Park av. Plan No. 107.

FACTORIES AND WAREHOUSES.
53D ST, 238-40 West, 6-sty brick store and factory, 37x100; cost, \$30,000; owner, Jacob Maltern, 215 West 53d st, architect, Henry A. Koelble, 114 East 28th st. Plan No. 104.

93D ST, 209 East, 1-sty brick storage, 60x101; cost, \$20,000; owner, George Ehret, 235 East 92d st; architect, Louis E. Dell, 1133 Broadway. Plan No. 110.

SCHOOLS AND COLLEGES.
138TH ST, 57 West, 3 and 4-sty brick and stone school and residence, 75x81; cost, \$50,000; owners, Sisters of the Blessed Sacrament, Mother Mary K. Drexel, Superior, Cornwallis, Pa.; architects, Ballinger & Perrot, 1328 Broadway. Plan No. 111.

STABLES AND GARAGES.
115TH ST, 436 W, 1-sty brick garage, 25x100; cost, \$1,000; owner, Wm. W. Astor Estate, 21 West 26th st; architect, Jas. S. Maher, 431 West 14th st. Plan No. 101.

ST. NICHOLAS AV, 178 ft. from n e cor of West 100th st, 2-sty brick garage, 25x115; cost, \$8,000; owner, Gustav Scholer, M.D., 10 Jumel pl; architect, Francis Averkamp, 522 West 147th st. Plan No. 112.

STORES AND TENEMENTS.
SHERMAN AV & 207TH ST, n e cor, 5-sty brick tenement, 100x90; cost, \$115,000, owner, Halpin Realty Co., 154 Nassau st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 100.

CENTRAL PARK WEST, 469, 1-sty brick stores, 19x97; cost, \$10,000; owners, Estate of Emanuel Heilner and Moses J. Wolf, Moses J. Wolf, executor, 32 East 42d st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 109.

STORES, OFFICES AND LOFTS.
41ST ST, 5-7 East, 10-sty brick store and lofts, 165x197; cost, \$500,000; owner, Oceanic Investing Co., Albert E. Thorne, Pres., 49 Wall st; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 103.

6TH AV, 467-69, n w cor 28th st, 3-sty brick store and offices, 49x77; cost, \$30,000; owners, Harris Mandelbaum and Fisher Lewine, 135 Broadway; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 102.

ORCHARD ST, 18, 6-sty brick store and lofts, 25x89; cost, \$30,000; owner, Isidore Abraham, 22 Orchard st; architect, Otto Reissmann, 30 1st st. Plan No. 106.

55TH ST, 441-443 West, 16-sty brick stores, offices and lofts, 45x100; cost, \$180,000; owner, Alida Beekman Emmet, 32 Liberty st; architect, Henry B Herts, 35 West 31st st. Plan No. 105.

THEATRES.
72D ST, 346-350 East, 1-sty brick moving picture theatre, 42x102; cost, \$15,000; owner, The 72d St. Amusement Co., 346-50 East 72d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 99.

MISCELLANEOUS.
52D ST, 311-323 West, 1-sty brick lavatory, 24x11; cost, \$1,600; owners, City of New York, Board of Education, 500 Park av; architect, C. E. J. Snyder, 500 Park av. Plan No. 108.

Bronx.

DWELLINGS.

MOSHOLU PARKWAY, e s, 50 n 206th st, 1½-sty frame dwelling, shingle roof, 33x51; cost, \$5,000; owner, W. W. Niles, 11 Wall st; architect, Arthur E. Dore, Jr., West New York. Plan No. 141.

FACTORIES AND WAREHOUSES.
JENNINGS ST, s s, 100 e Wilkins av, rear 1-sty brick storage, tin roof, 60x50; cost, \$6,000; owner, Beck St. Const. Co., Ferd Hecht, Sec., 761 East 169th st; architect, Fred Hammond, 391 East 149th st. Plan No. 144.

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

HOTELS.

BOSTON RD, w s, 64.8 n 177th st, 3-sty frame hotel and store, size irregular, slag roof; cost, \$10,000; owners, Meyer & Klussmann, 180 Edgecomb av; architect, Wm. Kurtzer, 192 Bowery. Plan No. 138.

STORES AND DWELLINGS.

JENNINGS ST, s s, 100 e Wilkins av, two 1-sty brick stores and dwellings, tin roof, 25.4x67.5, 48x69.6; cost, \$12,000; owner, Beck St. Const Co., Ferd Hecht, Sec., 761 East 169th st; architect, Fred Hammond, 391 East 149th st. Plan No. 143.

STORES AND TENEMENTS.

178TH ST, n s, 98.3 w Boston rd, two 5-sty brick tenements, 44x88, slag roof; cost, \$70,000; owner, Hull Building Co., Patrick O'Rourke, 3185 Hull av, Pres., architects, Kreybomberg Architectural Co., 1029 East 163d st. Plan No. 136.

EAGLE AV, e s, 100 n 161st st, two 5-sty brick tenements, 50x111, plastic slate roof; cost, \$100,000; owner, Chas. T. Streeter Con. Co., Chas. T. Streeter, 204th st and Webster av, Pres.; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 139.

PROSPECT AV, e s, 47.2 s 178th st, 5-sty brick tenement, 53x104.4, slag roof; cost, \$55,000; owner, Flo Realty Corp., Jacob Bloom, 1832 Clinton av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 140.

GRAND CONCOURSE, n e cor Bush st, 6-sty brick tenement, plastic slate roof, 89.6x102.5; cost, \$65,000; owners, K. & R. Const. Co., Ignatz Roth, 35 Nassau st, Treas.; architects, Tremont Archtl Co., 401 Tremont av. Plan No. 145.

MISCELLANEOUS.

CABOT ST, foot of East River, 3 brick mills and engine house, one 4-sty, 79x123.11, two 2-sty, 79x53 & 28x9; cost, \$70,000; owner, Rock Plaster Mfg. Co., D. H. Haight, 381 4th av, Pres.; architects, Turner Construction Co., 11 Broadway. Plan No. 137.

DAVIS ST, n w cor Leland av, 1-sty frame shed, 20x15; cost, \$500; owner, N. Sweglia, on premises; architect, Albert S. D'Agostina, 513 1/2 East 118th st. Plan No. 142.

Brooklyn.

DWELLINGS.

HANCOCK ST, s s, 95 w Irving av, six 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$24,000; owners, Cheek & Gough, 1344 Jefferson av; architects, Nast & Springsteen, 21 West 45th st, N. Y. Plan No. 1707.

EAST 7TH ST, w s, 341.5 s Av P, 2-sty frame dwelling, 22.4x35.2, shingle roof, 1 family; cost, \$4,500; owner, Rich C. Doggett, 801 Av O; architects, Slee & Bryson, 154 Montague st. Plan No. 1728.

EAST 7TH ST, w s, 285.5 s Av P, 2-sty frame dwelling, 22.4x35.2, shingle roof, 1 family; cost, \$4,500; owner, Richard C. Doggett, 801 Av Q; architects, Slee & Bryson, 154 Montague st. Plan No. 1703.

EAST 7TH ST, w s, 319.5 s Av P, 2-sty frame dwelling, 30x23.8, shingle roof, 1 family; cost, \$4,000; owner, Richard C. Doggett, 801 Av Q; architects, Slee & Bryson, 154 Montague st. Plan No. 1702.

EAST 18TH ST, e s, 427 s Av N, 2-sty frame dwelling, 22.2x33.8, shingle roof, 1 family; cost, \$4,000; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 1729.

LAFAYETTE AV, s s, 250 e Reid av, 4-sty brick dwelling, 50.6x84, slag roof, 17 families; cost, \$45,000; owners, Stoher & Bernstein, 244 Lafayette av; architects, Shampman & Shampman, 772 Broadway. Plan No. 1742.

LINCOLN RD, s s, 240 e New York av, 2-sty frame dwelling, 20x30, tin roof, 2 families, cost, \$2,100; owner, Antonio Buovo, 398 Lefferts st; architect, E. Dennis, 241 Schenck av. Plan No. 1808.

LIBERTY AV, s w cor Forbell av, 3-sty brick dwelling, 21x55, gravel roof, 2 families; cost, \$6,000; owner, Rockmore Realty Co., 1531 48th st; architect, Henry Rockmore, 1531 48th st. Plan No. 1813.

RUTLAND RD, s s, 100 e Flatbush av, nine 3-sty brick dwellings, 17x40, gravel roof, 1 family each; total cost, \$45,000; owner, Brighton Building Co., 135 Westminster rd; architect, Peter J. Collins, 135 Westminster rd. Plan No. 1812.

WEST 1ST ST, w s, 200 s Sheepshead Bay rd, 2-sty frame dwelling, 16x30, shingle roof, 1 family; cost, \$2,000; owner, Oscar Rubin, West 1st st and Sheepshead Bay rd; architect, Harry D. Whipple, 1968 East 8th st. Plan No. 1773.

HEMLOCK ST, s e cor Danforth st, 1-sty brick dwelling, 19x55, tin roof; cost, \$3,500; owner, Louis Mehrmann, 132 Crescent st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1819.

HEMLOCK ST, e s, 19 s Danforth st, thirteen 2-sty brick dwellings, 19x55, tin roof, 2 families each; total cost, \$45,500; owner, Louis Mehrmann, 132 Crescent st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1818.

UNION ST, s e cor Rogers av, 3-sty brick store and dwelling, 20x34, "Barnett" roof, 2 families; cost, \$8,000; owner, Union Rogers Co., 1562 Myrtle av; architect, Arne Rehli, 106 Fulton st, N. Y. Plan No. 1828.

UNION ST, s s, 20 e Rogers av, four 3-sty brick dwellings, 20x43, "Barnett" roof, 1 family each; total cost, \$20,000; owner, Union Rogers Co., 1562 Myrtle av; architect, Arne Rehli, 106 Fulton st, N. Y. Plan No. 1829.

EAST 14TH ST, n s, 300 s Av I, two 2-sty frame dwellings, 17x40, shingle roof, 1 family each; total cost, \$8,000; owner, Oak Crest Building Corp., 612 Saratoga av; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 1845.

EAST 15TH ST, w s, 140 s Av N, two 2-sty frame dwellings, 16.6x37.6, shingle roof, 1 fam-

ily each; total cost, \$5,000; owner, Jos. J. Finley, 577 Woodside av; architect, John C. Wandell, 4 Court sq. Plan No. 1815.

WEST 35TH ST, w s, 280 n Canal av, 3-sty brick dwelling, 20x25, gravel roof, 1 family; cost, \$2,400; owner, Jos. Quick, 1564 Gravesend av; architect, same. Plan No. 1846.

RAILROAD AV, w s, 39.2 s Danforth st, two 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$7,000; owner, Louis Mehrmann, 132 Crescent st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1817.

14TH AV, n e cor 47th st, 2-sty frame dwelling, 26x46, shingle roof, 1 family; cost, \$6,500; owner, Isidore Lashner, 119 Blecker st, N. Y.; architects, Eisenla & Carlson, 16 Court st. Plan No. 1848.

HASTINGS ST, n w cor Oriental blvd, 2-sty frame dwelling, 56.4x31, tile roof, 1 family; cost, \$15,000; owner, Nellie H. Vernon, Hotel Marie Antoinette, N. Y. C.; architects, McKenney & Cassidy, 272 Beaumont st. Plan No. 1864.

EAST 17TH ST, e s, 290 s Av R, 2-sty frame dwelling, 20x38.8, shingle roof, 1 family; cost, \$4,000; owner, Henry W. Franklin, 110 Ft. Greene pl; architects, Slee & Bryson, 154 Montague st. Plan No. 1854.

WEST 35TH ST, e s, 260 s Mermaid av, 2-sty frame dwelling, 26x19, gravel roof, 2 families; cost, \$2,000; owner, Mrs. Rebecca Panken, 2848 West 36th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1865.

FACTORIES AND WAREHOUSES.

FULTON ST, s s, 60 e Sackman st, 1-sty brick storage, 18x30, gravel roof; cost, \$500; owner, John T. Sullivan, 2360 Fulton st; architect, John M. Halloran, 1494 Bushwick av. Plan No. 1749.

SANDS ST, n s, 131 w Bridge st, 4-sty brick storage, 24.8x95, slag roof; cost, \$20,000; owner, Ralph Cohn, 131 Sands st; architect, David A. Walsh, 398 Lexington av. Plan No. 1745.

HANSON PL, s e cor Ft. Greene pl, 1-sty brick storage, 20x52, gravel roof; cost, \$1,500; owner, Max Kornblum, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1852.

SCHOOLS AND COLLEGES.

EUCLID AV, e s, 175 n Fulton st, 3-sty brick school, 110x61.8, gravel roof; cost, \$65,000; owner, R. C. Church of Blessed Sacrament, 200 Euclid av; architect, Francis J. Berlenbach, 260 Graham av. Plan No. 1754.

STABLES AND GARAGES.

WESTMINSTER RD, w s, 250 s Slocum pl, 1-sty frame garage, 16x20, shingle roof; cost, \$500; owner, Christian K. Ducell, 326 Westminster rd; architect, Geo. Hitchings, 391 Fulton st. Plan No. 1740.

HEMLOCK ST, e s, 100 s Liberty av, 1-sty brick garage, 30x62, carborite roof; cost, \$3,000; owner, Geo. W. Forbell, 561 Grant av; architect, same. Plan No. 1777.

HERKIMER ST, n s, 325 e Saratoga av, 1-sty brick garage, 16x18, slag roof; cost, \$400; owner, Margaret Cannella, 81a Hull st; architects, Cannella & Gallo, 60 Graham av. Plan No. 1778.

EAST 17TH ST, w s, 380 n Av J, 1-sty frame garage, 13x18, shingle roof; cost, \$400; owner, Wm. Bordfeld, 636 East 34th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1810.

CARROLL ST, s s, 280 e New York av, 1-sty brick garage, 17x20, gravel roof; cost, \$300; owner, Harris Bldg. Co., 1264 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1866.

CARROLL ST, s s, 380 e New York av, 1-sty brick garage, 17x20, gravel roof; cost, \$300; owner, Harris Bldg. Co., 1264 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1867.

CARROLL ST, n s, 340 e New York av, 1-sty brick garage, 17x20, gravel roof; cost, \$300; owner, Harris Bldg. Co., 1264 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1858.

STORES AND DWELLINGS.

SOUTH 1ST ST, n e cor Roebling st, 3-sty brick store and dwelling, 11.2x45.2, slag roof, 2 families; cost, \$5,000; owner, Ove Jensen, 264 Grand st; architects, Shampman & Shampman, 772 Broadway. Plan No. 1743.

WEST 23D ST, n e cor Highland View av, 1-sty frame store and dwelling, 97x18, gravel roof, 1 family; cost, \$2,000; owner, Edw. Zins, Surf av and West 16th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1797.

STORES AND TENEMENTS.

UNION ST, s s, 50 e Albany av, 4-sty brick tenement, 50x91.10, gravel roof, 16 families; cost, \$45,000; owner, Jas. K. Cole, 1440 Union st; architect, L. Allmendinger, 926 Broadway. Plan No. 1752.

UNION ST, s e cor Albany av, 4-sty brick tenement, 50x78, gravel roof, 17 families; cost, \$46,000; owner, Jas. K. Cole, 1440 Union st; architect, L. Allmendinger, 926 Broadway. Plan No. 1751.

NEW YORK AV, e s, 50 s Union st, 4-sty brick tenement, 53x85, slag roof, 16 families; cost, \$30,000; owner, Cath. McAllister, 1294 President st; architect, Arne Rehli, 106 Fulton st, N. Y. Plan No. 1734.

NEW YORK AV, s e cor Union st, 4-sty brick tenement, 50x89.10, slag roof, 17 families; cost, \$30,000; owner, Cath. McAllister, 1294 President st; architect, Arne Rehli, 106 Fulton st, N. Y. Plan No. 1732.

57TH ST, n s, 160 e 4th av, three 4-sty brick tenements, 46.8x89.2, gravel roof, 17 families each; total cost, \$84,000; owner, Wm. Beckman, 457 Ovington av; architects, Eisenla & Carlson, 16 Court st. Plan No. 1755.

STONE AV, s w cor Riverdale av, 4-sty brick store and tenement, 50x90, gravel roof, 23 families; cost, \$25,000; owner, Stone Av. Building Co., 407 Christopher av; architect, Chas. A. Mele, 37-43 Liberty av. Plan No. 1803.

45TH ST, n s, 250 e 7th av, two 4-sty brick tenements, 50x87.4, tin roof, 16 families each; total cost, \$54,000; owner, August Moritz, 244 Prospect av; architect, Chas. Brann, 450 41st st. Plan No. 1869.

ALABAMA AV, e s, 100 s Dumont av, two 4-sty brick tenements, 50x89, slag roof, 23 families each; total cost, \$50,000; owner, Domicile Realty & Constn. Co., 55 South 16th st, Flushing; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1862.

STORES, OFFICES AND LOFTS.

FRONT ST, s s, 115.4 w Garrison st, 6-sty brick loft, 55.5x95, "Earnett" roof; cost, \$30,000; owner, John P. Zerega, 55 Front st; architect, Turner Construction Co., 11 Broadway, N. Y. Plan No. 1780.

MISCELLANEOUS.

EAY 23D ST, e s, 100.2 s Benson av, 1-sty frame shed, 13x28, — roof; cost, \$750; owner, Rebecca Rosenkrantz, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1738.

NEPTUNE AV, s s, 90 e West 12th st, 1-sty office and grotto to "Witching Waves," 40x25; cost, \$7,000; owner, Luna Amusement Co., Luna Park, C. I.; architect, Peter F. Meyer, 165 Norwood av. Plan No. 1713.

NEPTUNE AV, s s, 90 e West 12th st, 1-sty frame entrance to "Witching Waves," 50x16, rubberoid roof; cost, \$500; owner, Luna Amusement Co., Luna Park, C. I.; architect, Peter F. Meyer, 165 Norwood av. Plan No. 1712.

14TH AV, e s, 20 s 43d st, 1-sty frame shed, 16x11, slag roof; cost, \$150; owner, Isaac Levine, 1341 43d st; architects, Farber & Markowitz, 189 Montague st. Plan No. 1717.

MERMAID AV, n w cor West 23d st, 1-sty frame meeting room, 18x40, tar roof; cost, \$400; owner, Sea Gate Sisterhood, Surf av and West 20th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1811.

Queens.

DWELLINGS.

BELLE HARBOR.—Essex av, w s, 192 s Washington av, 2½-sty frame dwelling, 22x43, shingle roof, 1 family; cost, \$4,500; owner, Chas. Schermeisler, 310 Ocean Parkway, Brooklyn; architect, Benj. F. Hudson, 319 19th st, Brooklyn. Plan No. 749.

BELLE HARBOR.—Hampton av, e s, 77 s Washington av, 2½-sty frame dwelling, 22x43, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Chas. Schermeisler, 310 Ocean Parkway, Brooklyn; architect, Benj. F. Hudson, 319 19th st, Brooklyn. Plan No. 748.

COLLEGE POINT.—17th st, n e cor 6th av, two 2-sty frame dwellings, 21x44, tin roof, 2 families; cost, \$5,000; owner, Fred C. Bucholtz, 865 6th av, College Point; architect, John G. Pfuhler, 14 12th st, College Point. Plan No. 759.

DUNTON.—South Morris av, e s, 125 s Beaufort st, 2½-sty frame dwelling, 17x37, shingle roof, 1 family, steam heat; cost, \$3,500; owner and architect, Henry Dean, 126 Liberty st, N. Y. C. Plan No. 756.

FLUSHING.—Forest av, s s, 40 e Bowne av, 2-sty frame dwelling, 25x50, tin roof, 2 families; cost, \$3,800; owner, N. Grizzo, Smart av, Flushing; architect, C. L. Varrone, Corona av, Corona. Plan No. 754.

JAMAICA.—Baisley st, n s, 66 w Martha av, 1-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$1,000; owner, Louis H. Pink, 44 Court st, Brooklyn; architect, G. F. Leonard, 5 Beekman st, N. Y. C. Plan No. 760.

JAMAICA.—Lincoln av, w s, 43 n Yukon av, 2-sty frame dwelling, 22x39, shingle roof, 1 family; cost, \$2,000; owners, Hoscroft & Walton, 149 Herkimer st, Brooklyn; architect, Wm. H. Jones, 415 Pacific st, Brooklyn. Plan No. 761.

RICHMOND HILL.—Greenwood av, e s, 350 s Chichester av, two 2-sty frame dwellings, 18x40, tin roof, 1 family, steam heat; cost, \$4,000; owners, Suttmeier Bros., Broadway and Maple av, Richmond Hill; architect, Wm. A. Blecher, 4420 Knickerbocker av, Brooklyn. Plan Nos. 752-53.

RICHMOND HILL CIRCLE.—Remington av, w s, 126 n Stover pl, 2-sty frame dwelling, 14x24, shingle roof, 1 family; cost, \$400; owner, Gustave Link, 397 Chauncey st, Brooklyn; architect, owner. Plan No. 758.

RICHMOND HILL.—Chestnut st, e s, 400 n Lexington st, 2½-sty frame dwelling, 17x37, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Julia Dean, South Vine st, Glen Morris; architect, Henry Dean, 126 Liberty st, N. Y. C. Plan No. 757.

WOODHAVEN.—Dumas pl, w s, 140 s Ferris st, three 2½-sty frame dwellings, 16x45, shingle roof, 1 family; cost, \$7,500. Ferris st, s s, 100 w Ferry st, two 2½-sty frame dwellings, 16x45, shingle roof, 1 family; cost, \$5,000; owner, Edward Sutterlein, 13 Russell pl, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 743-44-45-46-47.

ARVERNE.—Beach 71st st, e s, 898 s Boulevard, five 1-sty frame dwellings, 17x58, shingle roof, 2 families; cost, \$10,000; owner, Carlton Summerfield Estates, 35 Nassau st, N. Y. C.; architects, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan Nos. 822 to 826.

ARVERNE.—Beach 70th st, w s, 667 s Boulevard, fifteen 1-sty frame dwellings, 17x58, shingle roof, 2 families; cost, \$30,000; owner, Carlton Summerfield Estates, 35 Nassau st, N. Y. C.; architects, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan Nos. 828 to 842.

BELLE HARBOR.—Henly av, w s, 420 n Bay-side drive, 2-sty brick dwelling, 22x26, tile roof, 1 family, water heat; cost, \$4,500; owner, Mrs. Della K. Loovan, 205 West 21st st, N. Y. C.; architects, Smith & Holler, 82 Wall st, N. Y. C. Plan No. 858.

ELMHURST.—Maurice av, e s, 100 s Manilla st, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost, \$3,000; owner, Fred Lapp, Jr., 61 Park av, Corona; architect, owner. Plan No. 806.

FLUSHING.—Lincoln av, n s, 112 w Percy st, 2½-sty frame dwelling, 32x27, shingle roof, 1 family, water heat; cost, \$4,600; owner, C. E. Wood, 218 Barclay st, Flushing; architect, Milton F. Dufloecq, 68 Barclay st, Flushing. Plan No. 847.

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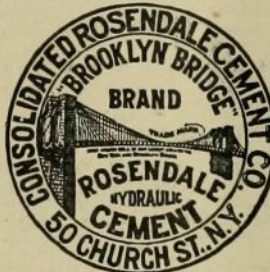
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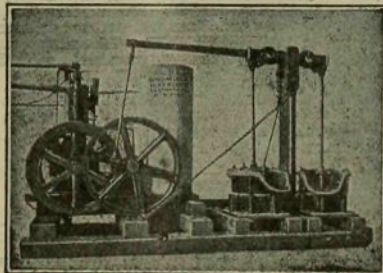
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(Plans filed—Queens—Continued.)

MIDDLE VILLAGE.—Metropolitan av, n s, 68 e Ward st, 2-sty frame dwelling, 21x50, tin roof, 2 families; cost, \$3,400; owner, Martin Wesser, 2081 Metropolitan av, Middle Village; architect, Frank J. Hahn, 2121 Metropolitan av, Middle Village. Plan No. 810.

RICHMOND HILL.—Welling st, n e cor Chichester av, 2-sty frame dwelling, 19x46, tin roof, 2 families, steam heat; cost, \$4,000; owner, Lydia P. Hall, Welling st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 808.

RICHMOND HILL.—Belmont av, s s, 41 e Briggs av, 2 1/2-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$2,700; owners, Zochow & Zochow, 1345 Briggs av, Richmond Hill; architect, A. A. Zachow, same address. Plan No. 807.

RICHMOND HILL.—Fulton st, s s, 100 w Herald av, five 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$12,000; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 817 to 821.

RICHMOND HILL.—Sherry st, n s, 100 w Herald av, five 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$12,000; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 811-12-14-15-16.

ROCKAWAY BEACH.—Eldert av, w s, 428 n Boulevard, 2-sty frame dwelling, 14x24, shingle roof, 1 family; cost, \$300; owner, Walter Allen, 423 3d st, Brooklyn; architect, Peter F. Meyer, 165 Norman av, Brooklyn. Plan No. 809.

ROCKAWAY BEACH.—Judson av, e s, 520 n L. I. R. R., 1-sty frame dwelling, 19x15, shingle roof, 1 family; cost, \$400; owner, Chas. Valentine, 545 Hart st, Brooklyn; architect, Wm. Sandifer, Rockaway Beach. Plan No. 855.

ROCKAWAY BEACH.—Bayside pl, e s, 525 n L. I. R. R., two 1-sty frame dwellings, 19x15, shingle roof, 1 family; cost, \$800; owner, Chas. Valentine, 545 Hart st, Brooklyn; architect, Wm. Sandifer, Rockaway Beach. Plan Nos. 856-57.

ROCKAWAY BEACH.—Bayside pl, e s, 500 n L. I. R. R., four 1-sty frame dwellings, 19x15, shingle roof, 1 family; cost, \$1,600; owner, Chas. Valentine, 545 Hart st, Brooklyn; architect, Wm. Sandifer, Rockaway Beach. Plan Nos. 851-2-3-4.

ROCKAWAY BEACH.—Judson av, ws, 100 n Boulevard, 1-sty frame dwelling, 19x15, shingle roof, 1 family; cost, \$400; owner, Henry Rothenberg, 19 Judson av, Rockaway Beach; architect, Wm. Sandifer, Rockaway Beach. Plan No. 850.

ROCKAWAY BEACH.—Bayside pl, e s, 525 n L. I. R. R., 1-sty frame dwelling, 19x15, shingle roof, 1 family; cost, \$1,200; owner, Chas. Valentine, 545 Hart st, Brooklyn; architect, Wm. Sandifer, Rockaway Beach. Plan No. 849.

ROCKAWAY BEACH.—Thomas st, e s, 115 n L. I. R. R., 2-sty frame dwelling, 15x20, shingle roof, 1 family; cost, \$600; owner, Mrs. E. Wassmann, 1035 1st av, N. Y. C.; architect, A. W. Knoll, Rockaway Beach. Plan No. 844.

ROCKAWAY BEACH.—Judson av, e s, 200 s Boulevard, 2-sty frame dwelling, 19x26, shingle roof, 1 family; cost, \$500; owner, Mrs. M. Regan, Bond av, Rockaway Beach; architect, A. Knoll, 10 Beach 97th st, Rockaway Beach. Plan No. 843.

WOODHAVEN.—Oceanview av, e s, 130 s Ferris st, 2 1/2-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Parkway Const. Co., Ferry st, Woodhaven; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 845.

BAYSIDE.—Hillcrest av, n s, 60 w Highwood rd, two 2-sty frame dwellings, 27x28, shingle roof, 1 family; cost, \$4,600; owner, Acme Contracting Co., Bismark av, Bayside. Plan Nos. 932-33.

BAYSIDE.—Warburton av, s w cor 1st st, 2 1/2-sty frame dwelling, 24x28, shingle roof, 1 family, steam heat; cost, \$3,600; owners, Wilson & Strongren, Prometcha av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 929.

BELLAIRE COURT.—4th av, w s, 202 n Cedar av, 2-sty frame dwelling, 18x38, shingle roof, 1 family; cost, \$6,400; owner and architect, Mansfield H. Hunt, 363 Nostrand av, Brooklyn. Plan No. 881.

BELLE HARBOR.—Chestor av, w s, 140 s Bayside drive, 1-sty frame dwelling, 22x30, shingle roof, 1 family; cost, \$7,000; owner, Mrs. Frank Trudden, 63 4th st, N. Y. C.; architects, Meyer Bros., Rockaway Beach. Plan No. 865.

COLLEGE POINT.—Breen av, n s, 350 w 13th st, 2 1/2-sty frame dwelling, 19x28, shingle roof, 1 family heat, water heat; cost, \$2,800; owner, Henry H. Breen, College Point; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 883.

CORONA.—Park av, n s, 300 w Central av, two 2-sty frame dwellings, 21x45, tin roof, 2 families; cost, \$8,000; owner and architect, J. Simkin, Grand av, Corona. Plan Nos. 859 and 862.

CORONA.—Cedar av, n e cor Lent st, 2 1/2-sty brick dwelling, 25x37, shingle roof, 1 family, steam heat; cost, \$5,000; owner, M. Massucci, 1st st, N. Y. C.; architect, C. L. Varrone, Corona av, Corona. Plan No. 923.

CORONA.—Railroad av, n s, 350 e Myrtle av, 2 1/2-sty frame dwelling, 18x28, shingle roof, hot air heat, 1 family; cost, \$2,600; owner, J. Mauzari, 251 Corona av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 930.

CORONA.—Shopoler av, n w cor Hillside av, 2 1/2-sty brick dwelling, 24x34, shingle roof, 1 family, steam heat; cost, \$5,700; owner, J. Spanier, 16 Fairview av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 931.

CORONA.—High st, n s, 100 w Chestnut st, 2 1/2-sty frame dwelling, 19x30, shingle roof, 1 family, steam heat; cost, \$3,000; owner, H. Bugglein, 44 Way st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 927.

ELMHURST.—Jansen av, w s, 140 e Washington av, 2-sty frame dwelling, 17x46, tin roof, 2 families; cost, \$3,000; owner, A. Gervaise, 4 Vandervoort pl, Brooklyn; architect, C. L. Varrone, Corona av, Corona. Plan No. 924.

FOREST HILLS.—Goodwood rd, n w s, 103 n e Greenway South, 2 1/2-sty brick dwelling, 29x36, tile roof, 1 family; cost, \$8,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 892.

FOREST HILLS.—Groton st, n e s, 138 s e Groton lane, 2 1/2-sty brick dwelling, 21x35, tile roof, 1 family, steam heat; cost, \$7,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 891.

FOREST HILLS.—Shorthill rd, s e s, 257 n e Greenway South, 2 1/2-sty brick dwelling, 38x32, tile roof, 1 family, steam heat; cost, \$8,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 890.

LENDALE.—Walling st, w s, 223 n Northern boulevard, 2-sty frame dwelling, 18x40, tar and gravel roof, 2 families; cost, \$2,000; owner, Louis Campo, Walnut st, Glendale Park; architect, Morris Perlestein, 37 Fulton av, Middle Village. Plan No. 882.

JAMAICA.—Strenski st, n w cor Henry st, 2-sty frame dwelling, 31x37, shingle roof, 1 family; cost, \$3,200; owner, Stephen Funtowicz, 32 Newell st, Brooklyn; architect, Jos. Hrostoski, Hollis, L. I. Plan No. 876.

JAMAICA CREEK.—Bay av, w s, 630 s Kissam lane, 1 1/2-sty frame dwelling, 16x24, shingle roof, 1 family; cost, \$400; owner, Chas. A. Herr, Drew av, Union Course. Plan No. 874.

JAMAICA.—Park av, s s, 120 e Union av, 2-sty frame dwelling, 22x34, shingle roof, 1 family; cost, \$3,000; owner, J. R. Christie, Jamaica; architect, owner. Plan No. 880.

JAMAICA.—Hillcrest av, w s, 200 n Highland av, 2 1/2-sty frame dwelling, 24x40, shingle roof, 1 family; cost, \$45,000; owner, Mrs. T. H. Sweeney, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 878.

LITTLE NECK.—Browvale drive, s s, 100 e Highland av, five 2-sty frame dwellings, 24x38, shingle roof, 1 family, steam heat; cost, \$17,000; owner, H. Horton, 149 Broadway, N. Y. C.; architect, Wm. Moore, 30 East 42d st, N. Y. C. Plan Nos. 884 to 888.

RICHMOND HILL.—Chichester av, n s, 25 e Welling st, 2-sty frame dwelling, 19x56, tin roof, 2 families, steam heat; cost, \$3,600; owner, Lydia P. Hall, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan No. 889.

ROCKAWAY BEACH.—Eldert av, w s, 421 n Boulevard, four 2-sty frame dwellings, 14x24, shingle roof, 1 family; cost, \$1,200; owner, Walter L. Allen, 423 3d st, Brooklyn; architect, Peter F. Meyer, 165 Norwood av, Brooklyn. Plan Nos. 893-94-95-96.

ROCKAWAY BEACH.—Neptune av, e s, 130 s Boulevard, twenty-two 1-sty frame dwellings, 13x18, shingle roof, 1 family; cost, \$7,700; owner, Isaac Zaret, 535 Boulevard, Rockaway Beach; architect, John A. Lasher, Rockaway Beach. Plan Nos. 897 to 918.

ROCKAWAY BEACH.—Ward st, e s, 125 n Boulevard, eight 1-sty frame dwellings, 20x16, shingle roof, 1 family; cost, \$3,200; owner, Mrs. M. Morris, 330 Steinway av, L. I. City; architect; architect, owner. Plan Nos. 866 to 873.

ROCKAWAY BEACH.—Thetis av, e s, 100 s Boulevard, four 1-sty frame dwellings, 13x16, shingle roof, 1 family; cost, \$2,800; owner, Frederick L. Georgren, 304 Hart st, Brooklyn; architect, John A. Lasher, Rockaway Beach. Plan Nos. 919 to 922.

FLUSHING.—Flushing av, n s, 56 e Furman av, 1-sty frame water closet, 9x5; cost, \$1,500; owner, M. Barth, 68 Furman av, Flushing. Plan No. 935.

FOREST HILLS GARDENS.—Exter st, s s, 190 w Continental av, 3-sty frame dwelling, 38x24, shingle roof, 1 family, steam heat; cost, \$9,000; owner, A. M. Wolfson, Kew; architect, H. M. Baer, 665 5th av, N. Y. C. Plan No. 939.

JAMAICA COURT.—3d st, s s, 120 w Adelaide av, 2-sty frame dwelling, 20x26, shingle roof, 1 family; cost, \$1,800; owner and architect, P. Vinciguerra, Rockaway rd, South Jamaica. Plan No. 947.

ROCKAWAY BEACH.—Cedar av, e s, 200 n Bay av, four 1-sty frame dwellings, 12x28, shingle roof, 1 family; cost, \$1,400; owner and architect, John J. Carpenter, Eldert av, Rockaway Beach. Plan Nos. 940-41-42-43.

FACTORIES AND WAREHOUSES. RIDGEWOOD.—Hancock st, e s, 95 s Cypress av, 2-sty brick bottling plant, 120x47, slag roof; cost, \$25,000; owner, The Frank Brewing Co., Evergreen; architect, Paul Ott, 50 Church st, N. Y. C. Plan No. 802.

LAUREL HILL.—Columbia av, n s, 45 w Clifton av, 1-sty frame dance hall, 25x50, tin roof; cost, \$1,500; owner, Jos. Lukowski, Clifton av, Laurel Hill; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 938.

STABLES AND GARAGES. JAMAICA.—Brown av, w s, 200 n Cumberland st, 1-sty frame stable, 12x12, paper roof; cost, \$35; and 1-sty frame coop, 9x9, paper roof; cost, \$10; owner, B. D. Allerton, premises. Plan Nos. 750-51.

CORONA.—Highland av, s w cor Fairview av, 1-sty frame barn, 10x15, tin roof; cost, \$100; owner, Jos. Corsello, premises. Plan No. 925.

FLUSHING.—Barclay st, s s, 155 e Percy st, 1-sty frame garage, 10x13, shingle roof; cost, \$100; owner, G. B. Hill, premises. Plan No. 864.

HOLLIS.—Villard av, w s, 50 n Prospect av, 1 1/2-sty frame garage, 14x18, shingle roof; cost, \$400; owner, Albert Naase, Hollis; architect, J. Hrostoski, Hollis. Plan No. 879.

DOUGLSTON.—Cherry st, s s, 300 w Prospect st, 1-sty frame garage, 21x19, shingle roof; cost, \$1,000; owner, Stewart D. Warner, Douglaston; architect, G. Howard Chamberlain, Yonkers, N. Y. Plan No. 937.

FLUSHING.—16th st, n w cor Broadway, 1-sty frame garage, 10x16, shingle roof; cost, \$200; owner, Thomas Hopswell, premises. Plan No. 946.

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STORES AND DWELLINGS.

RIDGEWOOD.—Myrtle av, n w cor Cornelia st, seven 3-sty brick stores and dwellings, 33x50, slag roof, 2 families; cost, \$39,000; owner, August Bauer, 355 Highland boulevard, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 803-4-5.

RICHMOND HILL.—Metropolitan av, n w cor Gould st, 2-sty brick store and dwelling, 24x73; tin roof, 2 families; cost, \$6,250; owner, Ralph Paussa, premises; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 877.

STORES AND TENEMENTS.

L. I. CITY.—9th av, e s, 100 s Jamaica av, 4-sty brick tenement, 25x80, slag roof, 8 families; cost, \$14,000; owner, Frank Borgia, 628 6th av, L. I. City; architect, W. Sprosser, 211 12th av, L. I. City. Plan No. 848.

THEATRES.

CORONA.—Albertus av, e s, 50 s Kingsland av, 1-sty frame moving picture, 21x90, tin roof; cost, \$3,400; owner, Antonio Dunning, 8 Albertus st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 928.

MISCELLANEOUS.

EAST WILLIAMSBURG.—Metropolitan av, s w cor Rene pl, erect booth, ticket office and screen for moving picture airdrome; cost, \$1,500; owners, A. & H. Block, 80 Stockholm st, Brooklyn; architect, Henry A. Sand, 192 St Marks av, Brooklyn. Plan No. 753.

JAMAICA CREEK.—Snyder av, s w cor Arcadia av, 1-sty frame boat house, 18x18, shingle roof; cost, \$300; owners and architects, E. E. Meacham Sons, Park Row Building, N. Y. C. Plan No. 762.

ARVERNE.—Board walk, e s, from 70th to 71st st, 1-sty frame pavilion and bath house, 174 x83, paper roof; cost, \$12,000; owner, Carlton Summerfield Estates, 35 Nassau st, N. Y. C.; architects, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan No. 827.

FLUSHING.—Smart av, 125, frame coop, 12x16, paper roof; cost, \$40; owner, Rocco Pileri, premises. Plan No. 846.

L. I. CITY.—Nott av, 237, 1-sty frame shed, 14x25, paper roof; cost, \$25; owner, M. J. Cannon, premises. Plan No. 813.

CORONA.—Lincoln av, n s, 150 w Rapelje av, 1-sty frame shed, 12x10, tin roof; cost, \$150; owner, Alex. Lucino, Lincoln st, Corona. Plan No. 926.

JAMAICA.—Pulaski st, e s, 300 n Pacific st, 1½-sty frame tool house, 16x13, paper roof; cost, \$75; owner, J. Paviloda, Pulaski st, Jamaica. Plan No. 875.

L. I. CITY.—Ridge st, n s, 200 e Sherman st, 1-sty brick cleaning establishment, 10x36, tin roof; cost, \$2,000; owner, Karl Guddeman, 156 Lexington av, N. Y. C.; architect, Frank Hausle, 81 East 125th st, N. Y. C. Plan No. 863.

L. I. CITY.—Division st, s s, 250 e West av, 1-sty steel shed, 27x28, steel roof; cost, \$300; owner, Aztec Asphalt Co., 90 West st, N. Y. C. Plan No. 866.

ROCKAWAY BEACH.—Judson av, e s, 200 n Boulevard, 1-sty frame bakery, 25x74, shingle roof; cost, \$6,000; owners, Brunner Bros., 274 Boulevard, Rockaway Beach; architect, Wm. Sandifer, Rockaway Beach. Plan No. 861.

FAR ROCKAWAY.—Columbus av, w s, 85 n Mott av, 1-sty frame greenhouse, 25x100, glass roof; cost, \$1,000; owner, Henry Seamann, Far Rockaway. Plan No. 944.

GLENDALE.—Myrtle av, s e cor Webster av, erect airdrome; cost, \$1,000; owner, Alfred Wagner, 421 Dill pl, Ridgewood. Plan No. 936.

L. I. CITY.—Jackson av, s e cor Honeywell st, 1-sty frame temporary shed, 155x120, gravel roof; cost, \$1,200; owner, Ford Motor Co., premises. Plan No. 945.

RIDGEWOOD.—Myrtle av, s s, 150 e Cypress av, erect merry-go-round; cost, \$100; owner, Fred A. Grandell, premises. Plan No. 934.

Richmond.

DWELLINGS.

BRIGHTON ST. w s, 400 n Clermont av, Tottenville, to frame dwelling, 12x34; cost, \$700; owner, Andrew Carlson, Tottenville; architect and builder, A. Lindquist, Tottenville. Plan No. 124.

HIGH ST. 175 e Princess Bay av, Princess Bay, four 1-sty frame bungalows, 12x24; total cost, \$600; owner and builder, A. G. Marscher, Princess Bay. Plan No. 109.

NEW DORP LANE. 300 e Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x32; cost, \$445; owner, Nora C. Kennedy, 13 Hawthorn av, Yonkers; builder, A. Mathon, Grant City. Plan No. 114.

SEAFOAM ST. w s, 240 n Cedar Grove av, South Beach, 2-sty frame dwelling, 14x30; cost, \$500; owner and builder, John Sidebottom, 1854 Cornelia st, Ridgewood, Borough of Queens; architects, L. Berger & Co., Ridgewood, Borough of Queens. Plan No. 128.

WAVECREST ST. e s, 240 n Cedar Grove av, South Beach, two 1-sty frame bungalows, 14x29; total cost, \$1,000; owner, H. W. Thompson, 38 West 33d st, N. Y. C.; architect and builder, Dinnebell Bros., 200 5th av, N. Y. C. Plan No. 129.

9TH ST. w s, 240 s Lincoln av, Woodland Terrace, 1½-sty frame dwelling, 32x32; cost, \$4,500; owner, Mrs. Rose Matthews, 519 West 152d st, N. Y. C.; architect and builder, H. W. Putnam, New Dorp. Plan No. 121.

BRIGHTON AV. s s, 57 e Glen av, New Brighton, 2-sty brick dwelling, 23x32; cost, \$2,000; owners, Picocco & Mastroparolo, New Brighton; architect, John Davies, Tompkinsville; builder, A. Carelli, Rosebank. Plan No. 112.

CHARLES AV. 100 w Lafayette av, Port Richmond, 2-sty frame dwelling, 20x48; cost, \$3,800; owner, John Brown, Port Richmond; architect, T. C. Larsen, Port Richmond; builder, George Larsen, Port Richmond. Plan No. 104.

GLENWOOD AV. s s, 500 e Seaside boulevard, South Beach, five 1-sty frame bungalows, 16x23; total cost, \$875; owner, architect and builder, Ocean Side Const. Co., Stapleton. Plan No. 111.

HOLCOLM BOULEVARD. s s, 180 w Wieland av, Tottenville, 2-sty frame dwelling, 24x30; cost, \$4,000; owner, N. A. Rosen, 200 5th av, N. Y. C.; architect and builder, Dinnebell Bros., 200 5th av, N. Y. C. Plan No. 115.

MIDLAND AV & 10TH ST. Midland Beach, 1-sty frame bungalow, 13x37; cost, \$400; owner, Joe Becker, 338 East 34th st, N. Y. C.; architect and builder, T. W. Biddle, Jr., Midland Beach. Plan No. 107.

OLD TOWN RD. n s, 70 e Madison av, South Beach, 2-sty brick dwelling, 27x71; cost, \$4,000; owner, Nicola Mancino, 47 Oak st, N. Y. C. Plan No. 119.

PALMER AV. n s, 75 w Decker av, Port Richmond, 2-sty frame dwelling, 19x30; cost, \$3,000; owner, architect and builder, Peter Larsen, Port Richmond. Plan No. 122.

RICHMOND AV. n s, 75 s Wallace av, South Beach, 2-sty brick dwelling, 21x38; cost, \$3,000; owner, A. Ferrato, Arrochar; architect and builder, J. W. Nastasi, South Beach. Plan No. 126.

VERMONT AV. w s, 75 s Clifton av, Rosebank, 1-sty brick dwelling, 21x26; cost, \$1,200; owner, Giovanni Mrasciullo, Rosebank; architect, Chas. E. Hewker, Tompkinsville; builder, Michael Tedesco, Rosebank. Plan No. 116.

FACTORIES AND WAREHOUSES.

RICHMOND TERRACE. e s, 200 s Railroad, 1949, Port Richmond, 1-sty frame storage, 21x24; cost, \$200; owner, David Parish, Port Richmond; architect, John Davies, Tompkinsville; builder, Sam Molinoft, Port Richmond. Plan No. 120.

OLD STONE RD. 600 s Fisk av, Port Richmond, two frame storages, 30x60; total cost, \$2,000; owner, Consolidated Fire Works, Graniteville; architect and builder, W. H. Ellis, Port Richmond. Plan No. 131.

STABLES AND GARAGES.

CENTRE ST. n s, 100 w Townsend av, Clifton, 1-sty frame garage, 14x20; cost, \$500; owner, Wallace McDonald, Chicago, Ill; architect and builder, Thos. Cummings, Stapleton. Plan No. 127.

JERSEY ST. w s, New Brighton, 1-sty concrete stable; cost, \$350; owner, Cummo, New Brighton; builder, J. W. Nastasi, South Beach. Plan No. 135.

GLENWOOD AV. n s, 300 e Grand av, Concord, 1-sty frame garage, 14x18; cost, \$375;

owner, Chas. Frichtmueller, Concord; builder, Chas. Lange, Stapleton. Plan No. 117.

LINCOLN AV. w s, cor 7th st, Midland Beach, 1-sty frame garage, 10x20; cost, \$200; owner and builder, J. H. Baubien, 30 Church st, N. Y. C. Plan No. 105.

RICHMOND RD. 798, Rosebank, 1-sty frame stable, 10x15; cost, \$15; owner and builder, M. Gardella, Rosebank. Plan No. 118.

STORES AND DWELLINGS.

CASTLETON AV. n s, 225 e Taylor st, West New Brighton, 2-sty brick store and dwelling, 24x58; cost, \$6,000; owner, Askel Isaacs, West Brighton; architect, Jas. Whitford, New Brighton; builder, G. Ericson, Port Richmond. Plan No. 108.

MISCELLANEOUS.

STATE ST. e s, 200 s High st, West New Brighton, 1-sty frame lumber shed, 16x18; cost, \$69; owners, Wood & Selich, West New Brighton; builder, A. T. Nichol, West Brighton. Plan No. 110.

BLOOMINGDALE RD. e s, 2000 n Amboy rd, Tottenville, 1-sty frame chicken coop, 16x60; cost, \$200; owner, A. F. Piazza, Princess Bay; builder, E. Homan, Princess Bay. Plan No. 132.

CENTRAL AV. w s, 200 w Wiener pl, New Brighton, 1-sty frame chicken coop, 7x8; cost, \$25; owner and builder, Richmond L. & R. R. Co., New Brighton. Plan No. 133.

OLD STONE RD. w s, 600 s Fisk av, Port Richmond, 1-sty frame office, 20x31; cost, \$600; owner, Consolidated Fire Works, Graniteville; architect and builder, W. H. Ellis, Port Richmond. Plan No. 130.

ROSE AV. n s, 50 s 2d st, New Dorp, brick cesspool; cost, \$75; owner, Felix Boehm, New Dorp; builder, Dan Timberio, New Dorp. Plan No. 123.

SEASIDE BOULEVARD. 350 e Ocean av, South Beach, 1-sty frame office, 18x18; cost, \$100; owner, architect and builder, Lambert O'Neill, Arrochar. Plan No. 134.

SOUTHFIELD BOULEVARD. n w cor Seaview av, Dongan Hills, steel laboratory, 10x50; cost, \$500; owner, A. Roosevelt, 20-22 Exchange pl, N. Y. C.; architect and builder, Metal Shutter Co., Whitehall Building, N. Y. C. Plan No. 106.

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

WASHINGTON AV. 15, Graniteville, 1-sty frame wagon shed, 20x30; cost, \$80; owner and builder, Killian Keller, Graniteville. Plan No. 113.

WILD AV. s s, 100 s Melvin av, Linoleumville, 1-sty frame wagon shed, 20x30; cost, \$75; owner and builder, Heiman Schmul, Linoleumville. Plan No. 125.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ANN ST, 19, new store front to 3-sty brick store and lofts; cost, \$150; owner, Daniel McElroy, 3 West 42d st; architect, John H. Knubel, 305 West 43d st. Plan No. 1031.

BLEECKER ST, 157, remove encroachments to 3-sty brick moving picture theatre and stores; cost, \$950; owners, Carlotta E. Patten et al, 155 Bleecker st; architect, Clement B. Brun, 1 Madison av. Plan No. 1101.

BROAD ST, 101-103, masonry, new stairs and plumbing to 5-sty brick lofts; cost, \$2,500; owner, Maynard A. Lyons, 1531 Broadway; architect, Milton T. Craig, 136 Stuyvesant pl, New Brighton. Plan No. 1089.

CANAL ST, 26, new partitions to 5-sty brick store, dwelling and lofts; cost, \$500; owner, Ida Breakstone, 7 Suffolk st; architect, Samuel Levingson, 39 West 38th st. Plan No. 1058.

CANAL ST, 51-53, new store front and steel to 5-sty brick stores and tenement; cost, \$5,500; owner, the estate of Samuel J. Silberman, 83 Canal st; architect, David Bleier, 545 East 139th st. Plan No. 1124.

CHATHAM SQ. 6, fireproofing to 4-sty brick store and lodging house; cost, \$200; owners, David McClenahan et al, 179 8th av, Brooklyn; architect, Eugene Schoen, 25 West 42d st. Plan No. 1038.

CLINTON ST, 187-189, new stairway to 5-sty brick tenement; cost, \$300; owners, Morris Goldberg and Nathan Shancuff, 149 Division st; architects, Horenburger & Eardes, 122 Bowery. Plan No. 1067.

CHRISTOPHER ST, 168-174, brick elevator shaft to 3-sty brick stable; cost, \$3,000; owner, New York Railways Co., 165 Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 1061.

DUANE ST, 75-77, new store front to 5-sty brick store and lofts; cost, \$200; owner, Chas. F. Hoffman, 258 Broadway; architect, Jno. B. Snook Sons, 261 Broadway. Plan No. 1077.

DUANE ST, 12, reset stairs to 6-sty brick store and loft; cost, \$300; owner, Sherman B. Townsend, 12 Duane st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1113.

EAST HOUSTON ST, 220, new store front to 3-sty brick stores and tenement; cost, \$150; owner, Egerton L. Winthrop, 242 East Houston st; architect, Jacob Fisher, 25 Av A. Plan No. 1092.

ELM ST, 28, alterations to 7-sty brick store, office and lofts; cost, \$300; owner, Bernhard Droge, 229 East 85th st; architect, Richard Rohl, 128 Bible House. Plan No. 1099.

LEROY ST, 64, remove portion of building to 5-sty brick tenement; cost, \$2,500; owner, Estate of Henry Weil, Thos. G. Field, trustee, 261 Broadway; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1086.

MARKET ST, 36, reset store front to 5-sty brick store and dwelling; cost, \$100; owner, Moses L. Marrus, 62 West 124th st; architects, Cohen & Felson, 329 4th av. Plan No. 1080.

MOTT ST, 164, masonry and new toilet to 6-sty brick store and tenement; cost, \$50; owner, Giacomo Rosapepe, 3 Elizabeth st; architect, Ferdinand Savignano, 17 Cleveland pl. Plan No. 1081.

MURRAY ST, 75, alterations to 5-sty brick store and lofts; cost, \$1,000; owners, Estate of Jas. Phelan, 31 Liberty st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1098.

NASSAU ST, 83, mezzanine floor to 5-sty brick store and lofts; cost, \$1,000; owner, estate of Florence W. B. Platt, care N. Y. Life Ins. & Trust Co., 52 Wall st; architect, Chas. J. Reinschmidt, 147 4th av. Plan No. 1125.

RIDGE ST, 46-48, new partitions to 6-sty brick lodging house; cost, \$75; owner, Seventh Presbyterian Church of Jesus Christ, premises; architect, Chas. H. Dietrich, 593 East 136th st. Plan No. 1094.

RIVINGTON ST, 98, alterations to 5-sty brick store and tenement; cost, \$200; owner, Morris Levine, 48 West 114th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1117.

SOUTH ST, 264-68, new stairs, partitions and elevator shaft to 4-sty brick storage warehouse and factory; cost, \$5,000; owner, Morris Shalita, 262 South st; architects, Horenburger & Bards, 122 Bowery. Plan No. 1022.

SOUTH ST, 177, extensions, new flooring and stairs to 5-sty brick warehouse; cost, \$7,000; owner, John J. Wallenstein, 274 4th av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1053.

STANTON ST, 316, new store front to 5-sty brick stores and tenement; cost, \$300; owner, Clara Goldberg, 31 Liberty st; architect, Jacob Fisher, 25 Av A. Plan No. 1093.

WARREN ST, 21-23, fireproof doors to 5-sty brick store and lofts; cost, \$100; owner, A. Baudoin Estate, 1181 Broadway; architect, Wm. G. Wilson, 1214 Wheeler av. Plan No. 1088.

9TH ST, 347 East, n w cor 1st av, fire repairs to 4-sty brick store and tenement; cost, \$8,000; owner, Estate of Elias Jacobs, 30 East 42d st; architects, Cohen & Felson, 329 4th av. Plan No. 1047.

10TH ST, 245 East, masonry and new partitions to 4-sty brick store and tenement; cost, \$1,500; owner, Wm. J. Morris, 303 East 9th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 1029.

12TH ST, 1 East, n e cor 5th av, new partition to 18-sty brick stores, lofts and offices; cost, \$900; owners, Ellisdale Co., Inc., 9 Church st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1110.

14TH ST, 144 East, new stairs and partitions to 6-sty brick store and dwelling; cost, \$500; owner, John Stich, 320 Broadway; architects, Horenburger & Bards, 122 Bowery. Plan No. 1023.

16TH ST, 425 West, new partitions to 5-sty brick store and tenement; cost, \$1,500; owner, Abraham Hirshfeld, 219 West 81st st; architect, Otto Reissmann, 30 1st st. Plan No. 1072.

17TH ST, 211 East, new stairs and partitions to 4-sty brick dwelling; cost, \$150; owner, George Killian, 244 East 68th st; architect, Abraham S. Sacks, 1482 2d av. Plan No. 1037.

18TH ST, 4 West, new front and rear to 2-sty brick store and loft; cost, \$5,000; owner, Estate of Eugene A. Hoffman, Inc., Wm. H. Harris, Pres., 258 Broadway; architect, Fred. P. Platt, 1123 Broadway. Plan No. 1114.

18TH ST, 50-52 West, new door to 2-sty brick store and loft; cost, \$75; owner, John G. McCrory, 280 6th av; architect, Frederick Jacobsen, 132 East 23d st. Plan No. 1028.

20TH ST, 452 West, new wash-basins to 4-sty brick tenement; cost, \$50; owners, Estate of Charlotte Fitch, 14 Wall st; architect, Milton Zeisler, 433 East 74th st. Plan No. 1116.

21ST ST, 37-39 East, sprinkler tank to 10-sty brick store and lofts; cost, \$500; owner, Estate of Geo. D. Wick, 37 East 21st st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 1097.

22D ST, 3-7 West, alterations to 10-sty brick store and lofts; cost, \$500; owner, James McCutcheon, 5th av and 34th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1102.

23D ST, 54 West, masonry to 6-sty brick store, office and loft; cost, \$75; owner, Annie W. Gould, 150 West 59th st; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 1111.

25TH ST, 28-30 West, sprinkler tanks to 12-sty brick lofts; cost, \$1,900; owner, Henry P. Gardner, 140 West 71st st; architect, Royal J. Mansfield, 135 William st. Plan No. 1103.

34TH ST, 203 West, sky sign to 3-sty brick stores and dwellings; cost, \$175; owner, Thos. E. Crain, 121 West 75th st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1104.

34TH ST, 327-29 East, reconstruct fire damaged 5-sty brick lofts and store; cost, \$10,000; owner, Samuel Lennig, 113 1/2 East 31st st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1040.

34TH ST, 112 West, alterations to 4-sty brick theatre; cost, \$1,000; owner, Jerome Rosenberg, 112 West 34th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1042.

37TH ST, 60 West, new foundations, partitions and duct to 5-sty brick stores and bachelor apartments; cost, \$5,000; owner, Mrs. Victoria Carmody, Bronxville, N. Y.; architect, Adrian L. Beineix, 500 5th av. Plan No. 1121.

40TH ST, 320 West, new partitions and windows to 4-sty brick tenement; cost, \$1,200; owner, Maurice Gross, 318 West 40th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1119.

42D ST, 163 West, new sign to 4-sty brick store and offices; cost, \$75; owner, Walter J. Salomon, 17 West 42d st; architect, John H. Schier, 17 West 42d st. Plan No. 1087.

42D ST, 138-140 East, alterations to 1-sty brick stores; cost, \$700; owner, Robert W. Golet, 9 West 17th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 1101.

44TH ST, 160-166 West, extend grill room to 15-sty brick hotel; cost, \$10,000; owner, Claridge Co., John Hill, Pres., 1510 Broadway; architect, R. D. Blauvelt, 51 Wall st. Plan No. 1060.

45TH ST, 25 West, new partition to 16-sty brick stores and offices; cost, \$246; owner, Century Holding Co., Jas. T. Lee, Pres., 1182 Broadway; architect, Aron H. Jacobson, 139 West 24th st. Plan No. 1052.

46TH ST, 102-4 West, new flooring, partitions and fireproofing to 5-sty brick garage; cost, \$3,000; owner, Robt. Taggart, 103 West 45th st; architect, Alfred C. Wein, 160 West 99th st. Plan No. 1051.

48TH ST, 128 West, front extension and stores to 3-sty brick dwelling; cost, \$4,000; owners, Cecil Levin and Isidore H. Kempner, 17 West 42d st; architect, Rudolph Boehler, 195 Lexington av. Plan No. 1066.

49TH ST, 26-28 East, general alterations to 4-sty brick stores and tenement; cost, \$18,000; owner, Advocate Realty Co., Wolcott G. Lane, Pres., 80 Broadway; architect, S. Edson Gage, 340 Madison av. Plan No. 1079.

55TH ST, 11 East, masonry and new plumbing to 4-sty brick store and dwelling; cost, \$4,000; owner, Mrs. Henry L. Redmond, Hotel Plaza; architect, Mott E. Schmidt, 15 East 40th st. Plan No. 1065.

55TH ST, 528 West, new floor and foundation to 2-sty brick paint shop; cost, \$200; owner, Anna B. Schumacher, 530 West 55th st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 1076.

55TH ST, 300 West, alterations to 4-sty brick store and dwelling; cost, \$25; owner, John T. Wall, 152 West 185th st; architect, James Scollan, 883 10th av. Plan No. 1044.

50TH ST, 162 West, masonry to 2-sty brick garage and lofts; cost, \$500; owners, May & Pinn, 879 7th av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1087.

64TH ST, 345-347 East, new balcony to 1-sty brick moving picture theatre and stores; cost, \$500; owner and architect, Louis A. Sheinart, 194 Bowery. Plan No. 1095.

79TH ST, 531-33 East, masonry, steel and new partitions to 2-sty brick market; cost, \$1,000; owner, Louis Newman, 531-33 East 79th st; architects, Horenburger & Bards, 122 Bowery. Plan No. 1074.

79TH ST, 236 East, new partitions to 3-sty brick dwelling; cost, \$30; owner, John Mohl, 208 East 75th st; architect, John Mohl, 208 East 75th st. Plan No. 1068.

80TH ST, 123 East, new front, plumbing and roofing to 5-sty brick dwelling; cost, \$8,000; owner, Walter E. Hope, 53 East 73d st; architect, Aug. N. Allen, 2 West 45th st. Plan No. 1082.

83D ST, 100 East, partition and store to 6-sty brick store and tenement; cost, \$300; owner, Joseph McNamara, 122 East 85th st; architect, Eugene Cotta, 31 East 27th st. Plan No. 1127.

90TH ST, 255 West, new plumbing and fixtures to 12-sty brick apartment; cost, \$2,500; owners, A. C. & H. M. Hall Realty Co., 2789 Broadway; architect, Gaetan Ajello, 1 West 34th st. Plan No. 1050.

92D ST, 55 East, rear extension to 4-sty brick residence; cost, \$2,000; owner, Samuel Schulman, 55 East 92d st; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 1027.

94TH ST, 14 East, new partitions to 4-sty brick dwelling; cost, \$500; owner, Herman Kraus, 14 East 94th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1083.

95TH ST, 200 East, masonry to 5-sty brick tenement; cost, \$50; owner, Helene V. Engle, 545 West 111th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 1064.

109TH ST, 346-350 East, new partitions and store fronts to 5-sty brick stores and tenement; cost, \$1,500; owner, The Henry Elias Brewing Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 1032.

110TH ST, 207 East, new stairs and stalls to 2-sty brick stable; cost, \$1,000; owner, Chas. T. Leonard, 501 5th av; architect, Chas. H. Dietrich, 593 East 136th st. Plan No. 1049.

110TH ST, 62-64 East, masonry, steel and new partitions to 5-sty brick stores and tenement; cost, \$3,525; owner, Sam. Gordon, 62 East 110th st; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 1112.

117TH ST, 211 East, masonry and steel to 3-sty brick store and dwelling; cost, \$175; owner, Herman Weinberg, 211 East 117th st; architect, Clement B. Brun, 1 Madison av. Plan No. 1030.

123D ST, 424-426 East, garage to 5-sty brick loft; cost, \$3,000; owners, Estate of Edward Raftor, Arthur L. Raftor, Exec., 41 Union sq; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 1048.

124TH ST, 202 West, 1-sty brick extension to 3-sty brick store and dwelling; cost, \$800; owner, Thos. Cunningham, 219 West 116th st; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 1126.

133D ST, 2 West, new plumbing fixtures to 5-sty brick store and tenement; cost, \$200; owner, Chas. Kaufman, 859 9th av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1054.

155TH ST, 609-615 West, extension to 3-sty brick library and offices; cost, \$35,000; owners, Hispanic Society of America, Archer M. Huntington, Pres., 1083 5th av; architect, Chas. P. Huntington, 15 West 81st st. Plan No. 1063.

AV B, 163, new show windows to 5-sty brick store and tenement; cost, \$200; owner, Isaac Merrick, 1905 Park av, Weehawken, N. J.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1034.

AMSTERDAM AV, 1945-47, alterations to 1-sty brick stores; cost, \$700; owners, Jas. Butler, Inc., 390 Washington st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 1041.

AMSTERDAM AV, 1299, alterations to 5-sty brick store and tenement; cost, \$2,500; owner, Jacob Reiper, 71 Liberty st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1100.

BOWERY, 71, retaining wall to vacant lot; cost, \$200; owner, Estate of Smith Ely, Wm. W. Watson, trustee, 43 West 37th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1120.

BROADWAY, 2561-67, fire escapes to 3-sty brick theatre, stores and lofts; cost, \$1,000; owners, Broadway & 96th St. Realty Co., 126 West 46th st; architect, Thomas W. Lamb, 644 8th av. Plan No. 1056.

LEXINGTON AV, 163, iron railing to 12-sty brick hotel; cost, \$50; owner, Business Women's Hotel Co., 163 Lexington av; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 1090.

LEXINGTON AV, 176, install stores to 4-sty brick dwelling; cost, \$3,000; owner, Milford Simis, Hilburn st, Hollis, L. I.; architects, Beineix & Landsman, 500 5th av. Plan No. 1123.

MADISON AV, 171, new partitions to 16-sty brick offices; cost, \$1,800; owner, Burrell Realty Co., Loton H. Slawson, Pres., 17 Madison av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 1075.

MANHATTAN AV, 507, new partitions and plumbing to 3-sty brick stores and dwelling; cost, \$6,500; owner, Harry Shwitzer, 1391 Madison av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1108.

MORNINGSIDE AV, 171, masonry and steel to two 5-sty brick tenements; cost, \$600; owner, Jennie Lederer, 171 Morningside av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1070.

PARK AV, 1144, extension to 5-sty brick dwelling; cost, \$1,500; owner, Mrs. Adrian Iselin, 1144 Park av; architect, Ogden Codman, 340 Madison av. Plan No. 1115.

RIVERSIDE DRIVE, 341, masonry and new windows to 5-sty brick dwelling; cost, \$200; owner, John F. Galvin, 341 Riverside Drive; architect, Walter Jenkins, 1547 Broadway. Plan No. 1091.

1ST AV, 407, new extension, plumbing and heating to 3-sty brick store and dwelling; cost, \$3,000; owner, John Krack, 409 1st av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1033.

1ST AV, 1191, rearrange partitions to 5-sty brick store and tenement; cost, \$500; owner, Jacob Munk, 87 Fourschaw av, Yonkers; architect, Geo. Dress, 1436 Lexington av. Plan No. 1105.

2D AV, 382-384, extension of stairs to 5-sty brick lofts; cost, \$250; owner, E. W. Bliss Bldgs., Inc., Jas. W. Lane, Pres., 334 4th av; architect, W. W. Knowles, 1133 Broadway. Plan No. 1036.

2D AV, 386-390, extension of stairs to 5-sty brick lofts; cost, \$250; owner, E. W. Bliss Bldgs., Inc., Jas. W. Lane, Pres., 312 East 23d st; architect, W. W. Knowles, 1133 Broadway. Plan No. 1035.

2D AV, 568, new plumbing to 4-sty brick stores and tenement; cost, \$350; owners, May Dorsch et al. 568 2d av; architect, Julius J. Diemer, 118 East 28th st. Plan No. 1045.

2D AV, 472, toilet compartments to 3-sty brick moving picture theatre; cost, \$250; owner, Bertha C. M. Johnson, 330 Chestnut st, Roselle Park, N. J.; architect, Abraham Berres, 35 Nassau st. Plan No. 1062.

2D AV, 655, new plumbing to 3-sty brick moving picture theatre and dwelling; cost, \$250; owner, Mayer Zalka, 238 East 51st st; architect, Abraham Berres, 35 Nassau st. Plan No. 1057.

2D AV, 2218, masonry, steel and new stairs to 4-sty brick stores and tenement; cost, \$7,000; owner, Abraham Cohn, 269 Main st, Greenfield, Mass.; architect, Morris Schwartz, 194 Bowery. Plan No. 1078.

3D AV, 173-177, fireproofing to 5-sty brick stores and tenement; cost, \$600; owner, St. George's Church Corp., 209 East 16th st; architects, M. L. & H. G. Emery, 68 Bible House. Plan No. 1055.

3D AV, 2291, new stairs and fireproofing to 4 & 5-sty brick store and lodging house; cost, \$1,000; owner, Wendolig J. Nauss, 2291 3d av; architect, Bart & John P. Walther, 147 East 125th st. Plan No. 1071.

3D AV, 101, new store front to 5-sty brick store and dwelling; cost, \$150; owner, Jonas Kind, care of Hopkins & Boyd, 11 West 39th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1046.

3D AV, 1545, new store front to 3-sty brick stores and work-room; cost, \$200; owner, Mrs. Jacob Fuhs, 871 Park pl, Brooklyn; architect, W. H. Johnston, 1303 Atlantic av, Brooklyn. Plan No. 1024.

3D AV, 1575, new partition to 5-sty brick stores and tenement; cost, \$150; owners, Estate of Ellen A. Corcoran, Edw. A. Dawling, Exr., 280 Broadway; architect, Daniel J. Clune, 301 East 39th st. Plan No. 1109.

5TH AV, 53, new partitions to 18-sty brick lofts and offices; cost, \$1,000; owner, Thos. Ryan, 53 5th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1106.

5TH AV, 630, alterations to 5-sty brick studio, store and lofts; cost, \$250; owner, Henry Clews, 17 Broad st; architect, Archie Schwartz, 162 West 20th st. Plan No. 1026.

5TH AV, 320-322, fireproof passage to 11-sty brick offices; cost, \$500; owner, New York Business Bldgs. Corp., 347 5th av; architect, Wm. G. Howard, 13-21 Park Row. Plan No. 1039.

5TH AV, 1380, alterations to 5-sty brick dwelling; cost, \$50; owner, John Gerken, 1382 5th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1043.

5TH AV, 190-200, alterations to 14-sty brick stores and offices; cost, \$150; owner, The 5th Av. Bldg Co., 200 5th av; architect, Wm. I. Starr, 200 5th av. Plan No. 1118.

5TH AV, 717-717a, new store front and elevator shaft to 12-sty brick stores and hotel; cost, \$2,500; owner, The 719 5th Av. Co., Daniel Jackson, Pres., 149 Broadway; architect, Robt. N. Cleverdon, 14 East 42d st. Plan No. 1069.

5TH AV, 1047-48, s e cor, general alterations to 5-sty brick residence; cost, \$2,000; owner, Wm. S. Miller, 39 5th av; architects, Carrere & Hastings, 225 5th av. Plan No. 1084.

6TH AV, 657, new store front to 4-sty brick stores and tenement; cost, \$250; owner, Helen T. Packe, 30 E 20th street; architect, Benj. Bialek, 53 W 125th street. Plan No. 1096.

7TH AV, 218, sky sign to 2-sty brick stores and loft; cost, \$175; owners, Walter P. Bradley et al, 111 East 59th st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1073.

7TH AV, 567, new store front and marquee to 4-sty brick hotel; cost, \$500; owner, Emil Frank, Sheepshead Bay, N. Y.; architect, John H. Knubel, 305 West 43d st. Plan No. 1059.

8TH AV, 472, alterations to 4-sty brick store and dwelling; cost, \$375; owner, Chas. H. Kuhn, 472 8th av; architect, W. Joseph Harrison, 230 Grand st. Plan No. 1025.

11TH AV, 617-621, yellow pine girders to 2-sty brick storage; cost, \$500; owner, Ballantine & Co., 58 Freeman st, Newark, N. J.; architect, Wm. G. Howard, 13-21 Park Row. Plan No. 1122.

Bronx.

133D ST, 485, new tank to 5-sty brick factory; cost, \$2,000; owners, Wasle & Co., Anthony Doll, Jr., on premises, Pres.; architects The Rusling Co., 39 Cortlandt st. Plan No. 131.

138TH ST, n w c Brook av, raise to new grade four 5-sty brick stores and tenements; cost, \$7,500; owners, The Herman Stursberg Realty Co., 45 E 17th street; architect, I. E. Ditmars, 111 5th av. Plan No. 146.

149TH ST, 368, new partitions to 3-sty brick and frame niecelette; cost, \$150; owner, Abraham Kaufman, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 137.

151ST ST, 281, 1-sty frame extension, 25x10.4, to 2-sty frame dwelling; cost, \$1,000; owner, Saverio Agneili, on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 139.

165TH ST, 774, new partitions to 4-sty brick store and tenement; cost, \$1,200; owner, Amelia Lutz, 817 East 175th st; architect, Louis Lening, Jr., 160 5th av. Plan No. 144.

184TH ST, 575, 1-sty frame extension, 26.6x 19.2, to 2-sty frame stores and dwelling; cost, \$1,000; owner, Lawrence Duffy, 2265 Bathgate av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 140.

184TH ST, 591, new bake oven to 2-sty frame store and dwelling; cost, \$800; owner, Francesco Marciano, 593 East 184th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 149.

228TH ST, n s, 305 w Barnes av, 1-sty frame extension, 18x12, to 1-sty and attic frame dwelling; cost, \$800; owner, John Galuba, on premises; architect, E. Liske, Jr., 748 East 225th st. Plan No. 148.

236TH ST, s s, 335 W Katonah av, 2-sty frame extension, 20x20, to 2-sty frame dwelling; cost, \$1,000; owner and architect, Kate E. Farrell, 256 E 236th st. Plan No. 145.

BRONX RIVER RD & N Y & HARLEM R R, 183 n 233d st, move 1-sty frame office; cost, \$80; owners, Weeks Bros., 335 Gun Hill rd; architect, Geo. P. Crosier, 223d st & White Plains av. Plan No. 133.

HOLLAND AV, w s, 295.5 s Van Nest av, 1-sty frame extension, 5.6x12, and move 2-sty frame dwelling; cost, \$2,500; owners, Garvey Bros., White Plains av and Bronx pl; architect, Henry Nordheim, 1087 Tremont av. Plan No. 143.

INTERVALE AV, 1133, new partitions to 2-sty frame dwelling; cost, \$300; owner, Geo. Graziadio, 1040 Fox st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 141.

JACKSON AV, 1157, new partitions to 4-sty brick store and tenement; cost, \$200; owners, Harry & Morris Rosenwasser, 472 Broadway; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 142.

LONGWOOD AV, n s, from Beck to Kelly st, new moving picture booth to 4-sty brick school; cost, \$600; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 150.

MORRIS PARK AV, s s, 95.01 e Barnes av, new story of frame built under 2-sty frame dwelling; cost, \$2,500; owner, Charlotte Duerholz, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 136.

OGDEN AV, 1434, new roof to 2-sty and attic frame dwelling; cost, \$100; owner, Jos. A. Adler, on premises; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 132.

PROSPECT AV, 782, new columns, &c, to 5-sty brick tenement; cost, \$2,500; owners, Osseman & Gottlieb, 1053 So Boulevard; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 147.

WASHINGTON AV, 1099, remove projections to 2-sty frame dwelling; cost, \$500; owner, Columbia Knickerbocker Trust Co., Wm. V. King, 148th st and 3d av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 134.

3D AV, e s, 25 s 153d st, move and new partitions to 2 1/2-sty frame stores and dwelling; cost, \$1,000; owner, Geo. Urstadt, on premises; architect, E. Ebling, 135 Westchester sq. Plan No. 138.

Brooklyn.

DECATUR ST, 1198, interior alterations to 2-sty dwelling; cost, \$150; owner, Jos. Goetz, on premises; architect, Wm. Debus, 86 Cedar st. Plan No. 1802.

FULTON ST, 897, interior alterations to theatre; cost, \$600; owner, Jos. Colucci, 466 Adelphi st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1704.

FULTON ST, 2015, interior alterations to 3-sty store and tenement; cost, \$500; owner, Ethel A. Patts, 210 Schenectady av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1840.

FULTON ST, 489, extension to 4-sty loft and store; cost, \$1,000; owner, Mangles Estate, 817 West End av, N. Y. C.; architect, Max Muller, 115 Nassau st, N. Y. C. Plan No. 1876.

GRAND ST, 318, interior alterations to 3-sty lodge rooms; cost, \$300; owner, Julius Miller, 147 West 119th st, N. Y.; architect, Max Cohn, 280 Bedford av. Plan No. 1775.

HALSEY ST, 989, interior alterations to 2-sty dwelling; cost, \$400; owner, John Hartmann, 1576 Broadway; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 1737.

HANCOCK ST, 509, repair roof of 2-sty garage and dwelling; cost, \$350; owner, Samuel C. Robins on premises; architect, Michael Rosenberg, 350 Fulton st. Plan No. 1875.

HANCOCK ST, 938, extension to 3-sty garage; cost, \$2,000; owner, Wm. Savage, 903 Halsey st; architect, Wm. H. Ludwig, 801 Eastern Pkway. Plan No. 1759.

HANSON PL, 42, interior alterations to 2-sty storage; cost, \$300; owner, Max Kornblum, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1760.

HENRY ST, 32, extension to 3-sty store and dwelling; cost, \$300; owner, Sophia Druckman, 112 18th st; architect, David A. Lucas, 98 3d st. Plan No. 1794.

HERKIMER ST, 27, exterior alterations to 3-sty storage; cost, \$2,000; owner, Jos. Ryan, 146 Monroe st; architect, Wm. H. Ludwig, 801 Eastern Pkway. Plan No. 1758.

HART ST, 57, interior alterations to 2-sty shop; cost, \$250; owner, C. Schwarz, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 1747.

HICKS ST, 361, plumbing to 4-sty store and tenement; cost, \$125; owner, Wm. Naylor, 81 Pacific st; architect, Michael Hart, 420 De-graw st. Plan No. 1870.

HOPKINS ST, 88, plumbing to 5-sty tenement; cost, \$7,500; owner, Isaac Fishel, 22 University pl, N. Y.; architect, Sam'l Friedman, 130 Broome st, N. Y. Plan No. 1746.

IRVING ST, 46, interior and exterior alterations to manufactory; cost, \$10,000; owner, Hills Bros. Co., 375 Washington st, N. Y.; architect, Benj. White, 110 East 23d st, N. Y. Plan No. 1844.

JOHN ST, 160, interior alterations to 10-sty factory; cost, \$200; owner, Sigmund Sternan, on premises; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 1814.

KOSCIUSKO ST, 356, interior and exterior alterations to 2-sty dwelling; cost, \$300; owner, Annie Lavitz, 354 Kosciusko st; architect, M. Jos. Harrison, 230 Grand st, N. Y. Plan No. 1820.

MAGENTA ST, 158, extension to dwelling; cost, \$500; owner, Chas. E. May, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1781.

MIDDLETON ST, 133, extension to factory; cost, \$300; owner, Adolph Ludwig, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 1744.

PARK PL, 1695, exterior alterations to dwelling; cost, \$500; owner, Meyer Goodman, 145 Griffith st, Jersey City, N. J.; architects, Farber & Markowitz, 189 Montague st. Plan No. 1842.

ROCKWELL PL, 2-6, interior alterations to 2-sty storage; cost, \$500; owner, Edison Elec. Ill. Co., 360 Pearl st; architect, same. Plan No. 1868.

SACKMAN ST, 556, extension to 2-sty tenement; cost, \$550; owner, Max Strauss, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1841.

SEIGEL ST, 280, extension to engine house; cost, \$800; owner, National Cork Co., Bogart & Seigel sts; architect, L. Allmendinger, 926 Broadway. Plan No. 1748.

STANHOPE ST, 122, extension to 2-sty mfg.; cost, \$250; owner, Wm. Lindemann, on premises; architect, Benj. Finkensieper, 134 Bway. Plan No. 1871.

VARET ST, 146, interior alterations to 3-sty tenement; cost, \$300; owner, Sarah Shine, 963 Myrtle av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1769.

WATKINS ST, 416, extension to 3-sty dwelling; cost, \$300; owner, Isaac Goldstein, on premises; architect, Chas. A. Mele, 37-43 Liberty av. Plan No. 1801.

EAST 3D ST, 605, extension to 2-sty dwelling; cost, \$250; owner, Agnes E. Roberts, on premises; architect, Chas. C. Wessel, 1563 East 46th st. Plan No. 1805.

90TH ST, 311, extension to 1-sty dwelling; cost, \$500; owner, Jos. Fusaro, on premises; architect, Harry Rucker, 371 Fulton st. Plan No. 1753.

ATLANTIC AV, 328, interior alterations to 4-sty tenement; cost, \$250; owner, George Cotler, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1750.

ATLANTIC AV, n s, 223.4 w Beach 42d st, extension to 2-sty dwelling; cost, \$3,000; owner, Charles Hammerslag, 257 West 86th st, N. Y. C.; architect, W. L. Stoddart, 30 West 38th st, N. Y. C. Plan No. 1879.

BELMONT AV, 114, interior and exterior alterations to 4-sty store and tenement; cost, \$750; owner, Herman Kronenberg, 1601 Pitkin av; architects, Farber & Markowitz, 189 Montague st. Plan No. 1716.

BROADWAY, 1395, interior alterations to 3-sty dwelling; cost, \$150; owner, John Uzmant, on premises; architects, Gronenberg & Leuchtag, 303 5th av, N. Y. Plan No. 1701.

BUSHWICK AV, 797, extension to 4-sty home; cost, \$3,000; owner, Little Sisters of the Poor, 203 East 70th st, N. Y.; architect, R. F. Almirall, 185 Madison av, N. Y. Plan No. 1849.

CLARKSON AV, 492, interior and exterior alterations to 2-sty dwelling; cost, \$2,000; owner, Richard Crown, 496 Clarkson av; architect, A. A. Formoso, 235 Lenox rd. Plan No. 1860.

CLARKSON AV, 496, extension to 2-sty store and dwelling; cost, \$3,000; owner, Richard Crown, on premises; architect, A. A. Formoso, 235 Lenox rd. Plan No. 1861.

CONEY ISLAND AV, 968, exterior alterations to 2-sty dwelling; cost, \$800; owner, Mrs. Henrietta Blakeley, 379 Webster av; architect, Geo. Hitchings, 391 Fulton st. Plan No. 1806.

DIVISION AV, 32, shafts and plumbing to 5-sty tenement; cost, \$3,000; owner, Mollie Druss, 504 Hendrix st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 1725.

EAST N. Y. AV, 1315, extension to dwelling; cost, \$1,500; owner, Sallie Pensak, on premises; architect, Max Cohn, 510 Linwood st. Plan No. 1709.

EASTERN PKWAY, 1612, interior alterations to 3-sty dwelling; cost, \$200; owner, Florence V. Krupet, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1872.

EMMONS AV, 3154, extension to 2-sty hotel; cost, \$10,000; owner, Peter Galotti, 64 West 10th st, N. Y.; architect, G. A. Schellenger, 339 West 18th st, N. Y. Plan No. 1757.

GEORGIA AV, 181, interior alterations to 2-sty dwelling; cost, \$125; owner, Morris Sorgen, 151 Glenmore av; architect, Max Cohn, 510 Linwood st. Plan No. 1834.

GRAHAM AV, 100, interior alterations to 4-sty store and dwelling; cost, \$500; owner, Leib Lurie, 98 Graham av; architect, Ignatius A. Crawford, 1095 Lorimer st. Plan No. 1722.

GRAHAM AV, 308, extension to 3-sty manufactory; cost, \$4,500; owner, Sundel Hyman, 2069 5th av, N. Y.; architect, Lew Koen, 9 Debevoise st. Plan No. 1718.

KINGSLAND AV, 315, plumbing to 1-sty store; cost, \$200; owner, Mr. Klein, 72 Norman av; architect, Wm. C. Ferrer, 114 Norman av. Plan No. 1770.

MANHATTAN AV, 958, extension to 3-sty dwelling; cost, \$1,500; owner, Morris Pomeni-one, 457 Graham av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1730.

MONTAUK AV, 192, extension to 3-sty dwelling; cost, \$2,000; owner, Dan'l Mittendorf, 140 Madison av, N. Y.; architect, Ernest Dennis, 241 Schenck av. Plan No. 1721.

MYRTLE AV, 662, extension to 3-sty dwelling; cost, \$600; owner, Antonio Pagello, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 1779.

Plans Filed—Alterations—Brooklyn (Contin'd)

NOSTRAND AV, 743, extension to 3-sty dwelling; cost, \$1,000; owner, Bessie Weinstein, on premises; architects, Slee & Bryson, 154 Montague st. Plan No. 1855.

OCEAN AV, 2364, exterior alterations to 2-sty orphanage; cost, \$1,000; owner, Brooklyn Baptist Orphanage, Coney Island av and Av 1; architect, Wm. Werner, 657 Vanderbilt av. Plan No. 1784.

PITKIN AV, 1813, bay window to dwelling; cost, \$600; owner, David J. Steinhardt, 210 Riverside Drive, N. Y.; architect, —. Plan No. 1830.

RIDGEWOOD AV, 385, interior alterations to 3-sty dwelling; cost, \$285; owner, August Schlipf, 264 Ridgewood av; architect, Adam E. Fischer, 373 Fulton st. Plan No. 1790.

ROCKAWAY AV, 543, interior alterations to 3-sty tenement; cost, \$800; owner, Morris Weinstein, 408 Junius st; architect, Sam'l Reiser, 1777 Park pl. Plan No. 1731.

SURF AV, 819, extension to hotel; cost, \$500; owner, Sam'l B. Weisberger, on premises; architect, Albert Ulrich, 371 Fulton st. Plan No. 1739.

SURF AV, 3330, extension to 3-sty hotel; cost, \$1,500; owner, Misses Sixsmith, 220 Bishop st, Montreal, Canada; architects, Shire & Kaufman, 373 4th av, N. Y. Plan No. 1768.

SUTTER AV, 485, extension to 2-sty dwelling; cost, \$300; owner, Chas. Fleigelman, on premises; architect, Max Cohn, 510 Linwood st. Plan No. 1708.

THATFORD AV, 475, extension to 2-sty dwelling; cost, \$500; owner, Abraham Markransky, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1853.

WAVERLEY AV, 513, extension to 3-sty garage; cost, \$2,500; owner, Reid Ice Cream Co., 524 Waverley av; architect, L. Lauritzen, 525 Bedford av. Plan No. 1792.

2D AV, 5801-23, enlarge car barn; cost, \$1,000; owner, Brooklyn Heights R. R. Co., 85 Clinton st; architect, Walter K. Taylor, 19 Bergen av, Jamaica, L. I. Plan No. 1711.

4TH AV, 9004, exterior and interior alterations to 1-sty store; cost, \$200; owner, Dominick Fizzario, 373 91st st; architect, Harry Rocker, 371 Fulton st. Plan No. 1880.

6TH AV, 450, interior alterations to 3-sty store and dwelling; cost, \$1,000; owner, Casper Koestey, on premises; architect, Frank Straub, 25 West 42d st, N. Y. Plan No. 1765.

7TH AV, 137, exterior alterations to two 3-sty dwellings; cost, \$1,000; owner, Realty Associates, 162 Remsen st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 1789.

Queens.

BAYSIDE.—2d st, s s, 150 n Ashburton av, gas piping in dwelling; cost, \$10; owner, A. Vorina, premises. Plan No. 465.

BROOKLYN HILLS.—Freedom av, w s, 75 n Maple st, new plumbing in dwelling; cost, \$65; owner, John S. Rahal, premises. Plan No. 472.

COLLEGE POINT.—18th st, w s, 100 s 4th av, interior alterations to dwelling; cost, \$50; owner, A. Zoellner, 25 13th st, College Point. Plan No. 514.

COLLEGE POINT.—2d av, s e cor 10th st, gas piping in dwelling; cost, \$15; owner, A. Smith, premises. Plan No. 511.

CORONA.—Park av, n s, 20 w 48th st, 2-sty frame extension, 20x17, rear 2-sty frame dwelling, tin roof, interior alterations; cost, \$1,000; owner, J. Girasomine, 40 East Park av, Corona; architect, A. Magnoni, 45th st, Corona. Plan No. 467.

DOUGLAS MANOR.—Arleigh rd, n s, 200 e Centre drive, raise roof of dwelling 5 ft.; cost, \$500; owner, Phillip Boileau, 11 West 30th st, N. Y. C. Plan No. 513.

ELMHURST.—Dewey st, w s, 109 n Columbus av, erect new foundation to dwelling; cost, \$500; owner, A. Morrillona, premises. Plan No. 471.

EVERGREEN.—Fresh Pond rd, n e cor Cooper av, erect marquee on store; cost, \$250; owner, Wm. Ulmer Brew. Co., premises. Plan No. 519.

FAR ROCKAWAY.—Rue de St. Felix, e s, 280 n South st, new plumbing in three dwellings; cost, \$900; owner, I. Monks, 175 West 75th st, N. Y. C. Plan Nos. 508-9-10.

FAR ROCKAWAY.—Waverly av, n s, 250 s Bayswater av, interior alterations to dwelling, shingle roof; cost, \$300; owner, Louis Leavitt, 129 West 88th st, N. Y. C.; architect, D. Blaie, 545 East 139th st, N. Y. C. Plan No. 500.

FLUSHING.—Franklin terrace, 88, enclose porch; cost, \$300; owner, Dr. M. Maxwell, premises. Plan No. 518.

FLUSHING.—Bradford av, 23, gas piping in dwelling; cost, \$12; owner, W. Mantello, premises. Plan No. 489.

FOREST HILLS.—Station sq, s w s, 20 e Continental av, 1-sty brick extension, 41x40, rear 3-sty hotel, interior alterations; cost, \$1,000; owner, Sage Foundation Homes Co., Forest Hills. Plan No. 504.

GLENDALE.—Glasser st, n s, 242 e Harriman av, 2-sty frame extension, 12x22, rear and side dwelling, tin roof; cost, \$1,200; owner, J. V. Blaney, 33 Glasser st, Glendale; architect, J. Bachman, Glendale. Plan No. 502.

JAMAICA.—Harriman av, n s, 70 s Graves pl, general alterations to barn; cost, \$400; owner, Starr-Brinckerhoff Co., 87 Harriman av, Jamaica. Plan No. 497.

JAMAICA.—Washington av, w s, 100 s Atlantic st, 1-sty frame extension over present extension on rear dwelling, tin roof; cost, \$100; owner, Chas. Beardsley, premises. Plan No. 468.

L. I. CITY.—15th av, e s, 450 s Wilson av, new plumbing in dwelling; cost, \$75; owner, J. Flynn, premises. Plan No. 470.

L. I. CITY.—Van Alst av, 111 & 113, erect new water closet compartments to tenement; cost, \$40; owner, Santo Maggio, premises. Plan No. 491.

L. I. CITY.—7th av, e s, 400 s Broadway, erect new water closet compartments in dwelling; cost, \$900; owner, Mrs. A. Mand, 254 7th av, L. I. City. Plan No. 492.

L. I. CITY.—12th av, 177, interior alterations to dwelling; cost, \$150; owner, A. H. Reges, 304 Grand av, L. I. City. Plan No. 496.

L. I. CITY.—Ridge st, 73, interior alterations to dwelling; cost, \$1,000; owner, A. Poliziom, premises; architect, Thomas J. Reidy, 76 Hoyt av, L. I. City. Plan No. 499.

L. I. CITY.—Noble st, n w cor Van Alst av, sky sign; cost, \$300; owner, Consumers Brewing Co., 55th st and Av A, N. Y. C. Plan No. 506.

MASPETH.—Clinton av, s s, 250 w Clermont av, 2-sty frame extension, 8x4, rear dwelling, tin roof, interior alterations; cost, \$700; owner, Mary Silkowski, 149 Clinton av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 517.

MASPETH.—Burroughs av, s s, 50 w Lexington av, gas piping in dwelling; cost, \$10; owner, Chas. Adelson, premises. Plan No. 507.

METROPOLITAN.—John st, 11, interior alterations to dwelling; cost, \$750; owner, Alois Burchard, premises. Plan No. 466.

MIDDLE VILLAGE.—Satterlee av, n s, 75 e Ward st, new plumbing in dwelling; cost, \$50; owner, W. Ryerson, premises. Plan No. 488.

MORRIS PARK.—Sherman st, e s, 250 s Beaufort st, new plumbing in dwelling; cost, \$50; owner, G. Allen, premises. Plan No. 473.

OZONE PARK.—Jerome av, n s, 67 e Oxford av, new plumbing in dwelling; cost, \$120; owner, J. H. Bissette, premises. Plan No. 469.

RICHMOND HILL.—Jamaica av, 2901, electric sign on store; cost, \$50; owner, Eber Dunning, 324 Chestnut st, Richmond Hill. Plan No. 475.

RICHMOND HILL.—Curtis av, e s, 75 n Beaufort st, new plumbing in dwelling; cost, \$50; owner, L. Behrens, premises. Plan No. 474.

RICHMOND HILL.—Myrtle av, junction Jamaica av, new plumbing in dwelling; cost, \$50; owner, N. W. Horsely, premises. Plan No. 494.

RICHMOND HILLS.—Hamilton st, w s, 182 s Curtis av, new plumbing in dwelling; cost, \$60; owner, A. W. Graves, premises. Plan No. 486.

RICHMOND HILL.—Belmont av, w s, 100 s Division av, new plumbing in dwelling; cost, \$30; owner, Kew Gardens Corp., premises. Plan No. 487.

RICHMOND HILL.—Jamaica av, s s, 92 w Briggs av, new plumbing in dwelling; cost, \$50; owner, Wm. Wade, 235 Elm st, Richmond Hill. Plan No. 498.

RICHMOND HILL.—Wick st, 315, new plumbing in dwelling; cost, \$50; owner, T. McDermott, premises. Plan No. 515.

RICHMOND HILL.—Curtis av, w s, 160 n Jerome av, new plumbing in dwelling; cost, \$90; owner, Louis Messcheid, 1124 Curtis av, Richmond Hill. Plan No. 501.

RIDGEWOOD.—Onderdonk av, 871, electric sign on store; cost, \$100; owner, John Baehm, premises. Plan No. 512.

ROCKAWAY BEACH.—Waverly av, e s, 400 s Boulevard, 2-sty frame extension, 24x14, rear 2-sty frame dwelling, tin roof, interior alterations; cost, \$1,500; owner, Lillian Charde, 34 South Waverly av, Rockaway Beach; architect, Edgar Hovell, 31 Kane pl, Brooklyn. Plan No. 464.

ROCKAWAY PARK.—3d av, w s, 330 s Washington av, 2-sty frame extension, 10x12, rear 2-sty frame dwelling, tin roof; cost, \$350; owner, Eliz. Blake, 35 3d av, Rockaway Park; architect, Walter K. Taylor, 19 Bergen av, Jamaica. Plan No. 476.

ROCKAWAY BEACH.—Grove st, w s, 75 n Railroad, enclose porch on dwelling; cost, \$25; owner, Mrs. J. Clare, premises. Plan No. 490.

ROCKAWAY BEACH.—Bayside pl, e s, 440 n Fairview av, 1-sty frame extension, 24x10, rear dwelling, tin roof; cost, \$200; owner, Ed. Layer, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 503.

SPRINGFIELD.—Springfield av, cor Central av, 1-sty frame extension, 25x12, rear shed; cost, \$75; owner, Montifore Cemetery Corp., 14 Delancey st, N. Y. C. Plan No. 505.

WOODHAVEN.—Jerome av, n s, 47 e Oxford av, new plumbing in dwelling; cost, \$85; owner, J. H. Bressell, premises. Plan No. 495.

Richmond.

EGBERT PL, e s, 228 n Fingerboard terrace, Fort Wadsworth, 1-sty extension and stucco to frame dwelling; cost, \$450; owner and builder, W. S. Lee, Rosebank. Plan No. 66.

HOUGENOUT ST, n s, 200 w Jewitt av, West New Brighton, concrete footing, new partitions, &c. to frame dwelling; cost, \$600; owner, Edward Briggs, West New Brighton; architect and builder, A. T. Nichol, West New Brighton. Plan No. 62.

RICHMOND TERRACE, 449, New Brighton, new partitions and new store front to frame store and pool room; cost, \$200; owner and builder, J. Stanislaw, New Brighton; architect, John Davies, Tompkinsville. Plan No. 59.

RICHMOND TERRACE, n s, fronting Davis av, Livingston, new floors and veranda to frame store; cost, \$600; owner, Monroe Eckstein Brewery, Castleton Corners; builder, F. Skeritt, Port Richmond. Plan No. 63.

RICHMOND TERRACE, 2040, Port Richmond, to erect a 5-ft. electric sign; cost, \$25; owner and builder, Barent P. Winant, Port Richmond. Plan No. 69.

VAN DUZER & BROAD STS, s e cor, Stapleton, masonry to brick store; cost, \$145; owner, Taylor Milk Co., Stapleton; architect, Jas. E. Grunert, New Dorp; builder, Chas. H. Lange, Stapleton. Plan No. 64.

10TH ST, s s, 60 e Lincoln av, Midland Beach, partitions to frame stable; cost, \$5; owner and builder, C. J. Chambers, Midland Beach. Plan No. 71.

BELAIR RD, s w, 86 w New York av, Rosebank, side extension, concrete footings, partitions, etc., to terra cotta dwelling; cost, \$1,000; owner, Mrs. Bertha Dreyfus, Rosebank; builder, W. S. Lee, Rosebank. Plan No. 65.

BRITTON AV, 480, Concord, new plumbing to frame dwelling; cost, \$40; owner, John Di Lisa, Concord; builder, M. Esposito, Concord. Plan No. 67.

DAVIS AV, w s, 300 s Castleton av, West New Brighton, 1-sty addition to frame dwelling; cost, \$560; owner, Cornelius Collins, West New Brighton; builder, John J. Murphy, West New Brighton. Plan No. 68.

FINGERBOARD RD, 185, 150 n Tompkins av, Fort Wadsworth, two bay windows to frame dwelling; cost, \$75; owner, G. Fingardo, Fort Wadsworth; builders, Geo. Haverkamp & Son, Richmond.

LINCOLN AV, 122, Grant City, 1-sty extension to frame dwelling; cost, \$150; owner, Armia Eitner, Grant City; builder, Gustav Periet, Grant City. Plan No. 70.

RICHMOND TURNPIKE, 7, Tompkinsville, new partitions and plastering to brick store and dwelling; cost, \$25; owner and builder, Mrs. Krancer, Tompkinsville; architect, John Davies. Plan No. 60.

MIDLAND AV, n s, 43 n 2d st, Beach Park, 7-ft. porch and masonry to frame residence; cost, \$100; owner, Alexandra Karlson, Midland Beach; architect and builder, Otto Karlson, Midland Beach. Plan No. 61.

BOARDWALK, w s, 900 w Sand la, South Beach, new rubberoid roof to frame hotel; cost, \$67.50; owner, Jacob Warshauer, Rosebank; builder, S. L. Hopping, Rosebank. Plan No. 72.

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 28. The location is given, but not the owner's address:

CLIFFSIDE PARK.—Nicola Carrella, s s Walker st, 35 ft. e Nagle st, 2-sty brick, \$5,000.

NEWARK.—Scally Caruso, 5 14th av, 3-sty brick, alteration, \$2,000; Morris Weniger & Co., 125 North 3d st, 3-sty frame, \$6,000; Abraham Rudnewitz, 807 South 17th st, 3-sty frame, \$8,000; Carmino Transanti, 396 East Kinney st, 3-sty brick, \$7,000; Nicola Martino, 179 Newton st, 3-sty frame, alteration, \$300; George F. Schuele, 49 Winans av, 3-sty frame, alteration, \$500; Bernard Mosias, 68 Bruce st, 3-sty frame, alteration, \$1,000; Jacob Harrison, 237 Jelliff av, 4-sty brick, alteration, \$300.

WEBHAWKEN.—Peter Mulcahey, n s 5th st, 40 ft. e Park av, 3-sty brick, \$25,000.

GARFIELD.—Gerritsen & Stewart Lumber Co., 108 and 110 Passaic st, two 3-sty frame, alteration, \$1,000.

WEST HOBOKEN.—Joseph DeGeorgis, 513 John st, 2-sty frame, alteration, \$200; Battista Marchass, 400 Union st, two 3-sty frame, alteration, \$300.

EAST ORANGE.—Richard Henderson, n w cor Burnett st and Lenox av, 4-sty brick, \$32,000.

HARRISON.—Robert Snyder, 317 Ann st, 3-sty frame, \$5,000.

SOUTH ORANGE.—Century Corporation, 133 South Orange av, 3-sty brick, \$24,000.

TOWN OF UNION.—Franklin D. Haas & Bros., 147 Hudson av, 3-sty frame, alteration, \$1,500.

APARTMENTS, FLATS AND TENEMENTS.

WEST NEW YORK, N. J.—A. E. Dore, Jr., 650 Bergenline av, West New York, has completed plans for a 3-sty brick store and apartment, 25x80 ft., in 15th st, west of Bergenline av, for E. Dragnetti, 320 12th st, West New York, owner. Cost, about \$9,000.

MONTCLAIR, N. J.—A. Ginsburg, 225 Main av, Passaic, N. J., is about ready for bids for a 2-sty brick apartment, 97x60 ft., on Bloomfield av, for Harry Simons, 225 Main av, Passaic, owner. Cost, about \$17,000.

PALISADE PARK, N. J.—A. E. Dore, Jr., 650 Bergenline av, West New York, has nearly completed plans for a 3-sty apartment, 37x80 ft., on Broadway, for the Steenland Construction Co., this place, owner. Cost, about \$12,000.

JERSEY CITY, N. J.—W. H. Bogart, 250 Jackson av, is preparing plans for two brick 4-sty apartments, 44x80 ft., at the northeast corner of Bidwell and Jackson avs, to cost about \$25,000.

BANKS.
BELVIDERE, N. J.—Donn Barber, 101 Park av, N. Y. C., has been commissioned to prepare plans for a 1 or 2-sty brick and stone bank building for the Belvidere National Bank, C. Ledyard Blair, president.

SOMERVILLE, N. J.—P. C. Van Nuys, Main st, has about completed plans for a 2-sty stone and brick bank and office building at the southeast corner of Bridge and Main sts for the Second National Bank of Somerville, C. L. Voorhees, president, and in charge. Cost, about \$40,000.

CHURCHES.
HOBOKEN, N. J.—Max J. Beyer, 2d National Bank Building, is preparing plans for a 2½-sty brick synagogue, 36x90 ft., at Park av and 1st st for the Star of Israel Association, Solomon Lubash, president, 108 Washington st. Cost about \$25,000. Bids will soon be received by the architect on general contract.

DWELLINGS.
JERSEY CITY, N. J.—E. M. Patterson, 1 Montgomery st, has completed plans for alterations to four residences for loft purposes at Green and Montgomery sts for Emanuel Gross, 315 Henderson st. Cost, about \$10,000.

WEST NEW YORK, N. J.—A. E. Dore, 412 8th st, West New York, is preparing plans for thirty-eight 2½-sty brick and frame residences in 13th st, between Jackson av and Boulevard, for Joseph Stiltz, 681 Bergenline av, owner. Cost, about \$4,000 each.

WOODCLIFFE, N. J.—William Mayer, Jr., 693 Bergenline av, West New York, N. J., has completed plans for a 2-sty frame residence, 25x56 ft., at 31st st and Hudson av for Rose Virzi, Buchanan pl and 17th st, West New York, owner. Cost, about \$4,500.

FACTORIES AND WAREHOUSES.

WEST NEW YORK, N. J.—P. A. Vivarttas, 110 4th st, Town of Union, N. J., has completed plans for a 2-sty brick silk mill, 48x200 ft., for E. N. Wood, 15 Columbia terrace, Weehawken. Cost, about \$40,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—Lewis F. Pilcher, Capitol, Albany, is preparing plans for a 2-sty brick cottage at the New York Custodial Asylum, Rev. Henry H. Stebbins, president and in charge. Cost, about \$60,000. Bids will be taken about May 20.

UNION HILL, N. J.—The North Hudson Hospital, Union Hill, William Gulden, secretary, contemplates the erection of an extension to the 3-sty brick hospital, 32x68 ft., on Park av, between Clifton st and Columbia terrace, from plans by P. A. Vivarttas, 110 4th st, Town of Union. Cost, about \$35,000.

PUBLIC BUILDINGS.

RIDGEWOOD, N. J.—C. S. Keyser, 75 Hermande pl, has completed plans for a 1 or 2-sty brick armory, 75x100 ft., on East Franklin av, north of Ridgewood st, for Company C, of Ridgewood, J. J. Smith, captain, Prospect st. Cost, between \$15,000 and \$25,000.

SCHOOLS AND COLLEGES.

MOUNTAIN LAKE, N. J.—The Board of Education of Hanover Township, J. C. Laver, president, Morris Plains, N. J., contemplates the erection of a 1-sty field stone public school here to cost about \$22,000. Competitive sketches have been prepared.

THEATRES.

MORRISTOWN, N. J.—Ed. Monahan, Bergenline av, Woodcliffe, N. J., is preparing preliminary plans for a 3-sty brick theatre and store building, 60x190 ft., in Park st, near Washington st, for James J. Lyon, general contractor, Farley Building. Cost, about \$65,000.

MISCELLANEOUS.

WEST HOBOKEN, N. J.—Ed. McDermott, 582 Spring st, West Hoboken, has been commissioned to prepare plans for a 1-sty brick addition, 25x60 ft., to the bottling plant in Walnut st, for N. Faisthl, at site.

Other Cities.

BANKS.

GLENS FALLS, N. Y.—Mowbray & Uffner, 56 Liberty st, N. Y. C., have been commissioned to prepare plans for a 1-sty brick bank building at the northeast corner of Glen st and Park av, for the First National Bank of Glen Falls, 104 Glen st, Bryan Lapham, president. Cost, about \$90,000.

DWELLINGS.

PEARL RIVER, N. Y.—Gillespie & Carrell, 1123 Broadway, N. Y. C., are preparing plans for a 2½-sty frame residence, 30x50 ft, for John Tonner, 320 East 31st st, Brooklyn. Cost, about \$12,000. Bids will be taken by the architects about April 9.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—The Buffalo Shirt Co., 752 Main st, Oliver Goldsmith, president and in charge, contemplates the erection of a brick and concrete plant, to cost about \$35,000. Site and architect are not selected.

MUNICIPAL WORK.

UTICA, N. Y.—The New York State Department of Public Works, Duncan W. Peck, superintendent, Capitol, contemplates the erection of a steel bridge, 210 ft. long and 42 ft. wide, over the Erie Canal from plans by John A. Bensen, Capitol, state engineer. Cost, about \$120,000. Work will probably go ahead this summer.

SCHOOLS AND COLLEGES.

GOVERNEUR, N. Y.—William T. Towner, 320 5th av, N. Y. C., has been commissioned to prepare plans for a 2½-sty brick high school, 80x124 ft., for the Village of Gouverneur, Jas. Dolan, president, Jenney Deane, Gouverneur, donor. Cost, about \$80,000.

PLEASANTVILLE, N. Y.—Wilson Potter, 1 Union sq, N. Y. C., has about completed plans for a 2-sty brick addition to the school on Bedford rd, District 9, F. H. Parmer, president. Cost, about \$30,000. Bids will be called for about April 10.

ALBANY, N. Y.—Fuller & Robinson, 95 State st, have completed plans for a 3-sty brick and stone medical college building on Delaware av, Myrtle av and Lark st, for the Albany Medical College, Delaware av, Dr. Albert Vander Veer, chairman, Frank A. Dwyer, 12 Academy st, Amsterdam, N. Y., is steam engineer. Cost, about \$100,000. The architects will take bids about April 6, to close around April 26.

PERSONAL AND TRADE NOTES.

JOSEPH H. McGUIRE, architect, has moved his offices to 101 Park avenue.

NATHAN HARRIS, architect, has moved his offices to 21 South Orange av, Newark, N. J.

LEROY T. GODFREY has opened an office for the practice of architecture at 127 Main av, Ocean Grove, N. J.

GLUCROFT & GLUCROFT, architects, have moved their office from 34 Graham av to 671 Broadway, Brooklyn.

ROBERT J. REILEY and Eugene Lang, architects, will move their offices from 481 Fifth avenue to 477 Fifth avenue.

N. I. MATHER, architect, has moved his offices from the O'Neil Building to 20 Court street, Binghamton, N. Y.

MICHAEL F. GLEASON, plumbing contractor, has moved his offices from 131 Fifth avenue to 772 St. Johns place, Brooklyn.

S. MILLMAN & SON, architects, have moved their offices from 189 Montague street to the fifth floor of 26 Court street, Brooklyn.

THE PERFECT CONTRACTING CO., Chas. J. Schlesinger, president, formerly of 317 East 70th street, has removed to 150 Nassau street.

JAMES McWALTERS & SON, builders, formerly of 90th st and Broadway, have removed to the Putnam Building, Broadway and 43d st.

FOOTE & HEADLY, architects, have moved their offices from 347 Cutler Building to the Carter Building, corner State and Church streets, Rochester.

C. W. REQUARTH CO., INC., Charlotte, N. C., has opened branch offices at 15 East 40th st, N. Y. C., and in the Ganson Building, Lancaster, S. C.

ESTEY ORGAN CO. has moved its pipe-organ department to 25 West 45th st. The department is in charge of Reginald Ley McAll as sales manager.

BRICKEL & BRICKEL, architects, Bradford, Pa., will discontinue their office at Buffalo and open a branch office in the Theatre Building, Olean, N. Y.

WILLIAM GUERIN, formerly Acting Chief of the Bureau of Fire Prevention in the Fire Department, has accepted the presidency of the Conran Standpipe Co.

WALTER C. ALLEN, formerly general manager of the Yale & Towne Manufacturing Co., 9 East 40th st, has been elected vice-president and general manager of the company.

FRANK T. CORNELL, 125 East 23d st, Seymour & Schoenwald, 7 West 42d st, and Lester A. Kintzing will move in about two weeks to the Grand Central Terminal Building, 4733-4735.

ESCHER & TUCKER, mason contractors, have opened offices in the Bronx Theatre Building, 150th st and Melrose av, where they will conduct a general contracting business.

WILBUR S. KNOWLES, architect, has moved his offices to 103 Park av. He will jointly occupy offices with Joseph Wolf, who has been located at that address for some years.

AN EXHIBITION of the work accomplished by the graduates and undergraduates of the Columbia School of Architecture will be held at the University, Friday, May 1, 1914.

HENRY BACON, architect, of New York City, who has spent part of the winter in Florida, stopped off at Savannah, Ga., on his return. During his visit at Savannah he was entertained by the local architects.

WILLIAM P. THORNTON, engineer for a number of years in the plate department of the Ritter-Conley Mfg. Co., Pittsburgh, has resigned and accepted a similar position with the M. H. Treadwell Co., 130 Cedar st, N. Y. C.

FRED. B. SMITH has recently been appointed assistant to T. F. Manville, president of the H. W. Johns-Manville Co. For many years Mr. Smith has been secretary of the International Committee of the Young Men's Christian Association.

HENRY R. KENT, of the firm of Henry R. Kent & Co., N. Y. C., has formed a partnership with Carl M. Vail, to conduct a general engineering practice under the firm name of Henry R. Kent & Co., engineers, with offices at 141 Broadway.

E. T. VON KNOPKE, architect, and J. M. O'Donnell, structural engineer, are now associated under the firm name of Von Knopke & O'Donnell, at 511 Schere Bldg., Detroit, Mich., and request catalogues and samples from manufacturers interested in the building trades.

JAMES N. WALLACE, president of the Central Trust Co., has been elected a director of the Westinghouse Electric & Mfg. Co., succeeding Thomas W. Lamont, resigned, and H. H. Westinghouse has been elected a director, succeeding the late George Westinghouse.

MORTIMER E. ROSENBAUM, for many years representing the Shannon Manufacturing Company, has severed his connection with that firm, and will hereafter be associated with the American Clothes Dryer Company, which manufacturers clothes dryers and domestic laundry equipments, in the capacity of sales manager.

BY ORDER OF THE POST OFFICE DEPARTMENT, at Washington, the name of Bay Station, which is located in Model Bush Loft Building, No. 7, at the foot of 34th st, South Brooklyn, has been changed to "Bush Terminal Station." The department agreed to the change in response to requests made by the 200 odd tenants in the industrial colony, who claim that they prefer to have this station, which handles practically nothing else but their mail and parcel post business, more closely identified with the location.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

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.—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. Christoffer-son, Perth Amboy, N. J., secretary.

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.

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, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m.

BROOKLYN 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.

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.

THERE will be a meeting of the Plate Glass Underwriters' Association in connection with the meeting of the Great Eastern Casualty Company at 10.30 a. m. on Wednesday, April 8. The present situation in New York is precarious by reason of the fact that there are six companies not members of the organization quoting cut rates, and some action will have to be taken with regard to this competition.

THE LOCAL CHAPTER of the National Fire Protective Association will hold a meeting on Monday, April 6, at the City Club, 55 West 44th st, at 8:15 p. m. Addresses will be made by J. O. Hammitt, Chief of the Bureau of Fire Prevention, on "Compulsory Fire Protection," and by Rudolph P. Miller on "Tests of Fire-proofing Materials."

AT THE ANNUAL MEETING of the Master Builders' Association of Poughkeepsie, held in Columbus Institute, the following officers were elected for the ensuing year: President, P. A. Peterson; first vice-president, William Degenhardt; second vice-president, Lawrence Wolf; recording secretary, Joseph Keating; financial secretary, Lewis T. Davis, and treasurer, Eugene Shover.

THE SIXTEENTH ANNUAL DINNER of the Brooklyn League will be held at Masonic Temple, Brooklyn, Friday evening, May 15. Hon. William Jennings Bryan will be the principal speaker of the evening.

MECHANICS' AND TRADERS' EXCHANGE, of Brooklyn, held the annual meeting of the exchange at 367 Fulton street Tuesday afternoon, March 31. The annual reports of the officers and committees were read and adopted. The Exchange is in a fine condition from all standpoints and the outlook for the season of 1914 is bright. At this meeting the annual election of officers and directors was held and the one ticket placed in nomination was elected unanimously. The officers and directors elected for 1914 are as follows: President, Walter L. Castle; vice-president, W. C. Williams; treasurer, J. J. Dalton; board of managers, Rufus H. Brown, J. Morton Halstead, Wesley C. Bush, John McKeown, C. E. Anselm, Jos. A. Guider, M. M. Canda.

THE MASTER PLUMBERS of New Rochelle have organized an association, with twenty members on the roll. The following officers were elected: Alexander Magee, president; Grant Archibald, vice-president; Daniel C. Cunneen, secretary; Louis Goss, treasurer. Meetings are to be held in the old post office building, and a large membership is expected in the near future.

NEW YORK CHAPTER of the American Society of Landscape Architects was formed at a meeting held on March 12, at the Transportation Club. The society is a national organization, founded in 1889 among the practicing landscape architects of the country with the object of raising the standards of the profession, of protecting their interests and the interests of their clients, of disseminating knowledge in regard to this branch of the fine arts. With the growth of the profession, the greater appreciation of its work on the part of the public and with the ever increasing importance of local problems, the need arose for local chapters. They are now established in New York, Boston and Minneapolis, and they will greatly contribute toward the maintenance of the high standards established by the national society and toward the correct solution of local problems, both private and public, pertaining to the artistic development of land for use, recreation and pleasure.

OBITUARY

WILLIAM HOUGHTON, plastering contractor, died at his home, 104 Avenue I, Brooklyn, Monday, March 30, aged fifty-five years.

PATRICK TERNAN, a retired hardware dealer, died of general debility, at his home, 932 Pacific st, Brooklyn, Monday, March 30, aged eighty-four years.

Trolley Extension Commenced.

Extension of the Union Railway from Eighth avenue and 155th street westward to Amsterdam avenue, was commenced this week. The 3,000 additional feet of rail must be completed by April 15. The extension will also provide better facilities for handling the large crowds which attend the games at the Polo Grounds.

BUILDING MATERIALS AND SUPPLIES

WATCHFUL WAITING THE APPARENT KEYNOTE IN CONSTRUCTION—MARCH STEEL TONNAGE ABOUT EQUAL TO JANUARY

Brick Makers in Conferences—Lumber Quiet
—Plan Filings Continue Moderately Active

WATCHFUL waiting seems to be a settled policy in the building construction. Hesitation is frankly ascribed to the continued unsettled weather conditions, but the recent discharge of large numbers of railway employees by one of the prominent lines has had a dampening effect upon the business outlook at a time when conditions were showing some signs of improvement.

But the action of the railroad companies should not be construed a 100 per cent. narcotic to the building business in general.

In the first year of the operation of the parcel post system one mail order house turned over to the parcels post more than 1,000,000 shipments that would otherwise have gone by express. The express companies are paying the railroads 50 per cent. of their revenue from their shipments; the government is forcing the railroads to carry parcel post shipments for comparatively nothing. The system is invading the regular freight business of the railroads. Suppose the rate limit was raised to 100 pounds as the Postmaster General now advocates, it would permit the further extension of postal mail carrying and the railroads would have to charge off still more of their income now derived from express haulage and freight shipments. Bags of cement could be shipped under that rate through the mails! And after 100 lbs. are permitted what will be the ultimate limit?

In addition to that loss, the railroads have been confronted with hostile legislation, such as the full-crew bills, and those for the compulsory use of steel cars and consequently heavier rails. In the mean time they have asked for an increase in freight rates, but have not yet received that permission from the Interstate Commerce Commission, nor have they any intimation as to whether that privilege will be extended to them when the decision is rendered.

Under such circumstances it naturally will greatly impress the commission if a few roads find it expedient to make wholesale discharges and pass a few dividends at the psychological moment; the moment, by the way, when the time expired for all railroad companies to have their reports in the hands of the commission.

As far as the metropolitan district is concerned, there is plenty of evidence showing that, given settled weather, construction will go on apace. New building plans filed for the city this week showed Queens, with 203 valued at \$563,575; Brooklyn, with 83 valued at \$770,000; Bronx, with 15 valued at \$393,500; Manhattan, with 12 valued at \$932,600, and Richmond, with 41 valued at \$41,384. The total for the city was 354, valued at \$2,701,059, as compared with 349 valued at \$4,037,706 reported last week. New building plans filed in East Jersey show a healthy development and increasing activity.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows: In each case the quotations given below were those prevailing up to noon, April 3, 1914.

BRICK—
Hudson common (Nominal) \$6.50@ —
Raritan common..... 6.25@ 6.50
2d hand common..... 2.25@ 2.50
2d hand com. (truck load of 1,500) 4.50@ —
Front or face..... 18.00@ 32.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland..... \$1.58@ —
Cons. Rosendale Nat..... .90@ —
Alsen's German..... 2.10@ 2.15
Dyckerhoff German..... 2.10@ 2.15

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in..... \$1.10
Trap rock, ¾ in..... 1.20
Bluestone, 1½ in..... 1.05
Bluestone, ¾ in..... 1.15@ 1.30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in..... \$0.90
¾ in..... 1.00

HOLLOW TILE (fireproofing, Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—
4x12x12 in..... \$0.06
6x12x12 in..... .084
8x12x12 in..... .102
10x12x12 in..... .12
12x12x12 in..... .15

Interior—
2x12x12 in..... \$0.048
3x12x12 in..... .048
4x12x12 in..... .054
6x12x12 in..... .072
8x12x12 in..... .096

LIME (Standard 300 lb. bbls. wholesale, select finishing):

Farnham Cheshire, finishing..... \$1.55@ —
Eastern, common..... 1.25@ —

LINSEED OIL—
American Seed City Raw..... \$0.54@ \$0.55
American Seed City Boiled..... 53@ 54

LUBRICANTS (Mineral):

Black, refined..... 13 @ 13½
Black, reduced, 27 gravity, 35@30 c. t..... 13½@ 14
Black, reduced, 30 gravity, 15 cold test..... 14½@ 15
Cylinder, light, filtered..... 21½@ 23
Dark, steam, refined..... 15½@ 25
Paraffin, high, viscosity..... 19 @ 26
23½ @ 24 gravity..... 15 @ 15½
28 gravity..... 13 @ 13½

Wax, crude..... per lb. 3¼ @ 3½
Refined, 120 m. p..... per lb. 4¼ @ —
Refined, 125 m. p..... per lb. 4¾ @ —
Refined, 130 m. p..... per lb. 5¼ @ —

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 in..... \$23.00@ \$30.00
14 to 16 in..... 31.00@ 34.50
Heart face siding 4-4 & 5-4..... 30.00@ 31.50
Flooring, 13-16x2½ & 3 ins..... 15.50@ 28.00

Hemlock, Pa., f. o. b. N. Y. base price per M..... 22.00@ 24.00
Hemlock, W. Va., base price per M..... @ 24.50
Hemlock, Eastern mixed cargoes..... 19.50@ 22.50
(To mixed cargo price add freight, \$1.50.)

Spruce (W. Va., f. o. b. N. Y., lighterage limits)
2x4, 18 and 20 ft..... \$29.50
2x6, 10 and 14 ft..... 24.00
2x8, 12 and 14 ft..... 25.00
2x10, 3x10, 10 to 16 ft..... 30.00
8x8 and under, 16 ft and under..... 26.00
9 in, 16 ft and under..... 31.00
4x10 to 10x10, 16 ft and under..... 31.00
2x10 and 3x12, 16 ft and under..... 31.00
12 in, 18 and 20 ft..... 33.00

Add \$1.00 per M. for each inch over 12 ins.
Add \$1.00 per M. for every 2 ft over 20 ft in length.

1x2 shingling lath, rough or dressed one side..... \$28.00
4-4x6 in merchantable quality..... 28.00
4-4x8 in merchantable..... 26.00
4-4x10 in merchantable..... 29.00
4-4x12 in merchantable quality..... 32.50

LATHS (Eastern spruce f. o. b. N. Y.):
1½-in. round wood..... @ \$3.90
1½-in. slab..... \$4.00@ \$4.10

PLASTER—(Basic dealer prices, at yard, Manhattan):
Masons finishing in 100 lb. bags, per ton..... \$10.50

BLOCKS:
2 in. (solid) per sq. ft..... .06
3 in. (hollow)..... .06¾
4 in. (hollow)..... .07¼
Boards ¾ in. thick, per sq. yd..... .16

SAND:
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale..... \$0.50

SLATE (Per Square, N. Y.):
Penn. Bangor ribbon..... \$4.10@ \$4.75
Munson, Maine No. 1..... 5.50@ 7.75
Munson, Maine No. 2..... 4.50@ 4.75
No. 1 red..... 10.00@ 12.00
Unfading green..... 4.00@ 6.00
Genuine Bangor..... 4.75@ 6.75
Pen Argyle..... 4.00@ 6.00
Vermont, sea green..... 3.00@ 4.20

STRUCTURAL STEEL (tidewater) Spot.
Beams and channels up to 14 in..... \$1.31@ \$1.36
Beams and channels over 14 in..... 1.31@ 1.36
Angles 3x2 up to 6x8..... 1.31@ 1.36
Zees and tees..... 1.31@ 1.36
Steel bars, half extras..... 1.31@ 1.36
Steel bars, half extras..... 1.31@ 1.36
Universal & sheared 34 in. & und..... 1.46@ 1.51

WHITE LEAD: Per lb.
American, dry, car lots..... \$0.07
In oil, in 100, 250 and 500-lb. kegs..... 0.09

On lots of 500 pounds or more a discount of ¼c per pound is allowed.
Red Lead and Litherage—

In 100-lb. kegs..... \$0.08
On lots of 500 pounds or more a discount of ¼c per pound is allowed.

BRICK MARKET HOLDS FIRM.

Manufacturers Plan Organization of Barge Company.

HUDSON common brick held firm on demand this week and prices also showed more stability and unloading was more active. Raritan brick also reflects the improvement noted in the Hudson department.

Interest this week centered in meetings held by manufacturers with the idea of changing the system of operating brick-carrying barges. The plan is to form a barge company composed of owners of brick-carrying barges and to move all brick of stockholders on their own barges, paying a dividend upon the company's profits, and incidentally, if possible, to obtain more efficiency and to operate a smaller number of barges. About 400 are now regularly employed in the Hudson brick trade to supply this market and about 225 of these are owned by brick manufacturers. There is some talk of the 175 other barge owners combining to meet the proposed organization with a rate cutting campaign if the company finally is formed although no attempt has so far been made by these private barge owners to organize.

Official transactions for Hudson common brick covering the week ending Thursday, April 2, 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:

Left over, March 26—6.

	Arrived.	Sold.
Friday, Mar. 27.....	2	1
Saturday, Mar. 28.....	0	7
Monday, Mar. 30.....	14	4
Tuesday, Mar. 31.....	2	2
Wednesday, Apr. 1.....	1	0
Thursday, Apr. 2.....	2	2
Total.....	20	16

Reported enroute Friday A. M., April 3—3.
Condition of market, improving. Prices, Hudsons, — to \$6.25; Raritans, \$6 to \$6.25 (wholesale dock, N. Y.); for dealers' prices add profit and cartage); Newark, \$7 to — (yard). Easing. Left over, Friday A. M., April 3—10.

HUDSON BRICK UNLOADED.
(Current and last week compared.)

	Mar. 27.....	Mar. 27.....	Mar. 27.....	Mar. 27.....
Mar. 20.....	286,000	Mar. 27.....	1,350,000	
Mar. 21.....	219,000	Mar. 28.....	130,000	
Mar. 23.....	421,500	Mar. 30.....	816,000	
Mar. 24.....	596,000	Mar. 31.....	1,401,100	
Mar. 25.....	496,000	Apr. 1.....	1,267,600	
Mar. 26.....	900,500	Apr. 2.....	1,036,600	
Total.....	2,919,000	Total.....	5,991,300	

Left over, Friday A. M., Mar. 28—50.

	Arrived.	Sold.
Friday, Mar. 28.....	0	3
Saturday, Mar. 29.....	4	5
Monday, Mar. 31.....	22	9
Tuesday, Apr. 1.....	4	3
Wednesday, Apr. 2.....	2	6
Thursday, Apr. 3.....	12	10
Total.....	44	36

Condition of market, dull. Prices: Hudsons, \$7 to \$7.25; covered, \$7.50; Raritans, \$6.87½ to \$7. Newark, \$8.25. Left over Friday A. M., April 4—58.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to April 2, 1914.....	143
Total No. bargeloads sold Jan. 1 to April 2, 1914.....	133
Total No bargeloads left over April 3, 1914 10	
Total No. bargeloads left over Jan. 1, 1913. 113	
Total No. bargeloads arrived, including left over Jan. 1 to April 3, 1913.....	332
Total No. bargeloads sold Jan. 1 to April 3, 1913.....	274
Total No. bargeloads left over April 4, 1913. 58	

LINSEED OIL DEMAND BRISK.

Shortage of Supply of A Quality—Window Glass May Boost Prices.

PAINT and varnish manufacturers were active buyers of linseed oil this week with the result that ruling quotations of fifty-four and fifty-five cents were firm to stiff. A continued movement of linseed oil at this time of the year indicates heavy supplemental orders that an unusually active retail paint selling season makes necessary. Seed prices in the Northwest have fluctuated mildly with an upward tendency, according to late advices received in this city.

Turpentine is being held in yard at forty-nine to forty-nine and one-half cents with purchases rather light. Rosins are dull and nominal with substantially no change in quotations, common to good strained in yard on the basis of 280 pounds, a barrel ruling at \$0.25 and D grade at \$4.35 a barrel.

Prospective builders will find the window glass market strengthening. Production is proceeding again normally. There is reported to be a shortage in A quality and higher prices are predicted later in the season.

WHOLESALE LUMBER FIRMER.

Quick Shipments the Rule Throughout the District.

A GOOD part of the current wholesale lumber business is for quick shipment, and for the past few weeks there has been much complaint made of delays in transportation. The supplies in the hands of the local manufacturing trade and the yards are still below normal, and it seems that restocking must come soon.

COAL MARKET.

Anthracite in Good Shape—Quiet Follows Issuance of Spring Prices.

THE anthracite trade, both as regards the present situation and future prospects, is in much better shape than anybody anticipated a few weeks ago, when the outlook was for a dull April followed by a period of comparative quiet after the spring prices went into effect. Owing to the size of dealers' stocks, it appears certain that an unusually large quantity of coal will be carried over into May.