

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, APRIL 18, 1914

YONKERS A CITY OF HOMES AND INDUSTRIES

Many Real Estate Developments Are Drawing New Population From New York—Apartment House Work Hindered By Uncertainties of the Housing Law.

ADJOINING the northerly line of New York City lies Yonkers with an area of 22½ square miles, which is larger than Manhattan Island. The growth of the city, industrially and otherwise, has been influenced to a marked degree through the activities of the Chamber of Commerce, which comprises the best business elements in Yonkers. Their slogan has been "Yonkers—next to the largest city in the United States."

It is the sixth largest city in the State and from present indications should become, within a reasonable time, the fourth largest. As part of the port of New York, it has a wharf frontage on the Hudson River of four and a half miles—a deep-water channel, enabling large sea-going vessels to dock conveniently. There are in the city nineteen passenger depots for the various railroads which put Yonkers in touch with the greater city and other parts of the State. On the east is the N. Y. C. & H. R. R., Harlem division; on the west the main line of the N. Y. C. & H. R. R., and in the very center from north to south runs the Putnam division of the same system. Additional transit facilities are furnished by 36 miles of surface lines connecting with nearly all sections of Manhattan and the Bronx.

Conveniently scattered throughout the city are seven parks, one a fully equipped public playground for children, and in addition South Yonkers receives the benefit of Van Cortlandt Park, just over the city line. Other established institutions in Yonkers include 61 churches, of all denominations; 100 clubs and fraternal societies; 24 schools, including a high school; 6 banks, including three discount, one trust company and two savings banks, with estimated deposits of about \$23,000,000.

The city in the way of municipal improvements has 130 miles of streets, of which 88 are macadamized and 7 of sheet asphalt, besides 45 miles of sewers and 80 miles of street lighting. Best evidence of the increase in real estate values of Yonkers and its growth and development may be obtained from an examination of the assessed valuations for the last ten years. In 1903 real estate in Yonkers was taxed for \$43,463,760, in 1908 for \$63,977,310 and in 1913 for \$91,903,517.

With the population of 90,000 as compared with 79,000 for 1910 and 48,000 for 1900, and with a number of development companies offering attractive residential properties at moderate prices to home-seekers, the population is expected to reach 150,000 within a short time.

While real estate activity has not been deterred, the passage of the Housing Law (known as Chapter 744), "An act for housing people in cities of the second class," which became a law on May 31, 1913, has had a deterrent effect on apartment house operations, new construction in the last two years having been confined principally to private dwellings. Due to concerted efforts of a number of civic and trade organizations in Yonkers, an amendment has been obtained which postponed the date of the enforcement of the act from October 1,

dwellings and two-family houses is particularly favored. Under the provision of the new law if an owner wishes to build a detached dwelling on a plot 40x100, the width of the house may be 30 feet and the depth 80, with a yard 5 feet wide on each side. It is obvious that it is possible for the architect to get in a building of that size any disposition or arrangement of the interior that may be desired. Should the plot be 50 feet wide the house may have a width of 40 feet.

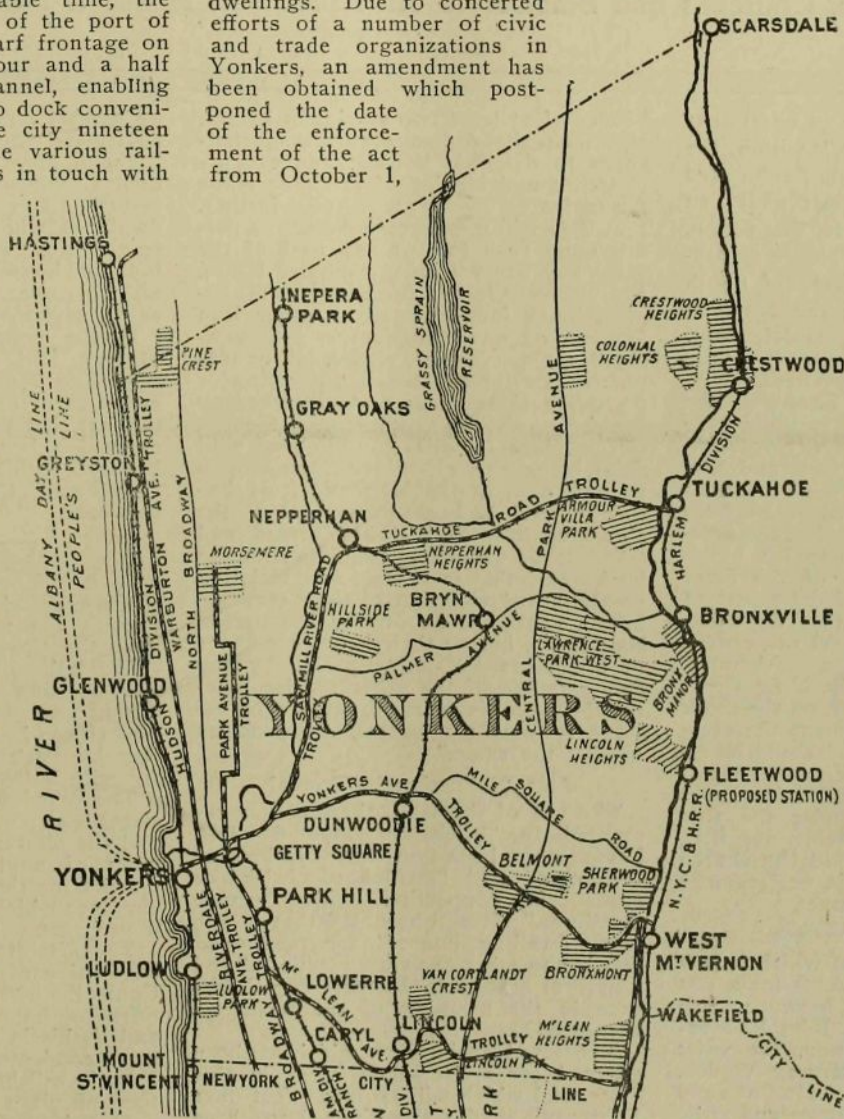
The law, however, is said to make apartment house construction difficult for builders in cities of the second class. For instance, if a five-story building is to be erected on a lot 25x100, with a total area of 2,500 square feet, the law requires a rear yard 25x40 or 1,000 square feet, and a court 16x32 or an additional 512 square feet, leaving 988 square feet or 39 per cent. of the lot as a site for the building.

Yonkers builders contend that the allowable area is too small for a floor plan that will meet modern requirements, and considerable difficulty would be encountered in obtaining desirable tenants at rentals which would make a profitable investment. If the purpose of this law is to discourage the building of apartments on lots 25x100, that purpose has been achieved.

The report of J. S. Bartley, building inspector of Yonkers, for the year 1913 shows that plans were filed for 659 structures, to cost approximately \$4,262,800, but no plans for multi-family dwellings of any description were filed, indicating an unwillingness on the part of builders to erect houses of this type until the status of the new housing law is settled.

Another provision of the law does not permit frame tenements of any description to be erected, and another section makes fireproofing compulsory in every structure more than four stories in height, which adds materially to the cost of construction.

Yonkers may be likened to one real estate development after another. The total area of 22½ square miles is dotted with real estate developments of all kinds. In South Yonkers are the Park Hill and Lawrence properties owned by the American Real Estate Company; also Van Cortlandt Terrace, Ludlow



MAP OF THE CITY OF YONKERS, SHOWING REAL ESTATE DEVELOPMENTS.

1913, to February 1, 1915. The bill provides for the Speaker of the House to appoint two members, the President of the Senate to appoint two members and the Governor to appoint three to investigate the subject of housing in second class cities and to draft a new measure.

By this law the erection of private

Park, Lowerre-Summit Park, Caryl, Lincoln, Lincoln Park, Van Cortlandt Crest, McLean Heights, Belmont and Bronxmont, the latter two holdings being owned by the New York Realty Owners. This company owns more than twelve miles of street frontage. The Belmont development contains about 3,000 lots restricted to residential purposes along the line of Jerome avenue, just north of the proposed subway station at 236th street. Bronxmont, just east, is in the immediate neighborhood of the proposed Bronx Parkway, where the Parkway Commission has already purchased about \$2,000,000 worth of land. This development is separated from New York City by the Bronx River and is restricted to one and two-family houses. The generally prevailing type of construction is the attractive stucco residence. Bronxmont, with its good transit facilities and municipal improvements, including water, gas and sewer system, and its available building sites, is particularly ripe for further improvement.

North of Getty Square are Bryn Mawr, Hillside Park, Valley Farms, Nepperhan Heights, Nepperhan, Morsemere, Gray Oaks, Nepera Park, and Pine Crest, Glenwood, Graystone, and River View

Colony. Some of these developments are highly restricted while in others more laxity is given to appeal to the home seeker of more moderate means.

A New Apartment House Section.

Along South Broadway in the neighborhood of Riverdale and Valentine avenues and Post and Morris streets, a new apartment house section has grown up in the last four years. While other sections of Yonkers have such structures, this is the only part which marks any concerted attempt to create an apartment house district. Equipped with all modern improvements, and situated only about five blocks from the city line, the houses have been successful from the renting point of view, nearly all the apartments being rented at the general average of \$8 per room, and elevator apartments paying as high as \$9 per room. The passage of the Housing Law which makes similar construction almost prohibitive has caused a steady demand for apartments in those buildings already erected and excellent renting conditions prevail.

Numerous Residential Parks.

The entire easterly section of Yonkers along the line of the Bronx River and the proposed Bronx River Park-

way is gemmed with residential parks including Bronxville, Lawrence Park West, Sherwood Park, Lincoln Heights, Bronx Manor, Armour Villa Park, Tuckahoe, Crestwood, Colonial Heights, Crestwood Heights, and part of Scarsdale. In Bronxville several new high-grade apartment houses have been built and have met with success. The older structures of this type are still maintaining their own.

The exceptional growth of Yonkers is attributed by many to the great manufacturing industries which have been established along the waterfront, as well as to the overflow of population from New York. The largest carpet manufacturing plant in the world, the Alexander Smith & Sons Carpet Company mills, on a tract of 45 acres, the Otis Elevator Works, Waring Hat Manufacturing Company, the National Sugar Refining Company, the Federal Sugar Refining Company, the Habirshaw Wire Company, the Arlington Chemical Company and its associated enterprises, the Zinsser Company, manufacturing chemists, the Pure Oil Company, D. Saunders' Company, Inc., the Valvoline Oil Company, A. O. Lawrence, and many others, are types of industrial concerns permanently established at Yonkers.

NATURE OF THE MURRAY HILL COVENANT

Exact Wording of the Document—The Section Is Restricted to Dwelling Houses, Churches and Stables—Is An Apartment House a Dwelling?

A QUESTION, whether an apartment house is a "dwelling" within the meaning of the law, is being submitted to the courts for an answer under an agreement. The parties to the action, which is for specific performance of contract of sale, are the officers of South Church as plaintiffs, and the Madison Avenue Building Company as defendant. The controversy has arisen over the Murray Hill restrictive covenant.

The language of this covenant, the plaintiff claims, does not prohibit the erection upon the premises at the southeast corner of Madison avenue and 38th street of an apartment house, such as described in the contract which has been made between the parties; that the erection upon the premises of such a building could not by reason of the facts be restrained at the suit of the owner of adjoining property, and that its existence and maintenance would not render the title to the premises unmarketable.

The Madison Avenue Building Company, the defendant, claims, on the other hand, that under the covenant the erection of an apartment house could be restrained at the suit of the owner of adjoining property, that its maintenance upon premises would render the title to the premises, unmarketable, and that, consequently, the officers of the church are not entitled to specific performance by the owner of the contract.

Nature of the Covenant.

The restrictive covenant which is now being submitted to the courts for a test was made in the year 1847 between Mary Murray, John R. Murray, John R. Murray, Jr., and Anna Vernon, his wife; Elizabeth Giles, John Murray Ogden, Harriet R. Ogden, Murray Hoffman and wife and Lindley M. Hoffman and wife. They were owners of various parcels of land lying between 34th and 38th streets, Madison and Lexington avenues.

They covenanted and agreed that neither of them nor his heirs or assigns, should at any future time erect or cause to be erected upon any of the lots owned by them respectively, or any part of the same, any building or erection other than brick or stone dwelling

houses of at least two stories in height, and with the ordinary yard appurtenances to dwelling houses; and except-churches and stables of brick or stone for private dwellings. And, further, that they will not hereafter erect or permit upon such lots or any part of the same any livery stable, slaughter house, smith shop, forge, furnace, steam engine, brass foundry, nail or other iron factory, or any manufactory of gunpowder, glue, varnish, vitriol, ink or turpentine, or for the tanning, dressing or preparing skins, hides or leather or any brewery, distillery, museum, theatre, circus, place for the exhibition of wild animals or any other erections known as nuisances in the law; and it is further agreed and covenanted that the above covenants shall be deemed and taken to be covenants running with the land. And that in case of any violation or attempted violation of the covenants herein contained by any of the parties hereto, his, her or their heirs, executors or assigns, a bill may be filed by any one or more of the other parties hereto, their or his heirs, executors or assigns to obtain a perpetual injunction against the same."

Any Distinction in Terms?

The use of the land, therefore, is restricted to "brick or stone dwelling houses of at least two stories in height" "churches" and "stables of brick or stone" in connection with "private dwellings." It will be noted that in one case "dwelling houses" are mentioned and in the other "private dwellings," and a natural inquiry is, Is there any difference in the meaning of the terms as here used?

The new Housing Law which has been adopted for second-class cities in this State, and which will go into effect next February, divides dwellings into three classes: (1) private dwellings, when each is occupied by one family; (2) two-family dwellings; (3) multiple dwellings, when dwellings are occupied otherwise than as private dwellings and two-family houses.

Multiple dwellings are divided into two broad classes: Class A includes dwellings which are occupied more or less permanently for residence purposes

by several families. This class includes apartment houses, apartment hotels, bachelor apartments, studio apartments, duplex apartments, kitchenette apartments. Class B multiple dwellings are dwellings which are occupied as a rule transiently. This class includes hotels, lodging houses, boarding houses, furnished room houses, clubhouses, convents, asylums, hospitals, jails.

If the restriction contained in the Murray Hill covenant is in favor of "dwelling houses" in a broad sense and not in favor of "private dwellings" only, the fact that the State of New York has enacted a law which brings apartment houses within the classification of "dwellings" would have a bearing on this case.

Kings County Court House.

Mayor Mitchel has approved the Kings County Court House bill and returned it to the Governor for action.

The bill authorizes the erection of a new building on the site occupied by the present structure and in addition the site of the Municipal Building, Murphy Park and the property adjoining with a frontage on Court street.

The closing of part of Joralemon street is also provided for in the measure, and the allotment to the B. R. T. Company of another street in the same district for the operation of the surface car lines which now run through Joralemon street.

The first step to be taken will be the acquisition of the Court street property. Controller Prendergast will make an offer to the owners for their holdings, and if this is not accepted the city will go to condemnation. Borough President Pounds will have charge of the preparation of plans for the building, and is expected to arrange for a competition in which the most noted architects in the country will submit designs. A commission of experts will be named to judge the plans. The appropriation for the preparation of plans will be made by the Board of Estimate shortly. The first physical move for the construction of the Court House will be the razing of the Municipal Building, which will be vacated within thirty days.

WILL PROTECT RESIDENCE DISTRICTS

Heights of Buildings and Districting Regulations Signed—Other Vital Legislation Passed Upon—Real Estate Must Give Street Numbers

LAST there is on the statute books a law regulating the heights of buildings in New York City. The Conkling bill (Assem. Int. No. 935) has received the Mayor's approval and the Governor's signature. The new law is the product of the labors of the Heights of Buildings Advisory Commission, of which Edward M. Bassett was chairman. The bill amends the city charter by adding thereto two new sections, 242-a and 242-b, which bestow upon the Board of Estimate the power to regulate and limit the height and bulk of buildings hereafter erected, and to regulate and determine the area of yards, courts and open spaces.

The board may divide the city into districts of such number, shape and area as it may deem best suited to carry out the purpose intended, provided that the regulations shall be uniform for each class of buildings throughout each district. Reasonable regard must be paid to the character of buildings already erected in a district, the value of the land and the use to which it may be put, to the end that such regulations shall promote public health, safety and welfare and the most desirable use for which the land of each district may be adapted, and may also tend to conserve the value of buildings and enhance the value of land throughout the city. The board shall appoint a commission to recommend the boundaries of districts and appropriate regulations to be enforced therein. The commission will hold public hearings.

The Board of Estimate may also regulate and restrict the location of trades and industries and the location of buildings designed for specified uses, and may divide the city into districts for that purpose. For each district regulations may be imposed designating the trades and industries that may be excluded or subjected to special regulations and designating the uses for which buildings may not be altered.

Reasonable consideration shall be given by the board to the character of the district, its peculiar stability for particular uses, the conservation of property values and the direction of building development in accord with a well considered plan. The Board of Estimate shall appoint a commission to regulate the boundaries of districts and appropriate regulations. The act takes effect immediately.

The Mayor has his doubts about the constitutionality of the bill, but President McAneny, who was chairman of the special committee of the Board of Estimate which investigated the subject, with the aid of the advisory commission, is confident that the law will be sustained by the courts of this State.

The Market Bill Fails.

While favoring the fundamental idea and plan of the Public Market Bill, the Mayor has found therein defects which in his opinion should be remedied before the measure is put on the statute books, and he has therefore vetoed it. Hon. Cyrus C. Miller, chairman of the committee of the Board of Estimate which investigated the subject and framed the bill, agreed with the Mayor that the measure, as passed, had best be vetoed. The bill sought to establish department markets and provided for at least one wholesale market in each borough. The Mayor objects to the mandatory provisions, to the stipulation that the markets shall be connected with "main line tracks" of railroads, holding that thereby a monopoly might be

granted (to the New York Central) in Manhattan; to the provision for the listing reputable commission men, as capable of abuse, and to other features.

More Power for the Fire Commissioner.

The Mayor has given his approval to the Simpson bill (Senate Int. No. 583) to amend the charter in relation to the better prevention of fires. The fire commissioner of the city is empowered to enforce all the laws and rules of the Industrial Board of the State Department of Labor in respect to the prevention of fires and danger to life and property. He may order in writing the remedying of any condition found to exist in any building except a tenement house in violation of any law or regulation of the Industrial Board, but he is not to make any order respecting the means and adequacy of exit from a factory as defined by the labor law. He may order in writing the installation of automatic or other firealarm system or fire-extinguishing equipment, or the construction of safe means of exit from all buildings except tenement houses and factories.

The commissioner, in cases where provision is not otherwise made by law or ordinance, is empowered in his discretion to require and compel the regular and periodical performance of a fire drill in all buildings and premises where numbers of persons work, live or congregate, except in tenement houses.

The Mayor has given his approval to Senator Patten's bill (Int. No. 948) providing for laying out, opening and extending Queens Boulevard through the land of Maple Grove Cemetery.

Also to the McClelland bill (Senate Int. 944) in relation to the adoption of rules and regulations by the Commissioner of Docks. The bill empowers the Commissioner to establish all needful rules and regulations for the government and care of all property in his charge, instead of having to first obtain authority by means of ordinances passed by the Board of Aldermen.

One of the bills the Mayor vetoed was to amend the Rapid Transit act so as to allow the Public Service Commission, with the approval of the Board of Estimate, to employ persons and purchase machinery to construct a subway road "when the public interests so require," and to permit the commission to award contracts not exceeding \$25,000 without public letting. The present act prescribes a limit of \$10,000 for contracts without public letting.

Signed by the Governor.

Governor Glynn has approved of the Malone bill (Assembly Int. No. 1496), changing the date when the new state housing law for second class cities shall take effect from October 1, 1913, to February 1, 1915. The housing law is chapter 66 of the consolidated laws. Governor Glynn wrote the following memorandum:

"The housing law of 1913 was an important law, designed to improve health conditions in cities of the second class, but it was drastic in its terms and many of its provisions were made the subject of protest in every city affected. It has been suggested that it would not be a step forward in the cause of reform to suspend the operation of this law for the time indicated in this bill, but I am of the opinion that the cause of reform should not move so swiftly as to leave in its trail havoc and ruin to legitimate business interests; nor do I see any fair objection to suspending the operation of the law until the people in the cities affected have a fair opportunity to

adapt themselves to the requirements thereof.

"It has also been urged that the suspension of the law may leave these cities without any health laws. I am advised that there is no merit in this objection, especially in view of the home rule law (Laws of 1913, chapter 247), which expressly confers power on every city to regulate by ordinance any matter within its powers and expressly includes as one of such powers the right to preserve and care for the safety, health, comfort and general welfare of its inhabitants. I therefore approve the bill."

The Governor has also signed the Cullen bill (Senate Int. No. 1372) appropriating the sum of \$5,000 to defray the expenses of a commission which the Governor is authorized to appoint and charge with the duty of investigating housing conditions in the second class cities of the state, which comprise Yonkers, Albany, Troy, Schenectady, Utica and Syracuse.

One Educational Bill Gets By.

Governor Glynn has signed Senator Velte's bill to amend the Greater New York Charter, in relation to the teaching staff of the Board of Education. This bill has the approval of President Finley and the State Department of Education, and was also approved by Mayor Mitchel, who disapproved the other bills relating to teachers' salaries. The Governor's approval of this bill will enable the Board of Education to secure the services of a considerable number of men teachers, who, when the equal pay law went into effect, were on an eligible list for license number one or were serving as public teachers in fourth term work, or as students in a training school, or who as regularly matriculated students had completed or entered upon a course in the Department of Education, or who had resigned from the teaching force and had been re-appointed from an eligible list for license number one.

The Foley bill (Senate Int. No. 1174) amending the lien law in relation to justification of sureties has received the Governor's approval. The amendment provides that when a certificate of insolvency has been issued by the superintendent of insurance, no justification or notice thereof shall be necessary.

The Boylan bill (Senate No. 1117), amending the tax law relative to assessment rolls, has been approved by the Governor. It amends sections 6, 8 and 34, repeals section 21 and inserts a new section 21, providing that an owner shall be allowed a deduction for all taxable personal property to the extent of just debts owing by him.

Must Give the Street Number.

The Ramsperger bill (Senate Int. No. 214), amending the real property law in relation to the recording of instruments, has been approved by the Governor. It provides that after May 1, 1914, a recording officer shall not record or accept for record any conveyance of real property in a city of over 200,000 inhabitants unless the street number of the residence of the purchaser shall be stated therein.

Tenement Amendment Vetoed.

The Governor vetoed the bill which would allow courts in discretion to impose any penalty from \$1 up to the present fixed sums for violation of the tenement house regulations in New York City.

"This proposed amendment," he said, "would make the provision as to penalties a nullity and tend to make the tenement house law unenforceable."

MUST PREVENT POLLUTION OF WATERWAYS

Physicians and Sanitary Engineers Agree Health of Community Is Predicated Largely Upon Improvement of Existing Conditions—Main Drainage Works Necessary.

BOTH physicians and sanitary engineers of this city are agreed that the conditions now prevailing in regard to the discharge of unfiltered sewage into the restricted waters of the inner harbor cannot go on indefinitely. The recent reports by the Metropolitan Sewerage Commission of New York should therefore be of interest to the taxpayers of this city.

In a report issued in February, 1914 by the commission, attention is called to the fact that the conditions which led to the construction of the Boston main drainage works were, to a considerable extent, similar to those which exist at the present time in New York. The sewage discharged locally through numerous outlets into the restricted waters of the inner harbor, caused sludge deposits with other objectionable consequences, and the gross pollution of certain natural tributaries of the harbor was so great as to give rise to offensive odors during the summer season. It was impossible to trace individual cases of disease to the polluted water, but prominent physicians declared that no fact was better established by general experience than that foul air was unfavorable to health, and they gave it as their opinion that changes in the sewerage system of an extended character, costing large sums of money, could alone accomplish practical good.

Subject a Problem in Boston.

In New York the sewage problem has been the subject of official investigation for eleven years. The Boston works were also built after a long period of investigation. In 1870 the consulting physicians addressed to the city authorities a remonstrance to the existing conditions, and the Boston Board of Health, established in 1872, constantly urged improvements in their reports. In 1875 a commission was appointed to study the causes of the objectionable conditions, and in its report recommended the construction of a system of intercepting sewers, to intercept the flow of the numerous sewers discharging into water around the city and carry it to a single outlet at an island in the outer harbor. The main features of this plan were ultimately adopted in the construction of the Boston main drainage system, and this was the beginning of the entire metropolitan works which now exists.

It is worthy of note that, as in New York, various protective measures were first adopted in Boston, such as extending the sewers farther from shore; and while these improvements relieved the objectionable conditions for a time, the nuisance soon recurred.

The objectionable conditions which led Boston to build its main drainage works were not confined to that city. In the densely populated wards of Cambridge, Somerville, Chelsea, East Boston and other sections, the conditions were much the same, and the commission of 1875 considered the whole territory as a proper field for its investigations. In respect to its scope, the Metropolitan Sewerage Commission of New York has also considered conditions outside of New York, and in its report of April, 1910, reported equally upon the need of sewage disposal in New Jersey and New York.

Big Improvement Shown.

The City of Boston improved its own sewerage conditions in accordance with an act of the Legislature, passed in 1876. It took eight years to so far complete the works as to permit sewage to be

discharged from Moon Island Works.

Following the Boston City Main Drainage, the North Metropolitan Main Drainage Works were put into service in 1895 and the South Metropolitan works in 1904. Twenty-four cities and towns now discharge their sewage through these three outlets.

At Moon Island, where nearly half the total volume is disposed of, the discharge occurs at the surface of the water during about two hours of the outgoing tide, being held in storage basins for the remainder of the time. The storage basins act as sedimentation tanks, which remove part of the suspended matter. At Deer Island and Peddocks Island the sewage is discharged continuously after coarse screening. The sewage discharged from Moon Island spreads over a wide area, but careful analysis of the water in the vicinity shows little trace of it within a few hours after the discharge ceases. Near Deer Island and Peddocks Island little evidence of sewage can be detected, except in the direct line of the sewage flow.

Sedimentation Recommended.

Sedimentation is a standard form of sewage treatment which the commission has recommended strongly in connection with some of its projects for the preparation of New York's sewage before discharge into the tidal waters. It is the method of treatment proposed for the sewage after collection to the large central stations at Ward's Island, Classon Point, Tallman's Island and the Ocean Outlet Island.

Sedimentation is accomplished in settling basins in which those suspended solids that are capable of subsiding from sewage are deposited when brought to a state of comparative rest. The rate of deposit is such that, to be effective, the capacity of the basins must be sufficient to accommodate the flow for one or two hours.

The commission desiring to obtain an authoritative opinion upon the use of sedimentation tanks and more particularly the Emscher tank, which was designed by Dr. Karl Imhoff, of Essen, Germany, requested Dr. Imhoff to make a report upon his invention as applicable to New York. The Imhoff tank, as it is more commonly called, has rapidly gained favor among engineers, and numerous plants operating upon this principle have been put under construction within the last four years. It should be noted, however, that most of the Imhoff tanks installed have been in connection with sprinkling filters, and sprinkling filters would be impracticable in New York, because of the large areas required and the nuisance from odors and flies.

Shipped Out to Sea.

The commission published the report of Dr. Karl Imhoff, and from that report it seems that Dr. Imhoff would utilize his tanks in the local treatment of New York sewage. The tanks could be built, in his opinion, beneath the streets or in open spaces and covered like the subways so as not to interfere with traffic overhead. The sludge could be pumped into tank ships, which would carry it to the ocean for final disposal.

After giving careful consideration to Dr. Imhoff's report and making various studies for such work in various locations, the commission stated that, in its opinion, the suggestion that Imhoff tanks could be located in the built-up parts of the city would not be satisfactory. They would not be satisfactory because of their cost, probability of

nuisance, and the practical certainty of public opposition.

Another difficulty to be overcome, and a more serious one, would be found in the fact that the streets beneath the surface are already occupied with water and steam pipes and conduits for electric light, telegraph, telephone and power purposes. Serious questions might be raised as to the probability of trouble from the gas given off in the fermentation of sludge in Imhoff tanks when placed in crowded positions beneath the city's streets. The odors might not be offensive, although this is not certain, but large volumes of inflammable gas would be produced and this, when mixed with air in the confined space beneath the street pavements, might lead to explosions.

Sedimentation Basins on Ward's Island.

The plans which have already been formulated by the commission of locating large sedimentation basins on Ward's Island, Classon Point, Tallman's Island and the Ocean Outlet and supplementing these sedimentation basins with chemical precipitation, seem far more practical and would be a more effective protection to the harbor waters. This plan would also be far less expensive.

The commission, in considering chemical precipitation, requested Dr. Samuel Rideal of London, to make a report on the possibilities of direct chemical oxidation. Dr. Rideal's report has been published in full by the commission.

It is Dr. Rideal's opinion that all the sewage produced now and in the next generation in the metropolitan district of New York and New Jersey can be sufficiently purified on properly selected sites near where it is produced to permit its discharge into the waters of the inner harbor without violating any of the provisions of the commission's standard of cleanliness. The purification works, he thinks, should be able to remove all the unsightly and offensive floating suspended matters of the sewage.

A considerable part of Dr. Rideal's report is devoted to the question of forced aeration as a method of sewage disposal, and the results of various calculations are given to show that it would be impracticable to oxidize New York sewage by this means.

Since the system of main drainage proposed by the commission will eventually cost many millions of dollars, it is desirable that the taxpayers should understand the benefits to accrue from it.

On comparing the death rate of New York with those of London, Paris and Berlin for the last year, it appears that New York's rate was exceeded only by that of Paris. For the ten years, ending 1909, New York's death rate exceeds that of all other three cities. For the purpose of studying the relative healthfulness of cities, death rates are indispensable.

There appears to be no reason why New York should not have as low a death rate as London or Berlin. New York is a good example of a city of the largest class wherein the highest requirements of sanitation are demanded, and are, at the same time, capable of being satisfied. Occupying an unrivaled situation, a favorable climate, good and abundant water supply and an efficient health administration, it should be the aim of every citizen to make New York's death rate the lowest to be found among the municipalities of the class to which this city belongs.

UNIONPORT EXPECTS LARGE GROWTH

The Subway Will Bring It Within The Five Cent Zone, And It Has Great Advantages For Manufacturing and Shipping.

UNIONPORT, in the easterly part of the Annexed District, through which will run a portion of the Lexington avenue subway route, is a section of the Bronx which is attracting the attention of many builders and real estate men. In anticipation of the five-cent fare to all parts of New York City there has been a demand for desirable properties on Westchester avenue and in the adjacent streets. The section has been handicapped in growth and long lain dormant on account of its inaccessibility, although there are several trolley lines connecting other portions of the borough. However, Unionport is still one of the undeveloped parts of the city, in spite of the fact that nearly all of the streets are provided with sewers; half of them are regulated and graded. The borough administration is considering municipal improvements for the remainder. The most characteristic type of building is the small one or two-family house. In several instances rentals of single-family houses with neighboring plot can be obtained for from \$25 to \$30 per month. According to local agents, flats of four, five or six rooms bring from \$17 to \$20, while those with heat bring from \$19 to \$22. Apartment house construction has not been particularly noticeable, although a few such buildings have been erected. William Howells recently completed a five-story structure at the corner of Overing street and Walker avenue and

realty activity. The former Northern Bank property, known as Tremont Terrace, is restricted to private houses and may become, in time, a finer residential district. Several apartment houses recently built and well filled indicate that such structures may successfully be erected. The new ferry at Clason Point which is to connect the Bronx with Queens by way of College Point, and the new Unionport bridge which has been authorized by the Board of Estimate to replace the present old structure at Ludlow avenue, will also be factors in the growth of this part of the Bronx."

UNIVERSITY HEIGHTS.

A Constructional Movement Expected to Follow the Hennessy Lot Sale.

Inquiries for data concerning lots of the estate of Ellen M. Hennessy which are to be auctioned at absolute sale by Joseph P. Day and J. Clarence Davies on April 28 in the Vesey street sales-room have been of such volume and character as to make almost certain a constructional movement in that section.

Builders have made the most requests and keen interest has also been aroused among the faculty and students and other well wishers of New York University as to the possible use of the Hennessy lots, because the land is practically a part of the University grounds. The development foreshadowed by the imminent passage of the estate's property after an ownership of nearly half a

century to and from the business centers. The Morris Heights station of the New York Central and Putnam railroads, a few blocks west of the Hennessy lots, is eighteen minutes from 42d street; the University avenue cars, passing through the Hennessy lots, connect with the 181st street subway station and the Burnside avenue crosstown cars connect at Tremont avenue and 177th street with the Second and Third avenue elevated lines.

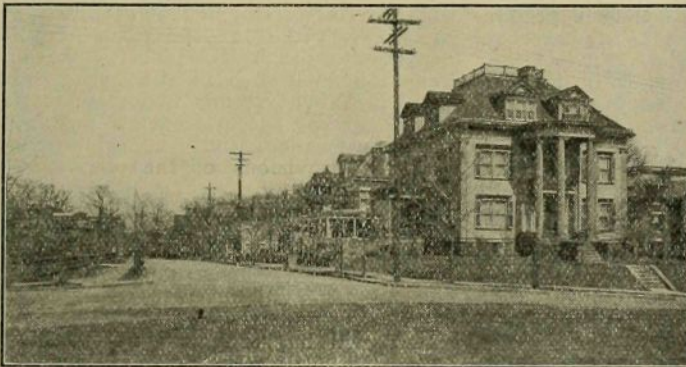
"With all the existing facilities and the Jerome avenue express station at Burnside avenue, the investment feature of the Hennessy offering is obviously plain," said Joseph P. Day this week. "It is conceded that builders have not the cash to invest in lots at the present time. Therefore purchasers at this absolute sale of the Hennessy estate can feel assured that here is one strong element of profit when this market does turn so the builder has cash, as he must come to this favorable section having in mind the profits made around Columbia University."

CALLING CITY MORTGAGES.

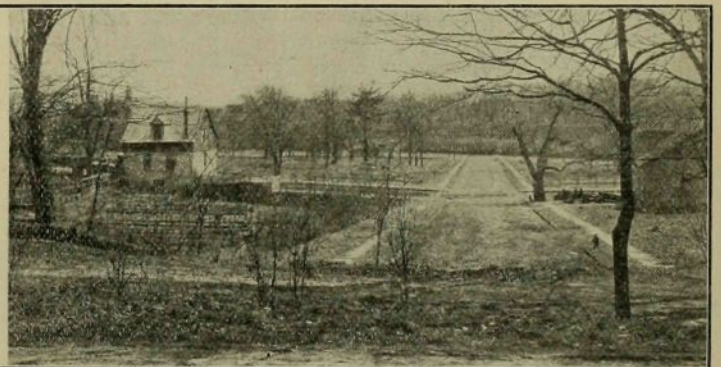
City Chamberlain Explains Attitude of Department in the Action.

Henry Bruere, the City Chamberlain, outlined for the Record and Guide this week the attitude of his department in the matter of compulsory calling of loans on real estate mortgages. He said there are 104 such mortgages covering property in all parts of the city. One of them dates back to 1857. Practically all are over due. In the case of one at 123 Greenwich street, which is known as the Thames Building, on which there is a mortgage of \$125,000, but appraised by Mr. Bruere's department at \$150,000, the interest was paid this week and threatened foreclosure on the property is thus temporarily averted. In the case of a Houston street property a temporary adjustment has been made that will not make it necessary for the city to crowd the owner.

Mr. Bruere made it clear that it is not his intention to press owners who



UNIVERSITY HEIGHTS—NORTH FROM LORING PLACE.



THE UNDEVELOPED SECTION SOUTH OF THE UNIVERSITY.

is contemplating additional operations.

Frank Gass, established many years in that locality, said this week: "There is no doubt but that Unionport with its proposed transit facilities offers unusual advantages to the homeseeker, that portion north of Westchester Square being particularly well adapted for residential purposes. Business will become established in the main streets, such as Westchester, Walker and Castle Hill avenues, the latter a hundred-foot thoroughfare, just paved with asphalt block. The side streets will become filled with one and two-family houses.

"There is an extensive waterfront, with thousands of feet along Westchester Creek, ripe for industrial or manufacturing improvement. Several large concerns have already established branches, among others the Watson Contracting Company and the Silleck Lumber Company."

County Clerk J. Vincent Ganly, who is president of the Chester Taxpayers' Alliance, said: "Additional transit facilities have been needed for many years, and with these in sight a practically undeveloped section will be ripe for improvement. Construction of the new subway places Unionport within the five-cent zone, and this fact, coupled with the other advantages, should stimulate

century to individual lot owners conjures doubt whether private dwellings or apartment houses are to come.

The latter kind of improvements are more probable, as the lots are accessible from the lower city business centers, directly or by transit to every transit facility—subways, new and old, elevated and surface lines of the city. Still, despite this fact, and that there will be a subway express station on the Jerome avenue line at Burnside avenue, the present well-developed growth of the University Heights district, with a fine type of private and two-family dwellings, may have a strong influence in directing such use of the Hennessy lots.

It is of interest to point out the similarity to Manhattan of the ridge forming the east bank of the Harlem River of which the University Heights section forms a part. The highland is also narrow and in consequence ought to develop in the same intensive northerly direction as affected Manhattan Island.

The University buildings and their finely kept lawns, with the Hennessy lots almost beginning where they end, comprise practically all the land with the boundaries of Sedgwick, Burnside and University avenues, an oval shaped area, probably the highest point in the Bronx, and as signally favored in point of ac-

cessibility to and from the business centers. The Morris Heights station of the New York Central and Putnam railroads, a few blocks west of the Hennessy lots, is eighteen minutes from 42d street; the University avenue cars, passing through the Hennessy lots, connect with the 181st street subway station and the Burnside avenue crosstown cars connect at Tremont avenue and 177th street with the Second and Third avenue elevated lines.

The money which has been invested in real estate mortgages by various city chamberlains belongs to estates in litigation of estates for which no claims have appeared. Under recent rulings of the State Comptroller all such moneys must hereafter be invested in city or state bonds. When Mr. Bruere took hold he found several mortgages long past due on properties and he is merely clearing up this matter, at the same time exercising all the leniency he is permitted to allow on such matters.

—The Jamaica-Flushing Canal bill failed to get through the Legislature, but its friends are asking for its consideration in the coming special session.

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Suppose the Interstate Commerce Commission should act adversely on the application of the railroads for freight-rate increases? In some quarters it is not believed that the roads have proved the need of higher rates, but have rather established that their free terminal services have represented more than the five per cent. additional charge which they are asking. Anyway, general business interests should not count too heavily on the railroads getting the higher rates.

The acceptance by Rogers, Brown & Co., New York City pig-iron agents, of the American agency for a Canadian producing concern is taken to mean the beginning of a large import movement in iron into New England, where the Canadians can now underbid any competitor by virtue of a lowered tariff and their cheaper shipping charges. No doubt other countries will be sending iron and steel products to this market as business picks up, which will at least have the effect of keeping local prices at a low level for any general movement in real estate that may arise.

New York City oftentimes loses the advantage to be derived from good legislation because of minor defects contained in bills otherwise admirable, but which are deemed to call for the exercise of the veto power. In the case of the Public Market Bill, which originated with former President Miller's commission, such subtle defects were found that even Mr. Miller agreed that the enactment should be postponed until the bill can be perfected. One of the great benefits that will be conferred by this bill when enacted will be the establishing of a public market on the Harlem River to serve both upper Manhattan and lower Bronx. The existing markets in Manhattan are now too far from the homes of most of the people.

A Ray of Sunshine.

At a time when business and financial conditions are, on the whole, extremely discouraging, it is comforting to have one ray of sunshine break through the clouds. The city has been able to sell \$65,000,000 of its securities at a better price than it had been able to get for five years. Its four and a half per cent stock was marketed in a block at a substantial premium above par, which means that investors will pay a still larger premium for the security. It is true, no doubt, that the price still seems very high. Time was when New York could borrow all the money it needed at less than 3½ per cent; and in the present instance a 4¼ per cent security would have brought less than par at a time when money was supposed to be easy. But on the other hand, it looked not long ago as if New York might have to pay almost five per cent for some of the money needed for the new subway system. Predictions were freely made to that effect in 1913, and if these predictions had proved to be true, a considerably increased burden would have been imposed upon the taxpayers of New York. They have been saved from this threat at least for the time being, and it even looks possible that in this respect their worst troubles are over.

The recent sale of city stock marks the beginning of a period during which the city's credit will constantly improve. A number of conditions are beginning to be effective which may contribute to this result. In the first place, investors are coming to prefer state and municipal securities to those issued by private corporations. The uncertainties of the general business situation, the timidity inspired by the persistent interference with business on the part of legislative and administrative bodies and the apprehension that business cannot count on fair treatment either by the public authorities or by public opinion, all tend to make investors reluctant to buy railroad or industrial securities. Doubtless these fears will be gradually allayed but they are not likely to be allayed for a number of years, and as long as they are not allayed there will be a proportionately large amount of capital seeking investment in public securities.

Moreover, coincident with the increasingly favorable standing of public securities from the point of view of the investor, the city of New York will be forced steadily to decrease the amount of the issue of new obligations. Its debt margin is becoming extremely small. Practically the whole of it has been appropriated for the subways, the Court House and other improvements to which the city is legally committed. In order to provide for additional issues, the Board of Estimate will have to depend upon the increased assessed valuation of real estate, and during the near future there will not be any increased assessed valuation of real estate. Assessed valuations are already in a great many instances larger than the prices at which the property could be sold. A smaller amount of new building is under construction than at any time for fifteen years. Its aggregate will not be sufficient to compensate the tax rolls for the diminution in ground values which is taking place in certain parts of the city. In all probability the assessed valuation of taxable real estate in the city of New York will be stationary or even worse than stationary until the effects of the new subway system begin to be felt; and in this respect it is most unfortunate that serious delays should be occurring in breaking ground for essential parts of the new system.

However, in spite of the fact that many million dollars of city stock will have to be sold during the next few years for projected improvements, the city will unquestionably be obliged to reduce its new borrowing to the lowest possible limit. It is safe to predict that during the next five years its total borrowings will be substantially smaller than during the last five years, while, as we have already seen, there may well be a larger fund seeking investment in

state and municipal securities in general. If this analysis of the situation is correct, the City of New York may again be borrowing in the not remote future at a rate of interest approximating to four per cent; and at any rate, the danger of a five per cent rate, which at one time looked imminent, seems definitely to have passed.

Will Conserve Real Estate Interests.

Mayor Mitchel has signed and presumably Governor Glynn will sign the bill passed by the Legislature which bestows upon the Board of Estimate and Apportionment the power to regulate the height of buildings and to divide the city into building districts. The fact that this power has been conferred on the Board of Estimate instead of the Board of Aldermen is a curious commentary on the existing standing of the legislative branch (so-called) of the city government. If there is one aspect of municipal policy which the Board of Aldermen might be considered competent to pass upon it is the subject of the height and distribution of buildings. It has the power to determine building regulations in other respects, and if it is competent to decide whether any one set of building regulations makes for public safety, it should be competent to determine whether or not the public interest demands the imposition of a limitation on their height.

Furthermore, the Aldermen would seem to be particularly well qualified to plan a system of building districts, because its members are elected from local constituencies, and should presumably be well acquainted with the needs of their own particular part of the city. Nevertheless, the duties of planning a system of height-limitation and building distribution is expressly taken away from them and as expressly conferred on the Board of Estimate. The Record and Guide approves of the bestowal of this task upon the Board of Estimate. It will undoubtedly be more quickly and more ably accomplished by that body than it would be by the Board of Aldermen. But in that case why impose upon the taxpayers the duty of supporting such an incompetent and superfluous branch of the city government? Whenever any important matter of city policy has to be determined, public opinion instinctively and almost necessarily turns to the Board of Estimate for the accomplishment of the work. It is rapidly accumulating all the legislative, if not all the administrative powers which are lodged in governing boards of a city with a commission at its head. When the municipal charter is revised, it is very much to be hoped that these facts will be recognized and that the Board of Aldermen will be thrown into the institutional scrap heap. At present it merely supplies unnecessary places and salaries for a few local politicians and the taxpayers would be positively benefitted in case it were abolished and its few remaining duties conferred upon other branches of the local administration.

The Mayor signed the bill in spite of the fact that he fears its provisions are in conflict with the State Constitution. In his opinion a legal limitation of the height of buildings may well be condemned by the courts as the taking of property without due process of law. The Court of Appeals of this State may indeed find that a regulation of the height of buildings does conflict with the "due process of law" clause in the State Constitution; but in that case it will be ignoring precedents in other States, and it will be handing down a decision not warranted by the economic facts. The regulation of the height of buildings is not in any real sense of the phrase either depriving a man of his property without compensation or in any way diminishing rights which the individual property owner is entitled to enjoy. The right to erect a building to an unlimited height is a right of dubious economic value. It may for a short time and under special conditions result in a certain increase in values, but in

the long run it reacts diliteriously on the price of the property.

A skyscraper which is not protected against the shutting off of its own light is in a very vulnerable position. Its owner is either obliged to buy adjoining property for purposes of self-protection, or else submit eventually to being deprived of light, which is essential to the rental value of his buildings. That is what has been happening recently in the financial district. If a reasonable limitation on height had been imposed from the beginning, it is possible that the value of certain corners might not have risen quite so high, but in all probability the general trend of land values south of Chambers street would have been higher. The right of building as high as the property owner pleases is one of those suicidal rights, which becomes valueless in proportion as it is generally exercised. It would be hard to imagine a more legitimate exercise of the police power of the State than a law which compelled property owners to confine their skyscrapers to a certain proportion of their lots.

QUEENS NEEDS MORE HOMES.

George A. Fleury, President U. S. Title Guaranty Co., Optimistic.

George A. Fleury, President of the United States Title Guaranty Company, discussing the outlook for Queens Borough for the coming season, said, this week, that he believed the whole eastern section of New York City was shaping itself for healthy expansion, and that if any one doubted all he had to do was to look at the great increase in the number of commuters as reported by the Long Island Railroad.

"When a railroad shows a jump in the number of commuters it carries from a monthly average of 7,399 in 1906, to 33,000 in 1913, there is evidently something more than mere optimism warranted in the future of the territory it covers. It begets positive faith and that is what I have in Queens.

"Take last year, which was a dull one, there were 6,300 new homes erected on Long Island, not including Brooklyn and Long Island City. In Riverhead ten new buildings were erected, while in some sections as many as 600 structures were completed."

The organization of the United States Title Guaranty Company was effected in September, 1902, by a merger of the People's Guaranty and Indemnity Company and the Long Island Title Company, and began business in December, 1902, under the name of the United States Title Guaranty & Indemnity Company, under the presidency of George J. Grossman, at 160 Broadway, Manhattan.

In 1905, the company erected a building in Jamaica, and in 1911 was reorganized with Mr. Fleury as president, at which time the home office itself was moved from Manhattan to Brooklyn. As the company had discontinued the procuring of further condemnation business that part of the name referring to such work was dropped in September, 1911, when the name was changed to the present title. The company reports that it has placed the second largest total amount in that borough for the year ending July 1, 1913, of any lending institution. The total involved for all was \$332,936,782, of which \$309,168,000 represented trust mortgages.

The officers of the company are George A. Fleury, president; Paul C. Cloyd, vice-president and secretary; Charles E. Covert, vice-president; George W. Cummings, Jr., assistant secretary; Charles J. Lockett, assistant secretary, and James G. DeBevoise, assistant secretary.

Owners to Meet at the Exchange.

At the Real Estate Exchange, 14 Vesey street, on Tuesday, April 21, at 4 p. m. the Realty Owners of the City of New York will hold a meeting for the purpose of further strengthening the movement in the different boroughs. With the announcement that Mayor Mitchel has appointed a Taxation Committee to study the subject of taxation, the Realty Owners intend to provide for

suitable representation of real estate interests before this body. The Realty Owners will also appoint a committee to confer with the Borough President and other city and State officials in the matter of conflicting orders and violations.

ACTION BY R. E. BOARD.

Takes a Stand on a Number of Questions Affecting Public Improvements.

At the regular monthly meeting of the Board of Governors of the Real Estate Board of New York, held this week, a number of matters of vital importance to property owners were acted on.

Resolutions were adopted and forwarded to Mayor Mitchel stating the board's attitude on a number of questions affecting public improvements, upon which hearings were held this week.

The membership of the board was also enlarged by the addition of 33 new members taken in since the last monthly meeting of the Board of Governors.

One of the measures endorsed was the bill limiting the height of buildings. This plan has always had the support of the board and its attitude was reflected in a recent report by its Heights of Buildings Committee. At a hearing on Monday the Board of Estimate was informed of the Real Estate Board's endorsement of the plan to limit the height of buildings and to lay out the city in zones to accommodate various types of structures.

A resolution of endorsement was forwarded to Mayor Mitchel prior to the hearing on the bill permitting the Board of Estimate to acquire land by excess condemnation.

The Pollock bill for a market commission was opposed by resolution, sent to the Mayor, on the ground that the public was insufficiently enlightened on details of the scheme and for other reasons. This bill the Mayor has since vetoed.

A resolution was forwarded to the Mayor opposing the Senate bill, giving drastic powers over fire-escapes to the Fire Commissioner, and transferring to him the powers of the Fire Explosive Commission; and a resolution opposing Senate Bill Int. 1132, permitting the teachers' permanent pension fund to be depleted for current needs. The position taken by the board was that legislation of this kind should be opposed unless it had the endorsement of the Board of Estimate and the Board of Education.

Other school bills before the Mayor this week granting salary increases to teachers were opposed, at the hearing last week, by President Laurence M. D. McGuire and E. A. Tredwell, and were subsequently vetoed by the Mayor.

The board also accepted the report of its Committee on Civic Centre. Its report was a qualified endorsement of the plan, with the suggestion that the question of total expense be carefully scrutinized. The report emphasized the necessity of proper soundings before the work of constructing the new court house is begun.

BARGE CANAL TERMINALS.

The State Engineer to Give a Hearing in Queens to Decide on Locations.

At the request of the Chamber of Commerce of the Borough of Queens, John A. Bensel, State Engineer and Surveyor, and Maurice E. Connolly, President of the Borough of Queens, have fixed a date for a joint hearing regarding the selection of Barge Canal terminals for the Borough of Queens. The hearing will be held next Friday afternoon, April 24, at 3 p. m., in the Local Board Room at Borough Hall, Long Island City.

To this meeting all business men interested in the establishment of barge canal terminals in Queens Borough are invited, and arguments in favor of the different terminals proposed will be heard. The State Engineer desires the approval of both the borough officials and commercial organizations of any locations selected. Manufacturers are requested to furnish as definite informa-

tion as possible as to both the probable kinds and quantities of freight which will be brought to and from the borough over the barge canal, also the districts in the borough from which such freight will be taken. This information will have to be convincing as to the necessity for the proposed terminals to secure the necessary appropriations from the State for their construction.

FEAR ONE-MAN POWER.

Merchants Protest to Mayor Against Favoring Hoff Bill.

Vigorous protest was made against the Hoff bill at a hearing given by the Mayor on Wednesday afternoon, when the question as to whether the bill providing for the transfer of the powers now vested in the Municipal Explosives Commission to the Fire Commissioner should be approved or not. The Mayor heard arguments for and against the bill for almost an hour. The speakers against the approval of the bill of the Mayor were in the majority and were led by William H. Gibson, president of the Board of Trade, who also represented the Merchants' Association and several other organizations of real estate owners, merchants and manufacturers, including the warehouse interests.

Dr. C. F. McKenna, the consulting chemist represented about a dozen different societies, chief among which was the New York section of the American Chemist Society, which has a voice in the selection of one member of the Municipal Explosives Commission. Charles Thaddeus Terry, representing the Auto Dealers' Association, elicited from the Mayor a statement that he was very much impressed with the arguments against the need of greater co-ordination between the different departments of the city government. Another speaker against the approval of the bill was J. A. Haskells, of the Du Pont Powder Company, who spoke in behalf of the interests shipping explosives into this city.

Fire Commissioner Adamson urged upon the Mayor the approval of the bill on the grounds that the bill provided for the termination of a body whose legislative functions had long since expired. He explained that apparent confusion existed among the protestants owing to the fact that the proposal did not interfere in any way with the prerogatives of the Bureau of Combustibles, but only concerned itself with a commission whose operations conflicted with the best possible fire-prevention service that the Fire Department could render if it had full power to make rules governing the handling of explosives in the city.

A number of others spoke for the bill covering largely the ground concisely outlined by the Fire Commissioner. The salient point in their arguments was that the Explosives Commission had made laws which deserved the credit for the absence of serious explosions, such as the Tarrant Chemical Company of some dozen years ago.

Objection was made that it would be a physical impossibility for the Fire Commissioner to exercise the duties now performed by a competent body of experts who give each problem coming before it exhaustive study and consideration before drafting rulings having largely to do with the welfare of the residents of New York City. It was said that, while every confidence is now being imposed in the Fire Commissioner, that the time may come when such an officer would use the discretion that the bill invests him with to work a hardship against business houses, who depend upon a fair and equitable interpretation of the law as to what constitutes a nuisance.

C. M. Joyce, representing the New York section of the American Chemical Society, introduced Dr. C. F. McKenna, who made the point that the Fire Commissioner would be compelled to employ expert chemists in an advisory capacity in framing rules and regulations for the handling of high explosives in New York City and that, therefore, it would not be possible for the city to save much by the change.

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THE WEEK'S REAL ESTATE NEWS

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

Brooklyn Properties Figured Prominently in the Business.

Activities of the United Owners.

The United Real Estate Owners' Associations has gone on record opposing the zone system advocated in the recent report of the Heights of Buildings Commission. While they have no objection to the regulation of building heights, it was decided at last Tuesday's meeting to present arguments before the Governor urging him to veto that particular section of the proposed enactment. The United Owners maintain that a zone system would be unconstitutional, and would be an unwise attempt to artificially create centers of activity. It is preferable to allow centers to be created through natural growth and progress.

The president of the association appeared this week before the commission now considering the matter of pensions for city employees. He suggested that since real estate owners would eventually have to contribute most of the money which would have to be paid out, they should be granted the opportunity of presenting their opinion at a public hearing, as to how the fund should be created. A communication was forwarded to the Mayor requesting that the committee be increased by the addition of several representatives of owners of real estate.

A committee of the United Owners is working daily, in co-operation with representatives of the Building Committee of the Board of Aldermen, preparing a new ordinance effecting billboards and out-door advertising.

At the previous meeting of the Associations, the Forty-second Street Association, a powerful organization of owners in the mid-town section of the city, was admitted to membership in the central body.

Advisory Council Formed.

To protect real estate, in co-operation with general business, the Advisory Council of Real Estate Interests was organized this week with seven delegates from property owners' associations and eight from other representative fields.

John Clafin was chosen chairman. The Executive Committee consists of Cyrus C. Miller, Chairman; Laurence M. D. McGuire, Alfred E. Marling, Adolph Bloch, Clarence H. Kelsey. Others of the council are President Charles A. Peabody of the Mutual Life Insurance Company, President Thomas M. Mulry of the Emigrant Industrial Savings Institution, Albert C. Milbank, William J. Amend, Frederic B. Pratt.

The Advisory Council will hold regular meetings to consider the matters affecting both realty and general city development. It will consult with public officers and make suggestions in regard to city and State administrations, and endeavor to obtain just treatment of their interests. It will start a campaign to build up the membership and power of the local realty associations in all boroughs and will perform a public service which should have been begun years ago.

Shore Hotel at Auction.

Hollywood Hotel, at West End, N. J., built about ten years ago by the late John Hoey, president of the Adams Express Co., and in its time one of the finest hostleries in the country, will be sold at auction on Thursday, April 23, by Charles E. Shongood, United States auctioneer. The property, including the palatial hotel, eight richly furnished adjoining cottages, garage, laundry, stables

and about 400 bathhouses covering in its entirety about 50 acres and representing an investment of about \$1,000,000, will be sold unreservedly free and clear of all incumbrances. The property is well located within two blocks of the ocean, the old Monmouth County race track and the railroad station, and is in the immediate vicinity of the beautiful estates of J. B. Greenhut, the Seligmans, the Guggenheims and the late John A. McCall.

Carl E. Trulock, the trustee who will dispose of the property anticipates a large attendance and spirited bidding on account of the desirability of the smaller plots for immediate improvement or for investment purchase. The extensive collection of art objects, including rare works of art, statuary and bric-a-bac, is expected to attract a large number of prominent collectors.

Mayor's Taxation Committee.

Mayor Mitchel has appointed a committee of twenty-five to be known as the Mayor's Taxation Committee, to study methods of taxation in use here and in other cities in this country and abroad. The committee, which is to act as a voluntary one, is made up as follows: Alfred E. Marling, Robert S. Binkerd, George Cromwell, Frank Harvey Field, John N. Francolini, Frederick C. Howe, Hamilton Holt, Jeremiah W. Jenks, Walter Lindner, Frederick C. Leubuscher, Cyrus C. Miller, Louis Heatin Pink, David Rumsey, Oscar R. Seitz, Robert E. Simon, E. R. A. Seligman, F. S. Tomlin, Delos F. Wilcox, Lawson Purdy, Charles T. White, John J. Halleran, Collin Woodward, Ardolph L. Kline, Frederick B. Shipley and George V. Mullan.

PRIVATE REALTY SALES.

Extreme quietude prevailed in all branches of the market this week. The holiday apparently has not been conducive to activity. The element of exchange figured largely in the business, indicative of the general weakness of the real estate situation. In Brooklyn, however, some strength was evident through the presence of the small investors among buyers and the increased number of sales of small holdings. Several properties in that borough figured in one of the large deals of the week, involving in trade a Pine street building. The more important transactions of the week concerned a Park avenue block front, Madison avenue apartment houses exchanged for a Long Island development, two structures in East 42nd street purchased by investors, and a row of sixteen apartment houses in the Bronx. The mystery as to the identity of the buyer of the vacant plot at 882 Fifth avenue was cleared up by the announcement that O. G. Jennings would erect dwelling for his own occupancy. His former residence in East 72nd street figured in this deal.

The total number of sales reported and not recorded in Manhattan this week was 32, as against 26 last week and 32 a year ago.

The number of sales south of 59th street was 16, compared with 10 last week, and 14 a year ago.

The sales north of 59th street aggregated 16, as compared with 16 last week, and 18 a year ago.

The total number of conveyances in Manhattan was 143, as against 146 last week, 9 having stated considerations

totalling \$352,600. Mortgages recorded this week number 79, involving \$2,573,073, as against 95 last week, aggregating \$1,793,585.

From the Bronx 22 sales at private contract were recorded, as against 17 last week, and 13 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$795,400, compared with \$518,077 last week, making a total since January 1 of \$12,415,924. The figures for the corresponding week last year was \$1,445,765, and the total from January 1, 1913, to April 19, 1913, was \$19,081,826.

Riverside Drive Plot Sold.

Bernard Smyth & Sons and the Duff & Brown Co., sold for William Gamble and John Brown, the plot 100x80 at the northeast corner of Riverside Drive and 147th street to Charles M. Rosenthal. The plot was held at \$110,000. Mr. Rosenthal recently acquired Picken Court, the ten-story apartment house, adjoining.

\$1,500,000 Park Avenue Deal.

It was reported yesterday that the F. & M. Schaefer Brewing Co., property occupying the block front on the east side of Park avenue from 50th street to 51st street, had been sold to interests which intend to replace the five-story brick brewery and seven old dwellings with apartment houses or high class dwellings. The property has been held at about \$1,500,000. The brokers were the Douglas Robinson Charles S. Brown Co.

Pennsylvania Investor Buys.

Ex-Governor William M. Brown, of Pennsylvania, bought from the Alpha Construction Co., and the Mansad Construction Co., the entire block front on the east side of Madison avenue, between 82d and 83d streets, which is improved with two eleven-story apartment houses on plot 200x90. In exchange was given Long Island property known as Stewart Manor, which comprises about 2,000 lots, just beyond Garden City. It is said that the new owners contemplate developing the property for home sites. The entire transaction involved nearly \$2,000,000. Ex-Governor Brown, now a resident of Newcastle, Pa., was represented by Stoddard & Mark. The brokers were Ambrose F. Becker, Herman Feinberg, and J. G. Bassman, of the N-R-G Realty Co.

Oceanic Company Adds to Holdings.

The Oceanic Investing Co., which several months ago purchased the southeast corner of Fifth avenue and 42d street, and the 41st street corner of the same block, has bought, through Leopold Weil, from the estate of Margaret Scully, the 5-sty building at 1 East 42d street and through Slawson & Hobbs, from Carolina O. Colfree, the 6-sty building at 3 East 42d street, on plot 40x100. The sale was made subject to leases on the property held by the Childs Restaurant Company and the Riker-Hegeman Corporation.

Sale on Bankers' Row.

Maurice G. Strauss and John E. Henry, Jr., sold for Edward King to the Arles Realty Company, Arthur Pinover president, 38 Pine street, a three-story structure, 23.7x61.8, between Nassau and William streets, for which he gave in part payment Brooklyn property, a four story apartment house on the south side of Caton avenue, between East 17th and 18th streets; also forty lots in the north side of 68th street, between Twenty-first and Twenty-second avenues, and nine dwellings at the northeast corner of Cropsy avenue and Bay 13th street. The transaction involves property held at about \$768,500. Negotiations are said to be well advanced for the re-sale of the Pine street building to a prominent bond house.

Big Bronx Deal.

Alexander Selkin and David Mintz have sold for The Fleischman Realty Co., the 16 five-story houses 1503 to 1525 Charlotte street, 5 being 40x100 each, and 8 being 37.6x100, and 1458 to 1462 Wilkens avenue 37.6x100 each. The property was held at \$750,000. This

was an all cash transaction over the first mortgages. The buyer was John J. Tully, a Bronx builder, who will offer the property for sale.

72d Street Residence Sold.

Oliver G. Jennings has sold his four-story residence at 7 East 72d street, on plot 28x102.2, near Fifth avenue to the 4 West Fifty-seventh Street Corporation, W. Emlen Roosevelt, president. The company recently sold the vacant sit, 30x175, at 882 Fifth avenue, which it is learned was taken by Mr. Jennings and on which he contemplates erecting an English basement house from plans by Walter B. Chambers and Stephenson & Wheeler. The brokers were William B. May & Co.

Manhattan—South of 59th Street.

GRAND ST.—Katherine Turnbull sold, through Hiram Rinaldo and the Charles F. Noyes Co. the 3-sty building at 209-211 Grand st to Rinelli & Guaraedino, who will improve with a moving picture theatre. The property has been in the same family for over a century.

LUDLOW ST.—Walter A. Stevens, Inc., sold for F. R. Peixotto to M. Katz the 5-sty front and rear tenements at 14 Ludlow st, 32.4x87.6.

SOUTH ST.—D. & W. Mullins have sold for Augusta K. Werrick and others to Reardon Brothers 228 and 229 South st, running through to 449 and 451 Water st, a 5-sty warehouse on plot 40x160. The property is between Market and Pike slips and was acquired by the sellers several years ago.

13TH ST.—William A. White & Sons and C. & G. Razzetti have sold for Mrs. Mary B. Hopson the 3-sty dwelling, on lot 20.10x103.3, at 122 West 13th st to Domenico Cella, who owns the adjoining property at 124. With this property Mr. Cella now controls a 41.8 ft. plot.

21ST ST.—William B. May & Company and William H. Archibald have sold the 3-sty residence 427 West 21st st for the estate of Frances A. Young.

22D ST.—Edwin E. Butler and G. DeWitt Williamson, as executors of the estate of Elias Butler, have sold to Joseph F. A. O'Donnell, through Ogden & Clarkson, the 4-sty dwelling, on lot 25x98.9, with frame building in rear, at 129 East 22d st. Elias Butler bought the property in 1849 and it has been considered one of the landmarks of the section.

37TH ST.—William A. Kane sold to the Kips Bay Brewing Co., Hugh P. Skelly, president, the plot 100x97x irregular, in the north side of 37th st, 125 ft. east of 1st av. The plot will be improved with a 2-sty garage for the brewing company's automobile trucks. In part payment the purchaser gave the vacant plot at 239 East 38th st.

46TH ST.—Pease & Elliman sold for the estate of William Tousey, Dr. Sinclair Tousey and E. A. Carley, executors, 14 East 46th st, a 4-sty dwelling, 25x100.

46TH ST.—Jacob J. Tabolt and John P. Kirnan & Sons have sold for Henry C. Fullan, H. Augusta Walsh and Mary L. O'Shea, the 4-sty dwelling at 331 West 46th st, on lot 19.6x100.5.

48TH ST.—John C. Forster sold through E. Henry Eckhardt, 609 West 48th st.

50TH ST.—Taylor Bros. sold for the estate of Frances L. Wilson the 4-sty dwelling 44 West 50th st, on lot 20x100.5, Columbia College leasehold.

LEXINGTON AV.—Dr. Earle Connor has purchased for occupancy, from Fernando Wood, the 4-sty dwelling, on lot 25x100, at 234 Lexington av, which was formerly the home of Natalie Schenck Laimbeer. The brokers were Francis B. Robert and C. Walter Cushier.

Manhattan—North of 59th Street.

71ST ST.—Douglas L. Elliman & Co. sold for William S. Post, 171 East 71st st, a 3-sty dwelling, on lot 15x102.2, to Dr. Albert R. Lamb for occupancy. This house adjoins the new 30-ft. house of Mrs. Ransom S. Hooker.

71ST ST.—Pease & Elliman have sold for Mrs. N. J. Sexton 22 West 71st st, a 4-sty dwelling, on lot 18x100.5. Alda and Anna Lester, of Chicago, bought 20 West 71st st, adjoining, through the same brokers last year.

86TH ST.—The Corn Exchange Bank has purchased from Bella Glaser the two 5-sty flats at 124 and 126 East 86th st, on plot 51x102.2. The bank will alter the lower floor of the house at 126 and establish a branch of the Corn Exchange Bank there in the near future. Later the entire property may be improved with a large banking office on the ground floor. The brokers were Duff & Conger.

97TH ST.—Northcote Realty Co., Edgar A. Levey, president, sold to Lowenfeld & Prager, the 5-sty tenement, 203 East 97th st.

101ST ST.—Joseph F. A. O'Donnell has resold to Mrs. H. Resse, the 5-sty flat, on plot 25x100.11, at 72 West 101st st, which he bought last September from the First United Presbyterian Church.

118TH ST.—Joseph Corbett sold 73 West 118th st, a 5-sty flat, on lot 20.6x100.11, near Lenox av. to R. Plechner, who gave in part payment 758 Beck st, a 2-sty two-family house, on lot 25x100, between 156th st and Longwood av.

131ST ST.—James J. Connor sold for Michael Dwyer 252 West 131st st, a 3-sty dwelling, 17.6 x99.11. The purchaser, Charles A. Lock, gave in part payment the cafe at 487 West Broadway.

132D ST.—Friday & Lehmann sold for the heirs of Adolph E. Lux the 5-sty apartment house at 548 West 132d st. The buyer gave in part payment three 2-family houses at 718, 722 and 724 Rector av, Queens.

138TH ST.—Charles Wynne has sold to an investor 115 West 138th st, a 5-sty flat, on a lot 25x100. Mr. Wynne purchased the property two weeks ago.

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164TH ST.—Edward B. Corey has purchased from the Half-Moon Realty Co., the 5-sty apartment house at 434-436 West 164th st, on plot 50x112, through Eddy A. Weinstein, of the A. N. Gitterman Corporation, the Lewis H. May Co. and the S. H. Raphael Co.

AMSTERDAM AV.—The Rutherford Court, a 6-sty elevator apartment house, on plot 100x150, at the southwest corner of Amsterdam av and 175th st, has been sold by Charles M. Rosenthal to John M. Wellbrock. The property has been held at \$300,000. In part payment the buyer gave a 40-acre country estate, with residence and outbuildings at Smithtown, Suffolk County, L. I., held at \$50,000.

AMSTERDAM AV.—The Henry Morgenthau Co. has sold through Louis Fine 2296 and 2298 Amsterdam av, southwest corner of 174th st, a 6-sty flat, on plot 50x100, to the Delmar Realty Corporation, Arthur A. Mosher, president, which gave in exchange the northeast corner of Audubon av and 170th st, a vacant plot of 5 lots, 100x120. The latter property was resold this week to Aaron Goodman, who will build 6-sty apartment houses.

CONVENT AV.—Moore, Schutte & Co. have sold for the Merit Realty Co., 427 Convent av, a 3-sty dwelling, on lot 16x85.

WEST END AV.—Lowenfeld & Prager have bought from Emma W. Mehler 619 West End av, southwest corner of 90th st, a 4-sty dwelling, on lot 24x90.

Bronx.

FOX ST.—The Henry Morgenthau Co. has sold to the Mack Construction Co. the plot, 80x100, in the south side of Fox st, 100 ft. east of Av St John. The property will be improved with two 6-sty apartment houses.

134TH ST.—Lowenfeld & Prager have bought from the Northcote Realty Co., Edgar A. Levey, president, 530 and 532 East 134th st, a 5-sty apartment house, on plot 50x100.

16TH ST.—W. E. & W. I. Brown, Inc., have sold for Catherine A. Burton the plot in the south side of 167th st, 94 ft. west of Tiffany st, 50x100, to Greenstein & Meyers, who will improve.

174TH ST.—The Taxpayers' Realty Co. has bought from Azniv Aghajau 490 East 174th st, a 1-sty building, on 20x100, near Washington av.

190TH ST.—Arthur E. Briggs sold for Mrs. Hattie Wheatley to Robert D. Ireland a plot, 55 x175, in the south side of 190th st, 20 ft. east of Morris av. The property contains a 3-sty dwelling and a frame stable at the rear and adjoins the block front recently sold by the Haskins estate to Mark A. Kelley.

ARTHUR AV.—Cahn & Pittman have sold 2122 Arthur av, a 2-sty dwelling, on lot 16.8x91, to John and Margaret Byrne, who will occupy.

BASSFORD AV.—John Drakard has sold to Bernard J. and Alfred E. De Passe, 2250 Bassford av, a 4-sty apartment on plot 35x100. In part payment the buyers gave a lot on the corner of Seneca and Longfellow avs, 3 lots at Cranford, N. J., and acreage at Atlantic City. Charles A. Furthman represented the seller.

BATHGATE AV.—Martin Taendler has sold for Frederick Braun 1988 Bathgate av, a 3-family house, on lot 16.8x85.8, near Tremont av, to Anna M. Hawlick, who gave in part payment a new residence, 40x100, at St. Albans, L. I. Mr. Braun will occupy the latter property.

BELMONT AV.—Kurz & Uren, Inc., have sold to the Daily Realty Co., 2340 Belmont av, the southeast corner of Crescent av, a 5-sty new law apartment with stores, on plot 77x96.

BROOK AV.—Richard Dickson has sold for Jacob Wolf to the Taxpayers' Realty Co. the plot, 39.2x21.5x irreg., on the west side of Brook av, 225 ft. south of Kindermann pl, to a client who will improve the site with a taxpayer.

PARK AV.—J. Clarence Davies has sold for W. F. Hogan 2440 Park av, a 2-sty dwelling, on lot 18x100.

PROSPECT AV.—Eugene J. Busher sold for the Putnam Realty Co. the plot, 100x95, on the west side of Prospect av, 270 ft south of 187th st.

PROSPECT AV.—Arnold, Byrne & Baumann have sold for Osserman & Gottlieb 782 Prospect av, 80 ft. south of Longwood av, a 5-sty house on plot 37.6x120x irreg. It was held at \$45,000.

ST. LAWRENCE AV.—George J. McCaffrey sold for Jacob Cohen the apartment house at the northeast corner of St. Lawrence av and Gleason av, lot 25x100.

SIMPSON ST.—Cahn & Cahn sold for the Tully Construction Co. to an investor 1058 Simpson st, a 5-sty new law house, on plot 40x100.

STEBBINS AV.—The Advance Construction Co., Adelstein & Arvutine, has resold the plot 54x47x irreg at the southwest corner of Stebbins av and Chisholm st.

UNIVERSITY AV.—McLernon Bros. have sold for John Albert to Milo M. Wells for occupancy 2236 University (Aqueduct) av, a 2-sty dwelling, on plot 50x102.2, 50 ft south of 183d st.

WHITE PLAINS AV.—Hall J. How & Co. sold for William Sorley to William S. Weiss the northeast corner of White Plains av and 242d st, a plot of 5 lots. The buyer plans no improvement.

ZEREGA AV.—John Muller bought from Ida Brantman, the lot 25x100, in the north side of Dorsey st, 105 ft. east of Zerega av. In part payment was given 248 Lockwood av, New Rochelle. The brokers were Alexander Selkin and David Mintz.

SALE OR RENT

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Brooklyn.

DEAN ST.—Bulkeley & Horton Co. sold 1215 Dean st, 3-sty dwelling, on lot 20x100, for L. I. Grimes to Dr. C. Durrin.

ENFIELD ST.—The Rapelyea Co. sold 372 Enfield st, a 2-sty dwelling, on lot 20x100.

POWERS ST, ETC.—Westervelt Prentice sold for the Shults Bread Co. two 2-sty frame dwellings, on plot 50x100, at 179 and 181 Powers st; to T. L. Neff & Son, who will reimprove the site with a 2-sty factory; for Rosie Schoenbrund the 2-sty dwelling, on lot 18x100, at 708 Humboldt st; for John Klein, 276 Ainslie st, a 2-sty dwelling, on lot 25x100; for Eliza Bleicker, 307 Graham av, a 2-sty dwelling, on lot 18x75; for Jennie Ritter, 131 Devoe st, a 2-sty dwelling, on lot 25x100, and for W. S. Ross, 21 Devoe st, a 2-sty house, on lot 25x100.

STERLING PL.—Ghegan & Levine have sold for the Novelty Building Company the 4-sty apartment house at 1049 Sterling place to a Mr. Lee. The buyer gave as part payment a plot of lots at Hollis, L. I., subject to mortgages of \$10,000. The same brokers have sold the 2-sty two-family house at 1341 Bergen st, on lot 20x100, for Isabella K. Campbell to Robert J. White.

SOUTH 1ST ST.—Trustees of the First United Presbyterian Church, South 1st and Rodney sts, sold their property to David Solomon, who resold it to the Jewish Synagogues of Beth Jacob Anshe Scholom. This congregation will take possession on June 1.

SOUTH 2D ST.—Joseph Metzger sold for Jacob Fisch, the 6-sty tenement, 265-267 South 2d st, on plot 50x100.

12TH ST.—McInerney-Klinck Realty Co. sold for Dr. Frederick Quidort, the plot 50x100, in the south side of 12th st, 297.10 ft. east of 5th st. The buyer will erect a 4-sty apartment house, a building loan having been obtained through the same brokers.

76TH ST.—Frank A. Seaver & Co. sold the one-family frame detached house 266 76th st for R. B. Tholens.

AV D, ETC.—Maurice G. Straus has sold for G. Girard three lots, 50x100 each, including the northwest corner of Av D and East 32d st, the northeast corner of Av D and East 32d st, and the northeast corner of Av D and New York av. The latter plot was purchased by a builder who will erect an apartment house. Mr. Straus also has sold for the Howard Improvement Co. four dwellings on the south side of Av S, 40 ft. east of East 13th st close to the Brighton line.

CHESTER AV.—Somerville & Somerville have sold for Mary L. Behrens 42 lots on Chester av, Tehama and Clara sts to Isaac W. Weldon. The purchaser will improve the property with one and two-family dwellings.

EVERGREEN AV, ETC.—Friday & Lehmann sold 569 Evergreen av, Bushwick section, a 2-sty 2-family dwelling, for Christian J. Straub to Rev. George E. Wright; also 412 Marion st, 2-sty 2-family dwelling, to William Rohmer, for occupancy, and 193 Richmond st, Cypress Hills, 3-sty flat house to Vincent Schmous.

FRANKLIN AV.—The Unity Club property, on plot 80x230, at Franklin av and Hancock st, has been bought by the Loyal Order of Moose. Adjoining it is an area 110x100, on which are tennis courts and a recreation field.

HAMILTON AV.—Frederick M. Smith has sold 337, 339 and 341 Hamilton av for Eugene R. Shotwell to Charles Gilson and Michael Samuels. This is the 4-sty triangular building with stores at the intersection of Hamilton av, Court and Centre sts, fronting 54 ft. on Hamilton av and 70 ft. in Centre st.

McKINLEY AV.—James B. Fisher has sold four 2-sty brick houses, 9, 11, 15 and 17 McKinley av, for the Ridgewood Holding Co.; 279 Berry st, a 3-sty dwelling, to Dr. J. Cohen for occupancy; 32 Division av, a 5-sty tenement, for William A. Roberts; and 1844 East 18th st, a 2-sty cottage, for John F. Kendall.

OCEAN AV.—The Arundel Realty Co. has sold to Mrs. Alice G. McCoon, Arundel Court, a 4-sty apartment house at the northeast corner of Ocean av and Cortelyou rd, on plot 95.4x118. Mrs. McCoon gave in part payment the northeast corner of Court and Pacific sts, a plot 100x150. This is part of the old Patchen farm and will be improved with apartments. John E. Henry, Jr., and Maurice G. Straus were the brokers in this transaction.

ONDERDONK AV.—The G. X. Mathews Co. has sold to Chris. Haenighausen the southwest corner of Onderdonk av and Madison st, a 6-family flat on lot 25x100, and to Julia Leas 1868 Madison av, a 6-family flat on lot 27.6x100.

RALPH AV.—C. P. Crawford has obtained an option on a plot 200x125, occupying the block front on Ralph av, between Gates av and Monroe st, on which it is planned to erect a burlesque theatre to cost about \$200,000.

WESTMINSTER RD.—Alfred Muller has sold for E. Pasker the dwelling at 405 Westminster rd.

6TH AV.—Lowenfeld & Prager have sold the 3-sty dwelling at 378 6th av, corner of 6th st, to Dora O'Neill.

Queens.

ARVERNE.—A. Kodziesen has sold to John Jamieson 12 lots on the easterly side of Vernam av, between Amsted boulevard and the right-of-way of the Long Island Railroad, at Somerville Park.

ARVERNE.—A. Levy has sold to the Lowell Construction Co. 32 lots at Somerville Park, between Sea View av, Kate pl, Adah av and fronting on Somerville Harbor. The buyer will improve the property by the erection of one-family frame cottages.

BAYSIDE.—Herbert Corthell, the actor, has purchased for occupancy from John Dayton, Inc., through D. Lacey Dayton, a 12-room house on the corner of 8th st and Montauk av for about \$12,250.

Richmond.

ANNADALE.—Mrs. Kate Poe Richardson sold through Cornelius G. Kolff to Mrs. Lydia H. Thomson the Williams Farm of 5 acres with house and stable on the Annadale rd. This farm has changed hands three times in three years at advancing prices.

PROSPECT AV.—Cornelius G. Kolff has sold for A. L. Eglinton to C. Nordenholt a plot 100x100 on Prospect av near Barrett av, where the purchaser intends to erect a residence for his own occupancy.

TOTTENVILLE.—D. T. Cornell has sold the Ellis Ship Yard to James Ross Valentine.

Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for the M. Straus Estate to Harry Austin, president of the Robertson Novelty Company, plot of six lots, 75x208, in the south side of South st, running through to Thomas st and about 200 ft. east of Pacific st. A modern mill constructed building for the manufacture of picture frames, trays, etc., will be erected; also sold for the Aetna Realty Co. to Littleton Kirkpatrick, the concrete factory building now occupied by the Sterling Waxed Paper Manufacturing Company, at 245 to 249 South st, on a plot 100x200, and for Jacob H. Lehman the eight stores and dwellings on a plot 156 ft. front on the south-east corner of Mt. Prospect av and Coeyman st for about \$40,000.

Rural and Suburban.

GREENWOOD LAKE, N. J.—The Frank Hallock farm of 251 acres near Greenwood Lake, N. J., has been purchased by Daniel H. Jackson of the D. H. Jackson Realty Co.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold at Hempstead to D. Gallagher, 40x100 in Booth st; to J. McCoy, 40x100, on Hempstead Parkway; to R. Murray, 40x100, and to W. Lawrence, 40x120, on Homan boulevard; to K. S. Murphy, 60x100, on Kennedy av and Homan boulevard; to F. Schumacher, 40x100, and to D. Baum, 50x125, on Willow av; to T. Collins, 80x120, on Acacia av; to J. Granholm, B. Devine and C. Conroy and J. Finnerty, each, 40x100, on Botsford av; to L. McDermott, 20x96, on Milburne av; to J. P. Basson, 80x114, on Greenwich and Kennedy avs, and 100x130, on Greenwich av and Henry st; to C. Hennigott and T. Tarmey each 40x100 on Kennedy av; also at Floral Park to K. E. King, 40x100, in Oak st; to F. Wille, 60x100, on Tulip av; at Rosedale, to W. I. Ogg, 40x100, on Booth av; at East Rockaway to J. D. Foldender, 40x100, in Bay View st West; to M. Mott, 40x100, in Martin st West; to L. Selig, 40x100, in Evans st East; at Valley Stream to J. Flotti and P. Schneider each, 40x100, in Argyle st; to M. Martin, 40x100, in Grove st, and at Ocean-side to C. Hulzer and H. A. Bunjer each, 40x100, on Oceanside Parkway; to E. Goldbach, 80x100, on Merrifield av, and to W. A. Buckley, 40x100, on Perkins av.

PLANDOME, L. I.—L'Ecluse, Washburn & Co., in conjunction with Henry Duchardt, have sold to Thomas D. Neelands a house of old English design located at Plandome on Manhasset Bay.

LEASES.

Chicago Firm Takes Loft Space.

R. W. Goelet leased to Gates Bros. & Co. of Chicago 20,000 square feet on the eight-story building on the southwest corner of 5th avenue and 37th street. The lease is for 15 years at an aggregate rental of about \$350,000. Work on the projected building will begin May 1. The ground floor was leased a short time ago to Mark Cross & Co., and Stewart & Co., the latter firm now occupying the ground floor of the present structure.

Manhattan.

THE ADAMS BUILDING CO. leased in 61 Broadway space to Judge Warren W. Foster; John R. Dos Passos; Jacob Newman; Thomas B. Harrison, of 60 Wall st; Robert W. Watson, of 14 Wall st; Theodore Gross, of 165 Broadway; McClure & Prentice, of 22 William st; Seymour, Megrath & Billings, of 71 Broadway, and Kenyon & Kenyon, of 49 Wall st, the latter taking half of the 26th floor. Leases were also made for space with these Stock Exchange firms: Mills & Stewart, of 10 Wall st; Chauncey & Co., of 20 Broad st; Chapman & Seaman, of 2 Wall st; also S. M. Swenson & Sons, of 37 Wall st, bankers, who take the entire Broadway frontage of the 18th floor; offices to P. L. Foster; Erich Benjamin, of 59 William st; the Barney Estate Co., of 135 Broadway; Roswell Eldridge & H. K. Knapp; Pure Water Apparatus Co., and the entire west end of the 22d floor to the National Incinerator Co., of 303 5th av.

THE ALLWIN REALTY CO., Inc., leased the loft building on the southeast corner of 3d av and 20th st for H. C. Glaser to Abraham Unger, of 336 East 64th st, who will use it for manufacturing purposes.

THE LOUIS BECKER CO. leased for David Cohn, the large store in 1970 Amsterdam av for 3 years from May 1 to Antonio Palagano.

VASA K. BRACHER has leased a store for William S. Devery at 242 West 60th st to the Plaza Pleasure Club; also for Mr. Christian Pabst a store at 450 West 54th st to John A. McMahon; and a store at 333 West 59th st to Miss Lulu Davis.

BRADSHAW & CO., a recently formed firm, leased the store in the Astor property at 22 to 26 West 34th st, which has been vacant since the Forsythe Corporation closed down last year. The lease is for the remainder of the Forsythe lease, made in May, 1911, for 15 years at \$65,000 per annum.

GUSTAVE BRITT leased the 3-sty dwelling at 26 Bank st for Louis M. Pearsall to Annie Bartel; the 3-sty dwelling at 251 West 11th st for George Jeremiah to Martha Gross, and the 3-sty dwelling at 323 West 12th st for M. B. Miller to Annie Doyle.

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Incorporated 1908

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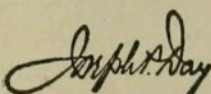
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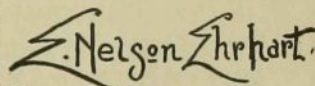
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THE TABLET & TICKET CO.
381-383 Broadway, New York
Chicago San Francisco

A. P. COBURN leased 2,500 sq. ft. in 409
Pearl st to F. Holmes' Sons for 5 years.

THE CROSS & BROWN CO. leased to Under-
wood & Underwood, of 12 West 37th st, pho-
tographers and press picture bureau, the major
portion of the top floor in the Bonwill Teller
Building, 38th st and 5th av. Extensive altera-
tions are to be made, including reconstruction of
the top floor and the addition of one story on
the rear portion of the building. After altera-
tions Underwood & Underwood will use the 11th
floor as offices and salesrooms for their various
departments and the top floor will be used for
studios and galleries. Plans for the alterations
are being prepared by Buchman & Fox, archi-
tects.

THE CROSS & BROWN CO. leased for the
Kelly-Springfield Motor Truck Co. to Partridge,
Clark & Kerrigan, Inc., the entire building at
237 West 56th st and office space in the build-
ing at the southwest corner of Broadway and
57th st to J. W. Pearson.

THE DUROSS CO. leased 38 Grove st to Eu-
genie Stevens, 336 West 14th st to Julius Levi,
19 West 12th st to Sophie McDevitt, 152 West
14th st to A. D. Barton and 47 Barrow st to
M. J. Franey.

DOUGLAS L. ELLIMAN & CO. leased for the
County Holding Co. 126 East 39th st, a 4-sty
dwelling, to Mrs. W. W. Shippen.

DOUGLAS L. ELLIMAN & CO. leased for
Jonathan Ingersoll an apartment in 40 East 83d
st to William A. Scully; also in conjunction
with Joseph F. Seitz, in 246 West End av, an
apartment of 12 rooms and 4 baths to Irving J.
Benjamin; one in 116 East 63d st to Bancroft G.
Braine; and in 122 East 82d st to Trenholm H.
Marshall.

J. B. ENGLISH leased for Edward Glennon
to the Constantinople Hotel Co., the 4-sty
building at 153 West 48th st. The place has
been known as the Cafe Bergui. The lessees
have purchased through the same broker the
entire contents including the fixtures and furni-
ture. After extensive alterations the premises
will be occupied by a high-class Turkish and
American restaurant.

M. M. HAYWARD & CO. leased for G. R.
Smith, the 4-sty dwelling at 148 West 121st st
to A. G. Kalrer.

M. & L. HESS, INC., leased the parlor floor
in 53 West 46th st to B. A. Allen; space on
the 8th floor in 7 to 11 West 45th st to E. J.
Fagan, of 116 West 31st st, and the 8th loft in
31 and 33 West 21st st to Landau Bros., of 58
East 11th st.

M. & L. HESS leased part of the 2d floor at
90 West Broadway to the Cambridge Glass Co.
of 24 Murray st; parlor floor in 49 West 28th st
to I. Perlberg of 109 West 26th st, and offices in
172 5th av to Kansas & Co.

HEIL & STERN leased for the Jeffrey Realty
Co. top loft in 27 to 35 West 24th st to Prash-
ker Bros. of 3 Washington pl.; for Henry C.
Lytton 4th loft in 18 to 22 West 20th st to
Gross-Simon Co., Inc., of 375 West Broadway;
for the 25th Construction Co. 3d loft in 22 and
24 West 25th st to Rubin Bros.; for the New
Centre Co. 1st loft in 37 West 32d st to Hart &
Co., Inc., of 15 West 32d st; and in the new
building at 1372 to 1382 Broadway, 10,000 sq ft
on 7th loft to Friedberg & Youdelman of 30
West 24th st.

HUBERTH & HUBERTH and John J. Clancy
& Co. rented the 4-sty brownstone private house
at 327 West 8th st to Ernest E. Monette, and
in the New York American Building at 1789
Broadway, offices to Edward Thayer, John B.
Stam & Co. and Klear-Vieu Co.

JAMES KYLE & SONS rented the 3-sty stable
at 153 East 63d st to George H. Shaffer for Mrs.
John R. Drexel.

CARSTEIN & LINNEKIN, INC., leased 2,000
sq. ft. in 450 to 454 4th av to the Arden Mills,
Inc.; also a large space on the 10th floor to
Louis Levin; in conjunction with Stephen H.
Tyng & Co., the 4th floor in the same building
to Louis Hammer, Inc., of 11 West 17th st; ad-
ditional space in the American Woolen Building
to H. A. Caesar & Co.; 2,000 sq. ft. to the Lud-
wig Goldfield Corp.; 3,000 sq. ft. to H. Clen-
dinning; the 3d loft in 369 Broadway to J.
Bogen; offices in 341 to 347 5th av to Lord &
Thomas, of 290 5th av; American Barrows
Construction Co.; Lewis T. Knox, of 347 5th av;
Chas. E. Hires Corp., of 341 5th av; Max
Krause, of 347 5th av; Jacobs & Gillman; Elli-
ott & Lynch; Leo H. Sire; W. J. Feeley & Co.,
of 341 5th av; space in 456 to 460 4th av to
Richard Osmun; the 3d loft in 55 West 16th
st to Lenchitsky & Adelson; an apartment in 12
West 12th st to Mansfield M. Doty; space in
221 4th av to Henry Glett; space in 1161 Broad-
way to Theo. Weiss, of 25 West 27th st, and
the Merritt Advertising Agency; half a floor in
320 and 322 5th av to Charles A. Rich, of 320
5th av; offices in the same building to F. W.
Maher, of 320 5th av; M. H. & H. Horwitz; C.
F. Brown; Henry Levin, of 320 5th av; Bares
& Zimmer; Louis Prager; Morris Bergmann;
Michael Dryspool; Charles Neggerrsmith and
Harry A. Jacobs; offices in 1161 Broadway to
Frank Trapain; Charles H. Ladenberger, Jr.,
and United Thread Co.; offices in 432 4th av to
H. G. Porter & Co., Ltd., of 411 5th av; offices
in 320 and 322 5th av to Elmer J. White, Hall
Smith & Co., and David H. Jolley, of 320 5th
av; the 1st and 2d lofts in 133 to 137 East 16th
st. to H. Oppenheim; the 2d, 3d, 4th and 5th
lofts in 171 and 173 MacDougal st to Tomkins,
McIndoe & Co., of 171 MacDougal st; also the
store and basement in the same building to
William Klene, of 133 MacDougal st; 3,000 sq.
ft. in 257 4th av to Harry B. Shaen; for Sol.
Stern, space in 31 and 33 East 27th st to Thos.
Wilkinson; in 1161 to 1175 Broadway space to
David A. Schultz and I. & L. Cohen; 3,000 sq.
ft. in 303 5th av to Jackson Jacobs; the 8th loft
in 53 to 57 West 36th st to the Federal Costume
Co.; for Webster B. Mable & Co., part of the
8th floor to Mark Werthmann, of 116 East 19th
st.

EDGAR A. MANNING leased to the German
American Insurance Co., of 1 Liberty st, space
in 26 East 42d st for a branch office.

MOORE & WYCKOFF leased in the new 12-
sty apartment house at 410 Park av an apart-
ment of 14 rooms and 4 baths to Frederic de
Zaldo, and apartments of 12 rooms and 3 baths

to Miss Gertrude A. Freeman and John H.
Lynch; and an apartment in 123 East 53d st to
Dr. A. O. Jimenis.

J. P. & E. J. MURRAY leased the store in
2104 3d av to Simon Cantor.

THE CHARLES F. NOYES CO. leased offices
in the "Smith Gray Building," Broadway and
Warren st, to the Ensign Manufacturing Co.
and the Munson Supply Co. of 261 Broadway,
and has negotiated a lease with the Bureau of
Municipal Research, present tenants, for prac-
tically an entire floor in the building for 5
years at an aggregate rental of about \$60,000.
Extensive alterations will be made for the
Bureau.

THE CHARLES F. NOYES CO. leased the 2d
floor of 10 to 20 Astor pl for the O. B. Potter
Properties, Inc., to the Oakland Chemical Co.,
of 98 Front st, for 5 years; the 11th floor of 91
William st to the Bering Sea Co., of 55 John
st, and the 5th floor of 332 Broadway for James
N. Jarvie to Weissfeld Bros., of 115 Nassau st.

THE CHARLES F. NOYES CO. leased the
building at 236 South st through to 461 Water
st for J. Frederic Kernochan to Jaffe & Co., of
75 Rutgers Slip, for 5 years; also the store,
basement and sub-cellar of 57 Ann st to Wil-
liam F. Birmingham.

PEASE & ELLIMAN leased for Drayton Bur-
rill to Herman Alberts the 4-sty dwelling at
151 West 98th st; and to Carl Stolberg the 3-sty
dwelling at 143 East 27th st; to F. T. Howard
an apartment in 144 East 40th st, and to Miss
Louise Koerner an apartment in 510 Park av;
for Mary Solley to George Thompson a store in
589 Lexington av; and for Walter J. N. Dono-
van to David Clarke's Sons a store in 2146
Broadway; to Kerr, Page, Cooper & Hayward
of 149 Broadway offices in the Liberty Tower,
at 55 Liberty st, at an aggregate rental of about
\$30,000; also to Harry L. Duncan of Duncan
& Duncan; Albert F. Nathan, and larger quar-
ters to Twombly & Henney, Raymond Hull No-
ble, and the Wern Stone Paving Co.

JOHN PETERS leased for Henry Herrmann,
to Nathan Trasky, the parlor store in 302 East
14th st, and for Christian J. Uhl to Gabriel G.
Dobroff, publisher of the Russian Immigrant,
the parlor store in 349 East 14th st.

EDWARD A. POLAK leased for Solomon L.
Pakas to Louis Schlechter two large apartment
houses at 15 to 21 Fort Washington av at an
aggregate rental of about \$125,000 for 5 years.
The houses involved, known as the Rio Vista and
Rio Grande, are 6-sty elevator structures, cov-
ering plots 75x115 and 60x103.

LOUIS SCHRAG leased for Thomas Kelly,
the 5-sty business building at 453 6th av.

ROYAL SCOTT GULDEN leased the store in
402 Madison av, in the Carlton Chambers to
Charles Stollberg, an art dealer, of 1 East 41st
st, for S. Osgood Pell & Co., agents, and the
1st loft in 22 East 41st st to Mark C. Lynam,
tailor, for Cross & Brown Co., agents.

THE LOTON H. SLAWSON CO. leased the
7th floor in 171 Madison av to the United Paper-
board Co., of 200 5th av.

SLAWSON & HOBBS leased for the Wayside
Realty Co. (Arlington C. Hall, president) the
dance hall and roof garden occupying the entire
2d floor of the new building now in course of
construction in the east side of Broadway, from
134th to 135th st, to the Salle de Danse Co.
(Edgar A. Mayer and Nathan Tekulsky) for ten
years from September 1, 1914, at an aggregate
rental of about \$100,000.

SPEAR & CO. and W. J. Schoonmaker rented
for Philip Braender the store and basement in
the Ashland Building, 4th av and 24th st, to Otto
E. Dryfoos & Sons, hosiery and underwear,
located for over thirty years on Church st.
This was the last of the large 4th av stores
which was untenanted.

E. A. TREDWELL leased the 2d floor store
in 85 William st to Sample Clothes Shop, of
the Times Building, and space in the Times
Building to Larry Goldberg, Jerome Kennedy,
the Wholesale Typewriter Co., of 314 Broadway
and M. A. Morris.

STEPHEN H. TYNG, JR., & CO. leased space
in the Madison Av Building, at the corner of
Madison av and 25th st to the following: Space
on the 18th floor for executive offices, to the
Autoplate Co. of America of 1 Madison av; on
the 17th floor to James & E. H. Wilson of 79 5th
av, dealers in woollens; on the 9th floor to
Frank L. Wendell of 50 Union Square, dealer in
woollens; on the 16th floor to Charles A. Valen-
tine and associate architects of 346 4th av;
and on the 15th floor to the Pennsylvania Textile
Co. for executive offices. Also leased in the
Farragut Building, at 19 Madison av, space on
the 7th floor to Alfred Sohland of 111 5th av,
dealer in broad silks; and on the 8th floor to
the Brooklyn Art Publishing Co. of 128 East 23d
st, dealers in post cards; also sub-leased for the
Globe Woolen Co. space on the 14th floor in the
Fourth Av Building at the corner of 4th av
and 27th st, to H. Sumner Sternberg Co., ad-
vertising and space on the 9th floor to Gaynor
& Clark of 111 5th av, dealers in silks; the
8th floor of 48 to 52 East 21st st for the Kroy-
wen Realty Co. to A. S. Ferguson Co. of 381
Broadway, dealers in toys; the 11th floor in
73 5th av for the 73 Fifth Av Co., to Newson &
Co. of 27 West 23d st, publishers; in 17 and 19
Waverly pl space on the 5th floor to M. & J.
Weinstein, on the 4th floor to the Ontario Thread
Co. and on the 2d floor to Leo Stein; the entire
3d floor in 33 Union sq for Lowenfeld & Prager
to the Bryan-Marsh Works of the General
Electric Co. of 1 Madison av; and in 17 East
17th st the store and basement to Grossman &
Goldenstein of 89 Eldridge st, dealers in dress
goods and silks.

UNGER & WATSON, INC., leased the store in
704 Lexington av for Carrie Schwab to Max
Jacobs.

THE WALL REAL ESTATE CORPORATION
leased a loft in 204 and 206 Greene st to Louis
Kornfeld.

THE UNITED STATES REALTY & IM-
PROVEMENT CO. leased offices in the Trinity
Building, 111 Broadway, to Caldwell, Masslich
& Reed, of 100 Broadway.

WILLIAM A. WHITE & SONS leased for the
Cruikshank Co., as agent, the building at 32

North Moore st to Scaramelli & Co., dealers in groceries, of 202 Franklin st. The adjoining building at 28 and 30 was recently leased by Burton Davis Co. The same brokers also leased to H. Muehlstein & Co. the 6-sty building on plot 75x80, at the southeast corner of Hubert and Washington sts.

WM. A. WHITE & SONS rented to John Menist office space in 100 Hudson st; to G. Sachnoff & Co. the 4th loft in 168 Centre st; for the United Merchants Realty & Improvement Co. to John S. Bushnell, the 2d loft in 146 Liberty st, and for the F. R. Wood, W. H. Dolson Co. to Etna Chemical Co. of 708 Washington st, the 2d loft in 59 Bank st; office space in 50 Broad st to Paula Bates and Godnick & Wilson, of 31 Nassau st; the basement of 323 Greenwich st to Saal Brothers, of 156 Reade st; offices in 10 and 12 Old slip to Greason, Morris & Rogers and Arend M. Kraan, and for B. M. Shipman & Co. to Abraham Gash, of 27 Roosevelts st, the store and basement in 7 Worth st.

Bronx.

THE M. MORGENTHAU, JR., CO. leased the two 5-sty apartment houses at 1553 and 1555 Minford pl for the Stability Realty Co. The property consists of two 5-sty, four-family apartment houses, each on lot 37.6x100, just south of the junction of Boston rd and 173d st.

Brooklyn.

HOWARD C. PYLE & CO. leased 147 State st, a 3-sty brownstone dwelling, for Dr. H. Y. Ostrander; also 175 and 177 Joralemon st, two 2-sty brick dwelling houses for Dr. A. DeWitt Mason.

CHARLES E. RICKERSON leasd 144 Underhill av, a 3-sty brownstone dwelling for Joseph Stern to Dr. George A. Powers, and 497 Bergen st, a 3-sty dwelling, for Mrs. M. Cunningham to William Pendleton.

Queens.

THE FREDERICK W. AVERY CO. leased for John J. McKenna the house in the south side of Cedar av, Cedarhurst, to S. C. Powell; also for Mrs. A. D. Beers a cottage at 18 Neilson av, Far Rockaway, to Robert E. Leary; the craftsman bungalow at 312 North Remington av, Arverne, to M. H. Lewis, and 119 South Vernam av Arverne, to Herman Burger.

THE LEWIS H. MAY CO. leased for Jos. H. Myers, cottage at Wave Crest to Lester H. Newburger; for Jos. H. Myers, cottage at Wave Crest to Jesse Rosenfeld; for E. H. Williams, cottage on Gipson pl to A. B. Lefler; at Edgemere, for Jacob Strauss, cottage on Grandview av to Jacob Sperber; and also stucco cottage on Rochester av to I. Hochberger; for S. & L. Construction Co., cottage on Harriman av to Sigmund Weltner; at Rockaway Park, for C. F. Stadtmuller, cottage on North 8th av to Wm. G. Davis; for the Sherwood Estate, cottage on North 6th av to J. Saalberg.

LEWIS B. SHARP leased for 10 years from the Long Island Railroad a plot, 112x45, on the station plaza, at the corner of Mott st and Central av, Far Rockaway. Work will be started this week on a 1-sty concrete building which will contain 8 stores.

WILLIAM H. BOWMAN leased at Far Rockaway to Emil Held the Burkhander cottage, in Pinson pl; also to Emil Mayer the Norton cottage, in Atlantic av; also to Harry Newcorn, the Oppenheim cottage in Broadway, and to Isaac Lahn the Murphy cottage in Cornaga av.

Suburban.

FEIST & FEIST leased the upper part of the new 5-sty "Slow Burning" factory building at 156 and 158 Summit st for the Weingarten Brothers Realty Co., Levi Weingarten, president, to Beerman & Frank, manufacturers of high-class silk waists, now at 90 5th av, N. Y. C., with 7 other branches in the metropolitan district.

L. A. D. PERCIVAL, president of the Amalgamated Paint Co., leased through S. Osgood Pell & Co. a new house at Sands Point, L. I., owned by the Wampage Holding Co.

JOHN F. SCOTT has rented for Marian Rand Francke her country place on Meadow lane, Lawrence, L. I., to Edwin Mayer.

PEASE & ELLIMAN leased for H. H. Webb his estate immediately near the Country Club, in Dublin rd, Greenwich, Conn., to Herbert S. Collens of the Riker-Hegeman Co. The property comprises about 30 acres and overlooks the sound.

REAL ESTATE STATISTICS

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

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

MANHATTAN. Conveyances.

	1914		1913	
	April 10 to 16	April 11 to 17	April 10 to 16	April 11 to 17
Total No.....	143	158	143	158
Assessed value.....	\$8,741,800	\$6,863,000	\$8,741,800	\$6,863,000
No. with consideration...	9	21	9	21
Consideration.....	\$352,600	\$1,526,950	\$352,600	\$1,526,950
Assessed value.....	\$279,500	\$484,000	\$279,500	\$484,000
Jan. 1 to April 16 Jan. 1 to April 17				
Total No.....	2,069	2,448	2,069	2,448
Assessed value.....	\$127,890,583	\$150,404,912	\$127,890,583	\$150,404,912
No. with consideration...	218	333	218	333
Consideration.....	\$8,470,378	\$16,364,695	\$8,470,378	\$16,364,695
Assessed value.....	\$8,957,017	\$15,220,962	\$8,957,017	\$15,220,962

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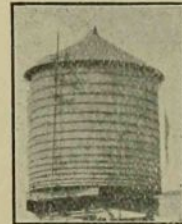
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Mortgages.

	April 10 to 16	April 11 to 17
Total No.	79	97
Amount	\$2,573,073	\$4,256,091
To Banks & Ins. Cos.	18	23
Amount	\$594,500	\$1,694,500
No. at 6%	35	36
Amount	\$1,278,023	\$856,122
No. at 5 1/2%	2	5
Amount	\$10,000	\$1,262,000
No. at 5%	18	26
Amount	\$547,500	\$517,500
No. at 4 1/2%	4	7
Amount	\$377,000	\$176,000
No. at 4%		
Amount		
Unusual rates		2
Amount		\$1,002,719
Interest not given	20	21
Amount	\$360,550	\$441,750
Jan. 1 to April 16	1,287	1,620
Amount	\$38,858,076	\$68,226,832
To Banks & Ins. Cos.	301	389
Amount	\$21,386,100	\$37,843,850

Mortgage Extensions.

	April 10 to 16	April 11 to 17
Total No.	37	82
Amount	\$2,473,500	\$4,052,750
To Banks & Ins. Cos.	10	45
Amount	\$1,637,500	\$2,823,850
Jan. 1 to April 16	656	650
Amount	\$31,875,585	\$29,136,835
To Banks & Ins. Cos.	214	244
Amount	\$19,972,950	\$18,389,400

Building Permits.

	April 11 to 17	April 12 to 18
New buildings	14	15
Cost	\$2,112,000	\$1,737,570
Alterations	\$227,533	\$327,455
Jan. 1 to April 17	148	189
Cost	\$14,749,790	\$21,123,885
Alterations	\$4,189,574	\$3,184,509

BRONX. Conveyances.

	April 10 to 16	April 11 to 17
Total No.	101	114
No. with consideration	9	12
Consideration	\$120,945	\$90,600
Jan. 1 to April 16	1,677	1,967
No. with consideration	27	222
Consideration	\$2,082,885	\$2,300,460

Mortgages.

	April 10 to 16	April 11 to 17
Total No.	86	87
Amount	\$860,133	\$934,280
To Banks & Ins. Cos.	6	9
Amount	\$214,000	\$119,250
No. at 6%	42	38
Amount	\$302,840	\$425,730
No. at 5 1/2%	9	4
Amount	\$149,750	\$17,300
No. at 5%	12	18
Amount	\$61,601	\$314,850
Unusual rates	3	1
Amount	\$77,397	\$30,000
Interest not given	20	26
Amount	\$268,545	\$146,400
Jan. 1 to April 16	1,043	1,375
Amount	\$9,370,457	\$14,756,616
To Banks & Ins. Cos.	127	152
Amount	\$2,558,851	\$2,976,279

Mortgage Extensions.

	April 10 to 16	April 11 to 17
Total No.	14	14
Amount	\$463,500	\$253,250
To Banks & Ins. Cos.	3	2
Amount	\$77,500	\$180,000
Jan. 1 to April 16	240	207
Amount	\$4,486,100	\$3,637,400
To Banks & Ins. Cos.	39	37
Amount	\$1,028,000	\$1,222,500

Building Permits.

	April 10 to 16	April 11 to 17
New buildings	18	28
Cost	\$148,800	\$1,075,300
Alterations	\$17,475	\$19,000
Jan. 1 to April 16	232	315
Cost	\$5,009,455	\$8,888,266
Alterations	\$347,005	\$298,025

BROOKLYN. Conveyances.

	1914 April 9 to 15	1913 April 10 to 16
Total No.	368	493
No. with consideration	45	37
Consideration	\$152,837	\$186,438
Jan. 1 to April 15	6,559	7,276
No. with consideration	727	524
Consideration	\$5,265,364	\$3,850,533

Mortgages.

	April 9 to 15	April 10 to 16
Total No.	269	343
Amount	\$1,104,546	\$1,226,808
To Banks & Ins. Cos.	76	69
Amount	\$607,450	\$512,662
No. at 6%	143	181
Amount	\$355,514	\$420,801
No. at 5 1/2%	54	44
Amount	\$512,175	\$193,540
No. at 5%	61	91
Amount	\$217,500	\$462,930
Unusual rates	2	3
Amount	\$872	\$31,500
Interest not given	9	24
Amount	\$18,185	\$118,037
Jan. 1 to April 15	4,480	5,139
Amount	\$18,976,879	\$19,119,443
To Banks & Ins. Cos.	916	1,234
Amount	\$7,652,591	\$8,831,493

Building Permits.

	April 10 to 16	April 11 to 17
New buildings	118	59
Cost	\$1,097,100	\$449,958
Alterations	\$84,186	\$73,090
Jan. 1 to April 16	1,287	1,203
New buildings	1,287	1,203
Cost	\$12,189,085	\$9,700,945
Alterations	\$809,295	\$1,064,090

QUEENS. Building Permits.

	April 10 to 16	April 11 to 17
New buildings	157	75
Cost	\$919,685	\$242,220
Alterations	\$22,474	\$28,778
Jan. 1 to April 16	1,291	1,397
New buildings	1,291	1,397
Cost	\$5,629,797	\$4,192,883
Alterations	\$291,660	\$331,984

RICHMOND. Building Permits.

	April 10 to 16	April 11 to 17
New buildings	41	27
Cost	\$60,822	\$35,935
Alterations	\$11,270	\$1,540
Jan. 1 to April 16	224	223
New buildings	224	223
Cost	\$356,377	\$378,322
Alterations	\$68,522	\$62,882

REAL ESTATE NOTES.

SAMUEL H. MARTIN has been appointed agent of 158-160 West 65th st.

O. G. CONNFELT represented Mrs. John R. Drexel in the recent lease of 153 East 63d st.

FREDERICK M. HILTON, president of William A. White & Sons, has been elected a director of the Garden City Co.

PEASE & ELLIMAN have been appointed agents of 178 Fulton st, a 5-sty mercantile structure.

M. MORGENTHAU, JR., COMPANY negotiated a first mortgage-loan of \$45,000 for 5 years on the southeast corner of Wilkins av and Jennings st, a 5-sty apartment, 50x100.

WILLIAM J. ROOME & CO. have been appointed agents of the Falher Chambers, at 179 Madison av; also by the Bruner estate, of 767 1st av.

HERBERT A. SHERMAN has removed his downtown office to the Fourth National Bank Building at 20 Nassau st.

E. S. WILLARD & CO. have been appointed agents for the 15-sty office building at 68 William st, northeast corner of Cedar st.

VAN NORDEN & WILSON have opened a downtown office at 189-191 Broadway, for which building they have been appointed agents.

HERBERT C. SCHLEY, formerly with Mark Rafalsky & Co., has opened a real estate office at 489 5th av.

GROSS & GROSS CO. have placed for the owner of "Fowler Court," the big apartment house at 400 Riverside Drive, a loan of \$300,000 on that property.

GEORGE W. BRETTELL placed a loan of \$10,000 for a client of John Fords on the flat property at the northeast corner of 122d st and Pleasant av.

MULVIHILL & CO. were the brokers in the leasing of the dwelling 160 East 122d st; also the corner store and basement in 1645 Madison av.

H. L. JUDD CO. is the buyer of 87-89 Chambers st, recently sold for the Aver estate through Daniel Birdsall & Co. The Judd Co. has occupied the property for thirty years.

MORTIMER L. SCHIFF acquired title on Tuesday to the old Bijou Theatre property, which was sold by auction on January 8, at the stand of Joseph P. Day, for \$465,000. The building is known as 1237 and 1239 Broadway extending through to 502 and 504 6th av.

M. H. GAILLARD, who was connected with the McVickar, Gaillard Realty Co. for 15 years, has removed his office from 489 5th av to 2299 Broadway, southwest corner of 83d st, where he will specialize in the selling and management of apartment houses.

CROSS & BROWN CO. has been appointed agents of the Miller Building, a new 5-sty factory building, 80x200, at the northeast corner of Greenpoint and Kingsland avs, Brooklyn, and of the Goodyear Tire & Rubber Co.'s new 5-sty loft building at the southwest corner of Jackson av and Honeywell st, Long Island City.

JOHN R. AND OSCAR L. FOLEY placed for L. B. Eskesen a first mortgage of \$52,500 at 5 per cent. on the 1-sty store and theatre building northwest corner of St. Nicholas av and 174th st, purchased through the above firm, and recently leased with the improvements for 21 years to the Esalmo Amusement Co.

MRS. E. H. HARRIMAN has deeded to Trinity School, a plot of ground covering 5 1/2 acres on the Boston Post rd, in the Bronx. The announcement was made at the annual dinner of the Alumni Association held at the Martinique Hotel early in the week. The ground will be levelled and used for an athletic field. Later, additional school buildings may be built.

JOSEPH M. NIMHAUSER, formerly connected with the firm of L. J. Phillips & Company, for a period of over eight years, has severed his connection with that firm since his admission to the bar and is now associated with the law firm of Phillips, Mahoney & Wagner, of 51 Chambers st, New York City, where he is engaged in the practice of law.

COLUMBUS O'D. ISELIN, of 3 West 52d st, has commenced on action to restrain Margaret Flynn, a dressmaker, of 29 West 52d st, from carrying on her business at that address. Mr. Iselin contends that the use of the property for dressmaking violates a restriction made upon it many years ago by Benjamin Stevens and Augusta H. Holly, who formerly owned most of the block.

FRANK LEFFMANN, real estate broker, who for more than thirty years occupied an office at Ralph and Atlantic avs, Brooklyn, and who retired from business a few years ago, has opened an office at corner of Church and Atlantic avs. He says that realty conditions have so much improved in the past few months that the com-

ing spring will be very active, and with this prospect in view he decided to return to his old occupation.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold a regular meeting on Monday evening, April 20, at the Riverside Theatre Building, Broadway and 96th st. An important report will be made in reference to all of the bills which were presented to the Legislature for its consideration, and which vitally affected real estate owners, and also in reference to the bills which have passed both houses of the Legislature and are now either before Mayor Mitchel or Governor Glynn for approval.

CHARLES L. HOFFMAN, appointed referee in an application by Emma Christine Turney as trustee under the will of Christian Jourgenson, who died in 1895, for permission to sell the property at 96 to 100 Maiden lane and 54 and 55 South st, has filed his report in the Supreme Court recommending that permission be granted. He found that the property on Maiden lane is worth \$100,000 and the South st parcel \$60,000. The former consists of three 5-sty buildings and the South st property comprises the 6-sty Howland building, on plot 42.1 x 80.10.

J. CLARENCE DAVIES, a life member of the New York Historical Society and owner of a remarkable collection of old views of New York City, has just purchased from J. H. Jordan, of 212 Broadway, an original old painting of this city entitled "A View of New York," executed about the year 1700—perhaps earlier. Mr. Davies has been forming his collection of old New York views for the last 25 years. In this collection are the "Beschrijvinge," first edition of 1651, which contains the first known view of New York, and the first New York City directory for 1786, said to be the most perfect example of each and both from the Robert Hoe library sale.

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.

BETTINA ROSENBERG—Property at 774-790 Westchester av, valued at \$63,000.

JAMES P. TUTTLE—Leasehold property 42 West 50th st, \$12,000.

WILLIAM J. TONER—508 West 34th st, \$14,000.

OBITUARY

CLERMONT LIVINGSTON CLARKSON, member of the firm of Ogden & Clarkson, at 657 Fifth av, corner of 52d st, died last Saturday at his residence, 131 East 94th st, of apoplexy. Mr. Clarkson was born at the homestead on the Hudson near Tivoli 52 years ago, the son of the late Thomas Streatfield and Mary Clarkson. He was a grandson of Chancellor Livingston, who administered the oath of office to Washington on the occasion of his first inauguration to the Presidency. Mr. Clarkson married his cousin, Miss Adelaide Clarkson, who survives him. He was a member of the Union Club and the Calumet Club. He entered the real estate firm of Thomas S. Clarkson & Co. in 1881, his partners being his father and brother. In the year 1897, the two brothers, with Henry Ogden (formerly of Ogden & Clark), formed the firm of Ogden & Clarkson, which continues under the same name, although Mr. Ogden died in 1901. Mr. D. A. Clarkson is now the only surviving member.

JOHN W. SWEENEY, for the last forty-five years a real estate dealer, died at his home, 196 7th av, Brooklyn, on Wednesday, aged 77 years. Mr. Sweeney was born in that borough and was commissioned a Second Lieutenant of the Forty-sixth Regiment, New York Volunteers, during the Civil War. He was formerly employed in the Kings County Clerk's office and the Brooklyn Tax Department.

EDWARD H. PIRSSON, a prominent real estate dealer of New York during the eighties, died Wednesday night at his home, 225 West 92d st, aged 56 years. He was a son of the late Talbot and Rebecca Pirsson, and for a number of years lived in Flushing, L. I.

JAMES E. CUSACK, a real estate dealer, and connected with the real estate and insurance firm of John H. Cusack at 122 Court st, Brooklyn, died at his home, 629 17th st, Bay Ridge, aged 54 years.

CHARLES BRUNING, an employee of the Tax Department for many years, is dead.

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 Auction Market.

Only three outside buyers figured in transactions at the Manhattan and Bronx Exchange Salesroom this week; one of them, Richard J. Lynch, paying \$115,600 for the ten-story Hotel Langdon in West 124th street. Plaintiffs and other parties in interest obtained twenty-two properties and seven were either adjourned or withdrawn.

For the coming week the usual assortment of miscellaneous holdings will be sold with residential properties con-

stituting the major portion of the offerings. Joseph P. Day will have another Special Sales Day on Thursday, and will present among others the old Jordan-Moriority furniture building in East 23d street, and properties in all the boroughs except Richmond.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 17, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st

JOSEPH P. DAY.

Elizabeth st, 168 (*), es, 115 s Spring, 25x100, 6-sty bk tnt & str; also HENRY ST, 23, ns, 100 e Catherine, 25x87.6, 5-sty str tnt; due, \$9,304.83; T&c, \$873.10; Jno Aspinwall, 67,800

Henry st, 23, see Elizabeth, 168.
12TH st, 323-5 E, ns, 280.6 e 2 av, 40x 103.3, 6-sty bk tnt & str; due, \$11,118.06; T&c, \$678.25; Louis Milgrim & Frank Gens, 50,000

35TH st, 29-33 W, ns, 405 w 5 av, 65x 98.9, 12-sty bk loft & str bldg; due, \$567,001.97; T&c, \$4,685.55; adj sine die.

14TH st, 336-S E, ss, 250 w 1 av, 49.11x 100.11, 6-sty bk tnt & str; due, \$50,366.27; T&c, \$732.05; Alice Lederer et al, 43,150

140TH st, 542 W (*), ss, 215.4 e Bway, 16.4x67.3, 3-sty & b bk dwg; due, \$2,965.24; T&c, \$340.18; sub to 1st mtg \$7,000; Delia A Holston, 8,000

163D st, 543-9 W (*), ns, 100 e Bway, 110x 99.11, 6-sty bk tnt; due, \$14,950.03; T&c, \$3,184.50; sub to 1st mtg \$140,000; Morris W Levine, 145,000

Manhattan av, 456, es, 73.11 s 120th, 26.11x94.10, 5-sty bk tnt; due, \$26,343.92; T&c, \$324.40; Patk J Molloy, 27,100

M. MORGENTHAU JR. CO.

56TH st, 247 E (*), ns, 75 w 2 av, 25x 100.5, 4-sty bk tnt & str, 1 & 3-sty ext; due, \$15,228.06; T&c, \$350.90; Francis Speir et al, trstes, 15,500

Wadsworth av, 248 (*), ws, 60.2 n 185th, 50x115x49.2x115, 5-sty bk tnt; due, \$30,695.76; T&c, \$1,737.60; Ver Planck Estate, 26,000

Wadsworth av, 252 (*), ws, 110.2 n 185th, 50x115, 5-sty bk tnt; due, \$30,239.06; T&c, \$1,737.60; Ver Planck Estate, 25,000

Wadsworth av, 256 (*), ws, 160.2 n 185th, 54.5x115, 5-sty bk tnt; due, \$30,038.16; T&c, \$1,737.60; Ver Planck Estate, 25,000

7TH av, 1858-60 (*), ws, 75.11 n 112th, 50x100, 7-sty bk tnt & str; due, \$73,216.79; T&c, \$4,000; Manhattan Savgs Instn, 78,200

BRYAN L. KENNELLY.

124TH st, 157-9 W, ns, 125 e 7 av, 50x 100.11, 10-sty bk hotel; due, \$134,630.88; T&c, \$5,722.60; Richd J Lynch, 115,600

HERBERT A. SHERMAN.

Division st, 243 (*), ss, 46 w Montgome-ry, 23x48.6x23x48.7, 6-sty bk loft & str bldg; due, \$14,299.95; T&c, \$321.25; Florence N Harris, 14,500

D. PHOENIX INGRAHAM.

St Marks pl, 119 (*), ns, 113 w Av A, runs n93.10wx25xn2xw12.6xs94xe37.6 to beg, 6-sty bk tnt & str; due, \$12,474.01; T&c, \$158.50; Chas H Bohland, 18,000

Total \$658,850
Corresponding week 1913..... 1,215,847
Jan. 1, 1914, to date..... 10,765,655
Corresponding period 1913 ... 17,006,440

Bronx.

The following are the sales that have taken place during the week ending April 17, 1914, at the Bronx salesroom, 3208-10 3d av.

JOSEPH P. DAY.

179TH st, 830 E (*), swe Marmion av, 78.2x39.1, 4-sty bk tnt; due, \$2,938.64; T&c, \$1,500; sub to 1st mtg \$23,000; Christian G Kuhner et al, 26,000

179TH st, 820 E, ss, 78.2 w Marmion av 36x75.2, 4-sty bk tnt; due, \$2,916.87; T&c, \$815; sub to 1st mtg \$16,500; withdrawn.

179TH st, 816 E (*), ss, 114.2 w Marmion av, 36x75.3x36x75.2, 4-sty bk tnt; due, \$2,490.70; T&c, \$930; sub to 1st mtg \$16,500; Christian G Kuhner et al, 19,500

224TH st E, swe Carpenter av, see Carpenter av, swe 224th.
Bronx Blvd, 4643, ns, 100 w 241st, 50x 100; adj May 7.

Carpenter av, swe 224th, 75x105; due, \$2,852.59; T&c, \$500; sub to pr mtg \$5,000; Geo Lahrmann, 8,600

Marmion av, swe 179th, see 179th, 803 E, Road to Odells Landing, see rd from N Y to Boston.

Road from N Y to Boston, sec road to Odells Landing, runs s514.7xe414xn335xw 248.3xn280xw391.3 to beg; adj May 5.

Southern Blvd, 2145 (*), ws, 287.5 s 182d, 45.10x135.10x44.1x123.3, 5-sty bk tnt; due, \$41,263.63; T&c, \$3,303.61; Church & Dwight, 30,000

M. MORGENTHAU JR. CO.

Gifford av, 2733 (*), ns, 330.7 e Balcom av, 25x100; due, \$3,950.37; T&c, \$40; Central Mtg Co, 3,500

Gifford av, 2735 (*), ns, 355.7 e Balcom av, 25x100; Action 2; due, \$3,947.39; T&c, \$40; Central Mtg Co, 3,500

Gifford av, 2737 (*), ns, 380.7 e Balcom av, 25x100; due, \$3,944.39; T&c, \$40; Central Mtg Co, 3,500

St Peters av, 1627 (*), ws, 105.6 s Maclay av, 50x92.9x50x92.11; due, \$2,315.67; T&c, \$475; Helen Le R Pearsall, 2,700

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Auction Sales, Bronx, Continued.

JAMES L. WELLS.

140TH st, 382 E, ss, 84.6 w Willis av, 22x75, 2-sty & a fr dwg; withdrawn.
Vyse av, 1433-5 (*), ws, 225 s Jennings, 50x100, 5-sty bk tnt; due, \$6,861.72; T&c, \$645; Morris Lederman. 38,500

ANTHONY V. CAGGIANO.

Loring pl, es, 387.8 n 181st, 79.4x127.11 x77.11x113.5; adj Apr 29.

HENRY BRADY.

234TH st E (*), ns, 460 e Katonah av, 50 x100, vacant; Action 2; due, \$3,763.05; T&c, \$87.36; Geo Brown & Co. 350
240TH st E (*), ns, 175 e Martha av, 50 x—x82.8x—, vacant; Action 1; due, \$3,763.05; T&c, \$101.82; Geo Brown & Co. 400

Total \$136,550
Corresponding week 1913..... 229,918
Jan. 1, 1914 to date..... 1,650,269
Corresponding period 1913 1,934,786

Brooklyn.

The following are the sales that have taken place during the week ending April 15, 1914, at the Brooklyn Sales-rooms, 189 Montague street:

WILLIAM H. SMITH.

FULTON ST (*), sec Saratoga av, 20.4 x64; Dime Savgs Bank of Brooklyn; Action 1 14,600.00
FULTON ST (*), ss, 20.4 e Saratoga av, 20x64; Dime Savgs Bank of Brooklyn; Action 2 6,200.00
QUINCY ST, ss, 100 w Tompkins av, 20x100; A B Roberts 4,700.00
ST JOHNS PL, ns, 316.8 e Underhill av 41.8x123.6; U S Title Guarantee Co. 35,000.00
TROUTMAN ST, nws, 86.2 sw Bushwick av, 25x100; Ferd Nestlen 4,250.00
WALLABOUT ST (*), nec Heyward, 52.4x irreg to Wythe av, —x—; Obermeyer & Liebmann 13,500.00
W 9TH ST (*), ws, 270 n Mermaid av, 20x118.10; also W 19TH ST, ws, 290 n Mermaid av, 20x118.10; Cath Arnold admtrix 4,100.00
64TH ST, ns, 140 e 14 av, 20x88.2; Alex Doecks 850.00
66TH ST (*), ss, 120 e 14 av, 20x100; Jos Demasi 6,500.00
70TH ST (*), ns, 100 w 19 av, 20x100; Horace M Taber 3,800.00
70TH ST (*), ns, 180 w 19 av, 20x100; Horace M Taber 3,800.00
72D ST, ns, 374.6 w 6 av, 20x117.4; withdrawn
79TH ST, ss, 151 e 2 av, 30.4x67 to Bennetts or Van Brunts la x irreg; withdrawn
79TH ST, 2252, swc 23 av, 180x100, 2-sty fr dwg (exr); Wm T Pratt 9,500.00
86TH ST, ss, 382 w Gravesend av, 60x 195; adj May 12
86TH ST, nes, 80 se 21 av, 40x100; Danl G Whitlock 5,475.00
BROADWAY (*), ns, 125.3 e Bedford av, 21.9x100; Emilie R Willis 6,550.00
GLASSON AV, es, 388.3 n Myrtle av, 25x92.6; Michl Greco 5,200.00
CLINTON AV (*), es, 245.11 s Myrtle av, 65.10x200; East River Savgs Inst. 40,000.00
CONEY ISLAND AV, Bridge Company's Turnpike rd, adj land of Maria Lott, runs e242.8xn286xw400x250 to beg; also LAND on Guisberts or Johnson's Island near Shore rd, runs s—xe—xn —xw 250; withdrawn
E NEW YORK AV (*), nws, 171.9 sw Sterling pl, 44x74; Action 1 15,025.00

E NEW YORK AV (*), nws, 215.9 sw Sterling pl, 44x74; Action 2; Margaret E Kelly 15,025.00
EASTERN PKWAY EXTENSION, nws, 141.10x128.8x irreg; Action 2; Harry A McDermott 12,000.00
FT HAMILTON AV (*), nwc 68th, 76.3x 85.9x irreg; Jno Kuesel 7,500.00
HOPKINSON AV, swc Prospect pl, —x —; Harry A McDermott 3,200.00
MANHATTAN AV, swc Montrose av, 25x100; Max J Annenberg 14,400.00
MANHATTAN AV, es, 50 n Montrose av, 25x100; Wm Meyer 6,200.00
NOSTRAND AV, es, 127.9 n Myrtle av, 30x90; Frank J Hill 6,660.00
SUTTER AV (*), nwc Barrett, 99.11x 100; Mae M Bertges 52,100.00
5TH AV, es, 41.10 s 72d, 20.2x87.6; Action 2; withdrawn
WM. P. RAE.

72D ST, ns, 394.6 w 6 av, 20x117.5; adj Apr 29
81ST ST, ns, 80 e 5 av, 225.7x100; adj Apr 29
BAY RIDGE PKWAY, ns, 440 w 10 av, 120x100; withdrawn
GRANT AV, ws, 147.5 s Jamaica av, 20x107; withdrawn
HARWAY AV (*), nwc of a right of way adj lands of L V Fields & G M Ryder, —x—; Gertrude M Ryder 2,000.00
MERMAID AV (*), nwc W 37th, 220x 100; Jas W McDermott 6,340.00
5TH AV, es, 44.7 n 73d, 24x110.1; adj Apr 29
16TH AV (*), es, 120 n 70th, 20x100; Chester B Lawrence 4,000.00

CHAS. SHONGOOD.

FREEMAN ST, ns, 100 w Oakland, 25x 100; Florence Raynor 2,100.00
HART ST (*), ns, 430 w Lewis av, 16x 100; Fannie King 2,000.00
POWELL ST, es, 150 n Sutter av, 50x 100; B Hershovov 8,750.00
72D ST, sws, 143.10 nw 6 av, 20x100; adj Apr 28
73D ST, nec 5 av, 93.10x20; adj Apr 28. FLATBUSH AV, nes, 45 nw Sterling pl, 50x134.2; withdrawn
GREENE AV, ns, 150 e Grand av, 25x 100; J C Danzilo 2,700.00
5TH AV, es, 89.2 s 72d, 24x107.9; adj Apr 28
10TH AV (*), ses, intersec nes 40th, 95.2x20 4,100.00

CHAUNCEY REAL ESTATE CO. ATLANTIC AV, nec Nichols av, 127x 55.9; A B Roberts 2,300.00

JAMES L. BRUMLEY.

FENIMORE ST (*), ns, 260 w Bedford av, 35x100; Edw F Patchen 6,000.00
Total \$336,425.00
Corresponding week 1913 320,100.00

VOLUNTARY AUCTION SALES.

Manhattan.

APRIL 22.

BRYAN L. KENNELLY.

48TH ST, 546 W, ss, 200 e 11 av, 30x100.5, 3-sty bk tnt & str & 2-sty bk rear tnt (vol).
WEST END AV, 346-8, es, 62.6 n 76th, 39.8x90, vacant (vol).

APRIL 23.

JOSEPH P. DAY.

BURLING SL, 11, nwc Water, 19.6x56x19.9x 54.10, 4-sty bk loft bldg (vol).

CLINTON ST, 133, ws, 50.2 n Broome, 25x100.5, 3-sty bk bldg & str.
25TH ST, 274 W, ss, 119.11 e 8 av, 17.2x98.9, 4-sty dwg (vol).
33D ST, 311 W, ns, 182 w 8 av, 22.8x98.9, 3-sty stn dwg (vol).
3D AV, 1984-8, nwc 109th, 60.11x95, 3-4-sty bk tnt & str.

Bronx.

APRIL 23.

JOSEPH P. DAY.

CEDAR AV, 1874, es, 274.4 n 177th, 2-sty fr dwg (exr).

Brooklyn.

APRIL 23.

JOSEPH P. DAY.

SOMERS ST, 84, ss, 80 w Stone av, 20x100, 4-sty & b bk tnt (vol).
CENTRAL AV, 524 to 528, ws, 25 n Hancock, 75 x90, 3-sty fr tnt & str.
GATES AV, 694, ss, 119.6 w Lewis av, 19.6x 100, 3-sty bk tnt (vol).
IRVING AV, 196, swc Himrod, 25x100, 3-sty fr tnt & str (vol).

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 18.

No Legal Sales advertised for this day.

APRIL 20.

CATHERINE ST, 53-5, on map 53, es, 48.2 n Monroe, 27x105.1x27x104.2, 5-sty bk tnt & str; Robt McGill—Jacob Morrison et al; Elkus, Gleason & Proskauer (A), 170 Bway; Harold P Coffin (R); due, \$9,142.73; T&c, \$1,018.96; sub to two pr mtgs aggregating \$33,000; Joseph P Day.

106TH ST, 50 W, see Manhattan av, swc 106.
129TH ST, 107 E, ns, 115 e Park av, 25x99.11, 4-sty bk tnt & str; Lizzie Van Boskerck—Abr Gabriel et al; Chas P Northrop (A), 31 Nassau; Harry Bijur (R); due, \$11,391.75; T&c, \$284.28; J H Mayers.

AMSTERDAM AV, 1414, swc 130th (No 500), runs s24.11xw43x84xw—xs7xsw—xn51xe100 to beg, 3-sty bk tnt & str & 4-sty bk rear tnt; Harlem Savgs Bank—Elliz 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.

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

APRIL 21.

9TH ST, 226 E, ss, 245 w 2 av, 21x75, 4-sty bk tnt & str; Hermine Hinz—Mendel Alterman et al; Dean Tracy & McBarron (A), 160 Bway; Louis A Cuvillier (R); due, \$16,624.27; T&c, \$1,193.92; Henry Brady.

97TH ST, 24 E, see Mad av, 1392-8.
117TH ST, 536 E, ss, 351.11 e Pleasant av, 18.1x 100.10, 3-sty & b bk dwg; Anna R Morris—Michl H Reidy et al; Henry L Morris (A), 32 Liberty; Nicholas A Donnelly (R); due, \$4,190.59; T&c, \$384.06; J H Mayers.

125TH ST, 543 W, ns, 175 e Bway, 25x99.11, 5-sty bk tnt & str; Tessie D Herman et al—Sarah B Lipfeld et al; Sydney H Herman (A), 35 Nassau; Neilson Olcott, 2d (R); due, \$1,523.41; T&c, \$280.20; sub to first mtr \$20,000; mtg recorded Dec10'10; Joseph P Day.

131ST ST, 205 W, ns, 125 w 7 av, 17.8x99.11, 3-sty & b bk dwg; Anna E Donald—Hester Bates et al; Jas C Meyers (A), 527 5 av; Francis S McAvoy (R); due, \$10,891.85; T&c, \$85.92; mtg recorded Dec10'10; Joseph P Day.

134TH ST, 102 W, ss, 100 w Lenox av, 25x 99.11, 5-sty stn tnt & str; Gustavus Sidenberg et al exrs—Edwin J Pettet et al; Lachman & Goldsmith (A), 35 Nassau; Clifford S Bostwick (R); due, \$14,870.90; T&c, \$269.60; Joseph P Day.

MADISON AV, 1392-8, swc 97th (No 24); 100.11x103.4x103.4x81.1, two 6-sty bk tnnts & str; Peerless Holding Co, Inc—Morris Behm et al; Lind & Pfeiffer (A), 46 Cedar; Morris B Moskowitz (R); due, \$6,523.91; T&c, \$4,357.55; M Morgenthau, Jr, Co.

APRIL 22.

MADISON ST, 353, ns, 192 e Scammel, 24x96, 5-sty bk tnt & str; Adelaide K Thomas—Lottie Belden et al; House, Grossman & Vorhaus (A), 115 Bway; Saml Marks (R); due, \$3,122.90; T&c, \$600; sub to 1st mtg \$18,000; mtg recorded Aug10'12; Danl Greenwald.

SOUTH ST, 242, ns, 26 e Pike, 27x60x26.11x60, 5-sty bk loft & str bldg; Alfred W Kiddle trste—Jesse Price et al; Kiddle & Margeson (A), 115 Bway; Edw T Hiscox (R); due, \$20,942.16; T&c, \$219.70; Herbert A Sherman.

12TH ST, 605 E, see Av B, 195-203.
35TH ST, 412 W, ss, 125 w 9 av, 25x98.9, 4-sty bk tnt & str & 2-sty fr rear tnt; Raoul Dupuy—Marie B Dupuy et al; Frank D Arthur (A), Cotton Exch Bldg; S Stanwood Menken (R); partition; Joseph P Day.

110TH ST, 336 E, ss, 200 w 1 av, 25x100.11, 6-sty bk tnt & str; Niagara Life Ins Co et al—Eugene B Schiller et al; Gregg & McGovern & Jos C Kadane (A), 141 Bway; Wm L Bowman (R); due, \$21,280.26; T&c, \$1,023.97; mtg recorded Nov30'08; Bryan L Kennelly.

119TH ST, 36-8 E, see Mad av, 1828-30.
141ST ST, 351 W, ns, 535.2 w 8 av, 30.10x100x 34.9x99.11, 3-sty & b fr dwg; Franklin Savgs Bank in City N Y—Thos F Hogan et al; Wilson M Powell (A), 7 Wall; Rollin M Morgan (R); due, \$5,000; T&c, \$397.41; Joseph P Day.

AV B, 195-203, nec 12th (No 605), 129x93, three 6-sty bk tnnts & str; Peerless Holding Co, Inc—Morris Newman et al; Lind & Pfeiffer (A), 46 Cedar; Henry Waldman (R); due, \$111,068.91; T&c, \$3,924.62; Joseph P Day.

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MADISON AV, 1828-30, swc 119th (Nos 36-8), 40.11x75, 6-sty bk tnt & str; Helen Fuld—Wm Lefkowitz et al; Action 2; Kurzman & Frankenheimer (A), 25 Broad; Phoenix Ingraham (R); due, \$9,470.12; T&C, \$2,642.98; sub to mtg \$50,000; D Phoenix Ingraham.

1ST AV, 1957-9, ws, 63.5 n 100th, 37.6x100, 6-sty bk tnt & str; The Roosevelt Hospital—Alfred Florio et al; Roosevelt & Kobbe (A), 44 Wall; Timothy A Leary (R); due, \$37,120.80; T&C, \$1,955.24; Joseph P Day.

APRIL 23.
HOUSTON ST, 32 W, ns, 65 e Greene, 20x83, 2 & 3-sty bk loft & str bldg; Margt Demarest et al—Amalia Kann et al, exrs; Reeves & Todd (A), 165 Bway; H C S Stimpson (R); due, \$17,298.19; T&C, \$886.30; Joseph P Day.

65TH ST, 433 E, ns, 175 w Av A, 37.7x100.5, 6-sty bk tnt; State Bank—Jos Isaacs et al; J Chas Weschler (A), 141 Bway; Albert P Massey (R); due, \$14,070.27; T&C, \$878; Joseph P Day.

108TH ST E, sec 5 av, see 5 av, 1263-9.

5TH AV, 1263-9, sec 108th, 100.11x84, two 6-sty bk tnts & str on cor; Peerless Holding Co, Inc—Annie Gordon et al; Lind & Pfeiffer (A), 46 Cedar; P Lewis Anderson (R); due, \$43,496.07; T&C, \$4,644.86; J H Mayers.

APRIL 24.
111TH ST, 186-90 E, see 3 av, 2012-8.

160TH ST W, swc Ft Washington av, see Ft Washington av, 25-33.

FT WASHINGTON AV, 25-33, swc 160th, 131.11 x126.5x85.7x78.4, 6-sty bk tnt; Manhattan Savgs Inst—The Realty Co of Ft Washington et al; Rapallo & Kennedy (A), 66 Bway; Phoenix Ingraham (R); due, \$169,900.76; T&C, \$24,000; mtg recorded Jan15'09; Bryan L Kennelly.

3D AV, 2012-8, swc 111th (Nos 186-90), 100.11 x100; five 4-sty bk tnts & str & 4-sty bk tnt; Mary Wood—David Levine et al; Chas J McDermott (A), 2 Rector; Edw H Kelly (R); due, \$1,244.22; T&C, \$2,615.93; Bryan L Kennelly.

APRIL 25.
No Legal Sales advertised for this day.

APRIL 27.
SUFFOLK ST, 45-51, ws, 125.10 s Broome, 74.11 x100.7, 1-sty bk theatre; David Frankel—Sale Agid et al; Sohmer & Sonenthal (A), 277 Bway; Louis Lande (R); due, \$8,475.05; T&C, \$1,802.60; sub to mtg \$1,520.96; Joseph P Day.

RIVERSIDE DR, 865, ws, 130.8 n cl 150th if extended, 24.9x59.11x20.5x70.3, 3-sty & b bk dwg; Otto R Hartmann—N Y Real Estate Security Co et al; M S Schector (A), 34 Pine; Matthew P Breen Jr (R); due, \$11,269.24; T&C, \$148.22; sub to pr mtg \$9,000; George Price.

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 18.
No Legal Sales advertised for this day.

APRIL 20.
CLINTON AV, 1972, es, 75 s 178th, 25x100, 2-sty fr dwg; Wm Fink—Rose M Cody; Justus W Smith (A), 60 Wall; Jno J Hynes (R); due, \$2,619.06; T&C, \$49.77; M Morgenthau, Jr, Co.

CROTONA AV, 1979, ws, 191.8 s 179th, 16.8x90.6 x17.6x95.6, 2-sty fr dwg; Trstes of the Northern Dispensary of the City of N Y—Mary Randrup, Indiv & extrx et al; B W B Brown (A), 52 Wall; Martin C Ansonge (R); due, \$4,017.38; T&C, \$43; mtg recorded Jan27'09; Joseph P Day.

APRIL 21.
233D ST, 776 E, ss, 65.2 e Barnes av, 18.9x100; Title Guarantee & Trust Co—Deudicibus Building Co et al; Harold Swain (A), 176 Bway; Geo B Hayes (R); due, \$4,337.16; T&C, \$214.18; Joseph P Day.

BRONX PARK E, es, 50.1 s Waring av, 50x116.4x50x115.1; also OLINVILLE AV, es, 150 n Mace av, 100x139.1x101.7x120.9; Florence Levy—Sarah Jackson et al; no (A); Edw E McCall (R); partition; Joseph P Day.

CRESCENT AV, 614, swc Hughes av (No 2315), 36.8x82.3x28.6x105.3; also CRESCENT AV, 618, ss, 79 w Hughes av, 49.6x24.6x38.6x55.6, 2-4-sty bk tnts & str; Theo Wentz—Tesoro Constn Co et al; Boothby, Baldwin & Hardy (A), 42 Bway; F Granville Munson (R); due, \$1,848.01; T&C, \$—; Joseph P Day.

HUGHES AV, 2315, see Crescent av, 614-8.

MARMION AV, 2017, ws, 39.1 s 179th, 36x78.2, 4-sty bk tnt; Margretha Altman—Chas L Keil et al; Thos P Conlon (A), 19 Av A; Thos C McDonald (R); due, \$1,725.08; T&C, \$588.81; sub to 1st mtg \$17,000; mtg recorded Mar9'11; D Phoenix Ingraham.

OLINVILLE AV, es, 150 n Mace av, see Bronx Pk E, es, 50.1 s Waring av.

WHITLOCK AV, 832-44, es, 431 s Tiffany, 156x90, 4-5-sty bk tnts; Freida Uffman—Lockwhit Co et al; De La Mare & Morrison (A), 140 Nassau; Irwin Kurtz (R); due, \$12,459.65; T&C, \$1,172.10; Daniel Greenwald.

APRIL 22.
241ST ST, 315 E, ns, 427.4 w Martha av, 25x100, 2-sty fr dwg; Jos Hall exr—Howard L Bell et al; Action 1; Fredk Beltz (A), 165 Bway; Jno Reilly (R); due, \$5,214.29; T&C, \$—; Joseph P Day.

241ST ST, 321 E, ns, 377.4 w Martha av, 25x100, 2-sty fr dwg; same—same; Action 2; same (A); same (R); due, \$5,043.32; T&C, \$—; Joseph P Day.

241ST ST, 327 E, ns, 327.4 w Martha av, 25x100, 2-sty fr dwg; same—same; Action 3; same (A); Walter W Irwin (R); due, \$5,473.15; T&C, \$—; mtg recorded Sept22'09; Joseph P Day.

241ST ST, 333 E, ns, 252.4 w Martha av, 25x100, 2-sty fr dwg; same—same; Action 4; same (A); same (R); due, \$5,611.68; T&C, \$—; mtg recorded Sept22'09; Joseph P Day.

GREENE AV, ss, 150 e Mapes av, 25x100; Eliz M Rogan—Jno H Carpenter et al; G Arnold Moses (A), 145 Nassau; Jno Mulholland (R); due, \$151.08; T&C, \$36.85; Jno S Mapes.

OLD BOSTON POST RD, ns, adj lands of Geo Faile and Thos Secord, abt 125.7x—; Mount Vernon Trust Co—Ellen Fitzgerald et al; Gescheidt & Toomey (A), Mt Vernon, N Y; Wm D Sawyer (R); partition; Joseph P Day.

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Advertised Legal Sales, Bronx, Continued.

APRIL 23.

JENNINGS ST. 145, ns, 110 e Union av, runs e 46x44.6x36x26.1xs64.8, 5-sty bk tnt; Henry Krauth—Eliz C Specht et al; Adolph & Henry Bloch (A), 99 Nassau; Chas H Friedrich (R); due, \$6,042.50; T&c, \$628; sub to 1st mtg \$20,000; Joseph P Day.

LONGFELLOW AV, ws, 350 n Lafayette av, 153.1x100x133.10x101.10; Albt J Leon—Broad Realty Co et al; Chas P Latting (A), 34 Pine; Geo B Hayes (R); due, \$10,926.87; T&c, \$899.68; mtg recorded Dec23'10; M Morgenthau, Jr, Co.

APRIL 24.

215TH ST, 762 E, ss, 80.5 w Barnes av, 25x125; Wm H Weygant—Filomena De Carlo et al; Michl B McHugh (A), 115 Bway; Jno J Hynes (R); due, \$3,905.89; T&c, \$630.67; Chas A Berrian.

225TH ST E, ns, 371.8 e Bronxwood av, 25x109; also 225TH ST E, ns, 300 w Paulding av, 25x109; Margt McGill—Philip H Krausch et al; J J Karbry O'Kennedy (A), 99 Nassau; Jno

J Hynes (R); due, \$1,211.69; T&c, \$100; Henry Brady.

225TH ST E, ns, 300 w Paulding av, see 225th st E, ns, 371.8 e Bronxwood av.

APRIL 25.

No Legal Sales advertised for this day.

APRIL 27.

DAWSON ST, 840, es, 356 n Longwood av, 50x100, 5-sty bk tnt; Dry Dock Savgs Inst—Ithner Realty Co et al; Action 3; Frank M Tichenor (A), 38 Park Row; Thos P Peters (R); due, \$37,550.45; T&c, \$1,861.90; mtg recorded Sept 23'12; George Price.

187TH ST, 655 E, ns, 19.10 e Belmont av, 40.7x24.4x irreg, 4-sty bk tnt & str; Rosina Cavaliere—Pietro Zappile et al; Fischer & Rosenbaum (A), 115 Bway; Jno D Lannon (R); due, \$4,562.51; T&c, \$—; sub to pr mtg \$12,500; mtg recorded Sept23'12; Joseph P Day.

SO BOULEVARD, 1106, es, 90 s 167th, 40x100, 5-sty bk tnt & str; Chas Schneider—Marie Pettke et al; David Steckler (A), 135 Bway; Saml Joseph (R); due, \$5,303.36; T&c, \$171.15; sub to 1st mtg \$32,000; Saml Marx.

Brooklyn.

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

APRIL 18.

No Legal Sales advertised for this day.

APRIL 20.

BERGEN ST, ss, 97.6 e Schenectady av, 26.6x127.9; Albt Zapfe et al—Max Brooks et al; Saml Seiderman (A), 26 Court; Saml L Judelsohn (R); Chas Shongood.

HENRY ST, es, 20 s Degraw, 20x62; Minnie Schleich—Geo A Moutiney et al; Jacob M Peyser (A), 2 Court; Geo Goldberg (R); Chas Shongood.

STANHOPE ST, nws, 163.7 s Myrtle av, 25x78.1x27.1x68.5; Franz Boegner—Nathan Jarashow et al; Chas A Clayton (A), 44 Court; Chas S Warbasse (R); Wm P Rae.

BAY RIDGE AV, nes, 330.3 s 2nd av, 80x290; Jennie L Church—Antonio Musica et al; Dykman, Oeland & Kuhn (A), 177 Montague; Benj T Hock (R); Chas Shongood.

APRIL 21.

FULTON ST, swc Richmond, 132.1x115.9; Chauncey G Cozine et al—Alma P Hoffman et al; Walter L Durack (A), 215 Montague; Walter S Doernberg (R); Wm H Smith.

E 24TH ST, ws, 212.6 n Av L, 37.6x100; Westminster Heights Co—Saml Peck et al; Edw A Freshman (A), 177 Montague; Jos P Conway (R); Wm H Smith.

45TH ST, ns, 264.2 e 2 av, 20x100.2; Fredk Weidner—Anna M Timmermann et al; Edw R W Karutz (A), 26 Court; Chas T Kunkel (R); Wm P Rae.

40TH ST, sws, 300 nw 15 av, 40x100.2; Alex Stott—Antonia M Salemi et al; Henry J Davenport (A), 375 Pearl; G Burchard Smith (R); Wm H Smith.

79TH ST, sws, 285 nw 14 av, 18.6x100; Carrie A McKean—Rosina Realty Co et al; Wm D Niper (A), 189 Montague; Wm Howard Jr (R); Jas L Brumley.

BUSHWICK AV, ws, 400 s Withers, 25x95; Martha A Day—Danl J Carroll et al; Jno A Holzapfel (A), 260 Bway; M Shaler Allen (R); Jas L Brumley.

EUCLID AV, ws, 240 s Vienna av, 30x97.3; Amelia Bonn et al—Schwenck Constn Co et al; Van Alen & Dyckman (A), 215 Montague; Louis Karasik (R); Wm H Smith.

EUCLID AV, ws, 270 s Vienna av, 30x99.9; Alice M Gauthier—Schwenck Constn Co et al; Van Alen & Dyckman (A), 215 Montague; Edw I Garvar (R); Wm H Smith.

FLATBUSH AV, sws, 204 nw Lincoln rd, 26.8x100; Abr Engel—Gabrielle Constn Co et al; Saml Bitterman (A), 309 Bway; Jno MacCrate (R); Wm P Rae.

RALPH AV, ws, 20 s Sumpter, 20x50; Phillip Renner—Wm H Allen et al; Action 1; Robt E Moffett (A), 894 Bway; Henry B Ketchum (R); Wm H Smith.

RALPH AV, ws, 40 s Sumpter, 20x50; same—same; Action 2; same (A); same (R); Wm H Smith.

RALPH AV, ws, 60 s Sumpter, 20x50; same—same; Action 3; same (A); same (R); Wm H Smith.

ROGERS AV, ws, 280 n Clarendon rd, 20x100; Williamsburgh Savgs Bank—J Henry Small Realty Co et al; Action 3; S M & D E Meeker (A), 217 Havemeyer; Edw J Dowling (R); Wm H Smith.

7TH AV, ws, 50 s Lincoln pl, 33.4x110; Wm H Post—Jane Whelan et al; Davison & Underhill (A), 26 Court; Sydney H Palmer (R); Jas L Brumley.

LOT 91, Map of Village of Williamsburgh; sheriff's sale of all right, title, &c, which Simon Rinder et al had on Feb10'14, or since; Lewis M Swasey (R); Wm P Rae.

APRIL 22.

16TH ST, nec 8 av, 88x28; South Brooklyn Savgs Institution—Irma Sessler et al; Coombs & Whitney (A), 44 Court; Sheldon A Du Cret (R); Wm H Smith.

63D ST, nec 5 av, 100x40; David Adler—Ludwig F Brauns et al; Howard O Patterson (A), 215 Montague; J Dwight Rogers (R); Wm H Smith.

82D ST, ns, 80 e 5 av, 142.10x100.2; Bond & Mtg Guarantee Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; A F Van Thun (R); Wm P Rae.

DE KALB AV, swc St Felix, 64x20x irreg; Lilian W Schiff—David M Kahan et al; Bloomfield Littell (A), 71 Wall, Manhattan; Robt F Manning (R); Wm H Smith.

APRIL 23.

DODWORTH ST, ws, 74 s Bushwick av, 20x90; David B Jacobs—Lillian Marks et al; Max E Lehman (A), 16 Court; Harris G Eames (R); Wm H Smith.

GATLING PL, nec 92d, 95.6x25; Greater N Y Savgs Bank—Florence J Fletcher et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Jos S Buhler (R); Wm H Smith.

PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x100; Chas A Hitchcock et al—Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.

PACIFIC ST, ns, 326.6 w Hopkinson av, 73.6x100; Chas A Hitchcock et al—Peter Green et al; Chas A Clayton (A), 44 Court; J Hunter Lack (R); Wm H Smith.

SANDFORD ST, ws, 407.3 s Park av, 25x100; Martha J Smith—Mary V Higgins et al; Jno L Danzilo (A), 119 Franklin av; Chas Y Van Doren (R); Wm H Smith.

S 9TH ST, nes, 129 se Wythe av, 25x93.4; Wm Sturz et al—Louisa Sturz et al; H Willard Griffiths (A), 53 Main, Hempstead, L I; Felix Reifschneider (R); Wm H Smith.

60TH ST, 1714, sws, 100 se 17 av, 40x100; Preston B Bailey—Edgar L Jones et al; Walter B Hopping (A), 165 Bway, Manhattan; Wm S Bennett (R); Herbert A Sherman.

JEFFERSON AV, ses, intersec nes Knickerbocker av, 95x21.6; Mary R Baldwin—Innocenza Livoti et al; Chas J McDermott (A), 5 Rector, Manhattan; Leander B Faber (R); Wm H Smith.

WHY

DID NEW YORK UNIVERSITY choose University Heights for its home and for the HALL OF FAME?

BECAUSE

it is one of the most beautiful locations in Greater New York.

EXAMINE

The 134 LOTS

Opposite the grounds of New York University

At 179th St., University and Burnside Aves., and Adjoining Streets, To be Sold at

Absolute and Unreserved Auction Sale

to Close Estate of Ellen M. Hennessey

APRIL 28, AT 10:30 A. M.

EXCHANGE SALESROOM, 14 VESEY STREET

70% can remain on mortgage.

Titles Insured Free.

For maps and particulars apply to JOSEPH P. DAY, 31 Nassau St.

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Special Sales Day

Next Thursday, April 23d

AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14-16 VESEY ST., N. Y. C.

Absolute Sale

BY TRUSTEE AND HEIRS.

To Close the Estate of WALTER BOWNE

By instructions from

GUARANTY TRUST COMPANY OF

NEW YORK, TRUSTEE,

and WILLIAM B. & EDWARD R.

BOWNE & OTHERS, Heirs.

N. W. Cor.

109th St. and Third Ave.

and 2 Adjoining Parcels

(Known as Nos. 1984-1986-1988 Third Avenue.)

Three 4-story and cellar brick tenements, on plot 60.11x95.

N. W. Cor.

Burling Slip and Water St.

(Known as No. 11 Burling Slip.)

A 4-story and cellar brick loft building, on a lot 19.7x54.7x19.5x56.

133 Clinton Street

(Adjoining N. W. Cor. Broome Street.)

A 3-story and cellar brick loft building, with extension and 3-story rear building. Size of lot 25x100.

70 Per Cent. on each of the above properties may remain on mortgage for 1, 2, or 3 years at 5 Per Cent.

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STETSON, JENNINGS & RUSSELL, Attorneys, 15 Broad St., N. Y. C.

TELEPHONE
744 CORT.

Joseph P. Day
Auctioneer

WRITE FOR BOOKLET

31 NASSAU ST.,
N. Y. CITY.

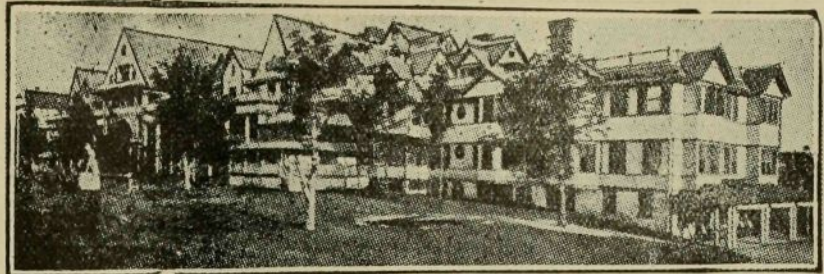
APRIL 24.
 MARION ST, ss, 125 w Patchen av, 25x100; Henry F Tredob—Wm H Mellich et al; Edw G Nelson (A), 350 Fulton; Augustus L Koehler (R); Wm H Smith.
 RALPH ST, nws, 200 ne Evergreen av, 25x100; Theo Melkottter—Emma Melkottter et al; Geo B Keeler (A), 375 Fulton; Jas W Monk (R); Jas L Brumley.
 41ST ST, ns, 100 e 8 av, 25x100.2; Wm C Siebert—Isidore Koss et al; Edw J Reilley (A), 142 Norman av; Jacob A Freedman (R); Chas Shongood.
 50TH ST, ss, 360 e 8 av, 20x100.2; Hilma C Edwards—Mary M Biggins et al; Jno J Bakererman (A), 5014 5 av; Geo C Jeffrey (R); Chas Shongood.
 64TH ST, sws, intersec nws 24 av, 409.4x100; also 64TH ST, sws, intersec ses 24 av, 130.9x100; also 64TH ST, nes, intersec nws 24 av, 468.10x153.4; also 64TH ST, nws, intersec ses 24 av, 71.5x72.4; also 62D ST, sws, intersec ses 24 av, 87x122.6; also GRAVESEND AV, ws, 339.4 n Av O, 94x100x irreg; also 62D ST, nes, intersec nws 24 av, 469.8x97.5x irreg; also 62D ST, sws, intersec nws 24 av, 584.6x174.11; United States Life Ins Co in the City of N Y—Manhattan-Gravesend Land Co et al; Harry L Thompson (A), 175 Remsen; Jno Z Lott (R); Jas L Brumley.
 CONEY ISLAND RD, ns, 20 w Brighton pl, 40x110; Brooklyn Trust Co—Jane Gilfeather et al; Edw J Flanagan (A), 44 Court; J Arthur Hilton (R); Wm H Smith.
 5TH AV, es, 20.7 s 72d, 24x93.11; Farmers & Mechanics Savgs Bank of the City of Lockport—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Geo A Steves (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.
 LOT 4, block 1353, sec 5th; Henry Seinfel—Stephen Branagan et al; Albt A Weinstein (A), 189 Montague; Abr Rockmore (R); Chas Shongood.
 LOT 5, block 1353, sec 5th; same—same; same (A); Jno L Mitchell (R); Chas Shongood.
APRIL 25.
 No Legal Sales advertised for this day.
APRIL 27.
 YORK ST, ss, 25.7 e Jay, 25x75; Eliz Crimmins—Wm Carey et al; York & York (A), 271 Bway, Manhattan; Geo W Martin (R); Wm H Smith.
 W 9TH ST, es, 547 n Av R, 17x100; Herman H Doehler—Otto Singer et al; Action 1; Harry E Lewis (A), 215 Montague; Chas J Ryan (R); Wm P Rae.
 W 9TH ST, es, 496 n Av R, 17x100; same—same; Action 2; same (A); Geo W Suckles (R); Wm P Rae.
 W 9TH ST, es, 394 n Av R, 17x100; same—same; Action 3; same (A); Saml Marks (R); Wm P Rae.
 41ST ST, ns, 315.2 e 8 av, 20x100.2; Eugene P Martin—S Casola & Bro, Inc, et al; Katz & Sommerich (A), 15 William, Manhattan; Eugene Sherk (R); Jas L Brumley.
 AV K, ss, 66 e E 9th, 40x100; Gustave Selner—Christian Gaul et al; Jacob M Peyser (A), 26 Court; Maurice L Rippe (R); Chas Shongood.
 5TH AV, es, 82.8 s 74th, 20.8x87.2; Michl Shellen—Jno E Sullivan Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Henry S Goodspeed (R); Wm P Rae.

FORECLOSURE SUITS.

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

Manhattan.

APRIL 11.
 102D ST, 108 E; Marie Robert—Timothy J Murphy et al; Bowers & Sands (A).
 119TH ST, 140 W; United States Trust Co of N Y—Nellie L Roedels et al; amended; Stewart & Shearer (A).
 127TH ST, 48 W; Bank for Savgs in City of N Y—Camilla M Petterson et al; Cadwalader, Wickersham & Taft (A).
 LEXINGTON AV, nwc 88th, 100x41.8; Marie Himowich—Harriet S Goldsmith et al; M M Himowich (A).
APRIL 13.
 130TH ST, 249 W; Sol Wertheim—Michl J Doyle et al; E A Karelsen (A).
 BROADWAY, es, 30.11 s 41st, 22.11x78.9x irreg; also BROADWAY, sec 41st, 31.2x84.11; Florence L Mabec—41st St Realty Co et al; J S L'Amoreaux (A).
 MANHATTAN AV, 527; Henry L Morris—Henry A Brann et al; Cary & Carroll (A).
APRIL 14.
 10TH ST, 27 E; Greenwich Savgs Bank—Morris Levy et al; B Aymar Sands (A).
 104TH ST, 312 E; Casimir deR Moore—Vincenza M Messuri et al; F L Holt (A).
 131ST ST, ss, 250 e 8 av, 17.6x99.11; City Real Estate Co—Saml R Waldron et al; H Swain (A).
 135TH ST, 17 W; Golconda Realty Co—Louis Rosner et al; M S Hyman (A).
 178TH ST, ss, 100 w St Nicholas av, 99.11x100; Ellen A Stewart et al—Monaton Realty Investing Corp et al; R K Brown (A).
APRIL 15.
 ORCHARD ST, 24; Marks Kirshbaum—Harry Goldstein et al; J Gans (A).
 17TH ST, 16 E; Franklin Savgs Bank in the City of N Y—Chas D Haines et al; amended; W M Powell (A).
 31ST ST, 208 E; Florence H Allen—Edw L Montgomery, Jr, et al; H Odell (A).
 80TH ST, ss, 223 e Av A, 37.6x102.2; Saml M Rechnitz—Santa Rumore et al; M H Harris (A).
 131ST ST, ns, 125 w Park av, 25x99.11; Henry T Molter—Fortunato D'Onofrio et al; L S Goebel (A).
 8TH AV, 781; Veronica Mock et al—Ellen Leonard et al; J J Harris (A).



GREAT BANKRUPTCY SALE of REAL and PERSONAL PROPERTY

of the **HOLLYWOOD** Hotel and Cottages

WEST END, N. J.

BY ORDER OF THE UNITED STATES DISTRICT COURT

Charles Shongood, United States Auctioneer

Will Sell at Auction, **THURSDAY, APRIL 23, 1914,** the

HOLLYWOOD HOTEL and COTTAGES

made famous by the late John Hoey. The sale will include the hotel with its furnishings,

8 COMPLETELY FURNISHED COTTAGES, and About

150 LOTS OF REAL ESTATE

Situated in the Heart of the Millionaires' Residential Section Along the Jersey Coast.

The furnishings of the hotel include furniture of all kinds, statuary, paintings, linen, silverware, &c, of the highest quality. The sale of real estate offers

The Opportunity of a Lifetime to Persons Desiring to Buy Property for a Summer Residence

For the convenience of such purchasers the improved land will be sold in small parcels. Everything will be

Sold Free and Clear of All Encumbrances

THE SALE WILL COMMENCE ON

THURSDAY, APRIL 23, 1914, AT 11 A. M.

at Hollywood or West End, N. J., and continue thereafter daily at the same hour until everything is sold.

Trains leave the Pennsylvania Station, 32d Street, Manhattan, at 9.04 A. M., arriving at Hollywood at 10.42 A. M. Another train leaves the Jersey Central Station at the foot of West 23d St. at 8.20 A. M. (Liberty St., 8.30 A. M.), arriving at West End at 10.19 A. M.

A full DESCRIPTIVE CATALOGUE WITH CHARTS OF THE REAL ESTATE and all other particulars will be furnished upon application to any of the following:

Carl E. Trulock, Trustee, 1181 Broadway, New York

Frederick Klein, 277 Broadway, N. Y. } Attorneys for

S. C. Sugarman, 35 Nassau St., N. Y. } Trustee.

Charles Shongood, U. S. Auctioneer, 539 Broadway, N. Y.

OFFICE SPACE FOR RENT

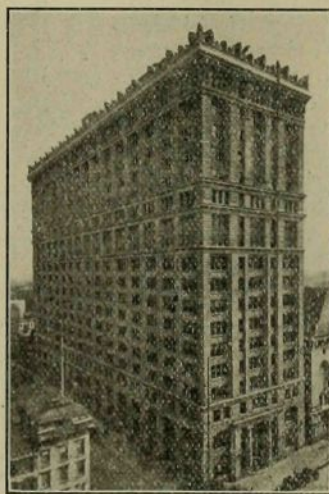
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Consolidated Gas Co. Building

Cor. 15th St. and Irving Place

NEW YORK CITY

One block from 14th Street Subway Station



Offices on 2d, 3d, 4th, 5th and 13th (Auditorium) floors. The remaining space of the 19 floors is occupied by the Consolidated Gas Co., N. Y. Edison Co. and other gas and electric companies.

Each entire floor covers 17,000 sq. ft. and is splendidly adapted for show room and office purposes. Space will be divided into large or small offices to suit tenants.

No manufacturing permitted on the premises.

The construction of the building is absolutely fireproof and incorporates every improvement and convenience known to modern science.

Ready for immediate occupancy. Descriptive booklet and floor plans on request.

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Joseph Day

31 Nassau St. N. Y. City

Renting Agent

Foreclosure Suits, Manhattan, Continued.

APRIL 16.

8TH AV, es, whole front bet 150th & Macombs pl, 179x irreg; Thos W Clacher—N Y County National Bank et al; W F Kimber (A).

APRIL 17.

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

GREENE ST, 204-6; Central Trust Co of N Y—Fannie Hamlin et al; Joline, Larkin & Rathbone (A).

MERCER ST, ws, 150 s Houston, 50x100; S Howell Jones—Wm S Fairchild et al; E P Mowton (A).

61ST ST, ns, 458.4 w Columbus av, 13.10x100.4; Cath S Hunter—Jno H Parry et al; Geller, Rolston & Horan (A).

92D ST, 106 E; Amy A C Montague—Jno P Meagher et al; G H Montague (A).

96TH ST, ss, 325 w Central Park W, 17x100.8; Henry G Timmermann et al—Pearl Silverson et al; C J McDermott (A).

118TH ST, 212-14 E; Union Trust Co of NY—Gault Realty Co et al; Miller, King, Lane & Trafford (A).

5TH AV, nwc 118th, 25.11x100; Jacob Selig—Harris Rogers et al; L W Harburger (A).

Bronx.

APRIL 10.

JULIANA ST, ns, 100 w Elliott av, 25x100; Jno T Andrews—Jos Poldow et al; O H Stern (A).

170TH ST, 835 E; Marie Saltzsieder—Mary A Nolan et al; H Swain (A).

182D ST, swc 3 av, 102.1x80; Regina Hyman—Corgil Realty Co et al; Strasbourger, Eschwege & Schalek (A).

184TH ST, ns, 128.7 w Washington av, 16.7x100; Johann C Hofmann et al—Unexcelled Sales Corp et al; G Frey (A).

MOSHOLU PARKWAY S, ws, 36.4 n 203d 64.6x76.6; Marie S Messick Gravel—Elise Levy et al; Wing & Wing (A).

APRIL 11.

175TH ST, ns, 100 w Prospect av, 100x200; Mary Ann Bressel—Anna C Cotter; H C DeWitt (A).

APRIL 13.

PARK AV, es, 54.6 s 153d, 50.6x109.7; Natl Bank of Far Rockaway—Alfred C Michaud et al; Erwin, F & C (A).

APRIL 14.

LOTS 1 & 2 block 1 map No 1087; (2) LOTS 3 block 1 map 1087; Jno H Stobbe & ano—Paul Arnold; Maerckle & Maerckle (A).

APRIL 15.

SHERMAN AV, ws, 207.6 n 163d, 45x100; Annie C Gedney—The 182d St Realty Co; Clocke, Koch & Reidy (A).

SHERMAN AV, ws, 252.6 n 163d, 45x100; Virginia Wood—182d St Realty Co; Clocke, Koch & Reidy (A).

APRIL 16.

174TH ST E, ns, 95.6 e Bathgate av, 20x101.7; Mary A D Lange—Thos Callahan et al; F C Leubuscher (A).

FOREST AV, 859; Isaac Lowenfeld—Lewis Realty & Constn Co et al; Lind & Pfeiffer (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

APRIL 9.

128TH ST, 45 W; Chas A Sherman—Nathalie Schreiner; Bowers & Sands (A); Fredk R Toombs (R); due, \$6,778.96.

APRIL 10.

48TH ST, ss, 275.6 e 8 av, 99.6x100.5; Union Estates Co—Frazee Realty Co et al; Eisman, Levy, Corn & Lewine (A); Lawson Lachman (R); due, \$76,765.16.

APRIL 11.

No Judgments in Foreclosure Suits filed this day.

APRIL 13.

8TH AV, 2451; Dora Schiffer—Max A Herzog; Wolf & Kohn (A); Wm Allen (R); due, \$25,888.89.

APRIL 14.

MACDOUGAL ST, 115; MINETTA LA, 2 & 21; MINETTA ST, 16-22; Hannah Sullivan—Pietro Alveno et al; Henry J & Fredk E Goldsmith (A); Wm W Pellet (R); due, \$7,368.67.

74TH ST, ss, 62 w 9 av, 18x102.2; Arabella A MacFarland—Henry M Black et al; Couderd Bros (A); Jno H Rogan (R); due, \$21,335.44.

APRIL 15.

126TH ST, 237 W; J Leland Wells—Edw J Murray; Arthur L Howe (A); Alfred L Rose (R); due, \$15,045.

Bronx.

APRIL 9.

PRESCOTT AV,** nws, 225.10 ne Bolton rd, 100x297.10; Edw F Cole—Clementine Rechner et al; Wm F Wund (A); Harold H Hertz (R); due, \$15,214.50.

APRIL 10 & 11.

No Judgments in Foreclosure Suits filed these days.

APRIL 13.

133D ST,** ns, 450 e Cypress av, 16.8x103.6; Harlem Savgs Bank—Augusta Dillman et al; Edw S Glinch (A); Jas A Foley (R); due \$3,412.50.

APRIL 14.

GRAND BLVD & CONCOURSE,** sec 178th, 37.7 x95.5; American Swedeborg Printing & Pub Co—Hagemann Constn Co et al; Edmond C Brown (A); Timothy A McCarthy (R); due, \$12,708.50.

APRIL 15.

No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

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

Manhattan.

APRIL 11.

77TH ST, ns, bet Columbus & Amsterdam avs, Lot 11; Rudolph Wallach Co—Herman L Collyer et al; foreclosure of tax lien—A Weymann (A).

APRIL 13.

20TH ST, ss, 206.8 e 4 av, 26.8x92; Wm P Youngs et al—T J Oakley Rhineland et al; action to foreclose mechanics lien; Phillips & Avery (A).

68TH ST, 222-S W; Candee, Smith & Howland Co—Jas Butler, Inc; action to foreclose mechanics lien; A R Hager (A).

WEST END AV, nwc 82d, 102.2x100; Nicholas Fehlinger—Helena A Gillender extrx Asinari et al; action to foreclose mechanics lien; H E Herman (A).

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

APRIL 14.

10TH ST, ss, bet Avs C & D, Lot 29; Bessie Schwartz—Abr Bernstein et al; foreclosure of tax lien; T I Schwartzman (A).

13TH ST, 326 E; Florence Kafka—Geo Bendfeldt et al; partition; R E Walsh (A).

APRIL 15.

HESTER ST, ss, bet Allen & Orchard, Lot 20; Lewis Michaels—Hannah Weinberg et al; foreclosure of tax lien; T I Schwartzman (A).

MOORE ST, ws, bet Water & Front, Lot 10; Lewis Michaels—Wm Mulry et al; foreclosure of tax lien; T I Schwartzman (A).

APRIL 16.

COLUMBIA ST, ws, bet Stanton & Rivington, Lot 58; Bessie Schwartz—Leon Sobel et al; foreclosure of tax lien; T I Schwartzman (A).

20TH ST, ss, 325 w 4 av, —; Fredk Enders—Conrad Czarra; notice of attachment; Young & Hughes (A).

APRIL 17.

120TH ST, ns, bet 2 & 3 avs, Lot 7; Rudolph Wallach Co—Mary A Meager et al; amended foreclosure of tax lien; A Weymann (A).

LEXINGTON AV, 567-71; also 51ST ST, 140-66; Jno Simmons Co—Albt Oliver et al; action to foreclose mechanics lien; H W Sykes (A).

Bronx.

APRIL 10.

BOSTON RD, ws, being Lot 54, on Tax Map; Anna R Crossin—Jno Reilly et al; action to foreclose tax lien; H Swain (A).

EASTERN BLVD, nwc Arnov av, 275.10 e Schuyler pl, easterly side lands of Baxter Est, 142 s from rd leading from Westchester to Pelham, through to the ws of Eastern Blvd, 880 ft on Blvd, 215 on rd x irreg; Saml Cohen et al—Chas Rosenberg et al; partition; Lindsay, Kalish & Palmer (A).

LOT 74, Blk 28, Map of Edenwald; Land Lien Co—H Horatio N Meredith et al; action to foreclose transfer of tax lien; M Frank (A).

APRIL 11.

173D ST, 308 E; Flynn & Greenfeld—Dora Ebenstein; action to foreclose mechanics lien; S A Singerman (A).

APRIL 13.

137TH ST, ns, 225 e Lincoln av, 75x100; Gussie Englander—Christian F Bode; action to enforce agreement; G Hamburger (A).

MINNEFORD AV, es, 100 n Beach, 150x288x irreg; Jno Franklin—Annie Winter et al; partition sale; L O Van Doren (A).

APRIL 14.

No Lis Pendens filed this day.

APRIL 15.

MINFORD PL, ws, 188.8 n Charlotte, 16.9x100; also LOT 364, Village of Wakefield; Wm D Lenihan, Jr—Thos McGoldrick; action to enforce trust; McKeown & Flynn (A).

APRIL 16.

No Lis Pendens filed this day.

APRIL 17.

LUDLOW AV,** ss, bet Castle Hill & Olmstead avs, Plot 118; Land & Lien Co—Wm Becker et al; foreclosure of transfer of tax lien; M Frank (A).

**Recorded in New York County.

Brooklyn.

APRIL 9.

CHAUNCEY ST, ss, 70.6 w Rockaway av, 20x100; Hugo Scheller—Nicola Di Russo et al; G F Alexander (A).

COOK ST, 83; Louis Tow—Bertha Bolstein; specific performance; N D Shapiro (A).

DEAN ST, ns, 150 w Troy av, 25x107.2; Henry C Needham—Kath M Donovan; H C Needham (A).

HARMAN ST, nws, 225 ne Irving av, 50x100; Fredk W Hallam—Bernard Koenen; lease; Belfer & Belfer (A).

RAPELYEA ST, ns, 125 w Hicks, 18.9x100; Jno A Kern—R C Church of Nativity of Our Blessed Lord; to determine a claim; L C Wills (A).

TEN EYCK ST, nwc Lorimer, 25x100; Frank Gens—Taubie Abramovitz et al; M A Rabinovitch (A).

12TH ST, sws, 97.10 nw 8 av, 50x100; Benj Martin—David Kane & ano; specific performance; J Gans (A).

E 39TH ST, ws, bet Av D & Clarendon rd, —; Tillie Karasik—Jno H Schmalling & ano; foreclosure of tax lien; L Karasik (A).

CARLTON AV, 242; Brian G Hughes—Edna W Coolidge; M F McGoldrick (A).

FLUSHING AV, ses, 108 sw Onderdonk av, 90x125; Edgar Impt Co—Louise Gmellin et al; H E Lewis (A).

OCEAN PARKWAY, ws, 45 n West av, 60x200; Hannah K Van Vranken—Fredk Oppikofer et al; Davison & Underhill (A).

ROCKAWAY AV, ws, 85 s Lott av, 100x100; also ROCKAWAY AV, ws, 185.6 n Hegeman av, 20x100; Abr Silverman—Harry T Berry et al; A Casper (A).

WOODRUFF AV, ns, 306 w Flatbush Plank rd, 50x110; East Bklyn Savgs Bank—Woodruff Realty Co et al; Phillips & Avery (A).

APRIL 10.

MADISON ST, ns, 100 e Stuyvesant av, 30x100; East Bklyn Savgs Bank—Jno F Gompert et al; Phillips & Avery (A).

14TH ST, ns, 237.10 e 3 av, 22.6x100; Agnes McAvoy—Jno J Skelly et al; partition; T Murray (A).

79TH ST, ns, 33.10 w 20 av, 84.2x100; also 79TH ST, ns, 134.10 w 20 av, 100x134.8; also 78TH ST, ss, 377.4 w 20 av, 51.1x100; also 78TH ST, ss, 445.5 w 20 av, 34.7x100; Chas Frankland—Marloe Constn Co et al; K C & M V McDonald (A).

ALBEMARLE RD, nec Rogers av, 26.10x110.3x23.7x110; Title G & T Co—Valentine Goetz et al; T F Redmond (A).

CANAL AV, swc w 36th, 77.6x100; Lafayette Trust Co—Jos A McGann et al; F M Patterson (A).

CLERMONT AV, ws, 107 n Atlantic av, 26x38.11 x20x30.6; Bertha I Treat—Mary F V Holland et al; L & A U Zinke (A).

DITMAS AV, sec E 4th, 30x100; Henry B Kirkland—Danl H Butts et al; C P Northrop (A).

GLENMORE AV, ss, 100 e Hinsdale, 25x100; Saml Marcus—Anna Cantor & ano; to set aside deed; P A Katske (A).

LEWIS AV, ws, 40 s Hart, 20x80; East Bklyn Savgs Bank—Mary Reilly et al; Phillips & Avery (A).

NEPTUNE AV, ns, 40 e W 37th, 40x100; Lafayette Trust Co—Jas G McGann et al; F M Patterson (A).

SURF AV, ss, at int of block 14 on map of Sea Gate, runs —178.6xse—xnel41.6 to beg; also LOTS 416 to 421, block 7, map of Sea Gate, prop of Norton Point Land Co; also PLOTS "B" and "C" block 11 map of Sea Gate, prop of Norton Point Land Co; also LOTS 482 to 485, block 11, map of Sea Gate, prop of Norton Point Land Co; also LOTS 486 to 489, block 11 map of Sea Gate, prop of Norton Point Land Co; also LOTS 468 to 473, block 11 map of Sea Gate, prop of Norton Point Land Co; also PROP in Westchester Co; in the matter of the judicial settlement of the account and proceedings of Kath Lindemann as extrx of Julia M Meyer (decd); Ferguson & Ferguson (A).

LOT 692 map of prop of Jno A Meserole; Lottie C Weil—Louis Sheer et al; Sullivan & Cromwell (A).

APRIL 11.

BERGEN ST, sws, 120 se Nostrand av, 20x100; Lizzie E Orr—Emmie W Young & ano; G A Logan (A).

LINCOLN PL, ss, 150.10 e 7 av, 21x100; Dime Savgs Bank—Ella A Liftchild & ano; Dykman, Oeland & K (A).

CORTELYOU RD, sec E 17th, 63.10x75.8x70x35; Germania Savgs Bank—Claude E Lasher et al; H J Davenport (A).

PROSPECT AV, ws, 548.6 n Greenwood av, 12.6 x125; Sheffield Constn Co—Laura A Smith; L W Emerson (A).

ROGERS AV, swc Martense, 22.3x95.6x23.5x95.6; Louis Suckle—Link Realty & Constn Co; H H Silver (A).

ROCKAWAY AV, nec Livonia av, 75x100; Rose Mattison—Sadon Realty & Constn Co; I Siegmeister (A).

APRIL 13.

BLEECKER ST, ses, 125 ne Hamburg av, 25x100; Margt Simrock—Jno Brody et al; Overend & Buchner (A).

HALSEY ST, ns, 29 w Nostrand av, runs n85 xw4x15xw15.6x100x19.6 to beg; Oliver B La Freniere—J Aubrey Vaughan et al; R K Jacobs (A).

JEROME ST, ws, 200 n Dumont av, 20x100; Gabriel Debany—Jas Grand et al; C C Clark (A).

LORIMER ST, es, 80 s Richardson, 20x75; Lizzie Italia—Nicola Caprio; to create a lien; F Reifschneider, Jr (A).

SMITH ST, ws, 40.9 s Nelson, 20x80; 1st Natl Bank of Freeport—Fannie G Lynch et al; E Jackson (A).

10TH ST, ns, 195.4 e 8 av, 19.6x92.6; N Y Investors Corp—Clara L Whitlock et al; H L Thompson (A).

E 34TH ST, ws, 276.2 s Linden av, 22.6x100; Rosa Fink—Andw Ruegamer, Jr et al; R E Moffett (A).

GATES AV, 499; East Bklyn Savgs Bank—Jno G Martens et al; Phillips & Avery (A).

GATES AV, 501; same—same; same (A).

HEGEMAN AV, nec Hinsdale, 20x90; Vahan S Amadony—Wolf Tepper & ano; S L Oelinger (A).

LOT 79 on Tax Assessment Map of 22d Ward; Henry J Beilman—Mary E Jones et al; specific performance; W S Butler (A).

APRIL 14.

BRISTOL ST, es, 180.3 s Dumont av, 20x100; Emma Doig—Jacob Kaufman et al; T F Redmond (A).

GRAFTON ST, ws, 80.5 n Sutter av, 20x76.9; N Y Investors Corp—Benj Tarnoff et al; T F Redmond (A).

HULL ST, ns, 133.4 w Hopkinson av, 16.8x100; Investing Associates—Vera F Douglas et al; foreclosure of tax lien; R W Kenyon (A).

N ELLIOTT PL, ws, 183.5 n Myrtle av, 20x100; Paul Klemdienst—Mary A Carroll et al; Herzfeld & Suedler (A).

VANDERVEER ST, ss, 79.6 e Bushwick av, 17.6 x100; Wyckoff H Garrison—Chas Troester et al; W H Garrison (A).

6TH ST, nes, 251.10 se 8 av, 22x90; Franklin Trust Co—Gussie Kaiser et al; McKeen, Brewster & M (A).

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

E 7TH ST, es, 270.4 n Av P, 19.8x120.6; Helen M Caruana—Abr Saffren et al; H M Bellinger Jr (A).

BLAKE AV, nwc Alabama av, 20x80; Caroline E Walden—Harris Liberman et al; T F Redmond (A).

CONY ISLAND AV, nec Slocum pl, 48.11x100x56.4x100.4; Maria Muller—E Lillian Quinn et al; H F Schmaltz (A).

EAST N Y AV, ns, 120 w Park pl, 20x70; Robt W Derby—Sadle H Rivkin et al; T F Redmond (A).

WILLOUGHBY AV, ns, 300.2 e Nostrand av, 19.9 x100; Alice S Heinz—Wm G Ashton et al; partition; J O Ball (A).

APRIL 15.

STERLING PL, 989; Chas W Leeman—Christian J Haaf et al; partition; J T Cruser (A). WEST ST, ws, 63.4 s Tehema, 20x105.6x21.4x 98.8; Robert Glead—Letitia De Lacey & ano; to create a decree; Eppstein & Rosenberg (A).

WYONA ST, es, 180 s Pitkin av, 20x100; Title Guar & Trust Co—Benj Sobel et al; T F Redmond (A).

75TH ST, ss, 86.6 w 5 av, 20x100; Bay Ridge Savgs Bank—John E Sullivan Co et al; W J Bolger (A).

AV C, nec West, 20x80; Robert Glead—Pauline Abel et al (to create a decree); Eppstein & Rosenberg (A).

BEDFORD AV, es, 20 s Lexington av, 40x100; Title Guar & Trust Co—Clarence Levy et al; T F Redmond (A).

CHRISTOPHER AV, es, 100 n Blake av, 18.9x 100; Title Guar & Trust Co—Rosie Grossbach & ano; T F Redmond (A).

CLINTON AV, sec Greene av, runs s 47.6x110x3 3x30x50.6x140 to beg; Savgs Bank of Utica—Jno C Kluber et al; Miller & Fincke (A).

NEW UTRECHT AV, ws, 22.3 n 63d, runs n22.3 xn83.4xsw40xse20xne20xse— to beg; Title Guar & Trust Co—Angel Perez et al; T F Redmond (A).

NOSTRAND AV, es, 20 s Maple, 20x100; Bowery Savgs Bank—Arcadia Realty Co et al; T F Redmond (A).

SUTTER AV, ss 40.3 w Cleveland, 20x90; Oswego Savgs Bank—Jacob Goldstein et al; T F Redmond (A).

THATFORD AV, ws, 243.1 s Sutter av, 18.9x90; Bklyn Trust Co—Simon Alenik et al; T F Redmond (A).

17TH AV, ws, 80 n 63d, 20x80; Robert Glead—Eva Hopcraft; to obtain a decree; Eppstein & Rosenberg (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.

APRIL 11. 14TH ST, 312-14 W; Geo E Sealy Co—Chas I Weinstein Realty Co & Katz & Kanter, Inc (62)..... 200.00

201ST ST, ss, 100 w Harlem River, 331 x200; Saml Tunison—United Electric Light & Power Co & F T Nesbit & Co (59)..... 75.95

APRIL 13. 11TH ST, 218-20 E; Saml Laber—Anne Hochstim (64)..... 54.50

49TH ST, ns, 200 e 5 av, 23x100.5; Geo H Storm & Co—Chas Brown, Mary A Nicoll, Henry Amerman & Henry C Smith Bldg Co (63)..... 188.31

APRIL 14. 42D ST, ns, bet Lexington & Madison avs; Martin Trucking & Rigging Co—N Y Central & Hudson R R R Co, Jno Pierce Co & Standard Plunger Elevator Co (67)..... 41.91

49TH ST, 9 E; Knickerbocker Metal Ceiling Co—Mary A Nicoll, Henry Amerman, Chas Brown & Henry C Smith Building Co (69)..... 110.00

55TH ST, 421-5 E; N & W J Peck Co—Peter Doelger Brewing Co & Paul J Exner Co (70)..... 1,733.45

5TH AV, 424-34; Martin Trucking & Rigging Co—F V & J H Burton, E Brooks & Co & Standard Plunger Elevator Co (68)..... 280.45

APRIL 15. DELANCEY ST, 77-9; Passaic Structural Steel Co—Manhattan Holding Co & Ravitch Bros (77)..... 2,897.21

42D ST, 219 W; Jos Hamerman—Sperry & Hutchinson Co & Abe Bernstein (80)..... 550.00

49TH ST, 9 E; Kirschen Bros—Chas Brown & Henry C Smith Bldg Co, Inc (82)..... 165.00

49TH ST, 9 E; Stocking Bros, Inc—Mary A Nicoll, Henry Amerman, Chas Brown & Henry C Smith Bldg Co (90)..... 23.85

55TH ST, 421-5 E; Chesebro Whitman Co—Peter Doelger Brewing Co & Paul J Exner Co (88)..... 225.00

64TH ST, 241-5 W; S P Pomeroy Co, Inc—Bournonville Realty Co & F J Ashfield; renewal (84)..... 350.38

85TH 141 W; C C Job—Mr & Mrs Arthur C Brown (83)..... 31.00

136TH ST, ss, 225 w Lenox av, 29.11x 99.11; Jos J Halpin—Fourth Moravian Church of the City of N Y & Stephen Wilcox (86)..... 90.00

201ST ST, Sherman av & Harlem River; Robt Craig—United Electric Light & Power Co & F T Nesbit & Co, Inc (89)..... 20.00

APRIL 17. 55TH ST, 421-5 E; Christian Vorndran Sons—Peter Doelger Bwg Co & Paul J Exner Co (97)..... 432.18

87T HST, 302-8 W; Lukens Iron & Steel Co—Coast Constn Co & Ravitch Bros (94)..... 134.24

95TH ST, 156-66 W; Lukens Iron & Steel Co—Julius Tishman, Julius Tishman & Sons, Inc, & Ravitch Bros (95)..... 334.95

AUDUBON AV, sec 171st, 20x100; Henry G Silleck Jr—Gustav Boehme & Carl L Rieger (91)..... 184.54

AUDUBON AV, 109; Woodford F Ebner—same (92)..... 180.00

BROADWAY, nec 37th, 100x150; Lukens Iron & Steel Co—Times Square Improvement Co & Ravitch Bros (93)..... 22.17

CATHEDRAL PKWAY, ns, 400 e Lenox av, 100x100; Jno A Hendricks Co—Young Women's Hebrew Assn & Ravitch Bros (96)..... 2,000.00

Bronx.

APRIL 10. No Mechanics Liens filed this day.

APRIL 11. No Mechanics Liens filed this day.

APRIL 13. No Mechanics Liens filed this day.

APRIL 14. WESTCHESTER AV, 2319; Leo Tyroler—Alruth Realty Co & L Fischer (6)..... 68.00

APRIL 15. 226TH ST, ss, 230 e Barnes av, 21x100; Hudson Refrigerator Co—C Guidone, Inc (7)..... 47.00

APRIL 16. No Mechanics Liens filed this day.

Brooklyn.

APRIL 9. MIDWOOD ST, ss, 350 e Nostrand av, 50x100; Watson & Pittinger—Aug Williams..... 1,374.12

PITKIN AV, 2174; W Lipschitz—Aaron Benjamin & Mr Stone..... 35.00

WILLIAMS AV, ws, 220 s Sutter av, 80 x100; Brownsville House Wrecking Co—The Habaena..... 175.93

14TH AV, nec 64th, 60x100; Kawneer Mfg Co—Jos Sesse & Ferdinando Penna..... 125.00

APRIL 10. FRONT ST, nwc Hudson av, 50x100; United Plumbing & Constn Co—Boream & Pease Co & Automatic Sprinkler Co..... 329.40

JORALEMON ST, 190-206 & COURT ST, 46 to 50; New Jersey Clay Products Co—Weinboros Real Estate Co & Jno H Parker Co..... 1,449.77

MIDWOOD ST, ns, 350 e Nostrand av, 50x100; L J Quadre—Aug William..... 700.00

49TH ST, es, 260 s Linden av, 40x100; W Hessler, Jr—Owen McCormack..... 250.00

PITKIN AV, nec Cleveland, 35x110; A Meschkow—Pitkin-Cleveland Realty Corp..... 25.00

APRIL 11. PARK PL, 294; Dayton & Montgomery—Bert E A Winham..... 201.38

11TH ST, 592; Phelps Bros Co—Sol L Youngentob..... 50.00

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

Manhattan.

APRIL 11. PRINCE ST, 177; Fowler Sanitary Engineering Co—Brown-Weiss Realities, Inc; Apr2'14..... 224.87

APRIL 13. PRINCE ST, 177; Annie Brill—Brown-Weiss Realities, Inc, et al; Dec18'13..... 75.00

APRIL 14. 6TH AV, 626-8; Natl Sash & Door Co, Inc—Adolph R Hageman; Mar23'14..... 140.00

APRIL 15. 45TH ST, 124-6 W; Pelham Operating Co—Herald Square Holding Co et al; Jan27'14..... 159.00

108TH ST, 416 E; Murtha & Schmohl Co—Jas Rudden et al; Feb20'14..... 276.63

APRIL 16. MT MORRIS PARK W, 35-8; Gustave J Weber et al—N Y Real Estate Security Co et al; Dec8'13..... 143.50

23D ST, 55 W; Chas Fash—Eden Musee American Co et al; Mar25'14..... 57.08

42D ST, 202 W; Chas Sieburg—Jno P Eindolph et al; July21'08..... 6,786.63

AUDUBON AV, 109; Kienert & Rosenbluth, Inc—Gustav Boehme et al; Apr2'14..... 500.00

CENTRAL PARK W, 300-2; Isidor Flato—Audley Realty Co et al; Feb 5'14..... 193.51

APRIL 17. 37TH ST, 60 W; Vincenzo Avarello—Carrie Brown et al; Apr14'14..... 1,165.00

Bronx.

APRIL 10. No Satisfied Mechanics Liens filed this day.

APRIL 11. No Satisfied Mechanics Liens filed this day.

APRIL 12. FRISBY AV, ss, 175.2 e Benson av, 20x 100; Church E Gates & Co—Bronx Gas & Electric Co; Jan30'14..... 116.98

APRIL 13. SAME PROP; Albt Oliver—same; Jan 27'14..... 55.27

APRIL 14. FRISBY AV, es, 63.3 s Walker av, 25x 94; Carl H Klappert—same; Jan29'14..... 82.50

APRIL 15. GLEASON AV,** nec St Lawrence av; Globe Sash & Door Co—Jacob Cohen et al; June26'13..... 800.00

APRIL 16. GLEASON AV,** nec St Lawrence av; Globe Sash & Door Co—Jacob Cohen et al; June28'13..... 800.00

APRIL 17. 3D AV,** es, 225 s 71st, Webster Iron Works—Nora Constn Co et al; Apr 22'13..... 1,320.00

APRIL 18. WEBSTER AV,** nec 205th, Jno Lyons—Simon Hess et al; Aug7'13..... 309.75

APRIL 19. 3D AV, 375-4 and 375-6; Philip Benjamin & Robt Adelman—Nora Constn Co; Feb20'14..... 265.00

APRIL 20. CROTONA PKWAY, sec 182d; Sutphen & Myer—F & B Constn Co; Feb 4'14..... 300.00

APRIL 21. FRISBY AV, ss, 175.3 e Benson av, 20x 100; Mallet Contracting & Supply Co, Inc—Bronx Gas & Electric Co et al; Jan28'14..... 282.45

APRIL 22. 3D AV, 3706-8-10; Tony Carpentieri—S Glass et al; Jan2'14..... 90.00

APRIL 23. WILLIS AV,** 124; Jacob Levitin—Everett Harrison et al; Dec18'13..... 24.25

Brooklyn.

APRIL 9. BUSHWICK AV, sws, 25.6 se Melrose, 75x105.9; Harris Mankin & ano—Daret J Werchen & David Werchen; Feb 10'14..... 16,000.00

APRIL 10. AINSLIE ST, 135; Geo W Koerner—Mary E Shield & Wm Keegan; Jan 28'14..... 98.00

CHESTER ST, 130-6; Turner Contracting & Impt Co—Serota Bros Constn & Realty Co; Jan6'14..... 200.00

MIDWOOD ST, ss, 350 e Nostrand av, 50x100; Spatt Plumbing Supply Co—Aug Williams & Geo W Felter; Mar 7'14..... 252.55

MIDWOOD ST, ss, 350 e Nostrand av, —x—; Edw J O'Connell—Aug Williams; Jan26'14..... 1,500.00

PARK PL, ss, 100 e Ralph av, 50x120; Isaac Cohen—Congregation Men of Justice; Dec6'13..... 260.00

SHEPHERD AV, nec Stanley av, 75x 140; Morris Lieberman—Sarah Egel & Annie Goldstein & Jos Egel; Nov 7'13..... 125.00

14TH AV, sec 78th, 48.2x200; Victor Errante—Allborough Constn Co; Apr 3'14..... 677.00

APRIL 11. BRISTOL ST, es, 100 n Dumont av, 50 x100; Realty Supply Corp—Lirock (Inc); Mar28'14..... 1,250.00

APRIL 13. E 30TH ST, es, 257.6 n Av J, 40x100; Wm M Young—Gottlieb Stiegler & Ernst G Hillert; Jan2'13..... 126.75

APRIL 14. FT GREENE PL, ses, 277.10 n Fulton, 47x100; Abraham Wohl & ano—Hartman Constn Co; Mar2'14..... 800.00

POWELL ST, es, 100 s Livonia av, 50x100; Max Levine—Docket Impt Co (Inc); Feb27'14..... 50.00

SAME PROP; Congress Varnish Works—same; Mar9'14..... 42.63

Satisfied Mechanics' Liens, Brooklyn, Continued.

Table of mechanics' liens with columns for date, description, and amount.

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

ATTACHMENTS.

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

Manhattan.

Table of attachments for Manhattan, listing dates and descriptions.

CHATEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

Table of chattel mortgages for Manhattan.

Bronx.

Table of chattel mortgages for Bronx.

Brooklyn.

Table of chattel mortgages for Brooklyn.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table of building loan contracts for Manhattan.

Table of building loan contracts for Manhattan.

Table of building loan contracts for Manhattan.

Bronx.

Table of building loan contracts for Bronx.

Table of building loan contracts for Bronx.

Table of building loan contracts for Bronx.

ORDERS.

Brooklyn.

Table of orders for Brooklyn.

Table of orders for Manhattan and Brooklyn.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served.)

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 p-wer plant.
O-- Discontinue use of Oil Lamps.
DR-- Fire Drills
SS-- Standpipes and Sprinklers.

MANHATTAN ORDERS SERVED.

Named Streets.

Table of Manhattan orders served by named streets.

Numbered Streets.

Table of Manhattan orders served by numbered streets.

Table of orders served by named streets and numbered streets.

Named Avenues.

Table of orders served by named avenues.

Numbered Avenues.

Table of orders served by numbered avenues.

BROOKLYN ORDERS SERVED.

Named Streets.

Table of Brooklyn orders served by named streets.

Numbered Streets.

Table of Brooklyn orders served by numbered streets.

Named Avenues.

Table of Brooklyn orders served by named avenues.

QUEENS ORDERS SERVED.

Named Streets.

Table of Queens orders served by named streets.

Named Avenues.

Table of Queens orders served by named avenues.

BUILDING MANAGEMENT

LENGTH OF LIFE OF BUILDING POWER PLANTS*

BY C. M. RIPLEY

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

PART ONE.

IN April, 1913, Mr. W. H. Chesebrough, president of the Alliance Realty Co., asked the author the following question: "How long can a private electric plant be run before it has to be replaced?" It was an original and searching question and one which sought for facts. Others have asked frequently how much depreciation should be charged off on engineering installations of various kinds. This question desired no one's conclusions—merely the facts in the case.

The electrical profession is in such infancy that up to the present time we have had very little data on the subject of the life of electric plants in buildings. It has been the custom of many engineers and architects to assume a 5 per cent. depreciation as the proper annual charge-off on such installations. It has been the opinion of eminent men who have examined the facts developed by Mr. Chesebrough's question, that 5 per cent. depreciation has been used temporarily in the absence of better data, that it has been only guesswork, that it must now be upset as incorrect, and that preconstruction methods of figuring must be revolutionized.

Oldest Private Electric Plant.

It is an interesting fact that the oldest plant for generating electricity in a building in New York City was installed and in operation less than four years after Thomas A. Edison announced his discovery of the incandescent electric light in October, 1879. In the year 1883 George B. Post let the contract for a private electric plant in the Mills Building, opposite the Stock Exchange on Broad street, New York City. This was before there were trolley cars in New York City. This plant is still in daily operation. It seems miraculous that the fifteenth and nineteenth dynamos made by Thomas A. Edison have run every day for over 31 years and are still in perfectly serviceable condition. Not only are the same dynamos in operation, but the original engines installed at the same time by the New York Safety Steam Engine Co., long since out of business, are the sole means of driving the dynamos. A year later another unit of exactly the same type and capacity was added. Mr. A. M. Bogart, the chief engineer of the building, states that these machines operate daily until the load becomes too large for them to handle it. This time is between 4 and 7 a. m. every day.

As an example of how the erection of high buildings in the neighborhood has increased the need of electric light in the Mills Building, it should be noted that the owners installed at later dates a 75, a 100 and a 160 k. w. dynamo to carry the increase thus made necessary. The three original dynamos were each of 25 k. w. capacity, showing that the new equipment was used to supplement, and not replace the older and smaller apparatus. Regulation of the height of buildings will make unnecessary such additions to future electric plants.

Mr. Bogart calls attention to the further fact that even though these engines and dynamos may be assumed to have a lower efficiency than more modern apparatus, he must heat the building during a large part of the year; thus he explains the fact that these engines are used. Had machines of higher efficiency been installed, the exhaust steam from them would not have been suffi-

cient to heat the building and live steam from the boilers would have to be used in larger quantities than is required even now on cold days to supplement the exhaust from these old engines.

George B. Post is responsible for the oldest electric plant in New York City, if not in America or in the world. Thus did he and Thomas A. Edison link their talents and "builded better than they knew." This adds one more triumph to his record of original achievements, which include the installation of the first passenger elevator in an office building, the compilation of the first tables of moments of inertia of steel beams, the design of the first building over 12 stories in height, the idea of hanging scaffolds from openings in the building rather than building them up from the ground on the outside, and besides he was the first to order floor arches to be installed as the steel work rose.

Rate of Depreciation.

At this point the question raised by Mr. Whitaker, editor of The Journal of the American Institute of Architecture, may be introduced. He asked: "Why not figure out for each of the old plants what would have been the proper rate of depreciation to have charged off from the start?" In order to carry out this important suggestion, a report was obtained from a certified public accountant, which is included here because of its brevity and clearness:

New York City, October 30, 1913.—Mr. C. M. Ripley, Pattison Bros., Consulting Engineers, 1182 Broadway, New York City, Dear Sirs: In compliance with your request, we report to you as follows:

TIME REQUIRED FOR A SINKING FUND TO EQUAL ORIGINAL INVESTMENT.

(Sinking fund earning 4½ per cent. interest, compounded annually.)

Percentage depreciation Charged off annually	Years required to Refund investment
1½	Between 31 and 32
2	Between 26 and 27
2½	Between 23 and 24
3	Between 20 and 21
3½	Between 18 and 19
4	Between 17 and 18
4½	Between 15 and 16
5	Between 14 and 15

It is proper and conservative to assume the above rate of interest on a sinking fund. We trust that these facts fully answer your questions. If we can be of further service to you, we await your wishes. Yours very truly,

CERTIFIED AUDIT COMPANY OF AMERICA,
(Signed) By Edward M. Hyans, Certified Public Accountant.

Other Plants of Historical Interest.

On the basis of the figures quoted in the foregoing it will be seen that in the following plants the annual depreciation has been less than 2 per cent.

In the Dakota Apartments, H. J. Hardenbergh installed a private electric plant in 1885. Some of the same apparatus is still running every day. One direct connected unit was added afterward because of increased load due partly to the erection of large buildings on either side. This plant also supplies a dozen or so private residences on 72d and 73d streets with heat and electricity. The machines were Edison dynamos also. Another plant in its twenty-ninth year of service is in the Wells Building, in which the New York Quotation Company has a private plant supplying electricity to 1,200 tickers below Fulton street. The Osborne apartment house contains an old belted Edison dynamo held in reserve. This machine is 29 years old.

By referring to the figures quoted by the accountant it will be seen that the annual depreciation in the following plants is less than 2½ per cent.

The Evelyn apartment house has a 25-year-old plant, which consists of one

engine and dynamo, which runs every day from late afternoon till 1:30 o'clock a. m. The Bank of New York has an old outfit 25 years old, which is held as a reserve, but is run once a week to keep it in good condition. The Union Trust Co. for 25 years past has had its same engines and dynamos running, and at present they operate from 8 o'clock a. m. to 10 p. m. The Tower Building, soon to be razed, has a plant 24 years old which has the record of running as long as the building has stood.

Good Records.

For 24 years the electric dynamo at 79 Crosby street has supplied electricity to the building and now supplies two other buildings. Madison Square Garden has a private plant that is now idle after working 23 years. The superintendent claims that during the past summer he has saved money by shutting down the plant in May. Those in charge say they can run the plant if they want to, as that provision was made in the electric contract. The Nevada apartments still obtain their electricity from the old belted plant that has been under the sidewalk for 23 years. This plant has never been enlarged, as the building occupies the entire flatiron block and tall buildings could not be built adjacent. The Mechanics and Metals Bank operated a plant for about 23 years and abandoned it. Shortly after, the building was torn down to make room for the new Morgan Building.

Attention might also be called to the following plants, which have been in operation sufficiently long to warrant placing the annual depreciation at less than 3 per cent.

Delmonico's, also on a flatiron corner at Beaver street, still obtain their electricity from the same old engine and dynamo that have served them for 22 years. The same is true of the Butler Brothers' store on Broadway: no change in 22 years. The same is true of the United Charities Building, which also supplies next door. The Evening Mail Building has a plant now reported to be in its twentieth year of service.

The Potter Building plant has seen 19 years of service and is still running. Thus, the annual depreciation of its plant is less than 3½ per cent. Mr. Hardenbergh's Waldorf-Astoria has a plant in perfect condition after 17 years, and the owners of the Bennett Building state that their plant is now in its 18th year. In these two the annual depreciation has therefore been less than 4 per cent.

The Sterling Building on East 17th street has had one engine and one dynamo for 17 years; no other. Mr. C. C. Mailloux, an electrical engineer, reports the unique and successful installation of a gas engine, dynamo and storage battery in St. Paul's Methodist Church which has run continuously for 16 years. The engine operates three days per week and the battery furnishes lights during the rest of the week. It will thus be seen that in these two buildings the annual depreciation is less than 4½ per cent.

Interesting But Not Conclusive.

The foregoing are only a few of the many plants which were inspected during the search for the oldest plant in New York. The data are interesting and historically instructive, but no logical conclusion can be drawn therefrom for the reason that the plants which were failures are not to be found. Possibly some one may say the foregoing plants were selected and are even exceptional cases.

(To be continued.)

*Paper read at annual meeting of the American Society of Heating and Ventilating Engineers.

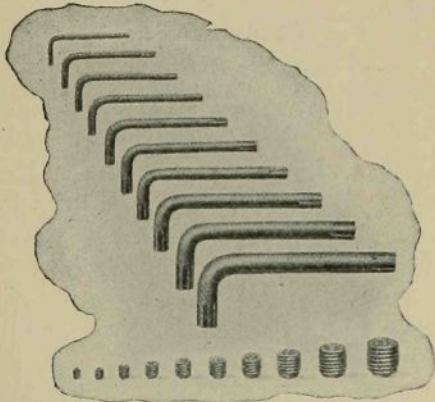
USEFUL APPLIANCES

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 Safety Set Screw.

OCASIONALLY one hears of accidents occurring to men working around machinery, despite precautions taken by employers in putting guards around revolving wheels and gears. But the Bristol Company, of Waterbury, Conn., has recently put on the market a patented safety set screw that eliminates entirely all danger of clothing catching in projecting "buds" on machinery.

The accompanying illustration shows the spanners or wrenches used to operate these set screws, the actuary of which is on the inside instead of outside. These set screws are manufac-



tured under patent rights which include 6 dove-tailed slots, as shown in the initial cut, inside the hollow head of the set screws, and corresponding flues on the outside of the special wrenches used with them. The dove-tailed design is such that when these set screws are set up hard with the special wrench, there is not the usual tendency to expand and crack the hollow head, but from the angles of the surfaces of the slots there is a tendency for the wrench to contract or compress the head of the screw. They are made in a great variety of sizes, and a special treatment process used makes the screws glass hard on the outside and extremely tough on the inside. The "safety first" movement has progressed so far that great attention is now being given to changing the design of machinery to protect human life, and the elimination of the old-style set screws with projecting heads is one of the things which safety engineers and insurance inspectors insist upon.

A Liquid Pipe Opener.

THERE are innumerable mechanical devices on the market for opening up clogged drain pipes, but Chamberlain, Haber & Co., Cleveland, Ohio, are putting on the market a combination of mineral elements so compounded that upon the introduction of water, grease, soap, rags, paper, hair, vegetables and other foreign matter are immediately liquified, generating at the same time heat and powerful gases. This solution when introduced into an obstructed drain or sewer pipe will, because of its pacific gravity, seek the obstruction and completely disintegrate it at once.

It is commended to building managers because it is economical, at least, in so far as it obviates the necessity of opening drains through floors or fracturing pipes by running rammers through them. These methods often entail the straining or disconnection of pipes with more or less injury to the plumbing and an increase in the liability of leakage.

Flywheel Explosions.

FLYWHEELS sometimes burst without any apparent cause, even when the load, speed and running conditions are normal at the time of the accident," said an inspector for the Travelers' Insurance Company recently. "When

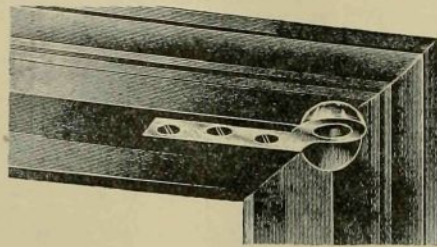
the material is examined it may be that no defects can be discovered on the fractured surfaces; and no cracks, blow-holes nor discolorations can be found. When the fractured parts of the wheel are tested for strength, there is often no physical evidence whatsoever of inferiority in the material."

An accident may sometimes result from internal stresses in the material, due to faulty design or to careless cooling of the casting; but severe internal stresses seldom occur except in wheels made in one piece. Some other explanation must therefore be sought for accidents of this nature, and the cause will often be found to be the use of improper raw material in the foundry. Chemical analysis shows that the iron is not of a grade suitable for machine castings. Such iron invariably contains a large percentage of phosphorus. Phosphorus lowers the melting point, but makes the iron brittle; and machine casting should never contain more than four-tenths of one per cent. of it.

The Engineering Division of the Travelers' Insurance Company has a record of a case where a pulley burst under ordinary running conditions, and where no defects could be discovered in the broken wheel by a visual examination; but an analysis of the iron showed that it contained 1.37 per cent. of phosphorus, or nearly 3½ times the maximum that should have been allowed. There is little doubt that brittleness of the metal, due to this high percentage of phosphorus, was the cause of the break.

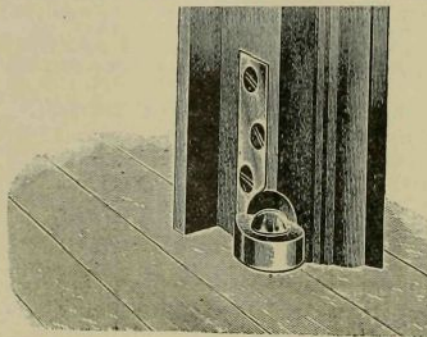
A Ball Door Hinge.

IF ONE were asked to mention the qualities indispensable for a perfect door hinge, those that would occur at once to the mind would be strength, noiselessness and smoothness of working. The first quality is a characteristic



shared in by many hinges of inferior as well as superior make. But the presence of the two others may generally be accepted as a sign that the hinge is a good one.

In a hinge recently put on the market by Nettlefold & Sons, Ltd., 54 High Holborn, W. C., London, a special effort has been made to ensure that all three qualities with other advantages, will be combined. It is called the "Perfect"

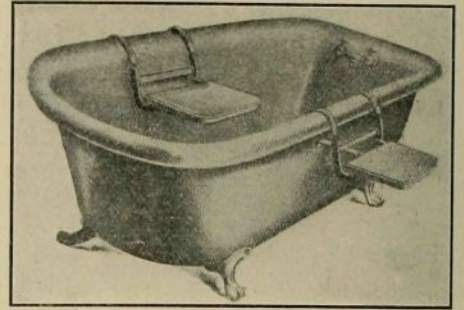


ball hinge, and is quite different from butt hinges. There are four gunmetal straps, which are screwed into the frame, door and jamb, two at the top and two at the bottom. Each strap ends in a half cup at right angles to its length, which serves to hold the metal ball on which the door turns. The straps not only act as a hinge, but also clamp the stile of the door to the rail, thus making the door considerably stronger than with ordinary butt hinges. Each of the four should be set quarter of an inch from the edge, as in this position the joint is a close one, whether the door be open or shut. The hinge is easily fixed, neat in appearance, noiseless, practically dustproof and does not injure the surface of the door. An adjustable center for swing doors has also been

designed, employing the above principle of the single loose ball.

Bathtub Seat—Bath Room Chair.

THIS is a novelty that is being introduced by the Dualette Bath Seat Manufacturing Company, of 212 East 52d street, and seems to fill a demand that has arisen by reason of the constantly decreasing size of bath rooms in apartment houses. The device shown in the accompanying illustration consists of a specially arranged seat that will perfectly adjust itself to the inside of the tub as well as to the outside where



it can be used for dressing children or as a seat for the bather. Many tubs are built flush with the wall so that the ordinary seat can not be used, but this particular device can be used regardless of position of the tub. It is particularly adaptable in bath rooms where the space is so limited as to prevent the use of a stool or chair. It is compactly built and can be folded out of the way either inside or outside of the tub. It is manufactured in several different styles and the price in each case is moderate.

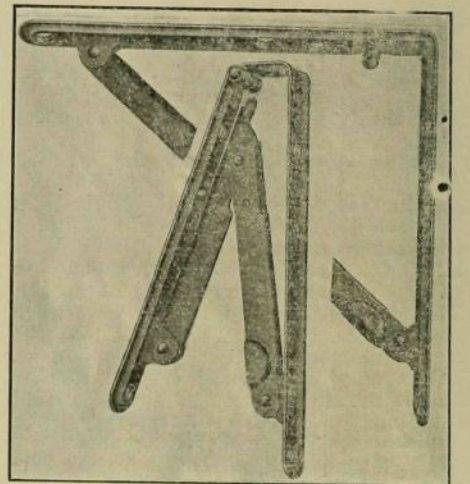
Substitute for Composition Board.

ARCHITECTS have an opportunity for specifying something new in decorative and finishing material, according to advices received from the lumber trade. It is a genuine built-up wood that is cut into very thin veneers and then, under great hydraulic pressure, practically made into a solid piece of wood by the employment of a patented mica cement just perfected under a secret formula. It is being put on the market in stock sizes up to 7x15 feet without joints and in practically any kind of wood that architects are accustomed to work with.

A Folding Shelf Bracket.

THE building manager or apartment owner, who bears in mind the little things that appeal to the eye of the woman seeking quarters in multi-tenanted buildings, has a better selling proposition when he can point to space saving as well as labor saving devices.

One of the former that seems to have a special merit is being introduced by



the Stanley Works of New Britain, Conn., and is shown in the accompanying illustration. It is a shelf bracket that permits of folding when the shelf is not in use. It has a special service as a substitute for the kitchen table, especially in kitchenettes. The device is well built of good steel and it has a locking device that positively prevents the collapse of the shelf when in position of usefulness.

CURRENT BUILDING OPERATIONS

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

A Change at the Building Bureau.

Rudolph P. Miller resigned this week as Superintendent of Buildings for the Borough of Manhattan, in order to assist the Building Committee of the Board of Aldermen in a revision of the Building Code for the city, in accordance with a resolution passed by the board at its meeting of March 31 and now signed by the Mayor. Deputy Superintendent Ludwig is now Acting Superintendent. Chairman James Hamilton of the Committee on Buildings of the Board of Aldermen, said:

"It is not the purpose of the Building Committee to write an entirely new ordinance, but rather to revise the draft prepared by the Building Committee of the previous board and reintroduced in the present board some time in January. Mr. Miller's efforts will be directed toward meeting, as far as possible, the objections and criticisms made against the pending measure when it was under discussion last year and those that may still be offered. In this work he is to act in consultation with the superintendents of buildings for the several boroughs. He will also be glad to receive from all interested parties and critics such suggestions as they may wish to offer. As far as possible the public will be kept informed of all proposed changes in the draft published in the City Record of January 15, 1914.

"It is assumed that the draft under consideration, being the outcome of the work of several commissions and private committees and following the lines laid down by these bodies after discussions at public hearings, represents the kind of ordinance that the architects, builders and real estate interests feel should be enacted."

The office of the Building Committee will be in the Municipal Building.

Paul Cravath Residence to be Rebuilt.

Guy Lowell, 225 Fifth avenue, Manhattan, who designed the handsome residence at Locust Valley, Long Island, for Paul Cravath, lawyer, of 52 William street, which was destroyed by fire a few days ago, will probably be retained architect for rebuilding the structure.

Architecturally the building will be along the same lines as the original building, although this detail has not been actually determined. The cost will no doubt reach \$300,000. The general contractors for the burned building were Gascoigne & Shattuck, of 201 Devonshire street, Boston, Mass.

Kroder & Ruebel Co., To Build.

Richard Berger, 309 Broadway, Manhattan, has been commissioned to prepare plans for a factory building 50x129 feet, for The John Kroder and Henry Ruebel Company, 107-109 East 17th street, manufacturers of curtain poles, to be erected at the northwest corner of Herbert and Monitor streets in the Greenpoint section, Brooklyn. Bids will be received by the architect about May 1.

George Sykes Gets Florida Contract.

The George Sykes Company, 314 East 34th street, Manhattan, has received the contract in competition for the erection of a large mansion at Miami, Florida, for James Deering, Esq., of Chicago. This contract does not include the interior equipment. F. Burrall Hoffman, of 17 East 40th street, is the architect.

Architects for Hewitt Residence.

Warren & Wetmore, 16 East 47th street, have been selected architects for the new residence which Mrs. Peter Cooper Hewitt is to erect at the northwest corner of Cathedral Parkway, Lenox and St. Nicholas avenues. Further details will be announced in a later issue.

Bank for Lower East Side.

Glucroft & Glucroft, 671 Broadway, Brooklyn, have plans in progress for a two-story brick bank building, 50x50 feet, to be erected on the lower east side. The exact location and the name of the owner is for the present withheld. Estimated cost is about \$50,000.

New Home for O. G. Jennings.

Oliver Gould Jennings, 7 East 77th street, has engaged W. B. Chambers of

109 Broad street and Stephenson & Wheeler, 2 West 45th street, to prepare plans and supervise the construction of a six-story residence, 30x175 feet, at 882 Fifth avenue.

NO ARCHITECTS SELECTED.

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

MOUNT VERNON, N. Y.—E. B. Nordholm, North 2d st and 51 North st, contemplates the erection of a residence at Villa and Livingston avs. No architect selected.

NORWOOD, N. Y.—W. S. Welch, Mechanic st, contemplates rebuilding the 3-sty brick hotel in Mechanic st, to cost about \$20,000. No architect selected.

MONTCLAIR, N. J.—The Central Presbyterian Church, Albert French, contemplates the erection of a new church or the erection of an addition to the present church at Claremont and Midland avs. No architect selected.

CORNING, N. Y.—George E. Thomas, 170 Cedar st, and Chas. H. Almy, 140 East 1st st, Corning, contemplate the erection of a 3-sty brick, stone and steel store and moving picture theatre at 16 East Erie st. No architect selected.

MADINA, N. Y.—Vincent White, 309 Catherine st, contemplates the erection of a brick moving picture theatre, 70x95 ft., at Pearl and Main sts, to cost about \$10,000. No architect selected.

GENEVA, N. Y.—R. Schirel, Castle st, contemplates the erection of a residence on Hamilton st. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Walker & Ward, Marbridge Building, 47 West 34th st, architects, are taking bids on masonry and rough carpenter work for the 4-sty apartment, 50x100 ft., at 372-374 St. Johns pl for The Dandridge Co., care of architects, owner.

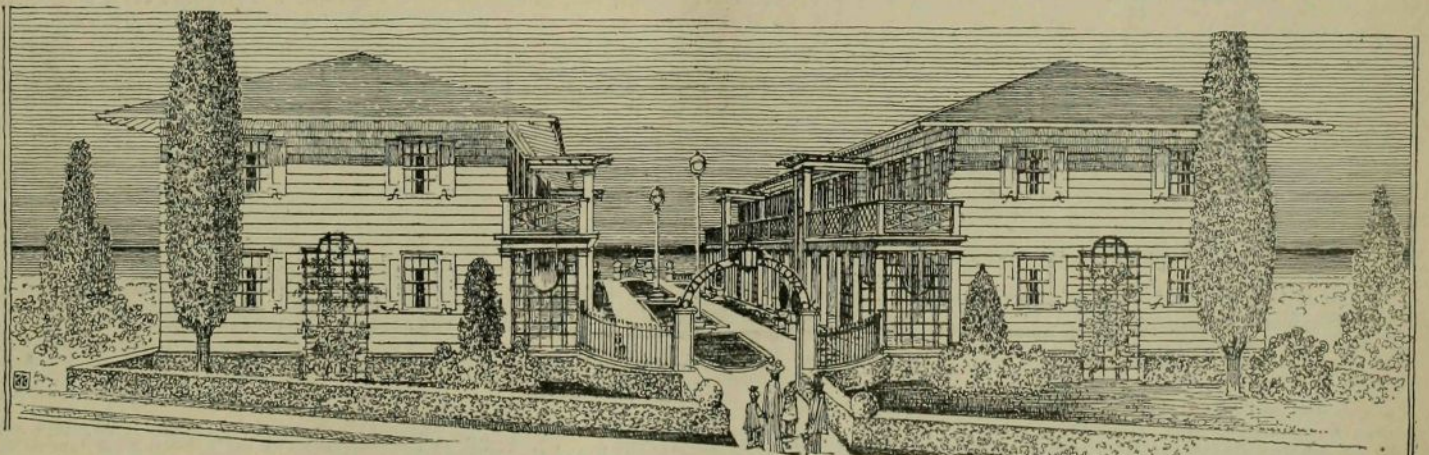
HOBOKEN, N. J.—George C. Brokhaus, 402 Washington st, architect, is taking bids on general and separate contracts for a 5-sty brick flat, 20x80 ft., at 602 Park av for the estate of Alesia Gaul, 29 Wainwright st, Newark. Cost, about \$18,000.

CHURCHES.

WEST NEW YORK, N. J.—R. C. Dixon, Jr., Park av, Weehawken, N. J., architect, is taking bids for a 1-sty hollow tile and stucco church, 32x55 ft., for Svenska Evangelical (Miss Forsamlingen), care of architect. Cost, about \$7,000.

NEWARK, N. J.—Plans are being figured for a 2-sty brick and stucco church, 75x75 ft., for the First Baptist Church, Rev. C. C. MacFarland, pastor. M. H. Hubbard, 212 Paul Building, Utica, N. Y., architect. Cost, about \$25,000.

NEW BUNGALOW APARTMENTS AT CONEY ISLAND.



Just outside of Sea Gate, on Surf avenue, at Coney Island, Davis, McGrath & Kiessling, the architects, have under construction for a client an interesting group of apartment bungalows.

The property is situated at the corner of West 37th street and Surf avenue,

Coney Island, where an exclusive bungalow colony is developing. There are 20 4-room apartments, eight 3-room apartments, and twenty 2-room apartments. Each apartment is provided with a toilet and kitchenette, the kitchenette having a space saver sink and washtub com-

bined, a gas stove and a refrigerator. The second story of the bungalows are approached by means of open stairways leading from the first story piazza. The rentals have been established on the basis of \$100 a room for the season.

Plans Figuring—Continued.

MANHATTAN.—A. F. Bernhardt, care of James Gamble Rogers, 11 East 24th st, architect is taking bids for a 1-sty brick and terra cotta church at 239 East 195th st, for the German Evangelical Lutheran Church, care of architect. Cost, about \$10,000.

BAY SHORE, L. I.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the contract for St. Patrick's Church to be erected here from plans by G. E. Steinback, 15 East 40th st, Manhattan.

DWELLINGS.

TENAFLY, N. J.—J. B. Hoecker, Jr., 574 7th st, Brooklyn, owner, is taking bids for a 2½-sty frame and stucco residence, 40x60 ft., at Laurel av and Engle st, to cost about \$12,000.

FAR ROCKAWAY, L. I.—T. O'Kane, O'Kane Building, Far Rockaway, architect, is taking bids for a 2½-sty frame and stucco residence, 30x42 ft., at Windsor Park for John F. Reid, 114 West 39th st, Manhattan. Cost, about \$12,000.

WHITE PLAINS, N. Y.—Louis Petry, Depot sq, architect, is taking bids on general contract to close April 20 for a 2-sty frame and stucco residence, 44x50 ft., for Dr. Walter E. Lowthian, 180 Martine av, to be erected at Gedney Farms. Cost, about \$12,000.

SAYVILLE, L. I.—John H. Duncan, 208 5th av, Manhattan, architect, is taking bids for a terra cotta block and stucco residence for George W. Behrman, care of architect.

NEWARK, N. J.—William D. Jones, Essex Building, architect, and George S. Cooper, 180 Summer av, owner, are taking bids for a 2½-sty frame residence, 28x36 ft., at the northeast corner of Highland and Montclair avs, to cost about \$7,000.

MORRISTOWN, N. J.—Plans are being figured for a 2½-sty brick residence, 30x50 ft., for George P. Fiske, 47 Maple av, Kirby & Petit, 103 Park av, Manhattan, architects.

CRANFORD, N. J.—Frank Harmer, 224 Etna st, Brooklyn, N. Y., owner and architect, is taking bids for a 2½-sty brick residence to cost about \$6,000.

BROOKLYN.—Wesley C. Bush, 135 Lincoln pl, owner, is taking bids for eight brick residences, 20x55 ft., on the east side of Flatbush av, 80 ft. south of Ditmars st, from plans by Vanderskirk & White, 307 Washington st, architects. Cost, about \$8,000 each.

LONG BEACH, L. I.—Steward Wagner, 244 5th av, Manhattan, architect, is taking bids for a 2½-sty hollow tile and stucco residence, 30x40 ft., for P. Schultz Berger, care of Heine & Co., 7 Platt st, Manhattan, owner. Cost, about \$16,000.

GARDEN CITY, L. I.—Robert Helmer, 286 5th av, Manhattan, architect, is taking bids for a 2½-sty residence and garage for C. S. Ludlum, care of architect. Bids will close April 22.

FACTORIES AND DWELLINGS.

LONG ISLAND CITY.—Maynicke & Franke, 25 East 26th st, Manhattan, architects, are taking bids for the 8-sty reinforced concrete factory and warehouse, 200x300 ft., at Thompson and Nott avs, Orton and Manley sts, for the American Ever-Ready Co., care of the National Carbon Co., 304 Hudson st, Manhattan. Pattison Bros., 1182 Broadway, Manhattan, steam, electrical and power plant engineers. The Turner Construction Co., 11 Broadway, Manhattan, has foundation work. Cost, about \$200,000.

HOSPITALS AND ASYLUMS.

BINGHAMTON, N. Y.—The State Hospital Commission, J. H. B. Hanify, secretary, Capitol, Albany, owner, is taking bids to close April 27 at 2.30 p. m. for power equipment at the Binghamton State Hospital. John A. Benschel, Capitol, Albany, State Engineer. Cost, about \$50,000.

HOTELS.

MANHATTAN.—The Thompson Starrett Co., 49 Wall st, general contractor, is taking bids on subs for alterations to the 15-sty hotel at 160-166 West 44th st, for The Claridge Co., John Hill, president, 1510 Broadway, R. D. Blauevit, 51 Wall st, architect. Cost, about \$10,000.

PUBLIC BUILDINGS.

NEWARK, N. J.—Bids will close at 3 p. m. April 22 for a 2-sty addition, 52x70 ft., to the county jail in Newark st for the Board of Chosen Freeholders of Essex County, Court House, August L. Lacombe, chairman of building committee. Herman Kreitler, 45 Clinton st, architect.

NEW ROCHELLE, N. Y.—The U. S. Government, Hon. A. S. Burleson, Post Master General, Washington, D. C., is taking bids to close May 16 at 3 p. m. for a 2-sty brick, stone and terra cotta post office building at the southeast corner of Rose and Huguenot sts, from plans by Oscar Wenderoth, Treasury Department, Washington, D. C., architect. Cost, about \$80,000.

MANHATTAN.—Bids close at 3 p. m. April 23 for all plumbing work in addition J and for certain rough work in addition K of the Metropolitan Museum of Art, Central Park, west side of 5th av and 81st st, for the Department of Parks, 5th av and 64th st, McKim, Mead & White, 101 Park av, architects. Cost, about \$500,000.

MINEOLA, L. I.—W. B. Tubby, 81 Fulton st, Manhattan, architect, is taking bids for two wings, 60x160 ft. each, to the court house for the Board of Supervisors of Nassau County, Court House, Philip J. Christ, chairman, Cost, about \$225,000.

SCHOOLS AND COLLEGES.

PORCHESTER, N. Y.—Plans are being figured for the 2-sty brick high school on Irving av for the Board of Education of Portchester, Homer B. Smith, president, Hewitt & Bottomley, 527 5th av, architects. J. F. Muselman, 101 Park av, Manhattan, electrical, heating and ventilating engineer. Cost, about \$150,000.

BROOKLYN.—Frank Helmle, 190 Montague st, architect, is taking bids for a 2-sty brick and reinforced concrete school, 100x160 ft., in East 17th st and Beverly rd for the Church of the Holy Innocents, Rev. Father William J. Costello, pastor. Cost, about \$75,000.

NEWARK, N. J.—The Board of Education of Newark, Chas. P. Taylor, president, is taking bids to close April 28 at 3.15 p. m. for a 3-sty brick addition, 104x144 ft., to the Lafayette Public School in Lafayette st, from plans by E. F. Guilbert, City Hall, Newark, architect, George W. Knight, City Hall, engineer. Cost, about \$175,000.

BRONX.—Thomas J. Duff, 407 West 14th st, architect, is taking bids on general contract for a 2-sty brick school, 65x100 ft., at the northwest corner of 183d st and Washington av for the Church of Our Saviour, Rev. Father Francis P. Duffy, D.D., pastor, 183d st and Washington av. Cost, about \$60,000.

BOUND BROOK, N. J.—The Board of Education of Bound Brook, George Stryker, chairman of building committee, is taking bids to close April 21 at 8 p. m. for the public school at Vossler and 2d sts, from plans by J. N. Pierson & Son, 95 Smith st, Perth Amboy, N. J., architects. Cost, about \$45,000.

JERSEY CITY, N. J.—Plans are being figured for the 3-sty parochial school at Boulevard and St. Pauls av for St. John's Roman Catholic Church, Rev. Father P. W. Smith, pastor, 3026 Boulevard, John T. Rowland, Jr., 98 Sip av, architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are figuring the contract for alterations to the building at 1-9 Gouveneur st, from plans by Louis Brooks, 132 Nassau st. Cost, about \$30,000.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are figuring the contract for a 2-sty addition, 45x54 ft., to the building in the north side of 41st st, 95 ft. east of 1st av, for the New Amsterdam Gas Co., 22 East 22d st, owner. N. Y. Edison Co., 55 Duane st, lessee. Cost, about \$6,000.

HOBOKEN, N. J.—Chas. Fall, 100 14th st, architect, is taking bids on general contract for a 3-sty brick loft building, 50x110 ft., in 17th st, near Willow av, for the Hoboken Land & Improvement Co., 1 Newark st. Cost, about \$30,000.

MANHATTAN.—Shape & Bready, 220 West 42d st, architects, are taking bids to close about April 20 for remodeling the store and office building at 473 5th av for Jennie K. Stafford, 16 East 53d st, owner. Cost, about \$20,000.

MANHATTAN.—Warren & Wetmore, 70 East 45th st, architects, are taking bids for the store and office building at the southwest corner of 5th av and 37th st for Robert W. Golet, 9 West 17th st.

MANHATTAN.—Plans are being figured for alterations to the store and loft building at 12 Monroe st, for tenement purposes, for Kazemair & Uhl, 108 East Broadway, Chas. J. Reinhardt, 147 4th av, architect. Cost, about \$14,000.

THEATRES.

BRONX.—Herbert M. Baer, 665 5th av, architect, is taking bids for an open air moving picture theatre, 200x115 ft., on the north side of Seneca av, from Hunts Point av to Irvine st, for the Economy Real Property Co., Chas. G. Phillips, 231 West 39th st, president. Cost, about \$10,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
MANHATTAN.—Max G. Heidelberg & Emile Levy, 12 West 31st st, are preparing sketches for a 10 or 12-sty apartment house, about 50x100 ft., for the Feminist Alliance, care of architects. Site will be either at Washington sq or Waverly pl.

BLEECKER ST.—Chas. M. Straub, 147 4th av, has nearly completed plans for a 6-sty tenement, 42x63 ft., at 382-384 Bleecker st, southwest corner of Perry st, for Lippman & Gold, 565 West 162d st, owner and builder. Cost, about \$40,000.

204TH ST.—Lucian Pisciotta, 391 East 149th st, has completed plans for three 5-sty apartments, 50x87.92 ft., in the south side of 204th st, 100 ft east of 10th av, for the Crosant Construction Co., 367 East 184th st. Cost, about \$135,000.

186TH ST.—Andrew J. Thomas, 2526 Webster av, has completed plans for a 5-sty apartment at the southeast corner of 186th st and Audubon av, for the Aspinwall Apartments, Inc., 30 East 42d st. Cost, about \$60,000.

AUDUBON AV.—Andrew J. Thomas, 2526 Webster av, has completed plans for two 5-sty apartments, 53x81.7 ft., on the east side of Audubon av, 107.2 ft north of 185th st, for the Aspinwall Apartments, Inc., 30 East 42d st. Cost, about \$90,000.

BENNETT AV.—Gilbert & Burnham, 80 Maiden Lane, have completed plans for a 6-sty apartment, on the east side of Bennett av, 212.4 ft north of 181st st, for the McNulty Bros., Inc., 549 West 52d st. Cost, about \$85,000.

23D ST.—William Kurtzer, 192 Bowery, has completed plans for alterations to the 5-sty tenement, 161 East 23d st, for Louis L. Lorillard of Newport, R. I. Cost, about \$8,500.

3D AV.—George Dress, 1436 Lexington av, has completed plans for alterations to the 4-sty tenement, 871 3d av, for Anton Rauch, 871 3d av.

MORTON ST.—Frederick Jacobsen, 132 East 23d st has completed plans for alterations to the 5-sty tenement 22 Morton st for John O. Grode, 53 Main st, Hackensack, N. J.

DWELLINGS.

5TH AV.—W. B. Chambers, 109 Broad st, and Stephenson & Wheeler, 2 West 45th st, have been commissioned to prepare plans for a 6-sty brick and stone residence, 30x175 ft., at 882 5th av, for Oliver Gould Jennings, 7 East 72d st.

CATHEDRAL PARKWAY.—Warren & Wetmore, 16 East 47th st, have been commissioned to prepare plans for a residence at the northwest corner of Cathedral parkway, Lenox and St. Nicholas avs, for Mrs. Peter Cooper Hewitt, care of Peter Cooper Hewitt, Madison Square Garden.

HOTELS.

MANHATTAN.—Plans are being refigured for the 4-sty brick and terra cotta hotel and cafe, 25x100 ft., at 301 West 48th st, for P. J. McGuinness, 681 8th av, owner. Clarence L. Sefert, 110 West 40th st, architect.

STABLES AND GARAGES.

BROADWAY.—The Riverside Drive Realty Co., 2789 Broadway, A. C. Hall, president, contemplates the erection of a 2-sty brick, stone and steel garage on the east side of Broadway, 133d to 134th sts. Architect's name for the present withheld.

72D ST.—William H. Gompert, 171 Madison av, has been commissioned to prepare plans for a 3-sty reinforced concrete garage, 125x200 ft., in the south side of 72d st, between Av A and Exterior st, for George H. Storm & Co., 521 East 72d st. The Automobile Club of America, 247 West 54th st, lessee.

MANHATTAN.—Frank Straub, 25 West 42d st, is preparing plans for a 2-sty brick and steel garage, 100x100 ft., for M. Krause, president of the Eureka Auto Station, St. Nicholas av and 122d st. Frymier & Hanna Co., 25 West 42d st, general contractor. Cost, about \$25,000.

60TH ST.—Otto H. Taub, 130 West 46th st, has completed plans for a 3-sty brick garage, 25x95 ft., at 246 West 60th st, for Ethel Bernstein, Montclair Hotel, Montclair, owner. Cost, about \$15,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 1-sty taxpayer on the east side of Broadway, 48 ft north of 231st st, for Edward Payne, 25 Madison av. Cost, about \$5,000.

14TH ST.—Robert E. Moss, 126 Liberty st, structural engineer, is revising plans for the 9-sty brick and steel loft building, 50x95 ft., at 255-257 West 14th st for James H. Cruikshank, 55 Liberty st, owner, who will take bids about May 8. Cost, about \$135,000.

37TH ST.—Blauer Bros., 54 West 21st st, contemplate the erection of a loft building at the northeast corner of 37th st and Broadway from plans by E. Schoen, 25 West 42d st. Cost, about \$9,000.

MADISON AV.—Herbert M. Baer, 665 5th av, is preparing plans for a 3-sty stucco store and office building, 40x50x150 ft., at the northeast corner of Madison av and 58th st for Paul M. Herzog, Woolworth Building, owner. Park & Tilford, 529 West 42d st, lessees. Cost, about \$150,000.

THEATRES.

16TH ST.—Gross & Kleinberger, 75 Bible House, are completing plans and will take bids on separate contracts for a 1-sty brick and stone moving picture theatre at 104-106 West 16th st, for the Arco Realty Co., 30 East 42d st, Mayer S. Auerbach, president.

MISCELLANEOUS.

5TH ST.—Jacob Fisher, 25 Av A, is preparing plans for a 4-sty Turkish bath at 624 East 5th st for Abraham Landberg, 109 West 26th st, owner. Cost, about \$15,000.

ELLIS ISLAND.—An appropriation of \$230,000 has been granted for the completion of an additional story to the baggage and dormitory building and furnishing and equipping same at the Immigrant Station, from plans by F. S. Howell, 1182 Broadway.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
DALY AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty apartment on the west side of Daly av, 288.63 ft, south of 180th st, for the Steinmetz Construction Co., 1416 Glover st. Cost, about \$45,000.

DALY AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty tenement, 44x100 ft., at 2075 Daly av, for the Steinmetz Construction Co., 1416 Glover st, owner and builder. Cost, about \$50,000. Bids will be taken about May 1.

CONCORD AV.—John Hauser, 360 West 125th st, is preparing plans for two 5-sty tenements, 50x88 ft., on the east side of Concord av, 100 ft. south of 147th st, for the B. & B. Construction Co., Vito Bonomo, 2091 2d av, president and builder. Cost, about \$85,000.

HOME ST.—Harry T. Howell, 149th st and 3d av, is preparing plans for two 5-sty tenements at the southwest corner of Home st and Bryant av for William Sinnott, 967 East 165th st, owner and builder. Total cost, about \$117,000.

STORES, OFFICES AND LOFTS.

FOX SQ.—Excavating is under way for a 2-sty telephone building, 47x97 ft., at the southeast corner of Fox sq and West Farms rd, for the N. Y. Telephone Co., 15 Dey st, McKenzie, Voorhees & Gmelin, 1123 Broadway, architects. Gillies Campbell Co., 101 Park av, general contractor. Cost, about \$79,500.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
RAILROAD AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for a 3-sty brick tenement, 20x53 ft., on the west side of Railroad av 200 ft. south of Liberty av, for Martziana Rebotiski, 484 Railroad av, owner. John Skura, 484 Railroad av, general contractor. Cost, about \$7,000.

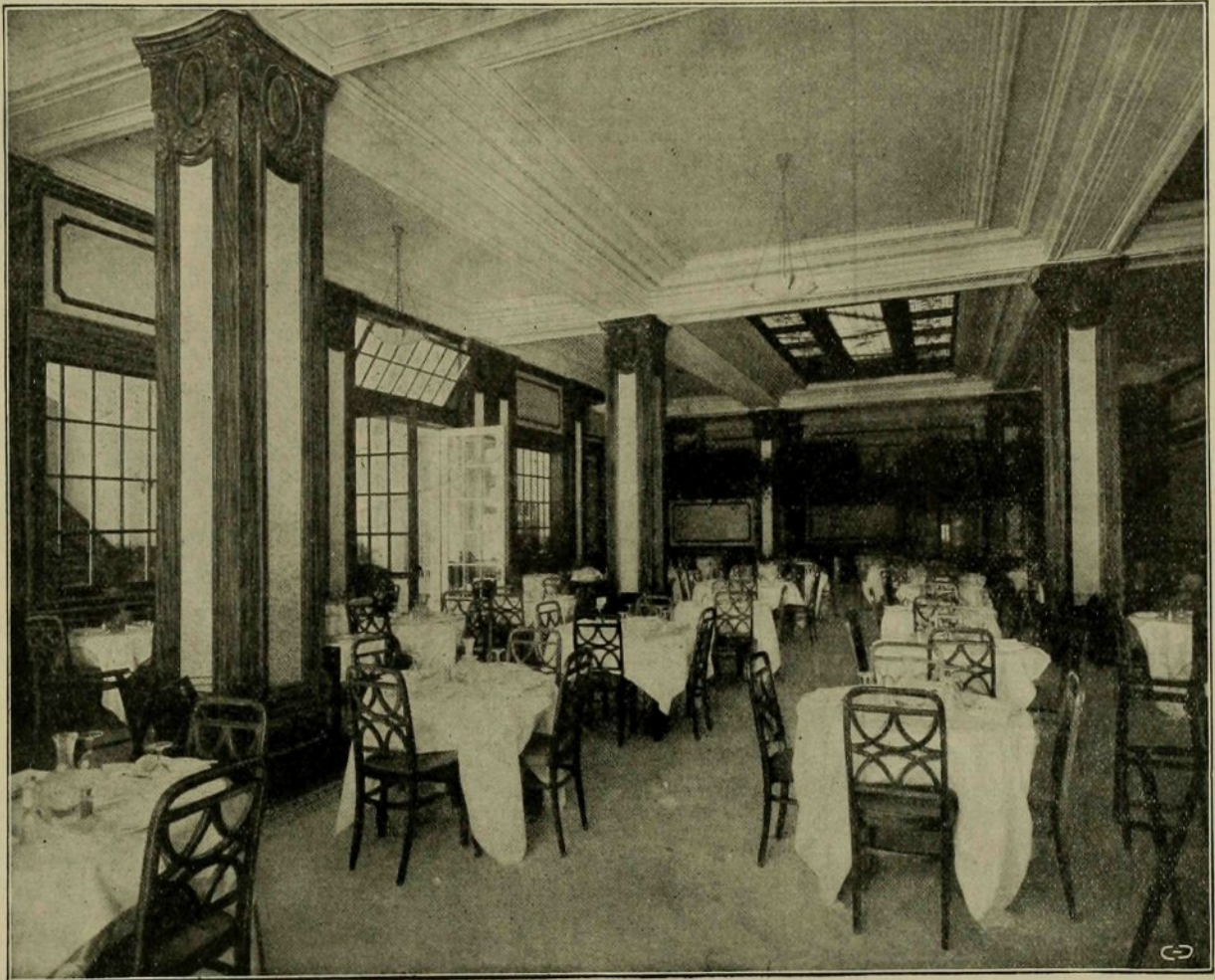
MERMAID AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick tenement at the southwest corner of Mermaid av and West 21st st for Wagner-Getzoff Co., West 17th st, Coney Island, owner and builder. Cost, about \$25,000.

8TH AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty brick tenement, 50x90 ft., at the southwest corner of 8th av and 40th st for D. Becker, 1154 41st st, Brooklyn, owner and builder. Cost, about \$30,000.

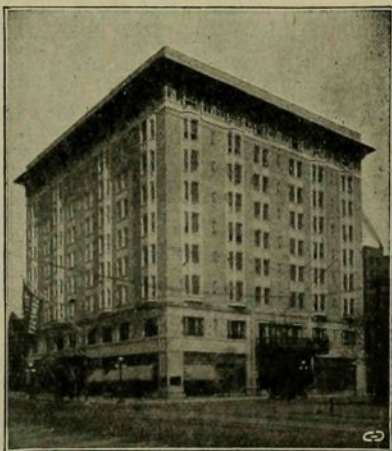
SCHERMERHORN ST.—Excavating is under way for two 6-sty apartments in the north side of Schermerhorn st, near Clinton st, through to Livingston st, for the Akron Building Co., 505 5th av, Manhattan, owner and builder. Robert T. Lyons, 505 5th av, Manhattan, architect. Frank & Frank, 33 West 11th st, carpentry. Cost, about \$200,000.

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Contemplated Construction—Continued.

KOSCIUSKO ST.—E. M. Adelson, 1776 Pitkin av. is preparing plans for a 4-sty apartment, 50x 88 ft., in the north side of Kosciusko st, near Reid av, for Kahn Bros., Inc., 954 Myrtle av, owner and builder. Cost, about \$30,000.

CLINTON AV.—William Debus, 86 Cedar st, is preparing plans for a 4-sty apartment, 22x 90 ft., on the west side of Clinton av, 100 ft. south of Lafayette av, for Lenora Klinger, 445 1st st. Cost, about \$24,000.

EASTERN PARKWAY.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty brick apartment, 40x95 ft., on the south side of Eastern parkway, 20 ft. west of Park pl, for the Banfi Construction Co., Joseph Lipshts, president, 132 Nassau st, Manhattan, owner and builder. Cost, about \$25,000.

HOWARD AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty brick tenements, 50x89 ft., on the west side of Howard av, 275 ft. south of Sutter av, for The Crisfit, Inc., Henry Friedland, president, 743 Saratoga av, owner and builder. Cost, about \$56,000.

VERMONT ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty brick apartment, 40x90 ft., in the east side of Vermont st, 65 ft. north of Glenmore av, for Fannie Meyrowitz, 247 Vermont st, owner and builder. Cost, about \$20,000.

15TH ST.—Maxwell A. Cantor, 29 West 38th st, Manhattan, has nearly completed plans for six 4-sty brick apartments, 25x100 and 29x 100 ft., in the west side of 15th st, between 43d and 44th sts, for the J. J. Lack Construction Co., 44 Court st, owner and builder. Cost, about \$120,000.

DWELLINGS.

DITMARS AV.—George M. Lawton, 30 East 42d st, Manhattan, has completed plans for a 2½-sty brick and frame residence, 35x51 ft., at the northeast corner of Ditmars and Ocean avs, for Robert M. King, 45 Winthrop st, owner. Cost, about \$15,000.

7TH ST.—B. F. Hudson, 319 9th st, is preparing plans for three 2-sty brick residences, 18x36 ft., in the south side of 7th st, 103 ft. east of Av T, for J. C. McIntire, 1127 Av G, owner and builder. Cost, about \$3,500.

38TH ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 2-sty brick residence, 20x 50 ft., in the east side of 38th st, 140 ft. south of Snyder av, for Frank Grissler, 290 East 38th st, owner and builder. Cost, about \$5,000.

13TH ST.—Revised plans have been completed for the 2½-sty frame residence, 29x65 ft., in the east side of East 13th st, 255 ft. south of Av A, for F. J. W. Diller, 117 Montague st. Gillespie & Carrel, 112 Broadway, Manhattan, architects, Miller & Dyatt Co., 47 West 34th st, Manhattan, general contractors. Cost, about \$10,000.

LINCOLN AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for three 2-sty frame residences, 16x40 ft., on the west side of Lincoln av, 597 ft. south of Jamaica av, for Florian L. Huemrich, 69 Railroad av, owner. Cost, about \$9,000.

FACTORIES AND WAREHOUSES.

ATLANTIC AV.—Arthur Koch, 26 Court st, has nearly completed plans for the 2-sty brick and concrete artificial ice plant, 180x100 ft., on the south side of Atlantic av, between Grand and Classon avs, through to Pacific st, for the Central Hygienic Artificial Ice Co., Joseph Cook, president, 543 Madison st. Cost, about \$150,000.

ATLANTIC AV.—S. S. Sugar, 600 West 181st st, Manhattan, is preparing plans for a 1-sty brick factory, 90x120 ft., at the corner of Atlantic av and Logan st for the Star Safety Razor Co., 8 Reade st, Manhattan, owner, who will call for bids on general contract about May 1. Cost, about \$18,000.

MUNICIPAL WORK.

BROOKLYN.—Bids were opened by the Board of Water Supply, Municipal Building, Manhattan, for conduits from Fort Greene Park, along Myrtle av, Washington Park and Willoughby av to Broadway. A. L. Guidone & Co., Inc., 131 East 23d st, Manhattan, low bidder at \$297,141.50.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education April 13 for the general construction of P. S. 95. Peter Cleary low bidder at \$159,700. For plumbing and drainage of same school James Harley Plumbing Co., at \$12,857.

STABLES AND GARAGES.

LEXINGTON AV.—Lew Koen, 9 Debevoise st, is preparing plans for a 2-sty private garage, 21x100 ft., on the north side of Lexington av, east of Tompkins av, for Kahn Bros., Inc., 954 Myrtle av, owners and builders. Cost, about \$4,500.

THEATRES.

RALPH AV.—C. P. Crawford et al, care of Max Hereth, 1334 Broadway, Brooklyn, contemplates the erection of a brick, limestone and terra cotta theatre with a seating capacity of about 2,050, on Ralph av, between Gates av and Monroe st, from plans by Henry B. Herts, 35 West 31st st, Manhattan. Cost, about \$200,000.

GRAFTON ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 2-sty brick moving picture theatre and billiard room in the west side of Grafton st, 100 ft. south of Pitkin av, for Pincus Gleichman, 44 Court st, owner and lessee. Cost, about \$15,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS. JAMAICA, L. I.—H. T. Jeffrey & Son, Morris Park, L. I., are preparing sketches for a 4-sty apartment, 50x86 ft., for William Wade, owner and builder, Richmond Hill. Cost, about \$30,000.

LONG ISLAND CITY.—Excavating is under way for four 4-sty brick tenements, 50x90 ft., on the west side of Vanderverter av, between 11th and 12th avs, for Daniel J. Lahey, Tremont and Ellis avs. Frank Braun, 585 9th av, architect. Cost, about \$120,000.

LONG ISLAND CITY.—Walter Jenkins, 1547 Broadway, Manhattan, has completed plans for a 5-sty brick tenement, 45x81 ft., at the northwest corner of Washington av and Albert st, for the John J. Hearn Construction Co., 505 5th av, John J. Hearn, president. Cost, about \$37,500.

DWELLINGS.

RIDGEWOOD, L. I.—Foundations are under way for five 3-sty residences, 20x55 ft., at the northeast corner of Forest av and Madison st for Charles Tritschler, 404 Stuyvesant st, owner and builder. William Debus, 86 Cedar st, Brooklyn, architect. Cost, about \$25,000.

FLUSHING, L. I.—C. L. Varrone, Corona, L. I., has completed plans for a 2½-sty frame residence, 20x36 ft., at the southeast corner of Maple and James sts, for Joseph Barocchini, 10 James st. Cost, about \$4,000.

BAYSIDE, L. I.—Excavating is under way for three 3-sty brick stores and residences, 16x 53 ft., on the west side of Bell av, 100 ft. south of Palace boulevard, for the Lawrence Manor Construction & Realty Co., Inc., this place, John Dayton, president. C. W. Ross, 47 West 34th st, Manhattan, architect. Cost, about \$5,000.

Richmond.

HOTELS.

SOUTH BEACH, S. I.—Laspia & Salvati, 525 Grand st, Brooklyn, are preparing plans and will at once call for bids for a 3-sty brick and stone hotel and residence, 30x72 ft., for Concetta Nocella, at site, owner and builder. Cost, about \$12,000.

Nassau.

DWELLINGS.

LYNBROOK, L. I.—Charles Schweitzer, Scranton av, owner, has completed plans for a 2½-sty frame residence, 25x30 ft., in 2d st, near Clinton av, to cost about \$5,000.

WESTBURY, L. I.—John Russell Pope, 527 5th av, Manhattan, is preparing plans for a 2½-sty frame and brick residence, 40x75 ft., and will take bids on general contract about May 8.

GREAT NECK, L. I.—Tooker, Marsh & Barnett, 101 Park av, Manhattan, are preparing plans for a 2-sty frame and stucco residence, 26 x80 ft., for D. Jerome Leary, 126 East 12th st, Manhattan. Bids will be taken on general contract about May 10 by architects.

GREAT NECK, L. I.—George J. Hardway, 347 5th av, Manhattan, is revising plans for a 2½-sty frame residence for George Stanley, care of architect, owner. Cost, about \$15,000.

STABLES AND GARAGES.

FREEMPORT, L. I.—Jacob Post, owner and architect, is preparing plans for a 6-sty brick garage in Main st, Olive boulevard, Pine and Church sts, to cost about \$25,000. Bids will probably be taken about May 20.

Suffolk.

DWELLINGS.

AMITYVILLE, L. I.—Foundations are under way for the 2½-sty frame residence, 36x32 ft., on Bennett pl, for E. A. Saxton, Broadway, owner, Lewis Ingles, Broadway; architect, T. Ketcham and J. Purdy, Amityville, general contractors. Cost, about \$7,000.

MUNICIPAL WORK.

RIVERHEAD, L. I.—William E. Sexton, Mineola, L. I., has completed plans for a 1-sty pumping station, 55x48 ft., for the Board of Trustees of Riverhead. Cost, about \$100,000.

Westchester.

DWELLINGS.

RYE, N. Y.—Urwin J. McGill, Rye Gate Park, Rye, contemplates the erection of three 1½-sty frame bungalows here from private plans at a cost of about \$3,500 each.

WHITE PLAINS, N. Y.—Frank Horton Brown, 106 Railroad av, has nearly completed plans for a 2½-sty frame residence, 31x35 ft., at Lester Hill for William Stoddard, 59 Fulton st, owner. Cost, about \$7,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Bids were opened by the Board of Education for addition to school 18 at Park Hill av and Chancey st, from plans by T. Howard Chamberlain, 18 South Broadway. The Kelly Construction Co., 45 Warburton av, low bidder at \$31,498.

YONKERS, N. Y.—H. Lansing Quick, 18 South Broadway, has been commissioned to prepare plans for a brick school for the Halsted School, Mary B. Jenkins, principal, 211-221 North Broadway. Cost, about \$50,000.

STORES, OFFICES AND LOFTS.

MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing sketches for 1-sty brick stores, 50x95 ft., on the east side of 3d av, south of 1st st, for James Carafano, 45 South 3d av, owner and mason. Cost, about \$8,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS. WEST NEW YORK, N. J.—Harry Rogel, West New York, N. J., has received the general contract to erect a 4-sty brick apartment at the northeast corner of 10th st and Hudson av for John Mans, Guttenberg, N. J., owner. Percy A. Vivarttas, 110 4th st, Town of Union, architect. Cost, about \$18,000.

BRONXVILLE, N. Y.—(Sub.)—Hansen & McHugh, Broadway and 34th st, Manhattan, have received the carpenter contract for 4-sty hollow tile and stucco apartments, 100x60 ft., on the north side of Penfield rd, about 300 ft. west of tracks for the Lawrence Park Realty Co., Lawrence Park, owner. Bates & How, 542 5th av, Manhattan, architects. North Eastern Construction Co., 225 5th av, Manhattan, general contractor. Cost, about \$75,000.

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BANKS.

SPARKILL, N. Y.—Chas. B. Bell, Sparkill, N. Y., has received the general contract to erect a 1-sty brick and limestone bank building at Post Office sq for the First National Bank of Sparkill, W. E. Carne, president. Hutton & Buys, 103 Park av, Manhattan, architects. Cost, about \$8,000.

CHURCHES.

2D ST.—Clark & Appelman, 419 East 16th st, have received the general contract to alter the asylum and synagogue at 274-280 2d st for the Austrian Hungarian Free Hebrew Burial Orphan Asylum Society, 17 Clinton st. Eugene Schoen, 25 West 42d st, architect. Cost, about \$100,000.

CORONA, L. I.—George F. Driscoll Co., 548 Union st, Brooklyn, has received the general contract for alterations to the 1-sty brick church, 50x64 ft., on Shell rd for the Church of Our Lady of Sorrows, Rev. Father James Corrigan. William J. Ryan, 162 Ryerson st, Brooklyn, architect. Cost, about \$20,000.

DWELLINGS.

HARTSDALE, N. Y.—H. G. Larzelere, 44 Hill st, New Rochelle, has received the general contract to erect a 2½-sty brick, stucco and marble residence on the north side of Walworth av, corner of Colvin pl, for Livingston Middleditch, care of architects, Ford, Butler & Oliver, 101 Park av, Manhattan.

70TH ST. (Sub.)—Norcross Bros., 103 Park av, have received the contract for excavating and foundations necessary for the residence at the southeast corner of 70th st and 5th av for the Phillips Realty Co., J. J. O'Leary, 24 Broad st, Thomas Hastings, 225 5th av, architect. Owen Brainard, 225 5th av, consulting engineer.

COLONIA, N. J.—John Wolke, 81 South Lawrence st, Rahway, N. J., has received the general contract to erect a 2-sty frame residence, 30x45 ft., for D. L. Hedges, care of Good Housekeeping, 119 West 40th st. George Nichols, 34 Lynwood pl, Manhattan, architect. Cost, about \$8,000.

NEWARK, N. J. (sub.)—Anderson & Perry, 22 High st, have received the mason work and T. Jensen, 886 South Orange av, Orange, N. J., carpentry for the 2½-sty frame and stucco residence at 740 Parker st for Nathan D. B. Fish, 106 Commerce st. E. H. Fougner, 800 Broad st, architect. Cost, about \$7,500.

FOREST HILLS, L. I.—Jordan Christie, 948 Lexington av, Manhattan, has received the general contract to erect a 2½-sty cottage, 28x40 ft., on Greenway South for Charles Robinson Smith, 34 West 69th st, Manhattan, owner. Peabody, Wilson & Brown, 389 5th av, Manhattan, architects. Cost, about \$8,000.

MANHATTAN BEACH ESTATES, L. I.—George Bauer, 2746 Bedford av, Brooklyn, has received the general contract to erect a 2½-sty hollow tile block and stucco residence, 28x50 ft., for Mrs. W. T. Purdy, care of architect, owner. Benjamin Driesler, 153 Remsen st, Brooklyn, architect. Cost, about \$8,000.

WHITE PLAINS, N. Y.—Adam Kirchoff, Mayflower av, New Rochelle, has received the gen-

eral contract to erect a 2-sty hollow tile and stucco residence, 70x25 ft., at Gedney Farms, for L. Ward Prince, Walworth av, White Plains, Chester A. Patterson, 262 Main st, New Rochelle, architect. Cost, about \$14,000.

FACTORIES AND WAREHOUSES.

ALBANY, N. Y. (Sub.)—Spencer W. Stewart, 17 Battery pl, Manhattan, has received the contract for the foundation work, excavation, shoring and underpinning for the reinforced concrete warehouse for Walker & Gibson. Russell & King, Syracuse, N. Y., architects. Ford, Buck & Sheldon, Inc., Hartford, Conn., are consulting engineers and have charge of work.

24TH ST.—John T. Brady, 103 Park av, has received the general contract to erect an addition to the 5-sty brick factory, 25x98 ft., at 417 East 24th st for the Bishop Gutta Percha Co., Henry D. Reed, vice-president, 420 East 25th st, Frank F. Ward, 203 Broadway, architect. Cost, about \$30,000.

SEYMOUR, CONN.—The Turner Construction Co. has received a general contract from the L. E. Waterman Co. for the construction of a new manufacturing plant for the H. P. & E. Day Co. The building will be 5-stys, 100x30 ft., with a 1-sty extension, 60x24 ft. Work will be undertaken at once.

LONG ISLAND CITY.—H. D. Best & Co., 320 5th av, Manhattan, have received the general contract to erect a 3-sty brick and steel factory in North 12th st for the Standard Oil Co., 26 Broadway, Manhattan, owner.

NEWARK, N. J.—The Essex Construction Co., 87 Academy st, has received the general contract to erect a 3-sty brick factory addition at 62 Arlington st for the Haussling Soda Apparatus Manufacturing Co., 64 Arlington st, owner. Cost, about \$15,000.

93D ST. (Sub.)—Chas. Loesch, 415 West 50th st, has received the mason work and George A. Just Co., 239 Vernon av, L. I. City, the steel for the 2-sty brick storage building in East 93d st, 90 ft. east of 3d av, for George Ehret, on premises, owner. Louis E. Dell, 1133 Broadway, architect.

LIBRARIES.

ENGLEWOOD, N. J.—W. H. Whyte, Construction Co., 382 Railroad av, Hackensack, has received the general contract to erect a 1-sty brick and stone Carnegie Library, 40x70 ft., for the Town of Englewood, Vernon Monroe, Mayor. E. L. Tilton, 32 Broadway, Manhattan, architect. Cost, about \$25,000.

155TH ST.—J. C. Udall, 29 West 34th st, has received the general contract to make alterations and extensions to the 3-sty brick library and offices, 50x61 ft., at 609-615 West 155th st for the Hispanic Society of America, Archer M. Huntington, president, 1083 5th av. Chas. P. Huntington, 15 West 81st st, architect. Cost, about \$35,000.

PUBLIC BUILDINGS.

JERSEY CITY, N. J. (Sub.)—Anthony Dwyer, 533 Jersey av, has received the painting

contract at the City Hall, Grove and Montgomery sts, for the Board of Commissioners of Jersey City.

SCHOOLS AND COLLEGES.

ENDICOTT, N. Y.—The Schaefer Construction Co., 5 West st, Manhattan, has received the general contract to erect a 2-sty high school, 124x139 ft., at the corner of Washington and Main sts, for the Board of Education of District of Endicott, George Ames, president. Tiffany & Conrad, Phelps Building, Binghamton, N. Y., architects.

GLENDALE, L. I.—The Mitchell Construction Co., 4 Court sq, Brooklyn, has received the general contract to erect the 5-sty brick P. S. 91 on the south side of Central av, from Fosdick to Folsom avs, for the City of New York, Board of Education, 500 Park av, Manhattan. C. B. J. Snyder, 500 Park av, Manhattan, architect. Altman Plumbing Co., 325 East 6th st, Manhattan, contract for plumbing and drainage. Cost about \$300,000.

STAMFORD, CONN.—The Vuono Construction Co., Stamford National Bank Building, Stamford, has received the general contract to erect a brick addition to the grade school for the Town of Stamford, J. J. Dooney, Nelson E. Emmons, 1 Bank st, Stamford, architect. Cost, about \$45,000.

STORES, OFFICES AND LOFTS.

30TH ST.—H. P. Wright & Co., 42d st and Madison av, have received the general contract to alter the 4-sty brick loft, 25x92 ft., at 28 West 30th st for Albert J. Middlebrook, West Hartford, Conn. E. Hustace Simonson, 315 5th av, architect. August Janssen, proprietor of the Hofbrau Haus, 34 West 30th st, lessee. Cost, about \$10,000.

5TH AV.—Irons & Todd, 101 Park av, have received the general contract to erect the 10-sty store, loft and office building at 481 5th av, 3-7 East 41st st and 4-6 East 42d st for Rogers, Peet & Co., 258 Broadway, owner of the building and lessee of land. Oceanic Investing Co., 49 Wall st, owner of land. Townsend, Steinle & Haskell, 47 West 34th st, architects. Pattison Bros., 1182 Broadway, electrical engineers. Nygren, Tenney & Ohmes, 101 Park av, steam engineers. Cost, about \$500,000.

23D ST. (Sub.)—Jos. A. Smith, 1454 3d av, has received the plumbing contract for alterations to the 5-sty store and loft 27-33 West 23d st and 8-14 West 24th st for the estate of Richard Arnold, care of Harris D. Colt, 30 Broad st. S. E. Gage, 340 Madison av, architect. Cost, about \$30,000.

MISCELLANEOUS.

JERSEY CITY, N. J.—R. F. Redfern & Son, 571 Jackson av, Jersey City, have received the general contract to erect a 3-sty reinforced concrete and brick bath building, 50x100 ft., in Forest st for the Peoples Palace, George W. Saxton, manager. Dodge & Morrison, 135 Front st, Manhattan, architects. W. W. Farrier, 44 Montgomery st, has heating and plumbing work.

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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 PROPOSALS will be received by the undersigned in the Chambers of the Board of Supervisors on the 5th day of May, 1914, at 10 a. m., for the erection of additions to the Nassau County Court House, in accordance with the plans, general conditions and specifications thereof, prepared by W. B. Tubby, Architect, of 81 Fulton Street, New York City.

All bids shall be presented in sealed envelopes on or before the day and hour above named, and shall be accompanied by a certified check upon a National or State Bank, drawn to the order of Daniel J. Hegeman, Treasurer of the County of Nassau, enclosed in a separate sealed envelope, which checks shall be drawn in the following sums:

Checks accompanying bids upon the entire work shall be for a sum total of at least Twelve thousand (\$12,000) Dollars;

Checks accompanying bids upon the general work, excluding plumbing, heating and electric wiring, a sum not less than Ten thousand (\$10,000) Dollars.

Checks accompanying bids for plumbing work complete, a sum in at least One thousand (\$1,000) Dollars.

Checks accompanying bids for heating and ventilating work complete, a sum in at least One thousand (\$1,000) Dollars.

Checks accompanying bids for electric wiring complete, a sum not less than One thousand (\$1,000) Dollars.

Such deposits shall be returned to all except the successful bidder or bidders within a period of ten days after the opening of the bids.

The amount deposited by the successful bidder will be retained until the execution of the formal contract. Should the successful bidder upon receipt in writing of a notice of the acceptance of his bid, neglect or refuse to execute the contract, the amount of his certified check shall be retained and applied to making up the difference between the amount of any contract for the said work which may be entered into by the Board of Supervisors, and that of his own unexecuted bid, and as so applied shall be accepted in full as liquidated damages for such breach of contract.

No bid will be accepted from, or contract awarded to any person, firm or corporation who is in arrears to any municipal corporation, upon debt and contract or who is a defaulter, a surety or otherwise, upon any application to any municipal corporation and who is not a resident and a citizen of the State of New York.

Separate estimates are to be taken:

1. General contract work (excluding plumbing, heating and electric wiring).
2. Plumbing work complete.
3. Heating and ventilating work complete.
4. Electric wiring work complete.

These four contracts may be let separately, preferably to concerns making a specialty of the trades covered.

Blanks will be furnished to each prospective bidder, and all proposals must be made out upon such blanks, and attention is directed to the necessity of filling out all alternate estimates required.

Each bid shall be made upon the whole work covered under this specification and must be based upon the work as set forth by them and the contract drawings, and if signed by any one acting as agent for the principal, must be accompanied by a power of attorney for such signature.

It is incumbent upon each bidder to examine the existing conditions at the site before making up his proposals, and the fact of the submittal of such proposal will be considered as evidence that these conditions have been so examined and that the bidder is familiar with the terms and requirements of the drawings, specifications, contract and the bond, and thereby signifies his acceptance of each and all of them. No claim for relief on account of mistakes or omissions in bidding will be entertained, and each bidder will be held strictly to his bid under penalty of forfeiture of his deposit.

Any bid will be rejected when opened, if the same is not submitted on a furnished form blank and upon which the alternative bids required are not fully priced.

Any bid will be rejected when opened, if the same contains any erasure or written memoranda qualifying the same.

The bidder or bidders to whom the award of the contract is made will be required to furnish a satisfactory bond in the form to be provided by W. B. Tubby, Architect, of 81 Fulton Street, New York City, and executed by an acceptable Surety Company for the faithful performance of said contract and covering the guarantee in accordance with the contract plans and specifications, in a sum equal to 33 1/3 % of the amount of said contract.

For the convenience and use of intending bidders, a full set of drawings and specifications will be loaned to them by the architect, upon receipt of a deposit of Twenty-five (\$25) Dollars, in cash or a certified check, drawn to the order of said architect.

Such plans and specifications must be returned to the architect's office, prior to the day of the opening of the bids, where-

upon the deposit will be returned, and in the event of the non-return of such drawings and specifications as above stated, the deposits shall be forfeited.

The Board of Supervisors reserves the right to reject any and all bids.

The form of contract and of the bond which the successful bidder shall be required to execute may be had upon application to the architect.

Dated, at Mineola, April 13th, 1914.

By order of the Board of Supervisors,
GEORGE M. GOODALE,
Clerk.

NOTICE TO CONTRACTORS.—Sealed proposals for New Elevators and Wiring Thereto at the Kings Park State Hospital, Kings Park, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until April 27, 1914 at 2:30 p. m., when they will be opened and read publicly. Proposals shall be enclosed in a sealed and endorsed envelope furnished by the State Architect with plans and specifications for this work, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specification No. 1887. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Kings Park State Hospital, Kings Park, N. Y., the office of the State Hospital Commission, 1 Madison Avenue, New York City, and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY,

Secretary, State Hospital Commission.
Dated Albany, N. Y., April 4, 1914.

NOTICE TO CONTRACTORS.—Sealed proposals for Additional Boiler Capacity and Underground Steam Connections to Existing Buildings at Gowanda State Hospital, Collins, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until April 27th, 1914, at 2:30 p. m., when they will be opened and read publicly. Proposals shall be enclosed in a sealed and endorsed envelope furnished by the State Architect with plans and specifications for this work, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specification No. 1741-A. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Gowanda State Hospital, Collins, N. Y., and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany.

J. H. B. HANIFY,

Secretary, State Hospital Commission.
Dated Albany, N. Y., April 4, 1914.

NOTICE TO CONTRACTORS: Sealed proposals for reconstruction of Electric Lighting System, Steam and Exhaust piping at Binghamton State Hospital, Binghamton, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until April 27th, 1914, at 2:30 P. M., when they will be opened and read publicly. Proposals shall be enclosed in a sealed and endorsed envelope furnished by the State Architect with plans and specifications for this work, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and contractors to whom the awards are made will be required to furnish surety company bonds in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specifications Nos. 1719-A and 1872. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Binghamton State Hospital, Binghamton, N. Y., and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY,

Secretary State Hospital Commission.
Dated Albany, N. Y., April 4, 1914.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 6, 1914.—Sealed proposals will be opened in this office at 3 p. m., May 18, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of the United States post office at La Fayette, La. One story and basement building; ground area, 3,850 square feet; non-fireproof construction; stone and stucco facing; tin roof. Drawings and specifications may be obtained from the custodian of the site at La Fayette, La., or at this office. O. Wenderoth, Supervising Architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
186TH ST & AUDUBON AV. s e cor, 5-sty brick tenement, 95x18; cost, \$60,000; owners, Aspinwall Apts., Inc., Chas. L. Grad, Pres., 30 East 42d st; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 131.

AUDUBON AV & 185TH ST, n e cor, 5-sty brick tenement, 120x18; cost, \$75,000; owners, Aspinwall Apts., Inc., Chas. L. Grad, Pres., 30 East 42d st; architect, A. J. Thomas, 2526 Webster av. Plan No. 133.

AUDUBON AV, e s, 54 n 185th st, two 5-sty brick tenements, 53x81; cost, \$90,000; owners, Aspinwall Apts., Inc., Chas. L. Grad, Pres., 30 East 42d st; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 132.

FORT WASHINGTON AV & WEST 179TH ST, s e cor, 6-sty brick apartments, 92x15; cost, \$160,000; owners, H. M. Construction Co., Sam Muisckoff, Pres., 927 East 163d st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 130.

HOTELS.

8TH AV, 791-793, n w c 48th st, 4-sty brick stores and hotels, 25x100; cost, \$30,000; owner, Patrick J. McGuinness, 681 8th av; architect, Clarence L. Sefert, 110-112 West 40th st. Plan No. 127.

STORES, OFFICES AND LOFTS.

30TH ST, 8-14 West, 12-sty brick loft, 100x98; cost, \$125,000; owner, Runiine Realty & Const. Co., Maurice Runkle, Pres., 507 5th av; architect, Thos. W. Lamb, 644 8th av. Plan No. 124.

36TH ST, 233-235-237 West, 12-sty brick store and lofts, 55x94; cost, \$150,000; owner, Holland Holding Co., Judson S. Todd, Pres., 23 East 73d st; architect, Frederick C. Zobel, 35-37 West 39th st. Plan No. 134.

45TH ST, s w cor Vanderbilt av, 19-sty brick stores and offices, 100x90; cost, \$900,000; owner, N. Y. C. & H. R. R. Co., Grand Central Terminal; architects, Warren & Wetmore, Grand Central Terminal. Plan No. 129.

STORES AND TENEMENTS.

BENNETT AV, e s, 212 n 181st st, two 6-sty brick tenements, 93x88; cost, \$170,000; owner, Patrick H. McNulty, Great Neck, L. I.; architects, Gilbert & Burnham, 80 Madison lane. Plan No. 123.

FT. WASHINGTON AV, 276-284, s e c 172d st, 6-sty brick tenements, 93x122; cost, \$125,000; owner, Tilman Const. Co., 445 Audubon av; architects, Neville & Bagge, 217 West 125th st. Plan No. 121.

FT. WASHINGTON AV, 266-274, n e c 171st st, 6-sty brick tenement, 98x90; cost, \$125,000; owner, Tilman Const. Co., 445 Audubon av; architects, Neville & Bagge, 217 West 125th st. Plan No. 122.

18TH ST, 4 West, 2-sty brick stores, 25x89; cost, \$5,000; owner, Estate of Eugene A. Hoffman, Inc., 258 Broadway; architect, Fred. P. Platt, 1123 Broadway. Plan No. 126.

THEATRES.

3D AV, 110-112, 2-sty brick moving picture theatre, stores and offices, 42x100; cost, \$12,000; owner, Stuyvesant Estate, care N. Y. Life Ins & Trust Co., 52 Wall st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 125.

Bronx.

DWELLINGS.

OLINVILLE AV, e s, 20.8 n Burke st, 2-sty brick dwelling, slag roof, 21x55; cost, \$6,000; owner and architect, Julia G. Larty, 3208 Olinville av. Plan No. 171.

VAN NEST AV, s s, 20 e Taylor av, 2-sty frame dwelling, tin roof, 18x22; cost, \$2,000; owner, Robt. Handel, on premises; architect, B. Ebeling, 135 Westchester sq. Plan No. 170.

BROADWAY, e s, 149.48 n 231st st, 1-sty frame stores and dwelling, slag roof, 49.6 7/8 x 75; cost, \$5,000; owner, Edw. J. Payne, 25 Madison av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 175.

WILCOX AV, e s, 175 n Layton av, 2-sty and attic frame dwelling, shingle and tin roof, 22x35; cost, \$3,000; owner, Wm. J. Merritt, 1320 Findlay av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 176.

PALMER AV, w s, 75 n Needham av, three 1-sty frame bungalows, 15x27; cost, \$1,200; owner, Crawford Real Est. & Bldg. Co., Geo. Crawford, 5 East 42d st, Pres; architect, Wm. Keegan, 5 East 42d st. Plan No. 180.

PALMER AV, e s, 125 n Needham av, three 1-sty frame bungalows, 15x27; cost, \$1,200; owner, Crawford Real Est. & Bldg. Co., Geo. Crawford, 5 East 42d st, Pres; architect, Wm. Keegan, 5 East 42d st. Plan No. 179.

STABLES AND GARAGES.

FRANKLIN AV, e s, 108.4 n 170th st, 2-sty brick garage and storage, 48.6x31; cost, \$3,000; owner and architect, Russell D. Tether, 145 East 23d st. Plan No. 177.

Remount Depot, Front Royal, Va., April 13, 1914.—Sealed proposals in triplicate for constructing the following public buildings on reservation here, including steam heat, electric light and plumbing:—1 Barrack, 1 Administration Building and Storehouse, 1 Commanding Officer's Quarters, 2 Junior Officer's Quarters, 1 Veterinarian's Quarters, 2 Double N. C. O. Quarters, 1 Dispensary, 3 Colt Stables, 1 Wagon Shed, 1 Shop Building, 1 Veterinary Storehouse, Subsoil Drainage System—will be received until 11 a. m., May 15, 1914, and then publicly opened. A deposit will be required on all plans furnished prospective bidders to insure their return. Information furnished upon application to Constructing Quartermaster.

WESTCHESTER AV, n s, 401 e Pugsley av, 1-sty frame stable and shed, 23x20; cost, \$600; owner, Jas. V. Ganby, 1445 Doris st; architect, Anton Pirner, 2069 Westchester av. Plan No. 178.

STORES AND DWELLINGS.

HOLLAND AV, w s, 100 s 212th st, two 2-sty brick stores and dwellings, slag roof, 25x35, and stable, shingle roof, 16.4x13.4; cost, \$5,500; owner and architect, Felicia Avello, 746 East 215th st. Plan No. 172.

STORES, OFFICES AND LOFTS.

TINTON AV, w s, 287.2 s 163d st, 3-sty brick store, loft and dwelling, tin roof, 27x120; cost, \$10,000; owner, Samuel Cohen, 343 East 164th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 166.

STORES AND TENEMENTS.

BAILEY AV, e s, 450.11 s 238th st, 2-sty frame tenement, tar and gravel roof, 25x73; cost, \$5,000; owner, Morris Raab, 237 West 60th st; architect, Chas. J. Reinschmidt, 147 4th av. Plan No. 165.

3D AV, w s, 62.9 1/4 s 152d st, 5-sty brick store, 61.9 1/4 x 114.11 1/2, tar and gravel roof; cost, \$35,000; owner, J. Clarence Davies, 524 Willis av; architects, Buchman & Fox, 30 East 42d st. Plan No. 167.

WEST FARMS RD, north intersection Hoe av, 5-sty brick tenement, slag roof, 134.3 3/4 x 88; cost, \$70,000; owner, Absar Realty Co., Abraham Weisman, 919 Fox st, Pres.; architect, Kreymborg Archtl Co., 1029 East 163d st. Plan No. 173.

BENNETT AV, e s, 212 1/4 w 181st st, 6-sty brick tenement, 88x88; cost, \$85,000; owner, McNulty Bros., Inc., 549 West 52d st; architects, Gilbert & Burnham, 80 Maiden Lane. Plan No. 128.

MISCELLANEOUS.

165TH ST, n e cor Ogden av, 1-sty frame stable and shed, 14x25; cost, \$500; owner, August Kellerman, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 168.

NEWBOLD AV, n s, 301.9 w Olmstead av, 1-sty frame toilets, 20x15; cost, \$600; owner, Katherine Schmitz, 2044 Westchester av; architect, Anton Pirner, 2069 Washington av. Plan No. 169.

TREMONT AV, s s, 237.7 e Public pl, 2-sty frame storage, slag roof, 15x11; cost, \$200; owners, Mitchell & McDermott, 1987 Tremont av; architect, Kreymborg Archtl Co., 1029 East 163d st. Plan No. 174.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
AMES ST, e s, 242.11 n Sutter av, two 4-sty brick tenements, 37.6x89, slag roof, 16 families each; total cost, \$52,000; owner, Dewey Realty Co., 2086 Douglass st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2259.

POWELL ST, e s, 300 s Livonia av, two 4-sty brick tenements, 50x88, slag roof, 24 families each; total cost, \$57,000; owner, Plymouth Improvement Co., 60 Liberty st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2291.

SOUTH 2D ST, s s, 150 w Hooper st, 6-sty brick tenement, 50x102, slag roof, 35 families; cost, \$38,000; owner, Gaynor Impt. Co., 492 Kosciusko st; architects, Nast & Springstein, 21 West 45th st, Manhattan. Plan No. 2254.

SOUTH 3D ST, s s, 103.6 w Driggs av, 6-sty brick tenement, 50x82, tin roof, 30 families; cost, \$30,000; owner, Jos. Segal, 562 Bedford av; architect, Chas. J. Reinschmidt, 147 4th av, Manhattan. Plan No. 2271.

LIBERTY AV, s e cor Barbey st, 4-sty brick store and tenement, 30x90, slag roof, 15 families; cost, \$15,000; owner, Nathan Rothstein, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2298.

DWELLINGS.

WEST 33D ST, e s, 170 n Mermaid av, 1-sty frame dwelling, 13x25.6, shingle roof, 1 family; cost, \$500; owner, Wm. F. Keenan, 360 6th av; architect, Rocco Mega, 2857 West 5th st. Plan No. 2121.

MERMAID AV, s w cor West 25th st, six 1-sty frame dwellings, 12.10x31.8, shingle roof, 1 family each; total cost, \$3,700; owner, Fredk. Stehman, 3529 West 24th st; architect, Wm. Richter, 4411 18th av. Plan No. 2108.

EAST 4TH ST, n w cor Caton av, ten 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$40,000; owner, Sherlock Bldg. Co., 212 8th av; architect, Sherlock Bldg Co., 212 8th av. Plan No. 2140.

CLEVELAND ST, w s, 85 s Hegeman av, 2-sty brick dwelling, 18x42, gravel roof, 2 families; cost, \$2,500; owner, Sam Peres, 268 New Lots av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2161.

CLEVELAND ST, w s, 110 s Hegeman av, 2-sty brick dwelling, 28x42, gravel roof, 2 families; cost, \$2,700; owner, Sam Peres, 268 New Lots av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2160.

LINWOOD ST, w s, 20 n Dumont av, five 2-sty brick dwellings, 20x53, tin roof, 2 families each; total cost, \$17,500; owner, South Side Bldg. Corp., 287 Vermont st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2178.

WEST 7TH ST, e s, 220 s Av R, four 2-sty frame dwellings, 17x40, shingle roof, 1 family each; total cost, \$12,000; owner, Highlawn Realty Co., 13 Willoughby st; architect, Wm. Hendry, 414 Rutland rd. Plan No. 2155.

EAST 13TH ST, e s, 225 s Av A, 2-sty frame dwelling, 47x54.8, shingle roof, 1 family; cost, \$10,000; owner, Frank J. Diller, 177 Montague st; architects, Gillespie & Carrell, 1123 Broadway, Manhattan. Plan No. 2151.

EAST 15TH ST, e s, 300 n Av J, two 2-sty brick dwellings, 19x36, slag roof, 1 family each; total cost, \$8,000; owner, John S. Dahl, 213 East 9th st; architect, John C. Wandell, 4-5 Court sq. Plan No. 2143.

WEST 32D ST, w s, 181 n Mermaid av, 1-sty frame dwelling, 13x28, shingle roof, 1 family; cost, \$650; owner, Mrs. Mary O'Donnel, 201 Sterling st; architect, Rocco Mega, 2857 West 5th st. Plan No. 2167.

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Plans Filed, New Buildings, Brooklyn (Cont.)

EAST 38TH ST, e s, 120 s Snyder av, 2-sty brick dwelling, 20x50, slag roof, 2 families; cost, \$5,000; owner, Frank Grissler, 290 East 38th st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2175.

84TH ST, s s, 280 w Ridge boulevard, 2-sty frame dwelling, 23.4x43.8, shingle roof, 1 family; cost, \$5,000; owner, E. T. J. Thygeson, 260 88th st; architects, Slee & Bryson, 154 Montague st. Plan No. 2163.

EUCLED AV, e s, 269.9 s Jamaica av, 2-sty frame dwelling, 18.4x39, gravel roof, 1 family; cost, \$3,000; owners, Gatehouse Bros., Inc., 57 Chestnut st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2180.

FT. HAMILTON AV, w s, 101.7 n 64th st, two 2-sty frame dwellings, 17x27.8, tin roof, 2 families each; total cost, \$1,800; owner, A. Barone, on premises; architect, Chas. A. Olsen, 1314 70th st. Plan No. 2157.

LINCOLN AV, e s, 260 s Blake av, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, \$3,500; owner, Jos. Makohon, 1154 Glenmore av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2179.

OCEAN AV, w s, 300 n Av G, 2-sty frame dwelling, 30x36.6, shingle roof, 1 family; cost, \$9,500; owner, Minnie L. vom Lehn, 2701 Glenwood rd; architects, Richard vom Lehn Sons, 2701 Glenwood rd. Plan No. 2165.

BAY 46TH ST, e s, 135.8 s Cropsey av, 1-sty frame dwelling, 22x30, shingle roof, 1 family; cost, \$1,500; owner, Giovanni Millic, 282 Av A, Manhattan; architect, Lucian Pisciotta, 391 East 149th st, Bronx. Plan No. 2214.

75TH ST, n s, 360 w 12 av, twelve 2-sty frame dwellings, 13.4x49, slag roof, 1 family each; total cost, \$42,000; owner, Meister Bldg. Co., 220 Broadway, Manhattan; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2201.

APOLLO ST, w s, 415.11 n Meeker av, four 2-sty brick dwellings, 19x50, slag roof, 2 families each; total cost, \$18,000; owner, David E. Morris, Inc., 16 Bedford av; architect, P. Tillion & Son, 381 Fulton st. Plan No. 2223.

EAST 23D ST, w s, 380 s Av M, 2-sty frame dwelling, 22x51, shingle roof, 1 family; cost, \$4,500; owner, Geo. H. Sawkins, 1816 Av N; architect, Jos. A. Brock, 865 Gates av. Plan No. 2231.

55TH ST, s s, 150 e 16th av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$9,000; owner, David Porter, 1452 55th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2235.

82D ST, s s, 100 w Ridge Blvd, four 2-sty brick dwellings, 20x39, gravel roof, 1 family each; total cost, \$20,000; owner, Malone-Herting Realty Co., 338 77th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2236.

SURF AV, s s, 100 w 35th st, 2-sty frame dwelling, 15x32, shingle roof, 2 families; cost, \$2,000; owner, Wm. Stevenson, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2238.

61ST ST, s s, 80 w 6th av, 2-sty brick dwelling, 20x30, slag roof, 2 families; cost, \$2,500; owner, Anthony Sono, 1367 61st st; architect, Angelo Adamo, 1526 71st st. Plan No. 2273.

LINCOLN AV, w s, 597.3 s Jamaica av, three 2-sty frame dwellings, 16.8x42, tin roof, 2 families each; total cost, \$6,000; owner, Florian L. Huemrich, 69 Railroad av; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2272.

FACTORIES AND WAREHOUSES.
ENFIELD ST, e s, 206 s Pitkin av, 2-sty brick factory, 25x95, carbide roof, cost, \$9,000; owner, George Furman Mfg. Co., Ridgewood av and Hemlock st; architect, Geo. U. Forbell, 506 Grant av. Plan No. 2152.

VARRICK ST, w s, 200 n Nassau av, 1-sty brick foundry, 80x100, slag roof; cost, \$6,000; owner, Martin J. Reilly, 100 Young st, L. I. City; architects, P. Tillion & Son, 381 Fulton st. Plan No. 2147.

SCHOOLS AND COLLEGES.
EAST 17TH ST, n e cor Beverlv rd, 2-sty brick school, 99x172, slag roof; cost, \$50,000; owner, Church of the Holy Innocents, on premises; architect, Frank J. Helmle, 190 Montague st. Plan No. 2118.

STABLES AND GARAGES.
PARK PL, s s, 175 w Saratoga av, 1-sty brick stable, 21.4x14.4, slag roof; cost, \$200; owner, Mary E. McHenry, 1802 Park pl; architect, Willard Parker, 34 McDonough st. Plan No. 2102.

MORGAN AV, w s, 79 s Meeker av, 1-sty brick stable, 17.10x49.7, gravel roof; cost, \$1,800; owner, Ernest Martens, 651 Leonard st; architect, C. Bauer, Jr., 651 Leonard st. Plan No. 2130.

EAST 17TH ST, e s, 540 n Av J, 1-sty frame garage, 13x18, shingle roof; cost, \$350; owner, Wm. Bordfeld, 636 East 34th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 2186.

AV G, s s, 200 e East 14th st, 1-sty frame garage, 18x20, shingle roof; cost, \$200; owner, Eliz. F. Loefferts, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2154.

NEWKIRK AV, n s, 225 e East 19th st, 1-sty frame garage, 12x18, shingle roof; cost, \$400; owner and architect, Arthur H. Strong, 600 East 18th st. Plan No. 2153.

BERGEN ST, n s, 110 e New York av, 2-sty brick garage, 55.6x113.11, gravel roof; cost, \$12,000; owner, Dr. Domenick Saladino, 381 Broome st, Manhattan; architect, Eugene De Rosa, 644 8th av, Manhattan. Plan No. 2189.

EAST 14TH ST, e s, 248 s Ditmas av, 1-sty frame garage, 16x18, shingle roof; cost, \$200; owner, Boyd H. Keller, on premises; architect, A. White Pierce, 59 Court st. Plan No. 2184.

MARLBOROUGH RD, w s, 190 n Av D, 1-sty frame garage, 12x18, shingle roof; cost, \$450; owner, Wm. S. Delp, on premises; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 2279.

ELDERT LA, w s, 926 s Fulton st, 2-sty frame stable, 29x100, slag roof; cost, \$3,500; owner, Henry Rusch, 226 Stockholm st; architect, T. Engelhardt, 905 Broadway. Plan No. 2065.

DRIGGS AV, w s, 25 s North 9th st, 1-sty brick garage, 25x160, slag roof; cost, \$4,000;

owner, Jas. A. McCafferty, on premises; architects, P. Tillion & Son, 380 Fulton st. Plan No. 2269.

STORES AND DWELLINGS.
FLATBUSH AV, w s, 120.6 n Newkirk av, eight 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$52,000; owner, Bush Bldg. Co., 367 Fulton st; architect, Chas. B. White, 307 Washington st. Plan No. 2232.

STORES, OFFICES AND LOFTS.
ATLANTIC AV, s s, 80 e Eastern parkway, 4-sty brick loft building, 26x100, tin roof; cost, \$18,000; owner, Salvatore Bonagura, 1815 Eastern parkway; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2177.

STORES AND TENEMENTS.
QUINCY ST, n s, 300 e Nostrand av, 4-sty brick tenement, 50x89, slag roof, 17 families; cost, \$35,000; owners, Giffuin & Richard, 186 Hamburg av; architect, Frank Adams, 216 Boerum st. Plan No. 2122.

SOUTH 9TH ST, s s, 120 w Berry st, 6-sty brick tenement, 50x104.9, slag roof, 36 families; cost, \$55,000; owner, Illinois Realty Co., 271 Berry st; architects, Shampam & Shampam, 772 Broadway. Plan No. 2119.

WEST 21ST ST, s w cor Mermaid av, 4-sty brick tenement, 46x85, gravel roof, 16 families; cost, \$30,000; owner, Agner Getzoff Co., West 17th st, C. I.; architects, Cohn Bros., 361 Stone av. Plan No. 2110.

EASTERN PARKWAY, n s, 59 e Schenectady av, 4-sty brick tenement, 50x79.7, gravel roof, 16 families; cost, \$45,000; owner, Parkvale Realty Co., 216 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 2100.

NEWKIRK AV, n s, 80 w Flatbush av, two 4-sty brick tenements, 50x90, slag roof, 16 families each; total cost, \$70,000; owner, Brooklyn Union Bldg. Corp., 44 Court st; architect, Simeon S. Eisendrath, 500 5th av, Manhattan. Plan No. 2103.

8TH AV, s e cor 3d st, 4-sty brick tenement, 80x112.10, slag roof, 31 families; cost, \$100,000; owner, Cranston Const. Corp., 483 5th av; architects, Shampam & Shampam, 772 Broadway. Plan No. 2105.

ST. JOHNS PL, s s, 375 e Underhill av, 4-sty brick tenement, 50x84, slag roof, 16 families; cost, \$22,500; owner, Dandridge Co., 55 John st, Manhattan; architects, Walker & Ward, 47 West 34th st, Manhattan. Plan No. 2197.

WEST 23D ST, e s, 58.9 n Highland View av, two 1-sty frame stores, 27.6x20, gravel roof; total cost, \$1,200; owner, Edw. Zins, Surf av and West 12th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2205.

HOPKINSON AV, e s, 48 s Marion st, 1-sty brick store, 26.10x16.8, wood roof; cost, \$1,500; owner, John Ehlenberger, 245 Chauncey st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2183.

MILLER AV, n w cor Blake av, 4-sty brick tenement, 60x90, slag roof, 20 families; cost, \$30,000; owners, Blake & Miller, Inc., 118 Cleveland st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2182.

TOMPKINS AV, n e cor Greene av, 4-sty brick tenement, 25x90, slag roof, 8 families; cost, \$20,000; owner, Clifton Place Realty Co., 359 Clifton pl; architects, Shampam & Shampam, 772 Broadway. Plan No. 2215.

VERMONT ST, w s, 150 s Pitkin av, 4-sty brick tenement, 25x75, slag roof, 8 families; cost, \$17,000; owner, Beni Hoffman, 454 Hinsdale st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2252.

THEATRES.
CROPSEY AV, n e cor 20th av, open air theatre, 32x10, iron roof; cost, \$1,000; owner, F. Martini, 1603 Neptune av; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 2174.

MISCELLANEOUS.
76TH ST, s s, 86 w 5th av, 1-sty brick shed, 30x19, concrete roof; cost, \$250; owner, Jas. Donovan, on premises; architect, same. Plan No. 2150.

HALSEY ST, s s, 80 e Bedford av, 1-sty brick toilet, 7x5.4, gravel roof; cost, \$100; owner, Regent Theatre, Inc., Fulton st, near Bedford av; architect, Geo. P. Chappel, 258 Broadway, Manhattan. Plan No. 2123.

MORGAN AV, w s, 79 s Meeker av, 1-sty frame shed, 12.8x53.6, gravel roof; cost, \$600; owner, Ernest Martens, 651 Leonard st; architect, C. Bauer, Jr., 651 Leonard st. Plan No. 2131.

HIGHLAND VIEW AV, n e cor West 23d st, 1-sty frame restaurant, 58.9x20, gravel roof; cost, \$1,650; owner, Edw. Zins, Surf av and West 16th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2204.

THATFORD AV, 241, 1-sty frame wagon shed, 17x30, tar paper roof; cost, \$200; owner, Sarah Meltzer, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2186.

GRAND ST, s e cor Morgan av, 1-sty frame washroom, 10x6; tin roof; cost, \$100; owner, Newton Creek Lard Co., on premises; architect, W. H. Dusenbury, 234 5th av, Manhattan. Plan No. 2276.

NORTH 12TH ST, n s, 515 w Kent av, 3-sty brick factory, 26.5x50.8, gravel roof; cost, \$85,000; owner, Standard Oil Co., 26 Broadway, Manhattan; architect, same. Plan No. 2266.

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DWELLINGS.
GLEN MORRIS.—Church st, e s, 300 s Ridge av, 2 1/2 sty frame dwelling, 24x20, shingle roof, steam heat, 1 family; cost, \$4,000; owner, C. E. Anderson, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1053.

JAMAICA.—Wicks st, e s, 284 n Metropolitan av, seven 2-sty frame dwellings, 17x30, shingle roof, 1 family; cost, \$17,500; owner, Jos. S. Rourke, 197 Winthrop av, Brooklyn; architect, Christian Bauer, Jr., 651 Leonard st, Brooklyn. Plan No. 1051.

JAMAICA SOUTH.—Birch st, e s, 240 s School st, 2-sty frame dwelling, 32x40, shingle roof, 2 families; cost, \$4,500; owners, Olsen & Anderson, 44 Kalsev av, So. Ozone Park; architect, Jos. Anderson, same address. Plan No. 1048.

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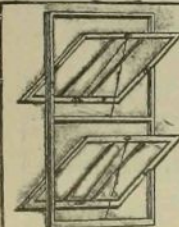
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L. I. CITY.—Flushing av, 465, frame summer dwelling, 22x45; cost, \$110; owner, Edw. Muller, premises. Plan No. 1050.

ROCKAWAY BEACH.—Beach 82d st, w s, 277 s Boulevard, 2-sty frame dwelling, 20x25, shingle roof, 1 family; cost, \$2,000; owner, Pauline Hartung, 18 Beach 83d st, Rockaway Beach; architect, Paul Hartung, same address. Plan No. 1045.

ROSEDALE.—Dartmouth pl, s s, 340 e Clifton av, 2-sty frame dwelling, 21x26, shingle roof, 1 family; cost, \$2,000; owner and architect, Luther Russell, Dean st, Rosedale. Plan No. 1049.

DUNTON.—Frost av, e s, 300 s Jerome av, 2-sty frame dwelling, 19x32, shingle roof, 1 family; cost, \$2,300; owner, A. G. Smith, 210 Parkside av, Brooklyn; architect, owner. Plan No. 1036.

EDGEMERE.—Hudson av, w s, 200 n Edgemere av, 2-sty frame dwelling, 30x50, shingle roof, 1 family; cost, \$3,500; Lincoln av, n e cor Dickerson av, 2-sty frame dwelling, 22x46, shingle roof, 1 family; cost, \$3,500; owner, Edgemere Crest Co., 30 East 42d st, Manhattan; architects, Howard & Callmann, Far Rockaway. Plan Nos. 1033-34.

EDGEMERE.—Cheever av, n w cor Cedar av, 2-sty frame dwelling, 30x42, shingle roof, 1 family; cost, \$3,500; owner, Edgemere Crest Co., 30 East 42d st, Manhattan; architects, Howard-Callmann Co., Far Rockaway. Plan No. 1032.

ELMHURST.—Evergreen av, s s, 320 w Hanover av, 2½-sty frame dwelling, 19x35, shingle roof, 1 family, steam heat; cost, \$3,000; owner and architect, J. Simkin, 51 East Grand av, Corona. Plan No. 1031.

ELMHURST.—Suydam st, n s, 100 w Hanover av, 2½-sty frame dwelling, 18x38, shingle roof, 1 family; cost, \$3,000; owner and architect, J. Simkin, 51 East Grand av, Corona. Plan No. 1030.

ELMHURST.—Toledo av, n w cor Gerry av, 2½-sty brick dwelling, 34x38, shingle roof, 1 family, water heat; cost, \$7,500; owner, Agna Marshall, Toledo av, Elmhurst; architect, P. E. Anderson, 16 20th st, Elmhurst. Plan No. 1037.

EDGEMERE.—Rockaway av, w s, 860 n Boulevard, four 1½-sty frame dwellings, 20x27, shingle roof, 1 family; cost, \$6,000; owner, Parkway Construction Co., Edgemere; architect, A. D. Hough, Edgemere. Plan Nos. 1038-39-40-41.

FLUSHING.—16th st, e s, 129 n Sandford av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family; cost, \$4,200; owner, C. C. Clayton, 17 Battery pl, Manhattan; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1042.

JAMAICA.—Brown av, w s, 200 n Cumberland st, 1-sty frame dwelling, 24x20, shingle roof, 1 family; cost, \$400; owner, B. D. Allerton, Phraner av, Jamaica. Plan No. 1027.

BELLE HARBOR.—Bayside Drive, s w cor Park av, 2½-sty frame dwelling, 23x26, shingle roof, 1 family, steam heat; cost, \$3,400; owner, Samuel Kahn, 1 Madison av, Manhattan; architect, R. J. Sands, 99 Nassau st, Manhattan. Plan No. 1056.

FAR ROCKAWAY.—Hollywood av, n e cor Willow pl, 2-sty frame dwelling, 24x62, shingle roof, 1 family, steam heat; cost, \$6,000; owner, J. Halpin, Far Rockaway; architect, A. J. Bogart, Far Rockaway. Plan No. 1071.

GLENDALE.—Memorial st, n s, 201 w Morton av, five 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, \$18,500; Pulaski st, s s, 150 w Morton av, two 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, \$7,200; Pulaski st, s s, 60 e Griffith av, three 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, \$9,600; Pulaski st, s s, 100 w Morton st, six 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, \$20,000; Griffith av, s e cor Pulaski st, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost, \$4,200; owner, Morton Park Realty Co., 464 Grand st, Manhattan; architect, Lew Koen, 9 Debevoise st, Brooklyn. Plan Nos. 1060 to 1069.

ROCKAWAY PARK.—9th av, e s, 100 s Washington av, 1½-sty frame dwelling, 23x38, shingle roof, 1 family, steam heat; cost, \$4,950; owner, Jos. Roth, 508 West 135th st, Manhattan; architect, A. Johnson, Huron st, Neponset. Plan No. 1077.

BAYSIDE.—Riverside dr, s s, 420 w Harbor rd, 2½-sty frame dwelling, 30x40, tile roof, steam heat, 1 family; cost, \$7,500; owner, Chas. T. Laured, 210 West 108th st, N. Y. C.; architect, Emery Roth, 507 5th av, N. Y. C. Plan No. 1085.

BEECHURST.—29th st, n s, 186 e 14th av, 2½-sty frame dwelling, 26x32, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Edward Stern, 87 Nassau st, N. Y. C.; architect, B. Herzborn, 319 West 116th st, N. Y. C. Plan No. 1098.

CORONA.—48th st, w s, 157 n Jackson av, 2-sty brick dwelling, 18x50, tin roof, 2 families; cost, \$3,500; owner, Rocco DeMarino, 120 48th st, Corona; architect, A. DeBlasi, East Grand av, Corona. Plan No. 1101.

DUNTON.—Beaufort st, w s, 75 n Lowell av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family, steam heat; cost, \$3,000; owner, T. Nagel, 103 Lowell av, Jamaica; architect, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1088.

HOLLIS.—Flushing av, s w cor Prospect av, 2½-sty frame dwelling, 24x38, shingle roof, 1 family, steam heat; cost, \$5,000; owner, C. Muller, Palatina av, Hollis; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 1095.

HOLLIS.—Chichester av, s e cor West Point av, two 2½-sty frame dwellings, 20x37, shingle roof, 1 family, steam heat; cost, \$8,000. West Point st, n s, 225 s Chichester av, two 2½-sty frame dwellings, 20x29, shingle roof, 1 family, steam heat; cost, \$7,000; owner, F. W. Scutt Co., 336 Fulton st, Jamaica; architect, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 1086-7-9-90.

JAMAICA.—Sylvester av, s s, 125 e West st, 2½-sty frame dwelling, 19x30, shingle roof, 1

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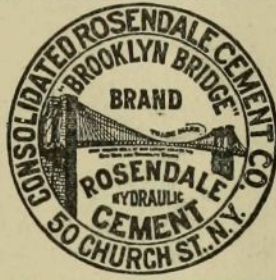
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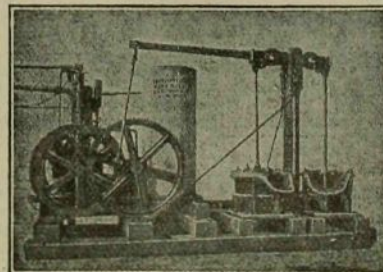
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Plans Filed, New Buildings, Queens (Continued)

family; cost, \$1,800; owner, W. Kludzewski, Rockaway rd, Jamaica; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 1096.

JAMAICA.—Dewey av, s s, 790 e Merrick rd, seven 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$12,600; owner, Anna Lazerwitch, 53 Henry st, N. Y. C.; architect, I. M. Kirby, Jamaica. Plan Nos. 1108 to 14.

JAMAICA.—Shore av, s s, 100 e Henry st, two 2-sty brick dwellings, 22x40, tin roof, 2 families; cost, \$5,600; owner, B. Zmalczyowski, South and Jay sts, Jamaica; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 1094.

UNION COURSE.—Snediker av, e s, 100 s 7th st, two 2½-sty frame dwellings, 20x32, shingle roof, 1 family, furnace heat; cost, \$4,000; owner, Jos. C. Kelly, Jefferson av, Queens; architect, I. M. Kirby, Jamaica. Plan No. 1106-07.

CORONA.—44th st, w s, 155 n Jackson av, 2-sty frame dwelling, 20x49, tin roof, 2 families; cost, \$3,000; owner, Peter Grimm, 46 West Jackson av, Corona; architect, A. J. Grimm, same. Plan No. 1140.

EDGEWATER.—Beach 43d st, e s, 240 n Boulevard, twenty 2-sty frame dwellings, 18x26, shingle roof, 1 family, steam heat; cost, \$60,000; owner, Edgemere Building Co, premises; architect, Phil. Caplan, 477 Boulevard, Rockaway Beach. Plan Nos. 1117 to 1136.

FAR ROCKAWAY.—Beach 43d st, w s, 100 n Boulevard, 2-sty frame dwelling, 29x48, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Jos. Reinhorn, 1543 Broadway, Manhattan; architect, Chas. J. Reinschmidt, 147 4th av, Manhattan. Plan No. 1142.

JAMAICA.—Brenton av, w s, 116 s Fulton st, five 2-sty brick dwellings, 20x35, shingle roof, 1 family; cost, \$20,000; owners, Feinsher & Krochman, 306 New Jersey av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1137.

KEW.—Abingdon rd, s s, 88 e Richmond Hill av, 3-sty frame dwelling, 25x42, shingle roof, 1 family, steam heat; cost, \$9,000; owner, Daniel W. Nye, Kew; architect, Aymar Embury, 132 Madison av, Manhattan. Plan No. 1143.

FACTORIES AND WAREHOUSES.
METROPOLITAN.—Metropolitan av, n w cor L. I. R. right of way, two 1-sty brick factories, 309x220, tar and gravel roof; cost, \$95,000; owner, C. B. French Cabinet Co., 401 Flushing av, Middle Village; architect, F. H. Quinby, 99 Nassau st, Manhattan. Plan No. 1057.

LONG ISLAND CITY.—East River, 125 e West av, 2-sty brick warehouse, 330x140, asphalt roof; cost, \$200,000; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 1100.

LONG ISLAND CITY.—East River, 265 e West av, 2-sty brick factory, 385x140, asphalt roofing; cost, \$200,000; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 1099.

STABLES AND GARAGES.
BAYSIDE.—Bradish av, s s, 75 e Johnson av, 1-sty brick garage, 12x20, shingle roof; cost, \$250; owner, Alex. H. Fox, Bayside; architect, G. Cooper, Whitestone av, Flushing. Plan No. 1075.

KEW.—Metropolitan av, s s, 385 e Leggett pl, 1-sty frame garage, 20x20, shingle roof; cost, \$350; owner, J. H. Turton, premises. Plan No. 1070.

RICHMOND HILL.—Abingdon rd, s s, 65 w Willow st, 1-sty frame garage, 14x18, shingle roof; cost, \$300; owner, S. Marcus, premises; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1055.

WOODHAVEN.—Fulton st, s s, 101 e Woodhaven av, 1-sty frame garage, 16x16, shingle roof; cost, \$150; owner, Joel Fowler, 3400 Jamaica av, Woodhaven; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1054.

ELMHURST.—Ithaca st, w s, 100 n Britton av, 1-sty frame garage, 12x18, shingle roof; cost, \$150; owner, D. Rea, premises. Plan No. 1025.

JAMAICA.—Park pl, w s, 137 s Locust st, 1-sty frame garage, 15x18, tin roof; cost, \$150; owner, S. Epstein, premises. Plan No. 1023.

ARVERNE.—Meredith av, w s, 58 n Boulevard, 1-sty frame garage, 10x20, gravel roof; cost, \$150; owner, Isaac Simon, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1102.

FAR ROCKAWAY.—Breez Point pl, s s, 400 e Mott av, 2-sty frame stable, 35x25, shingle roof; cost, \$2,000; owner, H. D. Zucker, Far Rockaway; architect, Jos. H. Cornell, Far Rockaway. Plan No. 1115.

RICHMOND HILL.—Clinton av, e s, 200 s Liberty av, 1-sty frame stable, 24x24, paper roof; cost, \$200; owner, J. F. Reichard, 12 Oak st, Brooklyn Hill. Plan No. 1083.

WOODHAVEN.—Dennington av, 10, 1-sty frame garage, 10x16, shingle roof; cost, \$125; owner, Chas. G. Papper, premises. Plan No. 1103.

FAR ROCKAWAY.—Beach 43d st, w s, 100 n Boulevard, 1-sty frame garage, 16x16, shingle roof; cost, \$500; owner, Jos. Reinhorn, 1543 Broadway, Manhattan; architect, Chas. J. Reinschmidt, 147 4th av, Manhattan. Plan No. 1141.

STORES AND DWELLINGS.
L. I. CITY.—Greenpoint av, n s, 100 w Bradley av, 3-sty frame store and dwelling, 25x47, tin roof, 2 families; cost, \$4,800; owner, Chas. Ramonoirtsb, 119 Greenpoint av, L. I. City; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1052.

RIDGEWOOD.—Cypress av, n e cor Myrtle av, 3-sty brick store and dwelling, 39x28, tin roof, 2 families; cost, \$20,000; owner, Aug. Bauer, 355 Highland blvd, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1019.

FAR ROCKAWAY.—Mott av, n w cor Central av, eight 1-sty frame stores, 15x41, slag roof; cost, \$10,000; owner, L. I. R. R. Co.,

Penn. Terminal, Manhattan; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1082.

RIDGEWOOD.—Fresh Pond rd, s w cor Putnam av, four 3-sty brick stores and dwellings, 25x51, tin roof, 2 families; cost, \$36,000; owner, Esor Realty Co., 208 Pulaski st, Middle Village; architects, Shampam & Shampam, 772 Broadway, Brooklyn. Plan Nos. 1079-80-81.

BAYSIDE.—Bell av, w s, 98 s Palace Boulevard, three 2-sty brick store and dwellings, 16x55, slag roof, 1 family; cost, \$9,000; owner, John Dayton, Inc., Bell av, Bayside; architect, Chas. W. Ross, Woodhaven. Plan No. 1104.

JAMAICA.—Dewey av, s s, 420 e Merrick rd, 3-sty frame store and dwelling, 19x47, slag roof, 2 families; cost, \$3,800; owner, Louis Defner, 38 Dewey av, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1084.

QUEENS.—Wertland av, s w cor Whittier av, 1-sty frame store, 40x54, tin roof; cost, \$350; owner, John A. Simon, premises. Plan No. 1097.

STORES AND TENEMENTS.
L. I. CITY.—11th av, e s, 51 n Newtown av, two 3-sty brick tenements, 28x55, tin roof, 3 families; cost, \$12,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan Nos. 1043-44.

THEATRES.
RIDGEWOOD.—Palmetto st, n s, 144 w Seneca av, airdrome; cost, \$600; owners, Schmidt & Gausser, 422 Ralph st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1020.

MISCELLANEOUS.
FOREST HILLS.—Austin st, n s, 58 e Shellbourne av, frame coal pocket, 57x37; cost, \$4,500; owners, J. E. Backus & Son, Forest Hills. Plan No. 1046.

JAMAICA.—Hillside av, n e cor Lewis av, frame signboard, 60x20; cost, \$300; owner, C. J. Bilfer, 367 Fulton st, Brooklyn. Plan No. 1047.

CORONA.—Locust st, 62, erect cesspool; cost, \$40; owner, F. Young, premises. Plan No. 1035.

JAMAICA.—Johnson av, s s, 308 w Bryant st, erect cesspool; cost, \$15; owner, T. Albertuzzi, premises. Plan No. 1022.

L. I. CITY.—Railroad av, n s, 100 s Greenpoint av, 1-sty brick oil storage, 30x8, slag roof; cost, \$500; owner, American Agricultural Co., premises. Plan No. 1024.

L. I. CITY.—Pierce av, cor 9th av, fence, 27x8; cost, \$325; owner, E. E. Paul Co., 101 Park av, Manhattan. Plan No. 1028.

L. I. CITY.—Webster av, 147, 1-sty frame shed, 10x10, paper roof; cost, \$10; owner, Geo. Genio, premises. Plan No. 1021.

SPRINGFIELD.—Springfield av, s e cor Roseland av, 1-sty frame barn, 22x18, gravel roof; cost, \$300; owner, G. Miller, premises. Plan No. 1029.

MEADOWMERE PARK.—3d st, n s, 50 e 1st st, 1-sty frame boat house, 20x25, tin roof; cost, \$600; owner, Chas. Meyer, Jamaica. Plan No. 1026.

CORONA.—Corona av, s w cor Fairview av, 1-sty frame office, 8x10, tin roof; cost, \$100; owners, Blom Bros., Corona. Plan No. 1076.

GLENDALE.—Pulaski st, s s, 85 e Griffith av, four 2-sty frame dwellings, 18x34, tin roof, 1 family; cost, \$10,200; owner, Morton Park Realty Co., 464 Grand st, Manhattan; architect, Lew Koen, 9 Debevoise st, Brooklyn. Plan Nos. 1058-59.

JAMAICA.—Rockaway rd, 113, 1-sty frame shed, 12x24, paper roof; cost, \$100; owner, N. Gussack, premises. Plan No. 1078.

MIDDLE VILLAGE.—Metropolitan av, n s, 91 w Ward st, 1-sty frame coop, 10x14, paper roof; cost, \$50; owner, John Seiz, 10 Satterlee av, Middle Village. Plan No. 1074.

WHITE POT.—Hoffmann blvd, s s, near Old Town rd, frame billboard, 20x12; cost, \$150; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 1073.

WINFIELD.—Thomson av, n s, 500 e Shell rd, frame billboard, 150x12; cost, \$75; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 1072.

LONG ISLAND CITY.—2d av, 664, 1-sty frame shed, 10x12; cost, \$25; owner, W. H. Breen, premises. Plan No. 1091.

LONG ISLAND CITY.—Jackson av, w s, 25 s 5th av, 2-sty frame summer house, 25x36, felt roof; cost, \$125; owner, Frank Nagel, premises; architect, J. M. Grady, 265 8th av, L. I. City. Plan No. 1116.

LONG ISLAND CITY.—Davis st, w s, 375 s Jackson av, 1-sty brick shed, 33x128, gravel roof; cost, \$500; owner, Neptune Meter Co., premises; architect, John M. Baker, Jackson av, L. I. City. Plan No. 1105.

ROCKAWAY PARK.—5th av, e s, 250 n Washington Boulevard, 1-sty frame baggage room, 14x18, slag roof; cost, \$200; L. I. R. R. tracks, s s, near Oceanus av, 1-sty frame baggage room, 14x18, slag roof; cost, \$200; owner and architect, L. I. R. R. Co., Penn. Terminal, N. Y. Plan Nos. 1092-3.

ELMHURST.—Thompson av, n e cor Cornish st, frame billboard, 46x12; cost, \$35; owners, Disosway & Fisher, 1075 3d av, L. I. City. Plan No. 1138.

L. I. CITY.—Jackson av, 428, merchandise stand, 14x10, paper roof; cost, \$50; owner, P. C. L. Wright, 45 Broadway, Manhattan. Plan No. 1144.

NEWTOWN.—Queens Boulevard, n e cor Roman av, frame billboard, 10x12; cost, \$50; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 1139.

Richmond.

CHURCHES.

PRINCE BAY ROAD, e s, 1300 s Johnson av, Tottenville, 1-sty frame church, 32x45; cost, \$5,000; owner, Prince Bay Union Church, Prince Bay; architect, A. H. McGeehan, Prince Bay; builder, G. Disosway, Richmond Valley. Plan No. 170.

DWELLINGS.

CEDAR GROVE BEACH, near Cedar Grove av, South Beach, 1-sty frame bungalow, 14x27; cost, \$310; owner, W. Goddard, 13 Church st, N. Y. C.; builder, Aug. Mathon, Grant City. Plan No. 159.

NEW DORP LANE, s s, 380 e Ocean Grove av, New Dorp Beach, two 1-sty frame bungalows, 14x29; total cost, \$750; owner, Thos. L. Greagan, 38 So. Elliott pl, Bklyn.; builder, Adam Marks, Jr., Dongan Hills. Plan No. 19.

PROSPECT ST, s s, 250 e Elizabeth st, New Brighton, 2-sty frame dwelling, 26x28; cost, \$4,000; owner, R. Baucher, New Brighton; architect, Jas. Whitford, New Brighton; builder, G. Ericson, Port Richmond. Plan No. 180.

ROCKAWAY ST, e s, 175 n Cleremont av, Tottenville, 1-sty frame dwelling, 18x28; cost, \$800; owner, Annie May Brooklyn; architect and builder, C. O. Peterson, Tottenville. Plan No. 181.

SEAFOAM ST, w s, 100 s Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x20; cost, \$310; owner, Ocean Edge Land Co., 220 B'way, N. Y. C.; architect and builder, Sanjour Bros., New Dorp Beach. Plan No. 193.

SEAFOAM ST, e s, 260 s Britton lane, New Dorp Beach, 1-sty frame bungalow, 24x14; cost, \$280; owner, Miss A. Hurley, New Dorp Beach; architect and builder, Sanjour Bros., New Dorp Beach. Plan No. 195.

VAN DUZER ST, w s, 100 n Hannah st, Tompkinsville, 2-sty brick dwelling, 19x36; cost, \$2,000; owner and builder, M. Di Martino, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 191.

WHITAKER PL, e s, 195 s Richmond rd, Dongan Hills, 2-sty frame dwelling, 30x30; cost, \$2,800; owner and architect, Frank McKenzie, New Brighton; builder, Hesse & Offinjour, Stapleton. Plan No. 160.

1ST ST, e s, 160 e Midland av, Midland Beach, 1-sty frame bungalow; cost, \$250; owner, F. Frost, 413 West 46th st, N. Y. C.; architect and builder, J. Keegan, Concord. Plan No. 166.

2D ST, n s, 65 e Elm av, Midland Beach, 1-sty frame bungalow, 14x20; cost, \$125; owner, Jessie G. Baird, 230 West 34th st, N. Y. C.; architect and builder, H. W. Hollister, 989 Orient av, Jersey City. Plan No. 165.

3D ST, w s, 100 s Lincoln av, New Dorp Beach, 1 1/2-sty brick dwellings, 19x31; cost, \$2,100; owner, Robert Norton Hill, 63 West 10th st, N. Y. C.; architect and builder, H. W. Putnam, New Dorp. Plan No. 177.

4TH ST, w s, 84 w Midland av, Grant City, 1-sty frame bungalow, 20x22; cost, \$425; owner, W. Hughlan, Brooklyn; architect and builder, R. A. Seelin, Grant City. Plan No. 178.

6TH ST, w s, 61 w Lincoln av, Midland Beach, 1-sty frame bungalow, 12x32; cost, \$280; owner, C. T. Sequine, 292 9th av, N. Y. C.; architect and builder, A. W. Mortenson, Midland Beach. Plan No. 171.

6TH ST, w s, 83 w Lincoln av, Midland Beach, 1-sty frame bungalow, 12x32; cost, \$280; owner, C. T. Sequine, 292 9th av, N. Y. C.; architect and builder, A. W. Mortenson, Midland Beach. Plan No. 169.

6TH ST, w s, 65 n Lincoln av, Midland Beach, 1-sty frame bungalow, 12x32; cost, \$280; owner, C. T. Sequine, 292 9th av, N. Y. C.; architect and builder, A. W. Mortenson, Midland Beach. Plan No. 168.

7TH ST & BARNES AV, s w cor, South Beach, 1 1/2-sty frame dwelling, 16x30; cost, \$800; owner, Margaret H. Evan, 452 West 57th st, Manhattan; architect and builder, A. J. McCaffrey, 217 West 142d st, Manhattan. Plan No. 163.

BAYVIEW AV, w s, 391 s 3d st, New Brighton, 2-sty frame dwelling, 21x50; cost, \$4,000; owner, Henry A. Barnes, New Brighton; builder, John Karlsson, Tompkinsville. Plan No. 192.

BROADWAY EXT, e s, 100 n Mersereau av, Port Richmond, 2-sty frame dwelling, 19x32; cost, \$2,450; owner, architect and builder, E. K. Whitford, Port Richmond. Plan No. 194.

CHARLES AV, n s, 50 w Sharp av, Port Richmond, 2 1/2-sty frame dwelling, 20x45; cost, \$2,800; owner, M. Hurley, Port Richmond; builder, John O. Johnson, Port Richmond. Plan No. 173.

DELAWARE AV, e s, 164 s Richmond rd, New Dorp, 2-sty frame dwelling, 27x21; cost, \$3,000; owner, Ruherta Grunert, New Dorp; architect, Jas. E. Grunert, New Dorp; builder, Co-operative Const. Co., New Dorp. Plan No. 198.

FRANKLIN AV, e s, 197 s 3d st, New Brighton, 2 1/2-sty frame dwelling, 32x30; cost, \$3,600; owner, Mrs. Mary C. Smith, New Brighton; architect, J. A. Haabestad, Port Richmond; builder, Haabestad & Lohne, Port Richmond. Plan No. 172.

GREENWICH RD, s s and ANADALE AV, 379, Anadale, 1-sty frame stable, 16x20; cost, \$90; owner and builder, Salvatore Pitro, Anadale. Plan No. 179.

HENDERSON AV, n s, 150 w Lafayette av, New Brighton, 1-sty frame garage, 14x16; cost, \$125; owner, R. Hoyt Sloan, New Brighton; builder, M. E. Hoose, 74 Fulton st, N. Y. C. Plan No. 167.

PELTON AV, e s, 524 s Henderson av, New Brighton, 2-sty frame dwelling, 22x30; cost, \$3,000; owner and builder, Jas. Lawrence, 230 West 149th st, N. Y. C.; architect, W. Barndt, Smithville, L. I. Plan No. 176.

RICHMOND TURNPIKE, e s, 500 n Eddy st, Stapletonville, 2-sty brick dwelling, 36x34; cost, \$4,300; owner, Frederick Rohde, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 175.

RICHMOND TURNPIKE, e s, 300 n Eddy st, Stapleton, 2 1/2-sty frame dwelling, 35x51; cost, \$4,300; owner, Frederick Rohde, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 174.

ROCKLAND AV, n s, 900 w Forest Hill rd, New Springfield, 2-sty frame dwelling, 22x23; cost, \$3,200; owner, Fred W. Meyer, New Springfield; architect, Chas. B. Heweker, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 189.

SARRETT AV, w s 271 s Sequine rd, Tottenville, 1-sty frame dwelling, 30x40; cost, \$2,600; owner, Mrs. Mary Walz, Pleasant Plains; architect and builder, E. R. Paugh, Tottenville. Plan No. 188.

1ST AV, n s, 282 e Jersey st, New Brighton, 2-sty frame dwelling, 22x44; cost, \$3,600; owner, J. J. Coogan, 2585 Marion av, Bronx; architects, Allison & Etilinger, West New Brighton; builder, Henry Reich, 1352 East 14th st, Brooklyn. Plan No. 184.

STABLES AND GARAGES.
ST. PAUL'S AV, n of Occident, Stapleton, 1-sty concrete garage, 13x20; cost, \$250; owner and builder, A. W. Lenderoth, Stapleton. Plan No. 161.

WATERS AV, n s, 75 w Wardwell av, New Brighton, 1-sty frame garage, 12x17; cost, \$180; owner, B. Cattler, New Brighton; builder, J. C. Elliott, West Brighton. Plan No. 183.

MISCELLANEOUS.

CATHERINE ST, s s, 250 n Decker av, Port Richmond, 1-sty frame shed, 20x22; cost, \$175; owner, Mrs. Ida Ericson, Port Richmond; builder, Gustav Ericson, Port Richmond. Plan No. 182.

MAIN ST, w s, 67 n Amboy rd, Tottenville, 1-sty frame store, 16x45; cost, \$1,200; owner, Sarah B. Walling, Tottenville; architect, C. B. Keffer, Tottenville; builders, Depuy & Jensen, Tottenville. Plan No. 164.

CEDAR GROVE AV, e s, 350 s New Dorp lane, New Dorp Beach, 1-sty frame store, 18x40; cost, \$300; owner, H. Hitt, New Dorp Beach; architects and builders, Sanjour Bros., New Dorp Beach. Plan No. 196.

CLIFTON AV, e s, 25 n Fletcher st, Rosebank, 1-sty frame carpenter shop, 14x20; cost, \$120; owner and builder, Jas. Littrell, Rosebank. Plan No. 186.

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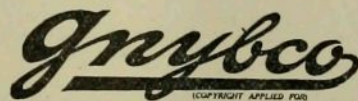
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Plans Filed, New Buildings, Richmond (Cont.).

8x30; cost, \$87; owner, Maude Walcott, West Brighton; builder, Harry Bouham, West Brighton. Plan No. 190.

RICHMOND RD, e s, and NEWBERRY AV, Dongan Hills, concrete retail wall, 42x5; cost, \$30; owner, M. Bianchi, Dongan Hills; builder, C. Bianchi, Dongan Hill. Plan No. 197.

SEASIDE BLVD, 1 block from Surf av, South Beach, 1-sty frame kitchen, 11x15; cost, \$75; owner, Minnie Ettinger, South Beach; builder, John Smith, South Beach. Plan No. 185.

WALLACE AV, e s, 100 s Richmond ariostar, 1-sty frame tool house, 12x12; cost, \$50; owner and builder, Salvatore Panzarella, 316 East 102d st, Manhattan. Plan No. 187.

WIELAND AV, s s, 320 s Jefferson Blvd, Anadale, 1-sty frame barn, 48x32; cost, \$500; owner, architect and builder, R. A. Meyler, 2609 Jamaica av, Richmond Hill, L. I. Plan No. 162.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAXTER ST, 149-151, new supports and foundations to 6-sty brick lofts; cost, \$600; owners, Jennie and Wm. Bardsley, Montclair, N. J.; architects, M. L. & H. G. Emery, 68 Bible House. Plan No. 1267.

BLEECKER ST, 59, new store fronts, fireproofing and partitions to 3-sty brick store and lofts; cost, \$5,000; owners, Henry A. Kraus et al, care Samuel C. Herriman, 30 Broad st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1321.

BROOME ST, 236, new entrance and fireproofing to 3-sty brick moving picture theatre, office and synagogue; cost, \$5,000; owner, Regina Gross, 853 Southern Blvd.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1346.

BROOME ST, 423, new roof to 7-sty brick lofts; cost, \$800; owner, Thos. B. Walker, 299 Broadway; architect, L. Giller, 416 Broadway. Plan No. 1351.

CATHEDRAL PARKWAY, 210, alterations to 12-sty brick tenement; cost, \$150; owner, Akron Bldg. Co., 505 5th av; architect, Robt. T. Lyons, 505 5th av. Plan No. 1310.

CROSBY ST, 53, new stairs to 6-sty brick loft; cost, \$100; owners, Estate of George Williams, 270 Broadway; architects, Peter McCormick & Sons, 83 East 52d st. Plan No. 1262.

DELANCEY ST, 17, n w c Chrystie st, new stairs and plumbing to 6-sty brick store and shop; cost, \$2,000; owner, James T. Horn, care Geo. W. Ellis, 149 Broadway; architect, Chas. H. Dietrich, 593 East 136th st. Plan No. 1317.

DIVISION ST, 28-30, new stairs to 6-sty brick stores and tenement; cost, \$200; owner, Sarah M. Stiansny, 1851 7th av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1275.

EAST BROADWAY, 135, new plumbing fixtures and partitions to 5-sty brick stores and tenement; cost, \$200; owner, Bernard Kassner, 22 West 119th st; architect, David Bleier, 545 East 139th st. Plan No. 1297.

ELIZABETH ST, 164, new door to brick store and tenement; cost, \$35; owner, Eck Realty Co., Nathan Ullman, Pres., 338 East 59th st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 1350.

FULTON ST, 191, n w cor Church st, alterations to 5-sty brick store and lofts; cost, \$2,500; owners, Wm. & Duncan Phye, Hotel Buckingham; architect, Theo. C. Visscher, 299 Madison av. Plan No. 1330.

GRAMERCY PARK, 18, swc Irving pl, new kitchens to 5-sty brick club house; cost, \$3,500; owner, Columbia University Club, Jno. H. Van Amringe, 48 West 59th st; architect, Fred. S. Keeler, 140 Cedar st. Plan No. 1285.

HUDSON ST, 105-107, n w cor Franklin st, fireproof partition to 11-sty brick offices; cost, \$200; owner, Ida M. Powell, 326 West 72d st; architect, Joseph Miningham, 444 Chauncey st, Brooklyn. Plan No. 1290.

LIBERTY ST, 33-35, and 48-50 Maiden lane, masonry, steel and new stairs to 4 and 5-sty brick office and loft; cost, \$7,000; owner, Mutual Life Ins. Co., Chas. A. Peabody, 32 Nassau st; architect, John I. Downey, 410 West 34th st. Plan No. 1354.

MULBERRY ST, 196-204, n e c Kenmore st, masonry to 6-sty brick factory; cost, \$60; owner, Henry Herrmann Estate, 470 4th av; architect, Ferdinand Savignav, 17 Cleveland pl. Plan No. 1327.

PEARL ST, 147, new plumbing to 2-sty brick junk shop; cost, \$250; owner, Otto H. Restin, 8 State st; architect, David A. Lucas, 98 3d st, Brooklyn. Plan No. 1296.

PELL ST, 8, new roof, partitions and store front to 4-sty brick stores and tenement; cost, \$6,000; owners, Estate of Hyman Schnitzer, Esther Schnitzer, Executrix, 277 Broadway; architects, Cohen & Felson, 329 4th av. Plan No. 1265.

RIVINGTON ST, 125, alterations to 5-sty brick assembly and moving picture theatre; cost, \$2,000; owner, Isaac Suchman, 125 Rivington st; architect, Lewis Leining, Jr., 160 5th av. Plan No. 1269.

SUFFOLK ST, 136, new flue pipe to 5-sty brick stores and tenement; cost, \$150; owners, Estate of Seigmund I. Herschmann, Ely Simpson, Trustee, 27 Cedar st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1282.

SUFFOLK ST, 30, enlarge window to 6-sty brick store and lofts; cost, \$100; owner, Jacob Levy, 220 Broome st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1283.

WARREN ST, 68, nw cor West Broadway, new store fronts to 5-sty brick stores and lofts; cost, \$1,200; owner, S. Chas. Welsh, 256 Broadway; architect, Walter H. Volkening, 116 Decatur st, Brooklyn. Plan No. 1306.

WASHINGTON ST, 55, new store front, partitions and windows to 5-sty brick store and

storage; cost, \$700; owners, May R. Elliott and Kate Searles, Easton, Md.; architect, Sterling Architectural Co., 13 Park Row. Plan No. 1274.

WAVERLY PL, 16, alterations to 6-sty brick store and lofts; cost, \$100; owner, Wm. Lauterback, 18 West 18th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1266.

4TH ST, 327 West, alterations to 3-sty brick tenement; cost, \$500; owner, James M. Roland, 327 West 4th st; architect, Chas. J. Reinschmidt, 147 4th av. Plan No. 1388.

4TH ST, 321 East, new partitions and rear extension to 3-sty brick tenement; cost, \$1,000; owner, Joseph Greif, 321 East 4th st; architect, Otto Reissmann, 30 1st st. Plan No. 1291.

6TH ST, 342 East, 1-sty brick extension to 5-sty brick stores and tenement; cost, \$700; owners, Podna Realty Co., 78 2d av; architect, Samuel Levingson, 39 West 38th st. Plan No. 1331.

8TH ST, 34 East, masonry and steel to 6-sty brick stores and lofts; cost, \$500; owner, Samuel Hirsch, 67 Cedar st; architect, Otto Reissmann, 30 1st st. Plan No. 1277.

14TH ST, 58-60 West, new store fronts to 5-sty brick department store; cost, \$500; owner, Frank Day, 1 West 64th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1342.

24TH ST, 404 East, new interior sash windows to 5-sty brick tenement; cost, \$5,000; owner, Silas Downing, 33 West 48th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 1268.

24TH ST, 30-32 West, alterations to 12-sty brick store and lofts; cost, \$800; owner, Mar-mac Construction Co., 316 West 30th st; architect, Wm. M. Farrar, 1269 Broadway. Plan No. 1280.

26TH ST, 42-58 East, fireproof partitions to 20-sty brick store, offices and lofts; cost, \$750; owner, Hess Building Co., Nathaniel J. Hess, Pres., 907 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 1279.

29TH ST, 718-520 West, masonry, new stairs and roofing; cost, \$350; owner, T. New Construction Co., Lewis W. Harrington, Pres., 518 -520 West 29th st; architect, L. W. Harrington, 518-520 West 29th st. Plan No. 1257.

30TH ST, 11 East, new partition to 5-sty brick store and offices; cost, \$50; owner, Rutgers I. Hurry, 334 5th av; architect, Henry Nordheim, 4087 Tremont av. Plan No. 1261.

34TH ST, 144 East, alterations to 5-sty brick stores and dwelling; cost, \$5,000; owner, John E. Dahlgren, care T. Ford, 171 3d av; architect, Albert L. Adams, 217 East 5th st. Plan No. 1349.

36TH ST, 260 West, fireproof windows to 10-sty brick retail furniture; cost, \$500; owner, Ludwig Baumann & Co., 500 8th av; architect, Wm. E. Young, 1931 Broadway. Plan No. 1324.

39TH ST, 32 East, 1-sty addition in height to 4-sty brick dwelling; cost, \$3,000; owner, Wm. R. Proctor, 32 East 39th st; architect, J. I. Campbell, 976 Woodcrest av. Plan No. 1318.

40TH ST, 147 West, new store front, partitions and dumbwaiter shafts to 4-sty brick store and lofts; cost, \$2,000; owners, Estate of Michael Deane, 2 Rector st; architect, John H. Knubel, 305 West 43d st. Plan No. 1292.

42D ST, 1 West, new store fronts to 8-sty brick stores and offices; cost, \$150; owner, Walter J. Salomon, 17 West 42d st; architect, J. H. Scheier, 17 West 42d st. Plan No. 134.

42D ST, 17 West, new store front to 6-sty brick stores and offices; cost, \$200; owner, State Realty Co., Walter J. Salomon, Pres., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 1271.

44TH ST, 31 East, n w cor Madison av, new windows to 5-sty brick stores and offices; cost, \$35; owner, Thos. B. Hidden, 346 Madison av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1336.

44TH ST, 216-232 West, new fire-escape to 6-sty brick theatre and roof garden; cost, \$600; owners, The 44th St. Realty Co., 216-32 West 44th st; architect, Henry B. Herts, 35 West 31st st. Plan No. 1294.

45TH ST, 22 East, new plumbing and door to 4-sty brick dwelling; cost, \$350; owner, John B. Hidden, care of Geo. R. Read & Co., 20 Nassau st; architect, John H. Knubel, 305 West 43d st. Plan No. 1263.

46TH ST, 222 East, new partition to 4-sty brick shop; cost, \$88; owner, G. H. Masten Realty Co., 222 East 46th st; architect, D. Brown, 2549 Decatur av. Plan No. 1303.

47TH ST, 315-317 West, fireproofing to 5-sty brick factory; cost, \$1,000; owner, Chas. J. Richter, 119 West 73d st; architects, Joseph C. Schaeffler & Co., 38 West 32d st. Plan No. 1322.

48TH ST, 18-20 East, fireproofing and general alterations to 4-sty brick stores and apartments; cost, \$15,000; owner, Advocate Realty Co., Wolcott G. Lane, Pres., 80 Broadway; architect, S. Edson Gage, 340 Madison av. Plan No. 1323.

50TH ST, 10 East, install store to 4-sty brick dwelling; cost, \$5,000; owners, Eugenie Von Chorus & Albertine Runbach, 634 5th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1317.

57TH ST, 256 West, alterations to 9-sty brick tenement; cost, \$300; owner, Alexander I. Cochran, Yonkers, N. Y.; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1313.

57TH ST, 205-209 East, alterations to 1 and 2-sty brick assembly; cost, \$1,000; owner, The 205 E. 57th St. Co., premises; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 1314.

60TH ST, 120 West, fireproof stairs to 3-sty brick offices and study; cost, \$1,000; owners, Paulist Fathers, West 59th st; architect, John J. Burke, 120 West 60th st. Plan No. 1280.

73D ST, 321 East, masonry and new door to 4-sty brick assemblage; cost, \$100; owner, Bohemian Ben. & Literary Assn., Alois Kral, Pres., 440 East 77th st; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1353.

107TH ST, 339 East, new roof to 5-sty brick factory; cost, \$300; owner, Filippa Rizzo, 239 East 106th st; architect, Mariano Di Miceli, 241 East 108th st. Plan No. 1281.

107TH ST, 102-106 West, mezzanine floor to 4-sty brick garage; cost, \$40; owner, Atlas Garage Realty Co., 30 East 42d st; architect, Wm. Haradon, 102-106 West 107th st. Plan No. 1316.

114TH ST, 117 East, alterations to 3-sty brick offices and dwelling; cost, \$300; owner, Marcus L. Osk, 135 Nassau st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 1328.

123TH ST, 217 West, new door and plumbing to 5-sty brick tenement; cost, \$75; owner, John H. Iden, 228 West 136th st; architect, Wm. Kurtzer, 192-194 Bowery. Plan No. 1345.

125TH ST, 149 West, new partition to 4-sty brick baths and store; cost, \$250; owner, Fred Hollender, 149 West 125th st; architect, Adolph Balschun, 483 Willis av. Plan No. 1300.

127TH ST, 410 West, new floors and stairs to 3-sty brick storage; cost, \$1,000; owner, Wm. Michaelson, 380 West 127th st; architect, J. C. Cocker, 2017 5th av. Plan No. 1325.

131ST ST, 700 West, s w cor 12th av, masonry, new partitions, plumbing and elevator to 2-sty brick storage; cost, \$12,000; owner, Wm. M. Sheehan, 2299 12th av; architects, Swift & Co., Boston, Mass. Plan No. 1299.

131ST ST, 229 West, garage to 3-sty brick dwelling; cost, \$2,500; owner, Pauline Miehling, 229 West 131st st; architects, Bruno W. Berer & Son, 121 Bible House. Plan No. 1270.

216TH ST, 416-422 West, alterations to 1-sty brick factory; cost, \$500; owner, James Finden, 171 Amsterdam av; architect, Thos. F. Dunn, 953 Woodcrest av. Plan No. 1311.

AMSTERDAM AV, 67, reset store front to 5-sty brick store and tenement; cost, \$300; owners, Roane Bros., 126 10th av; architect, T. A. Peden, 170 West End av. Plan No. 1307.

BOWERY, 195, alterations to 5-sty brick store, lofts and offices; cost, \$100; owner, Joseph Schwartz, 286 Bowery; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 1312.

BROADWAY, 1204-1210, alterations to 4-sty brick stores; cost, \$1,000; owner, Francis D. Alvord, Morristown, N. J.; architect, Geo. A. Fitting, 1497 Broadway. Plan No. 1315.

BROADWAY, 1111, remove encroachments to 12-sty brick hotel; cost, \$2,000; owner, Francis L. Kinney Estate, care of Farmers Loan & Trust Co., 22 William st; architect, W. F. Hemstreet, 484 Argyle rd, Brooklyn. Plan No. 1305.

BROADWAY, 1101-1109, n w cor 24th st, remove encroachments to 7-sty brick hotel; cost, \$500; owners, Francis S. Kinney Estate, care of Farmers Loan & Trust Co., 22 William st; architect, W. F. Hemstreet, 484 Argyle rd, Brooklyn. Plan No. 1308.

BROADWAY, 2182-2186, new stair enclosure to 2-sty brick business; cost, \$150; owner, Mrs. Eva Coe, 2182 Broadway; architect, Wm. E. Young, 1931 Broadway. Plan No. 1272.

BROADWAY, 753-755, s w cor 8th st, remove encroachments to 5-sty brick stores and lofts; cost, \$250; owners, The Trustees of Sailors' Snug Harbor, 61 Broadway; architects, May-nicke & Franke, 25 Madison sq North. Plan No. 1337.

BROADWAY, 5199, new show windows and partitions to 3 1/2-sty frame store and dwelling; cost, \$1,500; owner, Fred P. Hummel, 1511 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1341.

BROADWAY, 1591-1593, n w c 48th st, new plumbing and store fronts to 4-sty brick store and tenements; cost, \$1,000; owner, Geo. Henry Warren Estate, 68 Broad st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1355.

BROADWAY, 1587-1589, s w cor 48th st, alterations to 5-sty brick store, offices and lofts; cost, \$150; owner, Silk Realty Co., 1587 Broadway; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1260.

MADISON AV, s s, 85th to 86th st, new plumbing to 1-sty storehouse; cost, \$200; owner, New York Railways Co., 163 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 1333.

MADISON AV, 299, n e cor 41st st, alterations to 12-sty brick offices; cost, \$1,000; owner, Thos. L. Reynolds, 299 Madison av; architect, Theodore C. Visscher, 299 Madison av. Plan No. 1329.

MADISON AV, 167, s e c 33d st, new stores, extension and general alterations to 4-sty brick dwelling; cost, \$15,000; owner, Madison Grant, 22 East 45th st; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 1319.

NEW BOWERY, 61-63, s w cor Oliver st, new partitions and store front to 5-sty brick stores and lodging; cost, \$1,000; owner, George Micro-nitscos, 59-61 New Bowery; architect, Otto Reissmann, 30 1st st. Plan No. 1338.

NEW BOWERY, 59, masonry and new store front to 5-sty brick store and storage; cost, \$500; owner, Geo. Micro-nitscos, 59-61 New Bowery; architect, Otto Reissmann, 30 1st st. Plan No. 1339.

PARK ROW, 93, alteration from moving picture theatre into cafe and restaurant; cost, \$3,000; owner, Saling Simon, 40 East 14th st; architect, Joseph J. Eberle, 489 5th av. Plan No. 1335.

1ST AV, 1153, n w cor 63d st, new partitions to 1-sty brick theatre; cost, \$200; owner, Victor Jeanette, 345 East 63d st; architect, Harry Zlat, 63 Grand st. Plan No. 1340.

2D AV, 2093, reset store fronts to 4-sty brick store and tenement; cost, \$250; owner, Benjamin Aberaham, 104 West 114th st; architect, Otto Reissmann, 30 1st st. Plan No. 1276.

2D AV, 530, new window, partitions and plumbing to 4-sty brick tenement; cost, \$200; owner, Barnett Berkowsky, 532 2d av; architect, John H. Knubel, 305 West 43d st. Plan No. 1293.

3D AV, 923, new store front to 4-sty brick tenement; cost, \$250; owner, Anna Stewart, 45 Wall st; architect, Adolph Balschun, 483 Willis av. Plan No. 1301.

3D AV, 746, new store fronts to 4-sty brick stores and tenement; cost, \$100; owner, Harry Wasserman, 375 Grand st, Brooklyn; architect, Max Cohn, 280 Bedford av, Brooklyn. Plan No. 1302.

3D AV, 1545, s e cor 87th st, new store front to 3-sty brick stores and storeroom; cost, \$200; owner, Mrs. Jacob Fuhs, 871 Park pl, Brooklyn; architect, Wm. B. Johnston, 1303 Atlantic av, Brooklyn. Plan No. 1309.

3D AV, 2046, n w cor 112th st, new store fronts and entrances to 5-sty brick stores and tenement; cost, \$2,000; owner, Mrs. Lizzie L. Ball, 267 West 89th st; architect, Nathan Langer, 81 East 125th st. Plan No. 1287.

3D AV, 1476, reset store front to 3-sty brick store and dwelling; cost, \$200; owner, Francis Wandell, 1476 3d av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 1273.

4TH AV, 257-265, s e cor 21st st, fireproof partitions to 20-sty brick lofts; cost, \$2,000; owners, John H. & Chas. K. Eagle, 265 4th av; architect, Robt. Teichman, 22 William st. Plan No. 1286.

5TH AV, 473, new addition, stairs and elevator to 5-sty brick stores and loft; cost, \$25,000; owner, Mrs. Jennie K. Stafford, Imperial Hotel, N. Y. C.; architects, Shape & Bready, 220 West 42d st. Plan No. 1284.

5TH AV, 616, alteration from residence to 6-sty brick store and lofts; cost, \$35,000; owners, Trustees of Columbia College, Nicholas M. Butler, Trustee, et al. 65 Wall st; architects, Rouse & Goldstone, 38 West 32d st. Lessee, Edwin Goodman, 32 West 32d st. Plan No. 1258.

5TH AV, 586, reset and erect new partitions to 6-sty brick store and lofts; cost, \$1,000; owner, David Lowenbin, 586 5th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1348.

5TH AV, 55, new partitions to 18-sty brick stores, offices and lofts; cost, \$800; owner, The Ellindale Co., Inc., 9 Church st; architects and lessees, Hospital Supply Co., 55 5th av. Plan No. 1320.

6TH AV, 430-434, n e c 26th st, mezzanine to 6-sty brick lofts and offices; cost, \$100; owner, James J. Coogan, 604 Broadway; architect, Frank Massam, 29 West 34th st. Plan No. 1352.

6TH AV, 473, remove partition to 5-sty brick stores and lofts; cost, \$50; owner, George Heuchen, 473 6th av; architect, Jno. A. Rofrano, 11 Oliver st. Plan No. 1326.

6TH AV, 523-525, masonry, new store front to 2-sty brick store and offices; cost, \$200; owners, Isadore Jackson and Abraham Stern, 31 Nassau st; architect, John H. Knubel, 305 West 43d st. Plan No. 1332.

6TH AV, 357-371, n w cor 22d st, new stores, stairs and partitions to 5-sty brick stores and lofts; cost, \$10,000; owner, 6th Av. 23d St. Corp., Alexander M. Powell, Pres., 415 Canal st; architects, James & Cordes, 124 West 45th st. Plan No. 1343.

7TH AV, 230, new partitions and doors to 4-sty brick store and tenement; cost, \$500; owner, Owen Realty Co., Thos. J. Goodwin, Pres., 207 West 75th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 1295.

8TH AV, 555, new plumbing to 2, 3 and 5-sty brick moving picture theatre and dwelling; cost, \$250; owners, Jacob Korn Estate, et al. 353 5th av; architect, C. B. Brun, 108-110 West 34th st. Plan No. 1304.

8TH AV, 817-829, new windows to 3-sty brick car house; cost, \$100; owners, New York Railway Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 1344.

8TH AV, 189, new windows and partitions to 3-sty brick moving picture theatre and dwelling; cost, \$500; owner, Eros Amusement Co., 189 8th av; architect, Otto Reissmann, 30 1st st. Plan No. 1278.

9TH AV, 550, new store front to 5-sty brick tenement; cost, \$200; owner, Abraham Halprin, 550 9th av; architect, Harry Zlot, 63 Grand st. Plan No. 1298.

10TH AV, w s, 53d & 54th sts, masonry, steel and new car elevator to 4-sty brick car barn; cost, \$20,000; owners, Belt Line Railway Corp., Fred W. Whitridge, Pres., 3d av and 130th st; architect, Geo. T. McLauthlin, 120 Fulton st, Boston, Mass. Plan No. 1259.

10TH AV, 595-597, new store fronts to two 5-sty brick tenements; cost, \$500; owners, Knickmann Estate, 595 10th av; architect, John H. Knubel, 305 West 43d st. Plan No. 1264.

Bronx.

141ST ST, 374 East, 2-sty brick extension 25 x11.7, new foundation to 3-sty frame dwelling and studio; cost, \$4,000; owners, Newman & Friede, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 171.

157TH ST, s s, 90 e Park av, new columns, new girders, etc., to 2-sty brick factory; cost, \$800; owner, Louisa Schmid, 288 East 157th st; architect, K. F. J. Seifert, 104 West 42d st. Plan No. 165.

170TH ST, 452 East, new partitions to 2-sty frame dwelling; cost, \$100; owner, Adolph G. Furtman, 3d av and 148th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 167.

174TH ST, 517 East, new beams, new columns, &c. to 5-sty brick stores and tenement; cost, \$3,000; owner, Elkan Kahn, 1018 East 163d st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 168.

CEDAR AV, w s, 90 s 177th st, 1-sty frame extension, 25x26, to 2-sty frame stores and dwelling; cost, \$1,000; owner, Philip Traut, on premises; architects, Abneman & Younkheere, 3320 Bailey av. Plan No. 174.

JACKSON AV, 804, new columns, new beams, new partitions, etc., to 4-sty brick stores and tenement; cost, \$2,000; owner, Paul Grathwohl, 143 9th av; architect, Jacob Fisher, 25 Av A. Plan No. 176.

MORRIS PARK AV, s e cor Wallace av, new show windows, etc., to 3-sty frame store and dwelling; cost, \$1,200; owner, Wm. Norman, on premises; architect, T. J. Kelly, 782 Morris Park av. Plan No. 177.

PELHAM PARK, n s Pelham Park rd and East Pelham Bridge, new stairs, new window to 3-sty frame hotel; cost, \$125; owner, City of New York; architects, Seifert & Webb, 104 West 42d st. Plan No. 172.

RIDER AV, w s, 418 s 144th st, two 1-sty brick extension, 31x25.4, 31x15.9, to two 1 and 2-sty brick office and shop; cost, \$1,000; owner, Geo. Haiss, 205 Alexander av; architects, Geo. Haiss Mfg. Co., 141st st and Rider av. Plan No. 173.

ST ANNS AV, 210, new columns, beams, show windows, partitions, &c. to 5-sty brick stores and tenement; cost, \$2,000; owner, Joseph Katz, 163 St Anns av; architect, Jesse Acker, 1045 Hoe av. Plan No. 170.

TIEBOUT AV, s e cor Fordham rd, new show windows to 1-sty frame stores; cost, \$1,000; owner, John J. Holfelder, 1351 51st st, Brooklyn; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 169.

WHITE PLAINS AV, w s, 34 s 231st st, new partitions, &c. to 3-sty frame store and dwelling; cost, \$1,000; owner, Jacob Kaistter, Sr., 1240 Hoe av; architect, Jac. Kaistter, Jr., 1319 Hoe av. Plan No. 166.

3D AV, 4696, 1-sty frame extension, 25x16, to 3-sty frame store and dwelling; cost, \$250; owner, Thos. B. Dyer, 2963 Decatur av; architects, Holmes & Barry, 1757 Undercliff av. Plan No. 175.

Brooklyn.

ADELPHI ST, 310, plumbing to 3-sty dwelling; cost, \$200; owner, John Hartnett, 308 Waverly av; architect, same. Plan No. 2136.

ASHLAND PL, 24, interior alterations to garage; cost, \$200; owner, A. D. Matthews & Sons Co., 398 Fulton st; architects, Koch & Wagner, 26 Court st. Plan No. 2133.

CONSELYEA ST, 183, exterior alterations to 2-sty school; cost, \$1,200; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2230.

COURT ST, 497, interior alterations to 3-sty dwelling; cost, \$300; owner, Michael Thorpe, 481 Court st; architect, Arthur J. Johnson, 438 Court st. Plan No. 2263.

DEAN ST, 970, extension to 3-sty factory; cost, \$10,000; owner, John R. Stout, 1328 Pacific st; architect, T. Engelhardt, 905 Broadway. Plan No. 2264.

DUPONT ST, 80, exterior alterations to 3-sty school; cost, \$2,000; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2229.

FLOYD ST, 69, interior alterations to 3-sty tenement; cost, \$200; owner, Hyman Chernick, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2256.

FORT GREENE PL, 167, extension and exterior alterations to 4-sty meat market; cost, \$7,000; owners, Fige & Hutwelker Co., 221 West 40th st, Manhattan; architect, C. B. Comstock, 110 West 40th st, Manhattan. Plan No. 2206.

FROST ST, 248, extension and interior alterations to 2-sty store and dwelling; cost, \$1,000; owner, F. Mariani, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2216.

FULTON ST, 1223, store front to 3-sty store and dwelling; cost, \$300; owner, Julia Hecht, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2299.

FULTON ST, 176, plumbing to 4-sty rooming house; cost, \$376; owner, Annie Roland, 108 Pineapple st; architect, Arthur E. Schoener, 99 Pineapple st. Plan No. 2234.

HARRISON PL, 27, interior alterations to 4-sty dormitory; cost, \$1,500; owner, Order of Sisters of St. Dominic, 157 Graham av; architect, Henry F. Schenk, 180 Montrose av. Plan No. 2270.

HARRISON ST, 238, extension to 3-sty store and dwelling; cost, \$500; owner, Adolph Kahn, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2222.

HEYWARD ST, 280, exterior alterations to 3-sty school; cost, \$2,400; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2226.

HOPKINS ST, 11, extension to factory; cost, \$5,000; owner, Wm. T. Andrews, 1358 President st; architect, Hans Arnold, 2134 East 17th st. Plan No. 2148.

IMLAY ST, 56, elevator shaft to 4-sty storage; cost, \$3,500; owner, N. Y. Dock Co., 8 Bridge st, Manhattan; architect, Gibbons Co., 318 Columbia st. Plan No. 2261.

JAVA ST, 132, exterior alterations to 3-sty school; cost, \$2,000; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2227.

JUNIUS ST, 92, plumbing to 2-sty dwelling; cost, \$150; owner, Louis Gordon, 1226 Park pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2294.

MAUJER ST, 264, interior alterations to 4-sty storage; cost, \$200; owner, Wm. Hagerdorn, 1896 1st av, Manhattan; architect, Phillip Goldrich, 835 Beck st, Bronx. Plan No. 2245.

MESEROLE ST, 204, interior alterations to 4-sty tenement; cost, \$350; owner, B. Scimemi, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2209.

MIDDLETON ST, 86 1/2, interior alterations to 2-sty dwelling; cost, \$600; owner, Alex Nelson, 306 Floyd st; architect, Tobias Goldstone, 49 Graham av. Plan No. 2194.

OSBORN ST, 174, extension to 1-sty store; cost, \$450; owner, Mrs. Mary Belanowitz, 176 Osborn st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2188.

SACKETT ST, 556, extension to 2-sty dwelling; cost, \$500; owner, Frank Finnilla, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2145.

SACKMAN ST, 552, interior and exterior alterations to tenement; cost, \$1,500; owner, Israel Skolnick, on premises; architect, Louis Dananacher, 370 Fulton st, Jamaica. Plan No. 2158.

SOUTH 2D ST, s w cor Keap st, exterior alterations to 3-sty school; cost, \$2,000; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2228.

ST FELIX ST, 10, exterior alterations to 2-sty stable; cost, \$250; owner, Jason Moore Co., on premises; architect, Edw. W. Higgs, 141 Ash st, Queens. Plan No. 2135.

VERNON ST, 141, interior alterations to 2-sty dwelling; cost, \$250; owner, G. Musa, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 2120.

NORTH 1ST ST, 141, exterior alterations to three 3-sty stores and dwellings; cost, \$3,000; owner, Dora Shapiro, on premises; architect, Max Cohen, 280 Bedford av. Plan No. 2164.

EAST 4TH ST, 346, exterior alterations to 2-sty dwelling; cost, \$600; owner, John S. Dahl, 213 East 9th st; architect, John C. Wandell, 4 Court sq. Plan No. 2101.

EAST 14TH ST, 1938, plumbing to 2-sty dwelling; cost, \$100; owner, Sherman Gordon, on premises; architect, Jas. A. Boyle, 371 Fulton st. Plan No. 2124.

WEST 15TH ST, 2870, extension to 3-sty dwelling; cost, \$600; owner, F. Seinlo, on premises; architect, Rocco Mega, 2857 West 5th st. Plan No. 2113.

16TH ST, 308, plumbing to 2-sty dwelling; cost, \$100; owner, Edw. H. Wilson, on premises; architect, R. Heepe, 461 7th av. Plan No. 2138.

83D ST, 1252, plumbing to 2-sty home; cost, \$150; owner, Miss Nellie Furman, on premises; architect, Robert Young, 249 Nostrand av. Plan No. 2139.

65TH ST, 924, exterior alterations to 2-sty garage; cost, \$200; owner, Dagmar Madsen, 6520 Ft. Hamilton av; architect, W. H. Harrington, 510 57th st. Plan No. 2257.

83D ST, 1268, interior alterations to 3-sty dwelling; cost, \$110; owner, Mary E. McCarthy, on premises; architect, Justin R. Noyes, Bedford Hills, N. Y. Plan No. 2283.

EAST 96TH ST, 1785, interior alterations to dance hall; cost, \$100; owner, Fredk. Boegel, Canarsie Shore; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2293.

ATLANTIC AV, 2775, exterior alterations to 3-sty dwelling; cost, \$200; owner, Jos. Keifer, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 2149.

BROADWAY, 897, interior and exterior alterations to 4-sty tenement; cost, \$400; owner, Barbara A. Schulle, 770 Bushwick av; architects, Koch & Wagner, 26 Court st. Plan No. 2278.

CENTRAL AV, 242, extension to 3-sty tenement; cost, \$1,000; owners, Welz & Zerweck, Myrtle and Wyckoff avs; architects, Shampam & Shampam, 772 Broadway. Plan No. 2172.

EVERGREEN AV, 505, move 3-sty office and dwelling; cost, \$2,000; owner, Albert J. Lamb, 1141 Park pl; architect, Henry Holder, 242 Franklin av. Plan No. 2112.

LENOX RD, 190, extension to 2-sty dwelling; cost, \$1,000; owner, John M. Jones, on premises; architect, W. F. Hemstreet, 484 Argyle rd. Plan No. 2117.

MONTROSE AV, 103, exterior and interior alterations to two 2-sty dwellings; cost, \$300; owner, Bessie Bell, 340 Marcy av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2289.

NORMAN AV, 123, exterior alterations to 2-sty school; cost, \$650; owner, City of New York, Dept. of Education; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2225.

NOSTRAND AV, 51, exterior and interior alterations to two 3-sty tenements; cost, \$600; owner, Estate of Theresa Huber, 2020 83d st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2288.

PARK AV, 592 1/2, exterior and interior alterations to 3-sty tenement; cost, \$300; owner, Mary Hauck, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2290.

PARK AV, 599, exterior and interior alterations to three 3-sty tenements; cost, \$900; owner, Estate of Theresa Huber, 2020 83d st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2286.

PITKIN AV, 1628, extension to 3-sty store and dwelling; cost, \$1,000; owner, Nathan Schonbrun, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 2190.

PITKIN AV, 1630, extension to 3-sty store and dwelling; cost, \$1,000; owner, Michael Fishman, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 2191.

SHEFFIELD AV, 374, exterior alterations to 3-sty tenement; cost, \$500; owner, Dora Singer, 1651 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2233.

SHEEPSHEAD BAY RD, 1741-9, extension to 3-sty hotel; cost, \$350; owner, Francisco Vellanti, 215 Beaumont st, M. B.; architect, Geo. A. Elliott, Jamaica, L. I. Plan No. 2207.

SHEPHERD AV, 631, store front to 2-sty dwelling; cost, \$100; owner, Becky Grill, 639 Shepherd av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2129.

WAVERLY AV, 513, extension to 3-sty stable; cost, \$25,000; owner, Reid Ice Cream Co., 524 Waverly av; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 2267.

Queens.

BAYSIDE.—Park av, s s, 117 e Bell av, 1-sty frame extension, 20x18, rear garage, tar and gravel roof; cost, \$250; owner, W. R. Gregorius, premises. Plan No. 600.

BROOKLYN HILLS.—Maple st, n s, 150 w Freedom av, 1-sty frame extension, 12x12, rear dwelling, tin roof; cost, \$150; owner, C. Ripp, premises. Plan No. 637.

CLARENCEVILLE.—Chestnut st, w s, 150 s Chichester av, new plumbing in dwelling; cost, \$200; owner, John Hayes, premises. Plan No. 588.

Plans Filed—Alterations—Queens (Cont.)

CORONA.—Lake st, s s, 200 e Myrtle av, 1-sty to be built underneath dwelling; cost, \$500; new plumbing; owner, Richard Prisse, 149 Lake st, Corona; architect, I. P. Card, Corona. Plan No. 616.

CORONA.—47th st, w s, 160 n Burnside av, 1-sty frame extension, 16x12, rear dwelling, tin roof; cost, \$320; owner, Chas. Buchmann, 93 47th st, Corona; architect, A. DeBlasi, Corona. Plan No. 651.

EVERGREEN.—Cypress av, n w cor Cooper av, 1-sty frame extension, 21x6, rear dwelling, tin roof; cost, \$200; owner, Ernest Freeg, premises. Plan No. 589.

EVERGREEN.—Covert av, s s, 450 w Cypress av, new plumbing in dwelling; cost, \$35; owner, James Burke, premises. Plan No. 604.

FLUSHING.—Delaware st, s s, 200 w Murray st, new plumbing in dwelling; cost, \$50; owner, L. W. Reegs, premises. Plan No. 622.

FLUSHING.—Murray st, s e cor Elm st, new plumbing in dwelling; cost, \$25; owner, P. Hatcher, premises. Plan No. 605.

FLUSHING.—14th st, e s, 100 s State st, new foundation to dwelling, interior alterations; cost, \$1,000; owner, H. L. DeAngeles, 20 14th st, Flushing. Plan No. 610.

FLUSHING.—Madison st, n s, 75 e Boerum av, 2-sty frame extension front saloon, tin roof, interior alterations; cost, \$500; owner, H. Rainne, 34 Madison st, Flushing. Plan No. 643.

FLUSHING.—Wilson av, w s, 100 n Amity st, interior alterations to dwelling; cost, \$40; owner, J. W. Cadoo, premises. Plan No. 644.

GLENDALE.—Freedom pl, s s, 300 e Tesla pl, new plumbing in dwelling; cost, \$50; owner, M. D. Greene, premises. Plan No. 598.

JAMAICA.—Willow st, n s, 100 e Canal st, 2-sty frame extension, 21x12, rear dwelling, tin roof; cost, \$700; owner, F. Hanocker, premises. Plan No. 648.

JAMAICA.—Fulton st, n s, 50 w Hardenbrook av, 3-sty frame extension, 22x1, on front 3-sty office and lodge room, tin roof, interior alterations; cost, \$4,000; owner, M. Greenberg, 807 Cauldwell av, Bronx; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 611.

JAMAICA.—Rockaway rd, w s, 130 n Beaufort st, 2-sty frame extension, 12x12, rear 2-sty frame dwelling, interior alterations, tin roof; cost, \$1,200; owner, James Clark, premises. Plan No. 626.

JAMAICA.—Harvard av, e s, 131 n Fulton st, interior alterations and new foundation to dwelling; cost, \$550; owner, M. Volkle, premises. Plan Nos. 632-33.

JAMAICA.—Harvard av, e s, 395 n Fulton st, new plumbing in dwelling; cost, \$25; owner, D. Kerr, premises. Plan No. 638.

L. I. CITY.—Radde st, 310, new plumbing in dwelling; cost, \$50; owner, R. Donaldson, premises. Plan Nos. 632-33.

L. I. CITY.—East av, s e cor 14th st, water tank on factory; cost, \$1,000; owner, Metropolitan Electric Co., premises. Plan No. 628.

L. I. CITY.—Henry st, 3 and 5, gas piping in two dwellings; cost, \$50; owner, E. Vill, premises. Plan Nos. 635-36.

L. I. CITY.—Greenpoint av, n s, 80 w Hulst st, interior alterations to dwelling; cost, \$250; owner, Celia Hillard, premises. Plan No. 609.

L. I. CITY.—Borden av, 31, electric sign on store; cost, \$75; owner, N. Freidmann, premises. Plan No. 608.

L. I. CITY.—Mark pl, 9, porch on dwelling; cost, \$50; owner, H. T. Mohrmann, premises. Plan No. 615.

L. I. CITY.—9th st, 111, new plumbing in dwelling; cost, \$200; owner, Wm. McGowan, premises. Plan No. 596.

L. I. CITY.—Vernon av, 165, new plumbing in dwelling; cost, \$200; owner, A. DeLucas, premises. Plan No. 595.

L. I. CITY.—6th st, n s, 200 e West av, interior alterations to shop; cost, \$400; owner, Russell Machine Co., premises. Plan No. 594.

L. I. CITY.—Steinway av, 433, new store front; cost, \$60; owner, E. Moller, premises. Plan No. 587.

L. I. CITY.—Hulst st, 65, interior alterations; cost, \$150; owner, T. Gillen, premises. Plan No. 606.

L. I. CITY.—Newtown Creek, n s, 300 w Brook st, install two elevators in factory; cost, \$3,000; owner, Nichols Copper Co., premises. Plan Nos. 602-3.

L. I. CITY.—Greenpoint av, 245, new plumbing in dwelling; cost, \$150; owner, Mrs. Powers, premises. Plan No. 599.

L. I. CITY.—Jackson av, n e cor Diagonal st, new plumbing in store and hotel; cost, \$700; owner, P. Doelger, 502 East 55th st, Manhattan. Plan No. 642.

L. I. CITY.—Sherman st, 111, 1-sty to be built underneath dwelling, new plumbing; cost, \$500; owner, Tony Majeski, 11 Freeman av, L. I. City; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 652.

MASPETH.—Zeidler av, w s, 125 s Flushing av, 1-sty frame extension, 22x25, rear shop, tin roof; cost, \$100; owner, Adam Elz, premises. Plan No. 593.

MIDDLE VILLAGE.—Metropolitan av, s s, 125 w Morton av, interior alterations to dwelling; cost, \$200; owner, Geo. H. Schegatzki, premises. Plan No. 627.

MORRIS PARK.—Wicks st, w s, 100 s Beaufort st, new plumbing in dwelling; cost, \$50; owner, J. Watz, premises. Plan No. 629.

MORRIS PARK.—Atlantic av, s s, 24 e Elm st, new plumbing in dwelling; cost, \$50; owner, J. Lindeman, premises. Plan No. 630.

MORRIS PARK.—Curtis av, w s, 140 s Beaufort st, new plumbing in dwelling; cost, \$50; owner, W. Enterburg, premises. Plan No. 620.

MORRIS PARK.—Sherman st, e s, 20 s Beaufort st, new plumbing in dwelling; cost, \$50; owner, H. Keoger, premises. Plan No. 618.

MORRIS PARK.—Briggs av, n w cor Beaufort st, 2½-sty frame dwelling, 22x16, rear dwelling, tin roof; cost, \$600; owner, Anna F. Ryan, 3413 Beaufort st, Morris Park; architect, L. Dan-nacher, Fulton st, Jamaica. Plan No. 650.

MORRIS PARK.—Beaufort st, n s, 40 w Curtis av, new plumbing in dwelling; cost, \$50; owner, L. Mathews, premises. Plan No. 619.

MORRIS PARK.—Jerome av, n w cor Birch st, new plumbing in dwelling; cost, \$50; owner, H. Adicks, premises. Plan No. 640.

OZONE PARK.—Freedom av, e s, 100 s Grafton av, new plumbing in two dwellings; cost, \$60; owner, Mrs. Ulrich, premises. Plan Nos. 645-647.

RICHMOND HILL.—Spruce st, e s, 90 s Beaufort st, new plumbing in dwelling; cost, \$50; owner, J. Lamke, premises. Plan No. 641.

RICHMOND HILL.—Jamaica av, n w cor Walnut st, interior alterations to dwelling; cost, \$75; owner, O. Nabor, premises. Plan No. 613.

RICHMOND HILL.—Metropolitan av, n e cor Gould st, new foundation to dwelling; cost, \$200; owner, R. Ponessa, premises. Plan No. 612.

RICHMOND HILL.—Jamaica av, n s, 50 w Oak st, new plumbing in dwelling; cost, \$50; owner, C. Aube, premises. Plan No. 601.

RICHMOND HILL.—Hamilton st, w s, 225 s Chichester av, new plumbing in dwelling; cost, \$72; owner, B. Wicks, premises. Plan No. 631.

RICHMOND HILL.—Jerome av, n s, 658 e Spruce st, new plumbing in dwelling; cost, \$50; owner, E. Gillespie, premises. Plan No. 634.

RIDGEWOOD.—Palmetto st, 519-21, interior alterations to theatre; cost, \$100; owner, P. R. Gausser, 1722 Grove st, Ridgewood. Plan No. 639.

RIDGEWOOD.—Cypress av, s e cor George st, 1-sty frame extension, 14x12, rear 2-sty frame dwelling, tin roof; cost, \$300; owner, Estate of J. Geo. Grauer, premises; architects, L. Berger & Co., Cypress and Myrtle avs, Ridgewood. Plan No. 590.

RIDGEWOOD.—Woodward av, 678, electric sign on store; cost, \$250; owner, J. Stern, premises. Plan No. 653.

ROCKAWAY BEACH.—Boulevard, n w cor Eldred av, 1-sty frame extension side store, tin roof, interior alterations; cost, \$1,000; owner, L. Morton, premises; architect, P. Caplan, Rockaway Beach. Plan No. 649.

ROCKAWAY BEACH.—Boulevard, n s, 50 e Pier av, new plumbing in dwelling; cost, \$100; owner, I. Page, premises. Plan No. 625.

ROCKAWAY BEACH.—Washington av, s s, 125 w Center st, new plumbing in dwelling; cost, \$50; owner, M. Ryan, premises. Plan No. 624.

ROCKAWAY BEACH.—Beach 34th st, w s, 260 s Edgemere av, new brick foundation to dwelling; cost, \$650; owner, J. Rosenthal, 448 Boulevard, Rockaway Beach. Plan No. 607.

WHITESTONE.—North 8th av, S, interior alterations to dwelling; cost, \$12; owner, M. Laubmeiser, premises. Plan No. 621.

WOODHAVEN.—Graves pl, n s, 170 w Enfield st, interior alterations to dwelling; cost, \$300; owner, T. Rubsam, premises. Plan No. 614.

WOODHAVEN.—Fulton st, s s, 191 e Yarmouth st, 1-sty extension to 2-sty dwelling, 7x10, tin roof; cost, \$100; owner, W. D. Steel, premises. Plan No. 592.

WOODHAVEN.—Fulton st, s e cor Yarmouth st, 1-sty frame extension, 7x10, to 2-sty frame dwelling, tin roof; cost, \$100; owner, C. Hermitager, premises; architect, J. F. D. BeBall, Jamaica. Plan No. 591.

WOODHAVEN.—Shoe and Leather st, s w cor Canal st, interior alterations to 2-sty frame dwelling, 16x20; cost, \$1,000; owner, Jos. Hartmann, premises; architect, J. Schodel, Water st, Woodhaven. Plan No. 597.

WOODSIDE.—Hancock st, e s, 225 n Queens Blvd, new plumbing in dwelling; cost, \$125; owner, C. Stern, premises. Plan No. 617.

Richmond.

JERSEY ST, w s, 75 n Hill st, New Brighton, masonry, partitions to frame store and dwelling; cost, \$1,000; owner and architect, Henry F. Comtois, New Brighton; builders, Steinberg & Cohen, New Brighton. Plan No. 94.

MAIN ST, e s, 250 n Amboy rd, Tottenville, 1-sty extension to frame store and dwelling; cost, \$1,400; owner, W. Eppinger, Tottenville; architect and builder, W. S. Holbert, Huguenot Park. Plan No. 97.

NEW DORP LANE, s s, 260 w Vanderbilt av, New Dorp, concrete footing and general repairs to frame bungalow; cost, \$200; owners, P. J. Crane & H. Crabtree, South Beach; builder, C. Heineman, Stapleton. Plan No. 91.

RICHMOND ST, w s, 50 s Market st, New Brighton, masonry, new stairs, etc., to frame dwelling; cost, \$1,200; owner, Frank Zerrelli, West New Brighton; architect and builder, W. A. Pearson, Mariners Harbor. Plan No. 88.

SEASIDE BOULEVARD, s s, 600 e Sand lane, South Beach, side extension to frame dwelling; cost, \$50; owner, Mrs. G. Miller, Rosebank; builder, J. W. Mastasi, Tottenville. Plan No. 93.

VAN DUZER ST, w s, 100 n Hannah st, 80, Tompkinsville, masonry and concrete footings to frame dwellings; cost, \$150; owner and builder, Michael De Martino, Tompkinsville. Plan No. 86.

WATERSIDE ST, w s, 140 s Britton lane, New Dorp Beach, 1-sty extension to frame bungalow; cost, \$100; owner, Mr. Masterson, New Dorp Beach; builders, Sanjour Bros., New Dorp Beach. Plan No. 92.

AMBOY AV, n s, 75 e Bentley st, New Brighton, masonry, new roof to frame dwelling; cost, \$1,400; owner, C. Tate, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 89.

CASTLETON AV, n s, 62 e Taylor st, West New Brighton, new skylight to brick store and apartments; cost, \$100; owner, Askel Isaacs,

West New Brighton; architect, Jas. Whitford, New Brighton; builder, G. Ericson, Port Richmond. Plan No. 87.

CLOVE RD, 956, and Junet, Bement and Bard avs, West New Brighton, new roof, masonry, carpentry, painting, etc., to dwelling; cost, \$1,300; owner, J. G. Timolat, 98 Front st, Manhattan; builder, Fred N. Van Name, Port Richmond. Plan No. 101.

FOUR CORNERS RD, e s, 115 n Richmond rd, Dongan Hills, new addition, masonry, new roof to brick garage; cost, \$500; owner, M. C. Flor, Dongan Hills; architect, Jas. E. Grunert, New Dorp; builder, Cornelius Peters, Dongan Hills. Plan No. 100.

HARRISON AV, n s, 50 w Elm st, Port Richmond, new porch to frame dwelling; cost, \$75; owner, W. H. Raab, Port Richmond; builder, David Davies, Mariners Harbor. Plan No. 98.

NEW YORK AV, e s, 25 s Nautilus st, Rosebank, masonry, partitions, new roof, etc., to brick store and dwelling; cost, \$1,700; owner, P. J. Sandbuehler, Rosebank; architect, Otto Loeffler, Stapleton. Plan No. 85.

ROME AV, w s, 40 n Madina way, New Dorp, concrete foundation to frame bungalow; cost, \$95; owner and builder, Sliippo Manneso, 37 Prince st, Manhattan. Plan No. 102.

WILLARD AND LEONARD AVS, s e cor, Westerleigh, masonry, partitions and 2-sty extension to frame dwelling; cost, \$1,000; owner, Chas. Timmerman, Westerleigh; architect, Jas. Whitford, New Brighton; builder, J. O. Johnson, Port Richmond. Plan No. 95.

WESTERVELT AV, 90, New Brighton, 1-sty extension to frame dwelling; cost, \$150; owner, J. J. Dennis, New Brighton; builder, John A. B. Larsen, Port Richmond. Plan No. 99.

BEACH FRONT, 1,200 n New Creek, South Beach, 2-sty addition to frame dwelling; cost, \$100; owner, Liza Moore, South Beach; builder, Edmund Knag, 753 Tinton av, Bronx. Plan No. 90.

BOARDWALK, w s, 600 n Midland av, Midland Beach, masonry and general repairs to frame hotel; cost, \$750; owner and builder, Midland Beach Co., Midland Beach. Plan No. 96.

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 April 11. The location is given, but not the owner's address:

TOWN OF UNION.—Bernardine Herting, 139-141-143 Blum st, three 3-sty frame alterations, \$900.

NEWARK.—Pauline Siegel, n e cor Springfield av and Rankin st, 4-sty brick, \$12,000; Herman & Co., 53-55 Osborne terrace, 3-sty brick, \$30,000; Philip P. Ginsberg, 117 Hartford st, 3-sty frame alteration, \$400; Adolph Goldberg, 406½-408 South Orange av, two 3-sty frame alterations, \$1,000; Giuseppe Recigliano, 233 Hunterdon st, 3-sty frame alteration, \$500; Nicola DeLuca, s e cor Market and Adams sts, 3-sty brick, \$35,000; Babek & Stanek, 278 Ferry st, 3-sty frame alteration, \$2,000; Pinkus Lehrhoff, 233 Court st, 3-sty frame alteration \$400.

JERSEY CITY.—John A. Pihlman, 81-83 Bostwick av, two 3-sty brick, \$16,000; Christian Durstzewitz, 170 Cambridge av, 3-sty brick, \$11,000.

WEST NEW YORK.—Dragonetti & Currier, south side 15th st, 100 ft. west of Jackson st, 3-sty brick, \$9,000.

WEST HOBOKEN.—William Schrupf, 500 Spring st, 3-sty frame alteration, \$400.

BAYONNE.—Wacław Zebrowski, 39 East 19th st, 3-sty frame alteration, \$500; William D. Salter, 970 Broadway, 3-sty brick, \$7,000.

BLOOMFIELD.—Scheider, Ruderman & Olman, northwest corner Thomas and Maolia sts, 3-sty frame, \$7,000.

IRVINGTON.—William Heyeck, 517-518-521-523-525 South 21st st, five 3-sty frame, \$28,000; Joseph Brin, 359 16th av, 3-sty frame, \$5,000.

HARRISON.—Alphonso Tino, 110 North 2d st, 3-sty frame alteration, \$300.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 4-sty double flat, 30x59 ft., on Stuyvesant av for J. Bergoff, 230 Bergen av, owner and builder. Cost, about \$13,000.

WEST HOBOKEN, N. J.—William Weir, 809 Savoye st, has completed plans for a 3-sty brick apartment, 25x60 ft., in West st, near Malone st, for Chas. J. Moran, care of architect. Cost, about \$9,000.

CHURCHES.

ASBURY PARK, N. J.—Clinton B. Cook, 508 Bond st, is preparing plans for a brick and sandstone trim church, 40x90 ft., for the A. M. E. Church, Rev. Mr. Conrad. Cost, about \$15,000.

KINGSLAND, N. J.—F. J. Schwartz, 113 Eihson st, Paterson, N. J., is preparing plans for a 1-sty church on Page av for St. Michael's R. C. Church, Rev. Father S. Kruszek, Page av. Cost, about \$15,000.

DWELLINGS.

PERTH AMBOY, N. J.—Jensen & Brooks, 190 Smith st, are preparing plans for a 3½-sty brick residence, 23x60 ft., at State and Market sts for Dr. F. C. Henry, 263 State st. Cost, about \$10,000.

RIDGEWOOD, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for four 3-sty brick residences, 25x57 ft., at the southwest corner of Fresh Pond rd and Putnam

av for the Esor Realty Co., F. Richtberg, president, 208 Pulaski st, owner and builder. Cost, about \$40,000.

ELIZABETH, N. J.—J. B. Beatty, 74 Broad st, is preparing plans for a 2½-sty frame residence, 21x50 ft., at 130 Reid st for Otto Wimmer, 132 Reid st. Cost, about \$5,000.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, has completed plans for a 2½-sty frame residence, 25x56 ft., for George Grade, 42 4th st, Elizabeth. Cost, about \$6,000.

WYCKOFF, N. J.—H. T. Stephens, 152 Market st, Paterson, N. J., is preparing plans for a 2½-sty field stone and frame residence, to cost about \$8,000. Bids will be taken by architect about April 25.

CULVERS LAKE, N. J.—F. C. Ring, 280 Broad st, Elizabeth, N. J., is preparing plans for a 1½-sty frame bungalow, 30x32 ft., for George S. Bayes, 91 Hillside av, Orange, N. J., owner.

UPPER MONTCLAIR, N. J.—C. C. Grant, 37 East 28th st, Manhattan, is preparing sketches for a 2½-sty residence for Charles A. Fulle, care of architect, owner. Bids will be taken by the architect late in May. Cost, about \$30,000.

LITTLE SILVER, N. J.—Hugh Roberts, 1 Exchange pl, Jersey City, N. J., is preparing plans and will soon call for bids on the general contract for a 2½-sty frame residence, 26x34 ft., for Henry Runyon, 15 Exchange pl. Cost, about \$9,000.

HOSPITALS AND ASYLUMS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, is completing plans and will advertise for bids about April 21 for a 3-sty brick and stucco stone addition to the hospital and nurses' home on Baldwin av, near Montgomery st, for the Board of Commissioners of Jersey City, Michael J. Fagan, clerk. Cost, about \$250,000.

JERSEY CITY, N. J.—The Home for the Homeless, 266 Grove st, Miss C. J. Patterson, matron, contemplates the erection of a home at 78 Summit av, from plans by John T. Rowland, Jr., 98 Sip av, Jersey City, architect.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, is preparing plans for a 2-sty semi-concrete city home for the aged at the city farm for the city of Elizabeth. Bids will be taken about May 15. Cost, about \$30,000.

OVERBROOK, N. J.—The Board of Chosen Freeholders of Essex County, Court House, opened bids for the addition to the tuberculosis hospital to cost about \$285,000. Runyon & Carey, 120 Market st, ventilating and electrical engineer. Edward M. Waldron, Inc., Orway Building, Newark, low bidder at \$52,900 for masonry; Sharwell Co., North 5th st, Newark, N. J., at \$30,983 for carpentry work; Jaehng & Peoples, Inc., 223 13th av, Newark, N. J., at \$6,996 for plumbing; Kelly & Kelley, 12th st, L. I. City, at \$3,100 for painting; Storm & Co., 126 South 14th st, Newark, N. J., at \$16,986 for heating and ventilating; and Davis Electrical Co., 22 Clinton st, Newark, N. J., at \$5,147 for electric work, lighting and power.

MUNICIPAL WORK.

PASSAIC, N. J.—The Carrington Construction Co., Prior st, Jersey City, was low bidder at \$252,202.50 for section 33 of the main intercepting sewer for the Passaic Valley Sewerage Commission, John S. Gibbon, Essex Building, Clinton st, Newark. William M. Brown, Essex Building, Clinton st, Newark, chief engineer.

PUBLIC BUILDINGS.

NEW BRUNSWICK, N. J.—George S. Drew, State House, Trenton, N. J., is preparing plans for a brick armory at Handy st and Codwise av for the State Armory Board of Trenton, State House. Cost, about \$25,000.

SCHOOLS AND COLLEGES.

EAST RUTHERFORD, N. J.—Thomas Duff, 407 West 14th st, Manhattan, is preparing plans for a new school at Hoboken and Hackensack sts for St. Joseph's Parish, Rev. John B. Stark, Rutherford, pastor.

STABLES AND GARAGES.

JERSEY CITY, N. J.—George A. Flagg, 662 Newark av, is preparing plans for a 1-sty reinforced garage at St. Paul pl and Oakland av for the R. H. H. Steels Laundry, 138 Oakland av.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—F. W. Wentworth, 140 Market st, is preparing plans for a 4-sty brick addition to the silk mill, 60x187 ft., at 448 East 18th st for S. J. Aronsohn, at site, owner. Cost, about \$40,000.

STORES AND DWELLINGS.

ELIZABETH, N. J.—E. H. Schneider, 284 Broad st, is preparing plans for a 3-sty brick store and two apartments, 25x80 ft., at 1042 Elizabeth av for Silverman Bros., care of architect, owner. Cost, about \$8,000.

STORES, OFFICES AND LOFTS.

ELIZABETH, N. J.—Albert C. Stein, 110 Broad st, contemplates the erection of a 4-sty brick store and office building in West Jersey st, near Broad st, from plans by Oakley & Son, 280 Broad st, architects.

PERTH AMBOY, N. J.—Hyman Rosensohn, 800 Broad st, Newark, is preparing plans for three 3-sty brick and architectural terra cotta stores, offices and hall at the corner of Smith and McClellan sts for Edwin G. Fraser, of Fraser Bros., 194 Smith st. Cost, about \$20,000.

ELIZABETH, N. J.—W. E. Clum, 74 Broad st, Elizabeth, has completed plans for four 1-sty brick, hollow tile and stucco stores, 71x75 ft., at Grand and Union sts for C. & W. W. Gilbert, care of Elizabeth Novelty Co., 221 Broad st, Elizabeth. Cost, about \$9,000.

BAYONNE, N. J.—E. A. Munger, care of owner, is preparing plans for a 2-sty brick and stone telephone building at the southeast corner of Broadway and 29th st for the New York Telephone Co., 15 Dey st, Manhattan, owner. Cost, about \$35,000.

THEATRES.

MORRISTOWN, N. J.—Ed. Monohan, Bergenline av, Woodcliff, N. J., is preparing plans for a 3-sty brick theatre and two stores, 60x190 ft., in Park st, near Washington st, for James J. Lyon, Farley Building, owner and general contractor. Cost, about \$65,000.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS. BINGHAMTON, N. Y.—Marvin & Davis, 303 5th av, Manhattan, are preparing plans for a 6-sty brick, marble and terra cotta apartment house with stores at the northwest corner of Main and Oak sts, for John L. Moore, 288 Greenwich st, Manhattan. Cost, about \$300,000.

HOSPITALS AND ASYLUMS.

WATERTOWN, N. Y.—The Jefferson County Board of Supervisors, County Building, William Maher, president, contemplates the erection of an addition to the tuberculosis pavilion in Coffeene st. Architect will be selected by competition about May 1. Cost, about \$25,000.

MUNICIPAL WORK.

BEACON, N. Y.—The village of Beacon, Moses Lamont, Commissioner of Contracts, contemplates the construction of a reservoir to cost about \$200,000. Ernest W. Clarke, Pleasantville, N. Y., engineer.

PERSONAL AND TRADE NOTES.

J. D. MOYNIHAN, contractor, has opened offices in the McRoy Building, Port Henry, N. Y.

GEORGE P. REINHARD, interior decorator, has moved his offices and studios to 22 East 54th st.

VAN KANNEL REVOLVING DOOR CO. will move their offices from the Fuller Building to 250 West 54th st.

SIDNEY DIAMANT, consulting engineer, has opened offices for the practice of his profession at 15 East 40th st.

N. M. WOODS, architect, will move his offices from 233 Broadway to the Marbridge Building, corner Broadway and 34th st.

LESTER KINTZING, architect, will move his offices from 7 East 42d st to the Grand Central Terminal Building, Rooms 4733-35.

FRANK T. CORNELL, architect, will move his offices from 125 East 23d st to the Grand Central Terminal Building, Rooms 4733-35.

WALTER J. CHAPMAN has opened offices at 76 Montgomery st, Jersey City, where he will conduct a general contracting business.

AMSTERDAM BUILDING CO., general contractors, 43 West 27th st, will move its offices about May 1, to 140 West 42d st.

THE PORT MORRIS LAND & IMPROVEMENT CO., formerly at 141 Broadway, has removed its office to 18 East 41st street.

ALBERT S. GOTTLEB, architect, formerly at 156 5th avenue, has removed his office to 303 5th avenue. Telephone, Madison Square 228.

SEYMOUR & SCHOENWALD, architects, will move their offices from 7 East 42d st to the Grand Central Terminal Building, Rooms 4733-4735.

MACK & MACK, contracting electrical and illuminating engineers, 18 Beaufort st, Jamaica, L. I., desire catalogues and samples on electrical materials and fixtures.

P. G. KLEM and William Goodell, have formed a partnership under the firm name of Klem & Goodell and have opened an office for the conduct of a general contracting business at Herkimer, N. Y.

HERMAN N. LUBET, architect and engineer, has opened offices for the practice of his profession at 101 West 42d st, and desires catalogues and samples from manufacturers interested in the building trade.

CYRIL BENNETT, architect, has opened offices for the practice of his profession at 234 Boston Building, Pasadena, Cal., and desires catalogues and samples from manufacturers of building materials and devices.

GEORGE SYKES (INC.), 314 East 34th street, is in the market for building materials in connection with the construction of a three-story reinforced concrete residence, 140x160 ft., for which plans were prepared by F. Burrall Hoffman, Jr., 15 East 40th st.

CITY PLANNING.—The sixth annual conference will be held at Toronto May 25-27, with headquarters at the Hotel King Edward. The program will include the following papers: "Rapid Transit and the Auto Bus," John A. McCullom; "Protecting Residential Districts," Lawrence Vieller; and "Toronto's Waterfront Development," R. S. Gourlay. Frederick L. Olmstead, Andrew Wright Crawford, J. V. Davies and Henry V. Hubbard will also read papers.

THE ASBESTOS PROTECTED METAL COMPANY, of Beaver Falls, Pa., announces the removal of its Pittsburgh office to 1611 Benndum-Trees Building, with H. E. Marks continuing as District Manager. Besides its well-known asbestos protected metal for roofing and siding, this company now manufactures a complete line of prepared roofing and shingles to meet the requirements of all kinds of buildings.

EXHIBIT AT THE MECHANICS' INSTITUTE.—The annual exhibition of the work of the students of the Mechanics' Institute, at 16-24 West 44th street, was held on the afternoon and evening of Monday, April 13, and attracted considerable attention and favorable comment on account of the excellency and high standard of the work exhibited. This exhibit was of particular interest to the builders of the city, because the General Society of Mechanics and Tradesmen has reached the nearest to a solution of the problem of the kind, and on account of the instruction given to those engaged in the building trades. Of its two thousand and odd students, the largest numbers are enrolled in the architectural drafting classes; there are ten classes in the first year, six in the second year, and four in the third year or graduation classes. In addition to the architectural work there were extensive exhibits of the work of art and clay modeling classes; the various classes in mathematics, science, mechanical drafting, industrial electricity and class in carriage drafting.

FEDERATED CIVIC ASSOCIATIONS.—With the purpose primarily of disseminating further information among those civic and kindred bodies whose interests would be directly or indirectly affected by the construction of further transportation facilities between this city and New Jersey, will hold an adjourned conference of delegates from these associations, Tuesday, May 5th, at 4 o'clock P. M., in the Sun Parlor of the Waldorf-Astoria. Representatives of the New York and New Jersey Bridge and Tunnel commissions and their engineers will be present for the purpose of explaining the situation as it exists and of answering any questions delegates may wish to ask. The last conference upon this subject, consisting of representatives of about twenty associations, was a most interesting one, but few of the delegates present felt that the organizations they represented were sufficiently informed to take definite action upon the question at that time. The subject is of such importance to the community, however, that every association affected should be fully informed upon it so that it may be in a position to determine its opinion and exert its influence accordingly. Robert Grier Cooke is president.

OBITUARY

GUSTAVE BRUETT, general contractor, died at his home, 9 Linden avenue, Bloomfield, N. J., Wednesday, April 8.

EDWARD F. BURKE, a prominent builder of Flushing, L. I., died at his home, 40 West Amity st, Flushing, Friday, April 10, aged fifty-eight years.

ISRAEL J. LEHMAN, architect, and senior member of the firm of Lehman & Schmitt, Garfield Building, Cleveland, died at his home Thursday, April 2.

ENGELBERT JAUTZ, a retired carpenter and general contractor, died at his home, 1432 De Kalb av, Brooklyn, Monday, April 13. He was fifty years of age and a native of Germany, but had lived in Brooklyn for thirty years.

THOMAS KITTLES, carpenter and general contractor, died at his home, 149 25th st, Brooklyn, Tuesday, April 7. He was born in Norway fifty-four years ago and had lived in Brooklyn for over thirty years. He is survived by his widow and one daughter.

JOHN FINNIGAN, carpenter and general contractor, died at his home, 709 Myrtle av, Brooklyn, Friday, April 10. He was born in Ireland about fifty-four years ago and had lived in Brooklyn for twenty-five years, where he was active in Democratic politics in the Fourth Assembly District.

S. FRANCIS QUICK, general contractor, died at his home 526 Warburton avenue, Yonkers, N. Y., Monday, April 13. He was born in Rhinebeck, N. Y., in 1830 and had been a resident of Yonkers since 1850. Mr. Quick was the senior member of the firm of S. F. Quick & Son, general contractors, and during his activity superintended the erection of many of the public buildings and a great number of a private nature in the city of Yonkers. He was president of the Yonkers Publishing Co., and a director in the Yonkers Savings Bank and the First National Bank. He is survived by his widow, two sons and two daughters.

THEODORE TRUESDALE LINES, president of the Keystone Varnish Co., died at his home, 200 Hicks st, Brooklyn, Thursday, April 16. He was born in New York City seventy years ago and was a graduate of the College of the City of New York. After the Civil War, in which he served, he engaged in the varnish business. Mr. Lines was a prominent Mason and a member of Mecca Temple, in New York, Lloyd Aspinall Post, G. A. R., Society of Colonial Wars, Sons of the American Revolution, Military Society of the War of 1812 and the Society of Founders and Patriots.

AARON J. ZABRISKIE, engineer and secretary of the New York Monument Commission for the battlefields of Gettysburg, Chattanooga and Antietam, died at his home, 245 Whiton st, Jersey City, Wednesday, April 15. Mr. Zabriskie had been connected with this committee for the past 26 years. He was born in Jersey City in 1854 and was graduated from the Rensselaer Polytechnic Institute, Troy, N. Y., as a civil engineer in 1876. During his earlier business life he was engaged in the building business with his father and later entered construction work on railroads and sewers. Mr. Zabriskie was a member of the American Society of Civil Engineers and the Holland Society of New York City. He is survived by his widow, three sons and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

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.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its thirty-first annual convention in Detroit, Michigan, June 22-23. Convention headquarters will be at the Hotel Cadillac.

THE SAN FRANCISCO ARCHITECTURAL CLUB has completed arrangements for the National Architectural Exhibition to be held in San Francisco, in connection with the Panama-Pacific International Exhibition in 1915.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS will hold its midsummer convention July 3 and July 4 at Brighton Beach, Brooklyn. July 3 will be devoted to papers and discussions of general engineering construction and Saturday, July 4, will be devoted to papers and discussions on "Best Roads."

BUILDING MATERIALS AND SUPPLIES

THE CITY BOND SALE AND THE MEXICAN CRISIS: THEIR EFFECT UPON FUTURE CONSTRUCTION WORK HERE.

Hemp Rope Stiffening—Lubricants
Firmer—Steel Tonnage Still Light.

AMONG the many interests that had binoculars trained upon the city bond sale this week the mortgage and material departments were conspicuous. Doubt seemed to have existed as to the disposition of money to come forward at the lower interest rate, but when it was seen that the sale was almost thrice over-subscribed at the quarter level, new hope arose in the well nigh despondent building material circles. It gave the first measure of the real financial situation in New York City, and it proved that there is plenty of money available for investment purposes, providing the borrower's credit is sound.

In other words, it signifies that this will not be a year of speculation in building erection. People are not ready to take chances, but there is a definite commercial development that was felt last fall and is beginning to make itself felt again this spring in Bronx and Queens, especially in the latter borough. Factory expansion, according to plan filings and projects on architects' boards, is an important factor in the present building movement and, because the bond sale shows that there is money available for sound investment at rates of interest lower than those which have been prevailing; construction work that has been held up on the plea of high interest rates and scarcity of money are now expected to move ahead more freely.

But simultaneously with this glimmer of encouragement within the metropolitan district loom ominous clouds on the national horizon that may affect the money market adversely. Financiers and building money lenders were not inclined to venture an opinion as to the effect open hostilities with Mexico will have upon the eastern building situation, but the results hardly can be expected to be conducive to a free and unhampered building year. At the same time lenders believe that the volume of prospective building operations that already has been financed is sufficient, if confidence in the administration's trust program can be retained, to keep building material moving into new construction work fairly steady during the re-

mainder of the season. War with Mexico might have the effect of distracting the public mind from the depression bugaboo long enough to give business a chance to get on its feet anyway. It will give men a chance to small-talk about something else besides the eternal question: "How do you find things?" and in the opinion of most broad-gauge business men that is what is most needed now.

The week developed no marked change in the wholesale building material prices. Buying was, if anything, a little slower, owing to the two wet days, but the movement of common brick showed a continued strengthening tone. Portland cement moved in better demand and steel showed some further sign of activity. Sand and concrete ingredients are a little more free in movement, but it is significant that prices continue weak in almost all lines. Some shading is being done and a good deal of paper in the form of stock is being swung on sub-contracts. This paper is much easier to dispose of today, however, so that this feature cannot be considered as an evidence of weakness in building financing. Commodities, such as lubricants, coal, waste and wire rope are firming and petroleum products are likely to advance if intervention takes place in Mexico. That is why hemp rope is stiffening so sharply now and those who use rope, such as painters and riggers have been in the market to anticipate a further rise that is sure to come if certain parts of the material entering into the manufacture of hemp rope that come from Mexico are shut off from this market temporarily.

A strengthening tone is shown in the aggregate plan filings this week for the entire city as shown by the following comparative tables:

	No.	Week Ending	
		April 18.	No. April 11.
Manhattan	14	\$2,112,000	8 \$1,042,500
Bronx	18	148,800	22 680,200
Brooklyn	118	1,097,100	153 816,300
Queens	157	919,685	80 344,025
Richmond	41	60,822	23 19,105
Totals	351	\$4,326,407	286 \$2,902,130

SUPPLY MEN IN CONVENTION. New York Association Begins Meetings on Monday at the Biltmore.

THE annual convention of the National Pipe and Supplies Association will be held at the Biltmore Monday, Tuesday and Wednesday. The program will embrace an open session on the morning of April 20, to which all manufacturers and others interested in the manufacture and distribution of pipe, fittings and plumbing supplies have been invited. It is hoped to have a speaker of national prominence address this meeting on a subject that will command the interest and attention of the business men of the country.

The sessions of Monday afternoon and of Tuesday will be given over to discussion of matters of general interest to the entire trade, but both sessions of April 22 will be devoted exclusively to the plumbing supply interests of the members of the association. It is believed that this convention will be of unusual interest, not only on account of the questions of policy that will be discussed, but also because of the pending legislation now before Congress, which is exciting the attention and interest of the entire business world. It is hoped to be able to present some of these important matters to the convention through men of national prominence, who have given the various phases of trust legislation, price maintenance and concentration of industry careful thought and consideration.

STEEL AND IRON.

Interborough Authorizes Distribution of 49,944 Tons for "L" Lines.

STRUCTURAL steel showed some signs of improvement this week. The chief factor in the market was the authorizing by the Interborough Rapid Transit Company of the distribution of practically 50,000 tons of steel for third-tracking the Manhattan elevated lines. The American Bridge Co. took 13,423 tons, McClinton-Marshall Co. 13,619, Milliken Bros., Inc., 7,812, Phoenix Iron Works 3,929, L. F. Shoe-

maker & Co. 4,413, Belmont Iron Works 1,210 and Pennsylvania Steel Co. 5,548. Aside from this business there is little structural work coming out in the market. The American Bridge Co. took a contract for 6,000 tons for the Rosenbaum Building and the McClinton-Marshall Co. took about 1,400 tons of miscellaneous orders. Of the structural orders taken last week totaling 35,000 tons, about one-third of the business was for bridges.

The foundry iron market continued unchanged. A few more 100-ton lots were the subject of negotiation in the trade, but no large inquiries were forthcoming. The Bridgeport Malleable Iron Company has closed for a small lot of high silicon iron, but is holding off on 2,000 tons of No. 2 X upon which it has been quoted \$15.45 delivered.

The situation in the Eastern market is reflected by the equally lifeless state of trade reported from other quarters. Dulness prevails in Pittsburgh, Cincinnati and Cleveland. Sales in Chicago are light and inquiries are few. Stock in the furnace yards there are small, and producers are booked to about the capacity for first half delivery. In the Philadelphia district Canadian pig iron is displacing the Southern product, a condition which has given the Birmingham makers some cause for uneasiness.

STONE MILLS STARTING UP.

Activity Reported From the Bedford District—Complaint of Price Cutting.

STONE mills that were closed down during February are starting up. The principal improvement this month is the increased number of inquiries, which foreshadow considerable activity in the stone trade. Enough work has come out lately to insure stone mills running on regular time schedule. While business has been slow, a feeling of confidence is apparent everywhere.

Stone operators in comparing present conditions with those in the past say that a fair quantity of work is being turned out; that all the mills are running now, though some of them not

with a full force and that inquiries are coming in in larger numbers than usual, and more figuring is done on new work than in the same period of 1913.

Complaints of price cutting are heard, but it is believed that competition will diminish when mills begin to fill up.

COMMON BRICK.

W. H. Barnes to Stay With Gnybco—Weather Checks Sales.

TWO days of rain brought both the unloading and sales records for common brick below last week's figures. The strength of the market was shown, however, in only a moderate drop in the face of the adverse weather conditions, yet it was sufficient to keep prices on the lower grades of brick sluggish. As the week closed, the inquiry was much stronger, and indications now are that a sharp upturn in demand will develop over the week-end.

The market was startled at the rumor that Messrs. Barnes and McNamara, of the selling department of the Greater New York Brick Company, had resigned and that behind their resignations was a counteracting deal aimed at the organization of the barge owners carrying the Hudson brick trade. There was no connection between the barge project and the resignations. Neither was there any foundation for the report that Mr. McNamara had resigned. All reports were based upon the action of William H. Barnes, who represents, among other manufacturers, the Washburn and Hutton companies in the selling company, in handing in his resignation for personal reasons. The board received, but refused to accept, it. A conference with Mr. Barnes followed and it was officially stated yesterday morning that Mr. Barnes, whose acquaintance in the brick-selling market of Greater New York is very extensive, had reconsidered and will remain with Gnybco.

Official transactions for Hudson common brick covering the week ending Thursday, April 16, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.		1913.	
Left over, April 10—3.		Arrived.	
Friday, Apr. 10.....	9	5	5
Saturday, Apr. 11.....	18	14	6
Monday, Apr. 13.....	2	2	2
Tuesday, Apr. 14.....	7	6	6
Wednesday, Apr. 15.....	8	6	6
Thursday, Apr. 16.....	48	39	39

Reported enroute, Friday A. M., April 17, 4.
Condition of market, strengthening. Prices: Hudsons, — to \$6.25; Raritans, \$6 to \$6.25 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7.25 to \$7.50 (yard). Firm. Left over Friday A. M., April 17, 12.

HUDSON BRICK UNLOADED.

(Current and last week compared.)	
Apr. 3.....	1,336,500
Apr. 4.....	616,500
Apr. 6.....	971,000
Apr. 7.....	1,095,400
Apr. 8.....	1,128,900
Apr. 9.....	1,210,250
Apr. 10.....	576,000
Apr. 11.....	1,265,000
Apr. 12.....	1,281,500
Apr. 13.....	1,412,000
Apr. 15.....	698,500
Apr. 16.....	408,500
Total	6,408,550
Total	5,241,500

1913.		1914.	
Left over, Friday A. M., April 11—6S.		Arrived.	
Friday, Apr. 11.....	15	7	7
Saturday, Apr. 12.....	7	4	4
Monday, Apr. 14.....	6	2	2
Tuesday, Apr. 15.....	7	5	5
Wednesday, Apr. 16.....	10	8	8
Thursday, Apr. 17.....	6	8	8
Total	51	34	34

Condition of market, easier. Prices: Hudsons, \$7 to \$7.25; covered, \$7.50; Raritans, \$6.87½ to \$7.12½; Newark, \$8.25. Left over Friday A. M., April 19, 75.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to April 16, 1914	225
Total No. bargeloads sold Jan. 1 to April 16, 1914	213
Total No. bargeloads left over April 17, 1914	12
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to April 17, 1913	422
Total No. bargeloads sold Jan. 1 to April 18, 1913	347
Total No. bargeloads left over April 1, 1913	75

LUMBER.

Price Situation Unchanged, But May Drop Lower Later.

THE price situation remains unchanged, and it is hardly likely that lumber values will go lower. Of course there has not been any large production, and this has probably had much to do with keeping prices on their present basis. With the coming of more settled weather mill operations will be better able to carry on production, and unless the demand from the Northern markets increase proportionately, it may be impossible to hold to lists.

While the general report is that trade is still dull and the outlook not very promising, general conditions are sound throughout the country with the crop condition, perhaps, as favorable as at any time in history, and it is natural in the way of things for business to go forward. There are contrary influences no doubt; the uncertainty in business over pending legislation, and the recent change in the currency law, etc., and these probably are the chief causes contributing to the present business stagnation. That business is waiting for some reversal is evident; there are signs of some big work in contemplation as evidenced from the number of inquiries that are out, but it is hardly likely that these will materialize for a few months to come.

The export trade at this time is reported in an unsatisfactory condition. Much complaint is heard recently of heavy shipments on consignment, and this is seriously affecting trade in that quarter.