

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, FEBRUARY 6, 1915

NEW LABOR LAWS MENACE REAL ESTATE

Real Estate Board Objects to the Larger Powers Conferred Upon the State Industrial Board, and Denounces Safety Agitators

A LARGE part of the present Labor Law, and particularly its fire-prevention provisions, was enacted in response to the cries and demands of a hysterical part of the populace after an awful fire calamity, which would probably never occur again even if no laws were passed.

The far-reaching effect of this law, and its broad and unreasonable requirements, were hardly even discussed, the conservative element of the community being afraid to plead for a modification, knowing that the alarmists had created such an atmosphere that the Legislature dared not refuse to approve any measure or demand regardless of the motive or reason for it.

As a result we have a labor law which goes far beyond the rational requirements of the situation. To say that the law is absurd, ridiculous, unreasonable, unwarranted, irrational, confiscatory, reactionary and even harmful to the laboring classes themselves, would be characterizing it very mildly.

The community, settled down to its general calm condition now appreciates that the law passed during the excitement are unnecessary to accomplish the protection desired, and that they affect disastrously both labor and business. Therefore it is demanding that the laws be made logical and reasonable.

Should Ignore Safety Agitators.

Now, if it is the desire of the State Factory Investigating Commission to revise the labor laws and make them sane and treat both labor and business men impartially, it should ignore the clamorings of the so-called safety agitators, recommend that Home Rule prevail and that cities of the first class, which have established efficient building bureaus, be exempted from the provisions of the law in reference to the construction, alteration and structural changes in buildings.

It is an unquestionable and undeniable fact that such bureaus understand building conditions in their respective cities much better than any general State Department possibly can and that they know the needs of the people of the community more intimately than a Legislature which is composed of members who come from all parts of the State, and who are admittedly not conversant with the conditions existing in the different cities.

The absurdity of giving to the Department of Labor jurisdiction over building construction in New York City is fairly demonstrated by the fact that it sends all plans submitted to it to the local building bureaus for examination and approval and as to their conformity with all laws and ordinances, including the Labor Law. What argument can be made against giving the bureaus that do the actual work original jurisdiction, and thereby saving the needless expense of the round-about procedure, which accomplishes nothing; to say nothing of the useless loss of time and money occasioned our citizens.

The commission should also recommend:

SOME time ago the State Factory Investigating Commission issued "for criticism and suggestion" its revised recodification of the Labor Law. On Thursday last the Real Estate Board of New York forwarded to the commission its criticisms and suggestions prepared by George W. Olvany, counsel. This brief contains a general suggestion for changes in the law and a detailed analysis of the proposed recodification, embodying the changes which the Real Estate Board, after a year's experience of the workings of the law and analysis of complaints made to it by its members, believes to be essential. The statement given herewith is from the brief.

1. Reasonable definitions as to what shall be classed as factories, factory buildings and mercantile establishments.

2. The specific fixing of the duty and liability of the owner and lessee and not have one or the other made criminally liable for matters concededly not under his control.

3. Common sense provisions for fire escapes, ventilation, dressing-rooms and interior stairways, etc.

4. That agents be not made criminally liable for the failure of the landlord or lessee to comply with the law. Such a provision would be unjustifiable in view of the fact that in almost every instance the agent is simply authorized to collect rents, or lease the property, and to do nothing more.

It is a fundamental principle of law that an agent can only legally do what he is authorized to do by his principal. To provide in a statute that an agent is criminally accountable if he does not violate his authority and commit a trespass for which he would again be criminally as well as civilly liable, means that the real estate broker must quit business unless he wants to go to jail and pay damages for trying to earn an honest living.

5. That appeals be allowed from orders of the department to a board with authority to modify them, if they are found to be unlawful or unreasonable.

6. That the Industrial Board should not have the right to make general rules which tend to extend the law. Such board could be given the power to adopt a special rule for a particular case to be based upon the facts as presented.

7. That not more than a given number of employees should be employed, instead of not less than a given number.

8. That fire-alarm signal systems should not be required in buildings equipped with an approved automatic sprinkler system.

9. That a reasonable time instead of

a definite time should be allowed to comply with the department's orders.

10. That the civil penalty for a violation of the provisions of the law, or non-compliance with the department's orders should not exceed fifty dollars.

If the commission will treat with the subject as above outlined, we feel assured that much-improved labor, financial and business conditions will prevail, and that life and property will be fully safeguarded.

Amendments Proposed.

To deal specifically with the proposed revised recodification we suggest amendments as follows:

1. That New York City be exempted from all the provisions of the law which apply to the construction, alteration and structural changes in buildings, and that the Industrial Board have no power to make rules in reference to the same.

2. That the term "employee" mean a mechanic, workman or laborer who works for another for hire in a factory or mercantile establishment.

The addition of the words "in a factory or mercantile establishment" would limit "employee" to those who are employed in those places and not include everybody who works in business places other than factories or mercantile places.

3. That the term "factory" be defined in the language of the Court of Appeals, viz:

"A factory is a structure or plant where something is made or manufactured from raw or partly wrought materials into forms suitable for use."

With the additional provision that any requirements of the law affecting structural changes and alterations and the installation of fixtures and apparatus should not apply to factories where less than fifteen persons are employed.

It seems unfair that the term "factory" should be so stretched as to become unrecognizable and include every conceivable business or occupation as is the apparent attempt now.

For instance: the insertion of the word "packing" in the law, under a strict construction, would include every retail and wholesale establishment in the State, irrespective as to whether any article was manufactured in those buildings.

The Industrial Board should not be given authority to make rules for structural changes and alterations, etc., where less than fifteen persons are employed, as they could arbitrarily defeat the intent of relieving the property owner from the burdensome provisions of this act, in that respect.

4. In the "factory building" section the same argument applies as to the provisions in reference to the Industrial Board.

5. That the term "mercantile establishment" be defined to mean "any place where goods, wares or merchandise are offered for sale at retail, and more than fifteen persons are employed."

The remainder of the board's statement to the commission is concerned with suggested changes, both as to substance and form, in a number of sections of the proposed recodification.

PRESSURE FOR TENEMENT LAW CHANGE

Many Large Private Dwellings in Brooklyn Would Be Altered and Made Marketable If the Law Permitted—Modifications Asked For

BROOKLYN business men are taking a decided stand in favor of obtaining modifications in the Tenement House Law that will countenance the remodeling of old-style private dwellings to meet modern city conditions; and they are also urging a change that will permit three-family houses to be erected under the Building Code instead of under the tenement laws.

equally between them, this giving an area of 4 ft. x 12 ft. 6 inches to each house.

This necessitates an additional 10 or 12 feet in the length of an ordinary 20-ft. front house, in order to give the same number of available rooms as could otherwise be had under the Building Code only, or than is provided every day in two-family houses.

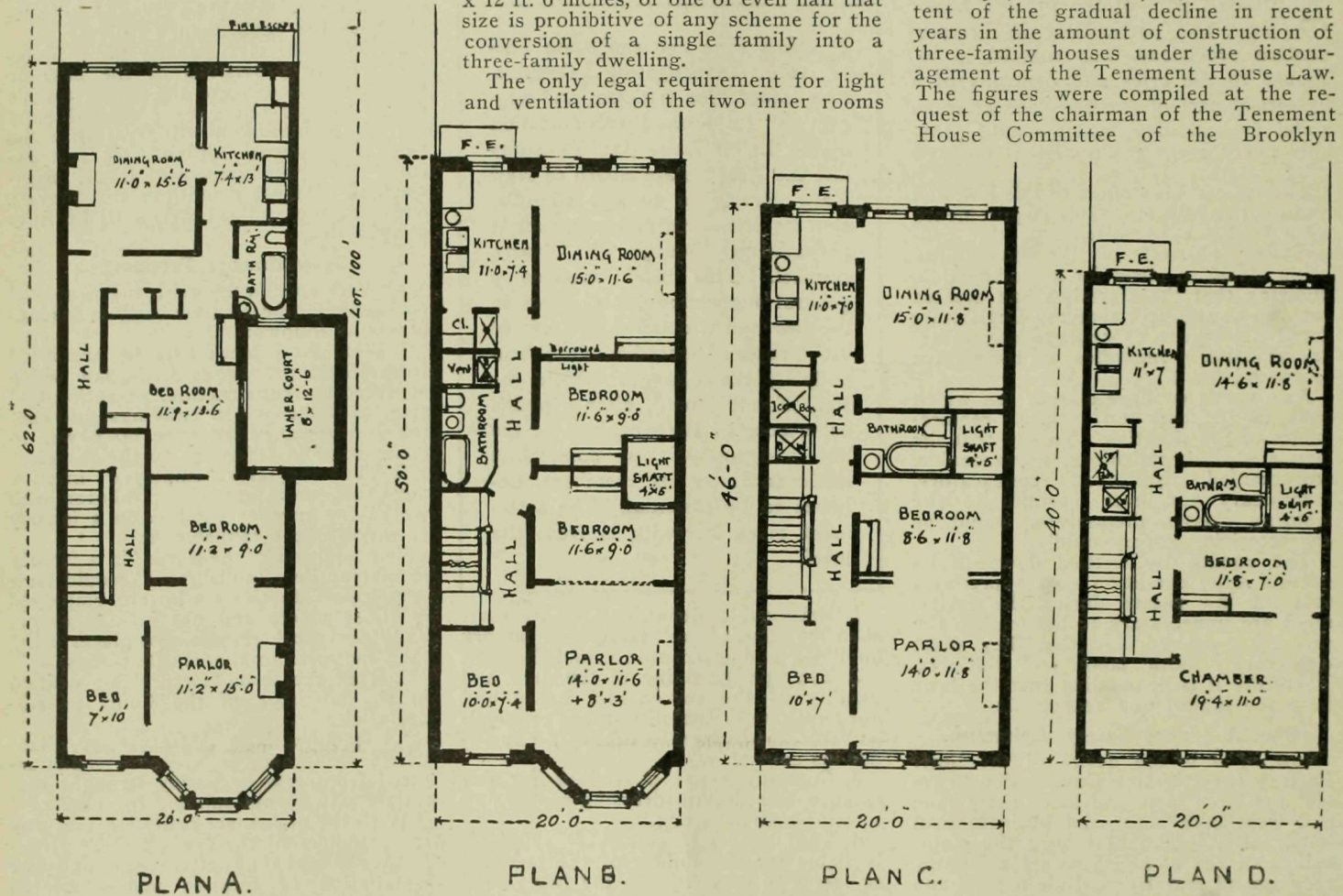
The requirement of a brick court 8 ft. x 12 ft. 6 inches, or one of even half that size is prohibitive of any scheme for the conversion of a single family into a three-family dwelling.

The only legal requirement for light and ventilation of the two inner rooms

ings, 20 ft. x 46 ft. and 20 ft. x 40 ft., and converting them into five and four-room flats, respectively, still retaining 5 ft. x 4 ft. light shaft in place of a brick court as above. The cost of work on Plan C would approximate \$2,000, that on Plan D \$1,800.

Official Statistics.

Figures which have been supplied by the Superintendent of Buildings in Brooklyn, Mr. Carlin, disclose the extent of the gradual decline in recent years in the amount of construction of three-family houses under the discouragement of the Tenement House Law. The figures were compiled at the request of the chairman of the Tenement House Committee of the Brooklyn



The Brooklyn Board of Brokers has the cooperation of numerous civic bodies in working for this change, and the Advisory Council has arranged a series of conferences with the purpose of reconciling the views of owners and builders on the one hand, and the special defenders of the law, on the other hand. Comprised in the Advisory Council's committee are Messrs. Frank Bailey, vice-president of the Title Guarantee & Trust Company; Edward C. Blum, of Abraham & Straus; Hon. William M. Calder, Frederick B. Pratt, Lawrence Veiller and Hon. Cyrus C. Miller. The chairman of the Brooklyn Real Estate Board's committee is A. J. Waldron.

Where the Law Interferes.

There is in Brooklyn an unrelenting demand for pleasant flats and only a small inquiry for old-fashioned dwellings. The dwellings would do for three families if they could be remodeled. Why they cannot be remodeled under the present law, and why they should be in the opinion of many, is set forth below.

A main point to be considered in the proposed elimination of three-family houses from the Tenement House Law is the question of interior courts. The minimum size of an interior court under the law is 8 ft. x 12 ft. 6 inches, or in the case of adjoining buildings erected simultaneously such court may be divided

of a two-family house, four rooms deep, is a 3 ft. x 5 ft. window. If that is sufficient for a two-story house, there certainly can be no adequate reason for requiring a court of the size given above merely for one additional story or family.

The diagrams submitted herewith were prepared by C. Whitley Mullin, of 189 Montague street, Brooklyn, former Secretary of the New York Society of Architects. They present (A) a typical three-family apartment house plan, 20 ft. x 62 ft., 6 rooms and bath, erected in Brooklyn under the Tenement House Law, as compared with (B) a plan of apartment 20 ft. x 50 ft., or 52 ft., giving practically the same accommodation as plan A. This is as the house might be built under the Code only, and substituting a 5 ft. x 4 ft. light shaft for the above mentioned inner court, which seems a fair allowance for the additional story. Mr. Mullin recollects that a 5 ft. x 4 ft. light and vent shaft was allowed under section 79 of the Tenement House Law, until said section was amended about three years ago.

At a conservative estimate a house built according to plan B would cost, Mr. Mullin says, about \$1,150 less than by Plan A.

Plans C and D show what might be done in remodeling three-story dwell-

ings, Board of Real Estate Brokers, Mr. A. J. Waldron, and are as follows:

Year.	No. of Bldgs.	Estimated cost.
1902.....	1	\$6,500
1903.....	63	356,600
1904.....	124	636,300
1905.....	261	1,373,100
1906.....	508	2,580,700
1907.....	200	1,119,100
1908.....	106	581,800
1909.....	110	724,000
1910.....	300	1,659,350
1911.....	388	2,175,500
Total, 10 years.....	2,061	\$11,212,950
1912.....	119	713,200
1913.....	34	207,950
1914.....	12	74,600
	2,226	\$12,208,700

Commenting upon the foregoing statistics, Chairman Waldron said: "When the Tenement House Law was first enacted none of the builders or architects seemed able to hit upon a plan that would be practical and workable under the law, and in 1902 (the first year after the law went into effect) only one three-family house was built in Brooklyn. In the year 1903 sixty-three were erected, which showed they had adopted a plan, and they continued to build experimentally until 1906, which was the biggest building year, and 508 of such buildings were built.

"They were not, however, and never (Continued on Page 211.)

ARCHITECTS FAVOR "BUILD NOW" MOVEMENT

Technical Position of Market Warrants Resumption of Activities—Local Conditions Similar to Those Throughout Country

SO wide-spread has the "Build Now" movement become that it is extending, practically, from the Atlantic to the Pacific coast. All over the country the various builders' exchanges are advocating the resumption of activities and are urging their members to forward the movement. In many cases resolutions have been adopted urging contractors and private individuals to do all the repair work possible, at this time, so that steps can be taken toward the letting of contracts for new work.

The movement has a three-fold basis. In the first place, materials can be purchased at a price advantageous to the builder. Secondly, if building is given an impetus at the present time, it will mean employment for thousands of men, engaged in the building trades, but out of work, and lastly, building will have the tendency to stimulate general business conditions.

In Manhattan, during the last few weeks, there has been a decided uplift in the number of plans filed, though an influencing factor, as already published, is in the fear that legislation, affecting the height of structures, might be passed, and owners want to "play safe."

During the last week the Record & Guide made a careful canvass of many of the leading architects' offices and prints the opinions of several prominently identified with the profession. In many instances architects took the stand that now was the proper time to build, though declined to speak for publication. Following are some of the opinions:

Electus D. Litchfield: Business conditions are changing and decidedly for the better. The period of depression which we have just gone through is different in many respects than those of the past, and the great financial interests of the country are emerging from it with a strong feeling of optimism. Building for 1915 will be good, according to the present indications. Particularly is this true of structures of a mercantile nature. Here the demand has caught up with the supply and many new projects should be the outgrowth. The condemnation of the buildings on the site of the proposed new Court House has necessitated the removal of many concerns in various lines of business. These concerns have had to seek quarters elsewhere. No doubt many of them will have to erect buildings for their specific needs, or to make other arrangements for permanent quarters of some nature. The trend will probably be to the mid-town section, between 32d and 42d streets, Fourth avenue and the Hudson River. In addition to this, many of the smaller concerns, who are dependent on the larger organizations, will have to follow in their footsteps and make arrangements for quarters further uptown. They will have to be accommodated, and much new building will be the result. At any rate, the outlook is brighter than it has been for a long while.

Julius Franke, of Maynicke & Franke: Building loans are more easily obtained now for some classes of construction, particularly high-class mercantile buildings and factories, in locations that are improving and where there are not many existing vacancies. The consolidation of the various departments, having to do with supervision and inspection of buildings under one head, will also no doubt tend to induce owners to proceed, who in the past have held up their plans pending the consolidation. While the condition at present is somewhat discouraging, we are beginning to see light, and it

seems as though we were on the eve of an era of great activity in the allied building lines.

C. Grant La Farge: The present time is a propitious one for the owner to improve his holdings. Care, however, must be exercised, all financial arrangements definitely concluded, and the certainty established that the kind of structure to be erected will meet the demand. Where a tenant can be obtained in advance for a building of a specific type, it is plain sailing. It is absolutely necessary, however, that no mistakes are made, for they will be most costly to rectify.

Arthur Gross, of Schwartz & Gross: The cloud of depression which has hovered over the financial affairs of the country and which has included all lines of building seems to be lifting and there is every indication that many building projects long inactive will soon come to life. Owners can build now and save money. All they need is the courage to start.

John M. Howells, of Howells & Stokes: During the last four or five weeks conditions in the building trades have changed greatly and there is no doubt but what we are on the eve of a much better condition than has obtained since the panic of 1907. Many building projects are being conceived which show the trend. The population of this country has funds to use for investment purposes, although they have in the past been quite willing to sit back and make a poor mouth. It looks as though this would be a good year for buildings of an investment nature. There always is and always will be activity in residential building, and institutions with large endowments are always ready to spend large sums for buildings and improvements. The greatest activity, however, will no doubt be among the builders who erect for the purposes of permanent investment, lofts, office buildings, high-class apartments and hotels, and these owners will reap the benefits to be derived from building now on account of the low prices for building materials and the desire on the part of contractors for work.

Kenneth M. Murchison: Now is the advantageous time for owners to improve their properties, because architects' offices, as a rule, are comparatively free from work and more time can be devoted to individual operations. Material prices are low, and, on account of the dearth of jobs, the best of labor can be procured.

William Van Allen, of Severance & Van Allen: Because you can build cheaper today, contracts can be let now at prices ranging from 10 to 20 per cent lower than those obtained six months ago.

Andrew C. McKenzie, of McKenzie, Voorhees & Gmelin: I consider this a very opportune time to build, because the great scarcity of work has made contractors quite willing to figure and accept a very nominal percentage of profit. The contractor has a better chance to select only the best mechanics. Mills can turn out the work quicker. In fact, all building can be accomplished more expeditiously and this saves expense to the owner. Now is the right time to build well at reasonable prices.

Frederick S. Benedict, of York & Sawyer: Because every contractor is so hungry for work now that contracts are often let at cost or even below cost for the purpose of keeping plants working and good mechanics and employees working. Another good reason why this is a very good time to build or to prepare to build is because the architects as a class have not been overburdened

with work, and consequently they are in a position to give more time and thought to the details of planning than is possible when the building business as a whole is more active. The man who builds now has an opportunity to build well at the minimum cost.

Goodhue Livingston, of Trowbridge & Livingston: At present building materials are slightly lower in price and the cost of labor has remained stationary. These facts in conjunction with the one that competition is keener now and contractors ready to guarantee and give the most efficient service, the owner reaps the benefit of both. It is surprising to know what low figures have been submitted for work simply to keep competent mechanics.

Donn Barber: Things are looking up. Particularly is this true of buildings erected as private residences. It is a good sign to see people with reserve funds expending them for the purpose of building new houses or improving their old ones. It proves that there is considerable money lying dormant that was only waiting for the right time to be put into circulation for the general improvement of business conditions.

William L. Rouse, of Rouse & Goldstone: There are two well-defined reasons why owners should decide to build now. The primary one would seem to be because they can build now at a more reasonable figure than they have been able to in the past and also receive better service from the contractors who, when not flooded with work, are able to give better attention to individual projects. The second reason is that impending changes in the building code is likely to effect some classes of operations, and it is desirable that they be started under the existing code.

Charles F. Post, of Clinton & Russell: Contractors are sharpening their pencils now and figuring much closer than they ever have before. This has been necessary by the keen competition of the last year. The contractor does this to keep his organization together, and the man who builds receives the full benefit. The fact that building materials are in some instances lower than they were a year ago no doubt also helps.

Ernest Flagg: Now is the time to build if you have the money, but nobody has any. Materials for building are somewhat lower in price and the contractors all need work. Building in the city has been overdone, and the greatest activity is likely to be in outlying districts where tenements and factories will be erected.

Geo. Fred. Pelham: There has been so little work started or projected during the late autumn and winter that competition among contractors and material men has grown very keen. Building materials are slightly lower in price now than they have been for some time, and unemployed labor is anxious to work.

C. P. H. Gilbert: There is no difference in the cost of labor, but contractors are able to make better selection in employees and mechanics on account of the fact that so little work is being done. With more carefully selected mechanics, builders are able to figure closer and give better results as well. Materials are slightly lower now than they were one year ago, but not enough to make a striking difference.

Burt L. Fenner, of McKim, Meade & White: Because prices are low, materials are cheaper and contractors are willing to take jobs at a price that will guarantee their overhead charges. They are willing many times to break even for the purpose of protecting their organization.

A PHASE OF BUILDING HEIGHT LIMITATION

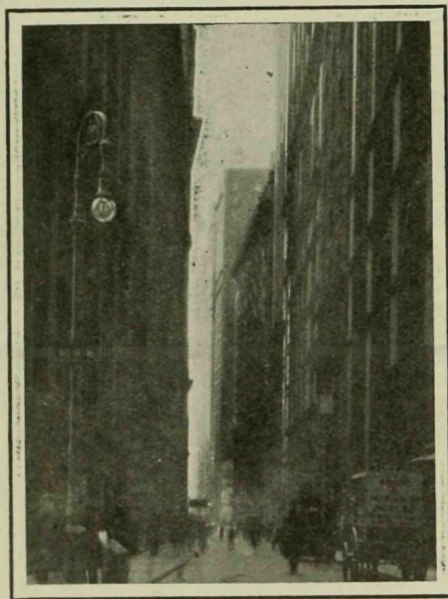
Apprehensions Concerning the Effect of the Ordinance in Extremely Narrow Streets—Will There Be Any Real Injury to Land Values?

GR^{EAT} public interest continues to be manifested in the ordinance limiting the height of buildings, which is awaiting the approval of the Board of Estimate. The weight of opinion is decidedly in favor of the measure. When enacted the ordinance will form part of the Building Code. A new phase of the discussion has developed since Charles F. Noyes appeared in opposition at the second hearing and directed attention to the state of affairs in the very narrow streets downtown, especially those where land values are high. Mr. Noyes represents large interests in that section.

Nassau street is but 36 feet wide; William, about 40 feet; Exchange place, 23 to 50 feet; Cedar, 35 feet; Pine, 31 feet; Liberty, 46 feet; Fulton, 54.6 feet; Thames, 21 and 30 feet; New street, 40 feet; John, 45 feet; Cortlandt, 49 feet. The ordinance permits buildings hereafter erected to rise without a setback to twice the width of the street, and above that level they must set back one foot in every four.

Mr. Noyes' Amendment.

Mr. Noyes says those who have paid for their property or have inherited their property at a value of fifty dollars per square foot (\$125,000 per lot) and up-



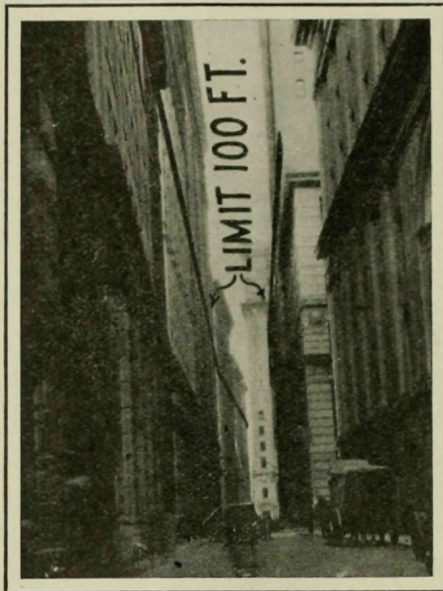
NEW STREET, SOUTH FROM WALL.
Most of the offices use artificial light all the time.

wards, where the property is positively worth this figure, and who have believed that they owned to the sky, would suffer heavy loss by these restrictions. He has therefore advised that the ordinance be amended to read:

"On any block where before enactment land has sold or is valued by competent appraisers as worth fifty dollars a square foot, a building one hundred and fifty feet high may be erected, and if the value be seventy-five dollars a square foot (\$187,500 per lot) that a building two hundred feet high may be erected."

Such a provision, he says, would save many from great financial loss and would work a hardship to no one, because property valued at such figures indicates a district now improved with such buildings, or capable of earning income on such improvements, which, irrespective of statements made to the contrary, are excellent paying investments if properly planned, and constructed along sound commercial lines.

"If I owned several, or only one, tall and well constructed building—office building, hotel or apartment of the



EXCHANGE PLACE.
Limitation 100 feet on street line; setbacks above, 1 to 4.

American type—I, too, probably as a business proposition, would like to see this ordinance pass in its present form, although I would feel that later on the city would probably tax me higher for enjoying benefits received by legislation that other buildings in the same neighborhood could not possess. Many among the comparatively few owners of tall buildings feel that a monopoly of owning buildings of this type in the few business sections of this metropolis would give them a unique investment, second to none. Real estate is a commodity, and some owners feel that tall buildings protected by law in our business neighborhoods would represent a real estate investment which would compare favorably with Standard Oil among the industrial securities."

Mr. Marling Favors Reasonable Limitations.

On the other hand, other prominent real estate agents in the district consider the pending ordinance a reasonable one. Alfred Marling, of H. S. Ely & Co., has written to President McAneny as follows:

"I believe there is an overwhelming public sentiment in favor of the restriction of the height of buildings. If something is not done to prevent the further erection of skyscrapers, the conditions of congestion, lack of sunlight, and danger from fire and panic will be increased. Individualism has been allowed to go to extreme limits, and if we are to have a safe, healthy and beautiful city, some changes are imperative.

"The bill under discussion is a reasonable one. It provides that the height of a building shall bear some relation to the width of the street on which it fronts. This plan has been, I understand, in successful operation in other cities, and I believe will prove successful in New York.

"It may well be that in given instances property values may not reach the highest limits, but there will be a tendency to spread the values over a larger area, so that the sum total of the value will, in my opinion, be greater rather than less under the operations of this proposed law.

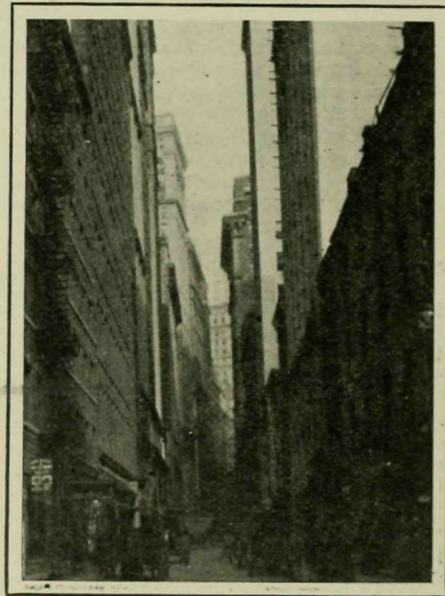
"The Advisory Council of Real Estate Interests, of which I am a member, and also the Committee of the Chamber of Commerce, have considered the bill, and have, in the main, given to it

their endorsement. It is a step in the right direction, and while there are certain details in the bill which can be improved (which have been more fully set forth in the report of the Advisory Council) it is, on the whole, worthy of the most favorable consideration.

"The moderation of the bill is noteworthy; in fact, there are a number of people who have made a study of this subject for many years who feel that the bill could be improved by being more drastic, but evidently the committee having the matter in charge has thought that it was wise to be moderate at the present time, rather than to attempt to be too severe in this first genuine and intelligent effort to meet this problem.

"I understand from a compilation that has been made, that in the entire city there are only 117 buildings over sixteen stories high. If all the owners adjoining these 117 buildings should proceed to erect buildings of similar height, we can readily see how much harm would ensue, not only to those buildings themselves, but to the surrounding properties.

"I think it can be proved (and Mr. Lawson Purdy, the head of the Tax



NEW STREET, NORTH FROM BEAVER.

Department, who has intimate knowledge of the subject, has confirmed it) that these 'skyscraper' buildings do not, as a rule, pay the owner a satisfactory return on the investment.

"Looking at the matter, therefore, from the standpoint of a property owner and from that of the private citizen proud of the city and solicitous for its future welfare, and in the interest of safety and relief from intolerable congestion, I am of the opinion that the principle underlying this proposed ordinance is sound, well justified by the present situation, and will prove to be an important factor in making this city a more habitable and pleasant place in which to dwell and to conduct business."

Alderman Hamilton Goes Higher.

The State Treasurer, James L. Wells, has appointed as his deputy Alderman James J. Hamilton, chairman of the Building Committee, which is now engaged in the important work of revising the Building Code. Mr. Hamilton will be greatly missed from the board, but the State gains a good officer. His successor as chairman of the committee has not yet been announced in the board.

LOCAL GOVERNMENT BILLS AT ALBANY

To Revise Salaries and Grades of Inspectors of Public Works—For a New Board of Education—Amending Workmen's Compensation Law

A GLANCE at the bills being introduced in the Legislature will go far to support the opinion that New York City is being treated as a mere administrative district of the State, without self-ruling power, rather than as a political entity, so numerous are the local government bills.

Even now while the Administration is considering an ordinance restricting the heights of buildings in this city, a bill has been introduced in the Legislature taking away the power of the Administration to decide the question.

All the real estate bodies have committees scrutinizing the bills coming before the Legislature and reporting thereon. The United Real Estate Owners have come out against the following among others:

Various pension bills; to establish local boards for child welfare; to prevent sale of liquor; to compel grantors to give notice of mortgages; to exempt clergy from tax; to construct recreation pier in East River; for two platoons for firemen; for buildings to be assessed at half value; for courses of vocational studies; for temporary possession during condemnation proceedings.

Assembly Bills.

390. (Evans.) Inserting in the General City Law a new article XII, and renumbering the present article XII to read article XIII, providing for the grading and compensation of inspectors employed by cities of the first class, whether under State or municipal control, having charge of and supervision over the construction of public improvements, and who have been appointed to their positions under the Civil Service Law. A schedule of compensation is set out in the bill. Such inspectors may be transferred from one department to another, irrespective of whether the same is under control of the State or city. Whenever it becomes necessary to abolish a position, preference must be given in the retention of inspectors according to seniority of service.

400. (O'Hare.) Amending the Tenement House Law (Section 15 and subdiv. 2 of Section 16), by making applicable to two-story tenement houses the provisions as to fire-escapes and means of egress now applicable to one-story buildings only.

402. (Smith.) Amending the Tax Law (Subdiv. 3 of Section 3), by providing that the taxation of property of a municipal corporation used and maintained for a municipal water supply shall be taxed at the value of the lands, exclusive of all dams, aqueducts, and other structures. (Same as Senate bill.)

419. (O'Hare.) Amending the Greater New York Charter (Section 949) by providing that pavements laid at private expense and accepted by the city prior to June 20, 1910, shall be deemed permanent pavements. That pavements laid and accepted since that day shall be deemed permanent pavements if so classified subsequent to April 18, 1912; and that all other pavements laid at private expense since June 20, 1910, shall be deemed preliminary pavements whenever any pavement is laid to replace a preliminary pavement, if the cost of replacing the pavement exceeds the cost of the replaced preliminary pavement, the excess must be assessed upon the property deemed benefited and the balance of the cost paid by the city. (Same as Senate Int. 358, Pr. 1234, of 1914, by Patten.)

420. (Gillett.) Inserting in the General Business Law a new article (19-a), in relation to the prevention of intem-

perance, pauperism and crime. The manufacture of intoxicating liquor is prohibited except for medical, chemical, mechanical and sacramental purposes. The sale of such liquor is also prohibited except for the above purposes. Violation is made a misdemeanor.

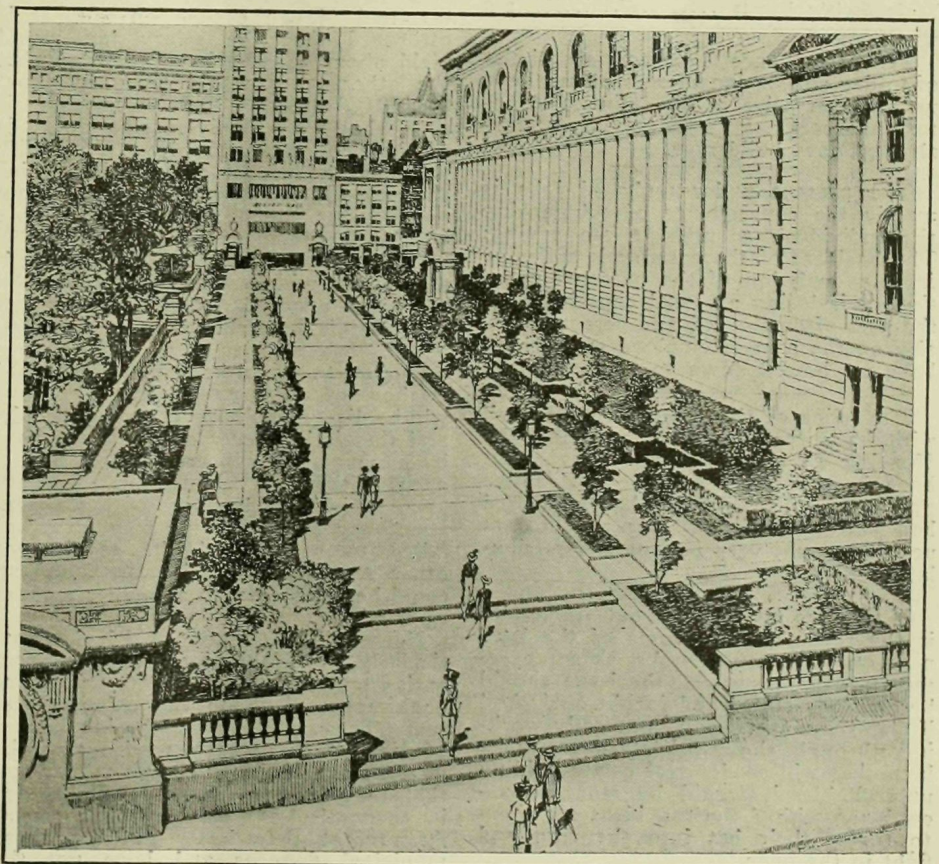
449. (McDonald, M.) Inserting in the Greater New York Charter new section (1101-a), providing that city employees receiving salaries not exceeding \$900 a year, and who are required to wear uniforms, shall be furnished with such uniforms free of charge.

452. (Fertig.) Amending the Greater New York Charter (Sections 1055 to 1102 inclusive and new section 1102-a), replacing the present board of education by an educational department. The head of the new department is to be appointed by the Mayor for a four-year term at an annual salary of \$15,000. The commissioner is empowered to appoint, and at pleasure remove, five deputy commissioners. The salary of each deputy commissioner is fixed at \$7,500. The commissioner may also appoint a secretary at \$5,000; a superintendent of school buildings, who shall have been an architect of experience and good standing, at a salary of \$10,000; a superintendent of school supplies at a salary of \$5,000; a supervisor of lectures at a salary of \$6,000; an auditor at a salary

of \$5,000; a chief clerk at a salary of \$4,000; and such other officers and subordinates as he may deem necessary. Any officer or subordinate may be removed for cause at any time, and may be suspended pending a trial on charges. There are other changes.

485. (Evans.) Amending the Workmen's Compensation Law generally. Among the changes made are the following: The time after disability within which compensation cannot be allowed is reduced from 14 days to 4 days; the amount to be recovered in case of total permanent disability is increased from 66-2-3 per cent. to 75 per cent. of the average weekly wages of the injured employee; the same increase of compensation is made in the case of temporary total disability, and the maximum amount to be paid is fixed at \$5,000, instead of \$3,500; an increase to 75 per cent. of the average weekly wages received is also made in the case of permanent partial disability, and a greater amount of compensation, for an indefinite time, is fixed for specific injuries; in case of death, the widow is to receive 50 per cent., instead of 30 per cent., of the average wages of her husband during her widowhood; and all penalties recovered for default in payment of compensation shall belong to the employee affected by such default.

A BRYANT PARK IMPROVEMENT



PROPOSED CHANGE OF PUBLIC LIBRARY PLAZA TO A PEDESTRIAN THOROUGHFARE CONNECTING 40TH AND 42D STREET AS SUGGESTED BY EWING, BACON & HENRY, AND DEVELOPED BY STARRETT & VAN VLECK, ARCHITECTS.

ON the west side of the New York Public Library Building in Bryant Park there is a plaza extending from 42d street to within fifty feet of 40th street. Entrance to the plaza, from either street, is shut off by stone balustrades on the street line. Consequently, a long detour is necessary in order to pass through the park from 40th to 42d street in

either direction. It would be a great convenience if the public could use the plaza, and a number of property owners have, through Ewing, Bacon & Henry, agents, petitioned the Park Department to make openings in the balustrades and let pedestrians through. The cost of the slight alteration requested would be comparatively small.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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Ten years hence the extreme optimist of to-day will be considered to have been very conservative in his estimate of future prosperity, says Judge Gary. Moral: Buy now, build now.

The present undersupply of jobs is mainly the consequence of submerging the individual, economists are saying: The business of the country is suffering from a depletion of the personal equation; it is losing personal conscience on the part of employers, and personal loyalty on the part of employees; too long have we bowed down to mere Bigness.

The office of the State Fire Marshal, with its corps of inspectors, and the Housing Law for Second Class cities, have been ticketed for the Legislative graveyard. The State Industrial Board had better watch out, for the upstate people are not very patient under tribulation.

If to drive poor people out of the city is the real object of some of the laws now on the statute books, as some estate managers suspect, the issue should be manfully stated and fought out. And if also there are socialists secretly working through the Legislature to make laws that will render real estate holding unprofitable, it would be more in accordance with American ideas for them to throw their hat into the ring and fight in the open.

While the department stores as a class are losing ground, small neighborhood shops are multiplying and prospering. Uptown bankers say they never saw so much money deposited by shopkeepers as during the past month. This is something for real estate men to think about, for there is evidently a growing public preference for the old-fashioned home trading, which will be expressed in part by a greater demand for business space at neighborhood centers from larger and more varied lines of trade.

Start to "Build Now."

The suggestion made in the Record and Guide of last week that the immediate present was a peculiarly favorable time for starting new building operations has met with a cordial response. In the current issue of this paper a large number of people who are particularly familiar with real estate and building conditions confirm the advisability of beginning to "build now" rather than later. The decisive consideration turns upon the fact that the peculiarly favorable conditions are not likely to last. Just now money is sufficiently abundant. Materials are cheap. Contractors are anxious to get work. But as prospective builders wait until business becomes more active, they are likely to pay more for their money, and more for their materials and labor.

The successful trader is the man who buys when prices are low and sells when prices are high. The reason why most traders are not successful is that they usually have not either the good sense to act independently of the prevailing business feeling, or else in case they see the opportunity, they have not the money or the credit to take advantage of it. Builders and operators who have the money, or the credit, to begin new building operations this spring will not only get their new structure cheap, but they will offer it for a rental at a moment when business is expanding and tenants are likely to be more than usually numerous. The longer they wait the more risk they take of a change in conditions in every respect for the worse.

The Proposed New Tax Levies.

At the present writing the report of the Mayor's Special Tax Committee has not been published, but something of its contents has come through. The report recommends (1) a levy of one-half of one per cent. on all salaries in excess of \$2,000 a year, (2) an unearned increment tax on real estate, (3) a habitation tax, and (4) an occupation tax. It is estimated that the salary tax would yield about \$3,000,000 a year, and that the other taxes would bring in about \$16,000,000 more. The calculation is that what with the increasing demands of the debt service in New York City the large additional contribution which the city will have to make to the State treasury, as much as \$20,000,000 more will be needed.

Of course the taxes which are scheduled above will be very unpopular. All taxes are unpopular, and they are particularly disliked when they are first imposed.

Our guess would be that the proposed method of raising additional revenue will be disagreeable to very many people, and that if it is ever officially proposed its unpopularity will result in its subsequent withdrawal. Moreover, there are grave objections to some of the above-mentioned taxes, and the committee has failed to recommend the tapping of other sources which, if less abundant, could be diverted with a smaller amount of friction.

Nevertheless, the proposed levies, particularly the Habitation and the Occupation taxes, would constitute an enormous improvement on the existing system. They would make the inhabitants of New York actually realize that the government of the city costs money and that they have some responsibility for its economical and efficient management. At present they know nothing about municipal finances and have not the slightest interest in voting for a sound and prudent Board of Estimate. There is always a lot of talk about economy during a municipal election, but it does not influence very many votes, because the number of people who are aware of the fact that the government is costing more or less money are so very few. Occupation and habitation taxes, provided they were not sufficiently heavy to drive population and business away from New York, would have the great social and political advantage of broadening the basis of taxation. This class

of tax levy is universal in Europe, and it undoubtedly contributes substantially to the comparative economy, with which European cities are governed.

Perhaps the mere proposal of these taxes will do something to make public opinion in New York realize how serious the situation is. The great trouble is that no one at the present time, except a few city officials, realize that New York is facing one of the most difficult problems which ever confronted the financial management of a great city. After years of steady increase in taxation, the city is confronted by the relentless necessity of raising still more money; just how much can only be approximately calculated as yet, but it may amount to \$20,000,000. To levy this additional sum on real estate would be ruinous. Other sources of taxation must be devised, and the consequence is that people who now escape a direct taxation will be forced to pay. But as yet no adequate attempt has been made to acquaint the public with the full extent of the difficulty and the inevitable necessity for larger contributions to the municipal treasury. When they are asked to pay there will be an enormous hullabaloo, which may be sufficient to wreck any plan, no matter how carefully contrived. Real estate associations should guard against this contingency by beginning a publicity campaign, which will enable the non-taxpayers to understand how critical New York's financial situation is.

Heights of Building Limitations Generally Approved in Principle.

The recent hearings which have been held on the proposed regulation of the height of buildings has demonstrated the truth of one important condition of future action. There is no substantial opposition to the principle of regulation. People who agree upon the principle will, of course, differ as to its application. The Record and Guide believes with some authorities that the regulation ought to go farther than the proposed ordinance provides. But that is a matter of detail. The ordinance as now drawn will meet the immediate difficulty. It will prevent the erection of enormously high buildings on very narrow streets except under conditions which secure a maximum of light and air and protect abutting property. It will prevent the erection of very high buildings on low-priced property situated in the same neighborhood as high-priced property, and which carries on a demoralizing competition with existing buildings. We believe that this ordinance will bring about such an improvement in real estate and building conditions that it will be followed by still more rigorous restrictions. In any event the great majority of real estate owners and builders who formerly were opposed to restriction are now in favor of it. They have come to see that in the long run a wholly unregulated condition is as inimical to their interests as it is to that of the whole community. There seems to be no reason why the very moderate measure of restriction proposed by the ordinance should not be passed by the Board. The sooner it acts, the better, because property owners are already beginning to file plans so as to prevent the ordinance from being effective in the case of their own property.

On the Distribution of the Increment.

Editor of the RECORD AND GUIDE:

Your readers are indebted to you for printing the interesting articles of Messrs. Harmon and Parish on the question of the future retardation of the real estate values and interest in our city; and the statements of Mr. Harmon are exceedingly valuable in giving the viewpoint from which he prognosticates our decadence. It is perfectly safe to say that New York City can forge ahead, increasing in population and wealth, while its real estate is declining in value. Of course, this would result from allowing the tax to offset or absorb the increment. And the city can increase in wealth and population if the tax be shifted, so that industry is not overburdened with un-

necessary taxes. We can raise potatoes in hot-houses, but they will grow larger outdoors, and our industries may expand and multiply if we give them outdoor treatment by taking off the taxes, as we do from our churches, hospitals, schools and libraries.

Many years ago, in Portland, Oregon, where I was in the real estate business, I found that William S. Ladd, the richest man and the largest land owner in the far Northwest, was anxious to exempt all industries from taxation, because such exemption would increase their number, which would increase population and the production of wealth, and thus increase the value of his vacant "developments." The enlightened "developer" may soon see that the best way to keep the goose alive is to feed her full of untaxed industries.

No city in the Union today gives her taxpayers so much for their money as they get here in parks, boulevards, libraries, museums, hospitals, colleges, schools, playgrounds, bridges, subways and public buildings. And no city reflects these blessings in real estate values as we see them reflected here. And the things we have not paid for, but which are the gifts of nature, to wit, the ocean front, the Lower and Upper Bays, the Sound, the two rivers, the hills and plains and the glorious climate, and our pre-eminently commanding position on the highways of the commerce world, must make every taxpayer feel that he is a resident of "no mean city."

Just now we are like the man who is erecting a twenty-story hotel that is being roofed. Soon the inside trim will be on, the decorations and furnishings in, and its doors will be opened to accommodate a public that has long waited its completion. In two years our barge canal, our subway extensions and many other municipal improvements will be earning money for our taxpayers—directly or indirectly. Then the tax burden will be comparatively lighter.

The question of municipal extravagance needs closer investigation by our real estate interests. The investors in outside holdings could never realize the values expected without the extravagance they deprecate, nor could the inside choice spots maintain their values but for such extravagance. New York would be as dull as Philadelphia, and her real estate about as valuable, if we were to inaugurate the municipal economies advocated by Mr. Harmon.

A 2 per cent tax rate on increment is far preferable, with 3 per cent for the owner, than no increment at all. Just lately was published a statement that lots in 46th street, between Broadway and Sixth avenue, had increased \$50,000 in the past ten years. This is in the theatre and "lobster palace" district. Can it be denied that municipal extravagance in New York is but a forced distribution of the unearned increment that would otherwise go to the owners of our big estates? Can it be gainsaid that our city leads all the others as "a market for brains" and for general attractiveness because the salaries paid here are a little higher than elsewhere? Chicago and Cleveland are not confronted with the same conditions, and any comparison between them and New York as to municipal expenses is invidious, for no other city in the Union has so many great landed estates as we have in New York, and a policy of forced distribution of excessive increment is nowhere so necessary as here. The theatres and restaurants and department stores would fare very badly if our municipal employees were reduced to the "living wage," so much discussed.

Our real estate values do not depend entirely upon the size of the population, nor upon the class of the population, but, more than anything else, upon the amount of wealth the population produces. There is not much class to the population of Pittsburgh, but miles of residential property on her Allegheny waterfront was torn down to make room for her furnaces; and her real estate values are partly maintained by the brain and brawn of her workers therein. Her increment will exceed her tax rate while her furnaces glow. We could create like increment here by removing the taxes

and workingmen's compensation burdens from our industries. It requires nerve and statesmanship, but New York will soon pull herself together and furnish these. Certainly, she will not take a second place in our day.

JAMES P. KOHLER.

44 Court Street, Brooklyn.

Amortization of Mortgages.

Editor of the RECORD AND GUIDE:

Of all the evils that New York realty has become heir to, the most serious and insidious is that known as the amortization of mortgages. What investor will place his money in property with the knowledge that after a few years he will be forced to put his hand in his pocket in order to reduce his mortgage?

It is all very well for the loaning institutions to state that investors shall lay aside (as a "sinking fund") a certain amount of the profits each year to reduce said indebtedness, but to the already over-burdened and harassed owner, this is found to be impossible, especially if the property is an investment on which he lives. Thus, the small investor, who is supposed to be the "backbone" of the market, disappears, and the resultant stagnation of the present real estate business continues.

An investor in realty should be as free from assessment as the investor in bonds, and not look forward with fear and trembling to a legal confiscation or foreclosure at the expiration of his mortgage.

S. T. LEYWOLF.

Tax Commission's Recommendations.

Editor of the RECORD AND GUIDE:

The State Legislature now being in session, it is of the utmost importance, that measures for the relief of real estate, be not only devised, but actually introduced, and vigorously pushed to a conclusion.

This can best be accomplished by selecting strong representatives in both branches of the Legislature, who, with the aid of the allied interests, can bring about decisive results.

The commission heretofore appointed by the Mayor, to consider and devise measures to increase the revenue of the city, to meet the ever-increasing budget, has completed its labor, and filed its report. It has submitted tentative plans, which are not inspiring.

Its chief recommendations are supposed to be:

1. A tax on incomes exceeding \$2,000.
2. A habitation tax.
3. An occupancy tax.
4. A tax on unearned increment.

These additions will possibly increase the annual revenue \$12,000,000, an amount that can readily be saved by an economical administration.

The members of the commission, all able representative men, cannot fail to understand that we are confronted with a serious condition, that cannot be met by a paltry addition of taxes.

The recommendations of the commission are futile, and from all gathered information will receive little, if any support, from the Mayor and the Board of Estimate.

Taking up its recommendations serially, our analysis shows:

1. A tax on incomes of \$2,000 and over, in face of the United States tax, would not be advisable, and would fall heavily on those least able to pay.

2. A habitation tax, imposed on all tenants paying \$600 or more rent, would simply mean an increase of rent, which in, these times of business depression would be burdensome.

3. An occupancy tax, to be paid by the occupant of a store, loft or business place, could not be regulated equitably or imposed with any degree of fairness.

4. A tax on unearned increment, is but the entering wedge for a "single tax," and at best, will be an incentive to the commission of perjury.

None of these suggestions are effective, and the adoption of any one of them would be a detriment rather than a benefit.

It has been well suggested that much

may be accomplished by an economical administration. The interests of the city should be safeguarded in the first instance at Albany, so as to prevent continuous assaults on the City Treasury.

Mandatory legislation, ordering extensive improvements and excessive expenditures must be minimized, if not entirely abolished. There can be no hope of material economy until city government is left free.

New York City, the Greater New York, is worthy in population, wealth and world prominence to be created into a separate State. Its interests are definitely separated from the rest of the State. It is not only the metropolis of the State but of the entire Union. We have no benefit from the State, but are of incalculable assistance by being mulct in the major portion of the State taxes.

In the City of New York, there is annually collected approximately \$20,000,000 for liquor certificates, in some years as high as \$40,000,000 for inheritance tax, and several million dollars for mortgage tax, of which gigantic sums, the city retains but 50 per cent. If we could secure the whole sum for ourselves, the tax problem would be easy of solution.

So long as the rural members of the Legislature outnumber our representatives there is but little hope for a separation or home-rule government. Constant agitation, however, may eventually bring about a result. Inaction will lead to nothing.

We cannot emphasize too strongly that the situation calls for immediate action, and that some relief may be found—

1. In an economical administration.
2. By taxing other industries besides real estate.
3. By the enactment of a more liberal law applicable to second mortgages.

Statistics will readily show that all of the city departments are over-manned. Greater efficiency would result by conducting the departments on a business basis, and not as political machines to furnish meal-tickets for leaders and their hench-men.

The various departments, having coordinate jurisdiction over real estate employ a large number of inspectors, whose chief recommendation is the endorsement of the district leader. Their work is cumulative, and under the present system six men do work ineffectually what might better be done by one.

Much revenue could be derived by taxing telephone and telegraph companies, floating equipments, corporations, garages, franchises, moving pictures, dance halls, cabaret shows, theatre tickets, advertising signs, automobiles, vehicles, fruit-stands, non-residents, and all forms of luxuries.

A second mortgage as a rule, affords precarious security. The lender must at all times be prepared to meet the demands of prior claimants, and his equity in the property is always from 10 to 15 per cent, less than that of the first mortgage. An extra charge, over and above the regular interest charge would be reasonable, but in view of the many late judicial decisions on usury, lenders are loath to enter this field of enterprise. A law, similar to that now prevailing among banks, and Wall Street operations, allowing a free rate of interest, would open an investment field that would be of far-reaching benefit.

It is incumbent on the allied interests, to actively urge legislation, that will be effective in meeting the increased municipal expenditures, and to guard against real estate being further oppressed. This can and must be done energetically.

JOHN FINCK.

198 Broadway.

—Borough President Marks has given preliminary notice of the inevitable widening of the Lexington avenue roadway and sidewalks. The subway digging has so undermined stoops and fences that it would be a measure of economy for owners to make the final alterations now, and perhaps even to anticipate the time when all the ground floor space along the avenue will be needed for stores. This should be the beginning of the transformation of Lexington avenue and consequently of a real estate boom.

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REAL ESTATE NEWS OF THE WEEK

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WILL WATCH INDUSTRIAL BOARD.

Advisory Council Appoints a Committee to Advise Property Owners.

Inasmuch as the provisions of the Labor Law are being re-codified by the State Factory Investigating Commission, the Advisory Council of Real Estate Interests has decided to analyze and thoroughly study the proceedings of the Industrial Board in the future, especially its interpretation of the different requirements of the re-codified law as it will be finally passed by the Legislature. In order to obviate difficulties which have arisen under the application of the present Labor Law, the Advisory Council feels that it is absolutely necessary for real estate interests to be thoroughly advised by the best legal and technical authorities of the city upon the various rules and regulations adopted by the Industrial Board. The formation of an Industrial Code is considered of such significance to all real estate interests that no section should be incorporated into this code until it is thoroughly examined and tested by the best experience in the past. Consequently, the council has formed an Industrial Code Committee which consists of Julius Franke, architect, chairman; Louis J. Horowitz, builder; Frank Pattison, engineer, and Evarts Tracy, architect.

This committee will meet regularly to learn of any individual or specific hardships that may confront our property owners under the application of the Labor Law, and also to consider the various conclusions arrived at by the Industrial Board, particularly in its efforts to form rules and regulations.

The various city and State departments having evinced a desire to mitigate any unwarranted injustice to property owners, the opportunity will be availed of to present to the various departments conclusions re-enforced by the best technical and legal authority in the city. Any special or individual cases that may seem to be oppressive will receive the careful and immediate attention of this committee, and every effort will be made to modify the requirements so as to relieve property of the expense and hardship therein entailed.

EIGHTY YEARS' RESTRICTION REMOVED.

A Covenant Which Prevented the Improvement of St. Mark's Place.

A judgment has been entered in the County Clerk's office dismissing the complaint of Herman Bruns v. David Wasser. The suit was brought to compel Mr. Wasser, who had erected a Turkish bath at No. 5 Mark's place, to remove the entire eight-foot front of his building.

Mr. Bruns based his action upon restrictions which Thomas Davis had put upon the property in 1832. At that time Mr. Davis owned both sides of St. Mark's place, between Second and Third avenues, and adjacent to that part of Second avenue which was formerly known as "Lovers' Lane," a well-known promenade for many years. Mr. Davis restricted both sides of St. Mark's place to private dwellings, to be situated eight feet from the building line, the eight feet to be devoted to grass plots and gardens, and for many years the élite of New York lived in this part of St. Mark's place or adjoining. In its day it was one of the fashionable sections of New York City. Gradually the neigh-

borhood began to change, and Mr. Wasser considered it a good place to erect a Turkish and Russian bath.

A Change of Character.

The neighboring owners began to protest against Mr. Wasser's extending his property to the building line, and Mr. Bruns, who owned the adjoining property, filed a lis pendens against the erection of the building. The case was tried before Justice Bijur, who sustained the contention of Katz & Sommerich, the attorneys for Mr. Wasser, that the character of the neighborhood had changed; that the property no longer was devoted to private dwellings; that the garden plots had disappeared; that tenements and stores were erected, and that even before the time the restrictions were put on by Mr. Davis, there was a mortgage upon the property in question, which was foreclosed and that the purchaser at the foreclosure sale acquired the title which the mortgagor had at the time of the making of the mortgage, and before the restrictions, and that, under such circumstances, the placing of restrictions upon the property thereafter could not affect a purchaser who bought under the foreclosure.

Many of the owners of property upon the trial testified that in erecting new buildings upon the street, they kept their building back eight feet from the building line because the Court of Appeals had previously decided that the neighborhood was restricted.

Real Estate Board's Dinner To-night.

The Real Estate Board in its reservations for diners at the annual banquet, to be held at the Waldorf-Astoria this (Saturday) evening, has outdone all previous records. Reservations have been made for 1,004 places. The speakers will include Mayor John Purroy Mitchel, Dr. John Huston Finley, State Commissioner of Education; Hon. Dudley Field Malone, Collector of the Port; Commissioner Robert E. Dowling, Haley Fiske, second vice-president Metropolitan Life Ins. Co.; James V. Barry, assistant secretary Metropolitan Life Ins. Co., and Laurence M. D. McGuire, president Real Estate Board of New York.

Among the invited guests are the following: Hon. Wm. A. Prendergast, Hon. Geo. McAneny, Hon. Marcus M. Marks, Hon. Douglas Mathewson, Hon. Lewis H. Pounds, Hon. Maurice E. Connolly, Hon. Chas. J. McCormack, Hon. Lawson Purdy, Hon. Cyrus C. Miller, Gen. Lewis W. Stotesbury, Judge Frank Hasbrouck, Abram I. Elkus, Chas. D. Olendorf, Thomas Shallcross, Elbridge Gerry Snow, Hon. M. Mayer, Franklin Pettit, Geo. C. Boldt, Wm. C. Breed, Stewart Browne, Frederick H. Ecker, Wilbur C. Fisk and M. Morgenthau, Jr.

A Real Estate Company's Financial Report.

Conservative management and wise financing are shown in the figures of the twenty-seventh annual statement of the American Real Estate Company as of the end of its fiscal year now published. An increase of only slightly over \$30,000 in its bond obligations and over \$850,000 in paid-up preferred and common stock adds a larger margin of security to the holder of its bond obligations.

In view of depressed conditions in the real estate market, and in harmony with the company's well-known policy of conservative management, in the appraisal upon which the figures in the statement are based, it has taken up the values of its properties upon a basis which reduces

the surplus about \$500,000. The increase in new capital created during the year, however, leaves a margin of capital and surplus of over \$3,500,000, or more than \$300,000 greater than last year. The statement shows that all taxes, assessments, and interest due on mortgages payable are paid to date with a cash balance of over \$327,000.

The total assets of the company are shown by the Statement to be \$29,432,660.83. Against these assets rest underlying mortgages of \$11,710,960 leaving a balance of assets of \$17,721,700.83.

The company reports that notwithstanding general business conditions the past year was a successful one in its rental departments. Many of its buildings are filled to 100 per cent. of capacity. It has but few vacancies anywhere; even in the midtown loft district its buildings have fared well and several of them are fully occupied. Such well-known business properties as the Harri-man National Bank Building at 527 Fifth avenue, and residential buildings as the Hendrik Hudson Apartment Houses at Riverside Drive and Cathedral Parkway are practically fully rented. In the Borough of the Bronx where the company has large holdings rental conditions are particularly strong. During the year the company added substantially to its holdings of vacant land for the most part at station corners along the lines of the subway extensions now under construction in the Borough of the Bronx, where a large increment in value is certain.

The business of this company appears to be in good shape today for return of activity in the New York real estate field which authority generally now anticipates. As in the past the statement of the company bears the certificates of recognized auditors and appraisers certifying to the valuation of its properties and the correctness of its accounts.

Court House Site Extension.

Abram I. Elkus, Henry Schneder and James B. Butler have been appointed by Justice Guy as commissioners in condemnation to acquire the property required in connection with land already purchased by the city for the new court house, and civic centre site. The needed land includes all of the block between Duane, Pearl, Park streets and City Hall place; half of the block from Duane to Pearl street, between City Hall place and Park Row, including St. Andrew's Roman Catholic Church, and nearly all of

the block between Pearl, Park, Baxter streets and Park Row. In the latter block is the Five Points Mission.

THREE-FAMILY HOUSES.

(Continued from Page 204.)

have been since the Tenement House Law went into effect, a successful class of buildings. The plan with the outer court extension makes a very cold building, and I think particularly to be emphasized is the fact that dining-room or kitchen (most always the dining-room, and sometimes both dining-room and kitchen) faces a narrow court. The parties living in a three-family house practically always do their own work, and the lady of the house spends most of her time in the kitchen or dining-room. It needs no argument to see the monotony of looking out upon an open court all day and with little sunlight.

"From 1907 to 1911 a few more of these houses were built, but they were found so impractical, under the present possible layout, together with the restrictions, requirements and inspections of the Tenement House Law (which we think entirely unnecessary, where only three families occupy a building) that the builders have practically given up building them, and in 1913 only thirty-four were built, and in 1914 only thirteen out of a total of 590 tenements, or only 2 per cent. If this matter could be followed up I think you would find every one of these buildings built by the builder or owner of one or two lots so located and situated that nothing else could be built on the site. It is my best judgment that no speculative builder has erected any of these in the last three or four years, and those that were built in previous years are failures owing to the restrictions imposed by the Tenement House Law."

City Buys Easement.

The Public Service Commission and the New York Central Railroad are reported to have made an agreement regarding the acquisition by the city of a subway easement through the site of the Hospital for Ruptured and Crippled children, formerly occupying the block on the west of Lexington avenue, from 42d street to 43d street. There will be a station on the Lexington avenue route at that point and the cost of construction and the easement rights will cost about \$902,500.

"SIGNS OF THE TIMES" IN FLATBUSH



THESE three signs appear on a piece of property in Brooklyn, on Kings Highway near Flatbush avenue. Application for reduction of the assessment having been unsuccessfully made, certiorari proceedings were brought, experts heard on both sides, and a nominal reduction of nineteen thousand and some odd dollars was the relief the owner received; this in view of the fact that, although every effort was made to secure a purchaser for this property, no offer has

been received during a period of two years aggregating even one-half of the valuation put on this property either by the tax commissioners, or by the various city experts.

The large sign in the center shows that the owner is ready to sell at a price materially under the assessed valuation. The sign to the left indicates the experts' opinions of the property, while the sign on the right contains extracts from the decision of the learned Judge.

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OVER-INSPECTION PROBLEM.**Hearings Begun at City Hall by the
Mayor's Committee.**

In pursuance of a desire, very generally expressed, that some effort should be made to harmonize the divergent views of the borough presidents, on the one hand, and the executive heads of city departments, on the other hand, in respect to the system to be adopted in consolidating the State and municipal departments charged with the duty of building inspection, Mayor Mitchel has appointed a committee to reconcile, if possible, the various interests.

The committee consists of Allan Robinson, of the Allied Real Estate Interests, as chairman; Alfred T. White, of Brooklyn, former Public Service Commissioner; William H. Childs; Rudolph P. Miller, former Supt. of Buildings, Borough of Manhattan; Lawrence Veiller, from the Tenement House Committee; Robert E. Simon, from the Conference Committee of Real Estate bodies in all the boroughs, and Peter J. Brady, representing labor interests. Mr. Miller has written to the Mayor asking to be relieved of the duty. Mr. Abram I. Elkus has consented to act as counsel.

A hearing was accorded to property owners and bureau representatives at City Hall yesterday afternoon. All the commissioners were present.

Andrew J. Kerwin, a large property owner, was one of the first to be heard. He testified that his experience with the present system of over-inspection was one that convinced him that something was wrong somewhere. He showed by extensive figures that he had been obliged to reduce his rents while his overhead charges had increased steadily.

Henry De Forest Baldwin testified that he had been compelled to make alterations only to have them ordered ripped out again by some other department. He characterized the present laws as offering a wonderful opportunity for blackmail, a statement which was hotly contradicted by Frank J. Pryor, Deputy State Labor Commissioner, who declared that the department was doing its best to carry out the law's requirements without working a hardship upon owners.

Many other speakers held the attention of the commission until late in the afternoon when it was announced that another hearing would be held next Thursday afternoon at 3 o'clock at City Hall. At that time the heads of city departments will answer the criticisms of citizens.

PRIVATE REALTY SALES.

Interest in the real estate market this week was stimulated by the closing of several important deals. The improvement noted last week continued and while there was no remarkable increase in the amount of business transacted, yet enough was done to warrant a more optimistic view of the situation. That there are buyers to be found for well-located properties is evidenced by many of the sales to newcomers in the real estate field. Those brokers who are hunting for business are receiving the benefits of their efforts. Business, it is conceded, rarely comes unsolicited to an office. It has to be sought and those pessimists who condemn the market from their office-chairs and deplore the apathy of the buying public toward real estate, should profit by the example of the broker who has sold six houses since the first of the year, because he went looking for business and was not beaten before he started.

This week an important addition to the uptown Fifth avenue retail colony was made in the acquisition of a choice corner opposite St. Thomas's Church by a large fur firm, now established further south.

On the upper West Side, a new development in apartment house operations, which exemplifies the remarkable strides which that class of construction has made in recent years, attracted considerable attention. A seven-story house will

be razed and in its place a thirteen-story multi-family structure erected. The transaction illustrates the rise in values on the West Side which has made a desirable corner too costly for a seven-story apartment house, which fifteen years ago was considered the finest possible type. In the immediate neighborhood the width and other advantages of West 86th street, have influenced builders to undertake another apartment house improvement in the street and a further step has been taken in the transformation of this thoroughfare from the private dwelling to the tall apartment house stage.

Of especial interest at this time is the report that one of the holdings of the late John G. Wendel on Broadway will be modernized. Mr. Wendel, during lifetime, frequently attached such restrictions to his properties that many deals were blocked, and properties have been permitted to remain practically unimproved.

The total number of sales reported and not recorded in Manhattan this week was 27, as against 24 last week and 22 a year ago.

The number of sales south of 59th street was 9, as compared with 7 last week and 7 a year ago.

The sales north of 59th street aggregated 18, as compared with 17 last week and 15 a year ago.

The total number of conveyances in Manhattan was 171, as against 136 last week, 25 having stated considerations totaling \$1,725,525. Mortgages recorded this week number 100, involving \$2,684,425, as against 66 last week, \$1,922,632.

From the Bronx, 8 sales at private contract were recorded, as against 9 last week and 11 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$377,221, compared with \$814,400 last week, making a total for the year of \$4,596,812. The figures for the corresponding week last year were \$640,294 and the total from Jan. 1, 1914, to Feb. 7, 1914, was \$5,943,515.

Will Raze Seven-Story House.

Jerome C. and Mortimer G. Mayer have bought, through Slawson & Hobbs, from the Alliance Realty Company, William H. Chesebrough, president, the seven-story apartment house, at the northeast corner of West End avenue and 80th street, on plot 77x100. The present structure will be demolished and a new thirteen-story structure erected. This is the first apartment house of such size on the West Side, to be torn down for another multi-family house operation. The present building was erected about fifteen years ago, under the supervision of S. Stanhope Phillips and the Alliance Realty Company acquired it in an exchange with Mrs. Phillips, last year, in which the dwelling, at 32 West 58th street, figured as part payment.

New Operation for 86th Street.

Julius H. Seymour sold to the Realty Company of America, Franklin Pettit, president, the three four-story dwellings, 304, 306 and 308 West 86th street, on plot 62x102.2. The houses were later resold to the 86th Street and West End Avenue Company, controlled by Mulliken & Moeller, builders and architects, who are at present building two twelve-story apartment houses, on the land adjoining on the west. The newly-acquired site will also be improved with a twelve-story multi-family structure.

English Duke Buys.

The Duke de Mora, of Essex, England, bought from Edward A. Schmidt, of Philadelphia, Jewelers Court, a twelve-story office building at 51-53 Maiden lane, on plot 36.6x139xirregular. It has been held at \$750,000. In part payment, the buyer gave property in Philadelphia at Villa Nova, consisting of three large mansions and about 150 acres of land. The deal involves about \$1,100,000.

\$500,000 Triborough Trade.

Conditional contracts have been signed for the sale of 512 West 135th street, a six-story apartment house on plot 45.10 x99.11; of 475-491 West 159th street, two six-story apartment houses, occupying the block front on the north side of 159th street, between St. Nicholas and Amsterdam avenues, and of 1214-1218 Boston Road at the northeast corner of 169th street, four five-story apartment houses, on plot 158x131, by the Hudson Realty Company to the Skillman Realty Company, a syndicate of Utica, N. Y., investors. The buyer gave in part payment 98 lots in Long Island City on Skillman, Woodside and Middleberg avenues and in Fitting, Stone and Dixon streets. The deal involves about \$500,000.

Heights Apartment House in Trade.

"Washington Arms," a six-story elevator apartment house at the southeast corner of Fort Washington avenue and 179th street, on plot 92.6x135, has been sold by the Henry Morgenthau Company to the Halton Realty Company, Barton Chapin, president, which gave in part payment, 163 West 34th street, a five-story business building on lot 25x98.9. The transaction involved about \$425,000. The brokers were Arnold, Byrne & Baumann.

\$250,000 Flushing Sale.

J. Harry Myers has resold the 116-acre Miller farm, on Flushing Canal in the Third Ward of Queens, to the Forest Hill Estates. Mr. Myers acquired the property last year from members of the Miller family which had owned it for sixty years. It is adjacent to the Cord Meyer, Sage Foundation and Kew Gardens tracts.

\$300,000 Deal on Union Square.

Isaac B. Wakeman sold for the Kent estate, to F. B. Moser, the two five-story store and loft buildings at 26-28 Union Square East on plot 50.6x125. The buyer gave Brooklyn property in part payment. The transaction involved about \$300,000.

Madison Avenue Church Sold.

The Central Presbyterian Church of 218 West 57th street will buy the property of the Madison Avenue Reformed Church at the northeast corner of Madison avenue and 57th street, on plot 74.5x150xirregular, which has been on the market for some time. The pew-holders will be invited to retain their pews.

Manhattan—South of 59th St.

BOWERY.—Citizens' Savings Bank bought through Jacob Finkelstein from the William Kramer's Sons Realty Co. 54-54½ Bowery, on lot 25x100, adjoining the bank. The buyer has no immediate plans for improvement.

CHRISTIE ST.—G. Tuoti & Co. sold for the Lawyers Mortgage Co. the 5-sty tenement, 132 Christie st, on lot 25x100. The property was resold later in the week.

22D ST.—Agnes Segal sold 419-421 East 22d st, two 4-sty tenements on plot 62.6x98.9, to Nathan Gerberg, who gave in part payment the frame dwelling 369 South 3d st, Brooklyn, on plot 58x120.

35TH ST.—Bernard J. Foss sold for Rose M. Smith 436 West 35th st, a 5-sty flat, on lot 25x100.

39TH ST.—A. N. Gitterman Corporation resold 328 East 39th st, a 5-sty tenement, with store, on lot 25x100, for the Yen Realty Corporation to Lilla D. Bonney. It was acquired by the seller last month from Julia D. Tonnelle through the same broker.

Manhattan—North of 59th St.

ARDEN ST.—Hensle Construction Co. sold 23 Arden st, a 5-sty apartment house on plot 27x110, to Sadie W. Smith, who gave in part payment the 3-sty dwelling, 16 West 128th st, reported sold last week.

68TH ST.—Frederick Winant sold 38 East 68th st, a 5-sty dwelling, on lot 16x100.5, which he bought last July from Stephen C. Clark.

71ST ST.—Douglas L. Elliman & Co. have sold for the estate of William Orth 154 East 71st st, a 3-sty dwelling, on lot 20x100.5. The property has been in the same ownership since it was built, 42 years ago.

108TH ST.—D. H. Jackson Co. has sold the 4-sty flat 109 East 108th st, on lot 25x100.

180TH ST.—McDowell & McMahon have sold for George Schwegler to the Riverview Construction Co., Henry M. Bloch, president, the vacant plot 75x100 in the south side of 180th st, 175 ft. east of St. Nicholas av. The buyers will erect a 5-sty 30-family house. The seller has owned the property since 1894. McDowell & McMahon have been appointed agents for the new building.

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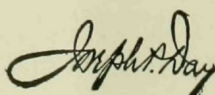
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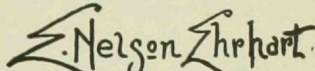
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—AMSTERDAM AV.—John J. Meenan sold for the Tighe estate to Kelly Brothers the 3-sty building at the northwest corner of Amsterdam av and 69th st, on lot 20x65.

CONVENT AV.—Carrie M. Butler is reported to have sold the 4-sty dwelling at 341 Convent av, at the northeast corner of 144th st, on lot 20x100. It has been untenanted for several years.

VERMILYEA AV.—Thomas L. Calhoun sold to a newly organized realty corporation, of which Frederick F. French is president, the plot 50x100 on the west side of Vermilyea av, 300 ft. north of Dyckman st. A 5-sty apartment house will be erected.

WEST END AV.—Mrs. Mary T. Donovan purchased from Charlotte Wettlaufer, through Pease & Elliman, the 3-sty dwelling, 917 West End av, on lot 20x100, adjoining her residence at 302 West 105th st.

WEST END AV.—Josephine Taylor has sold the 3-sty dwelling, 312 West End av, on lot 18.5x63x irreg, to Hallett M. Carpenter, the present tenant.

2D AV.—Bernard Goodman sold to B. Elliot Burston the 6-sty tenement, on plot 37.6x100, at the southwest corner of 2d av and 122d st. It was held at \$70,000. In part payment was given the 3-sty dwelling 550 West 165th st, on lot 16x100.3.

Bronx.

BRONXWOOD AV.—Dr. W. E. McCollom sold four lots at the southwest corner of Bronxwood av and 228th st to Wilhemina Sonenberg as a site for a road house.

FULTON AV.—Simon Bernheimer estate has sold 1719 Fulton av, a 3-sty dwelling, on lot 19x88.2.

MELROSE AV.—Cedar Construction Co. sold the new 6-sty apartment house at the southeast corner of Melrose av and 162d st, on plot 100x 69.6.

TINTON AV.—Caroline F. Vieser sold to the Cromwell Development Co., John J. Tully, president, the 2-sty dwelling 1035 Tinton av, on lot 18.9x100. In part payment eight lots on Livermore av, Westerleigh, S. I., were given.

WASHINGTON AV.—Amita Realty has contracted with Bernard Greenthal to exchange 980-982 Washington av, a 5-sty tenement on plot 50x101, for 1185 Washington av, a 2-sty dwelling, on plot 40x100.

WEBSTER AV.—Sheffield Farms, Slawson Decker Co., which recently erected a large plant at the southwest corner of Webster av and 166th st, has purchased from the Rockledge Construction Co., Vincent J. Slattery, president, the 5½ lots adjoining on the avenue. The site will probably be improved with an addition to their present building.

Brooklyn.

HARMAN ST.—James M. Hawley sold for the estate of Sophia Hagenmeyer to John and Katherine Kuntz property at 482 Marman st.

MADISON ST.—Ring-Gibson Co. sold four 4-sty, 8-fam houses, at 2517-2523 Madison st, to Henry Ruthman.

REMSEN ST.—Hamilton Club bought through Isaac H. Cary from the Gloucester estate the 3-sty dwelling 144 Remsen st, on lot 25x100, adjoining its clubhouse. The reported price was \$30,000.

WOODBINE ST.—G. X. Mathews Co. sold to Henry A. W. Leifhert the 6-fam house, 1829 Woodbine st.

50TH ST.—I. Salzberg sold for Frank P. Ingalls to M. Walsk, the plot 60x100, in the northeast side of 50th st, 160 ft. from the corner of 13th av.

Queens.

LONG ISLAND CITY.—Frederick Ayer, of Boston, has sold a tract of 19 lots near the Queensboro Bridge Plaza to John Volz. The lots are part of the Hunter Van Alst and De Bevoise farm and were given as part payment for the three flat houses on plot 100.8x98.6 at the northwest corner of Lexington av and 86th st, sale of which through Duff & Conger and Daniel Birdsall & Co. was recently announced.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Park Boulevard to W. Rollins and 40x100 on President av to A. Driscoll.

Richmond.

WEST NEW BRIGHTON.—Cornelius G. Kolf sold for William J. McSorley a plot 50x105 in Rose st to H. Gager, who will build a residence.

Nearby Cities.

JERSEY CITY, N. J.—Edward L. Young sold to the Lehigh Valley Railroad Co. a plot, 52x 216, along the National Docks Railroad, near Pacific av.

Rural and Suburban.

EAST ORANGE, N. J.—Edward P. Hamilton & Co. have sold to Clara V. Disbrow the new apartment house on plot 62x136 at 494 Park av. It was held at \$35,000.

CANTON, N. J.—The Brown-Weiss Realities sold the Temple Court Theatre and office building held at \$160,000. In part payment they took a business building in Orange, N. J., and about 188 lots in Nutley, N. J.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Willow av to M. C. Howard; 60x100 on 3d av to H. B. Claffin; and 20x100 on Myrtle av to Minnie Zeller.

HOBOKEN, N. J.—John I. Weller sold to the Zerman Realty Co. 424, 428 and 432 Paterson st, West Hoboken, N. J., four 4-sty flats, 100x 100. The realty company gave in part payment 10 2-family brick houses, 225x290, on the east side of Gregory av, Weehawken.

LEASES.

Revillon Freres on Fifth Avenue.

Revillon Freres leased, through Clark T. Chambers and Frank D. Veiller, the new six-story building, erected by Michael Dreicer, at the southwest corner of Fifth avenue and 53d street, for twenty-one years, at an aggregate rental of about \$1,000,000. The building is one of the most attractive on the avenue, built in the Francois Premier style of architecture, from plans by Henry Otis Chapman. It is on part of the site of the one-time Gallatin mansion, acquired by Mr. Dreicer from Mrs. Amy G. Gallatin about two years ago. Revillon Freres will take possession next July. Their present establishment in West 34th street was recently leased to the Bedell Company.

Will Pay \$12,000 a Year.

Francis S. Smithers has leased, through Pease & Elliman, the twelfth floor in the apartment house being erected, at the southeast corner of Park avenue and 61st street, by the Edgar A. Levy Park Avenue Company. The rental for the twenty rooms and five baths will be about \$12,000 a year.

Mr. Friedsam on Park Avenue.

Geo. R. Read & Company have leased to Michael Friedsam, president of B. Altman & Company, the eighth floor in the apartment house being erected by the Fullerton Weaver Realty Company, at the northwest corner of Park avenue and 54th street. One-time Governor Levi P. Morton leased an apartment in this building last week.

Clothiers Near Civic Centre.

Morris Goldstein leased from the estate of Dean Hoffman the five-story building at the northwest corner of Park Row and Baxter street, on lot 24.2x78.10, for twenty-one years. The lessee will alter the present building or erect a new eight-story structure to be occupied by his clothing establishment. The site is near the new Civic Centre.

Mrs. Astor Leases.

U. S. Trust Co., representing Mrs. John Jacob Astor, has leased the six-story building, 22-26 West 34th street, for five years, at a reported net rental of about \$18,000 per annum. The lessee

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

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Wendel Corner Leased.

Burnol Fuel Corporation has leased from the estate of John G. Wendel the four-story garage at the northwest corner of Broadway and 50th street, on plot 100x100, which has been unoccupied for ten years. The broker was Frank E. Malone, the estate being represented by Burlock E. Rabell, as attorney. The lessees will make extensive alterations and occupy. It was originally intended for a garage, but owing to the many restrictions placed upon it by Mr. Wendel, has not been able heretofore to find a tenant.

Beef Company in 125th Street.

Morris B. Baer announces that he has leased his property at 66-70 East 125th street and 63 East 124th street to the Star Beef & Provision Company.

Manhattan.

ALBERT B. ASHFORTH, INC., leased an apartment at 140 West 55th st to Mrs. M. Brewer; also at 124-6 West 55th st to Abraham Morrill, and at 148 West 57th st to Mrs. Ross Heywood.

ALBERT B. ASHFORTH, INC., leased the store and basement at 32 West 32d st to Kastner Brothers; also offices in the Acker, Merrall & Condit Bldg. at the southwest corner of 5th av and 35th st to the French Model Co., Emil Juhasz, the Prophytol Products Sales Co., and to Benjamin S. Catts, of 29 Broadway.

AMES & CO. leased through Porter & Co. for the Sampeck Realty Co. the store in 132 West 34th st to Golden & Sugarman, of 121 West 125th st; for Goldman, Sachs & Co. the store 128 West 34th st to M. Newman; for R. S. Minturn the top loft in 11 East 22d st to the Seymour Cravat Co., of 13 East 22d st; the top loft in 130 West 28th st for Hakalist Realty Co. to Laguna & Wing, of 5 East 14th st; for J. A. Weser to S. Kornberg & Son, of 21 East 14th st, space in 125 West 26th st; for Walsh & Ives a loft in 366 West 50th st to Hershfield & Baum; for New York Flower Supply Co. to Joseph Greenbaum top loft in 103 West 28th st, and for G. Sattlier to Louis Cohen & Co. space in 18 West 31st st.

WM. S. ANDERSON CO. leased for Albert J. Rifkind to the Progressive Club of the 18th Assembly District the dwelling at 360 East 69th st.

WM. S. ANDERSON CO. leased for Otto H. Kahn to William L. Strauss the private garage at 165-167 East 70th st.

BARNETT & CO. leased the store in 16 East 125th st to the Schwarz Dress Co., and the store in 62 East 125th st to L. Oppenheim.

BASTINE & CO., as agents of 34 East 12th st, leased the 2d loft to Joseph Simon, manufacturers cloaks and suits.

BASTINE & CO., as agents of 91-3 5th av, leased the 6th loft to J. Huchberger & Co., dealers in men's clothing specialties, of 684 Broadway; this building is now entirely rented; also at 112 East 19th st space to the Studio of Pictorial Art, and through M. & L. Hess, Inc., the rear half of the 11th floor to the Publishers' Information Bureau.

BASTINE & CO. leased the 3-sty stable 414 West 45th st to the Glenwood Sand & Gravel Co., of 268 West 34th st.

JULIA BEVERLEY HIGGINS leased for Mrs. Peter A. Jay, her house, furnished, at 19 East 75th st, to William G. Borland.

CHARLES BUERMANN & CO. leased for Mrs. Ellen Hoy the 5-sty tenement 6 Columbia st to Solomon Bisgaier for 10 years.

CAMMANN, VOORHEES & FLOYD have leased the store and basement 80 Front st to the Costa Rican Trading Co; also for Douglas Robinson, Chas. S. Brown Co. the store 89 Wall st to Rutger Bleecker, of 86 Front st.

Borrowers

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

Lawyers Title Insurance & Trust Co.

160 Broadway, Manhattan
381-383 East 149th Street

188 Montague Street, Brooklyn
1354 Broadway, Brooklyn

367 Fulton Street, Jamaica

TWENTY-SEVENTH ANNUAL STATEMENT

OF THE

American Real Estate Company

FOUNDED 1888

General Offices, 527 Fifth Avenue, New York City

Condensed Balance Sheet at close of business
December 31st, 1914

ASSETS

Real Estate—Land and Buildings	\$26,907,763.90
Less: Total Mortgages Thereon	11,710,960.00
Net Valuation of Real Estate Owned	\$15,196,803.90
Mortgages Owned	\$1,659,352.40
Securities of Other Companies	220,000.00
Leasehold Property in New York City	20,000.00
Cash in Banks and Offices	327,947.75
Accounts and Bills Receivable and Interest Receivable, due and accrued	201,278.26
All other Assets, Accruals, etc.	96,318.52
Total	\$17,721,700.83

LIABILITIES

6% Coupon Bonds and Certificates—Fully Paid	\$8,362,394.24
6% Accumulative Bonds and Certificates—Instalments paid in and Interest accrued thereon	5,329,730.73
Accounts payable and Reserves for final payments on Building Contracts	51,981.55
Interest on Mortgages—Accrued but not due	155,452.10
Interest on fully paid Bonds, etc., Accrued but not due	196,764.77
All other Liabilities—Accruals, etc.	64,522.03
Total	\$14,160,845.42
Capital Stock—7% Preferred Stock	\$1,803,100.00
Common Stock	147,200.00
Surplus	1,610,555.41
Total	\$3,560,855.41
Total	\$17,721,700.83

Detailed Statement certified to by Appraisers and Public Accountants will be mailed upon request.

DIRECTORS

EDWARD B. BOYNTON, President
AUSTIN L. BABCOCK, Vice-Pres. & Sec.
FRANCIS H. SISSON,
WILLIAM B. HINCKLEY, Vice-President
RICHARD T. LINGLEY, Treasurer
GEORGE HOWE
CLARENCE S. SHUMWAY

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PLANT OF

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AND]

MANHATTAN MARBLE COMPANY

260 x 435 feet, with 260 feet waterfront

With All Buildings, Modern Power Plant and Machinery
ADAPTED FOR ANY MANUFACTURING PURPOSE

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" " 400 Nostrand Ave.

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MORTGAGE LOANS188 and 190 MONTAGUE STREET
BROOKLYN

Telephone 834 Main

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

CROSS & BROWN CO. leased to Cutting Larson Co., of 225 West 58th st, store at 1800 Broadway; offices at 396 Broadway to Gustave Hays, Abraham Kadison and Richard Fink, and in conjunction with Edgar A. Manning space on 12th floor at 14-16 East 33d st.

CROSS & BROWN CO., in conjunction with Frederick Fox & Co., leased 12th floor at 149 West 36th st to S. Bershansky Co., and in conjunction with S. Osgood Pell & Co., as agents, the store at 1892 Broadway to Shaw-Pearson Motor Corp.; also an apartment at 66 West 37th st to Alexander Haim, Jr.

CROSS & BROWN CO. leased space on the eighth floor at 14-16 East 33d st to Reed & Billington, and in conjunction with Daniel Bird-sall & Co. the fifth floor in 12-14 West 37th st to "Ovida." These buildings are now entirely rented.

CROSS & BROWN CO. leased to the Haynes Automobile Co. of 1715 Broadway space on 3d floor at 136-46 W. 52d st, and in conjunction with Louis Schrag the 12th floor at 129 W. 22d st to Michel Mouari; also leased for Edward W. Browning an apartment at 142 E. 27th st to Mrs. Arthur Cooley.

CARSTEIN & LINNEKIN, INC., leased the 4th loft at 21 West 39th st to Bernard L. Meters; space at 43 West 27th st to the LaRose Dress Co., of 119 Spring st; at 315 4th av to Nathaniel E. Goldberg, of 684 Broadway; at 874 Broadway to Rudolph and Joseph W. Newman; offices at 347 5th av to S. A. Fitzgerald and F. J. McPeale; at 320 5th av to W. A. Swann, of 71 West 23d st, and additional space at 456 4th av to the Presbry Syndicate.

DOUGLAS L. ELLIMAN & CO. as leased apartments at 755 Park av to W. White-wright Watson; in 122 East 82d st, furnished, for Mrs. Mary C. Van Amburgh to Lawrence Gourlay; in 36 Gramercy Park, furnished, for William W. Peake to Egbert Moxham, and in conjunction with Albert B. Ashforth, Inc., in 18 East 48th st to Mrs. Edith Karcher.

FREDERICK FOX & CO. leased a loft at 28-30 West 4th st to the New York Hat Leather Co., of 14 West 4th st; at 5-7 West 4th st to Abramson & Stein; at 137-139 Grand st to Katz Brothers; at 425 5th av to Alfred J. McKenna & Co., of 20 Broad st; at 148-150 West 52d st to the Standard Cigar Stands Co.; and space in 320 5th av to Leon Rosen; in 110 West 14th st to Sussman & Wolf, and in 450 4th av to S. A. Cawthra & Co.

GOODWIN & GOODWIN rented for the Realty & Improvement Co. to H. Clott and R. Fasman the double store 262 Lenox av.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC., leased apartments at 5 West 58th st to J. A. Goodin and Miss Annie O'Brien, and the entire front portion of the parlor floor store to the Social Secretaries, Inc.

HEIL & STERN leased for Brogan Building Co. in 259-61 5th av parlor store to Napoleon A. Cusson, of 24 West 27th st; for 31 East 31st St. Realty Co. in 31-7 East 31st st 4th loft to Joseph Durst; for 142 West 26th St. Realty Co. in 142-4 West 26th st, 4th loft to Flashberg & Glekel; for Marmac Construction Co. in 30-2 West 24th st 7th loft; for Colony Construction Co. in 63-7 West 38th st 7th loft to Harry Scher & Co., of 40 West 27th st; for Eagle Improvement Co. in 134-40 West 26th st 5th loft to Morris Wolgel & Co., of 133 West 21st st.

M. & L. HESS, INC., leased the sixth loft in 40-42 West 15th st to the Pilgrim Waist Co., of 42 West 15th st; the store and basement in 14-16 West 17th st to Ernest Bocker; and the store and basement in 110 West 17th st to the Greater New York Metal Box Co., of 60 Grand st.

HOUGHTON CO. leased for the Waunegan Realty Co. to Esteben Ortega the 4-sty dwelling 117 West 88th st; the same broker rented recently to Mr. Ortega the adjoining dwellings 113 and 115.

HOUGHTON CO. rented for Nathaniel Bloom the 4½-sty dwelling 251 West End av to Frederick Van Troy.

HOUGHTON CO. leased for the Hennessy Realty Co., Joseph Polstein, president, the 4-sty dwelling, 43 West 82d st, to Edna Arnold.

FELIX ISMAN, INC., leased to Joseph Thum the 2d floor in the southwest corner of Broadway and 31st st. The lessee occupies the three upper floors for the Thum billiard parlor and bowling alleys.

A. KANE & CO. rented for Porter & Co. the 3-sty dwelling 266 West 121st st to Margaret Styles.

OLIVER LAKIN leased for Jesse W. Ehrich 2555 Broadway, at the southwest corner of 96th st, to Joseph H. Cronin for a restaurant and cafe; also for Watterson, Bernstein Co. the dwelling 151 West 46th st to Morris Goldstein and for the Sanford Hotel Co., H. S. Duncan, president, the basement store in the Continental Hotel, 41st st and Broadway, to Nicolo Cuccia and John Cannarata.

FIRM OF LEONARD J. CARFENTER leased for the estate of Lewis C. Jones the 5-sty building 101-103 Wall st to Leon Israel & Brothers.

LEROY, COVENTRY & CO. rented for Emily I. M. Frame the dwelling 236 West 71st st to John S. and S. A. Rose.

SAMUEL H. MARTIN leased for Annie B. Cushman the 3-sty dwelling 103 West 71st st for 3 years to Berenzotis & Borodenas.

SAMUEL H. MARTIN leased offices in the Simpson Building, Broadway and 67th st., to the Charity Organization Society of New York and to the National Association of Audubon Societies.

CHARLES F. NOYES CO. has leased for William Zinsser Realty Co. to Otto Schulz the building 191 William st for 10 years and 2 months at an aggregate rental of about \$25,000; for the same owner, also 19 Spruce st to the A. C. Lawrence Leather Co., of 621 Broadway; and for Alfred M. Rau a floor in 419-421 Lafayette st to Hugh J. Chrystie for 5 years at an aggregate rental of about \$17,000.

CHARLES F. NOYES CO. leased the ground floor in 67-69 Front st for the Preferred City R. E. Co. to R. P. Franqui & Co. of 171 Front

st; for the Standard Scientific Co. the store, basement and 1st floor in 147-153 Waverly pl to Pisani Brothers of 233 West 4th st, and for the Bertfield Realty Co. a loft in 31-33 West 19th st to the Accurate Cloak Co.

CHARLES F. NOYES CO. leased for Harry C. Hallenbeck the four upper floors of 130-132 Maiden lane to Manuel Rodriguez; this lease completes the renting of the building, which was altered some time ago; also leased space in 61 Beekman st for John J. Burton to A. Klein; offices in 15-19 East 26th st for the Jacob Ruppert Realty Corp'n to the Garland Mfg. Co., of 476 Broadway, and space in 45 West 24th st to the Serial Publication Corporation.

PEASE & ELLIMAN leased for Horace K. Saks his 5-sty residence 60 East 73d st to Louis J. Grumback.

PEASE & ELLIMAN leased for the Lawyers Co-Operative Publishing Co., of Rochester, N. Y., for their New York office, the 4th floor of 55 Liberty st; the lessee will maintain a law library for the use of other tenants in the building; the same firm also leased for Mrs. Mary V. B. Sharpless to Mrs. Mary F. Blake the residence 150 East 38th st, and for Marmaduke Tilden his furnished apartment in 73 East 74th st to Cornelius W. Wickersham; for I. Randolph Jacobs to Charles M. Wood the 4-sty house 214 West 70th st; a floor as agents for 11 West 37th st to Madame Rose; and apartments in 56 West 11th st to Nelson L. Robinson; and in 146 East 49th st to Hamilton Rogers.

PEASE & ELLIMAN leased for the Century Holding Co., Lee & Fleischmann, space in 25 West 45th st to the Gas Consumers Association of the United States, of 218 West 47th st; also renewed the lease of the store in 307 5th av to John Wells; and for the Jekyll-Walker Corporation rented a duplex apartment in 829 Park av to Miss Kate L. Harmon.

PEASE & ELLIMAN leased to the Newark Shoe Stores Co. the ground floor in 124 East 14th st; to the United Cravat Stores Co. the store in 148 East 14th st; for the Greenwich Savings Bank to John W. Brett the 4-sty dwelling 15 West 37th st; and for Mrs. Paulding Fosdick to Mrs. A. R. Gilmore an apartment in 116 East 63d st.

PEPE & BRO. leased for the Farmers Loan & Trust Co. the store and basement in 3 West 3d st to the Hatters Supply Co.

PEPE & BRO. leased for the Portland Development Co. 16 St. Luke's pl to Vito Mammamo for 3 years and 3 months, at an aggregate rental of about \$3,000.

PORTER & CO. leased for Ella Barnett to Charles Ekstrand the 3-sty dwelling 348 West 121st st.

GEO. R. READ & CO. leased for the estate of C. Jourgensen the store in 96 Maiden lane to Calenti & Cobas, of 7 Cedar st; also for the National Railway Publication Co. space in 36-38 Park pl to the William R. Gregory Company, of the Produce Exchange; space on the 10th floor of the new Equitable Building to McWhorter & Boyce; offices in 13 William st to Adams & Porter, of 91 William st, and William H. Young & Co., of 91 William st, and to Charles M. Waters; in 60 Wall st space to Childs, Parr & Joseph, Charles M. Travis, Corbett & Kelly, Johnson & Wahlman and the Empire Railroad Appliance Co.; in the Bank of Commerce Building space to Hollowell & Henry, of 52 Beaver st; in 113 Pearl st, space to the Hudson Fertilizer Co.; in 120 Liberty st offices to the Tide-water Mill & Lumber Co., Adamac Machine Supply Co., Joseph Besner and Howard P. Crook; in 68 Broad st offices to Werner S. Hammesfahr; and in 39 Cortland st space to Stephen D. Barnett, of 30 Church st.

SHAW & CO. leased for George A. Gardner the 4-sty dwelling 57 West 130th st to Charles Fiedler.

VAN NORDEN & WILSON leased for DeSelding Bros., as agents, the store and basement, 1661 Broadway, in the Albany Hotel, to the New York Prescription Pharmacy, now at 457 6th av.

EDWARD C. H. VOGLER leased to the Profit Sharing Groceries Corporation the store at the southwest corner of Amsterdam av and 96th st.

WILLIAM J. ROOME & CO. leased the store and basement at 209 West 34th st to the Austrich Arc Lamp Co., of 209 West 38th st; also the store at 61 West 37th st to the Herald Pool Parlor.

CHARLES B. WALKER leased for the Pyle Estates to the Beacon Miniature Electric Co., of 110 Duane st, space aggregating about 30,000 sq. ft. in 129-135 Charlton st and 132-138 King st. The buildings are to be connected by steel bridges, thereby providing for 15,000 sq. ft. to a floor.

SIDNEY L. WARSAWER has leased the store at 312 West 42d st to J. Kastner; also a store at 1 East 42d st for Walter J. Salomon to J. Rabinowitz.

SIDNEY L. WARSAWER leased the 2-sty building, 524 West 40th st, for the Thomas F. White Co. to the Globe Transfer Co. of 516 West 40th st.

SIDNEY L. WARSAWER leased for the Hallanan Dry Goods Co. the store at 671 8th av to Samuel N. Romer.

WM. H. WHITING & CO. and Edw. J. Hogan leased to the Standard Paint Co. for its executive offices a large suite in the Woolworth Building, comprising the greater part of the left wing on the fifth floor. The Standard Paint Co. has been located in the Woodbridge Building at 100 William st for the last fourteen years.

WILLIAM A. WHITE & SONS rented for the Seamans Bank for Savings the dwelling, 109 West 120th st to Mrs. Adele Backhaus.

Brooklyn.

AMES & CO. leased for the W. L. Douglas Shoe Co. a store in 861 Manhattan av.

McINERNEY-KLINCK REALTY CO. leased to the Hanover Shoe Co. the business building, 508 5th av, at an aggregate rental of about \$40,000.

Queens.

LEWIS H. MAY CO. leased at Rockaway Park a cottage on North 10th av for Frank Koch to Dr. Wolfe.

Suburban.

FEIST & FEIST leased for the estate of Stephen H. Plum the store and basement in 842 Broad st, Newark, N. J., to Witty Brothers.

FISH & MARVIN leased to Mrs. F. H. Buysse of 236 West 70th st for Mrs. E. B. Brockelmann "Mt. Vernon House," at Scarborough, N. Y., consisting of a large residence and four acres of land; also to George W. Blen for Mrs. Edith M. Sprague, "Elysee Hill," at Croton-on-Hudson, consisting of a country house and seven acres of land.

NICHOLS & HOBBIE rented for Samuel Ullman his place in Wilson Park, Tarrytown, N. Y., to J. S. Halle. It consists of a 25-room dwelling, garage, outbuilding and about twelve acres.

RULAND & WHITING CO. and L'Ecluse, Washburn & Co. leased the Craig Colgate property at Locust Valley, L. I., to George E. Ide.

S. A. WARNER BALTAZZI leased for G. H. Olney his place at East Williston, L. I., to William C. Fargo, and for Philip Stevenson his place at Westbury, L. I., to Harrison Tweed.

L'ECLUSE, WASHBURN & CO. leased at Great Neck, L. I., the Richard Kehoe property to Egbert Moxham; at Douglas Manor, L. I., with J. Hart Welch, the Hirsch house on the waterfront to A. J. Moxham; and at Plandome, on Manhasset Bay, the Robert Nunns property to A. Morimura.

E. S. WILLARD & CO. leased for Thomas D. Hooper his place at Locust Valley, L. I., to James F. Meagher, and for George R. Dyer a house at Brookville, L. I., to Montague Flagg 2d.

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resume from January 1 to date.)

MANHATTAN

Conveyances.

	1915		1914	
	Jan. 29 to Feb. 4	Jan. 30 to Feb. 5	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.....	171	196	681	783
Assessed value.....	\$9,934,500	\$10,754,746	\$39,839,010	\$45,806,196
No. with consideration..	25	8	81	72
Consideration.....	\$1,175,525	\$747,000	\$3,487,725	\$3,019,615
Assessed value.....	\$1,555,500	\$663,650	\$4,202,050	\$3,245,250

Mortgages.

	1915		1914	
	Jan. 29 to Feb. 4	Jan. 30 to Feb. 5	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.....	102	103	391	475
Amount.....	\$2,684,425	\$4,033,040	\$7,728,372	\$17,582,332
To Banks & Ins. Cos....	18	21	56	113
Amount.....	\$719,250	\$2,215,500	\$2,225,250	\$12,180,000
No. at 6%.....	49	43	1	1
Amount.....	\$447,175	\$1,318,990	.....	.....
No. at 5½%.....	2	6	.....	.....
Amount.....	\$30,500	\$590,000	.....	.....
No. at 5%.....	30	24	.....	.....
Amount.....	\$1,714,500	\$859,750	.....	.....
No. at 4½%.....	1	.....	.....	.....
Amount.....	\$20,250	.....	.....	.....
No. at 4%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Unusual rates.....	.....	.....	.....	.....
Amount.....	\$4,000	.....	.....	.....
Interest not given.....	.....	.....	.....	.....
Amount.....	\$468,000	\$1,264,300	.....	.....

Mortgage Extensions.

	1915		1914	
	Jan. 29 to Feb. 4	Jan. 30 to Feb. 5	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.....	40	52	178	249
Amount.....	\$1,582,000	\$2,603,425	\$6,880,093	\$9,337,985
To Banks & Ins. Cos....	12	15	51	57
Amount.....	\$842,500	\$1,873,000	\$3,646,500	\$5,126,450

Building Permits.

	1915		1914	
	Jan. 30 to Feb. 5	Jan. 31 to Feb. 6	Jan. 1 to Feb. 4	Jan. 1 to Feb. 6
New buildings.....	17	8	38	41
Cost.....	\$2,567,000	\$279,300	\$9,027,100	\$3,780,400
Alterations.....	\$101,200	\$82,889	\$388,441	\$954,122

BRONX.

Conveyances.

	1915		1914	
	Jan. 29 to Feb. 4	Jan. 30 to Feb. 5	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.....	109	135	20	15
No. with consideration..	20	15	.....	.....
Consideration.....	\$218,900	\$91,682	.....	.....

Jan. 1 to Feb. 4 1915 Jan. 1 to Feb. 5 1914

Total No.....	561	546
No. with consideration..	66	62
Consideration.....	\$798,805	\$682,657

Mortgages.

	1915		1914	
	Jan. 29 to Feb. 4	Jan. 30 to Feb. 5	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.....	53	85	374	374
Amount.....	\$399,504	\$1,022,535	\$1,513,025	\$1,704,550
To Banks & Ins. Cos....	2	5	20	14
Amount.....	\$17,750	\$334,000	\$363,950	\$332,000
No. at 6%.....	21	49	.....	.....
Amount.....	\$128,749	\$363,655	.....	.....
No. at 5½%.....	7	3	.....	.....
Amount.....	\$61,950	\$277,180	.....	.....
No. at 5%.....	3	15	.....	.....
Amount.....	\$21,400	\$169,500	.....	.....
Unusual rates.....	.....	1	.....	.....
Amount.....	.....	\$2,500	.....	.....
Interest not given.....	.....	17	.....	.....
Amount.....	\$187,405	\$209,700	.....	.....

Jan. 1 to Feb. 4 1915 Jan. 1 to Feb. 5 1914

Total No.....	297	374
Amount.....	\$2,004,518	\$3,115,835
To Banks & Ins. Cos....	12	49
Amount.....	\$140,250	\$966,751

Mortgage Extensions

	1915		1914	
	Jan. 29 to Feb. 4	Jan. 30 to Feb. 5	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
Total No.....	22	15	87	99
Amount.....	\$461,800	\$170,400	\$1,513,025	\$1,704,550
To Banks & Ins. Cos....	5	1	20	14
Amount.....	\$163,000	\$26,000	\$363,950	\$332,000

Building Permits

	1915		1914	
	Jan. 29 to Feb. 4	Jan. 30 to Feb. 5	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
New buildings.....	17	11	69	59
Cost.....	\$450,500	\$204,600	\$2,155,350	\$1,568,750
Alterations.....	\$47,225	\$25,230	\$65,760	\$92,880

BROOKLYN.

Conveyances.

	1915		1914	
	Jan. 28 to Feb. 3	Jan. 29 to Feb. 4	Jan. 1 to Feb. 3	Jan. 1 to Feb. 4
Total No.....	379	532	1,802	2,388
No. with consideration..	30	40	211	249
Consideration.....	\$284,155	\$243,942	\$1,082,149	\$2,330,662

Mortgages.

	1915		1914	
	Jan. 28 to Feb. 3	Jan. 29 to Feb. 4	Jan. 1 to Feb. 3	Jan. 1 to Feb. 4
Total No.....	306	408	1,363	1,655
Amount.....	\$1,107,281	\$1,429,492	\$4,468,740	\$5,796,131
To Banks & Ins. Cos....	56	83	173	308
Amount.....	\$430,691	\$466,200	\$998,891	\$1,790,600
No. at 6%.....	180	217	.....	.....
Amount.....	\$455,106	\$533,939	.....	.....
No. at 5½%.....	68	120	.....	.....
Amount.....	\$440,250	\$586,330	.....	.....
No. at 5%.....	40	45	.....	.....
Amount.....	\$175,475	\$226,900	.....	.....
Unusual rates.....	3	6	.....	.....
Amount.....	\$3,400	\$17,000	.....	.....
Interest not given.....	15	20	.....	.....
Amount.....	\$33,050	\$65,323	.....	.....

Building Permits.

	1915		1914	
	Jan. 29 to Feb. 4	Jan. 30 to Feb. 5	Jan. 1 to Feb. 3	Jan. 1 to Feb. 4
Total No.....	48	69	1,363	1,655
Amount.....	\$562,000	\$620,650	\$4,468,740	\$5,796,131
Alterations.....	\$56,725	\$109,590	.....	.....

QUEENS.

Building Permits.

	1915		1914	
	Jan. 29 to Feb. 4	Jan. 30 to Feb. 5	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
New buildings.....	71	58	256	243
Cost.....	\$177,325	\$267,400	\$242,624	\$1,176,117
Alterations.....	\$15,595	\$15,315	\$55,983	\$80,335

RICHMOND.

Building Permits.

	1915		1914	
	Jan. 29 to Feb. 4	Jan. 30 to Feb. 5	Jan. 1 to Feb. 4	Jan. 1 to Feb. 5
New buildings.....	12	11	36	48
Cost.....	\$98,850	\$38,310	\$149,440	\$93,010
Alterations.....	.....	\$1,520	\$4,700	\$10,995

OBITUARY

WILLIAM M. BROWN, of Pennsylvania, Congressman-elect and one time Lieutenant Governor of that State, died on Sunday afternoon at the Hotel McAlpin of pneumonia. He was sixty-four years old and heavily interested in New York City real estate, also controlling valuable holdings in Pennsylvania and Ohio.

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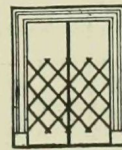
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DAVID EINTRACHT, retired real estate dealer, died on Monday at his home, 2194 7th av, aged seventy. He was born in Cracow, Austria. He is survived by two sons and five daughters.

LOUIS W. GULAGER, a real estate operator and for forty years a resident of Far Rockaway, died on Sunday at his home there, aged seventy-eight. He was a sergeant in Company D, 17th Regiment, during the Civil War and was for 17 years employed with the United States Treasury Department in Manhattan.

W. G. PLATT, aged sixty-seven, a retired real estate operator of Long Island, died at his home, Rochelle Park, N. J.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

ANNIE P. CORCORAN.—108 West 61st st block 1132, lot 39, 4-sty flat, 40x100.5, \$39,000.

JAMES R. COSTELLO.—419 West 21st st, Block 719, lot 29, 3-sty dw, 21.10x104.6, \$14,000.

MARY S. CUNNINGHAM.—4 East 130th st, Block 1754, lot 67½; 3-sty dw, 16.8x99.11, one-third interest, \$3,000.

FRANK J. McNICHOLS.—229 East 51st st, Block 1325, lot 16, 4-sty ten, 20x100.5, \$10,000; 1332 1st av, Block 1466, lot 4, 4-sty ten, 25x75, \$20,000.

REAL ESTATE NOTES.

MARSTON & CO. have moved from 477 5th av to 30 East 42d st.

PEASE & ELLIMAN have been appointed agents for 61 West 52d st.

SHAW & CO. have been appointed agents for 253 West 134th st, 1978 Madison av and 53 West 131st st, 25 West 113th st and 155 West 118th st.

POLIZZI & CO. were the brokers in the recently recorded sale of 509-511 East 13th st for the Mack Construction Co. to Francesco Di Lorenzo.

CLEMENT H. SMITH was the broker in the recently recorded sales of 1320 Brook av and the southeast corner of Grand Boulevard and Concourse and 192d st.

JOHN M. THOMPSON has obtained a mortgage of \$21,500 for 3 years, from the Title Guarantee & Trust Co., for Miss Mary Jameson on 58 East 86th st.

ALBERT B. ASHFORTH has been appointed leasing agent of 42 West 15th st and 445 West 45th st; also managing agent of 254 West 31st st.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the 9-sty apartment house in course of construction at 114-120 East 84th st by the Surrey Realty Co., Samuel A. Herzog, president.

KURZ & UREN were the brokers in the recently recorded sale of the 6-sty loft building at the northwest corner of Greene and West Houston sts for the Helena Realty Co. to Thomas H. Roff.

C. GRAYSON MARTIN is the buyer of the property of the late Benjamin Altman at the northwest corner of 5th av and 50th st, reported sold last week. The brokers were Geo. R. Read & Co.

EUGENE J. BUSHER has placed a mortgage loan of \$29,000 for Harry Isaacs on 430-432 East 155th st; also for Eugene Berry \$2,500 on 1544 St. Lawrence av, and for Eugene Stratton \$2,400 on 1690 Nelson av.

BERT G. FAULHABER announces that he will continue in the real estate appraising and brokerage business at 206 Broadway. Mr. Faulhaber recently sold his agency business at Broadway and 156th st to the Knap & Wasson Co.

TRINITY CHURCH has purchased for \$31,000 from Eveline Zingsu the 4-sty building at the southwest corner of Hudson and Desbrosses sts, on lot 25x75. This was the only parcel in the block front between Vestry and Desbrosses sts which the church did not own.

HARRIS & MAURICE MANDELBAUM re-sold through the Charles F. Noyes Co. their one-fifth interest in 127-131 West 33d st, old 3 and 4-sty buildings on plot 75x98.9, and in 105 Broad st, a 5-sty business building, on plot 36.2x46.1x irreg, to the estate of Aletta M. Hegeman, which owns the other four-fifths.

JAMES K. HACKETT, actor-manager, who recently bought the former W. E. Woodend residence at 58 West 71st st, acquired title on Tuesday from Florentine Sutro to the adjoining house at 56. He now controls a plot 40x100.5. It is said that Mr. Hackett will convert the two houses into one large residence.

DEEDS have been recorded for the transfer of the Bijou Theatre property at 1237-1239 Broadway through to 502-504 6th av, by Alfred M. Heinsheimer and others as trustees, to Walter F. Hopper, of Isaac A. Hopper, Inc. The buyer will erect a 16-sty store, loft and office building, a \$1,000,000 loan having been given by the sellers.

BULKLEY & HORTON CO., of Brooklyn, has recently installed a "Repair Department" for handling all repair work, except decorating, on the properties which they manage. They employ mechanics direct, buy their own materials, and have their own shops. Realizing that strict economy on repairs is the most essential thing in obtaining the maximum income from real estate they have carefully planned this department and figure on saving about 25 per cent. for their clients. It is practically a new idea for Brooklyn and should be well received.

GARFIELD REAL ESTATE CO.'S illustrated Bulletin No. 36, which is just out, contains a selected list of shops, offices, lofts and factories to rent at Rochester, N. Y., for which the company is the sole agent, and in nearly every case it takes the landlord's place as manager. Both tenants and owners appreciate the completeness and efficiency of Garfield service. Its equipment is so large and so many experts are employed for the various parts of its work, that the tenant is certain of quick and efficient attention in any emergency and the landlord knows that every need of the property is cared for promptly and effectively.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

William Ziegler, Jr., as plaintiff, became the owner of the six and seven-story buildings, at 4 and 6 West 37th street, on a bid of \$215,000, which was \$64,758 less than existing encumbrances. The premises adjoins the new eight-story building of Robert W. Goeltz, at the southwest corner of Fifth avenue and 37th street, and this location attracted possible buyers, but the highest bid that an outsider was willing to make was an unsatisfactory one for the plaintiff.

Next week, probably on account of the holiday, will be a rather light one as far as offerings at auction are concerned. Six properties in Manhattan and seven in the Bronx will be knocked down to the highest bidder.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 5, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

122D st, 359 W (*), ns, 116 e Morning-side av, 15x100.11, 3-sty & b stn dwg; due, \$10,945.65; T&c, \$418.72; Donald Robertson, 11,000

165TH st, 552 W, ss, 132.6 e Bway, 16x 104.10x16x106.5, 4-sty & b stn dwg; adj sine die. 7,000

179TH st, 531-3 W (*), ns, 100 w Audubon av, 50x100, 5-sty bk tnt; due, \$3,646.99; T&c, \$—; Harry Blaumer, 57,500

7TH av, 1961-9, nec 118th (No 159), 100.11 x100, 3-5-sty bk tnts, str on cor; withdrawn. 215,000

BRYAN L. KENNELLY.

12TH st, 224 E, ss, 261.6 w 2 av, 23.4x 106.6, 4-sty stn tnt; also BRIGGS AV, ns, 150 e Bedford Pk blvd, 50x110, vacant; also BRIGGS AV, ns, 250 e Bedford Pk blvd, 100x110, vacant; also HULL AV, nec Mosholu Pkway, 105.10x110x152.11x119.8, vacant; due, \$6,165.60; T&c, \$—; Mrs Buena Vista M Busch, 7,000

37TH st, 4-6 W (*), ss, 141.6 w 5 av, 43x 98.9, 2-6-sty bk loft & str bldgs; due, \$273,107.60; T&c, \$6,650.74; Wm Ziegler Jr, 215,000

HENRY BRADY.

21ST st, 107 W (*), ns, 85 w 6 av, 20x98.9, pt 6-sty bk str; due, \$5,617.02; T&c, \$—; Jos Buehler Inc, 5,821

SAMUEL MARX.

32D st, 142 W, ss, 435 w 6 av, 20x44.7x 20.5x40.2, 3-sty bk tnt; adj Feb16. —

JACOB H. MAYERS.

106TH st, 302 W (*), ss, 283 e Riverside dr, 17x100.11, 5-sty & b stn dwg; due, \$32,709.77; T&c, \$1,137; Edw J O'Gorman et al exrs, 30,000

Total \$326,321
Corresponding week 1914..... 509,544
Jan 1, 1915 to date..... 4,070,587
Corresponding period 1914.... 5,256,498

Bronx.

The following are the sales that have taken place during the week ending Feb. 5, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Prospect av, 1037 (*), ss, 158 n 165th, 50x175, 3-sty fr dwg; due, \$11,887.63; T&c, \$582.09; Henriette S Orth et al, 12,000

HENRY BRADY.

143D st, 468 E (*), ss, 625.6 e Willis av, 31.11x115.10x43.10x112.1, 2-sty & b fr rear dwg; due, \$3,352.47; T&c, \$499.07; sub to 1st mtg \$1,000; Margt Peterson, 4,000

Briggs av, 2753, ws, 120 n 196th, 20x91.11 x—x91.7, 3-sty bk dwg; due, \$2,093.14; T&c, \$330; James A Regan, 7,200

BRYAN L. KENNELLY.

175TH st E, sec Grand Blvd & Concourse, see Grand Blvd & Concourse, 1770.

Briggs av, ns, 150 e Bedford Park blvd, see 12th st, 224 E, Manhattan Auction Sales.

Briggs av, ns, 250 e Bedford Park blvd, see 12th st, 224 E, Manhattan Auction Sales.

Eastburn av, swc 175th, see Grand Blvd & Concourse, 1770.

Grand Blvd & Concourse, 1770, sec 175th, runs sw59.1x83.10x510xe50 to Eastburn av xnl26.3 to 175th xw9.5 to beg, 5-sty bk tnt; withdrawn.

Hull av, nec Mosholu Pkway, see 12th st, 224 E, Manhattan Auction Sales.

Mosholu Pkway, nec Hull av, see 12th st, 224 E, Manhattan Auction Sales.

JAMES J. DONOVAN.

Cornell av (*), ns, 135 e Old rd, 50x100; due, \$431.80; T&c, \$141.42; Maurice S Hyman, 600

Zulett av (*), ss, 425 w Mapes av, 50x 100; due, \$403.62; T&c, \$88.50; Rose Hyman, 600

SAMUEL MARX.

Fort Independence st, 3394 (*), es, 488.5 nw Giles pl, 25.1x74.5x25x75.4, 3-sty fr dwg; due, \$5,955.27; T&c, \$312.54; Railroad Co-operative Bldg & Loan Assn, 3,000

CHAS. A. BERRIAN.

201ST st, 284, on map 282 E (*), ss, 110 e Briggs av, 25x100, 2-sty fr dwg; due, \$5,625.50; T&c, \$129.09; Kath Hett, 2,000

Washington av, 1836-44 on map 1836-42 (*), es, 162 s Mott, 62x120, 2-sty bk tnt & str & 2-sty fr tnt & str; due, \$4,945.92; T&c, \$359; sub to 1st mtg \$21,000; Minnie Wollner, 21,500

Total \$50,900
Corresponding week 1914..... 130,750
Jan 1, 1915, to date..... 526,225
Corresponding period 1914..... 687,017

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 3, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

BOND ST (*), nws, 80 sw Baltic, 20x 50; Frances I Reed, 2,000.00

DEAN ST, ss, 121.4 e Stone av, 19x 107.2xirreg; also DEAN ST, ss, 49.9 e Stone av, 17.7x106.7xirreg; adj Mar 2. —

DEAN ST (*), ns, 300 e Grand av, 16.8 x110; N Y Mtg & Security Co., 1,750.00

SEDGEWICK ST, ss, 300 w Columbia, 25x100; Michael Ajello, 100.00

59TH ST, sws, 212.10 nw New Utrecht av, 20x100.2; A B Roberts, 4,100.00

WYTHE AV (*), ws, 40 s Clymer, 20x 60; Interboro Brewing Co, Inc., 4,500.00

WILLIAM J. McPHILLIAMY & CO.

BAINBRIDGE ST, ns, 575.3 w Ralph av, 18x100; Louis Klepper def., 6,950.00

BALTIC ST, ss, 200 e Smith, 25x100; withdrawn. —

BARBEY ST, ws, 196.8 s Dumont av, 19.4x100; Jay Holding Company, 1,000.00

DENYSE'S LANE, sws, adj land of Geo Van Brunt, runs sw429.4xnw— to 81st x s 130xw260x130xw—xne—xse 102.7 x n19.11xse60x100 to 79th xse450.7xse 125 to beg, except parts released; N Y Mtg & Security Co., 46,800.00

HARRISON PL (*), ns, 250 w Porter av, 150x100; Jos A Burr et al., 3,000.00

E 8TH ST, ws, 110 n Av P, 20x120.6x irreg; also AV R, nec E 14th, 160x 100; also E 15TH ST, ws, Lots 508-9; also EAST 23D ST, ws, 440 s Av O, 40x100; Jno H Updegrave, 11,950.00

E 8TH ST (*), ws, 120 s Montgomery, 20x100; The Thrift, 5,000.00

E 26TH ST (*), ws, 132 n Newkirk av, 34x100; Stella Foreman, 6,500.00

AV M (*), ns, 60 e Ryder, 40x100; Clarence P Tompkins, 2,500.00

NOSTRAND AV, ws, 100 n Av H, 20 x90; withdrawn. —

NATHANIEL SHUTER.

BUTLER ST, ss, 175 e Hoyt, 25x100; withdrawn. —

DOUGLASS ST (*), ns, 250 e Smith, 25x100; Mary V Kane, 6,000.00

CENTRAL AV (*), sws, 25 nw Linden, 25x100; Jno Steinmetz, 8,500.00

LIBERTY AV (*), swc Elderts la, 7.3 x400x17.5x400; Henry Neugass, 500.00

JAMES L. BRUMLEY.

LINCOLN PL (*), sws, 320.1 nw 6 av, 29.11x100; Carrie L Fulcher, 4,000.00

VAN BUREN ST (*), ss, 50 w Stuyvesant av, 20x100; Mary J Egan, 3,475.00

JERE. JOHNSON, JR., CO.

WAREHOUSE AV, es, 140 s Neptune av, 40x118.10; B J Green, 1,750.00

WAREHOUSE AV, es, 180 s Neptune av, 40x118.10; Adam Klein, 1,840.00

WAREHOUSE AV, es, 220 s Neptune av, 40x118.10; Geo J Brown, 1,850.00

WAREHOUSE AV, es, 260 s Neptune av, 40x118.10; Thos Hogan, 1,850.00

WAREHOUSE AV, es, 300 s Neptune av, 40x118.10; Emil F Hambergher, 1,900.00

WAREHOUSE AV, es, 340 s Neptune av, 40x118.10; Geo J Brown, 2,100.00

Total \$129,915.00

Corresponding week 1914..... 539,242.00

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 Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

FEB. 6 & 8.

No Legal Sales advertised these days.

FEB. 9.

ORCHARD ST, 24, es, 178 n Canal, 24.11x88x 25.1x88, 5-sty bk tnt & str; Marks Kirshbaum—Israel D Shlachetski et al; Jos Gans (A), 140 Nassau; Wm C Arnold (R); due, \$5,368.83; T&c, \$15; J H Mayers.

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FEB. 10.
MONTGOMERY ST, 29, es, 120.1 s Henry, 19.11 x75x20x75, 3-sty bk school; Metropolitan Savgs Bank—Abr H Sarasohn et al; A S & W Hutchins (A), 84 William; Jos E Davidson (R); due, \$11,725.86; T&c, \$145.35; Samuel Marx.
72D ST, 123 W, ns, 215 w Col av, 20x102.2, 4-sty & b stn dwg; Chas A Miller—Mary Emma Weir; Giffin & Hannon (A), 115 Bway; Patk J Dobson (R); due, \$49,454.67; T&c, \$1,735.00; mtg recorded July 30, 1909; Samuel Marx.
78TH ST, 156 E, ss, 95 e Lex av, 18.9x102.2, 3-sty & b stn dwg; Benj Welles et al—Jas R Keane et al; Chalmers Wood (A), 52 William; Wilbur Larremore (R); due, \$18,236.30; T&c, \$298; D Phoenix Ingraham.
111TH ST, 86 E, ss, 98 w Park av, 16x100.11, 3-sty & b stn dwg; Franklin Savgs Bank in City N Y—Belle Bloch et al; Wilson M Powell, Jr (A), 7 Wall; Isidor Cohn (R); due, \$7,071.41; T&c, \$68.80; Joseph P Day.

FEB. 11.
47TH ST, 252 W, ss, 225 e 8 av, 25x100.5, 5-sty bk tnt & strs; Hannah Cohen—S & J Realty Co et al; Morrison & Schiff (A), 320 Bway; Moses Cowen (R); due, \$4,558.10; T&c, \$450; Joseph P Day.

FEB. 12 & 13.
No Legal Sales advertised for these days.

FEB. 15.
4TH ST, 450 W, ss, 175 e 10 av, 25x98.9, 4-sty bk stable; Clarence J Carroll—Patk J Costello et al; Wm F Clare (A), 135 Bway; Rudolfs A Seligmann (R); due, \$2,580.69; T&c, \$854.74; sub to pr mtg \$14,000; Bryan L Kennelly.
44TH ST, 110 W, ss, 150 w 6 av, 20x100.4, 4-sty stn tnt; Federal Estates Corp—Jos Kornhauser et al; Wolf & Kohn (A), 203 Bway; Warren Leslie (R); due, \$9,007.32; T&c, \$45; sub to mtg \$45,500; Bryan L Kennelly.
108TH ST, 14 W, ss, 95 e Manhattan av, 75x100.11, 3-sty stn church; Wm A Martin—1st United Presby Ch of N Y City et al; Lachman & Goldsmith (A), 35 Nassau; Alex Thain (R); due, \$53,123.47; T&c, \$100; mtg recorded May 1, 1908; Henry Brady.
130TH ST, 243 W, ns, 306 e 8 av, 18.6x99.11, 3-sty & b stn dwg; General Synod of the Reformed Ch in America—Geo W Tower et al; Reed & Pallister (A), 233 Bway; Wilbur Larremore (R); due, \$10,998.97; T&c, \$477.92; D Phoenix Ingraham.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesroom, 3208-10 3d Avenue, unless otherwise stated:

FEB. 6.
No Legal Sales advertised for this day.

FEB. 8.
MACLAY AV, ss, 132.10 e Zerega av, 18x92; Lillian W White—Michl J Hogan et al; Smith Williamson (A), 364 Alexander av; Chas F Moore (R); due, \$375.31; T&c, \$553.30; James L Wells Co.
MACLAY AV, ss, 150.10 e Zerega av, 20x92.5; Lillian W White—Daniel J Daily et al; Smith Williamson (A), 364 Alexander av; Chas F Moore (R); due, \$487.93; T&c, \$608.24; James L Wells Co.

FEB. 9.
No Legal Sales advertised for this day.

FEB. 10.
MELVILLE AV, 1743, ws, 418.9 n Van Nest av, 18.9x100; Fishkill Savgs Inst—Angelo Rezzano et al; Robt W Doughty (A), Beacon, N Y; Thos J Hassett (R); due, \$4,435.49; T&c, \$418.85; Joseph P Day.
VAN NEST AV, 389, ns, 50 w Garfield, 25x100; Ella A Butler et al, exrs—Edw Brown et al; Clarence F Corner (A), 375 Pearl, Bklyn; David L Cohn (R); due, \$6,373.30; T&c, \$1,172.76; J H Mayers.

FEB. 11.
OAK TERRACE, 604, ss, 100 w Beekman av, 24.6x100, 2-sty & a fr dwg; Mary E Elstner—Sigmund Honig et al; Herman C Kudlich (A), 233 Bway; Arthur N Goegerich (R); due, \$5,731.15; T&c, \$138.90; Joseph P Day.
BLACKROCK AV, ns, 305 e Castle Hill av, see Watson av, ns — e Castle Hill av.
MORRIS AV, 677-9, ws, 50 n 153d, 50x100, 6-sty bk tnt & strs; Anna Geisler—Jas Cunningham et al; Simmons, Harris & Rofrano (A), 198 Bway; Phoenix Ingraham (R); due, \$54,867.62; T&c, \$2,989.27; Henry Brady.
WATSON AV, ns, — e Castle Hill av, 100x108; also WATSON AV, ss, 305 e Castle Hill av, 50 x216 to Blackrock av; Jennie G Buckley et al trstes—Colorado Realty Co et al; Eugene Bery (A), 258 Bway; Jos Kaufmann (R); due, \$11,592.80; T&c, \$1,800; J H Mayers.
WATSON AV, ss, 305 e Castle Hill av, see Watson av, ns, — e Castle Hill av.

FEB. 12, 13 & 15.
No Legal Sales advertised for these days.

Brooklyn.

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

FEB. 6.
No Legal Sales advertised for this day.

FEB. 8.
DWIGHT ST, es, 25 n Van Dyke, 25x100; Jos Lindner—Louisa Hubner et al; Grover M Moscowitz (A), 189 Montague; Michael M Helfgott (R); Nathaniel Shuter.
E 28TH ST, ws, 240 s Av L, 40x100; Louis Lindenmeyer, Jr—Roosalie Baurhyte et al; Jos M Lipschitz (A), 132 Nassau, Manhattan; I Ehrlich Wolfe (R); Nathaniel Shuter.
SCHENECTADY AV, ws, 140 n Winthrop, 40 x100; Antoinette F Kleine—Jos Stafford Co et al; Wm W Butcher (A), 215 Montague; Alvah W Burlingame, Jr (R); Wm P Rae.

FEB. 9.
ST JOHN'S PL, ss, 163.5 w Ralph av, 40x95.10; Geo Wolf—Wm H Krinko et al; Geo Ludwig (A), 1511 3 av, Manhattan; Edw Kelly (R); Wm J McPhillamy & Co.

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Legal Sales, Brooklyn, Continued.

E 4TH ST, es, 335.3 n Greenwood, 25x100; Alfred G Reeves et al—Excelsior Bldg & Loan Assn et al; Wm P Dalton (A), 165 Bway, Manhattan; Benj Ammerman (R); Nathaniel Shuter.
E 16TH ST, ws, 54.3 n Ditmas av, 60x75; Grace E Rupp—Henry J Armstrong et al; Bruce R Duncan (A), 189 Montague; Benj Ammerman (R); Thomas Hovenden.
50TH ST, sws, 150 se 6 av, 25x200.4 to 51st; Ray Gilbert—Thos E Oates et al; Geo W Pearsall (A), 49 Court; Wm Kinnear (R); Wm P Rae.
63D ST, ns, 260 e Narrows av, 20x100; Staten Island Savgs Bank—Jacob S Glaser et al; Albert C Fach (A), Staten Island; A Berton Reed (R); Wm J McPhilliamy & Co.
AV L, nwc E 34th, 40x100; Westminster Heights Co—Emanuel Johnson et al; Jones, McKinny & Steinbrink (A); David F Price (R); Nathaniel Shuter.
6TH AV, ws, 28 s 7th, 36x107.10; Kings County Mtg Co—Ladislaus W Schwenk et al; Furst & Furst (A), 215 Montague; W Frank Harrington (R); Wm J McPhilliamy & Co.
18TH AV, ses, 40 sw 70th, 20x90.7; So Bklyn Savgs Instn—Jacob Kaiser Impt Co et al; Action 1; Coombs & Whitney (A), 44 Court; Sheldon A Du Cret (R); Wm P Rae.
18TH AV, ses, 60 sw 70th, 20x90.4, same—same; action 2; same (A); Henry P Burr (R); Wm P Rae.
18TH AV, ses, 100 sw 70th, 20x89.9; same—same; Action 3; same (A); Francis G Coates (R); Wm P Rae.
18TH AV, ses, 120 sw 70th, 20x89.6; same—same; Action 4; same (A); Myles Purvin (R); Nathaniel Shuter.
18TH AV, ses, 140 sw 70th, 20x89.2; same—same; Action 5; same (A); Jno F Coffin (R); Wm P Rae.

FEB. 10.

OLIVE PL, ws, 115.10 n Atlantic av, 17.3x95; Olaf Beder et al; Otto Baertz et al; Geo H Boyce (A), 110 Van Siclen av; Wm J Mahon (R); Wm J McPhilliamy & Co.
WINTHROP ST, ns, 250.7 e Flatbush av, 55x106; also, WINTHROP ST, ns, 230.7 e Flatbush av, 20x106; Louis Janson—Kath R Cusick et al; Robt C Humphreys (A), 44 Court; Wm D Niper (R); Wm J McPhilliamy & Co.
CROSEY AV, nes, 29 se Pay 23d, 20x97.8; Edw C Phillip—Saml Brill et al; Jos H Breaznell (A), 26 Court; Wm M Benedict (R); Wm J McPhilliamy & Co.
ST MARKS AV, ns, 20 w Nostrand av, 20x100; Industrial Savgs & Loan Co—Susanna A LeRoy et al; Carmody, Elauvelt & Kellog (A), 61 Bway; Chas Y Van Doren (R); Wm J McPhilliamy & Co.

FEB. 11.

KEAP ST, es, 75 s Ainslie, 25x75; J Roberts Brundage—Edw S McVey et al; Joseph F Dempsey (A), 59 Wall, Manhattan; Alfred T Davison (R); Wm J McPhilliamy & Co.
VAN SICLEN ST, es, 460.6 s Av T, 18x100; So Bklyn Savgs Instn—Mary F Jeffards et al; Coombs & Whitney (A), 44 Court; Chas E Francis (R); Wm P Rae.
79TH ST, sws, 359 nw 14 av, 55.6x100; Audley Realty Co—Rosina Realty Co et al; Louis J Moss (A), 26 Court; Thos J Evers (A); Wm P Rae.
HAMILTON AV, es, 98.10 n Carroll, 20x45; Alfred N Nelson et al—Manuel V Sanchez et al; Edw J Flanagan (A), 44 Court; Jas M Fawcett (R); Wm J McPhilliamy & Co.

FEB. 12 & 13.

No Legal Sales advertised for these days.

FEB. 15.

56TH ST, sws, intersec ses 2 av, 100x40.2; Jno J Cunningham et al—Frank Cooper et al; Jas C McEachen (A), 45 Bway, Manhattan; Alfred T Davison (R); Wm J McPhilliamy & Co.
RIDGEWOOD AV, swc Cleveland, 85x100; Jos M Cohen—Isidore Teplitz et al; Jos J Schwartz (A), 353 Stone av; Patk E Callahan (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

JAN. 30.
GREENE ST, ws, 112.8 n 3d, 20.3x87.5; Commonwealth Ins Co of N Y—Annie Brown et al; Bowers & Sands (A).
WILLETT ST, es, 100 n Delancey, 16.8x100; Samuel D Sutton—David Weinstein et al; G W Glaze (A).
3D ST, 140-44 W; Greenwich Savgs Bank—Jno McAleer et al; B A Sands (A).
63D ST, 128 W; Harry Weill et al—Fredericka Levy et al; H V Goodstein (A).
112TH ST, ss, 125 e 5 av, 25x100.11; Jennie M Sewall et al—Rebecca Danziger et al; F F derham (A).
130TH ST, ss, 125 w Amsterdam av, 25x125; Chas P Buckley et al; Eugenie Rosendorf et al; W W Buckley (A).
139TH ST, 142 W; Greenwich Savgs Bank—Wm W Davidson et al; B A Sands (A).
142D ST, 293 W; Mathilde A Moller—Rachel Jacobson et al; Miller & Bretzfelder (A).
FEB. 1.
35TH ST, 41 W; Chas Marx—Emma S Schoch et al; Otterbourg, Steindler & Houston (A).
110TH ST, ss, 345 e 1 av, 100x100.10; Josephine J Schnurmacher—Rubin Laskin et al; S Berzick (A).
119TH ST, 355 E; Ida M King—Anna Tiejien et al; W E Godfrey (A).
152D ST, ns, 200.10 w Bway, 49.2x190.10; 2 actions; Hugo H Piesen—Mary E Mitchell et al; amended; B Flaishnick (A).
RIVERSIDE DR, nes, 445.1 nw 158th, runs n 228.3 to 160th xw100x204.7xse102.11 to beg; RIVERSIDE DR, nes, 478.4 nw 158th, runs

n257.6xnw63.2xw39.10xse231.11xse110.11 to beg; 2 actions; Union Dime Savgs Bank—Henry Corn et al; Woodford, Bovee & Butcher (A).
WEST END AV, 878; Sigmund M Lehman et al—Lillian Sins et al; Worcester, Williams & Saxe (A).

FEB. 2.

CANAL ST, 67-71; Dorothy Gutman—Isaac Schreiber et al; Arnstein & Levy (A).
5TH ST, 624 E; Barnet Klar et al—Abr Landberg et al; Morrison & Schiff (A).
96TH ST, 334 E; Louis T Lohmeyer—Oscawana Park Co et al; M S Marden (A).
150TH ST, ns, 400 e Bway, 19x99.11; Kings County Savgs Instn—Hilma Nelson et al; W W Taylor (A).
VERMILYEA AV, ss, 100 e 207th, 50x150; Chas F Miner, trste—Cath F Shady et al; M J Sullivan (A).
1ST AV, ws, 24.9 n 26th, 74x24.8x irreg; also 26TH ST, ns, 225 w 1 av, 25x98.9; Bowery Savgs Bank—Bellevue Realty Corp et al; Cadwalader, Wickersham & Taft (A).
7TH AV, es, 40 s 147th, 40x100; also 7TH AV, es, 40 n 146th, 40x100; 2 actions; Central Trust Co of N Y—Fleischmann Realty Co Inc et al; Joline, Larkin & Rathbone (A).

FEB. 3.

3D ST, 318 E; Harry Hastorf—Maud B Barclay et al; amended; House, Grossman & Vorhaus (A).
69TH ST, ss, 200 w 11 av, 25x100.5; Walther Lutigen—Rose Seiner et al; C S Davidson (A).
119TH ST, ss, 253 w Lenox av, 18x100.11; Equitable Life Assurance Society of the U S—Brady-Blackbourne Co et al; Alexander & Green (A).
126TH ST, 14 E; Jno A Brown, Jr—Jacob Schattman et al; F H Comstock (A).
134TH ST, 190 W; Chas E Hall—Jas Ross et al; T C Ennever (A).
BROADWAY, nwc 147th, 199.10x125; Sarah Dahlman—147th & 148th Sts Corp et al; amended; C Putzel (A).
5TH AV, 74-76; 13TH ST, 1 W; also 19TH ST, 39-47 W; City Real Estate Co—76 5th Av Inc et al; H Swain (A).

FEB. 4.

BAXTER ST, 16; Louis Campora exr—Thos F Fallon et al; A M Thiery (A).
30TH ST, 437-9 W; Mary B Scott—Angeline I Burlinzeame et al; Alexander & Green (A).
116TH ST, 214 E; Jno J Doyle—Santa Rumore et al; F P Burns (A).
148TH ST, ss, 75 e Convent av, 100x99.11; Seamen's Bank for Savgs in City of N Y—Nellie E Peck et al; Cadwalader, Wickersham & Taft (A).
FEB. 5.
132D ST, 227 W; Mary Woytisek—Jas H Cruikshank et al; amended; L S Lewkowitz (A).
BROADWAY, nwc 67th, 84.9x131.8; also BROADWAY, ws, 112.10 s 68th, 28.1x117.4; Lincoln Society of Friends—Florence Joel et al; amended; H J Moskowitz (A).
9TH AV, nwc 201st, 99.11x100; Jos H Freeland et al—Romney Realty Co et al; Einstein, Townsend & Guterman (A).

Bronx.

JAN. 29.
174TH ST, ns, 95.6 e Bathgate av, 20x101; Frieda Horowitz—Lena Callahan; N Friedman (A).
LEGETT AV, ws, 40 n Kelly, 40x101; Kath Elias—Helene Freudenmacher et al; L W Osterweis (A).
SOUTHERN BLVD, es, bet E 176th & E 177th, known as Lot 12 Block 2985, Sec 11 on Tax Map; Anna F Ostrowe—Estelle Evesson et al; action to foreclose transfer of tax lien; Morrison & Schiff (A).
WALTON AV, ws, 156.6 n 158th, 51.6x101.7; Hermann N Appel—Thos D Malcolm et al; J S Weinberger (A).
LOTS 29 & 30, Block 3349, Map of prop in 24th ward, belonging to heirs of Maria L Travers; Smith Williamson—Abr Cahn et al; Williamson & Bell (A).

JAN. 30.

BURKE AV, ss, 260 e Barnes av, 40x100; Fredk C Hardy—Michl J Mack et al; L G Friess (A).
PROSPECT AV, ses, 740.7 ne Tremont av, 22x150; Cath A McGuire—Jas D Rogers, et al; W G Mulligan (A).
WHITLOCK AV, es, 275 s Tiffany, 39x90; Susan McVicker Hemenway, trst—Lockwhit Co, et al; Everett, Clarke & Benedict (A).
WHITCOCK AV, es, 314 s Tiffany, 39x90; Susan McVicker Hemenway—Lockwhit Co et al; Everett, Clarke & Benedict (A).
LOTS 108, 109, 110, 111 & 112, Map of South Washingtonville; Grace D Thorne et al—Christian H Werner et al; G E Gartland (A).

FEB. 1.

GILBERT PL, 1215; Henry Dreyer et al—Normandie Park Co et al; Elfers & Abberley (A).
GILBERT PL, 1221; Henry Dreyer et al—Broad Realty Co et al; Elfers & Abberley (A).
137TH ST, ns, 256.7 e St Anns av, 25x100; Wm Derr et al—Mary Treanor et al; H Pouker (A).
163D ST, 782 E; Jessie Nicholas Wort, admtrx—Mary Collins et al; Breithbart & Breithbart (A).
CASTLE HILL AV, es (portion of Lot No. 416, Map of Union ort); Arnold Timmerhaus et al—Mitchell McDermott Constn Co et al; A J Wolf (A).

FEB. 2.

TIMPSON PL, ws, 242.3 s 149th, 15.9x100; Anthony McOwen—Mina Wright et al; A D Lyons (A).

FEB. 3.

181ST ST, 646 E; Aaron Schlang—S B Realty Co, Inc, et al; G Eichhorn (A).
CROTONA PARK N, 743; Wm N Johnson et al, as trst—Rosa Brown et al; Merrill & Rogers (A).
KEPPLER AV, 4205; City Real Estate Co—Elizabeth A Wilhelm et al; H Swain (A).
MONTICELLO AV, sec Jefferson av, 100x175; Jno C Ehd et al—Chas S Terrett et al; Collier & Collier (A).

NAGLE AV (**), ss, 600 e Ellwood, 100x180.5x irreg; Hudson Mtg Co—Gibraltar Realty Co et al; W F Clare (A).
LOTS 14, 15, 22 & 23, parcel 22, on map of Sub-division of prop of Wm B Ogden, Highbridge; Park Mtg Co—Guidone & Galardi Co et al; Seybel & French (A).

FEB. 4.

FOX ST, 643; Philip A Ehni—Maze Realty Co of N Y et al; G A Steinmuller (A).
171ST ST, nwc Brook av, 45.3x100; Michael Real Estate & Mtg Co—171st St & Brook Av Co et al; Leventritt, Cook & Nathan (A).
BAKER AV, ns, 225 e, Garfield, 25x100; also BAKER AV, ns, 250 e Garfield, 25x100; Ella A Cregg et al as trstes—Feles Farago et al; E Acker (A).
BEAUMONT AV, es, 233.3 n 187th, 33.4x100; Julius Simon—Clarence Realty & Constn Co et al; L L Levy (A).
BEAUMONT AV, es, 266.16 n 187th, 33.3x100; Julius Simon—Clarence Realty & Constn Co et al; L L Levy (A).
Recorded in N. Y. County.

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

JAN. 28.
83D ST, 37 E; City Real Estate Co—Sarah J Walker; Harold Swain (A); Jno H Rogan (R); due.....26,332.32
118TH ST, 14-6 W; Golconda Realty Co—Annie Hoffman; Saml N N Freedman (A); Arthur M Levy (R); due. 6,138.84

JAN. 29.

AV D, nec 8th, 47.6x87; Wm H Schmohl—Geo Holoher et al; Wilson, Barker & Wager (A); Patk J Dobson (R); due.20,342.09

JAN. 30.

No Judgments in Foreclosure Suits filed this day.

FEB. 1.

SUFFOLK ST, es, 149.8 s Grand, 25.4x100; Public Bank of N Y City—Chas Malawista; Stroock & Stroock (A); Albt B Mayer (R); due.....10,575.00
2D AV, 2025; Moses Aufses—Abr Kassel; Solon B Lilienstern (A); Ezekiel Fixman (R); due13,433.28

FEB. 2.

SHERIFF ST, 84; Amelia B Gunther—Jacob Goodman; Wm L Snyder (A); Jos D Kelly (R); due22,762.18
53D ST, 141-3 W; Metropolitan Life Ins Co—J Emmet Flanagan et al; Woodford, Bovee & Butcher (A); Saml J Levinson (R); due31,385.00

FEB. 3.

No Judgments in Foreclosure Suits filed this day.

Bronx.

JAN. 29.
QUIMBY AV, ns, 130 w Olmstead av, 25x108; Benj Seh et al—Fredk Uhl et al; M B McHugh (A); G B Hayes (R); due 2,620.00
LOT 69, blk B, map of prop belonging to Hudson P Rose, known as Mapes Estate; Georgianna McDonough—Mary A Carter; L E French (A); P Ingraham (R); due 1,052.00

JAN. 30.

No Judgments in Foreclosure Suits filed this day.

FEB. 1.

141ST ST, ns, 757 e Willis av, 18.9x100; Fredk R Coudert & Lorenzo Semple as joint trstes—Jennie A Powis et al; Coudert Bros (A); J R Truesdale (R); due 3,166.25

FEB. 2.

No Judgments in Foreclosure Suits filed this day.

FEB. 3.

JEFFERSON AV, ws, 1,020 n Morris Park av, 25x100; North Side Mtg Corp—Patk J McSorley et al; Clockett, Koch & Reidy (A); Peter J Everett (R); due 3,726.32
PART of Lot 32, map of prop in partition belonging to heir of Rebekah Bassford, 24th Ward; Margt J Becker—Ernest Wenigmann et al; Geller, Rolston & Horan (A); G B Hayes (R); due 4,150.55

FEB. 4.

MACY PL, ss, 75 w Hewitt pl, 25x94.7; Mary Annie Robitzek et al as extrx—Nora Stanton et al; H Robitzek (A); O E Davis (R); due..... 6,237.50
148TH ST, ns, 375 w Morris av, 25x106.6; S Wechsler (A); A J Griffin (R); due 4,708.13
KINGSBRIDGE RD, nec Kirkside av, 107.3x112.3; Frank S Nute—First National Bank of Amsterdam et al; Brewster & Farries (A); G H Taylor Jr (R); due17,007.98
PLOT 26, map of Villa Sites at Riverdale, 24th Ward; Ruby H Popper et al—Jas J Devaney et al; M W Monheimer (A); D B Murray (R); due. 2,170.00

LIS PENDENS.

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

Manhattan.

JAN. 30.
No Lis Pendens filed this day.

FEB. 1.

30TH ST, 43 E; Wm Lustgarten & Co, Inc—Jno Lindley et al; foreclosure of tax lien; Lustgarten, Weymann & Pope (A).
69TH ST, 53 W; Emil Mayer—Jno G Van Horne et al; foreclosure of tax lien; C H Schwartzman (A).

103D ST E, ns, being Lot 12½, in blk 1697, sec 6; Dora Pines—Rebecca Smith et al; foreclosure of tax lien; T I Schwartzman (A).
 124TH ST, 310 E; Celia Moliver—Louis Lese et al; foreclosure of tax lien; S M Gottesman (A).
 133D ST, 43 W; Celia Moliver—Louis Lese et al; foreclosure of tax lien; S M Gottesman (A).
 133D ST, ns, being Lot 15½, blk 1758, sec 6; Sol Fishbone—Louis Lese et al; foreclosure of tax lien; S M Gottesman (A).
 133D ST, nwc Mad av; Sol Fishbone—Bellwood Realty Co et al; foreclosure of tax lien; S M Gottesman (A).
 BROADWAY, ss, being Lot 9, blk, 2234, sec 8; Dora Pines—Jno Corbitt et al; foreclosure of tax lien; J I Schwartzman (A).
 BROADWAY, ss, being Lot 7, blk 2234, sec 8; Helen Seinfeld—Jno Corbitt et al; foreclosure of tax lien; T I Schwartzman (A).
 COLUMBUS AV, 716; Sol Fishbone—Emma L Pinkney et al; foreclosure of tax lien; S M Gottesman (A).
 WEST END AV, 269; Wm Lustgarten & Co, Inc—Mary McK Greenwood et al; foreclosure of tax lien; Lustgarten, Weymann & Pope (A).

FEB. 2.
 23D ST, ss, bet 9 & 10 avs, Lot 48; Land & Lien Co—Jacob Appell et al; foreclosure of tax lien; M Frank (A).
 28TH ST, ns, 80 e 6 av, 63.2x74x irreg; Henry J Schwartz—Jas M Lehmaier et al; partition; Hirsch, Scheuerman & Limburg (A).
 MADISON AV, 1585; Wm Lustgarten & Co, Inc—Sidney E Morse, exr, & c, et al; foreclosure of tax lien; Lustgarten, Weymann & Pope (A).
 2D AV, 1210; Wm Lustgarten & Co, Inc—Peter Curran et al; foreclosure of tax lien; Lustgarten, Weymann & Pope (A).
FEB. 3.
 3D AV, 2078-80; Murtha & Schmoehl Co—Cross Austin & Ireland Lumber Co et al; counterclaim; Wilson, Barker & Wager (A).

FEB. 4.
 No Lis Pendens filed this day.
FEB. 5.
 No Lis Pendens filed this day.

Bronx.

JAN. 29.
 CRONONA AV, es, 300 n 183d, 50x100; Abr M Jackson—Emil F Lumpe et al; P E Jackson (A).
JAN. 30.
 FRISBY AV, es, 63.4 s West Farms rd, 25x94.1; Carl H Klappert—Bronx Gas & Electric Co et al; action to foreclose mechanics' liens; Wesselman & Kraus (A).
 WASHINGTON AV, 1748; Jno Roscini et al—Wm F O'Connor et al; action to compel specific performance of contract; Oot & Duns-moor (A).
FEB. 1.
 No Lis Pendens filed this day.
FEB. 2.
 CLASSON POINT RD, es, bet O'Brien av & Havemeyer av, known as Lot 198, map of Husson Estate; Adelaide A Wabst—Porter Realty & Development Co et al; action to foreclose transfer of tax lien; G A Moses (A).
FEB. 3.
 LOT, 37 blk 4825, sec 17, on land map; Leodegar Siebert—Jno E Ryan et al; action to foreclose transfer of tax lien; G A Moses (A).
FEB. 4.
 PLOT 420, subdivision 1, on tax map, Wakefield; Saml C Litwin—Marcella M Oakes; action to foreclose transfer of tax lien; J N Helfat (A).

Brooklyn.

JAN. 28.
 CHAUNCEY ST, ns, 350 w Ralph av, 79.9x50x 81.3x50; Jno D Williamson—Clifton Place Realty Co et al; G B Smith (A).
 PARK PL, ss, 405.4 e New York av, 18.6x127.9; Bowery Savgs Bank—Josephine H Roe et al; H L Thompson (A).
 PULASKI ST, ss, 530.2 e Throop av, 25.5x100; Wilhelmina Bultman—Eugene Muller et al; Reynolds & Geis (A).
 STRONG PL, es, 200 s Harrison pl, 25x122; Ida A Peak—Eliz L Sievers & ano; H L Thompson (A).
 UNION ST, ss, 126.11 e 3 av, 25x129.10; Alois Lazansky—Louise Hoff et al; Jonas, Lazansky & N (A).
 BAY 29TH ST, ses, 313.4 sw 86th, 46.8x96.8; Jno W Aitken—Jas F Johns et al; to set aside judgment; Burkan & Davidson (A).
 90TH ST, sws, 496 se 2 av, 22x100; Edward Steinhardt—Martha Osterman et al; Cary & Carroll (A).
 90TH ST, sws, 518 se 2 av, 22x100; same—same; same (A).
 CLINTON AV, ws, 126.5 n Myrtle av, runs w 125x43.6xe19xn2.6xe106xs46 to beg; Ernest M Turner—Peru Realty Co et al; A W Burlingame, Jr (A).
 FOSTER AV, ns, 175 e 3d, 100x225; Wm H Seibert—Jas R Gornly et al; Gannon, Seibert & R (A).
 WAREHOUSE AV, ws, 95 n Mermaid av, 40x 118.10; Corporation of Reformed Dutch Church of Bklyn—Jno E Oberle et al; C L Livingston (A).
 WILLIAMS AV, 327; Sonia Dressel—Saml Lemberg et al; J G Abramson (A).
 WILLOUGHBY AV, nwc Tompkins av, runs n 77.6xw80xn22.6xw45x100xe125 to beg; Saml I Acken, Jr—Congregation Ohel Moshe Chevra Thilim et al; foreclosure of mechanic's lien; S Nordlinger (A).
 PROP. 1/4, Lot 73, on map of Linden Terrace, Beautiful Terrace Plots; Jas H Mullarky—Arno A Koch et al; Cary & Carroll (A).
JAN. 29.
 BARRETT ST, ws, 100 n Sutter av, 50x100; Max Cohen—Regal Holding Co et al; foreclosure of mechanic's lien; I Solomon (A).
 LOUIS PL, ws, 144 s Herkimer, 15.4x97.6; Bertha Steinberg—Celia Goldstein et al; K C & M V McDonald (A).

PACIFIC ST, ns, 277 w Hopkinson av, 25x100; Margt A Young—Monaton Realty Inv Co et al; H M Bellingr, Jr (A).
 BAY 29TH ST, nws, 120 sw 86th, 60x96.8; Ruth A Bruce—Brown—Rachel Lippi et al; Wilson, Barker & W (A).
 82D ST, nes, 180 nw 20 av, 40x100; Carrie E Deshon—Thos F Baldwin et al; H L Thompson (A).
 CLASSON AV, ws, 243.11 n Dekalb av, 18.11x 85.6; Robt J Ryan—Marie I Janer; F B Mullin & Bro (A).
 EASTERN PKWAY, ns, 59 e Schenectady av, 120.7x150.3; Parkvale Realty Co—Addie J Powers et al; R R Rasquin (A).
 FOUNTAIN AV, es, 75 s Glenmore av, 25x100; Henry J Blumensohn—Sarah Drucker & ano; M Monfried (A).
 NOSTRAND AV, es, 110 n Av D, 20x100; Brevoort Savgs Bank—Chas M Gray Marble & Slate Co et al; Wray & Pillsbury (A).
 RIVERDALE AV, ss, 50 w Watkins, 50x100; Morris Goldfarb—Docket Impt Co et al; W Rappel (A).
 SUTTER AV, ns, 40 e Warwick, 20x90; Regina Dankowitz—Isaac Brown et al; Rosansky & Goldberg (A).
 3D AV, sec 64th, 99x140.10x83.6x140; Henry Kettelhodt—Herman Naehar & wife; T Witte (A).
 14TH AV, ses, 240 sw Bath av, 60x96.2; Gertrude E Garretson—Carl G Ellstrom et al; J Brenner (A).

JAN. 30.
 17TH ST, nes, 350 nw 8 av, 28x96.2; Sadie Campbell—Behrens Estate Corp et al; H L Thompson (A).
 74TH ST, ss, 550 w 15 av, 60x100; also 74TH ST, ss, 530 w 15 av, 20x100; Adaline Hatch—Chas W Mark et al; O Scheike (A).
 EASTERN PKWAY EXTN, ns, 32.1 e St John's pl, runs n124.8xe37.11xs113.9xw42.8 to beg; also ST JOHN'S PL, ns, 136 e Howard av, 36x140.7; Reliance Mtg Co—Conservative Holding Co & ano; G F Alexander (A).
FEB. 1.
 GARFIELD PL, sws, 100 se 6 av, 30.7x100; East N Y Savgs & Loan Assn—Jas J Ryan et al; W L Durack (A).
 PULASKI ST, ss, 297 w Throop av, 19.1x100; Frank Knoll, Jr—Abr Gussow, No 1, et al; M Reizenstein (A).
 S 1ST ST, nes, 73.1 w Roebing, runs ne45.1xw 45xsw47.3 xse45 to beg; Abr L Kass—Sol Kaplan et al; Phillips, Mahoney & W (A).
 E 4TH ST, ws, 573 s Av D, 34x100; Carrie E Gillaspie—Wm Schmidt & ano; E W C Cunningham (A).
 E 38TH ST, ws, 260 s Av J, 20x100; Olive P Williams—Alfred E Steers et al; Cary & Carroll (A).
 BATH AV, ss, 27.5 w Bay 12th, runs e—xs180x w76.8xn80xw—xn20xe—xn80 to beg; Geo Hill—Chancery Realty Co, Inc; L E French (A).

FEB. 2.
 VAN BUREN ST, ss, 200 w Patchen av, 40x 100; Jerome Jung—Mortimer L Hinchman et al; E P Korkus (A).
 WARREN ST, ns, 200 e 3 av, 25x100; Erskine B Hoxie—Renilo Mtg Co et al; H L Thompson (A).
 E 32D ST, es, 340 s Clarendon rd, 20x102.6; Nora Kearney—Ethel V Neff et al; J M O'Neill (A).
 RIDGEWOOD AV, ss, 40.4 e Chestnut, 20x70.5 x20.2x73.6; Albt Ratz—Geo Keim & wife; Halbert & Quist (A).
 SUTTER AV, ss, 80 e Atkins av, 20x90; Dime Savgs Bank—Harry Druss et al; Cullen & Dykman (A).
 3D AV, es, 20 n 51st, 27.8x100; Susie E Diemer—Jno Dobbins et al; H Sokolow (A).
 3D AV, es, 47.8 n 51st, 27.8x100; same—same; same (A).

FEB. 3.
 MOORE ST, ns, 329.5 w White, 50x100; Nathan Federgreen—Phillip Epstein et al; S Bitterman (A).
 TOMPKINS PL, ws, 210 n Degraw, 20x112; Bertha Petersen—Michele Zaccaro et al; C F Corner (A).
 WALLABOUT ST, ss, 491.6 w Marcy av, 50x 100; Laura Weil—Morris Band et al; H L Thompson (A).
 CANARSIE AV, es, 40.5 n Grand pl, runs e 100.1xn60xw20xn40xw98xs100.11 to beg; Mary J Johnson—Arjet Barnett et al; G B Davenport (A).
 CHRISTOPHER AV, es, 41.8 n Sutter av, 16.8x 100; also OSBORN ST, ws, 40 n Sutter av, 48x60; 1-3 pt Samuel Pearlman—Lizzie Pearlman et al; A Casper (A).
 HEGEMAN AV, ns, 140 w Junius, 20x90; Eliz Fish—Annie Paris et al; F Cobb (A).
 PARK AV, ss, 411.8 e Nostrand av, 41.8x100; Montgomery Co Trust Co—Annie Elias et al; H L Thompson (A).
 VOORHEES AV, nwc E 16th, 100x120; Ritter Schwartz & Cohen, Inc—Madlin, Inc, et al; J J Schwartz (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.

JAN. 30.
 46TH ST, 126-32 W; Modern Fixture Co, Inc—Alliance Films Corp; Libman Cont Co (179) 100.00
 68TH ST, 65 W; Robt C Vernes—Bessie M Dew; Mrs M E Alexander (183) .. 225.00
 135TH ST, 14-28 E; Harry Greenblatt—Jas Everards Estate, Farmers' Loan & Trust Co & Mary M Everard, trsts; Jas Everard's Breweries, Harper Richardson & Palace Casino Co, Inc (182) 150.00
 145TH ST, 543-51 W; Sam Cohen—Fredk C Martin; Rosen Bldg Co & Otto & Hans Rudolph (181) 300.00
 PARK AV, 1023 & 24; National Sash & Door Co, Inc—Ramsay Hoguet; Joe B Acken (184) 45.00

FEB. 1.
 124TH ST, 510 W; Henry J Von Der Lieth—Simon Moore Realty Holding Co; Alfred Dowd (3) 69.75
 136TH ST, ns, 87.3 e 7 av, 33.8x99; Jacob Soffen—Thos J Simcox & Mary Simcox; renewal (2) 170.30
 143D ST, 610-16 W; COLYER ROW; 3-8; Jacob Fehlinger—Mary Martin; Jacob A Mittnacht, Jr (5) 130.25
 145TH ST, 543-51 W; Nathen Borsher—Fredk L Martin; Rosen Bldg Co & Otto & Hans Rudolph (4) 230.00
 2D AV, 547; Alberene Stone Co—Jno Doe; Matthew Frey (1) 33.20

FEB. 2.
 44TH ST, 15 W; National Metalizing Co—15 W 44th St Co (8) 178.00
 49TH ST, 153-5 W; Davis Speyer Co—Jno Doe & Libman Contracting Co (7) 400.00
 POST AV, sec, 207th, —x—; Ciffer Lanrow Co—Edw Cruikshank, H Lieb & Son & J H MacDonald (6) 250.00

FEB. 3.
 22D ST, 36 E; J W Clark, Inc—Frank G Ormsby; M & L Hess, Inc (9) 1,907.50
 46TH ST, 126-32 W; M J Callahan Co—Leavitt Realty Co (12) 150.00
 78TH ST, 221 W; Kalt Lumber Co—Susan M Daly; Leopold Schimerling (11) 35.40
 BROADWAY, 1710; Hyman Steinberg—Tyee Bldg Co; renewal (13) 75.00

FEB. 4.
 20TH ST, 154 W; Chas E Reid—Patk S Treacy (16) 45.00
 140TH ST, 151 W; Theo Eskilson, Inc—Jno Weber; Alfred Dowd & Phillip Simon (15) 101.77

FEB. 5.
 No Mechanics Liens filed this day.

Bronx.

JAN. 29.
 MORRIS AV, 1543; Rothblatt-Siegel Co—Mollie Katzen (60) 425.00
JAN. 30.
 INTERVALE AV, 989-91; Bronx County Iron Works, Inc—Anna L Droegre; Chas B McKay (61) 40.00

FEB. 1.
 207TH ST, sec Post av, —x—; Cliffer-Lanrow Co—Edward Cruikshank; J H MacDonald & A List & Son (1) ... 250.00
FEB. 2.
 No Mechanics' Liens filed this day.

FEB. 3.
 COSTER ST, es, 125 s Eastern blvd, 25x100; Frank D'Armoro—Francesco Galucci (3) 591.10

FEB. 4.
 COSTER ST, es, 125 s Eastern blvd, 25x100; Frank D'Amore—Francesco Galucci (5) 591.10
 176TH ST, 712 E; Abr Rann—Mitchell & McDermott Constn Co (4) 403.97

Brooklyn.

JAN. 28.
 AMES ST, es, 180.3 s Livonia av, 120 x100; L Lapidus Co—Hillel Boslofsky & Mathew Boslofsky 14,250.00

BARRETT ST, ws, 100 n Sutter av, 50 x100; M Cohen—Regal Holding Co & Bartlett-Dumont Co, Vincent Serita & Jos Hoffman 253.25

CHESTER ST, 200, H Batonik—Israel Diamond & Ida Diamond 100.00
 LUQUEER ST, 82; M Goldberg—Mrs Jane Balsam & H D Gelenter of the Bldg Cont Co 56.00

PARK PL, 1774; Realty Supply Corp—Saml Edelbaum & Jacob Gelton ... 231.40
 TOMPKINS PL, 42; R Esposito—Michl Zaccaro 65.00

E 38TH ST, es, 267.6 n Av H, 40x100; Benj G Hitchings, Inc—Martha & Wm Wingerath 898.55

WILLIAMS AV, es, 200 s Dumont av, 100x100; Brooklyn Fireproof Sash & Door Co—Wallan & Hoffman, Inc. 105.00

JAN. 29.
 HART ST, 310A; M Leralsky—Gussie Seidlowitz & Isaac Seidlowitz 500.00
 PARK PL, 1774; J Yelon—Becky & Saml Edenbaum 2,102.00

WARREN ST, 540; Thos F Clarke—Mary A McLoughlin & Thos McLoughlin 27.60

WYONA ST, 110-14; M Welbowsky—Belmont-Powell Holding Co; Albert Ohlinger & Jos Ward 175.00

S 3D ST, ns, 128.6 w Bedford av, 49.9 x120; Audley Clarke Co—S 3d St Bldg Corp & H Halprin 1,652.58
 S 4TH ST, ss, 95.10 e Havemeyer, 38.4 x100; Bell Fireproofing Co—Ph Levy Constn Co 52.00

HOWARD AV, swc Lincoln pl, —x—; P Albert—Eli & Bee Constn Co & R & K Amusement Co 104.75

JAN. 30.
 BELMONT AV, 794; M Marquies—Julius Bernhard 18.90
 OCEAN PKWAY, es, 100 n Beverly rd, 100x150; Abr Sacks, Inc—O P & B Co, Inc 900.00

PROP forming the block bounded by Cropsey & Harway & 25th avs, —x—; Chas H Finch & Co—Jas A Coakley, Mrs Jas A Coakley & Frank Klein 345.80

Mechanics' Liens, Brooklyn, Continued.

Table listing mechanics' liens in Brooklyn with columns for date, address, claimant, and amount.

Table listing mechanics' liens in Brooklyn (continued) with columns for date, address, claimant, and amount.

FEB. 2. No Satisfied Mechanics Liens filed this day.

FEB. 3. COSTER ST, es, 125 s Eastern blvd, 25x100; N Passman & Son, Inc—Frank Calucci et al; Feb2'15..... 90.00

Brooklyn.

Table listing mechanics' liens in Brooklyn with columns for date, address, claimant, and amount.

SATISFIED MECHANICS' LIENS.

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

Manhattan.

Table listing satisfied mechanics' liens in Manhattan with columns for date, address, claimant, and amount.

Bronx.

Table listing satisfied mechanics' liens in Bronx with columns for date, address, claimant, and amount.

FEB. 2. No Satisfied Mechanics Liens filed this day.

FEB. 3. COSTER ST, es, 125 s Eastern blvd, 25x100; N Passman & Son, Inc—Frank Calucci et al; Feb2'15..... 90.00

FEB. 4. BARRY ST, ws, 395 s Leggett av, 100 x100; Builders Brick & Supply Co Inc—Jacob Leitner et al; Sept1'14..... 665.00

Brooklyn.

Table listing mechanics' liens in Brooklyn with columns for date, address, claimant, and amount.

Manhattan.

Table listing mechanics' liens in Manhattan with columns for date, address, claimant, and amount.

FEB. 1. No Satisfied Mechanics' Liens filed this day.

FEB. 1. ST JOHN'S PL, 372-74; Bell Fireproofing Co—Dandridge Co, Inc & Andrew La Sala; Dec15'14..... 121.42

S OXFORD ST, 144-50; Chas A Geoghegan & an—Benevolent Protective Order of Elks, Bklyn Lodge, No. 22, & Tower Constn Co; Jan30'15..... 112.50

S 9TH ST, ss, 96 w Driggs av, —x—; Atlas Steel Column Mfg Co—Keap Constn Co; Oct28'14..... 294.55

E 38TH ST, 907-9; J P Duffy Co—Wm & Martha Wingerath; Jan16'15..... 303.04

E 38TH ST, es, 267.6 n Av H, 40x100; August W Schmidt, Jr—same; Jan 19'15..... 415.00

SAME PROP; Benj G Hitchings, Inc—same; Jan28..... 898.55

DUMONT AV, nec Alabama av, 100x100; Wm F King—M Friedlander & Alabama Dumont Realty & Constn Co; Nov6'14..... 8.00

FEB. 2. S 4TH ST, ns, 100 e Kent av, 78x140; Israel Fishman et al—American Sugar Refining Co of N Y & Midwood Cont Co; Jan23'15..... 1,500.00

SAME PROP; same—same; Jan23'15..... 1,000.00

E 8TH ST, 1139-45; Jacob Manselhorn—Hyman Deinerstein, Benj Stein & Max Swinton; Sept5'14..... 355.00

FEB. 3. 39TH ST, ns, 40 e 14 av, —x—; R L Williams—Wm Fishkind..... 25.00

- 1Discharged by deposit. 2Discharged by bond. 3Discharged by order of Court.

ATTACHMENTS.

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

Manhattan.

Table listing attachments in Manhattan with columns for date, claimant, and amount.

CHattel MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

Table listing chattel mortgages in Manhattan with columns for date, address, claimant, and amount.

Bronx.

Table listing chattel mortgages in Bronx with columns for date, address, claimant, and amount.

Brooklyn.

Table listing chattel mortgages in Brooklyn with columns for date, address, claimant, and amount.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table listing building loan contracts in Manhattan with columns for date, address, claimant, and amount.

Bronx.

Table listing building loan contracts in Bronx with columns for date, address, claimant, and amount.

FEB. 2. AV ST JOHN, ws, 100 s Beck, 50x100; City Mtg Co loans Ezra Constn Co, Inc, to erect 5-sty apartment house with stores; 9 payments..... 35,000.00

BEACH AV, ws, 50 n Randall av, 25x100; Henry Reiss loans Louisa B Diener to erect 2 1/2-sty frame bldg; 3 payments..... 3,000.00

FEB. 4. LONGFELLOW AV, es, 150 s 172d 50x100; Manhattan Mtg Co loans Traf Bldg Co Inc to erect 5-sty apartment; 14 payments..... 34,000.00

LONGFELLOW AV, es, 200 s 172d, 50x100; Manhattan Mtg Co loans Traf Bldg Co Inc to erect 5-sty apartment; 14 payments..... 34,000.00

ORDERS

Brooklyn.

Table listing orders in Brooklyn with columns for date, address, claimant, and amount.

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS (BUILDINGS). APPEAL 1 of 1915, New Building 8604 of 1914, 15th avenue, east side, 20.2 south of 42d street, Brooklyn. Maxwell A. Cantor, appellant. Walls. Section 31.

- APPROVED on the following CONDITIONS: 1st. That the second floor above the entrance hall and all of the space marked "A" on the first floor plan shall be of fireproof construction. 2d. That there shall be a steel girder supporting floor construction at each floor, approximately at points marked "B" on the first floor plan. 3d. That all columns and girders supporting walls and floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings. 4th. That there shall be a self-closing fire-proof door at the point marked "C" on the cellar plan.

APPEAL 2 of 1915 New Building 64 of 1915, 624 Hopkinson avenue, Brooklyn. Edward M. Adelsohn, appellant. Walls. Section 31.

APPROVED on condition that the columns and girders supporting floors and walls shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 3 of 1915, New Building 5637 of 1914, 84 Prospect Park West, Brooklyn. W. T. McCarthy, appellant. Walls. Section 31.

APPROVED on condition that the basement and cellar be divided into sections by means of a self-closing fireproof door at each of the five points marked "A" on the cellar plan.

APPEAL 4 of 1915, New Building 23 of 1915, 1828 Flatbush avenue, Brooklyn. Frederick W. Eisenla, appellant. Walls. Section 31.

APPROVED on condition that all columns and girders supporting walls and floor construction be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 5 of 1915, New Building 39 of 1915, 50th street, north side, 160 ft. east of 13th avenue, Brooklyn. Samuel Gardstein, appellant. Frame dwelling, section 143; also new fire limits ordinance.

DISMISSED, because of the legal questions involved, on which an opinion from the Corporation Counsel has been requested but not yet rendered.

BUREAU OF FIRE PREVENTION

Municipal Building. ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used by Bureau of Fire Prevention.

- A... Auxiliary Fire Appliance (hose, hose reels, extinguishers, call boxes, watchmen's report boxes, etc.)
B... Fire Escape (smoke towers, balconies, alterations, exit windows and doors, etc.)
C... Fireproofing and Structural Alteration (partition blocks, concrete, fireproof windows, fire doors, etc.)
D... Electrical Installation (fire alarms, fire detectors, etc.)
E... Obstruction of Exit (shifting machinery, reconstruction of floors and windows, etc.)
F... Exit and Exit Sign (illumination.)
G... Fireproof of Receptacles and Rubbish (cans, chutes, incinerators and paper compressors.)
H... No Smoking (signs.)
I... Diagrams on Program and Miscellaneous (printing and draughting.)
J... Discontinue Use of Premises (possible demolition and reconstruction.)
K... Volatile, Inflammable Oil and Explosive (precautions against explosion or escape of gases, tanks, subterranean systems, intakes and outlets, sewer filters, etc.)
L... Certificates and Miscellaneous.
M... Dangerous Condition of Heating or Power Plant (new boilers, structural alterations and shifting of piping.)
O... Discontinue Use of Oil Lamps (gas and electric wire.)
DR... Fire Drills (fire doors, installation of fire alarms, fire escapes, widening stairs, change swing of doors, etc.)
SS... Standpipes and Sprinklers.
W... Interior Alarms (special installations.)

Week ending Jan. 30.

MANHATTAN ORDERS SERVED.

Named Streets.

- Bleecker st, 98-100—Mary B Brandegee. W-DR
Cedar st, 10—Georgeanna C Boury. DR-W
Centre st, 207—Estate Loring P Hawes. DR-W
Chambers st, 98—Oliver Wells. C
Chambers st, 104—Howard Glass Co. G-A
Church st, 290—Emma Gutman. W-DR
Church st, 298—Deborah Nathan Estate. DR-W
Cliff st, 91-3—Estate Geo H Chaitillon. DR-W
Clinton st, 88—Estate Martin Grossman. B
Courtlandt st, 14-22—N Y Telephone Co. SS
Dey st, 76—Est David W Bishop. C
Division st, 264—Mamie E Adams. C
Duane st, 144-6—Est Chas F Hoffman. C
Henry st, 155-7—Emanuel Lehman Foundation. J-C-E-G
Mercer st, 171—United Paper Mill Supply Co. C-A
New Bowery, 52, rear—Jacob Rubin. A
Pearl st, 465—Est Jacob J Janeway. DR-W
Perry st, 155-9—J R Watkins Medical Co. C
South st, 114-15—Est Henry D Brookman. H
Thompson st, 31-5—Margaret L Secor. C-SS
Thompson st, 113—A Rinaldi & Co. C-A-H
Spring st, 131-7—Margaret W Folsom. SS
Washington pl, 4-6—Diker & Zilevitz. A
Washington st, 574—Patrick Coleman. C
Water st, 459—Mary S Kernochan. D
Water st, 644—James O'Neill. C
West st, 359-60—Woodbury G Langdon. G

Numbered Streets.

- 4th st, 338 W—Catherine M Kluber. C
4th st, 393 E—Knickerbocker Couch & Chair Co. A
12th st, 50 W—Edwin D Babbitt et al. C
12th st, 611-13 E—Standard Dairy Co. H
14th st, 37 W—Henry Spingler Estate. C
17th st, 43 E—Everett Investing Co. DR-W
18th st, 44-8 W—Freydberg Bros. A-G
18th st, 44-8 W—United Cigar Stores Co. G-A
18th st, 44-8 W—Jos Flaherty. C
18th st, 44-8 W—Hugo S Adams. A
18th st, 44-8 W—Fuhs & Lovin. G-C
21st st, 531-37 W—Chas Hofferberth. W-DR
23d st, 30 E—30 E 23d St Co. W-DR
23d st, 430 E—Almone Mfg Co. A-G-H
24th st, 205-21 E—J H Horton Ice Cream Co. W

- 25th st, 41-3 W—A R Keller Co. C-SS
25th st, 164-6 W—Nodrog Realty Co. SS
25th st, 516-18 W—Apex Color Works. K
26th st, 457 W—De Lisser Co. A-G
27th st, 114-16 W—Louis Levy. SS
33d st, 33-43 E—Katz & Fishel. DR
33d st, 33-43 E—33 E 33d St Realty Co. DR-W
33d st, 33-43 E—Ludwig Rothenberg & Hahn, DR
33d st, 33-43 E—Drazwell Co. DR
33d st, 33-43 E—Henry, George & A Rosenbaum. DR
33d st, 33-43 E—N Y Sample Furniture Co. DR
33d st, 33-43 E—Eugene Solomon & F Metzler, DR
33d st, 33-43 E—The Only Skirt Co. DR
33d st, 33-43 E—Isaac M Phillips. DR
33d st, 33-43 E—Samuel Post. DR
33d st, 33-43 E—Harry Hummel. DR
33d st, 33-43 E—Lewie A Menelson. DR
33d st, 33-43 E—J Weiss Co. DR
37th st, 226 E—F Vogel & Co. C-H-G-A
38th st, 39 W—Robert B Steele. L
41st st, 142 E—Boylston Garage. G
45th st, 21 W—Andrew Kelly. A
49th st, 225-31 W—Sidney B Bowman Auto Co. C
52d st, 604-6 W—C Colgate Moore. C-G-O-L
53d st, 141 W—Metropolitan Life Ins Co. C
58th-59th sts, 12th av—Interboro Rapid Transit. G
62d st, 52 E—Iver Bjarstrum. C-A-G
63d st, 18-20 W—Wagner Specialty Co. C-A-D-G
63d st, 146-50 W—Orteig & Loveday, Inc. H-A-L-C
65th st, 242-44 E—Newport Garage. L-C-H-D
66th st, 300 W—Consolidated Gas Co. G
67th st, 19 W—M M Belding. CK
73d st, 177-79 E—Automobile Realty Co. G-D-C-H
78th st, sec West End av—78th St & West End Av Co. SS
88th st, 104 E—Louis Epstein. A-H-C
88th st, 212-14 W—Hartford Suspension Co. C-L-D-O-G-A
92d st, 307 E—Paul Faulhaber. G-A-O-H-C
95th st, 208-10 W (vacant lot)—Chelsea Realty Co. G
104th st, 443 E—Manhattan Grocery Co. G-H-A
108th st, 416 E—Klosk Contracting Co. C-G-O-H-A
110th st, 145 W—Cathedral Pkway Garage. C-A-L-O-G
124th st, 154-60 W—Kammer Automobile Co. C-O-G
131st st & Amsterdam av—Knickerbocker Hospital. C
138th st, 220 E—Olin J Stephens. C-G-A
142d st, 231 W—Bishop & Hiccolls. L-G-O-A
181st st, 562-6 W—Bierman & Meyer. C

Named Avenues.

- Av A, 109—Ladislaus W Schwenk. C
Av A, 1408—Chas Schirner. A-C-L
Amsterdam av, 370—Samuel Sagolowitz. G-L-C
Bowery, 101—Bakst Bros. L
Bowery, 125-7—Herman D Luhrs. E-C
Bowery, 125-7—Sylvester Brush Estate. B
Bowery, 187—Chas Wolfenstein Estate. W-DR
Bowery, 295—Consolidated Gas Co. C
Broadway, 265-7—N Y Orphan Asylum Soc. B-C
Broadway, 611-21—Chas Brown & M Brown. DR
Broadway, 810—Surety Realty Co. W-DR
Broadway, 1115-7—Louise Gerry. W-DR
Broadway, 1123—Mary A Sackett et al. C-B-E
Broadway, 1700—C B Derby & Co, Inc. G-D
Broadway, 2220-6—Oliver Olson. G
Cathedral pkway, 220—Paterno Investing Co. SS
Lexington av, 34—Robert W McCully, H-A-G-O-D-C
Lexington av, 176—Leon Kauffman. C
Madison av, 168—Wm F Manheimer. A-G
Madison av, 168—Jacob Fox. G
Madison av, 168—168 Madison av Rlty Co. G
Madison av, 168—Jos Johnson. C
Madison av, 168—Commonwealth Silver Co. G
Park av, 969—Randolf Wilker Corp. SS
Park av, 970—Benjamin Stern. SS
Park Row, 125-7—George Ehret. D-DR
Park Row, 173—Eusebio Ghelardi. C
Park Row, 173—Edw T Gates. B
West End av, 701-5—John K Anderson. H-A-B

Numbered Avenues.

- 4th av, 59—Hamilton Fish Corp. DR-W
5th av, 425—Anes Bros. G
5th av, 425—Chas J Daves. G
5th av, 425—Florette. Jos Moses. G
5th av, 425—Kate Bryant. G
10th av, 615—Feinsod & Edelberg. K-G-A-H
10th av & 36th st—Sterling Engraving Co. G-A-H
11th av, 210—Gem Cutlery Co, Inc. G-A
12th av, 772—Milton Piano Co. E-G-C

BRONX ORDERS SERVED.

Named Streets.

- Center st, ft (City Island)—Arthur E Miller. L
135th st, 203-05 E—Metropolitan Roofing Co. C-O-H-A-G
184th st, 589 E—Gustav E Schneider. C-G
Brook av, 1106—Victor Iron Works. A-O
Creston av, 2595—Henry F Keil. C-G-O
Fulton av, 1276—Jacob Siegel. C-G-O
Railroad av, ws, bet 252d & Mechanic sts—Lorillard Refrigerator Factory. SS
Tiebout av, 2392—Sylvester L Bresnan. A-H-G

Numbered Avenues.

- 3d av, 4187—H B Smith. H-A-G

BROOKLYN ORDERS SERVED.

Named Streets.

- Bergen st, 1000—Reo Motor Co of N Y, Inc. C-K
Boerum pl, 44-48—J W Gasteiger & Son. I
Clark st, 90—McGuire & Floridas. H-G-C
Cooper st, 288—Geo W Yengel. C
Court st, 419-S Goldberg. H-A-G-M-D-C
Covert st, 74—Henry Mearshelmer. A
Crescent st, 388—Abramson & Blumenaur. H-A-J
Cumberland st, 105-11—Cumberland St Hospital. H-A
Eagle & Provost sts—Ambrose Machine Co. H-A
Ellery st, 105—H S Robinson. A-G
Fulton st, 3002—M Lehmann. H-A-G-C
Gold st, 170—Edward McCusker. H-A-G
Grand st, 514—Samuel Levin. H-G

- Harmon st, 381-83—Bernard Koenen. H-G-A
Jay st, 303-11—Wm Haedrich. C-A
Keap st, 33-35—Sanitas Disinfectants Co. C
Liberty st, 731—Alex Saronsohn. C
Lorimer st, 441—Max Green. G-A
Monroe st, 493-95—J H Waite, Sr. L-A-C
Nassau st, 199—Fred Stimus. D-C
Quincy st, 576—A W Hendricks. H-A-G
Rensen st, 84—D D Roberts. H-A-D
Roebling st, 141-9—Dr Abr Posner. G
Roebling st, 141-9—Wm Holland. G
Roebling st, 141-9—Max Goodman. G
Russell st, 146—John K Weigand. A-C
Ryerson st, 211-17—Pratt Institute. A
Siegel st, 109—Leib Lurie. B
Siegel st, 144—Bushwick Feed Co. I
Taylor st, 178—Louis Ripoly. L
Taylor st, 178-80—Suffolk Lubricating Oil Gasoline Co. H-L
Tillary st, 205—Natalo Troviano. A-I-C
Vanderveer st, 115—G Wintle. H-A-G
Van Dyke st, 129—F J Grogan. H-A-G-C
Walton st, 49-51—Krubs & Schulman. C-G-A
Withers st, 56—Michaels Bros. H-A-G

Numbered Streets.

- 2d st, 394 S—I Lorherbaun. G-A
5th st, 2961 W (Coney Island)—Mrs Sarah Rourke. M
9th st, 261 N—Joseph Dello. H-A
14th st, 1782 E—Jos A Troell. H-A-G
28th st, 635-37 E—A G Meyer Sons. C-A-G-L
28th st, 365 E—Geo Lobllms. H-A-G-M
33d st, 32—Eisenmann Magneto Co. H-A-K
67th st, 450—T Schneider. H-A-G
70th st, 936—F I W Bursch. A-G
82d st, 55—C C Valentine. A

Named Avenues.

- Atlantic av, 4417—Adam J Bosand. C
Av P, nec E 12th st—Evangelical Lutheran Ch. A
Blake av, 915—Louis P Itzler. A-G
Broadway, 1895—John Tietjen. H-A-G
Buckingham rd, 77—Louis L Brown. K
DeKalb av, 1197-1211—Howard & Morse. C
Dumont av, 300—Louis Goldfarb. A-D
Ft Hamilton av, 6508-10—Solomon Sigale. L-K
Grandview av, ns, & Grove st—Standard Knitting Mills. W-DR
Hamilton av, 149—Jacob Weinstein. C
Johnson av, 575 (rear)—Geo Schaefer. H-A-G
Lexington av, 20-22—Mrs Amelga Bennett et al. C
Lexington av, 602—Edmund Schroeder. M
Lexington av, 797-801—Imperial Electron Chem Works. I-L-C-H-A-G
Myrtle av, 590—Joseph Wilson. H-A
Myrtle av, 937—Barnet Rukasin. H-A
New Jersey av, 762—Philip Carr. H-A-G
Ocean av, 217—C A Rhead. H-A
Ocean pkway & R R Crossing—Tobias Schwartz. L-K
Park av, 367—Milner Bros. G-C
Putnam av, 38—A J Williamson. H-A-G
Ralph av, 122—David Aronowich. D-C-H
Ralph av, 455—J Reiss. C
Rockaway av, 400—L Adelman, M D. H-A-G
Rockaway av, 1366—R Fishman. H-A-D
Rockaway av, ft (barge)—Standard Oil Co. H-L-G-A
Stuyvesant av, 14—Mathias Figuera. H-A-G-M-D-C
Thatford av, 159—A Abramowitz. C-A
Utica av, 194—A Goldenberg. H-A-J
Washington av, 651—S Friedland. H-A-M
Washington av, 736—Max Sharp. G-A
Wyckoff av, 1030-4—Jos Schildknecht. A

Numbered Avenues.

- 4th av, 180-82—Commonwealth Color & Chemical Co. L-H-A-G-F
4th av, 608—Samaritan Hospital. D
5th av, 198—Bernard Silverman. A-G
5th av, 198-B Richard Sherman. C
5th av, 242—Samuel Ganson. A
12th av, 3911—John Henry. A-G
15th av, 7114—Joseph Fox. M-D

QUEENS ORDERS SERVED.

Named Streets.

- Amity st, ft (Flushing)—C W Copp. L
Crescent st, 82 (L I C)—C R G Mfg Co. C-H
Fulton & Carroll sts (Hollis)—Empire State Dairy Co. C
Gunther st, 60 (Corona)—R V Thompson. H-A-G
Queens pl & Meadow st (L I C)—Loose-Wiles Biscuit Co. H-A-G-L

Named Avenues.

- Hardenbrook av, 28 (Jamaica)—S C Hicks. H-A-G
Hillside av, 247 (Jamaica)—J L De Bevoise. A-G-K
Lefferts av, ws, 290 ft S Jamaica av (Richmond Hill)—Chas N Colin. L-A
Metropolitan av, 2257-63 (Middle Village)—Hirsch Bros. C
Mott av, 67 (Far Rockaway)—S B Althaus. H-A-G
Paynter av, n s, 50 w Prospect st (L I C)—R Sasso. L
Rockaway blvd, 5038 (Ozone Park)—S Engstrom. G-C
Rockaway rd, 121 (Jamaica)—Fred Weinstein. H-A-G-D
Union av, 60 (Jamaica)—I Tyler Watts. H-G-A-K
Washington av, 230 (Evergreen)—Mrs Marie Mullen. M
Webster av, nwc 4th av (L I C)—N Y Con Card Co. G

Numbered Avenues.

- 4th av & 12th st (Whitestone)—Louis Dupuy. K

RICHMOND ORDERS SERVED.

Named Streets.

- Butcher la (Castleton Cors)—Frank Jauser. O-A-H-G
Van Duzer st, 61 (Tompkinsville)—Geo F Dorr. C

Named Avenues.

- Remont av, 342—Albert H Hadlock. A-D-H-C-G
Broadway, 438 (W N B)—Frank Lapidra. A-D-H
Castleton av, 1020 (W N B)—Castleton Motor Car Co. C-G-L-O
Chestnut & Ranklin avs (Rosebank)—G Slegle Co. A-G-O
Henderson av, 407—William Y Wemple. A-H-C
Maple av, 134-36—Padorano Bros. A-H-C

BUILDING MANAGEMENT

MAKING YOUR TENANT A PARTNER

By R. S. HAWLEY

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

THE well nigh universal relationship of landlord and tenant is not ordinarily considered as one of close business partnership. At first thought the idea does not impress one as logical or congenial, yet reflection will reveal no more fertile ground for a business combination. It is patently evident that each is dependent on the other. The merchant's continued prosperity is contingent in large measure upon permanency of local and fair rental. The prosperity of the owner of property lasts only so long as he retains satisfied tenants who are making money and willing to pay rent commensurate with growing business.

Experience unfortunately discloses a sincerely held misconception in the minds of the renting public that rent money is all gain. The varied and heavy disbursements from this source of income are easily lost to sight.

Rental Space a Commodity.

Rental space is a commodity, unlike dry goods or jewelry which, if not sold today, may be disposed of tomorrow and which may be vended in constantly increasing volume from the same space. Rental space is a comparatively fixed quantity which, if not sold month by month, is total loss for that period, and when fully sold cannot be enlarged in volume.

Under the system by which the business of this country is operated, it is evitable that there shall be alternating periods of up and down in the commercial activity of any city. As leases expire they are renewed either at the low rates of slack times or at the bonanza figures of abnormally good times.

In the one case, the tenant obtains a rent ridiculously inadequate for the good times which are sure to follow the dull, and then the landlord becomes determined to make up the loss on the next renewal. In the other case, the tenant must pay a rental much in excess of what his business should support during normal business progress, with the result that at the next recession, rent assistance is asked of the landlord. This condition of affairs engenders a lack of harmony between the two not conducive to the best interests of either.

Appreciating the fact that the community of interest was not being realized on to the full, a solution was sought which would accomplish two things; first, assurance to the tenant of continued occupancy of location at a rental within his ability to pay; and second, giving to the landlord a progressive average rental as his location became more valuable.

A large number of retail businesses were examined as to volume, rental and expense of carrying on business. The investigation brought to light the fact that similar businesses could pay about the same percentage as rent (varying within reasonable limits) of their gross turnover.

Rents Based on Gross Business.

It was found that the average rent paid, based on gross business per annum, varied from just under 2 per cent. for vehicle stores to about 12 per cent. for motion picture houses. Between these extremes were found jewelers, dry goods merchants, shoe stores, haberdashers, clothiers, variety stores, grocers and other lines of business.

The statistics show that taking retail stores as a whole, the general average for rentals is approximately 7 per cent.; this conclusion being arrived at by ascertaining the average rentals of several

dozen retail stores in different lines of business, located in various cities.

Ready-to-wear men's clothing dealers paid an average of 4.8 per cent. on their gross turn-over as rent. Haberdashers paid approximately 6.4 per cent. Meat markets average 3.9 per cent. High grade merchant tailors were found to be paying between 7 and 8 per cent. on their sales volume.

Results of Inquisition.

In this connection, the ratio of rent to total cost of doing business was studied with the following results: In retail dry goods shops, rent as an item of expense accounted for between 13 and 17 per cent. Furniture stores were paying about 14 per cent. of their total cost of doing business for rent. Of all the businesses under consideration, the average per cent. of rent to total cost of doing business was just over 15 per cent. The lowest rate was 10 per cent. and the highest 24 per cent.

It is said that a certain confectionery store figures 12½ per cent. of the sales for rent. A centrally located cafe gives 20 per cent. of sales to the landlord as a rental equivalent. A high-class restaurant that has occupied the same location for thirty years observes that the demands each day vary but slightly from 67 per cent. for liquor and 33 per cent. for food. Many first-class barber shops figure \$10 per chair for rental.

A certain chain of retail cigar stores have given considerable attention to location problems. It is said that before they lease a store they ascertain the number of people who pass the door every hour, what proportion of the men use tobacco. They calculate upon the law of averages what percentages will be drawn to their store and the rental is figured to conform to this data.

Landlord a Contingent Participant.

Out of this study came the idea that the landlord should be a contingent rather than a preferred participant in the profits of the merchant. A schedule of rent based on a per cent. of gross volume of business was devised and put in operation. The results have been all that could be expected. Some tenants, of course, have not been able to produce more than a modest rental for the space they occupy. Others, however, have shown most encouraging growth, and some have paid much more than anticipated. It is evident that rents under this system will fluctuate, but the average should be better than under the old scheme. In dull times, rent profit will be moderate; in good times, it will be very generous, and to the tenant the rent tax is no longer a burden.

To put the idea into operation was the problem. At first prospective tenants were doubtful, feeling that the landlord was being given too intimate a knowledge of the details of their business. The objections were overcome and soon the scheme was a success.

New Chance Given.

One of the favorable instances may be of interest. A storeroom greatly needed a tenant. One day a man entered the office to inquire the rent. On being told, he replied, "Well, I had the courage to ask anyway." That was a queer answer and he was questioned further. He was a merchant on a side street, about to pass into the hands of the court. His stock was the best of its kind in the city and the man was a real merchant. His location was the only drawback. In the right store on the main thoroughfare he could not fail.

Negotiations with this merchant's

creditors bearing an offer of rent on a percentage basis and rental credit for a year if need be, gave him a new chance. Among his stockholders he raised enough money to make the move and do some advertising. The rent credit had to be extended, but before the twelve months were over, rent was paid to date and was accruing month by month at a rate almost equal to that originally quoted. Since then this business has produced a rent much in excess of what could have been had on any fixed basis.

It stands to reason that fewer store buildings and upstairs spaces would remain vacant if the "average plan" of rentals was more thoroughly analyzed, and the tenant and landlord taken a little more into each other's confidence when the deal is under contemplation.

The Burglary Bugbear.

FREQUENT reports of burglaries or attempted entry in high class apartments have aroused the residents of certain sections of Harlem and the upper West Side. As a result, endless annoyance for renting agents and owners of tenant properties in the affected sections, has been created by tenants threatening to move unless they are better protected. Their specific requests for protection are for the most part impossible to comply with for a number of very significant reasons.

Tenants of apartments in these neighborhoods are making demands upon the owners for all manner of protective devices from burglar alarms to iron bars for all window openings. The very nature of these requests preclude the possibility of the owner to comply; and even, if he were willing, the cost of installation would be prohibitive as well as antagonistic to the provisions of the Tenement House Law.

To protect themselves from the importunities of nervous tenants, the owners of various properties in the affected areas have made an investigation of the conditions. In this investigation the police department and burglary insurance companies have co-operated and the results, so far as actual facts go, are somewhat unusual.

In the first place, real burglaries are no more frequent recently, than they were at other times. The newspapers with their three column heads "Burglars Infest Harlem" or "Upper West Side a Prey to House Breakers" have done much to spread terror in the hearts of householders however. These stories often make good reading but frequently have no real facts to substantiate them. Their effect on the community is quite noticeable.

A more serious condition than this does exist, however, in the same neighborhoods; and it is one which is more difficult to locate and eradicate. As a result of this condition the companies insuring against theft are often the losers. In these instances a burglary is deliberately framed up for the purpose of collecting the insurance and sometimes the policy holder has been able to get away with it. This game is an old one and quite simple in operation. An apartment is rented, furnished and occupied, and a blanket policy on contents taken out. The dishonest policy holder then removes articles of value from the premises and the stage is set to represent the result of a visit of a sneak thief or burglar and then the insurance company and the police department notified simultaneously. Oftentimes the "burglary" fools both police and insurance men.

VERTICAL TRANSPORTATION

Its Recent Development—The Gearless Traction Electric Elevator—Features of Security Explained

By R. J. HUNTINGTON
Pacific Coast Manager, Otis Elevator Co.

THE rapid increase in the height of the modern office building has demanded an elevator that has a practically unlimited car travel, and this demand has developed the gearless traction electric elevator. In this type of elevator, the working parts have been reduced to the simplest possible elements. The elevator engine consists of a motor, traction driving sheave and a brake pulley, the latter enclosed with a pair of powerful springs actuated electrically released brake shoes, all compactly grouped and mounted on a heavy iron bed plate.

Instead of the high speed motor used with the geared electric elevators, a slow speed shunt wound motor, designed especially for this service, is used. The armature shaft, which is of high tensile steel, of unusually large diameter, is also the driving shaft, and on it are mounted the brake pulley and the traction sheave. The introduction of the direct drive, and the consequent doing away of all the intermediate gearing between the motor and the driven member results in a machine of remarkably high efficiency, and the use of the slow speed motor, together with the carefully designed controller, gives starting, accelerating, retarding and stopping features unequalled by any other type of elevator.

The driving cables, from one end of which is supported the car, and at the other end the counterweight, pass partially around the traction driving sheave, continuing over or under an idler leading sheave, thence again around the driving sheave, forming a complete loop around these two sheaves, this arrangement resulting in the necessary tractive effort for lifting the car. One of the striking advantages resulting from this arrangement of cables, and the method of driving same, is the decrease in traction which follows the striking on the bottom of the hoistway of either the car or counterweight, and the consequent minimizing of the lifting power of the machine until normal conditions are resumed.

Inasmuch as in any properly constructed elevator the parts are so arranged that the member (car or counterweight), which is at the bottom of the hoistway, must strike and come to rest before the other member can possibly come in contact with the overhead work, it will be readily seen that the above-mentioned decrease in tractive effort is a very valuable and effective safety feature inherent in this type of elevator.

The controller is so designed in connection with the motor, that the initial retarding of the car in bringing the same to stop is independent of the brake, the latter being requisitioned to bring the car to final and positive stop, and to hold it at the landing. The motor is also so governed electrically as to prevent its attaining any excessive speed with the car on the down motion, no matter what the load may be. In designing the controlling equipment, one of the features demanding greatest consideration—in view of the very high speed at which the cars run—was the automatic retarding of their speed and the final stop of same automatically at the upper and lower terminals of travel.

This result is very satisfactorily attained with the installation in the elevator hatchway of two groups of switches, located respectively at the top and bottom of the hatchway, each switch in the series being opened one after

another as the car passes, each operation resulting in the reduction of speed until the opening of the final switch brings the car to a stop, applying the brake. This operation is entirely independent of the operator in the car, and is effective even though the car operating device be left in the full speed position. Failure of any one of these switches merely results in the stopping of the car, which cannot be run until the switch is put in commission again.

Another feature of security of the greatest interest and importance is provided in the oil cushion buffers. These are placed in the hoistway, one under the car and one under the counterweight and are arranged to bring either the car or the counterweight to a positive stop through the telescoping of the buffer—this telescoping occurring at a carefully calculated rate of speed which is regulated by the escape of oil from one chamber of the buffer to another. The buffers have been proven capable by test of bringing a loaded car safely

to rest from full speed, and in this respect are unique among elevator safety features of comparatively low cost.

The usual safety devices installed in connection with the modern high-grade apparatus are used with this type of elevator, including speed governors, wedge clamp safety devices for gripping the rails in case of the car attaining excessive speed, and potential switches. To the advantageous features already enumerated should be added the simplicity of installation and economy of space, resulting from the use of this machine, especially if the machine itself be located over the hoistway, and the refinements which have been worked out have resulted in an apparatus which in the existing installations has given immediate demonstration of its economy.

We have given a more detailed description of the gearless traction electric type, due to the fact that it is the most highly perfected elevator apparatus yet made, and forms the elevator equipment of the world's tallest business structures. A modification of this type is seen in the 2:1 roping gearless traction machine designed for car speeds up to 450 feet per minute, using a smaller, higher speed motor. The roping is arranged with sheaves on car and counterweight, so that these members travel at one-half the speed of the cables themselves. The gearless traction type of elevator for passenger service—either the 1:1 or the 2:1 roping, is unquestionably in a class by itself, and the rapidly increasing number of installations testifies to its extreme popularity among the leading architects, engineers and builders.

HOW SAFETY PAYS IN CONSTRUCTION

By T. HUGH BOORMAN, C. E.

AN almost endless theme would seem to be the question of how "Safety Pays in Construction." I cannot but think that the financial aspect has too frequently been overlooked by those having particularly the preparation of specifications for engineering and building construction. The carrying on of work being under the control of the constructors or contractors, who employ the men prosecuting the same, may lead some to drop from their minds the

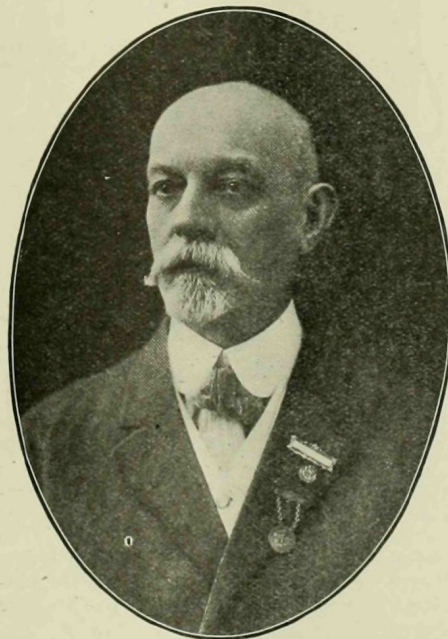
per cent. as their added cost. That the change from the old style of Employer's Liability Insurance to the present method is a good and fair one, I trust no one will deny.

Under the old system the employer paid for legal protection against claims, and lawyers got more of the money paid when judgment could be obtained in the court for cases of death or injury from accidents. On the score of economy I contend that greater care than ever is now necessary to guard against accidents, as if the number is reduced, the rate of insurance can be decreased. Then, in the first place, safety pays as a cause for the reduction in cost of insurance and any suggestions by engineers or architects to the contractor looking to this end, will be appreciated by the contractor.

Safety and sanitation, if not synonymous, go hand in hand, and the health of the man must be a matter of the deepest consideration. This is on the line of strict economy that the better the physical condition of the man, the more efficient work you get from him. Going further, the better the moral condition of the worker, the better the results of his work. Colonel Goethals, at Panama, was careful to provide healthful amusements for the army of laborers, and mental and physical amusements, added to the good condition and powers of endurance of the employees of the United States Government there.

To engineers, particularly the matter of camp equipment must be an attractive study; time is well spent that is devoted to consideration of how to improve the condition of the workingman. The consideration for employees must be appreciated by the employed and better work obtained thereby. I recall that in the line of some of my road work I always insisted on having oatmeal placed in the ice water buckets and the men worked the better for that small thought for prevention of colic. I have heard of contractors giving their men hot coffee on the work in severe weather. That pays.

—Savings banks, after being out of the market for loans on mortgage for a long period, are again putting out money on such securities.



T. HUGH BOORMAN.

necessity of thought for the safety of the men engaged on the actual work and it may be thought that the Workmen's Compensation Act is cause enough for contractors to take every precaution against accidents.

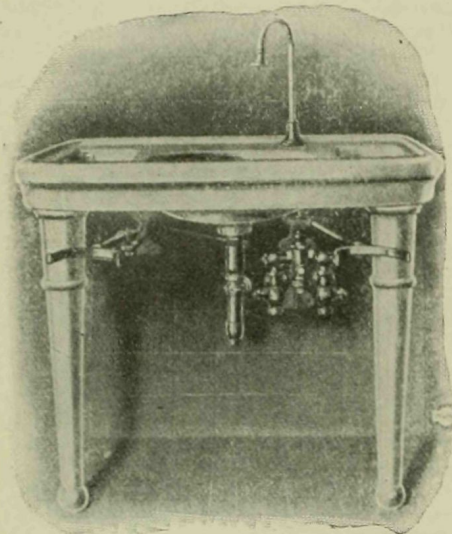
The passage of the Workmen's Compensation Law has added materially to the cost of all lines of construction. I know of one firm who claimed that the cost to them of this compulsory insurance was eleven per cent., so that the pay roll of 1912 of \$100,000 was now \$110,000—whether this was excessive or not I cannot state, as other concerns quoted eight

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.

Knee Action Controls Taps.

CONVENIENCE and quick action in emergencies were the features aimed at by the Speakman Supply and Pipe Company, 30 East 40th street, when it designed the knee action supply valves shown in the illustration. It even went further and applied the same convenience to the waste pipe so that a person having greasy or exceedingly dirty hands may obtain the desired amount and temperature of water and



save himself without actually touching with his hands any fixture. The value of this device in hospitals where hands of surgeons and nurses must be sterile is apparent.

The picture shows a regular clinic lavatory fitted with knee action mixing valves. These fixtures are secured to the wall by heavy brackets, making them substantial and easy to install under any ordinary lavatory. The operator has positive control of the inflow or outflow at all times. The lever does not have to be held in position, but stays in any position in which it is placed.

Composition Flooring.

FEW persons know what composition flooring really is or why this material is more desirable in certain classes of buildings than any other floor covering. This is due in part to the comparatively recent discovery of its process of manufacture, and also to the secrecy with which the business itself has been conducted in this country, says Herbert E. Gernert, in Safety Engineering.

Composition flooring is what might be termed a magnesium chloride cement. When commercial magnesite is mixed with a strong solution of magnesium chloride, it dries or sets in a few hours into a firm, hard mass, capable of receiving a high polish. Certain fillers and coloring matters are always added to give to the finished product attractiveness, resiliency, elasticity and other desirable qualities.

This material is laid in a plastic slate and bonds directly to wood, concrete or metal. It takes its initial set in from two to six hours and may then be troweled to a very smooth and even finish. After 24 or 36 hours it may be walked upon, but it is advisable to protect it against constant and heavy traffic for at least 48 hours.

Perhaps the most striking feature about composition flooring is the fact that it is sanitary. When properly installed its surface is smooth and unabsorbent. Unlike cement or terrazzo, it will not give off dust when walked upon. A room, no matter how large, may be laid in one continuous stretch without cracks or joints of any description. Moreover, a sanitary cove base may be readily installed with this same material so that all joints between walls and

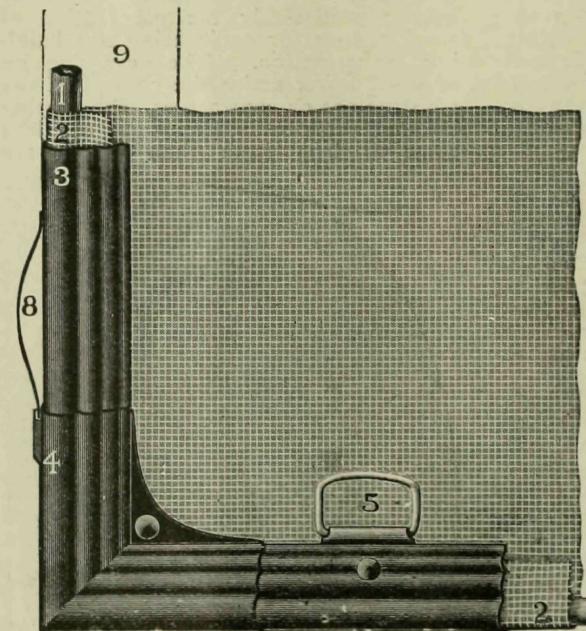
floors are germ and dirtproof. Little wonder it is then that these floors are in great demand for such places as hospitals, schools, restaurants and public buildings of every description.

Composition is also fire resistive. It will successfully withstand the action of heat to a temperature of from 1,500 to 1,800 deg. F.; at a higher temperature it will not burn, but will crack or burst, due to the formation of steam from the water which remains after the setting process is complete.

Resiliency must always be taken into consideration in estimating the value of a flooring material. It is that quality or feature of a floor which makes it either hard and tiresome to the tread or soft and rebounding. Cork, rubber and linoleum rank highest among all flooring materials in this respect, but among the fire and germproof materials, composition ranks higher.

The resiliency of a composition floor depends largely upon the fillers used in its manufacture and the method of its installation. It should be added, however, that a highly resilient floor is not necessarily, nor even generally, one which possesses a soft or penetrable surface. Composition ranks high among the standard flooring materials in both crushing and tensile strength. Some composition floorings laid ½ inch thick showed that its ultimate crushing strength was approximately 10,000 pounds a square inch. Its tensile strength is about 600 pounds a square inch.

Composition is inherently a non-slippery floor covering. It can be mixed and laid in such a manner that even on steep inclines there will be no danger of persons slipping or injuring themselves. It weighs less than 4 pounds a square foot after setting is complete. For that reason it is often used in old buildings where the supports to the floor are not strong. It is not absolutely waterproof, but shows an absorption of about 2 per cent after 48 hours of immersion in water. Thereafter, it will



gradually take on more water and in time will soften to a point of disintegration. It is advisable, therefore, never to use composition where water is to remain on the floor for more than a few hours at a time, or where the foundation is damp or is likely to become damp.

Composition does not cost much more than good linoleum and is cheaper than either tile, terrazzo or marble. Because of its reasonableness in price, its durability, sanitation, fireproofness and other advantageous qualities, it is being used more and more by the leading architects and builders who know its value.

Permanent Fortification.

THE Armstrong Cork Installation Co., of Pittsburgh, Pa., is issuing a novel booklet under the above title, but with a sub cognomen, entitled "At War With Heat." The booklet describes the fight that refrigerating companies are con-

stantly called upon to make in protecting stock in cold storage from heat, incidentally calling attention to the fact that cork brick and cork board as made by this company is meeting with increasing use by discerning specifiers.

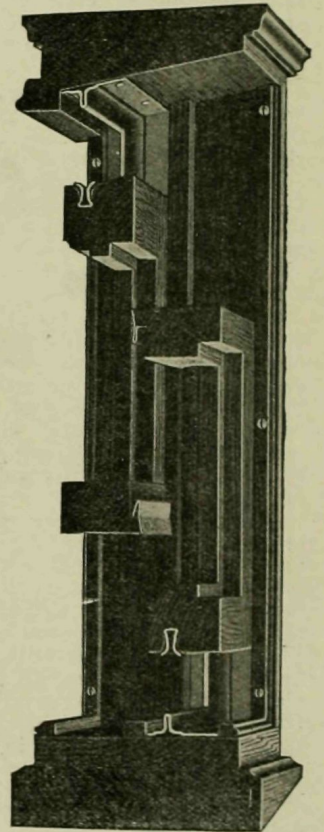
A Self-Wringing Mop.

VARIOUS self-wringing mops have been introduced from time to time, but most of them have been rather complicated in their mechanism. One that differs from others in this respect, at least, is being introduced by the Gustav Franklin Company, of 8 South Dearborn street, Chicago, Ill. It is known as the "Dutch Maid" and its distinctive feature lies in the fact that one end of the mop-head is attached to a crank which passes through the handle. To wring the mop this handle is turned, twisting the mop-head and forcing all the water out of the device. The hands do not come in contact with the water. Another advantage is that with this mop a forward and backward motion is obtained so that there is no flopping of the mop itself to spatter furniture or baseboards, an important factor in the cleansing of office buildings and apartments. The mop presents fifty square inches of cleaning surface, which is said to be unusually large.

Weather Strip Windows.

HERE is a device that will appeal to tenants of apartment houses and residences facing upon territories where strong winds make it almost impossible to heat rooms. It is known as the Higgin all-metal weather strip, which makes a window dust-tight and draft-tight and at the same time makes the sash slide easily and without noise and prevents rattling.

The appliance reduces the fuel bills by keeping out cold air and keeping in hot



air, and consists of two strips made of different metals—one, of zinc, forming a track on which the sash slides, is attached to the window frame, while the other, of phosphor bronze, is inserted in the sash. This latter has spring flanges which come in contact with the zinc strip and completely close up the space between the sash and frame. This method effectually seals the aperture. It also reduces the friction and makes an easy sliding window.

Another device manufactured by the same concern is an all-metal window screen which cannot shrink, swell or warp. It is adapted to any style of window and is shown in the accompanying illustration. The netting is carried around an inside round frame and therefore cannot bag or pull loose. There are no sharp edges to cut the netting.

CURRENT BUILDING OPERATIONS

\$1,000,000 Multi-Family House Project For Southeast Corner of Park Avenue and 61st Street

WORK is rapidly progressing on the steel frame work for a high-class apartment being erected at the southeast corner of Park avenue and 61st street. The E. A. L. Park Avenue Company, Edgar A. Levy, president, is the owner and builder of the structure, and the plans and specification were prepared by Schwartz & Gross, architects, 347 Fifth avenue.

Foundations were built by the Godwin Construction Company, 251 Fourth avenue, and the following sub-contracts, for labor and materials, have been awarded by the owner, who is contracting separately for all work: Mason work, William M. Moore Construction Co., 516 West 139th street; structural steel, Hinkle Iron Company, 534 West 56th street; fire-proof arches and concrete floors, A. G. Pierce Company, 103 Park avenue; cut stone, J. H. Young Cut Stone Company, 136th street and Locust avenue; elevators, Otis Elevator Company, 26th street and 11th avenue; granite, I. W. & C. Horn Company, 2514 Park avenue; ornamental iron, A. Perlman Iron Works, 1735 West Farms road; plumbing, Lasette & Murphy, 238 West 108th street. Other sub-contracts to complete the structure will be awarded in the near future.

The structure will be thirteen stories in height, with basement and sub-basement, and is being erected on a plot 100x100 feet. Two families will be accommodated on each floor, with a total of 26 suites for the entire building. Each floor has one apartment of twelve rooms and four baths, and another of nine rooms, with three baths. The larger apartment occupies the corner and has a frontage on Park avenue for the main or community rooms, with master bed chambers arranged along the 61st street side. Kitchen and three servants' bedrooms front on a large interior court. The smaller apartment has two rooms on Park avenue, master bed chambers on a wide side court, and servants' department on the interior court.

There are two passenger elevators, one serving the twelve-room apartments and another for the exclusive use of the nine-room apartments. One service elevator, practically isolated from the balance of the building, opens on to the service hall and serves all apartments. The one

stairway with which the building is to be equipped is practically for the exclusive use of servants, although it can be used as an emergency exit.

Much thought and study on the part of the architect is evidenced in the layout of the various rooms and their relation to one another. They are well grouped for the various purposes they serve and that has been accomplished without loss of space. Rooms are all well lighted and without exception have

plumbing throughout the structure will be of the highest grade and the fixtures to be installed will be of the best porcelain, designed to meet the fullest requirements of high-class tenants.

The rooms throughout the apartments are of generous size and well proportioned. In the twelve-room apartments there is a living-room, 26x19 feet, equipped with wood-burning open fireplace, reception room 12x19 feet and dining room 18x19 feet. These three

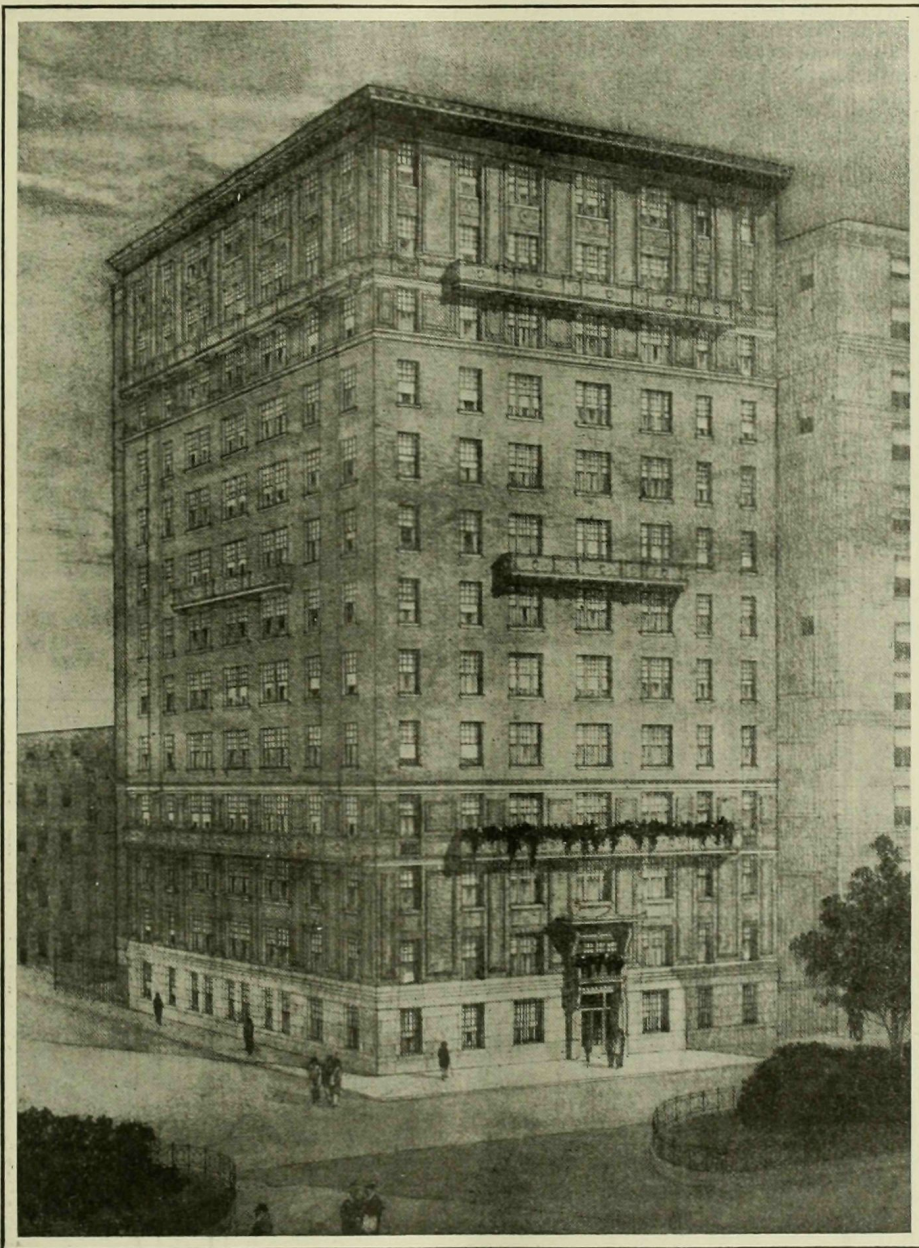
rooms are intercommunicating and open directly from a foyer 19.8x9 feet. Passengers stepping out of the elevator enter a small square vestibule or entry, and thence into the foyer. Four master bedrooms are arranged along a private hall. The two main chambers have a common dressing room with bath. The other two bed rooms are each equipped with private bath rooms.

The servants' department consists of three bedrooms and bath and is isolated from the balance of the apartment. One doorway from the private hall gives entrance into the corridor serving the servants' department. The kitchen is 22.11x15.7 feet and is designed as a servants' dining hall as well as a kitchen. Between the kitchen and dining room is located a good-sized and well-equipped butler's pantry.

An item worth particular mention in connection with this structure is the fact that all the space has been made good use of, and the apartments abound in built-in closets of unusual size. The twelve-room apartments alone have at least a dozen built-in closets in addition to built-in wardrobes in servants' bed rooms, dressers, dish closets, refrigerators, etc.

The rooms in the smaller suites are of approximately the same size and proportions as those in the larger ones. The reception room has been omitted and there is one less master bed room and only two servants' rooms. The servants' rooms are entered directly from the private hall and not through a separate servants' corridor.

In the finish of the building only the finest of hardwoods will be employed. The decorations will be according to the individual tastes of the various tenants who will select fabrics and colors. According to the present plans the building will be completed and ready for occupancy about August 1, 1915. Apartments will rent from \$3,700 to \$6,000, according to the number of rooms selected.



E. A. L. Park Ave. Co., Owner and Builder.

Schwartz & Gross, Architects.

NEW STRUCTURE AT PARK AVENUE AND 61ST STREET.

adequate facilities for cross ventilation. The rooms, which have outlook on generous sized courts and yards, are assured of good light and air.

Privacy for the family and its guests has been assured by completely isolating the rooms provided for servants from the community rooms and master bed chambers by solid partitions and an additional servants' corridor accessible only through the kitchen and the further isolation of the service elevator.

The kitchen in each apartment is most complete in its equipment. Each has gas range, sink, laundry trays and dressers and closets. The butler's pantry has additional dish closets, built in refrigerators and pantry sink.

STATE BUILDERS MEET.

Resolutions on the Subject of Workmen's Compensation.

At the annual convention of the New York Builders' Association at Utica, C. G. Norman, of this city, was elected president; E. M. Gregory, of Corning, first vice-president; E. A. Keeler, of Albany, second vice-president; James M. Carter, of Buffalo, secretary-treasurer, and Lewis Harding, of this city, chairman of the executive committee. The convention discussed fully the matter of compensation law and uniform contracts, and a resolution was adopted recommending that the Governor and State Compensation Commission consider certain important revisions of the existing act. The compensation committee, of which William Crawford is chairman, was retained for another year's service. The convention adopted a resolution favoring the equality of union and non-union workmen so as to relieve the unemployed situation as far as possible.

The resolutions on Workmen's Compensation read in part as follows:

"That we do not favor paying to alien dependents of deceased workmen large awards and benefits under compensation.

"That this convention believes that the best interests of all parties concerned is served by permitting the four forms of insurance as now allowed under the existing compensation law. This convention further believes that it is not to the best interest of the public that the limit when compensation begins shall not be reduced from 14 days to seven days.

"That this convention recommends that the existing compensation law be so amended as to absolutely secure compensation for injured employed in all building industries protecting them particularly against employers not carrying workmen's compensation insurance.

"This convention would further recommend to the Compensation Commission a consistent revision of the rates as applying to the contracting fraternity, and we further recommend that insofar as possible the merit rating of contractors' risks be allowed and that this merit rating apply to all contractors.

"This convention further recommends that the best interests of the employes, as well as the insuring public would be best served by separating the State fund from the commission and placing same under the jurisdiction of the commissioner of insurance in the State of New York. In other words, the same supervision being given said State fund as is given to all stock and mutual companies."

Exit Facilities.

The Building Committee of the Board of Aldermen has taken up the work of drafting an ordinance regulating exit facilities in buildings. When enacted the regulations will apply only to buildings thereafter erected, other than tenements and factories, and only in part to private dwellings. Tenements and factories are regulated by other laws.

As the ordinance is yet in the formative state, it is not ready for publication, but in a general way it can be said, that the regulations will cover doors and doorways, the construction, strength and material of stairs and their enclosures. In buildings exceeding thirty-six feet in height and occupied by more than fifty persons above the first story the stairways shall be enclosed with walls and partitions of fireproof material and construction. The stairways in buildings of less height will have partitions of approved slow-burning material and construction. It is understood that smoke-proof towers will be required in certain buildings where the fire or panic hazard is prominent. Horizontal exits will be specified for certain other buildings. Of churches, theatres and other places of assembly it will be required that the aisles and seats shall be arranged to facilitate egress in case of fire or accident.

State Compensation Commission.

The New York office of the State Workmen's Compensation Commission continued business as usual, notwithstanding the exhaustion of the appropriation, but the expectation is that the department will eventually be re-

organized and made a bureau in the State Insurance Department. Meanwhile a temporary appropriation will be made to continue its work. A legislative investing committee heard testimony early in the week.

The Housesmiths and Structural Iron Workers of New York and Vicinity, Inc., have sent resolutions to Gov. Whitman protesting against many provisions of the Compensation Law. The resolutions say the law has by no means proved to be the undiluted blessing its makers pronounced it. It has aroused among workmen a great deal of honest criticism and discontent.

Degnon Company to Erect Building.

Albert Thompson, architect, 1133 Broadway, is preparing preliminary sketches for an office building to be built on Van Alst avenue, Long Island City, by the Degnon Contracting Co., Michael J. Degnon, president, 30 East 42nd street, Manhattan. The structure will cost about \$200,000.

Contract Awarded for Newark Market.

Essex Construction Co., 85 Academy street, Newark, N. J., has been awarded a general contract to erect the Center Market, at Broad and Canal streets, Newark. The plans and specifications were prepared by Hooper & Co., 118 Market street, Newark, and the structure will be erected under the jurisdiction of the Common Council of the City of Newark. The building will be constructed of brick, steel and reinforced concrete, two stories in height and will cover a plot 127x205 feet. It will cost in the neighborhood of \$700,000.

Proposed West End Avenue Apartment.

Mayer & Mayer (Inc.), 30 West 29th street, who recently obtained the property at the northeast corner of West End avenue and 80th street, contemplate improving the site with a modern, high-class apartment house, probably thirteen stories in height. The owners have not retained an architect as yet, nor have they determined upon any except the most important details of construction.

BRONX BUILDING PROJECTS.

January's Filings Substantially Larger Than in Corresponding Periods.

WITH so many non-employed, particularly in the building trades, it will be encouraging to learn that the record of new building plans filed in the Bureau of Buildings, Borough of the Bronx, during the month of January, 1915, shows a substantial increase over the record of the corresponding month in the years 1913 and 1914, as the following figures will indicate:

Plans for January, 1913, 1914 and 1915.

New Buildings.—Bronx, No. in 1913, 54; estimated cost, \$1,577,426; in 1914, 49; estimated cost, \$1,316,850; in 1915, 63; estimated cost, \$2,072,250.

The plans last month included one public school at a cost of \$275,000 on Spofford avenue, from Coster to Faile streets, in the Hunts Point section; one club house at a cost of \$240,000, on Washington avenue, from 160th to 161st streets, for the Young Men's Christian Association; one hospital building, at a cost of \$200,000 for the Montefiore Home and 30 apartment houses to cost in the aggregate \$1,259,000.

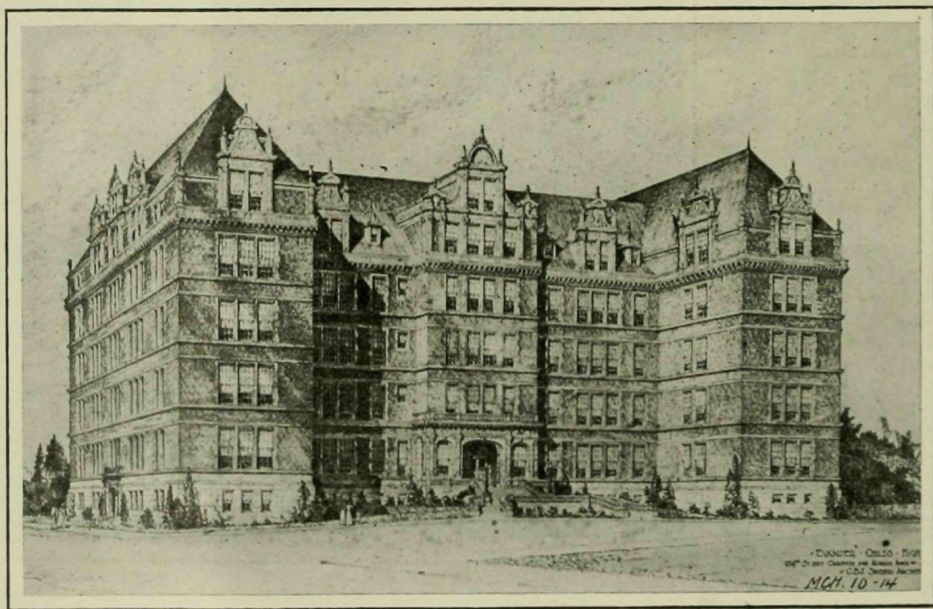
The building industry is an important factor in this community and a revival of business spells prosperity for the Bronx. While conditions generally may justify to some extent the pessimistic view that everyone seems to take of the situation, the time is about ripe for a slice of optimism. A little encouragement and a concentration of endeavor will accomplish more real good than lamentations.

ROBERT J. MOOREHEAD,
Supt. of Buildings.

Mulliken & Moeller Plan New Apartment

The Eighty-sixth Street and West End Avenue Company, controlled by Mulliken & Moeller, architects and builders, 103 Park avenue, has acquired the property at 304-308 West 86th street, 62x102.2 feet, and contemplate the improvement of the site by erecting a modern, high class apartment house. The structure will be twelve stories in height and will be similar to the one the same company now has under construction on the adjoining property at 320 West 86th st.

NEW EDUCATIONAL EDIFICE IN THE BRONX



Midtown Construction Co., General Contractor.

C. B. J. Snyder, Architect.

FOUNDATIONS have been completed for the Evander Childs High School, now being erected by the Board of Education in the south side of 184th street, from Crescent street to Fields place, Bronx. The building is of brick and limestone, five stories in height, and in dimensions approximately 200x132 feet. C. B. J. Snyder, architect for the Board of Education, places the cost of the structure at \$500,000. The Midtown Construction Co., 148 West 36th street, Manhattan is erecting the building under a general contract. Subcontracts for work and materials have been awarded as follows: Structural steel, Hinkle

Iron Co., 534 West 56th street; cut stone, David Miller Co., 315 East 103d street; terra cotta, Atlantic Terra Cotta Co., 1170 Broadway; plumbing, P. F. Kenny Co., 33 Old Broadway; ornamental iron, Standard Iron Works, 540 West 58th street; roofing (slate), Hecla Slate Co., 205 Lewis street; sheet metal work, Eagle Cornice & Skylight Works, 211 East 117th street; interior marble, Cerussi Marble Works, 271 East 135th street; tiling, G. Pardee Tile Co., 45 Grove street; fireproof doors, United Metal Covered Sash & Door Co., 2052 Bronx street. Additional subcontracts to complete the structure will be let soon.

Cauldwell-Wingate Co. Awarded Contract.

A general contract for the erection of the Y. M. C. A. building to be located at the southwest corner of Washington avenue and 161st street, has been awarded to the Cauldwell-Wingate Company, 381 Fourth avenue. Louis E. Jallade, 37 Liberty street, is the architect. The building will cost more than \$225,000.

Post & McCord Low Bidders.

Post & McCord, Inc., submitted the lowest bid on Thursday, to the New York Municipal Railways in the general contract for elevated extension to the Brooklyn subway. About 13,000 tons of structural shapes and plates will be required. The second lowest bid received was from Snare & Triest, and bids were close among fourteen competitors. The steel order will probably be placed with the American Bridge Company when the general contract is formally awarded.

New Madison Avenue Loft.

Jardine, Hill & Murdock, 3 West 29th street, are the architects for a twenty-one story store and loft building project to be erected at 309-313 Madison avenue, adjoining the southwest corner of 42nd street. The structure, as designed, will have an extension at 28 East 42d street which will be four stories in height. The building will have frontages of 52.6 feet on Madison avenue, 23.6 feet in East 42nd street and will have a maximum depth of 118.6 feet. The site is owned by August Heckscher and the improvement is estimated to cost more than \$350,000.

—Real estate men used to be interested in knowing the number of vacant parcels left in any given section. The tax records disclose that there are 7,202 vacant parcels in the Borough of Manhattan, valued at \$160,000,000. In the entire city there are 454,095 parcels of vacant land, valued at \$618,000.

NO ARCHITECTS SELECTED.

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

JERSEY CITY, N. J.—P. Berghoff, Bayonne, contemplates the erection of a 4-sty apartment on Tonnelle av, near Sip av. No architect selected.

NEW ROCHELLE, N. Y.—The New Rochelle Council, No. 339, Knights of Columbus, Richard L. Fallon, 180 Main st, contemplates the erection of a 2 and 1-sty lodge building at the corner of Centre av and Relyea pl. No architect selected.

NEW ROCHELLE, N. Y.—The People's Savings Bank, Henry M. Lester, president, southwest corner of Huguenot and Mechanic sts, contemplates the erection of a bank building here to cost about \$25,000. No architect selected.

NORWICH, N. Y.—Robert C. Allen, 54 West Main st, contemplates the erection of a 2½-sty frame residence in South Broad st, for Robert C. Allen, 54 West Main st. Cost, between \$6,000 and \$8,000.

LOCKPORT, N. Y.—Mathew A. Collins, 38 Niagara st, contemplates the erection of a 2-sty residence on Levan av, near East av. No architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.
BRONX.—Louis Allmendinger, 926 Broadway, Brooklyn, architect, is taking bids for nine 3-sty tenements, 27x68 ft., on Baychester av, south of Boston rd, for Henry J. Crawford, 5-7 East 42d st. Cost, about \$72,000.

DWELLINGS.

ELMHURST, L. I.—George L. Crane, 2706 Jamaica av, Richmond Hill, has completed plans for six 2-sty frame residences on Toledo av and Lewis st, for William J. Schwartz, 2706 Jamaica av, Richmond Hill, owner and builder. Total cost, about \$15,000. Owner will take bids on all subs at once.

WOODHAVEN, L. I.—George L. Crane, 2706 Jamaica av, Richmond Hill, has completed plans for two 2½-sty frame residences, 16x37 ft., on Willard av, 100 ft. north of Jamaica av, for Keiser & Schaeffer, this place. Cost, about \$5,000. Owners will take bids at once.

COLLEGE POINT, L. I.—Harry T. Morris, this place, has completed plans for a 2½-sty frame and stucco over metal lath residence, 23x33 ft., at 10th st and Monument av, for George F. Maier, 23 South 14th st. Cost, about \$5,500. Owner will take bids at once.

MASPETH, L. I.—E. Rose & Son, Elmhurst, L. I., have completed plans for six 2-sty brick residences on Ferth av, near Grand st, for William C. Cating, Fiske av, owner and builder.

Total cost, about \$25,000. Owner desires bids at once on all subs.

HALLS AND CLUBS.

MANHATTAN.—The J. J. Hearn Construction Co., 69 West 46th st, desires sub bids on the gymnasium and nursery building for St. Anthony's R. C. Church, 151 Thompson st. Francis A. Norris, 552 Rugby rd, Brooklyn, architect.

SCHOOLS AND COLLEGES.

BRONX.—Bids will close February 8 at 3 p. m. for P. S. 48, on the south side of Spofford av, from Coster to Faile sts, for the City of New York Board of Education. C. B. J. Snyder, 59th st and Park av, architect. Cost, about \$275,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Plans are being figured for alterations to the 12-sty store and loft building, 19 West 34th st, for the Lomis Estate, Henry P. Lomis, care of Revillon Freres, 19 West 34th st. The Bedell Co., 14-16 West 14th st, lessee. Seymour & Schonewald, Grand Central Terminal, architects. Cost, about \$30,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
19TH ST.—C. B. Meyers, 1 Union sq, has about completed plans for a 6-sty apartment, 44x93 ft., at 144-146 West 19th st, for Charles I. Weinstein Realty Co., 17 West 120th st. Cost, about \$50,000.

ST. NICHOLAS AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty apartments, 50x87 ft., on the east side of St. Nicholas av, 413 ft. south of 145th st, for James O'Brien, 647 6th av, owner and plumber. Architects will take bids about February 12. Cost, about \$100,000.

180TH ST.—Samuel Sass, 32 Union sq, has been commissioned to prepare plans for a 5-sty apartment in the south side of 180th st, 175 ft. east of St. Nicholas av, for the Riverview Construction Co., H. Bloch, president, 21 Waverly Place.

EDGECOMBE AV.—Samuel Katz, 1 Madison av, has completed plans for the 5-sty apartment on the west side of Edgecombe av, 149 ft. south of West 150th st, for the Podgur Realty Co., 1029 East 163d st. Cost, about \$75,000.

ST. NICHOLAS AV.—Abraham Berres, 1484 St. Marks av, Brooklyn, has completed plans for the 6-sty apartment on the east side of St. Nicholas av, 183 ft. south of 145th st, for the Placid Realty Co., 3785 Broadway. Cost, about \$120,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
181ST ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty tenement, 45x88 ft., in the south side of 181st st, 40 ft east of Belmont av, for the Robert Eff Corporation, 86 Franklin st, owner and builder. Cost, about \$30,000.

Edison Service for Mammoth Market

By May first, after alterations costing \$300,000, Stern Brothers' old building at 32-46 West 23d Street will reopen as the Cosmopolitan Gardens—a mammoth public market. Nearly five months before the opening, those responsible for the undertaking contracted for Edison Service to meet the multitude of light and power requirements

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MARMION AV.—Foundations are under way for the 5-sty apartment at the southwest corner of Marmion av and 18th st, for the Eitel Construction Co., Peter Comes, president, 1822 Mohegan av. Maximilian Zipkes, 405 Lexington av, architect; Peter Comes, 1822 Mohegan av, brick mason. J. DiPace, 721 Melrose av, stone mason. George Jung, 3924 Park av, plumbing. Cost, about \$50,000.

LONGFELLOW AV.—John P. Boyland, Fordham rd and Webster av, is preparing plans for two 5-sty apartments, 50x100 ft., on the east side of Longfellow av, 150 ft. south of 172d st, for the Traf Building Co., J. W. Dettinger, president, at site. Cost, about \$80,000. The owner is ready for bids on all contracts.

GRAND BOULEVARD CONCOURSE.—The Kreymborg Architectural Co., 1029 East 163d st, has been commissioned to prepare plans for three 3-sty apartments, 130x177x125x170 ft., at Grand Boulevard Concourse, 184th st and Crescent av, for the P. J. Dwyer Building Co., 1879 Southern Boulevard.

FACTORIES AND WAREHOUSES.

WEBSTER AV.—Chas. S. Clark, 443 East Tremont av, is preparing plans and will take bids about Feb. 8 for a 1-sty addition to the storage warehouse 1818-1824 Webster av, through to Park av, for the Waites Motor Vans & Storage Co., Wm. W. Waite, president, Tremont and Park avs. Cost, about \$50,000.

MUNICIPAL WORK.

BRONX.—Bids were submitted to the City of New York, Douglas Mathewson, president, Municipal Building, Crotona Park, 177th st and 3d av, for sewers and appurtenances on Pennyfield av, Chafee av, Throggs Neck Boulevard, between Throggs Neck Boulevard and Chafee av, to the East River and from Throggs Neck Boulevard and Dewey av to L. I. Sound.

SCHOOLS AND COLLEGES.

BRONX.—Bids were opened by the Board of Education February 1 for installing electric ash hoists in P. S. 45, 50, 52 and 53. All bids laid over.

BRONX.—The Board of Education opened bids February 1 for excavation, building retaining walls and steps, laying pavements, etc., at P. S. 36. M. D. Lundin, low bidder, at \$2,997.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

STERLING PL.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for two 4-sty tenements, 50x90 ft., at the northeast corner of Sterling pl and Ralph av, for the Howard Investing Co., Jacob Seiderman, 1934 Prospect pl, owner and builder. Cost, about \$60,000.

DIVISION AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty apartment on Division av, near Bedford av, for the Keap Construction Co., 150 Hart st, owner and builder. Cost, about \$60,000.

RODNEY ST.—Chas. Straub, 147 4th av, Manhattan, is preparing plans for a 6-sty apartment at 322-328 Rodney st, for a corporation now forming. Plans will probably be completed about February 9.

HOOPER ST.—Chas. Straub, 147 4th av, will complete plans about February 9 for a 6-sty apartment, 50x87 ft., at 293-295 Hooper st for the Solomon Kraus Realty & Construction Co., 217 Havemeyer st, to cost approximately \$40,000. Owner will handle the general contract.

WARWICK ST.—P. Tillion & Son, 389 Fulton st, are preparing plans for a 4-sty tenement, at the southwest corner of Warwick st and Belmont av, for the General Contracting & Building Co., 422 Jerome st, Benj. Taishoff, president and builder. Cost, about \$12,000. The owner will take bids on all sub contracts.

HEGEMAN AV.—Chas. A. Mele, 37 Liberty av, is preparing plans for seven 2-sty residences on the south side of Hegeman av, 20 ft. east of Sackman st, for Trieb & Brodsky, 345 Lott av, owner and builder. Cost, about \$3,500 each.

5TH AV.—W. T. McCarthy, 16 Court st, is preparing plans for seven 3-sty residences and stores on the south side of 5th av, 36 ft. east of Ovington av, for S. Goldberg, care of architect. Total cost, about \$35,000.

FACTORIES AND WAREHOUSES.

VANDAM ST.—P. Tillion & Son, 389 Fulton st, are preparing plans for a 2-sty brick mill in the east side of Vandam st, 170 ft. north of Nassau av, for J. W. Moore, 307 Kingsland av, owner and builder. Cost, about \$10,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids February 1 for installing electric equipment in new P. S. 50. Jandous Electric Equipment Co., Inc., low bidder at \$10,253.48.

THEATRES.

WILLIAMS AV.—Louis A. Abramson, 220 5th av, Manhattan, has about completed plans for a 1-sty moving picture theatre at Williams and Livonia avs for A. Frankel, care of architect. Cost, about \$40,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, has completed plans for two 5-sty tenements on the west side of 12th av, 200 ft. south of Jamaica av, for Phillip Silver, 708 New Jersey av, Brooklyn. Cost, about \$60,000.

LONG ISLAND CITY.—Frank J. Schefcik, Park av and 176th st, is preparing plans for two 5-sty apartments, 60x100 ft. on the west side of 6th av, 86 ft. north of Webster av, for the Pomona Construction Co., Frank Woytisek, care of architect. Cost, about \$100,000.

DWELLINGS.

ELMHURST, L. I.—E. Rose & Son have completed plans for a 2½-sty frame residence on Bretonniere av, near Adams st, for Fred Reiner, Broadway, owner and builder. Cost, about \$5,000.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids February 1 for installing electric equipment in new P. S. 91. Jandous Electric Equipment Co., Inc., low bidder, at \$9,268.27.

Richmond.

DWELLINGS.

WEST BRIGHTON, S. I.—Horenburger & Bades, 122 Bowery, Manhattan, are preparing plans for a 2-sty frame residence at Richmond Turnpike, near Fairview av, for Miss D. Heyl, care of architects. Cost, about \$4,000.

SCHOOLS AND COLLEGES.

RICHMOND.—Bids were opened by the Board of Education February 1 for fire protection work at P. S. 14, Ross & Sisti, Inc., low bidders at \$980 and for P. S. 32, Robert J. Mackey, at \$2,085.

Nassau.

PUBLIC BUILDINGS.

SEA CLIFF, L. I.—S. J. Stammers, 500 5th av, Manhattan, has been commissioned to prepare plans for a municipal office building for the village of Sea Cliff, Chas. A. Deininger, this place, president. Cost, about \$20,000.

Suffolk.

MUNICIPAL WORK.

HUNTINGTON, L. I.—Bids will be advertised for about March for the sewer and sewage disposal plant for the town of Huntington, S. E. Sammis, town clerk. George W. Fuller, 170 Broadway, Manhattan, consulting engineer. Cost, about \$90,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—The American Real Estate Co., Construction Department, Nimian Jameson, superintendent, Park Hill, has completed plans for a 4-sty apartment at 9 Franklin av, to cost about \$30,000.

YONKERS, N. Y.—Jas. A. Watson, Reeves Building, has completed plans for a 4-sty apartment, 43x58 ft. at 102-103 Allison av, for P. H. McGrath, 99 Morris st. Cost, about \$25,000.

YONKERS, N. Y.—J. Wilford Kirst, 12 North Broadway, has completed plans for a 4-sty apartment, 50x42 ft., at 22-24 Stone av, for Van Ness Bros., 45 Warburton av. Cost, about \$20,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—H. G. Morse, 101 Park av, Manhattan, is preparing plans for a 2½-sty frame and rubble residence at Wykagyl Park, for C. A. Briggs, Wykagyl.

HARTSDALE, N. Y.—J. M. Fallon, 186 Boston rd, Mamaroneck, general contractor, is preparing plans for a 3-sty tapestry brick residence on Claremont av for George V. McNally, 7 East 42d st, Manhattan.

HARTSDALE, N. Y.—H. B. Upjohn, 456 4th av, Manhattan, is preparing plans for two 2½-sty frame and stucco residences for the Model House Co., Gerard Fountain, Park av and 41st st, Manhattan. Cost, about \$10,000 each.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—(Sub.)—L. S. Fischl's Sons, 22 University pl. have received the painting contract for the 18-sty apartment house, 102x132 ft., at the southeast corner of Park av and 84th st for the Charter Construction Co., 119 West 40th st. Robert T. Lyons, 119 West 40th st, architect. Gunvald Aus, 101 Park av, steel engineer. Solomon Bros., 695 Jackson av, carpenters. Cost, about \$400,000.

MONTCLAIR, N. J.—David Stein, 175 Graham av, Paterson, has received the general contract to erect four 2-sty brick apartments at Bloomfield av and Willow st for the A. L. Prescott Co., 90 West Broadway, Manhattan, Amos L. Prescott, president. A. Ginsburg, 225 Main av, Passaic, architect. Cost, about \$10,000.

MANHATTAN (sub).—The Wenemer Construction Co., at site, has received the brick mason work; John Jordis Iron Works, 354 Robbins av, structural steel and ornamental iron; and David Miller, 315 East 103d st, cut stone, for the 7-sty apartment in the south side of 193d st, between Decatur st and Webster av, for the Wedgewood Co., Henry F. Kell, 401 East 163d st, president. A. J. Thomas, 2526 Webster av, architect. Auletta Construction Co., 17 1st st, Yonkers, N. Y., stone mason. Cost, about \$300,000.

BANKS.

BROOKLYN (subs).—J. J. Beatty, 1469 Dean st, Brooklyn, has received the plastering contract; James Elgar, Inc., 103 Park av, trim; Alexander & Reid Co., 355 West 36th st, interior tile; Estey Bros. Co., 270 Union av, ornamental iron, for the 3-sty bank building at the northeast corner of Montague st, through to Clinton and Pierrepont sts, for the Brooklyn Trust Co., 177 Montague st. York & Sawyer, 50 East 41st st, Manhattan, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, electrical engineers. Marc Eidlitz & Son, 30 East 42d st, Manhattan, general contractors. James Elgar, Inc., 103 Park av, Manhattan, carpenter. Cost, about \$500,000.

DWELLINGS.

YONKERS, N. Y.—Watson & Bremner, 52 Oak st, have received the general contract to erect a 2½-sty frame and stucco residence at 25 Bailey av for Joseph D. Archard, 540 Van Courtlandt Park av. J. Wilford Kirst, 12 North Broadway, architect. Cost, about \$5,000.

SOUTH ORANGE, N. J.—MacPhee Bros., 134 Lehigh av, Newark, have received the general contract to erect a 2½-sty frame residence on Synott pl for Crowley-O'Brien Co., 31 Clinton st, Newark. Carl A. H. Jaeger, 40 Clinton st, Newark, architect. Cost, about \$4,500.

NORTH BERGEN, N. J.—John Duznelmann, 611 Central av, West Hoboken, N. J., has received the general contract to erect a 2-sty frame residence on the south side of Union pl for Joseph Schussler, care of general contractor. William E. Berries, 388 Broadway, Union Hill, N. J., architect. Cost, about \$3,500.

MANHATTAN.—(Sub.)—The Lord Electric Co., 105 West 40th st, has received the electric contract; Norcross Bros. Co., 103 Park av, contract for all interior finish except special rooms, for the 4-sty residence at the southwest

corner of 70th st and 5th av for C. Ledyard Blair, 24 Broad st. Thomas Hastings, 225 5th av, architect. C. Brainard, 225 5th av, consulting engineer. Norcross Bros., 103 Park av, general contractors.

YONKERS, N. Y.—Hoyt & Miles, 20 Engine pl, have received the general contract to erect a 2½-sty residence, 21x36 ft., at 218 Park av for James C. Fulton, care of architect, Lester Kintzinger, Room 4735, Grand Central Terminal, Manhattan. Cost, about \$8,000.

DOUGLSTON, L. I.—John O. Brown, Little Neck, L. I., has received the general contract to erect a 2½-sty frame residence, 30x40 ft., at the northeast corner of Centre drive and Hollywood av, for Mrs. G. H. Reilly, 175 Madison av, Manhattan. Holdermann & O'Brien, Grand Central Building, Manhattan, architects. Cost, about \$8,000.

GLEN COVE, L. I.—Wesley De Graff, Berry Hill rd, Oyster Bay, has received the general contract to erect a 2½-sty frame residence, 35x31 ft., for F. W. Seaman, this place. Cost, about \$6,000.

STAPLETON, S. I.—Henry Spruck & Son, 304 Broad st, have received the general contract to erect a 2½-sty residence on Howard av for John H. Gans, 10 Broadway, Manhattan. Henry G. Otto, 6 Prospect Place, Tompkinsville, architect. Cost, about \$50,000.

GARDEN CITY, L. I.—S. D. Fretrich, 645 Madison av, Manhattan, has received the general contract to erect a 2½-sty frame residence in Hilton st for R. J. Elliott, Woolworth Building, Manhattan. B. Hustace Simonson, 315 5th av, Manhattan, architect. Cost, about \$9,000.

FACTORIES AND WAREHOUSES.

CANTON, MD.—(Sub.)—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for a 2-sty reinforced concrete medical building, 200x50 ft., for the Standard Oil Co. of New Jersey, Baltimore Division. Work will be undertaken at once.

JERSEY CITY, N. J.—(Sub.)—The Great Atlantic & Pacific Tea Co., Bay st, has awarded the contract to the Turner Construction Co., 11 Broadway, Manhattan, for the construction of an extension to their present warehouse. The extension will be 9-stys, 79x103 ft., and construction will be entirely of reinforced concrete. Work will be undertaken at once. Timmis & Chapman, 315 5th av, architects.

LEONIA, N. J. (sub.)—The Universal Film Manufacturing Co. has placed contracts for a factory building to be erected here, requiring 350 tons of steel with the Belmont Bridge Works.

HOSPITALS AND ASYLUMS.

MOUNT VERNON, N. Y.—Peter Doern, 103 Park av, has received the general contract to erect a 2-sty gymnasium building on Cleveland av for the Wartburg Orphan Asylum, Rev. Gottlieb C. Berkemeier, superintendent, on premises.

MANHATTAN (sub.)—New England Granite Works, 489 5th av, has received the granite contract for the 4 and 10-sty dispensary and hospital building, 86x200x126 ft., for the Orthopaedic Dispensary, 126 East 59th st, Eugene Delano, president, York & Sawyer, 50 East 41st st, architects. Henry C. Moyer, Jr., 101 Park av, consulting engineer. Friedmann, Robertson & Keeler, 90 West st, refrigerating engineers. Marc Eidlitz & Son, 30 East 42d st, general contractors. Cost, about \$500,000.

MUNICIPAL WORK.

VAN BUREN, MAINE.—(Sub.)—The contract has been awarded to MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, for concrete pile foundation of the bridge over St. John River, between Van Buren, Maine, and Leonard, N. B., for the Van Buren Bridge Co., owner. Cyr Bros. Co., general contractors, Waterville, Maine. W. J. Wilgus, consulting engineer, Manhattan.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—(Sub.)—The contract for the foundation of P. S. 5, Jersey City, has been awarded to the Raymond Concrete Pile Co., 140 Cedar st. John T. Rowland, Jr., architect. W. H. & F. W. Cane, general contractors.

PITTSBURGH, PA.—(Sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for 1,579 Raymond concrete piles for the foundation of the Schenley High School. Edward Stotz, architect. James L. Stuart, general contractor.

MANHASSET, L. I.—Thomas McHugh, 676 Leonard st, Brooklyn, has received the general contract to erect a 2-sty brick school here for the Board of Education of Manhasset, Frederick Briggs, Plandome, L. I., architect. Cost, about \$70,000.

STORES, OFFICES AND LOFTS.

MILWAUKEE, WIS.—(Sub.)—E. D. Watt, Licensee of the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, and Chicago, has been awarded the contract for standard Raymond concrete piles for the Appraisers Stores. Supervising architect, U. S. Treasury Department. Northern Construction Co., general contractor.

MANHATTAN.—Reid Palmer Construction Co., 30 East 42d st, has received the general contract to erect a 2-sty brick-furniture store at 623-625 West 181st st, near Wadsworth av, for Chas. C. Marshall, 34 Pine st. Buchman & Fox, 30 East 42d st, architects. Naegeli Furniture Co., 2098 3d av, lessee.

MANHATTAN.—R. H. Casey, 246 West 16th st, has received the general contract to erect a 6-sty store, office and loft building at 77 Madison av, southwest corner of 28th st, for the Estate of Eliza M. Bailey, Hermann H. Camman, 84 William st, trustee. John B. Snooks Sons, 261 Broadway, architects. Cost, about \$40,000.

MANHATTAN.—(Sub.)—Hay Foundry & Iron Works, 15 Madison Square North, has received the structural steel contract; B. A. & G. N. Williams, Walnut av and 133d st, interior and exterior marble, for the 4-sty store and office building at 44-50 Broadway, through to New st, for the Standard Oil Co., 26 Broadway. H. Craig Severance & William Van Allen, 4 West 37th st, architects. Cauldwell Wingate Co., 381 4th av, general contractor. Cost, about \$225,000.

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Contracts Awarded—Queens—Continued.

MANHATTAN (sub).—The contract for the Hopper Bldg., to be constructed at Bway and 30th st, calling for 1,800 tons of steel, is understood to have gone to Harris, Silver & Baker.

MISCELLANEOUS.

LYNN, MASS.—The Lynn Gas & Electric Co. will erect a 5,000,000 cu. ft. gas holder. Bartlett Hayward Co., Baltimore, Md., has received the contract for the tank and the MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, will install the foundation which will be composed of about 1,400 pedestal concrete piles and a 12-in. concrete slab.

PUT-IN-BAY, OHIO.—(Sub.)—MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, will install the concrete piles necessary in connection with the Perry Memorial. Stewart Engineering Corporation, Manhattan, general contractor. J. H. Freedlander and A. D. Seymour, associate architects. Bolter, Hodge & Bayard, consulting engineers.

PARKERSEURG, W. VA.—The American Bridge Co., Broadway, Manhattan, has been awarded the contract for the Parkersburg-Ohio highway bridge to be constructed here, calling for 2,200 tons of steel shapes.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

180TH ST and Haven av, n e c, 6-sty brick tenements, 115x79; cost, \$175,000; owner, Great Northern Constn. Co., Inc., Harry Falk, president, 3785 Broadway; architects, Blum & Blum, 505 5th av. Plan No. 32.

GRAND ST, 209-11, s s, 47 e Mott st, 6-sty brick, non-fireproof store and tenement, 47x67; cost, \$35,000; owners, Reinelli & Gardina, 87 Elizabeth st; architect, Arthur G. Carlson, 157 Remsen st, Brooklyn. Plan No. 31.

WEST END AV, 569-77, 12-sty brick apartment, 120x100; cost, \$500,000; owner, Paterno Constn. Co., Chas V. Paterno, president and treasurer, 272 West 84th st; architect, Gaetan Ajello, 1 West 34th st. Plan No. 33.

HOSPITALS AND ASYLUMS.

AMSTERDAM AV, 45-47, 10-sty, brick (administration), 54x50; cost, \$100,000; owner, N. Y. Nursery and Children's Hospital, 161 West 61st st, Jacob W. Miller, president, 45 Exchange pl; architect, Chas. Volz, 2 West 45th st. Plan No. 23.

HOTELS.

55TH ST, 13-17 West, 8-sty brick, fireproof apartment hotel, 75x84; cost, \$200,000; owner, Geo. Backer Constn. Co., Geo. Backer, president, 56 West 45th st; architects, Wallis & Goodwillie, 56 West 45th st. Plan No. 28.

SCHOOLS AND COLLEGES.

98TH ST, 4-6-8-10 East, 4-sty brick fireproof school and dwelling, 50x60; cost, \$75,000; owner, St. Bernard's School Bldg. Co., Inc., Jesse E. Waid, Pres., 59 Wall st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 35.

STABLES AND GARAGES.

121ST ST, 340 West, Manhattan av, 505, s w cor, 1-sty brick, non-fireproof garage, 15x18; cost, \$150; owner, Anna Kutsickian, 340 West 121st st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 27.

BROADWAY, 2464, 1-sty brick fireproof supply station for automobiles, 12x20; cost, \$350; owner, Chelsea Realty Co., C. H. Burdett, Pres., 135 Broadway; architect, Metal Shelter Co., Inc., 17 Battery pl. Plan No. 38.

STORES, OFFICES AND LOFTS.

25TH ST, 32-34 West, 16-sty brick lofts and stores, 50x80; cost, \$200,000; owner, Irvel Realty Co., 37 Liberty st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 26.

51ST ST, 34-36 East, 13-sty brick office, 50x100; cost, \$200,000; owner, Robt. W. Goelst, 9 West 17th st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 25.

4TH AV, 414-18, 16-sty brick lofts and stores, 69x70; cost, \$225,000; owner, Elias Kempner, 37 Liberty st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 24.

MADISON AV, 309-11-13, and 42d st, 28 East, 20 and 4-sty brick fireproof stores and offices, 52x85; cost, \$350,000; owner, Watson Estate, care A. M. Maclay, 31 Nassau st, and August Heckscher, 575 5th av; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 30.

50TH ST, 18-20 East, 11-sty brick fireproof show rooms, 56x90; cost, \$200,000; owner, Grand Rapids Furniture Co., Owen H. Mannes, Pres., 34 West 32d st; architects, Rouse & Goldstone & Jos. L. Steiman, 38 West 32d st. Plan No. 36.

27TH ST, 116-120 East, 12-sty brick fireproof store and lofts, 66x87; cost, \$225,000; owner, D. & M. Company, Benjamin Mordecai, Pres., 30 East 42d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 37.

MISCELLANEOUS.

133D ST, 15 E, 1-sty brick blacksmith shop, 16x41; cost, \$500; owner, James Everard's Breweries, 10 East 133d st; architect, J. P. Voelker, 979 3d av. Plan No. 34.

6TH AV, 604-6, 93 n 35th st, 2-sty brick, non-fireproof offices and restaurant (automat), 29x86; cost, \$25,000; owners of building, Horn & Hardart Co., Jos. V. Horn, Pres., 600 West 50th st; architects, Stuckert & Sloan, 1420 Chestnut st, Philadelphia, Pa. Plan No. 29.

BLACKWELL'S ISLAND, e s, opposite 68th st, 2-sty brick, fireproof building, day room and industrial building for women, 167x30; cost, \$56,000; owner, Dept. of Public Charities, Henry C. Wright, 1st deputy com., Municipal Bldg.; architects, Walker & Gillette, 128 East 37th st. Plan No. 22.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

FOX ST, n w cor Av St John, 5-sty brick tenement, 50x90, slag roof; cost, \$50,000; owners, Howala Constn. Co., Chas S. Levy, 1029, Tremont av, president; architects, Moore & Landsiedel, 3d av & 148th st. Plan No. 43.

FINDLAY AV, w s, 177.8 n 169th st, two 5-sty brick tenements, 31.6x88, slag roof; cost, \$60,000; owner, Raphael Manezzi, 1303 Findlay av; architect, Wm. Koppe, 830 Westchester av. Plan No. 42.

FINDLAY AV, w s, 703.2 n 169th st, two 5-sty brick tenements, 45.9x106.8, 48.3x127.4, slag roof; cost, \$90,000; owner, Raphael Manezzi, 1303 Findlay av; architect, Wm. Koppe, 830 Westchester av. Plan No. 41.

162D ST, n s, 306.9 e Melrose av, 5-sty brick tenement, plastic slate roof, 35x88; cost, \$35,000; owner, Benenson Realty Co., Benj. Benenson, 401 East 152d st, Pres.; architect, Tremont Archt. Co., 401 Tremont av. Plan No. 46.

AV ST, JOHN, w s, 100 s Beck st, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$42,000; owner, Ezra Const. Co., Isador Rosenfeld, 870 Kelly st, Pres.; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 47.

HOE AV, w s, 330 s 165th st, 5-sty brick tenement, 65.9x101, slag roof; cost, \$75,000; owners, Hoe Av. Realty Co., David Rosing, 61 West 113th st, president; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 44.

DWELLINGS.

BAY ST, s s, 463.12 w William av, two 2-sty & attic dwellings, 26x40; two 1-sty hollow tile garages, 13.4x19.4; cost, \$10,000; owners, Chas. & Jacob Weihe, 1100 Brook av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 38.

UNDERHILL AV, e s, 331.70 n Ludlow av, 1-sty brick dwelling, slag roof, 20x62; cost, \$2,500; owner, Anna Dafeo, 1036 Underhill av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 50.

FACTORIES AND WAREHOUSES.

CABOT ST, at East River, 3 corrugated steel storages, 1-sty, 33.4x82.6; 2-sty, 25.0x159.6; 3-sty, 70.0x100.0; cost, \$12,000; owners, Rock Plaster Mfg. Co., D. L. Haigh, on premises, president; architect, A. C. Fox, 1123 Broadway. Plan No. 48.

STABLES AND GARAGES.

SOUTHERN BOULEVARD, e s, 325 n Barretto st, 2-sty brick garage, slag roof, 50x100; cost, \$50,000; owner, Columbia Const. Co., John Cantwell, 3210 3d av, Treas.; architect, Edw. J. Byrne, 148th st and 3d av. Plan No. 45.

LAFAYETTE ST, s s, 110 w Prospect av, 1-sty brick garage, slag roof, 20x52; cost, \$2,000; owner, Louisa Golden, 689 East 170th st; architect, Harry Van Benschoten, 1296 Union av. Plan No. 49.

STORES AND DWELLINGS.

HAVILAND AV, s e cor Castle Hill av, two 2-sty brick stores and dwelling, 32.4x22.10, 22x22.10, tin roof; cost, \$7,000; owner and architect, Thos. L. Newman, 2236 Ellis av. Plan No. 39.

MISCELLANEOUS.

160TH ST, n s, 86.7 e Union av, 2-sty brick market, 78x77.2, slag roof; cost, \$15,000; owner, Wolf Burland, 801 Cauldwell av; architect, Wm. Koppe, 830 Westchester av. Plan No. 40.

Brooklyn.

CHURCHES.

ST. JOHN'S PL, s s, 225 e Albany av, 1-sty brick church, 40x90, slag roof; cost, \$20,000; owner, Swedish M. E. Church, 164 Schenectady av; architect, E. O. Holmgren, 371 Fulton st. Plan No. 652.

DWELLINGS.

EXETER ST, e s, 220 s Oriental blvd, 2-sty frame dwelling, 24x36, shingle roof, 1 family; cost, \$4,200; owner, Mae C. Dodge, Norman pl, Tenafly, N. J.; architect, W. S. Moore, 30 East 42d st, Manhattan. Plan No. 631.

MAPLE ST, n s, 134.7 e Brooklyn av, 1-sty brick dwelling, 20x40, gravel roof, 1 family; cost, \$1,500; owner, Antonio Lanetto, 506 Leferts av; architect, Pasquale Gagalarci, 239 Navy st. Plan No. 646.

MAPLE ST, s s, 265.6 e Brooklyn av, 1-sty brick dwelling, 20x35, gravel roof, 1 family; cost, \$1,300; owner, Maria Notarfrancesco, 506 Leferts av; architect, Pasquale Gagalarci, 239 Navy st. Plan No. 645.

WEST 33D ST, n w cor Coney Island av, two 1-sty frame dwellings, 23.6x31.6, gravel roof, 2 families each; total cost, \$2,400; owner, Jacob Miller, 239 Hart st; architect, Hy. J. Nurick, 830 Putnam av. Plan No. 643.

WEST 20TH ST, w s, 220 n Mermaid av, 1-sty frame dwelling, 30x24, gravel roof, 1 family; cost, \$800; owner, Maruana D'Esposito, 2326 Mermaid av; architect, Jas. A. McDonald, Surf av & West 24th st. Plan No. 557.

WEST 23D ST, w s, 174.11 n Surf av, two 2-sty brick dwellings, 40x48, gravel roof, 2 families each; total cost, \$6,000; owner, Antonio Paluizo, 2954 West 23d st; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 557.

WEST 38TH ST, n w cor C. I. R. R., two 2-sty frame dwellings, 19.6x51, gravel roof, 2 families each; total cost, \$2,400; owner, Jacob Miller, 227 Hart st; architect, Henry J. Nurick, 830 Putnam av. Plan No. 554.

DOVER ST, w s, 140 s Oriental blvd, 2-sty frame dwelling, 25.4x36.6, shingle roof, 1 family; cost, \$5,200; owner, Saml. W. Reece, 10 Pinehurst av, Manhattan; architect, E. B. Chestersmith, 181 Woodruff av. Plan No. 567.

EAST 17TH ST, w s, 180 s Av N., three 2-sty frame dwellings, 22.2x31.8, shingle roof, 1 family each; total cost, \$12,000; owners, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 572.

MAGENTA ST, s s, 91.4 w R. R. av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Henry F. Grimm, 170 Magenta st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 599.

EXETER ST, e s, 260 s Oriental boulevard, 2-sty frame dwelling, 26x46, shingle roof, 1 family; cost, \$5,500; owner, Mrs. Olive Wolfe, 402 Ocean av; architect, A. F. Cassidy Co., 272 Beaumont st. Plan No. 604.

WEST 36TH ST, e s, 130 n Surf av, 1-sty frame dwelling, 16x39, shingle roof, 1 family; cost, \$450; owner, Mrs. Fanny Burnett, 2945 West 30th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 614.

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EAST NEW YORK AV, s s, 170 e New York av, 2-sty brick dwelling, 20x40, slag roof, 2 families; cost, \$2,700; owner, Vincenzo Notarfrangco, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 609.

MERMAID AV, s s, 100 e West 30th st, 1-sty frame dwelling, 18x27, shingle roof, 1 family; cost, \$450; owner, Carmala S. Martino, West 29th st and Mermaid av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 620.

19TH AV, w s, bet 84th and 85th sts, 2-sty brick dwelling, 48x46.6, shingle roof, 1 family; cost, \$12,000; owner, Peter Rinelli, 87 Elizabeth st, Manhattan; architect, Arthur G. Carlson, 157 Renssen st. Plan No. 618.

SNYDER AV, n w cor East 40th st, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$3,500; owner, Rose Moore, 271 East 40th st; architects, S. Millman & Son, 1750 Pitkin av. Plan No. 669.

FACTORIES AND WAREHOUSES.

QUINCY ST, s s, 53 e Bedford av, 1-sty brick machine shop, 30x90, gravel roof; cost, \$4,000; owner, John S. Klinzer, 445 1st st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 616.

FROST ST, n s, 100 e Leonard st, 2-sty brick factory, 73.4x80, slag roof; cost, \$14,000; owner, Abraham Wienstein, 100 Richardson st; architect, Abraham Wienstein, 100 Richardson st. Plan No. 47.

VANDERBILT AV, w s, 195 n Lafayette av, 5-sty brick rectory, 44.3x100.1, tile roof; cost, \$80,000; owner, Rt. Rev. Chas. E. McDonnell, 367 Clermont av; architect, Gustave Steinback, 15 East 40th st. Plan No. 683.

STANHOPE ST, e s, 275 n Evergreen av, 1-sty brick storage, 25x36.3, gravel roof; cost, \$1,000; owner, Louisa Mertz, 60 Stanhope st; architect, Louis Allmendinger, 926 Broadway. Plan No. 542.

STABLES AND GARAGES.

DOVER ST, e s, 180 s Oriental blvd, 1-sty frame garage, 12x20, shingle roof; cost, \$700; owner, Walter W. Debervisse, Hotel Bossert; architect, E. B. Chestersmith, 181 Woodruff av. Plan No. 566.

CARROLL ST, n s, 80 w Brooklyn av, 1-sty brick garage, 10.8x19, slag roof; cost, \$300; owner, Marie Murcott, 1304 Union st; architects, P. Tillon & Son, 381 Fulton st. Plan No. 580.

PITKIN AV, s w cor Pennsylvania av, 1-sty brick store and garage, 50x100, slate roof; cost, \$4,000; owner, Dora Levy, 2078 Pitkin av; architect, Louis Sheinart, 194 Bowery, Manhattan. Plan No. 615.

BRISTOL ST, e s, 143.6 s Sutter av, 2-sty brick stable, 53x17, slag roof; cost, \$2,000; owner, Isaac Brody, 237 Chester st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 635.

14TH ST, n s, 172.10 e 5th av, 1-sty brick garage, 30x17, gravel roof; cost, \$500; owner, Stephen L. Abel, 326 20th st; architects, Thoda & Harris, 406 9th st. Plan No. 632.

32D ST, n w cor, 16th av, 1-sty frame garage, 16x16, shingle roof; cost, \$500; owner, Louis Roth, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 635.

ATLANTIC AV, n e cor Troy av, 1-sty brick garage, 20x32, slate roof; cost, \$150; owner, Arnold T. Ghegan, 119 Kingston av; architect, Wm. Buchanan, 488 Sumner av. Plan No. 651.

DOUGLASS ST, e s, 100.2 s Sutter av, 1-sty brick garage, 16x18, slag roof; cost, \$400; owner, Morris Frank, 1971 Douglass st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 678.

STORES AND DWELLINGS.

IRVING AV, e s, 80 s Woodbine st, two 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$10,000; owner, Foster Impt. Co., 593 Powell st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 608.

RUTLAND RD, n w cor Brooklyn av, 2-sty brick store and dwelling, 20x70, tin roof, 2 families; cost, \$3,000; owner, Albert Pope, 463 Rutland rd; architect, Ernest Dennis, 241 Schenck av. Plan No. 613.

APARTMENTS, FLATS AND TENEMENTS.

EAST 18TH ST, e s, 38.2 s Church av, two 4-sty brick tenements, 52.4x95, slag roof, 16 families each; total cost, \$80,000; owner, C. A. Holding Co., 241 East 26th st; architect, W. T. McCarthy, 16 Court st. Plan No. 670.

CHURCH AV, s e cor East 18th st, 4-sty brick store and tenement, 38.2x102.9, slag roof, 15 families; cost, \$50,000; owner, C. A. Holding Co., 241 East 26th st; architect, Wm. T. McCarthy, 16 Court st. Plan No. 671.

JAMAICA AV, s e cor Van Sicten av, 4-sty brick tenement, 38x93.3, gravel roof, 20 families; cost, \$60,000; owner, Mrs. Sheryl L. Yoyd, 105 West 40th st, Manhattan; architect, Wm. C. Winters, 106 Van Sicten av. Plan No. 555.

LAFAYETTE AV, n s, 150 e Throop av, 4-sty brick tenement, 40x88.8, slag roof, 16 families; cost, \$40,000; owner, Abraham Bernstein, 748 Flushing av; architects, Shampan & Shampan, 772 Broadway. Plan No. 649.

STORES, OFFICES AND LOFTS.

WILLOUGHBY AV, n w cor Steuben st, 2-sty brick post office, 84.8x78, slag roof; cost, \$30,000; owner, Morris Bldg. Co., 207 Ryerson st; architects, Shampan & Shampan, 772 Broadway. Plan No. 626.

UNDERHILL AV, s w cor St. John's pl, 2-sty brick stores, 52x44.8, slag roof; cost, \$10,000; owner, Kessau Realty Co, 196 P. P. West; architect, W. T. McCarthy, 16 Court st. Plan No. 636.

THEATRES.

HOWARD AV, s w cor Monroe st, 2-sty brick cafe, store and theatre, 80x100, gravel roof; cost, \$30,000; owner, Michael Minden, 932 Broadway; architects, Harde & Short, 3 West 29th st, Manhattan. Plan No. 679.

MISCELLANEOUS.

BRISTOL ST, e s, 143.6 s Sutter av, 1-sty frame shed, 16x40, tin roof; cost, \$500; owner, Isaac Brody, 237 Chester st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 654.

SURF AV, s s, 182.6 w West 32d st, 1-sty brick bathing house, 20x71, iron roof; cost, \$750; owner, Louis Katina, 31 McKibben st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 590.

NECK RD, n e cor Village rd, 1-sty brick plant shelter, 18.8x76.8, glass roof; cost, \$200; owner, Wm. Benne, 105 Neck rd; architect, John H. Dowdell, 2341 Gravesend av. Plan No. 603.

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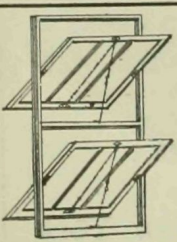
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Queens.

DWELLINGS.

BAYSIDE.—Hilcrest av, s w cor Highwood rd, 2½-sty frame dwellings, 25x30, shingle roof, 1 family, steam heat; cost, \$9,000; owner, Bay-side Homes Co., 15 East 53d st, Manhattan; architect, John Cos, Lamartine av, Bayside. Plan No. 184.

FLUSHING.—Elm st, n s, 280 w Murray st, 2-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, \$9,000; owners, Miller & Rubin, Nebraska av, Dunton; architect, Louis Dannacher, Fulton st, Jamaica. Plan No. 163.

MASSETH.—Charles st, n s, 257 e Broad st, ten 2-sty brick dwellings, 20x40, tin roof, 2 families; cost, \$30,000; owner, Locust Building Co., 12 Park pl, Jamaica; architect, J. R. De-Bail, 324 Fulton st, Jamaica. Plan No. 166.

MORRIS PARK.—Ward st, n s, 191 w Beau-fort st, two 2-sty frame dwellings, 17x36, tar and gravel roof, 1 family; cost, \$4,000; owner, Oswald Bnm, 1126 Church st, Richmond Hill; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 165.

RIDGEWOOD.—Charlotte pl, w s, 300 s Mill-wood av, two 2-sty frame dwellings, 20x55, tin roof, 2 families each; cost, \$1,000; owners, Keller & Anrooge, 1938 Union st, Brooklyn; archi-tect, Wm. C. Winters, 100 Van Sicien av, Brooklyn. Plan No. 114.

RIDGEWOOD.—Charlotte pl, w s, 100 n Mill-wood av, ten 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$55,000; owners, Keller & Anrooge, 1938 Union st, Brooklyn; architect, Wm. C. Winters, 100 Van Sicien av, Brooklyn. Plan No. 113.

ROCKAWAY BEACH.—Suffolk av, e s, 260 n Newport av, 2-sty frame dwelling, 22x90, shingle roof, 1 family, steam heat; cost, \$3,000; owner, K. R. Beien, on premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 164.

ROCKAWAY BEACH.—Beach 108th st, e s, 592 s Boulevard, five 1-sty frame dwellings, 13 x32, shingle roof, 1 family; cost, \$5,000; owner and architect, Wm. A. Colton, Rockaway Park. Plan Nos. 105 to 112.

ELMHURST.—Brittonere av, n s, 75 e Adams st, 2½-sty frame dwelling, 18x34, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Fred Reiner, Broadway, Elmhurst; architects, Ed. Rose & Son, Grand st, Elmhurst. Plan No. 196.

FLUSHING.—Labrunam av, s s, 150 w Union st, 2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$1,000; owner, Geo. W. Adams, 219 Jamaica av, Flushing; architect, Geo. W. Wicks, 50 Locust st, Flushing. Plan No. 185.

RICHMOND HILL.—Greenwood av, e s, 397 s Chichester av, two 2-sty frame dwellings, 19x52, tin roof, 2 families, cost, \$6,400; owner, W. M. Suttmeier, 4458 Jerome av, Richmond Hill; architect, J. D. Geddes, 4 Lexington st, Rich-mond Hill. Plan No. 186.

ROCKAWAY BEACH.—Beach 109th st, e s, 59 s Boulevard, 2-sty frame dwelling, 20x60, shingle roof, 1 family; cost, \$3,000; owners, Lehane & Philpot, care architects, Colton Bros., Washington av, Rockaway Park. Plan No. 194.

UNION COURSE.—Yaphank st, s s, 172 w Shaw av, 2-sty frame dwelling, 18x40, shingle roof, 1 family; cost, \$2,600; owner, Wm. Klein, Yaphank st, Union Course; architect, owner. Plan No. 192.

WOODHAVEN.—Thrall av, n e cor Fulton av, 2-sty frame dwelling, 17x53, dwelling; shingle roof, 1 family; cost, \$3,500; owners, Fred and George Eierman, 314 Manor av, Woodhaven; architect, C. Infanger, 2634 Atlantic av, Brook-lyn. Plan No. 198.

WOODHAVEN.—Thrall av, e s, 18 n Fulton av, two 2-sty frame dwellings, 17x28, shingle roof, 1 family, steam heat; cost, \$6,000; owners, Fred and Geo. Eierman, 314 Manor av, Wood-haven; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 197.

WOODHAVEN.—Boyd av, n e cor Atlantic av, three 2-sty frame dwellings, 25x25, shingle roof, 1 family; cost \$6,000; owner, M. Zummo, Rus-sell st, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 188-89-90.

BELLE HARBOR.—Suffolk av, e s, 380 n Bayside drive, 2-sty frame dwelling, 16x35 shingle roof, 1 family; cost, \$5,000; owner, Geo. Balzer, Bayside pl, Rockaway Beach; archi-tects, Boerum & Farrell, Rockaway Beach. Plan No. 206.

ELMHURST.—Bay 1st st, n e cor Flushing and Astoria rd, two 2½-sty frame dwelling, 19 x32, shingle roof, 1 family, steam heat; cost, \$4,400; and Flushing and Astoria rd, n s, 136 w Columbus boulevard, 2½-sty frame dwelling, 19x32, shingle roof, 1 family, steam heat; cost, \$2,200; owner, Norman Day, Flushing and As-toria rd, Elmhurst; architect, A. DeBlasi, Jack-son av, Corona. Plan Nos. 201-2-3.

ROCKAWAY BEACH.—90th st, e s, 322 s Boulevard, 2-sty frame dwelling, 16x43, shingle roof, 1 family; cost, \$3,000; owner, Jos. Shep-ard, 304 West 49th st, Manhattan; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 204.

ROCKAWAY PARK.—Bayside drive, s s, 366 w Beach 123d st, 2½-sty frame dwelling, 27x 38, shingle roof, 1 family; cost, \$5,000; owner, Mrs. Eit. Blake, Rockaway Beach; architect, J. F. Lynch, Rockaway Beach. Plan No. 205.

WOODHAVEN.—Chichester av, n w cor Van-deveer av, 2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, Frank E. Gibson, Woodhaven av, Jamaica. Plan No. 199.

STABLES AND GARAGES.

FLUSHING.—Central av, n w cor Elm st, 1-sty frame garage, 12x18, shingle roof; cost, \$150; owner, Florence L. Farrell, 215 Central av, Flushing. Plan No. 191.

WOODHAVEN.—Lott av, 58, 1-sty frame gar-age, 11x16, shingle roof; cost, \$125; owner, John Mark, on premises. Plan No. 195.

BAYSIDE.—New st, s w cor 3d st, 1-sty frame garage, 16x22, shingle roof; cost, \$150; owner, Jos. Riechel, on premises. Plan No. 179.

SOUTH WOODHAVEN.—Cedar la, w s, 1,000 s Old South Road, 1½-sty frame stable, 21x27, gravel roof; cost, \$500; owner, Henry Strobel, Cedar la, South Woodhaven; architect, E. Smith, Old South rd, Aqueduct. Plan No. 178.

STABLES AND DWELLINGS.

FLUSHING.—Main st, w s, 75 s Broadway, 2-sty brick store and dwelling, 25x80, slag roof, 1 family; cost, \$8,000; owner, David Zion, Main st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 193.

WOODHAVEN.—Atlantic st, n w cor Boyd av, three 1-sty brick store and dwellings, 16x 56, tin roof, 1 family; cost, \$6,900; owner M. Zummon, Russell st, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 187.

STORES AND TENEMENTS.

L. I. CITY.—Grand av, s s, 782 w Steinway av, two 3-sty brick tenements, 18x90, tin roof, 3 families; cost, \$10,000; owner, Albert P. Hoder, 496 Grand av, L. I. City; architects, L. Berger & Co., Myrtle and Cypress avs, Ridge-wood. Plan No. 176.

STORES, OFFICES & LOFTS.

L. I. CITY.—Broadway, n s, 75 w 3d av, 1-sty brick store, 25x90, slag roof; cost, \$5,000; owner, Louis Miller, 539 Broadway, L. I. City; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 200.

MISCELLANEOUS.

ARVERNE.—Summerfield av, w s, 212 n Boulevard, 1-sty frame shed, 10x25, gravel roof; cost, \$250; owner, M. Frankblace, on premises. Plan No. 175.

COLLEGE POINT.—19th st, n e cor 6th av, 1-sty frame shed, 18x35, gravel roof; cost, \$150; owner, Geo. Jench, on premises. Plan No. 162.

FLUSHING.—14th st, 14, brick cesspool; cost, \$75; owner, Mrs. Taylor, on premises. Plan No. 180.

FLUSHING.—27th st, 13, cesspool; cost, \$75; owners, Kohn & Cameron, Albany, N. Y. Plan No. 181.

FLUSHING.—27th st, 23, cesspool; cost, \$75; owner, G. A. Cooper, on premises. Plan No. 182.

FLUSHING.—27th st, 55, cesspool; cost, \$75; owner, M. Altman, on premises. Plan No. 183.

SOUTH WOODHAVEN.—Cedar la, w s, 100 s Old South rd, 2-sty frame market house, 21x 83, tar and gravel roof; cost, \$600; owner, Henry Strobel, Cedar la, South Woodhaven; architect, E. Smith, Old South rd, Aqueduct, Plan No. 177.

WOODHAVEN.—Liberty av, n s, 200 e Spruce st, brick retaining wall; cost, \$100; owner, C. Schwarz, on premises. Plan No. 167.

Richmond.

DWELLINGS.

CENTRE ST. n s, 100 w Willard av, Rich-mond, 1-sty dwelling, 30x34; cost, \$2,000; own-er, Mrs. C. Hoverkamp, New Dorp; architect and builder, Geo. Hoverkamp, New Dorp. Plan No. 34.

ELIZABETH ST. w s, 148 s Prospect st, West New Brighton, 2-sty frame dwelling, 22x26; cost, \$2,800; owner, L. G. H. Ettinger, Port Richmond; architect, Frank B. Sterns, Port Richmond; builder, O. H. Lee. Plan No. 39.

MARGARET ST. s w cor Gilbert, Richmond, 1½-sty dwelling, 22x24; cost, \$1,000; owner, James Elliott; architect and builder, John Scholl, New Dorp. Plan No. 46.

CLINTON AV. 100 w Lafayette av, Port Rich-mond, 2½-sty frame dwelling; cost, \$1,800; owner, architect and builder, J. O. Johnson, Port Richmond. Plan No. 35.

COLFAX AV. n e cor Egbert av, Southfield, 2½-sty frame dwelling, 23x30; cost, \$1,700; owner, Emma Semler, Grant City; architect, G. Peint, Grant City. Plan No. 45.

JEWETT AV. w s, 129 s Bond st, Port Richmond, 2-sty frame dwelling and store, 20x 53; cost, \$3,700; owner, H. Pecker, Port Rich-mond; architect, Jas. Whitford, St. George; builder, S. Molinoff, Port Richmond. Plan No. 42.

RICHMOND TURNPIKE. n s, 75 e Fairview av, St. George, 2½-sty frame dwelling, 21x42; cost, \$2,500; owner, Miss D. Heyl, 122 Bowery; architect, Fred. H. Horenburger, 122 Bowery. Plan No. 36.

YORK AV. w s, 551.1 s 3d st, New Brighton, two 2-sty frame dwellings, 17x37; total cost, \$7,000; owner, architect and builder, B. B. Bab-bit, New Brighton. Plan No. 47.

SCHOOLS AND COLLEGES.

LINDERWOOD AV. and school st, Great Kills, 2-sty brick school, 117x59; cost, \$70,000; owner, City of New York; architect, C. B. J. Snyder. Plan No. 41.

STABLES AND GARAGES.

TYSEN AV. n s, 65 e Gorden st, Southfield, 1-sty frame stable, 15x30; cost, \$250; owner, architect and builder, John McCaffrey, South-field. Plan No. 30.

STORES AND DWELLINGS.

BREHAUT AV. s w cor Amboy rd, Totten-ville, 2-sty frame store and dwelling, 32x46; cost, \$5,800; owner, Josephine Krutzen, Port Richmond; architect and builder, C. O. Petersen, Tottenville. Plan No. 44.

MISCELLANEOUS.

GUYON AV. foot Southfield, 1-sty frame hangar (aeroplane shed), 43x63; cost, \$300; owner, architect and builder, Thos. S. Baldwin, 45 West 38th st, Manhattan. Plan No. 40.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ALLEN ST. 10-12, store fronts, structural steel, shoring, area gratings and sidewalk trap-doors, mason work to 6-sty brick stores and tenement; cost, \$1,200; owners, H. & A. Cohen, 168 Park Row; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 189.

BROAD ST. 91, remove brick wall, new store front, brick up windows, remove frame ex-tension, new iron door to 2-sty brick store and office; cost, \$200; owners, F. W. & C. J.

Kroehle, 104 East 57th st; architect, V. S. Todaro, 5 West 31st st. Plan No. 164.

CANAL ST, 269, installation of low pressure heating plant, concrete floor, ceiling (metal lath and plaster), fireproof block enclosure, galvanized iron covering, sash doors, vestibule, sash partition, toilet rooms, plumbing to 5-sty brick lofts; cost, \$950; owners, Britt, Loeffler & Weil, 255 Canal st; architect, Otto Loeffler, 85 Water st, Stapleton, N. Y. Plan No. 171.

CHURCH ST, 314, wood stairway to 4-sty brick store and lofts; cost, \$75; owner, Solomon Hecht, 46 Walker st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 183.

GREENE ST, 83-85, outside iron stairway, doorway (fire exit), fireproof windows to 6-sty brick factory; cost, \$1,500; owner, Seasingood Estate, Clifford Seasingood, exr., Union Trust Bldg., Cincinnati, O.; architect, Louis Giller, 395 Broadway. Plan No. 150.

GREENWICH ST, 771-5, erect wooden tank to 7-sty brick lofts; cost, \$150; owner, Estate of Peter M. Wilson, 589 Hudson st, James E. L. Montanye, exec.; architect, Julius Rosenwach, 181 Cherry st. Plan No. 165.

HENRY ST, 269, to replace present wood floor and beams with steel beams and stone concrete floor, 4-sty brick fire house; cost, \$2,400; owner, City of N. Y., Fire Dept., Robt. Adamson, Com., Municipal Bldg; architect, Wm. S. Connell, Municipal Bldg. Plan No. 174.

HESTER ST, 156-160, enclose stairways with partitions, build bulkhead, extend stairways, fireproof doors to 7-sty brick mfg.; cost, \$1,800; owner, Pincus Nathan, 160 Hester; architect, Jacob H. Amsler, 1616 Crosby av. Plan No. 194.

NASSAU ST, 75-77, mezzanine balcony extension, wood columns, concrete footings to 3-sty brick stores and offices; cost, \$150; owner, Cornelius Kingsland, 71 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 200.

SPRING ST, 149, iron stairs, terra cotta block partitions to 8-sty brick (fireproof) loft; cost, \$1,000; owner, Pondista Realty Co., 16 Broadway, Elliott M. Eldridge, president; architect, Adolph E. Nast, 546 5th av. Plan No. 195.

SPRUCE ST, 29, new fire escape, cut down windows, new fireproof windows, new wood stairs, new bulkhead, new partitions to 5-sty brick loft; cost, \$1,000; owner, John Schlagel, 38 Ferry st; architect, Jos. Martine, 1140 38th st, Brooklyn. Plan No. 192.

TRINITY PL, 70-76, store fronts, toilet rooms, lowering of floor, general repairs, removal of steps, entrance and vestibule doors to 6-sty brick stores and offices; cost, \$20,000; owner, Alliance Realty Co., Wm. H. Chesbrough, Pres., 115 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 203.

WARREN ST, 38, 3-sty brick extension, 15x25, galvanized iron skylights to 5-sty brick store and lofts; cost, \$1,500; owner, Harrison G. McFaddin, 38 Warren st; architect, R. Teichman, 22 William st. Plan No. 155.

WAVERLY PL, 100, scuttle openings, fireproof doors to 6-sty brick tenement; cost, \$250; owner, Jas. Renwick, 14 Wall st; architect, Adolph E. Nast, 546 5th av. Plan No. 154.

WAVERLY PL, 21-23, tank, supplying sprinkler system, steel supports to 6-sty brick stores and lofts; cost, \$900; owners, Henry & Isaac Meinhard, care Menheimer Bros., 162 West 34th st; architect, Alfred L. Kehoe, 1 Beckman st. Plan No. 180.

10TH ST, 29 East, gravity tank, steel supports to 8-sty brick factory lofts; cost, \$550; owner, William Colgate, 5 East 82d st; architects, Maxwell Engineering Co., 146 24th st, Brooklyn. Plan No. 170.

11TH ST, 64-66, tank, steel supports to 6-sty brick store and lofts; cost, \$400; owner, Henry C. Hallenbeck, 497 Pearl st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 160.

15TH ST, 48 West, fire escapes, fireproof windows to 6-sty brick store and lofts; cost, \$500; owner, Louis Ottman, 48 West 15th st; architect, Jacob Fisher, 25 Av A. Plan No. 188.

32D ST, 11-13 East, glass and iron marquise to 12-sty brick hotel; cost, \$650; owner, Albert Horter, cor 67th st and Lexington av; architects, Herter Looms, Inc., 841 Madison av. Plan No. 177.

33D ST, 38-40 West, toilet compartment to 7-sty brick stores and offices; cost, \$200; owner, John S. Forgotson, 38-40 West 33d st; architect, Peter M. Coco, 120 West 32d st. Plan No. 186.

41ST ST, 414 West, removal of two stories, new front, structural steel, 2-sty brick rear extension, plumbing, heating, general repairs to reduce number of apartments from 4 to 2; 4-sty brick apartments and store (to be used as apartments, office and storage); cost, \$3,000; owners, Youdonald Realty Corp., Archibald A. McDonald, president, 550 West 41st st; architect, Walter E. Young, 245 Stuyvesant av, Brooklyn. Plan No. 175.

47TH ST, 304 West, to replace present wood floor and beams with steel beams and stone concrete floor, partitions, plumbing to 4-sty brick firehouse; cost, \$2,800; owner, City of N. Y., Fire Dept., Robert Adamson, Com., Municipal Bldg.; architect, Wm. S. Connell, Municipal Bldg. Plan No. 173.

48TH ST, 508 West, change of column, shoring to 5-sty brick store and apartments; cost, \$100; owner, Henry Astor Estate 23 West 26th st; architects, Mulliken & Moeller, 103 Park av. Plan No. 181.

49TH ST, 236 West, erect display window cut door, opening to 4-sty brick store and private residence; cost, \$200; owner, John B. English, 24 West 34th st; architect, Harry Davidson, 101 West 42d st. Plan No. 191.

68TH ST, 30 East, lowering of 1st tier of beams, removal of front wall, other masonry and partitions, structural steel, mason work, fireproof, vent shaft, partitions (forming bath rooms), stairs, windows, extension to building line to 4-sty brick dwelling (to install stores and offices); cost, \$8,000; owner, Jas. A. Hawes, 648 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 169.

95TH ST, 100-102 West, 1-sty brick store building to 4-sty brick tenement; cost, \$1,000; owner, Cornelius S. Pinkney, 233 Broadway; architect, Benjamin W. Levitan, 110 West 40th st. Plan No. 190.

96TH ST, 69 West, cast iron columns, steel girders, brick piers, granite blocks, store fronts to 5-sty brick stores and tenement; cost, \$600; owner, Robt. Spero, 151 West 97th st; architect, Emil Ginsburger, 2272 Prospect av. Plan No. 199.

102D ST, 403-405 East (two buildings), No. 403: partition, doorway, skylight to 2-sty store; No. 405, 1-sty brick addition, plastic slate roof, plumbing, bathroom fixtures, tile to 1-sty brick store; cost, \$1,800; owner, Harlem Market Co., Gustav T. Lawrence, Pres., 109 East 14th st; architect, Jas. J. Geiser, 561 11th av, L. I. City. Plan No. 159.

104TH ST, 351 East, steel girder to 4-sty brick store and tenement; cost, \$100; owner, Salvatore Imperato, 2019 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 151.

106TH ST, 429 East, removal of partitions, rear wall, piers and windows, 1-sty brick extension to 2-sty brick dwelling, extension used as shop; cost, \$1,500; owners, Imperati & Camera, 2019 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 182.

119TH ST, 223 East, to replace present wood floor and beams with steel beams and stone concrete floor, 3-sty brick fire house; cost, \$1,700; owner, City of N. Y., Fire Dept., Robt. Adamson, Com.; Municipal Bldg.; architect, Wm. S. Connell, Municipal Bldg. Plan No. 178.

123D ST, 519 West, plastering, plumbing to 5-sty brick dwelling; cost, \$250; owner, Geo. J. Miltenberger, 244 West 122d st; architect, Nathan Langer, 81 East 125th st. Plan No. 156.

125TH ST, 66-68-70 East, remove partitions, form stair hall, erect stairs, new show window and doors, erect stud and plaster partitions, new water closet compartment to 3-sty brick store and lofts; cost, \$5,000; owner, Morris B. Baer, 60 Liberty st; architect, L. A. Sheinart, 194 Bowery. Plan No. 162.

126TH ST, 251, West, partitions (forming bath rooms), tile floors, windows, terra cotta block partitions, fireproof flooring (Bell's plaster boards), fire escape to 4-sty brick tenement; cost, \$2,800; owner, Frank Wanier, 120 West 126th st; architect, Jobst Hoffman, 188 St Nicholas av. Plan No. 172.

134TH ST, 10-12 East, brick piers, beams and girders, construct new iron stairs, cut opening, remove sill and brickwork, terra cotta blocks, bricking openings, fireproof doors to 4 1/2-sty brick (fireproof) bottling establishment; cost, \$2,500; owner, Jas. Everard's Breweries Co., 10 East 133d st; architect, J. P. Voelker, 979 3d av. Plan No. 198.

155TH ST, 14-28 East, interior balcony, fireproof exit doors and jams, iron exit stairs to 1-sty brick dance hall; cost, \$3,500; owner, Jas. Everard's Breweries, Mary M. Everard, Pres.,

12 East 133d st; architect, Nathan Langer, 81 East 125th st. Plan No. 157.

BROADWAY, 3320-3338, construct steel frame to 1 and 2-sty brick (fireproof) theatre and stores; cost, \$100; owner, Wayside Realty Co., 2789 Broadway, A. C. Hall, president; architect, Alexander Brociner, 489 5th av. Plan No. 196.

BROADWAY, 395-99, terra cotta partition, doors, windows to 15-sty brick lofts; cost, \$300; owner, Equitable Life Assurance Society, 165 Broadway; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 158.

BROADWAY, 570-76, stairs, fireproof trap-doors to 10-sty brick stores and lofts; cost, \$200; owner, 3d St. Realty Co., 37 Liberty st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 152.

BROADWAY, 1241-1251, install stairway to 5-sty brick stores and billiard rooms; cost, \$250; owner, Felix Isman, 1241-1251 Broadway; architect, M. Jos. Harrison, 230 Grand st. Plan No. 161.

BROADWAY, 503-05, stair extension and enclosure, flooring, freight elevator and terra cotta block enclosure, fireproof doors, skylight, re-

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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.

NOTICE TO CONTRACTORS: Proposals for Acute Hospital for one hundred patients, Acute Hospital for one hundred and fifty patients and Acute Hospital for two hundred patients, Construction, Heating Plumbing and Drainage and Electric Work for each building at Manhattan State Hospital, Ward's Island, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:30 p. m., Thursday, February 18, 1915, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of Six Thousand Dollars (\$6,000) for the Construction Work for Acute Hospital for one hundred patients, in the sum of Six Thousand Dollars (\$6,000) for the Construction Work for Acute Hospital for one hundred and fifty patients and in the sum of Nine Thousand Two Hundred Dollars (\$9,200) for Construction Work for Acute Hospital for two hundred patients; and in the sum of 5% of the amount of bid for Heating Work for each building, in the sum of Five Hundred and Fifty Dollars (\$550) for the Plumbing Work for Acute Hospital for one hundred patients, in the sum of Six Hundred and Fifty Dollars (\$650) for the Acute Hospital for one hundred and fifty patients, in the sum of Seven Hundred and Fifty Dollars (\$750) for the Acute Hospital for two hundred patients; in the sum of One Hundred and Fifty Dollars (\$150) for Electric Work for the Acute Hospital for one hundred patients, in the sum of One Hundred and Fifty Dollars (\$150) for Electric Work for Acute Hospital for one hundred and fifty patients, in the sum of Two Hundred Dollars (\$200) for Electric Work for Acute Hospital for two hundred patients. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty (30) days after official notice of award of contract, and in accordance with the terms of specifications Nos. 1945, 2127, 1941, 1946, 2118, 1942, 1948, 1947, 2119, 1943, 2120 and 1944. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, New York; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice, and upon the deposit of a certified check in the sum of Ten Dollars (\$10.00), made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated Albany, N. Y., January 20, 1915.

E. S. ELWOOD,
Secretary, State Hospital Commission.

NOTICE TO CONTRACTORS: Sealed proposals for the new sanitary work in the North Building of the Rochester State Hospital, Rochester, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:30 P. M., on Thursday, February 18, 1915, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. 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 (30) days after official notice of award of contract, and in accordance with the terms of specification No. 1956. The right is reserved to reject any or all bids. Drawing and specifications may be consulted at the Rochester State Hospital, Rochester, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawing and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon the deposit of a certified check in the sum of \$10, made payable to the State of New York, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

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Plans Filed Alterations (Continued).

moval of present freight elevator to 6-sty brick lofts; cost, \$5,000; owners, Trustees of Columbia University, Inc., Nicholas Murray Butler, 63 Wall st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 176.

BROADWAY, 32, terra cotta partitions, new sub-basement floor to 16-sty brick office building; cost, \$1,500; owner, Mutual Life Ins. Co., 34 Nassau st; architect, Chas. J. Graff, 229 West 36th st. Plan No. 187.

BROADWAY, 1695, store fronts to 6-sty brick stores and dwellings; cost, \$300; owner, Georgia W. Warren, 68 Broad st; architect, Samuel Cohen, 563 5th av. Plan No. 184.

BROADWAY, 2249, cabinet partitions (enclosing toilet rooms), removal of partitions and plumbing fixtures to 5-sty brick stores and tenement; cost, \$5,000; owner, Geo. Ehret, 235 East 92d st; architect, Jos. C. Cocker, 2017 5th av. Plan No. 185.

COLUMBUS AV, 141-147, build janitor's office to 4-sty brick restaurant; cost, \$300; owner, Thomas Healy, 141-147 Columbus av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 166.

MADISON AV, 145, remove window, build new stone or concrete sill, new entrance door, remove wall, new pipe railing to 5-sty brick residence and furnished rooms; cost, \$200; owner, Whitney Warren, 68 Broad st; architect, Samuel Boyce, 3161 Broadway. Plan No. 193.

PARK AV, 1747, partitions, plumbing and fixtures, stairs, bulkhead, fire-escapes, chimney flues to 4-sty brick store and tenement; cost, \$1,500; owner, Jos. Peyser, 2388 2d av; architect, Otto Reissmann, 147 4th av. Plan No. 153.

1ST AV, 79-81, marquis to 2-sty brick moving picture theatre; cost, \$700; owner, City of New York; lessee, Maas Amusement Co., Jacob Lehrer, Pres., 79 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 201.

3D AV, 2276-78-80, 60x64, new store fronts, remove party wall, iron and brick work to 3-sty brick store and loft; cost, \$6,000; owner, Estate of R. I. Brown, 20 Nassau st, E. D. Brown, trustee; architect, M. M. Porter, 78 Reade st. Plan No. 167.

3D AV, 2276-78-80, store fronts, structural steel, mason work, removal of party wall to 3-sty brick store and lofts; cost, \$6,000; owner, Brown Estate, Ethel D. Brown, trustee, 20 Nassau st; architect, Mathew M. Porter, 78 Reade st. Plan No. 167.

4TH AV, 287, erect 1-sty fireproof structure, terra cotta blocks, floor, plastering to 9-sty brick fireproof store and offices; cost, \$300; owner, The United Charities, R. Fulton Cutting, Pres., 287 4th av; architect, E. W. Crumley, 15 West 38th st. Plan No. 163.

6TH AV, 380, install fireproof partitions to 19-sty brick (fireproof), store, lofts and offices; cost, \$1,000; owner, Masonic Hall Co., Geo. J. Jackson, president, 71 West 23d st; architect, Ellwood Williams, 15 West 38th st. Plan No. 197.

8TH AV, 937, partitions, metal-covered store front, dumbwaiter shaft (brick and fireproof arch enclosure) to 4-sty brick tenement; cost, \$1,000; owner, August Fehr, 937 8th av; architect, William Irving, 205 East 79th st. Plan No. 202.

10TH AV, 698, tank, steel supports to 5-sty brick tenement; cost, \$125; owner, David A. Clarkson, Merrick, L. I.; architect, Julius Rosenmach, 615-25 Grand st. Plan No. 179.

Bronx.

151ST ST, 319, new partitions to 3-sty frame tenement; cost, \$500; owner, Elizabeth M. Wolski, 325 East 149th st; architect, Ignacy Wolski, 325 East 149th st. Plan No. 32.

FULTON AV, w s, 36.11 s 174th st, 2-sty brick extension, 13x13, and new toilet to 2-sty brick dwelling; cost, \$1,500; owner, Isaac Greenberg, 466 Broadway; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 26.

LONGWOOD AV, 1110, new basement of brick built under 2-sty frame dwelling; cost, \$650; owner, Jos. Meyer, 577 Union av; architect, Albert E. Davis, 258 East 138th st. Plan No. 27.

MORRIS AV, s w cor 166th st, 2-sty brick extension, 32x5, and 1-sty built upon 1-sty brick synagogue; cost, \$7,000; owner, Cong. Judah Halevi, on premises; architect, Jos. Harrison, 230 Grand st. Plan No. 30.

TINTON AV, 1006, new partitions to 4-sty brick stores and tenement; cost, \$75; owner, Chas. F. Brettell, 75 East 127th st; architect, Frank Hausle, 81 East 125th st. Plan No. 29.

WALTON AV, n w cor 138th st, new gravity tank to 5-sty brick factory; cost, \$2,500; owners, Jacob Bros. Co., 539 East 39th st; architect, Maxwell Engineering Co., 146 24th st, Brooklyn. Plan No. 28.

WESTCHESTER AV, 827, 1-sty brick extension, 110x138.6, to 1-sty brick theatre; cost, \$35,000; owner, Wolf Burland, 801 Cauldwell av; architect, Wm. Koppe, 830 Westchester av. Plan No. 31.

Brooklyn.

ADELPHI ST, 458, extension to 2-sty dwelling; cost, \$1,000; owner, Pasquale Esposito, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 584.

ARION PL, n w cor, Beaver st, interior alterations to 3-sty school; cost, \$700; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 588.

BERRY ST, 81, interior alterations to 4-sty store and tenement; cost, \$400; owner, Stephen Fuldine, 77 North 7th st; architect, Max Cohn, 510 Linwood st. Plan No. 640.

DUPONT ST, s s, 3.0 w Manhattan av, interior alterations to 3-sty school; cost, \$1,600; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 589.

FLOYD ST, 125, interior alterations to 2-sty dwelling; cost, \$300; owner, Markus Doner, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 676.

FULTON ST, 281, fire escape to 4-sty store and lodging house; cost, \$400; owner, Henry B. Davenport, 383 Jay st; architect, E. J. May, 850 DeKalb av. Plan No. 644.

GEORGE ST, 144, plumbing to 3-sty tenement; cost, \$250; owner, Paolo Arena, 144 George st; architects, Cannella & Gallo, 60 Graham av. Plan No. 622.

HALSEY ST, 964, interior alterations to 4-sty store and dwelling; cost, \$3,500; owner, Executive Realty Co., 189 Montague st; architect, Wm. Ludemann, 475 North st. Plan No. 607.

HALSEY ST, 928, exterior alterations to 1-sty theatre; cost, \$100; owner, Halsey Investing Co., 122 Lexington av; architect, Wm. H. Haywood, 122 Lexington av. Plan No. 650.

HANCOCK ST, n s, 100 w Bedford av, interior alterations to 4-sty school; owner, City of New York; architect, Hy M. Devoe, 131 Livingston st. Plan No. 541.

HERKIMER ST, 1163, extension to 2-sty dwelling; cost, \$2,000; owner, Chas. P. Cannella, 60 Graham av; architects, Cannella & Gallo, 60 Graham av. Plan No. 606.

HEYWARD ST, s s, 71.4 w Broadway, interior alterations to 3-sty school; cost, \$2,400; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 587.

MAUJER ST, 48, extension to 3-sty store and tenement; cost, \$1,800; owner, Louis Lerer, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 663.

MELROSE ST, 308, interior alterations to 3-sty store and tenement; cost, \$300; owner, Frank Slotta, 264 Graham av; architects, Cannella & Gallo, 60 Graham av. Plan No. 576.

POWELL ST, 401, interior alterations to 3-sty store and tenement; cost, \$400; owner, Yetta Hecht, on premises; architect, Max Cohn, 510 Linwood st. Plan No. 639.

REMSEN ST, 151, extension to 5-sty office building; cost, \$2,200; owner, Realty Associates, 162 Remsen st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 574.

SACKETT ST, 401, interior alterations to 3-sty dwelling; cost, \$600; owner, Wm. E. Emslie, 393 DeGraw st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 674.

SCHERMERHORN ST, 105, interior alterations to 5-sty temporary home; cost, \$2,500; owner, Brooklyn Society for the Prevention of Cruelty to Children, on premises; architect, Frank Freeman, 132 Nassau st. Plan No. 664.

SMITH ST, 205, extension to 3-sty store and dwelling; cost, \$350; owner, Jos. Silver, 515 12th st; architect, Jos. Silver, 515 12th st. Plan No. 585.

STOCKTON ST, 244 1/2, exterior alterations to 3-sty dwelling; cost, \$100; owner, Willie Diemer, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 598.

VERMONT ST, 546, extension to 3-sty dwelling; cost, \$350; owner, Abr. Sackachtel, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 551.

EAST 3D ST, 719, raise 2-sty dwelling; cost, \$300; owner, Isidore Rador, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 552.

EAST 16TH ST, 1065, extension to 2-sty dwelling; cost, \$600; owner, John Y. Bullard, 1124 Av J; architect, H. G. Lamson, 13 Park Row, Manhattan. Plan No. 563.

WEST 25TH ST, 2940, plumbing to 1-sty toilet; cost, \$200; owner, Mrs. Henry Weber, 2940 West 25th st; architect, Geo. H. Suess, 2968 West 29th st. Plan No. 673.

40TH ST, 748, plumbing to three 2-sty tenements; cost, \$250; owner, Jennie Munson, 189 Montague st; architect, Jacob Engel, 141 5th av. Plan No. 591.

47TH ST, n s, 150 e 3d av, interior alterations to 3-sty school; cost, \$2,275; owner, City of New York; architect, Hy M. Devoe, 131 Livingston st. Plan No. 540.

68TH ST, 1454, extension to 2-sty dwelling; cost, \$350; owner, Rocco Mintaromo, on premises; architect, C. A. Olsen, 1209 68th st. Plan No. 556.

ATLANTIC AV, 217, interior alterations to 3-sty store and dwelling; cost, \$2,500; owner, Geo. Robias, Cranford, N. J.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 627.

ATLANTIC AV, s e cor Ashford st, interior alterations to 1-sty stable; cost, \$1,200; owner and architect, Brooklyn Union Gas Co., 176 Remsen st. Plan No. 658.

BATH AV, 1638, extension to 3-sty dwelling; cost, \$3,000; owner, Ambroggio Cantabe, 1630 Bath av; architect, Chas. Gallo, 50 Graham av. Plan No. 548.

BROADWAY, 782, interior alterations to 3-sty store and dwelling; cost, \$1,000; owner, Manufacturers Citizens Trust Co., 774 Broadway; architects, Shampam & Shampam, 772 Broadway. Plan No. 621.

CLARKSON AV, 404, exterior alterations to 2-sty store and dwelling; cost, \$200; owner, Cath. Downey, 2 East 38th st; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 647.

EMMONS AV, 3154, raise roof of 2-sty hotel; cost, \$8,000; owner, Amicare Vannini, 64 West 10th st, Manhattan; architect, Louis V. Spinapont, 68 Bedford st, Manhattan. Plan No. 617.

FLATBUSH AV, 1673, interior alterations to 2-sty store and hall; cost, \$5,000; owners, Walz & Zerweck, Myrtle and Wyckoff avs; architects, Shampam & Shampam, 772 Broadway. Plan No. 648.

HARRISON AV, 121, exterior alterations to 2-sty dwelling; cost, \$300; owner, Morris Kitterner, on premises; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 565.

KENT AV, 963, tank on 4-sty brick factory; cost, \$2,100; owner, Wm. Henne & Co., on premises; architect, Rusling Co., 39 Cortlandt st, Manhattan. Plan No. 619.

MANHATTAN AV, 181, interior alterations to 3-sty store and dwelling; cost, \$500; owner, Jacob Bassuk, 42 1/2 Tompkins av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 624.

MYRTLE AV, 365, extension to 3-sty dwelling; cost, \$2,000; owner, Louis Rapport, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 596.

NASSAU AV, 129, interior alterations to 3-sty dwelling; cost, \$500; owner, Rocco D. Andrea, 115 Nassau av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 675.

NORTH PORTLAND AV. 10, exterior alterations to 3-story store and tenement; cost, \$200; owner, Sarah Baranello, 60 Bergen st.; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 638.

PARK AV. 172, plumbing to 3-story dwelling; cost, \$400; owner, Arthur C. Smith, 477 Willoughby av.; architect, Willard Parker, 34 McDonough st. Plan No. 562.

PITKIN AV. 1622, interior alterations to 3-story dwelling; cost, \$2,500; owner, Max Duork, 1718 Pitkin av.; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 595.

ST. MARKS AV. 1688, interior alterations to 2-story garage and dwelling; cost, \$400; owner, Rev. Henry A. Zimmer, 138 Montrose av.; architect, John M. Ricca, 1556 St. Marks av. Plan No. 637.

ST. MARKS AV. 1646, interior alterations to 2-story dwelling; cost, \$600; owner, Ida Schecht, on premises; architect, M. J. Harrison, 230 Grand st. Plan No. 662.

SURF AV. 3626, interior alterations to twelve 2-story dwellings; cost, \$400; owner, Giovanni Aquino, 398 Broome st., Manhattan; architect, Wm. A. Parfitt, 26 Court st. Plans Nos. 549 and 550.

VANDERBILT AV. 64, extension to 3-story dwelling; cost, \$300; owner, Hy Wilber, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 545.

Queens.

BAYSIDE.—Lamartine av., n w cor 5th st, extension to porch; cost, \$100; owner, John Huneke, premises. Plan No. 176.

COLLEGE POINT.—1st av., n s, 125 e 3d av, plumbing in dwelling; cost, \$125; owner, Aug. Schneider, 348 East 18th st, Manhattan. Plan No. 179.

COLLEGE POINT.—L. I. R. R., s w cor 27th st, interior alterations to dwelling; cost, \$300; owner, A. J. Spaeth, premises. Plan No. 182.

COLLEGE POINT.—4th av., n s, 125 w 16th st, 1-story frame extension, 18x16, rear dwelling, interior alterations, new plumbing, slate roof; cost, \$800; owner, Thos. Dragone, premises; architect, T. E. Andrews, 1212 3d av, College Point. Plan No. 185.

COLLEGE POINT.—8th av., n w cor 16th st, plumbing in dwelling; cost, \$100; owner, Pat'k Doherty, premises. Plan No. 186.

CORONA.—Jackson av., n e cor Hayes av, plumbing in school; cost, \$1,200; owner, City of New York, Park av and 59th st, Manhattan. Plan No. 187.

CORONA.—42d st, 175, 1-story frame extension, 7x20, rear dwelling, tin roof; cost, \$100; owner, Stephen Trebenrie, on premises. Plan No. 166.

DOUGLASSON.—Kenmore rd., s e cor Shore rd, erect sleeping porch to dwelling; cost, \$450; owner, W. Schutte, premises. Plan No. 177.

EAST WILLIAMSBURG.—Zeidler av, 110, interior alterations to store and loft; cost, \$450; owner, Emil Rothschild, 2113 8th av, Manhattan. Plan No. 178.

GERMANIA HEIGHTS.—Grove st, 291, raise roof of dwelling; cost, \$75; owner, C. Hoffmann, premises. Plan No. 174.

GUION PL. w s, 100 s Belmont av, repair dwelling after fire damage; cost, \$200; owner, Jos. Franzese, premises. Plan No. 168.

JAMAICA.—Merrick rd., w s, 300 s Oxford av, 1-story frame extension, 6x10, rear dwelling, tin roof; cost, \$200; owner, Frank Franz, 1038 Bushwick av, Brooklyn. Plan No. 175.

JAMAICA.—Union Hall st, w s, 300 s Pacific st, repair dwelling after fire damage; cost, \$350; owner, Jamaica Surety Co., Jamaica. Plan No. 191.

L. I. CITY.—8th st., s s, 175 e Vernon av, plumbing in dwelling; cost, \$100; owner, Miss D. Griffen, 111 8th st, L. I. City. Plan No. 189.

MIDDLE VILLAGE.—A st., n w cor Croos st, foundation to dwelling; cost, \$175; owner, H. Drelling, on premises. Plan No. 167.

OZONE PARK.—Belmont av., n s, 100 w Freedom av, plumbing in dwelling; cost, \$65; owner, M. Delacour, premises. Plan No. 183.

OZONE PARK.—Lawn av., w s, 200 n Jerome av, plumbing in dwelling; cost, \$200; owner, J. York, Lawn av, Ozone Park. Plan No. 181.

ROCKAWAY BEACH.—Bayside pl, 49, plumbing to dwelling; cost, \$250; owner, A. Gambrown, 477 Boulevard, Rockaway Beach. Plan No. 164.

ROCKAWAY BEACH.—Pier av., n w cor Boulevard, repair piazza to dwelling; cost, \$100; owner, H. Smith, premises. Plan No. 172.

WOODHAVEN.—Old South rd., s s, 500 e Cedar lane, interior alterations to two cow barns, metal ceilings, stalls, etc.; cost, \$10,000; owner, Frank Goldstone, Old South rd, Woodhaven; architect, J. W. Weiss, 52 Lafayette st, Middle Village. Plan Nos. 169-170.

NEW JERSEY NEWS.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—R. Bottelli, 207 Market st, has nearly completed plans for a 4-story apartment, 50x66 ft., at 211-213 Sumner av for Abraham Haupton and others, 335 South Clinton st, East Orange, N. J., speculative builders. Cost, about \$30,000.

WEST NEW YORK, N. J.—John Messmer, 610 Summit av, West Hoboken, has completed plans for a 3-story tenement, 25x62 ft., at 17th st, near Palisade av, for Morris Goldberg, Harrison pl, near 12th st, owner and builder. Cost, about \$10,000.

JERSEY CITY, N. J.—George W. Von Arx, 75 Montgomery st, owner, is preparing plans for a 4-story apartment at the southwest corner of Hudson Boulevard and Harrison st. Cost, about \$30,000.

JERSEY CITY, N. J.—Excavating has been completed for the 3-story flat, 40x78 ft., at 109-111 Woodward st, for the Woodward Realty Co., Morris Boyardsky, 22 Dwight st, president and builder. Nathan Welltoff, 222 Washington st, Newark, architect, George Lowry, 40 Grant av, mason.

BANKS.

SOUTH RIVER, N. J.—Frank Hasselman, 30 East 42d st, Manhattan, has been commissioned to prepare plans for a 1-story bank building for the First National Bank of South River. Cost, about \$40,000.

MONTCLAIR, N. J.—Holmes & Winslow, 103 Park av, Manhattan, have been commissioned to prepare plans for a 1-story bank building at 493-501 Bloomfield av for the Essex National Bank, Mr. Grant, president. Cost, about \$45,000.

DWELLINGS.

EAST RUTHERFORD, N. J.—Joseph Lugosch, 408 Kossuth st, Union Hill, has completed plans for a 2-story brick residence on Freeland av for Lang & Plumber, owners and builders.

RUTHERFORD, N. J.—John Messmer, 610 Summit av, West Hoboken, is preparing plans for two 2-story brick residences at the corner of Hoboken st and 7th st for Joseph Hommer, Palisade av and Maple st, Weehawken, N. J. Total cost, about \$8,000.

ROSELLE, N. J.—William H. Clum, 152 Park av, Plainfield, has completed plans for a 2½-story frame and stucco residence for Paul P. Stryker, Elizabethport, and 1st st, Dunellen, N. J. Cost, about \$4,000. Owner will build by day's work, and is taking estimates on materials and labor.

NEWARK, N. J.—H. B. Upjohn, 456 4th av, Manhattan, is preparing plans for a 2-story brick and stucco parish house in Congress st, adjoining the church, for the Christ Episcopal Church, Rev. Frank H. Hallock, 81 Congress st, pastor and member of building committee. Cost, about \$12,000.

SCHOOLS AND COLLEGES.

MORRISTOWN, N. J.—Guilbert & Betelle, 665 Eroad st, Newark, have been commissioned to prepare plans for a brick public school at the corner of Early st and Aton av for the Board of Education of Morristown. Cost, about \$150,000.

STORES, OFFICES AND LOFTS.

PASSAIC, N. J.—John F. Kelly, P. O. Building, has nearly completed plans and will take bids on separate contracts for a 3-story store, office and apartment building, 50x108 ft., for Frank W. Uehlein, 292 Main av.

THEATRES.

JERSEY CITY, N. J.—Percy A. Vivarttas, 110 4th st, Union Hill, N. J., has about completed plans for a 2-story moving picture theatre at the southeast corner of Bergen av and Bergen st for the U. S. Government, Frank G. Hall, 517 Washington st, Hoboken, will take bids on general and separate contracts about February 11. Cost, about \$90,000.

PERSONAL AND TRADE NOTES.

W. R. SQUIRE, consulting engineer, has moved from 105 West 40th st to 2-16 West 33d st.

THE EMPIRE CITY-GERARD CO. has moved its office to Greenpoint av and Provost st, Brooklyn.

HARRY McNALLY BUILDING CO., general contracting, has moved its offices from 5 East 42d st to 1974 Broadway.

STEWART WAGNER, architect, formerly with Tracy & Swartwout, is now connected with Harold L. Young, 1204 Broadway.

W. W. RASMUSSEN AND H. C. WYLAND, architects, with offices at 1133 Broadway, will in future be associated in all new work.

CAMPBELL & DEMPSEY, general contractors, Kingston, N. Y., have opened offices at 17 West 42d st, Manhattan, for the transaction of all local work.

VINCENT J. AHLEMAYER, plumbing contractor, has opened a shop at 389 Grove st, Jersey City, and desires catalogues and price lists from manufacturers.

JAMES F. HUGHES, architect, for a number of years with William Burnett, 11 East 24th st, has opened offices for the practice of his profession at 353 5th av.

MARK CONKLIN, architect, formerly at 92 Genesee st, Auburn, N. Y., has discontinued his practice in Auburn and has moved to Detroit, Mich., where he will open offices.

MASON & WILSON, architects, Jamestown, N. Y., have dissolved partnership by mutual consent. Joseph Mason will continue the practice in the Barrett Building, Jamestown.

LOUIS J. LEVY, heating and plumbing contractor, has opened an office and shop at 156 East 84th st, Manhattan, and desires samples, catalogues and price lists from manufacturers and jobbers.

C. R. DODGE AND G. H. Edbrooke, formerly of Dodge & Dodge, have opened offices at 33 West 42d st, where they will specialize in concrete handling equipment under the name of C. R. Dodge & Co.

BERRY BROTHERS, varnish manufacturers, will open a new branch in Savannah, Ga. The Baltimore office has not been abandoned as has been reported. With the addition of the new branch at Savannah, Berry Brothers will be in a position to better serve their southern trade.

G. EDWARD TILT has resigned his position with John Monks & Sons, general contractors, 82 Beaver st, to engage in the general practice of engineering and contracting, specializing in harbor construction, marine terminals and warehouses, under the firm name of G. E. Tilt & Co., 90 West Broadway.

CERESIT WATERPROOFING CO., of Chicago, has taken space with the Architects' Samples Co., Inc., 101 Park av, where the products of the company are exhibited in a manner which demonstrates their value and gives the architect and his client the desired information as to what materials to use for specific purposes.

DAVID A. WRIGHT, who for several years past has been connected with the Yale & Towne Mfg. Co., New York, as district manager in the West, has opened an office for himself as manufacturers' agent at 140 South Dearborn st, Chicago. Mr. Wright is specializing on labor-saving and pneumatic machinery, cranes, hoists and trolley systems.

CLARENCE D. POLLOCK, formerly in charge of the Bureau of Highways of the Borough of Manhattan, New York City, has been appointed consulting engineer of the Granite Paving Block Manufacturers' Association of the United States, Inc. Mr. Pollock has had over 20 years' experience in charge of paving construction in New York, Brooklyn and Texas.

JOSEPH BROOME, architect and chemical engineer, 123 Liberty st, is in a serious condition in his home in Roselle Park, N. J., following an apoplectic stroke in his office Friday, Jan. 29. Mr. Broome is a member of the Society of Arts of Great Britain and the Society of Chemical Industry, and has been a teacher of science and art in the British government service. He has been employed as architect for important buildings in this city and elsewhere.

OBITUARY

FREDERICK C. H. MOHR, a well known architect of Buffalo, N. Y., died suddenly after a stroke of apoplexy at his home, 265 East Utica st, Monday, January 25. Mr. Mohr is survived by his widow and three daughters.

HALSEY F. WING, a retired builder, died of a complication of diseases at his home, 338A Lafayette av, Brooklyn, Monday, February 1. He was eighty-four years old and was active in Republican politics for many years. He is survived by his widow and two daughters.

RICHARD T. BONARD, a retired general contractor, died of pneumonia at his home in Atlantic Highlands, N. J., Monday, January 25. He was eighty-three years of age. He was one of the pioneer residents of Asbury Park and erected a number of the city's earlier structures. He is survived by his widow, two sons and a daughter.

JOSEPH K. GARDNER, a manufacturer of sash, doors and blinds, died of general debility at his home, 118 Lafayette avenue, Brooklyn, Wednesday, Feb. 3. He was seventy-one years old.

DAVID WILSON, a retired contractor and builder, died following an operation at his home, 277 Fourteenth st, Brooklyn, Tuesday, Feb. 3. He was sixty years old and leaves his widow.

TRADE AND TECHNICAL SOCIETY EVENTS.

EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

INTERSTATE MANTLE & TILE DEALERS' ASSOCIATION will hold its twelfth annual convention in Baltimore, Md., February 9 to 11, inclusive.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its midwinter convention in New York City, February 17-19 inclusive. Secretary, F. L. Hutchinson, 33 West 39th st.

NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Syracuse February 16th to 19th, inclusive. Headquarters at the Yates Hotel. Secretary, John B. Foley, Kirk Building, Syracuse, N. Y.

BROOKLYN BUILDERS' ASSOCIATION will hold a banquet and dance at the Hopkinson Mansion, 428 Hopkinson av, Brooklyn, Wednesday evening, February 10. A number of prominent city and borough officials have accepted invitations. Joseph I. Aaron and Samuel Oxford have charge of the arrangements.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. Mcghan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

FINE ARTS FEDERATION OF NEW YORK will hold a meeting at the Fine Arts Building, 215 West 57th st, Tuesday evening, February 9, for the discussion of "The Influence of City Planning on Real Estate and the Work of the Art Commission of the City of New York." Hon. George McAneny, President of the Board of Aldermen, and other speakers will participate.

AMERICAN GROUP OF THE SOCIETE DES ARCHITECTES DIPLOMES PAR LE GOUVERNEMENT at its recent annual meeting elected the following officers for 1915: Joseph H. Freedlander, president; Francis A. Nelson, vice-president; John Oakman, secretary; Duncan Candler, treasurer. Lloyd Warren, Chester H. Aldrich and Charles Butler were elected trustees.

NEW YORK CHAPTER, NATIONAL FIRE PROTECTION ASSOCIATION will hold a meeting at the City Club, 55 West 44th st, Monday, February 8, at 8:30 p. m. A lecture on "The Edison Fire," illustrated with lantern slides, will be delivered by E. J. Moore, which will be followed by a discussion on the general subject of "Fire Protection." This discussion will be opened by Cass Gilbert, former president of the American Institute of Architects and chairman of the Special Committee on Edison Fire, Concrete Institute.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition in the Fine Arts Building, 215 West 57th st, February 7 to 27. The exhibition this year will contain many things of interest to lovers of art as well as to those interested in the building trades. Among the prominent works will be designs for mural paintings for the Panama Pacific Exposition by Edward Simmons and Frank Vincent Drummond. Drawings for several new buildings will also be displayed notably the Morgan bank, at Broad and Wall sts; the Church of St. Vincent, at 65th st and Lexington av, and the Seaside Hospital, at New Dorp, Staten Island. Arnold W. Brunner will display his drawings for the proposed bridge for the New York Connecting Railroad, and Arthur Crisp his sketches for the decorations at the Belasco Theatre.

BUILDING MATERIALS AND SUPPLIES

PRACTICALLY EVERY COMMODITY STIFFENED PRICES DURING JANUARY—MORE ADVANCES EXPECTED—SHADING NIL

Cement Cuts Bring Little New Business—
Brick Strengthening—Hydrated Lime Firm

MORE changes in the list prices of building materials have occurred within the last month than at any time in a year and a half. Practically every change has been upward. The accompanying table shows the trend of the market. Changes are indicated in black face type.

On January 2 open cargo common Hudson brick was quoted at \$5. This brick is not being quoted today. Covered brick is bringing \$5.75 and \$6.25. Raritan brick is quoted at \$6 flat. Second-hand brick has shifted from \$2.50 and \$2.75 to \$2.75 low. Newark yard prices are up a quarter a thousand.

Portland cement has been cut by certain interests without regard to the trend of local building conditions. A few sales have been made at a mill base below seventy-five cents, but the real market is clinging to an eighty-cent mill base. Practically every dealer has stacked and there is little cement moving at the insurgent rate. It is the plan of the standard companies to filibuster, not so much with the idea of inducing new business to come out at this level as to give the obstreperous ones a surfeit of unprofitable business. There is no change in sight, but none of the important companies are contracting far ahead at prices below \$1.42 along side of dock, N. Y.

German cements are now procurable, but importers are not making quotations except on application. Crushed stone is off about five cents a yard from last month's quotation of \$1 for inch and a half trap rock and three-quarter inch sizes. There is practically no inch and a half blue stone available, hence it is not being quoted. Three quarter inch blue is quoted at \$1.15 and —, but it is not plentiful.

Double thick window glass discounts have changed from 90-10 and 90-20 to

90-15 and 90-20 per cent. off jobber's lists. Plate glass discounts have changed from 90-30 to 90-25 per cent.

No change is reported in gravel, but screened Cow Bay sand, while nominally quoted at 50 cents, the same as last month, is weak at that figure. Hollow tile is without change in local quotations from last month. Lime is steady and hydrated finishing is still being quoted at \$10.50 a ton. This commodity is fairly stiff at that figure. Linseed oil at 60 and 61 cents is likely to move up, following a sharp advance in the price of flaxseed at Duluth this week. An advance of ten cents is shown during the last month. Lubricants are showing signs of advancing on high grades.

Practically every department of lumber shows a slight change over last month's list as published in the Record and Guide. Lath shows an advance of from ten to twenty cents. Inch and a half round is still not a quotable commodity. This stiffening is usual at this time of the year.

Plaster quotations at — and \$10 last month has changed to \$10 and —, indicating that shading has been checked. In the slate market an upward movement in the price of Genuine Bangor may be reported at the first of the week. Otherwise there is no change. The table shows the range from \$4.75 to —. Steel at Waverly is steady at 1.85c for shapes and plates and 1.80c for bars.

Plan filings for the week follow. In the corresponding week last year 196 new building plans were filed in the city, the estimated value of which was \$2,774,410.

	Jan. 29	Week ending	Feb. 5
Manhattan.....	21	\$6,460,100	17' \$2,567,000
Bronx.....	29	999,200	17 450,500
Brooklyn.....	57	511,660	48 562,000
Queens.....	61	275,419	71 177,325
Richmond.....	5	14,100	12 98,850
Totals.....	173	\$8,260,479	165 \$3,855,675

Tuesday, Feb. 2.....	0	0	0
Wednesday, Feb. 3.....	0	0	0
Thursday, Feb. 4.....	0	0	0
Total.....	5	0	3

Reported en route, Friday, Feb. 5—0.

Conditions of market, weak. Prices: Hudsons, open cargoes, no quotations. Covered, \$5.75 and \$6.25. Raritan, \$6 and — (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7 and — (yard). Open cargoes left over Friday A. M., Feb. 5—8. Covered, 3; covered sold, 1; total covered left over Feb. 5—39.

Jan. 22...12	307,500	Jan. 29... 4	77,500
Jan. 23... 6	*4,500	Jan. 30... 3	37,000
Jan. 25... 6	*72,000	Feb. 1... 1	snow
Jan. 26... 12	333,000	Feb. 2... 0	snow
Jan. 27... 8	243,000	Feb. 3... 6	56,000
Jan. 28... 11	351,000	Feb. 4... 6	82,000
Total...55	1,311,000	Total...20	252,500

*Rain.

1914.

Left over, Friday A. M., Jan. 30—114.

	Arrived.	Sold.	Covered.
Friday, Jan. 30.....	0	1	0
Saturday, Jan. 31.....	0	1	0
Monday, Feb. 2.....	0	0	0
Tuesday, Feb. 3.....	0	4	0
Wednesday, Feb. 4.....	1	3	0
Thursday, Feb. 5.....	0	3	0
Total.....	1	12	0

Condition of market, stiffening at top quotations. Price: Hudson, \$5.50 to \$6; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., Feb. 6—103.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 4, 1915.....	92
Total No. bargeloads sold Jan. 1 to Feb. 4, 1915.....	43
Total No. bargeloads left over Jan. 1, 1914.....	117
Total No. bargeloads arrived, including left over, Jan. 1 to Feb. 5, 1914.....	146
Total No. bargeloads sold Jan. 1 to Feb. 5, 1914.....	43
Total No. bargeloads left over Feb. 6, 1914.....	103

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to Feb. 5, 1915.

Note.—Current price changes are indicated by black-face type. For comparison see Record & Guide, Jan. 2, 1915.

BRICK—

Hudson common.....	No Quotation
Covered Hudson.....	\$5.75 @ \$6.25
Raritan common.....	@ 6.00
2d hand common.....	2.75 @ —
Newark (yard).....	6.75 @ 7.00
Front or face.....	18.00 @ 36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland.....	\$1.42 nominal
Mill base.....	\$.75 @ \$.80
10c. bag; returns on bags.....	
Con. Rosendale Nat. to dealers.....	.90 @ —
Dealers price to job.....	1.10 @ —
7½c. bag; returns on bags.....	

Alsen's German..... On Application
Dyckerhoff German..... On Application

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in.....	\$.95
Trap rock, ¾ in.....	1.05
Bluestone, 1½ in.....	No Quotations
Bluestone, ¾ in.....	\$1.15 @ —

GLASS, Windows—from jobbers' list—

Single thick.....	90-10 & 90-15
Double thick.....	90-15 & 90-20
Plate.....	90-25

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in.....	\$0.85
¾ in.....	.95

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—	
4x12x12 in.....	\$0.06
6x12x12 in.....	.084
8x12x12 in.....	.102
10x12x12 in.....	.12
12x12x12 in.....	.15
Interior—	
2x12x12 in.....	\$0.048
3x12x12 in.....	.048
4x12x12 in.....	.054
6x12x12 in.....	.072
8x12x12 in.....	.096

LIME (Standard 300 lb. bbls. wholesale, select finishing):

Farnham Cheshire, finishing.....	@ \$1.55
Eastern, common.....	1.25
Hydrated finishing.....	\$10.50 per ton

LINSEED OIL—

American Seed City Raw.....	\$0.60 @ \$0.61
American Seed City Boiled.....	.59 @ .60

LUBRICANTS (Mineral):

Black, refined, summer.....	13 @ 14
Black, reduced, 27 gravity, 35 @ 30 c. t.....	13½ @ 14½
Wax, crude.....	per lb. 3½ @ 3¾
Cylinder, light filtered.....	21½ @ 23
Cylinder, dark, steam, refined.....	15½ @ 25

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):	
8 to 12 in.....	\$21.00 @ \$25.00
14 to 16 in.....	27.00 @ 31.50
Heart face siding 4-4 & 5-4.....	@ 28.00
Flooring, 13-16x2½ & 3 ins.....	14.00 @ 27.00

Hemlock, Pa., f. o. b. N. Y. base price, per M..... @ 24.00
Hemlock, W. Va. base price per M..... @ 24.00
Hemlock, Eastern mixed cargoes..... 19.50 @ 21.50

(To mixed cargo price add freight \$1.50.)

Spruce Canadian..... \$24.00 @ \$25.00

Spruce (W. Va. f. o. b. N. Y., lighterage limits):

2x4, 18 and 20 ft.....	\$25.50
8x8 and under, 16 ft. and under.....	24.00
9 in., 16 ft. and under.....	29.00
2x6, 10 and 14 ft.....	23.00
2x8, 12 and 14 ft.....	23.00
2x10, 3x10, 10 to 16 ft.....	29.00

Add \$1.00 per M. for each inch over 12 ins.

Add \$1.00 per M. for every 2 ft. over 20 ft. in length.

1x2 shingling lath, rough or dressed one side..... \$26.00

LATH (Eastern spruce f. o. b. N. Y.):

1½-in. round wood..... @ —

1½-in. slab..... \$3.50 @ \$3.60

PLASTER—(Basic dealer prices, at yard, Manhattan):

Masons finishing in 100 lb. bags, per ton..... \$10.00 @ —

BLOCKS—

2 in. (solid) per sq. ft..... @ \$0.06

3 in. (hollow)..... @ .06½

4 in. (hollow)..... @ .07½

Boards ¾ in. thick, per sq. yd..... @ .16

SAND—

Screened and washed Cow Bay, 500 cu. yd. lots, wholesale..... @ \$0.50

SLATE (Per Square, N. Y.):

Penn. Bangor ribbon..... \$4.10 @ \$4.75

Munson, Maine, No. 1..... 5.50 @ 7.75

Munson, Maine, No. 2..... 4.50 @ 6.75

No. 1 red..... 10.00 @ 12.00

Unfading green..... 4.00 @ 6.00

Genuine Bangor (stiffening)..... 4.75 @ —

Pen Argyle..... 4.00 @ 6.00

Vermont, sea green..... 3.00 @ 4.20

STRUCTURAL STEEL (Waverly):

Beams and channels up to 14 in..... 1.85c

Beams and channels over 14 in..... 1.85c

Angles 3x2 up to 6x8..... 1.85c

Zees and tees..... 1.85c

Steel bars, half extras..... 1.80c

NEW JERSEY STRIKE LAW.

Relating to Advertising for Help To Take Places of Departing Men.

AMONG the bills introduced in the New Jersey legislature in the present session of the legislature in that state is Assembly No. 43, entitled: "An act to secure for mechanics and others payment for their labor and materials bestowed upon or for any building and regulating the creation, enforcement and discharge of their liens, therefor." (Referred to Committee on Judiciary.)

Assembly, No. 66, "An Act to regulate advertisements and solicitations for employees during strikes, lockouts or other labor troubles or disputes, and providing penalties for the violation of its provisions."

This bill makes it unlawful for any employer to advertise for labor to fill the places of strikers without stating in the advertisement that a strike or lockout exists, together with the date of its commencement, the name of the employer and the location of the factory, mine or plant.

Assembly, No. 63, "An Act to make lawful certain agreements between employees and laborers and to limit the issuing of injunctions in certain cases."

Assembly, No. 64, makes compulsory one day's rest in seven for all classes of labor, except certain employees, such as janitors, watchmen, etc.

COMMON BRICK.

Current Prices \$5.75 to \$6.25 Without Fluctuation or Shading.

BRICK is steady. Prices have prevailed at \$5.75 to \$6.25 for the week, despite interference with building operations by the snowfall and the requisitioning of trucks by snow contractors which interfered with riding.

Official transactions for Hudson River brick covering the week ending Thursday, Feb. 4, in the wholesale market, with comparison for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follows:

1915.

	Arrived.	Sold.	Covered.
Open barges, left over, Friday A. M., Jan. 28—6.			
Friday, Jan. 29.....	0	0	0
Saturday, Jan. 30.....	0	0	1
Monday, Feb. 1.....	5	0	2