

NEW YORK, MARCH 13, 1915

CONCESSIONS FOR SAKE OF UNITED ACTION

Important Modifications in the Lockwood Bill Agreed to—Tenement, Fire and Labor Laws Not to be Subject to Variation, and Mayor to Appoint Chief Board

THE Conference Committee of Real Estate and Allied Organizations, which recently presented to the Legislature the Lockwood-Ellenbogen bill for simplifying building inspection in New York City, is prepared to defend the measure against criticisms which have during the past few days been aimed at it. The following statement, concerning the bill, is made by Richard O. Chittick, secretary of the conference:

"Considerable opposition has developed during the past few days to the Lockwood-Ellenbogen bill for simplifying building inspection in New York City. It is significant that this opposition has been most marked since the hearing at Albany on March 3. This is perhaps accounted for by the fact that on that occasion it was plain to all observers, and doubtless was not lost upon the Joint Committee on City Affairs, that the advocates of the bill had all the best of the argument. The opposition to the bill was led actively by the Secretary of the City Club, and reinforced by charity organization interests. With this in mind the recent evidences of a widespread propaganda against the bill is easy to understand.

An Open Discussion.

"Before taking up specific criticisms of the bill, it is only fair to those who have devoted months of time in the effort to remedy a condition of which the whole city may well be ashamed, to say that all presumed to be interested, including the City Club, were invited to discuss the bill in the making.

"It is also necessary to contradict a statement which has been given publicly, to the effect that the Lockwood-Ellenbogen bill has been 'deserted' by many of its original advocates. While the advertising value of this to the opponents of the bill is quite obvious, the facts do not warrant the statement. The number of organizations favoring the bill has actually been increased.

"It would, of course, be absurd and unfair to assume that all criticisms of the Lockwood-Ellenbogen measure are made in bad faith. Probably most critics of the bill are sincere, though some of them are badly informed; and while this may be a sign of the times it is not necessarily evidence of bad faith.

"Neither would it be the part of wisdom to assume that the bill is perfect, or that it offers a panacea for all the ills of over inspection and waste.

"The bill may have its faults; but if it had no other merits, those responsible for it can at least pride themselves on having forced upon public and official notice a condition which ought to have been remedied long ago, but for which no remedy would have been provided if the so-called real estate interests had not, nearly a year ago, started a movement to correct an intolerable situation.

Sifting the Criticisms.

"Sifting the criticisms of the Lockwood-Ellenbogen bill quite carefully, those which deserve serious attention seem to be:

1. That decentralization is threatened.
2. That the functions of the Tenement House Department, Fire Department and the Labor Department will be interfered with, the safeguards to life growing out of the present equipment and administration of these departments endangered and the laws rendered inoperative.
3. That the Superintendents of Buildings will be given dangerous authority and placed under pressure of local sentiment.
4. That the Board of Standards will have too great authority.
5. That the Board of Examiners will be a law unto itself; that it will be recruited from organizations that will act in self-interest; that this bill's existence is a legalized looting of the City Treasury.

Borough Responsibility.

"To take these up in their order:

"First, as to the cry of decentralization. This is a fetich that seems to have obsessed quite a number of very amiable and well-intentioned persons. Theoretically the Lockwood-Ellenbogen bill does mean a certain amount of decentralization, but in spite of affirmative academic opinion on this subject is there any particular virtue in retaining a centralized administrative function—that of building inspection and supervision—which has steadily been breaking down for seven or eight years until at the present time it has collapsed hopelessly? That it has broken down no well-informed person will deny.

"Is not the present system of borough jurisdiction, as it applies to building inspection the direct result of the failure of a central building inspection system such as the opponents of the Lockwood-Ellenbogen bill are now advocating?

"Second, the so-called raid upon the Tenement House Department, the Fire Department and the Labor Department.

"Most of the critics of the Lockwood-Ellenbogen bill seem to have assumed that all the virtue in this controversy is on their side. What are the facts about that loudly decried stripping of these departments?

Inflexible Laws.

"The Lockwood-Ellenbogen bill says in effect: The Tenement House Act is a fixed and inflexible law. The Labor Law is in the same case. The authority of the Fire Commissioner is exceedingly wide, both under the Charter and under specific enactments of the Board of Aldermen; also under the police power of the State. But in the matter of construction, alteration and structural changes, there is no reason whatever why, with such fixed laws applicable in each case, a tenement house or factory cannot be built as well under the direction of a Superintendent of Buildings as under a functionary called by some other name; and so in the case of fire prevention requirements. To each of these departments is left the jurisdiction over maintenance and housekeeping.

"Finally there is the Board of Examiners.

"Mr. Binkerd characterizes this as an irresponsible body, apparently because it is not appointed by the Mayor. It is recruited (in the bill) practically from the same sources as at present. The language of the bill does not depart widely from that of the Charter. (See section 409 of the Lockwood-Ellenbogen bill and section 411 of the Charter). But as proof that the bill is intended neither to contain jokers nor to be a 'ripper' measure, the Executive Committee is willing to amend this section so as to vest with the Mayor absolute power to appoint the Board of Examiners. The Conference will probably recommend this change to the Legislature.

"Decisions of the Board of Examiners are given much wider publicity than at present. They are final. But so they are now under the Charter. The framers of the present charter did not seem to share Mr. Binkerd's opinion that the persons who have spent millions to make New York City what it is, and will spend millions more, should have no voice at all in how this great building industry should be conducted. They seem to have had some faith in human nature.

"The provision for 'variations' by the Board of Examiners in the Lockwood-Ellenbogen bill, coincides with the present charter provisions.

Another Modification.

"It is fair both to the critics of the bill and to the Conference Committee to state here another important modification which it is proposed to make.

"The transferring of jurisdiction of the Tenement House Department over construction, structural changes, etc., to the Superintendent of Buildings, Section 406, and the provision for variations from law or ordinance, etc., Section 410, does give power to modify the Tenement House Act. While here again the language of the existing Charter is used, it was not the intention to 'tamper' with the Tenement House Law as has been charged. This is recognized as a fair point for criticism. The Executive Committee is perfectly willing to recommend an amendment that will prevent the application of the variation clause to the Tenement House Act.

"If the Lockwood-Ellenbogen bill does not provide any way for getting rid of the Board of Examiners, as Mr. Binkerd complains, this is plainly because it here again adopts the plan of the existing Charter (Section 411).

"In many respects those who have labored to discover in the Lockwood-Ellenbogen bill a vicious measure are visiting upon it alleged viciousness in the present Charter, under which building construction has been carried on in this city for many years. The bill is not a perfect measure. Where it reflects wide divergence of honest opinion, these differences must be fought out in the usual way. But it does represent hard work, honest effort, months of going over and many revisions. It deserves helpful and not destructive criticism.

"The alleged 'jokers' will be eliminated, if they can be pointed out."

GOOD AND BAD BILLS IN THE LEGISLATURE

A Bill that Abolishes the Industrial Board—A New Measure of Personal Taxation for the Relief of Realty—Governor Signs Bronx Bills

SOMETHING beneficial to the business community is expected from the several measures now in the Legislature intended to put a limit upon the powers of the State Department of Labor and the Industrial Board. The latest bill (by Senator Spring) abolishes both the Industrial Board and the Workmen's Compensation Commission, and puts the Labor Department under the control of an Industrial Commission, which is erected by the bill. The new commission is to appoint the Commissioner of Labor and his deputies. An earlier bill makes the Labor Department a bureau in the office of the Secretary of State.

A hearing was held at Albany on Wednesday on the bill which repeals that section of the New York City charter which gives the Board of Estimate power to limit the height of buildings. Assemblymen Albert E. Smith, Michael J. Horan, Stewart Browne and Joseph S. Schwab were among those who spoke in favor.

A bill is being prepared by a committee of the Real Estate Association of the State of New York which provides for the taxation of both tangible and intangible personal property. The rate is four mills, with no exception for debt, but with an exemption of \$2,500 for household effects, etc. A private hearing on this matter of a personal property tax was held before the Mayor's Taxation Commission, Friday, March 12. Charles J. Bullock, of Harvard, and Allan C. Girdwood, of Maryland, came to New York for this hearing.

Affects Registration of Titles.

Governor Whitman has signed the bills introduced by Senator Hamilton and Assemblyman Fertig amending section 63 of the Personal Property law and section 232 of the Lien law. These amendments were prepared by Register Polak to relieve the double filing in Bronx and Manhattan, and also to save the taxpayer the additional cost entailed by the duplicate filing.

Section 232 of the Lien law provides, that where the mortgagor of a chattel mortgage resides in the Borough of the Bronx at the time of the execution of the mortgage or the mortgaged property is situated in such borough, the mortgage shall be filed in the office of the Register of the county of Bronx; and where the vendee of a contract for the conditional sale of goods and chattels not attached or to be attached to a building is a resident of the borough of the Bronx, in such case the contract shall be filed in the office of the Register of the county of Bronx. Register Polak has also drawn up a bill to amend the present statutes with reference to renewals of papers filed in the office of the Register of New York County and affecting interests now in the County of the Bronx.

The Assembly Committee on the Judiciary held a hearing on Tuesday on the bill amending the Torrens act. A committee from the Real Estate Board attended.

These Bills Are Challenged.

The Advisory Council is opposed to the passage of the following bills:

The bill to amend the Lien law. The main amendment seems to be intended to make the liens of mechanics and material men attach to property, without the necessity of filing a notice and to make other burdensome requirements upon contracts and sub-contractors. If this bill were passed, it would make it impossible for lenders to make building

loans with safety, and it would therefore circumscribe and possibly stop building improvements.

The bill to require the filing of affidavits of actual consideration to be used as a basis of assessment. Bills of this type have been introduced from year to year. They are objectionable in that they require the disclosure of the personal business of individuals, which is against the spirit of our institutions, without real advantage to the public. Occasional prices paid for property are not a true index of permanent values on which a tax should be based. Expert studies made by the assessing authorities are the proper basis of assessment.

Hearings Announced.

To-morrow (Saturday) morning at 10.30 at City Hall there will be a supplementary hearing on the Lockwood bill, providing for the consolidation of building inspection departments, before a sub-committee of the Joint Committee of the State Legislature on the Affairs of Cities.

Next Tuesday at the State Capital there will be a hearing on the Labor bills now pending, especially the Wagner bill (Int. 572), which contains a recodification of the Labor Law, against which the Real Estate Board of New York has protested. A delegation from this city will attend. At the same place and on the same day there will be a hearing on the Torrens bill which Register Hopper has caused to be introduced.

Assembly Bills.

A. 1207 (Powers). Inserting in the General City Law a new article (IV-b), providing for the registration of master electricians. A State board of examiners of master electricians is created, to be appointed by the Governor. One member must be an inspector of a fire underwriters' association, two members must be master electricians of not less than seven years of actual experience, and two members must be journeymen electricians with a like experience. The State board may establish city boards of examiners in such cities as it deems necessary.

Bowery Tracks.

A. 1329. (Marasco).—Authorizing the Public Service Commission of the first district, within three months after this act takes effect, to prepare a plan providing for but two railroad tracks on the street known as the Bowery. Such plan may provide for a change of route by one or more of the corporations now operating railroad tracks on such street.

A. 1367 (Tudor).—Requiring the Pennsylvania Tunnel and Terminal Railroad Company to construct and maintain a passenger station at or near East 34th street and Second avenue in New York City. The exact location is to be determined by the Public Service Commission of the first district.

Senate Bills.

S. 933 (Sage). Repealing Chapter 214 of the Laws of 1914, which made an appropriation for the establishment of a brick-making plant at the New York State Reformatory at Elmira. To Finance Committee.

S. 934 (Sage). Repealing Chapter 625 of the Laws of 1913, which established a commission on sites, grounds and buildings. The effect of this bill is to abolish that commission. To Finance Committee.

S. 982 (Cromwell). Amending the Greater New York Charter (Section 56), by authorizing the Board of Aldermen, upon recommendation of the Board of Estimate and Apportionment, to fix the

salaries of city and county employees, S. 975 (Gilchrist). Inserting in the Greater New York Charter a new section (247-a), authorizing the Board of Estimate and Apportionment, in its discretion, to include in its annual budget such sums as may be necessary for the aid and support of the poor. It is given power to create and establish regulations for the conduct of a department to administer such funds, either under the commissioner of public charities or as a separate department under a commissioner to be appointed by the Mayor, S. 921 (Patten). Requiring the interchange of transfers between the car lines operated over the Queensboro Bridge, and the Second avenue and Third avenue elevated railroad lines in the Borough of Manhattan. (Same as Assembly bill introduced this session.) To Public Service Committee.

New Compensation Law.

S. 1013 (Lawson).—Amending the Workmen's Compensation Law generally. Among the changes made are the following: Compensation may be paid to employees in all employments, whether hazardous or not; every employer who refuses or fails to provide the measures and means for the prevention of accident required by law must pay compensation; the provision that compensation shall be paid without regard to fault as a cause of the injury, is stricken out; medical and hospital service must be furnished during the 14 days, instead of 60 days, following the injury; a fund is created to be known as "The State Accident Compensation Fund," to secure the payment of compensation; the present provision regarding security for compensation in one of three ways, is stricken out; and employers in any group established by the commission shall be formed into an association for accident prevention. This act is to take the place of the present Workmen's Compensation Law, which is repealed. It must first be submitted to the voters at the next general election before it becomes effective. To Labor and Industries Committee.

S. 1030 (Carswell) (By request).—Amending the Greater New York Charter (Sections 630 and 631), by providing that each Commissioner of Parks, in his respective borough, shall have jurisdiction over all playgrounds and recreational property.

A New Industrial Commission.

S. 1024 (Spring).—Creating an Industrial Commission of three commissioners, to be appointed by the Governor with the consent of the Senate. The terms of office of the commissioners are fixed at six years, except in the case of the first appointees. The Industrial Commission shall have charge of the Department of Labor and shall constitute the State Workmen's Compensation Commission. The commission may appoint a Commissioner of Labor, a Deputy Industrial Commissioner in charge of Workmen's Compensation, and a Secretary. It may designate one of its members as such Commissioner of Labor, and one of its members as the administrative head of the Compensation Commission.

S. 1027 (Sage).—Amending the Labor Law (New article XIII.), authorizing the Common Council or other governing body of every city in the State to fix the hour (not earlier than six o'clock in the afternoon), at which all mercantile establishments must close. It is made unlawful to do business after the closing hour so fixed. Violation is made a misdemeanor.

THE ECONOMY OF "BUILDING NOW"

Movement Has, As Its Basis, Economy, and Is Founded On Sound Business Principles—Prices Cheaper Than Four Years Ago

By NOBLE FOSTER HOGGSON

A GREAT movement has swept over this country in the last three months. "Build now," it is called. It has, as its basis, economy, and a strong element of civic benefit which might be termed practical philanthropy.

The movement is succeeding because it is founded on sound business principles. One may build now at a much reduced cost compared with the expense incidental to carrying out the same operation a year ago. Contrasting the costs of construction at the present time with those of four years ago the saving is even greater.

Economy of building, however, does not lie altogether in the cheapness of construction. That is only one important element. Under certain conditions it would be expensive and ill advised to build, no matter how cheaply the work might be done.

A building operation is primarily an investment. To regard it in any other light is unsafe.

If capital is invested, the investor is entitled to earnings from it. Capital invested in a building should earn a satisfactory rate of interest, plus carrying charges, plus enough to offset loss through depreciation and plus the reward for enterprise.

Adequate Returns.

Capital may be put into a building intended for tenants, or into building which the owner's business or family will occupy. In either case, it must be regarded as an investment which calls for adequate return. Rent tells the earning power of capital invested in real estate, whether it be rent that is received, or rent that is paid.

The obligation of capital to earn income does not vary, even when one owns the building which his business or family occupies.

What is the building owned and occupied actually worth? It is worth relatively the capitalization of the annual rent which would have to be paid for equal accommodation elsewhere? If it has cost more than this, or if it would bring less than this, it is a poor investment.

That the same economic principles govern every building enterprise is the point to be borne in mind.

This country has passed through a period of wasteful extravagance. There has been a spirit of restlessness. In the prosperity that came so bountifully, costs were not counted and profits flowed unrestrainedly.

With little thought of the principles imposed by the law of supply and demand, buildings of all kinds were erected; the whole country seemed to be one vast factory of shrieking engines of construction. Everything was rushed. Haste was the watchword. Enthusiasm blinded the senses. In calmer moments the activities in progress would be regarded as reckless speculation.

No Overbuilt Conditions.

There was hardly a city in America that was not over-built, or was not in imminent danger of becoming in this condition. That condition has passed or is passing. The business depression of the last few years has had a peculiarly beneficial, chastening effect. The over-built cities have had a chance to "catch up" with themselves and the existing buildings as well as new structures will have an opportunity to return a fair profit on the investment.

"Now," therefore, is the time to build; not merely for sentimental reasons or for

speculative purposes, but for sound economic ones. This applies with equal force to the erection of a residence as well as to the building of a bank or skyscraper.

Cost of Materials Low.

The cost of materials entering into the construction of all classes of buildings is at a low ebb. It is unlikely that the advantages afforded by present conditions in this respect will be met in some time to come. Indications of increased prices are already to be seen, and when business awakens, as it is destined to do very soon, the cost of construction will rise to a higher level. Just now the market is flooded with skilled labor and a choice of the best workmen may be had. This affords an element of saving that is no inconsiderable factor. For one thing it means a speedier operation and a consequent earlier completion of the building.

Herein, too, lies the factor of practical philanthropy mentioned in the first paragraph. Prosperity comes from within and not from without. It must have its beginning in individual communities. From this will develop a revival of business country-wide. One who undertakes a building operation now not only will help to improve local conditions, but will be a factor in bringing about the larger good that must follow in the form of renewed activities. Construction work in the United States suffered a severe decline in 1914.

Owners "Take a Chance."

Building by the usual method is a more or less hazardous undertaking. Owners were beginning to be cautious and were coming to regard a building operation in the same light that they would any other matter of business. There is no reason why a building should cost more than the reasonable amount of money set aside for its erection. Yet in an investigation conducted by a leading insurance company a few years ago it was disclosed that 96 per cent. of the commercial buildings erected throughout the country exceeded the original estimate in final cost. The average excess in cost was thirty-three per cent.

It is obvious, therefore, that in order to regard and handle a contemplated building operation as an investment, one must know with certainty its limit of cost and its earning power based on the market prices.

If an owner proceeds to build without absolute assurance as to the limit of cost, the operation partakes more of the nature of a speculation than of safe investment.

Usually the owner does go ahead without adequate guarantee of the limit of cost—he does not protect himself against errors in plans, specifications and estimates. If the discovery of errors necessitates extra charges later, he must pay them; if they go undetected, his building may be defective and he may suffer from its diminished equity and earning power; if plans and specifications are slighted in execution—if mismanagement occurs—if the building is not ready to earn income when expected, he must suffer loss.

Only when he has provided a financial safeguard against all contingencies, of which the above are but a few, is he making a sound investment.

Successful Operations.

A building operation may be considered successful when the owner is fully satisfied regarding all of the following seven essentials:

1—**Cost.** The building to be worth all that it cost, and, if a renting building, to

produce a satisfactory yield on the total investment.

2—**Appearance.** The building to possess architectural character suitable to its location and purposes, and to deserve admiration as long as it stands.

3—**Arrangement.** The building to afford maximum facilities to its occupants.

4—**Decoration and Furnishing.** The interior of the building to possess artistic unity, appropriateness and to afford comfort and convenience.

5—**Stability.** The building to withstand properly the wear and tear of time and use.

6—**Speed.** The building operation to have occupied the shortest time consistent with the quality and extent of the work.

7—**Service.** The building operation to have been conducted in such a manner as to leave the owner free from every care and responsibility, excepting the approval of plans and materials, and the meeting of payments.

Adjusting Financial Relationship.

Any building may measure up to one, or perhaps several, of these essentials. Few buildings measure up to all of them.

Nothing concerning a contemplated building should be definitely decided until all things concerning it are ready to decide. To prevent excessive expenditure on one part, and inadequate expenditure upon another, work is not begun until all features have been brought to proper financial relationship.

Under a building method which guarantees a limit of cost, no work can proceed until the wishes of the owner and his appropriation reach a well-balanced meeting point.

If this meeting point is not reached, the owner should not be obliged to proceed. He should not be committed to spend a dollar on his building until he is fully satisfied as to plans, specifications and cost.

Township Regains Riparian Rights.

Recent decisions of the New York Supreme Court have deprived some of the wealthy owners of waterfront property on the north shore of Nassau County of their title to it on the ground that the fee rests in the township in which the property is situated. Counsel for the towns has asserted ownership on the strength of colonial patents. Although some of the cases decided against private owners have been appealed, the higher courts have in nearly every instance upheld the decisions of the courts below.

As a result of these decisions hundreds of thousands of feet of riparian rights have reverted to the township, most of it being in the town of North Hempstead. Some fine country estates at Roslyn, Great Neck and Port Washington have been impaired in value as a result.

Riparian rights on the north shore of Queens borough are not involved in this Long Island shore front litigation. From Little Neck Bay westerly to Beechhurst the shore front is a part of the city's boundary. All claims of riparian rights by townships in that section were invalidated when the westerly half of Queens County was merged into the greater city in 1898 and became the Borough of Queens.

Beechhurst forms the westerly part of the borough fronting on Long Island Sound. Possessing more than 1,500 feet of shore front, the fee to this part of Beechhurst rests in the owners of the upland adjoining and affords the residents of that north shore home colony perpetual water front rights and unobstructed outlook.

NEW ORDINANCE FOR BUILDING MATERIALS

Regulating Their Quality, Weight and Strength—To Form Part of the New Building Code—Expressed in Simple and Concise Terms

ANOTHER section of the new Building Code made its appearance in the Board of Aldermen this week, being introduced by Chairman McNally, of the Building Committee. It governs the quality, strength and weight of materials used in the construction and alteration of buildings, and is considered one of the most important parts of the local building law. The date for the hearing has not yet been fixed.

This ordinance will constitute Article 2 of Chapter 5 of the Code of Ordinances and it repeals Sections 13 to 21 inclusive of the present Building Code.

When read in connection with the present code it will be recognized as a thoroughly well considered document expressed in simple terms, and in accordance with current practice. The specifications for brick, sand, lime and, in fact, all the staple materials, are brief and easy to understand. The specification for brick, as an instance, simply says that it shall be "sound, hard-burnt brick," and that when old bricks are used in any wall, they shall first be thoroughly cleaned.

There is no reference to the use of wrought iron, but ex-Supt. Miller says that Supt. Moorehead and Supt. Ludwig have recommended that when in good condition the use of second-hand I-beams, girders, angles and tees, as a concession to small builders be permitted, and an amendment is likely to be made in this respect.

The new ordinance begins with section 20 of the new code and is substantially as follows:

Quality of Materials.

Section 20. All building materials shall be of a quality to meet the intent of this chapter, and shall conform to such specifications not inconsistent with any requirements of this chapter as may be promulgated by the Superintendents of Buildings under the provisions of this chapter.

Section 21. Weights of Materials. In pounds, per cubic foot shall be assured as follows: Brickwork, 120; Concrete, cinder used for floor arches or slabs, 108; Concrete, cinder used for filling over fireproof floors, 60; Concrete, stone, 144; Granite, bluestone and marble, 168; Limestone, 156; Sandstone, 44; Oak and long leaf yellow pine, 48; Spruce, fir, hemlock, white pine and short leaf yellow pine, 30.

Tests of Materials.

Section 22. Tests.—1. When required. New structural material, or structural material not otherwise provided for in this chapter, shall be subjected to such tests to determine its character and quality, as the Superintendent of Buildings shall direct. Appliances and devices required by any of the provisions of this chapter and new methods of construction shall be subjected to such tests to determine their efficiency, as the Superintendent of Buildings may direct. Such tests as may be required under this section shall be described in rules promulgated by the Superintendent of Buildings.

2. All tests shall be conducted under the supervision of the Superintendent of Buildings, or his authorized representative. Laboratory tests shall be conducted at a testing laboratory of recognized standing. A Superintendent of Buildings conducting a test under the provisions of this section shall notify the Superintendents of Buildings of the other boroughs at least three days in advance of such test.

3. Approval.—Any material, appliance, or method of construction meeting the requirements of this chapter or the specifications authorized thereunder shall be approved within a reasonable time after the completion of the tests.

All such approvals and the conditions under which they are issued shall be published in the City Record within a month after issuance, and a complete list of all such approvals issued during the year shall be included in the annual report of the Superintendent of Buildings.

Conditions for Approvals.

4. Materials, appliances, or methods of construction which have been tested and approved shall be used and installed in accordance with the terms of the approval. So far as practicable all materials and appliances for which approvals have been issued shall have a distinctive brand mark for identification impressed on or otherwise attached to them. It shall be unlawful to use any such brand mark on any other material or appliance than those for which the approval was issued.

5. Additional Tests.—The Superintendent of Buildings may require any test to be repeated if there is any reason to believe that the material or appliance is no longer up to the specifications on which the approval was based.

Section 23. The brick used in the construction of buildings shall be sound, hard-burnt brick. When old brick are used in any wall they shall be thoroughly cleaned before being used.

Section 24. The sand used for building construction shall be clean, sharp, coarse and silicious.

Section 25. Quick lime and hydrated lime shall conform to such specifications as may be promulgated by the Superintendent of Buildings, or, in the absence of such specifications with the tentative specifications of the American Society for Testing Materials.

Section 26. Portland and natural cements shall conform to such specifications as may be promulgated by the Superintendents of Buildings in accordance with the provisions of this chapter, or, in the absence of such specifications, with the standard specifications of the American Society for Testing Materials.

Section 27. Mortar.

1. Cement.—Cement mortar shall be made of cement and sand in the proportion of 1 part of cement and not more than 3 parts of sand by volume, or, in the case of bag mortars prepared under rules promulgated by the Superintendent of Buildings, in such proportions that the tensile strength per square inch at the age of 28 days shall be not less than 250 pounds when Portland cement is used, and 125 pounds when natural cement is used. Cement mortar shall be thoroughly mixed and shall be used immediately after the addition of water. Not more than 15 per cent. of the cement by volume may be replaced by an equal volume of dry, hydrated lime, but the lime and cement must be thoroughly mixed before the addition of water.

2. Cement-lime mortar shall be made of 1 part of slaked or dry hydrated lime, 1 part of cement and not more than 3 parts of sand to each by volume.

3. Lime.—Except as may be otherwise provided lime mortar shall be made of 1 part of slaked lime, lime putty or dry hydrated lime and not more than 4 parts of sand by volume.

Section 28. Concrete.

1. Mixture.—Except as may be otherwise provided in this chapter, concrete shall be made of at least 1 part of ce-

ment, and not more than 2½ parts of sand and 5 parts of coarse aggregate.

2. Aggregate.—The coarse aggregate shall be granite, trap rock, gravel or other hard durable material that may be approved by a rule of the Superintendent of Buildings. When gravel is used it shall be thoroughly washed.

Where mass concrete is used, the coarse aggregate shall be of such size as will pass through a 2-inch ring. All aggregates shall be free from dust or other deleterious material.

3. Consistency.—All concrete shall be a wet mixture and shall be placed in forms immediately after mixing, and well tamped. No concrete shall be used after initial set has begun.

4. Forms.—All forms and centering shall be built in a substantial manner, and with joints sufficiently tight to prevent leakage of the cement. They shall be properly supported and braced as to safely sustain all the load that may be placed upon them during construction.

5. Joints in Concrete.—Joints formed between portions of concrete placed at different times shall be made in a manner not to injure the completed structure. Before fresh concrete is joined to concrete which has set or partially set, the surface of the old concrete shall be roughened, cleaned and thoroughly wet.

Section 29. Hollow Building Blocks.

1. Concrete.—Blocks of moulded concrete for building construction shall be made of 1 part of Portland cement to not more than 5 parts of sand or other suitable aggregate and shall develop at the age of 28 days an ultimate crushing strength per square inch of gross area of not less than 750 pounds when tested with the cells placed vertically or 300 pounds when tested with the cells placed horizontally. The shells and webs shall not be less than 1½ inches thick.

Terra Cotta.—Hollow blocks of terra cotta shall be sound, hard and well burnt and shall develop an ultimate crushing strength per square inch of gross area of not less than 1,200 pounds when tested with the cells placed vertically or 300 pounds with the cells placed horizontally. Shells and webs not less than 1½ inches thick.

Section 30. Iron and Steel.

1. Cast Iron.—Cast iron for building construction shall be of good foundry mixtures, producing a clean, tough, gray iron. Sample bars, 5 feet long, 1 inch square, cast in sand molds, placed on supports 4 feet 6 inches apart, shall bear a central load of 450 pounds before breaking. Castings shall be free of serious blow holes, cinder spots and cold shuts.

2. Cast Steel.—Steel castings for building construction shall be made of open hearth steel, and shall be practically free from blow-holes. Except as may be otherwise prescribed by rules of the Superintendent of Buildings, they shall conform to the standard specifications of the American Society for Testing Materials for soft or medium steel castings.

3. Structural Steel.—All structural steel for buildings shall have an ultimate tensile strength of from 55,000 pounds to 65,000 pounds per square inch. Rivet steel shall have an ultimate strength of from 46,000 to 56,000 pounds per square inch. Except as may be otherwise prescribed by rules of the Superintendent of Buildings, structural steel shall conform to the standard specifications of the American Society for Testing Materials for structural steel for buildings.

OPTIMISM IN REAL ESTATE MARKET

The Great Fight for Economy and Against Over-Regulation Is Resulting in Improved Conditions for Investors and Builders

By HENRY BLOCH

It is popular now-a-days to speak contemptuously about the ownership of real estate. Without fear of contradiction, and with a sincere conviction, owners yell from the housetops of the evils of over-regulation, confiscatory taxation and the unmarketability of their property; while he who has a snug sum laid away, holds grimly to his money and when a piece of property is offered to him far below its value, promptly says, "Not for me!"

There is, of course, no gainsaying the fact that there is considerable justification for just such a feeling. Until recently our city and State officials—very few of whom own real estate and some of whom have not even a faint idea of the burden such ownership entails—have shown a supreme indifference toward the realty interests of the city. The result has been that for years real estate has been annoyed, molested and harassed at every turn.

However, has not the pendulum of discontent swung too far? Have not owners made their own lot infinitely worse by belittling their own investment? Have they not made their holdings distinctly unattractive to others, and is not this among the chief causes for the unmarketability of real estate today?

The greatest asset the city possesses is the ten billions of dollars of real estate which it owns. To take away its good will, i. e., its marketability, is to deprive it of much of its value. Each time an owner decries the ownership of realty, he is injuring its market value. Of course, it would be neither proper nor wise, to try to cajole ourselves or others into the much-desired belief that real estate has taken an upward turn, if that is not the fact. I firmly believe it to be exactly the fact.

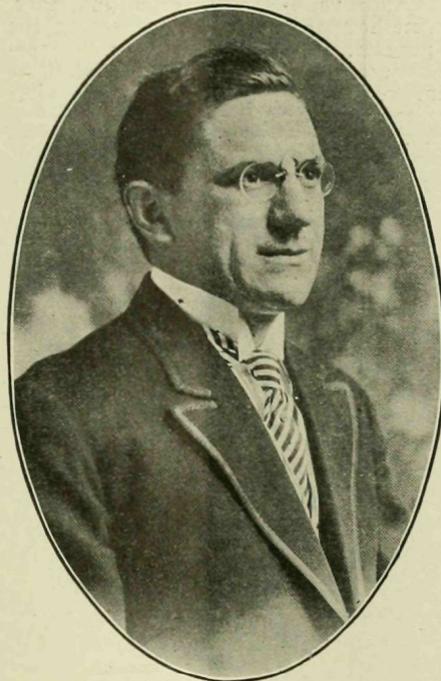
New Laws Will Bring Relief.

Realty conditions are not getting worse; they have been as bad as they will be; they will improve steadily from now on. Our city officials have been made to see the light; they now realize that to burden real estate to death is to kill the goose which lays the golden egg. New laws are being enacted to do away with the oppressive over-regulation and duplication of inspection by city departments. The fallacies of the Single Tax propaganda have been exposed. The tenant realizes that he, too, is a taxpayer and that his interests are identical with the landlord's; that his own earnings invested in a savings bank or a life insurance company are in turn invested in real estate.

All legislation affecting taxpayers is being watched zealously at Albany and City Hall. An honest effort is being made to obtain new sources of revenue. The great newspapers have taken up the fight for economy and against extravagance. The Governor and the Mayor have promised retrenchment effusively, and I believe sincerely. No glaring extravagance or waste will longer be tolerated. The public has been aroused!

And it is just at this point that the tide is sure to turn. For years leaders of real estate movements, often alone, and always unpopularity, have worked hard to bring about just this state of affairs. Things now will probably rapidly get better. The seven years of depression will vanish when a few rays of optimism and returning confidence are shown. The diagnosis has been safe, and the cure will quickly follow.

Renting conditions, at least in apartments, are today better than they have been at any time since 1907. The erec-



HENRY BLOCH.

tion of new buildings during the past few years has fallen off considerably. The result is that the over-production of buildings, which was one of the primary causes for the real estate depression, has been lessened, until now the supply of apartments about equals the demand therefor. A steady reasonable yearly income makes an investment a desirable one.

What forms of investment will be sought for the many millions of dollars which today lie practically uninvested? Stocks and bonds have proven themselves undesirable to the conservative investor; they are distinctly a gambling proposition; they rise and fall in value according to the manipulations of the few who control a majority of the votes. Few men will, nor should they, invest their money in an industrial enterprise unless they are active or have a control in its management. What other form of investment remains? These uninvested fortunes will gradually, but surely, find their way back to real estate which has always been and will continue to be regarded as the safest and the most conservative of all investments.

Let the everlasting "kicking" about real estate stop. Let the slogan, "Don't knock," be applied to real estate for a change. "Knocking" has done all the good it can, to do more is to harm. Owners may now, with reason, take a more cheerful attitude and have renewed confidence in their investment, which in many cases is the result of years of frugality, work and thrift. Let us face the situation squarely and understand it thoroughly. Let us strive with helpful suggestions to at least give real estate a chance to work out its own salvation.

WESTCHESTER AVE. SUBWAY.

Public Service Commission Being Urged to Let Contracts.

The Traffic and Waterways Bureau of the reorganized Bronx Board of Trade, of which Olin J. Stephens is chairman, is showing great activity in pushing the proper authorities to action in the needs of the borough, insofar as they come under the scope of activities of the bureau.

This branch of the Board of Trade has been urging for some time that work begin on the new Westchester avenue branch of the Broadway Lexington avenue subway and the connecting of the old and new lines at Southern Boulevard. The Bureau officials have requested the Public Service Commission to grant them a hearing on the matter immediately.

Not only does the holding up of this work greatly inconvenience the Bronx traveling public, but it delays the expected building activity in that section. The immediate start of work on this line would mean therefore that not only the employment of many hundreds of unemployed workmen, but would also give work to probably several thousand men now idle in the building trades.

The Bronx Board of Trade realizing the great benefit the people of the East Side will receive have resolved to ask the civic organizations of that section of the city to co-operate in the appeal to the Public Service Commission for action, by sending delegations to the hearing. At the recent joint meeting of the local Boards of Morrisania, Crotona and Chester, the plans for the bridge to span the Bronx river at Westchester avenue, were approved, thus putting the matter up to the Public Service Commission, as the United States Engineer Office in charge of the improvements to the Bronx River had already designed the type of bridge which they would be satisfied with. The letting of the necessary contracts for the construction of this branch of the Lexington avenue subway has been held up until the Federal Government decided on the width of the river at this point. Now that all obstacles to the letting of the contracts and the pushing of the work are practically removed, the Bronx Board of Trade is on the "firing line" to see that the work begins at an early date.

SEE HOW QUEENS IS GROWING.

Statistics of New Buildings and Factories as Shown by Mortgage Records.

The March issue of the monthly Bulletin published by the Chamber of Commerce of the Borough of Queens gives some very interesting data showing the growth of the Borough in new buildings and new factories. According to the Bulletin there were \$63,938,550 in mortgages recorded in Queens Borough for the year ending July 1, 1914. Of this amount, however, \$45,000,000 was represented in trust mortgages, leaving a balance of nearly \$19,000,000 loaned for buildings. The following is a statement of mortgages recorded and the amounts loaned by the different companies:

Company.	July 1, 1913 to July 1, 1914.
Title Guarantee and Trust Co.....	\$2,769,050.00
Home Title Ins. and Mortgage Co.....	582,600.00
First Mortgage Guarantee Co.....	582,500.00
U. S. Title Guaranty Co.....	546,300.00
The Thrift	305,650.00
Nassau-Suffolk Bond and Mortgage Co.....	260,650.00
Queens County Mortgage Co.....	240,240.00
Realty Construction and Investment Companies	347,996.91
Bond, Mortgage and Surety Companies	100,407.00
Title Insurance Company of New York	85,100.00
Lawyers Title Insurance and Trust Co.....	72,500.00
Long Island Bond and Mortgage Co.....	105,850.00
Life Insurance Companies.....	9,700.00
All Banks, Trust Companies and Building Loan Associations (Except Title Companies).....	3,970,216.91
Miscellaneous Companies	443,494.47
Trust Mortgages	45,068,457.39
All Others	8,447,837.54
Total	\$63,938,550.22

Occupation Statistics.

The American standard of living is one house for one family, but one-fourth of the people of this city now live in "multi-family dwellings." In Philadelphia, according to Baedeker, the average number of persons to a dwelling is only five, while here it is sixteen, taking all kinds of dwellings into account. The average number for multi-family houses in Greater New York is something over thirty to a house.

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Bronx and Brooklyn are doing well in the construction line. Hope they will do well also in marketing the product.

Congestion on the transit lines in the downtown skyscraper district has reached an intolerable stage. This is one of the unhappy features of metropolitan life, and unlimited skyscraper construction would make it worse.

Judging from the sudden outpouring of letters to the press against the inclusion of a certain department among those to be consolidated with the Building Department, there is a fine Spenserian hand at work, whose skill in secret diplomacy and matters of legislation is both famous and marvelous.

It was the State Labor Department at Albany which year after year heaped upon Realty the burdens which finally broke its patience. This department has been the special protegee of the uplifters, and has provided many of them with good jobs. If it should through technicalities of the law slip out of the consolidation legislation, Realty will feel that its fight against over-regulation has been almost in vain.

The Board of Estimate, which had previously voted not to undertake the business of consolidating the inspection departments, has since reversed itself. The Board by a vote of 9 to 7 declared the need for relief and approved of the Wagner-Smith bill which empowers the Board of Estimate to unite the departments in an entirely new system. The Mayor, the Comptroller and the President of the Board of Aldermen, with nine votes, joined in defeating the Borough Presidents, with seven votes. The latter expressed preference for the Lockwood-Ellenbogen bill which provides for separate building departments in each borough, and insisted that it was the rightful duty of a Borough President to supervise building construction and inspection in his borough.

No Department Should Be Left Out.

So far as can be judged from New York, the chances for the Lockwood bill have not improved during the week, and its enactment in its present form is wholly improbable. Even if it passes the Legislature it would certainly be vetoed by the Mayor and probably by the Governor. The arrangement of some substitute for it, or a revision of its provisions, has consequently become imperative. The real estate interests of New York prefer the Lockwood bill on the whole, but they want above all some legislation which will simplify building inspection. They should agree consequently on some alternative legislation which will accomplish the same result without incurring the same opposition. The alternative legislation should, if possible, be approved by the city administration, but whether approved by the administration or not, it should assure a really simplified system of inspections.

It should not consent to the omission from the new department of any of the existing agencies of inspection. The Record and Guide can understand the force of certain of the objections made to the Lockwood bill. To lodge such large powers in the hands of officials responsible only to local public opinion might result in an excessively easy and liberal administration of the laws. But if the Mayor appoints the head of the inspection department, why should tenement house inspection be kept separate from the general inspection service? If a Mayor can be trusted to appoint a Tenement House Commissioner who is sincere in his intention to enforce a special law, he can be trusted to appoint an equally sincere Inspector-General. The inclusion of the powers now exercised by the Tenement House Department and the State Labor Department in the powers bestowed upon the proposed new department is essential, and it is essential not merely because the authority cannot be efficiently exercised unless it is centralized, but also because responsibility cannot be fixed with any certainty unless it is centralized. The property-owner needs one department, so as to avoid conflicting and unnecessary orders. The latest information is that the authors of the Lockwood bill are willing to modify it in important particulars.

Cheaper Electricity Will Mean Its Larger Use.

At the time when the Governor of the State of New York is contemplating the discharge of the local Public Service Commission, and when all over the country public opinion is showing discontent with the inefficacy of the regulation of public utilities, it is encouraging that the immediate effects of regulation in this city should have something to recommend them. The investigations into the New York Telephone and Edison companies have disclosed the existence in both cases of a margin of profit over a fair return to the stockholders, which will permit a reduction of rates to consumers. Moreover, the reduction in both cases will be substantial. The proposed new tariff will save for them approximately \$25,000,000 in the case of the telephone company and \$2,000,000 in the case of the Edison company. Thus the saving will be sufficiently large to make a real difference to the people of the city. The use of electricity has become indispensable to many forms of business and to a comfortable contemporary home. Any diminution in the cost will be immediately reflected in a very considerable increase in consumption. Builders of a still cheaper class of flats will be able to install it, elevators will become possible in apartment houses which formerly would have been obliged to dispense with them; the use of electric advertising signs will still further increase. More than ever before New York will be a city made by electricity.

The reduction in telephone rates will, however, have even more important effects. It is generally admitted that New York has enjoyed probably a better telephone service than any other city in the world. The company's subscribers re-

alized that the rates were high, but they have not objected, because they realized that they were getting a good deal for their money. But if the rates can be reduced without affecting the service, so much the better. The five-cent call for individual domestic subscribers will be a great boon; and the reduction in the interborough rates will make the whole city more of a business and economic unit. But most important of all, if it can be obtained, will be a rate which will permit the smaller apartment houses to furnish calls to their tenants for five cents each. That will do more than anything else to increase the use of the telephone and make it available for people of moderate incomes.

The increased use both of telephones and electricity will probably compensate the two companies for their loss of income within a few years. In that case demands for further reductions in rates will doubtless be heard. But it is very much to be hoped that such demands will not be so insistent as to deprive the company of any motive for efficiency. Some arrangement should be made which would permit both the telephone and the Edison companies to increase their dividends just in proportion as they reduce their rates. If their dividends are restricted to a fixed percentage, and if any increase in profits, no matter how much it may be due to unusually able management, is immediately appropriated for the benefit of the consumer, the company obviously has no inducement to furnish able management. It is bound in the long run to drift into routine and inefficient motives. But if every reduction in rates amounting to a certain sum will entitle it to distribute a corresponding sum in dividends in addition to its fixed percentage, then the management of the company will have every motive to introduce economical improvements and cut expenses. Such an expedient is already being tried in Boston, and it should be introduced here in New York.

The State Tax.

Governor Whitman is accused by the counsel of ex-Governor Glynn of having made a slight mistake of some \$18,000,000 in his estimate of the imperative financial requirements of the State for the coming year. The Governor denies it, and the bookkeeping of the State is so far from being satisfactory that no one can be absolutely certain which is right. But this much we know. The experts of the Finance Department of New York agree rather with Mr. Saxe than with Governor Whitman. They do not put the Governor's error as high as \$18,000,000, but they do estimate it at about \$12,000,000, and the estimate is rendered the more plausible, because before Mr. Saxe's statement, the Republicans had apparently become aware of the error and were talking about "economies" which would save to the taxpayers a nucleus, which the Governor in his message had declared must be spent on necessary public service.

In either event the outlook for the taxpayer of New York City is vastly improved. The State direct tax may not be entirely done away with, but it can hardly be as burdensome as it threatened to be a week ago. The most honest and intelligent efforts of the administration to keep the tax rate down will not be rendered abortive by an increase in State taxation. The New York property-owner, at a time when the real estate market is in a peculiarly sensitive condition, will not have his calculations disturbed and the value of his property diminished by a considerable increase in his tax bills; and if the Constitutional Convention does its work well, the financial system of the State may be very much improved as the result of its work this spring.

—Real Estate and building interests should carefully examine and weigh the proposed new Labor Law of the State of New York. It purports to be merely a "recodification," but it contains many new provisions, the general effect of which is to add greatly to the

powers of the Industrial Board, whose inclinations thus far in its brief career have been to impose new and sometimes drastic regulations upon the owners of New York City real estate already over-regulated by local laws. Property owners have set hopes on this revision and will be greatly disappointed if they find that, instead of getting the relief that was promised, they have been still further brought into subjection to the social uplifters and their upstate allies.

Would Stop the Calling of Mortgages.

Editor of the RECORD AND GUIDE:

What has ailed the Real Estate Market for the last seven years? What has destroyed the credit of real estate as an asset? More than anything else, the uncertainty of the mortgage situation.

Up to twenty-five or thirty years ago, most mortgages were held by savings banks, or institutions that made these loans for investments, and were practically never called, nor any reductions asked for at their due date. The owner of real estate felt that his investment was permanent and secure; the banker and the credit man smiled upon the real estate owner, for its ownership was a sign of thrift.

Now, Dun and Bradstreet, in making up their commercial ratings of business men, count the amount invested in real estate not as an asset, but as a definite liability, for they argue that when the mortgage comes due the property owner must take from his commercial business a large amount to pay off and to protect the equity.

How did this change come about? The multitudinous laws, excellent as some of them no doubt are, the many inspections, the criminal proceedings which were sometimes the outgrowth, played their part in making the real estate owner regret his investment, but the final straw was the introduction of the merry game of "call the mortgage."

Egged on by the mortgage broker who wanted to earn a fee, the mortgage lawyer was nothing loath to call the loan so that he, too, could bleed the sucker, and get a fee; usually too polite and high-class to extort the money openly by charging a full fee for the extension, he would insist upon calling this loan and placing it elsewhere, thus ensuring himself the coveted full fee.

There is only one basic cure for the whole situation; that is the development of the amortization mortgage idea, and its wider use. In thirty-one years, 6 per cent. figured, at 4½ per cent interest, and starting at 1½ per cent. reduction, will pay off the mortgage in full. It could be done in three jumps of ten years each. Or, in thirty-six years, a mortgage would amortize itself at 6 per cent. at the rate of 5 per cent. interest, and starting with 1 per cent. payment. That could be done in three jumps of twelve years each.

If the market went up very much, the mortgages might be paid off at periodical intervals, or otherwise adjusted.

Let us see who could make these loans? The life insurance companies hold over two billion dollars of the people's money. The savings banks hold a like amount, so that if these agencies co-operated, and made such loans only to the extent of 20 per cent. of their assets, eight hundred million dollars would be available. The assessed value of New York real estate is over eight billion dollars, the mortgages aggregate about three billion five hundred million dollars, so that this sum would be more than sufficient to keep the market steady at all times.

Nor need this money go out at once. Of course, it would not be possible for it to happen that way. It could be fed out for loans on new buildings which would be more carefully inspected, by the lender, when built, than is now the custom, except with one or two of the large life insurance companies which maintain their own staff; a healthier tone would exist, the feeling of confidence would be restored.

The mortgage broker would not need to die of starvation if all this comes

about. The sense of security would cause a flow of new money to the real estate field. Many owners, now leaving the property unmortgaged out of fear, might be willing to take a long-term mortgage, and increase their rate of income, and the field of these men and their activities would be broadened.

The years from 1907 to 1915 have thinned the ranks of the brokers, and only the staunchest and stoutest hearted and best equipped have held out. This is the time while the power to organize the real estate situation lies in comparatively few hands, to make the necessary changes that will lay the foundation for a broader and saner structure than that reared haphazard in the last thirty years; it is time for a new set of ethics and with the co-operation of all the now well-organized real estate organizations, State, City and Ward, the aid of the newspapers, the real estate publications, the investors, and the owners, a new day will dawn for us all.

ELIAS A. COHEN.

182 Broadway.

An Architect's Answer.

Since giving out a statement containing his criticisms of the Lockwood bill, Secretary Binkerd, of the City Club, has received a letter from a practicing architect, who was a member of the commission which framed the existing building code, saying:

"As a former president of the North Side Board of Trade and of the Civic League of the Bronx and a former chairman of the Bronx District Committee of the Charity Organization Society, no less than as an architect and a citizen, I have supported the Tenement House Act since its enactment for the good that it contains, but the weak point of the Tenement House Act is that it is too rigid and exacting in non-essential details, leaving no discretion to meet the unusual problems arising in building operations.

"This (the Lockwood) bill proposes to remedy by provisions for varying and modifying the law where a strict compliance is unreasonable, oppressive and in some cases, as I know from my own experience, prohibitive. And it proposes to place this power in a board of appeal consisting of an architect, a mason, a carpenter, an iron-worker, a real estate expert, etc.

"Is there anything unreasonable or inimical to the public interests in this? Do you know that there is and has been for years, such a board attached to the Bureau of Buildings? Have you ever heard of any scandal connected with it?

"If you are going to build, you would employ an architect to plan and supervise your building, would you not? You believe, as a layman, that his technical training and knowledge of planning is superior to your own, do you not? Why then do you object to safeguarding the public interests to the same extent that as a prudent man you would safeguard your own? How, as a reasonable man, can you oppose placing the administration of laws relating to buildings in the hands of men trained in planning and erecting buildings?"

"You believe that judges should be men trained in the law, do you not? Would the City Club advocate architects and builders for judges? Do you think that because a judge is a lawyer, he will be prejudiced in favor of lawyers to the detriment of the public in his decisions on the law? Why, then, do you assume that the administration of the laws relating to buildings in the hands of an architect or builder would result in their being administered in the interests, as you put it, of architects, builders, etc.? Do you deem architecture a less honorable profession than the law?"

"When you advocate a single Building Superintendent for the entire city, do you realize what that would mean to citizens of the remote sections of the Bronx, Queens, Brooklyn and Richmond? Do you think it reasonable and just to require them to spend a half a day or more in traveling to the Municipal Building at City Hall? Is such in-

convenience and loss of time necessary? Would it benefit the city at large? On the contrary, will it not clog the wheels of administration and swamp the one Building Superintendent with work now distributed over five boroughs?"

"You know, of course, that such was the case years ago, and you know that in response to public demand a branch office with a separate Superintendent was located in each borough. Is not this working satisfactorily so far as the Bureau of Buildings is concerned? You realize, I know, the intolerable condition of affairs resulting from piece-meal legislation relating to buildings which has burdened building operations in this city with the conflicting orders of eight different departments, city and State, and you would like to see this remedied. What better remedy is there in sight than that proposed in the Lockwood bill, brought about by the deliberations in conference of delegates from 60 civic commercial, architectural, building and taxpayers' associations representing every section of the city and including a majority of those which are usually recognized in New York City as leaders of progressive thought and exponents of public opinion?"

"Why not help us secure the enactment of the Lockwood-Ellenbogen bill and feel the joy of doing something worth while for the City of New York?"

ALBERT E. DAVIS.

(Pres't Bronx Chamber of Commerce.)

Present Condition of Realty.

Editor of the RECORD AND GUIDE:

For the first time in many years this is a tenants' market and a lenders' market, and not a landlords' or borrowers' market. The supply of space exceeds the demand; the supply of mortgage money for renewals, let alone for new loans, falls short of the demand. With their income cut from one-third to one-half the people cannot afford to pay the rents they have heretofore been paying; we find reduced rents, increased taxes, increased interest rates, and calling of loans; these are facts, apart from the reasons.

It is immaterial what the investor owner pays in the way of taxes, interest rates, etc., so long as his rentals offset these charges; the trouble is that the increased taxes and the increased interest rates the landlord has been and still is unable to shift to the tenant, and in consequence thereof he is in hard luck, and with the calling of his mortgage loans he is gradually being wiped out.

The owner for investment doesn't want to see any loans made for new development; he is not interested in further building construction; he would like to see no new buildings built in New York until the demand exceeds the supply; he is primarily interested in the renewal of his mortgage at the old interest rates, and without the calling of his loan, and is also interested in getting the old or increased rents.

The speculative owner is not always and primarily interested in the renewal of old loans at their original amounts and at lower rates of interest, or in the question of rentals; he is primarily interested in getting new and big loans at low rates of interest, and in getting others to purchase his properties at a profit to himself.

What the realty broker wants is an active market; it is secondary to him what the rents, interest rates, or mortgage loans are so long as he can buy or sell property so that he can make commissions; of course he would prefer large selling values.

The owner for investment should not care how much the truth of existing conditions are preached because his condition may be thereby improved; the owner for speculation and the realty broker prefer that the truth of existing conditions should not be preached as it may prevent the former from selling at a profit, and may prevent the latter from making commissions, upon which his livelihood depends.

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EVICTION RECORD.

Proofs That East Side Landlords Have Not Been Harsh With Delinquent Tenants.

DURING the severe period of unemployment and business depression throughout the city there have been occasional attempts on the part of well-meaning individuals to charge the real estate interests with lack of sympathy and appreciation of the situation in instituting dispossess proceedings to evict tenants. From the statements which have been circulated the ordinary citizen would infer that property owners have commenced these proceedings immediately upon the non-payment of rent. The conclusions which could be deduced were such as might seriously reflect upon the public spirit and civic integrity of anyone interested in property.

In fact, it was stated that there has been a disproportionate increase in the number of eviction cases in New York during this period of commercial stagnation. In many newspapers throughout the country these assertions have been repeated to the disparagement and detriment of the property owners of New York City. When these reports were being disseminated, the Advisory Council of Real Estate Interest, desiring to endeavor to alleviate the distress that prevailed, investigated this question very thoroughly and publicly stated that it would be willing to take up any individual case of hardship and make every effort to do all that it possibly could to relieve the suffering in such instances. After a thorough study of the situation, the council found that the number of evictions had not increased during this period of unemployment, as the following statistics will demonstrate:

	Cases Received	Cases Evicted	Per Cent.
1913			
January	3,119	120	3.8
February	2,650	113	4.3
March	3,550	128	3.6
April	3,256	141	4.3
May	2,959	111	3.8
June	2,961	152	5.1
July	2,865	125	4.4
August	3,082	136	4.4
September	3,548	151	4.3
October	3,251	104	3.2
November	2,776	114	4.1
Totals	34,017	1,395	4.1
1914.			
January	3,449	113	3.3
February	3,243	88	2.7
March	4,693	171	3.6
April	3,853	152	4.0
May	3,523	158	4.5
June	3,690	189	5.1
July	3,724	170	4.6
August	3,767	153	4.1
September	3,983	161	4.0
October	3,740	153	4.1
November	3,222	109	3.4
Totals	40,887	1,617	4.0

These statistics are up to November, 1914, but it has since been learned that there has been a tendency towards a gradual decrease in the number of actual evictions. When evictions from dwellings or tenements are considered, it is necessary to reduce the number stated above, because this includes evictions from commercial houses and office premises.

In investigating these cases where actual evictions of individual families had occurred, it was found that the various charitable associations had intervened, and every possible effort had been made to assist the unfortunate families. As a matter of fact, a number of these cases show that some of these families were inclined to not pay rent in any tenements they occupied. Some were hold-overs, and others permitted the City Marshal to evict them merely to save the expense

of moving themselves. In the large proportion of cases the landlord was not at fault. In fact, most of the property owners on the East Side, where most of these evictions take place, were honest, energetic and thrifty.

Large Mass Meeting Called.

What is planned to be one of the largest and most impressive protests ever made in New York City by taxpayers and rentpayers, against the increase in taxation and the cost of administering the city government, is being arranged for the evening of Sunday, March 21, at the 44th Street Theatre, by the United Real Estate Owners' Association.

The meeting is called in the belief that every man and woman in New York City is vitally affected by the recently announced increase in the tax rate and the steadily mounting expenses of the city government. It is to be as much a protest by rent payers as by taxpayers. It is to be the start of a series of educational meetings in which popular speakers will show all classes how they are affected by increases in the rate of taxation and the city's expenditures, irrespective of whether they are taxpayers or otherwise.

Seats will be reserved without charge on application by person or by mail at 170 Broadway, the office of the United Real Estate Owners' Association.

—The Bronx has the lowest percentage of foreign-born population of any of the boroughs, and next to Boston the lowest of any city of like population in the land.

PRIVATE REALTY SALES.

It is generally conceded that one of the principal deterrents to a revival of real estate activity, at least in its important branches of selling and building, has been "tight money."

If it can be shown that money is no longer tight or at least that it is not so tight as it was on January 1, then the proposition that there is an improvement in the market will be satisfactorily proven. A great many people do not accept statistics. It is claimed that compilations of figures are not as reliable as they might be and while, on the surface, they do occasionally furnish the correct analysis of conditions, this is the exception rather than the rule.

The Record and Guide weekly real estate statistical table, particularly with regard to the comparative records for the first week of January, February and March of this year, shows a marked improvement. For the week ending January 9, there were 105 mortgages involving \$2,003,761 recorded in Manhattan, in which only ten banks or insurance companies were interested. Sixty of these mortgages were on a 6 per cent. basis; six at 5½ per cent. and fourteen at 5 per cent. One month later, for the week ending Feb. 6, there were 102 mortgages involving \$2,684,425 recorded in the same borough; in which eighteen banks or insurance companies were interested. Forty-nine mortgages brought 6 per cent. and thirty 5 per cent. During the first week in March there were 106 mortgages recorded involving \$4,264,538, in which twenty-three banks or insurance companies figured as mortgagees. Only thirty-five mortgages brought 6 per cent. and thirty 5 per cent.

In comparing the figures for the first week in March with the first week in

January we find that during the interval of two months the number of banks and insurance companies who were lending on real estate was doubled; that there were twice as many loans made at 6 per cent. in January than there were in March, and twice as many at 5 per cent. made during the first week of March than during the corresponding period in January. Granted that these are statistics, do they not indicate, nevertheless, that more money is actually being released and at a lower rate? And does not a development such as this mean an improvement? If more money is being loaned and the rate of interest is becoming lower, then money is not as tight now as it was two months ago, no matter what definition of the term "money is tight" is advanced.

The total number of sales reported and not recorded in Manhattan this week was 26 as against 26 last week and 34 a year ago.

The number of sales south of 59th street was 10, as compared with 13 last week and 13 a year ago.

The sales north of 59th street aggregated 16, as compared with 13 last week and 21 a year ago.

The total number of conveyances in Manhattan was 131, as against 182 last week, 7 having stated considerations totaling \$511,600. Mortgages recorded this week number 75, involving \$831,574, as against 106 last week, totaling \$4,264,538.

From the Bronx 20 sales at private contract were recorded as against 23 last week and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$435,250, compared with \$1,525,037 last week, making a total for the year of \$9,008,853. The figures for the corresponding week last year were \$475,050, and the total from Jan. 1, 1914, to Mar. 14, 1914, was \$8,454,337.

\$3,000,000 Acreage Deal.

A syndicate of New York capitalists has been formed for the purpose of acquiring and developing 1,500 acres at Lloyds Neck, near Huntington, L. I., comprising the Stevens and Lloyd estates and extending from Lloyd's Harbor to the Sound. The project represents an investment of about \$3,000,000. The land is to be sub-divided into homestead plots and developed for residential purposes. It is planned to build a causeway and bridge over Lloyd's Harbor at a narrow strait, thereby affording a direct route to Huntington and to the Long Island Railroad station.

Leasehold in Trade.

The estates of James and William Lyall sold the Moore estate leasehold, at 534-546 West 23d street, a four-story loft building on plot 150x98.9, to the Standard Owners' Realty Company, which gave in exchange the six-story apartment house, 51-53 East 98th street, on plot 50x100; the five-story flat, 180 East 117th street, on lot 25x100, and 176 Chelsea avenue, Long Island City, a three-story flat, on plot 100x170. The deal involved about \$400,000. The broker was the Duross Co.

Loyal L. Smith Estate Selling.

Harris & Maurice Mandelbaum bought from the Loyal L. Smith estate, through the J. Romaine Brown Company, the plot at the northeast corner of Riverside Drive and 161st street, 125x100. Messrs. Mandelbaum have been buying considerable realty from the Smith estate during the last few years and have been reselling to builders for apartment house improvement. As a result a great part of the lower Fort Washington section has been converted into a high-class residential district.

Bronx Builders Buying.

The Podgur Realty Company, Robert Podgur, president, bought from the American Real Estate Company the plot 126x100 on the west side of Bryant avenue, 184 feet north of Aldus street. The Mack Construction Company, Harris W. Falk, treasurer, bought from the same

company the plot adjoining, with a frontage of 240 feet on Bryant avenue, beginning 100 feet south of 165th street. The sites will be improved with five-story apartment houses, according to report.

Finch School to Be Enlarged.

The Finch School for Girls has purchased from Guerdon C. Brinckerhoff, through John J. Kavanagh, the four-story dwelling, 54 East 78th street, on lot 18.9x102.2. The same buyer recently acquired through the same broker, the adjoining house at 52, and now controls a plot 3/9x102.2, which will be improved with an addition to the school now abutting at 61 East 77th street.

Sale in Court House Site.

Harry C. Haltenbeck has purchased from the Frank M. Lupton estate, the twelve-story Lupton Building, at 23 City Hall place, on plot 59.10x99.10. The property is in the area which will be taken by the city as part of the proposed court house site.

Manhattan—South of 59th St.

GOLD ST.—Charles F. Noyes Co. sold for Samuel Wacht, president of the T. & S. Realty Co., the 5-sty loft building 8 Gold st, on lot 21.4x74x irreg. The property was held at \$30,000.

KING ST.—A. J. Orza sold for V. Baolto to Antonio Paganini and others 26 King st, a 6-sty flat on plot 26x75.

3D ST.—Airmor Realty Co. sold the 7-sty loft building, 37 West 3d st, on plot 45x152.11, to the Ridgewood Park Realty Co., which gave in exchange the factory and 12 acres of land formerly occupied by the H. P. Corbin Co., on Mill Basin, Jamaica Bay.

40TH ST.—Ames & Co. sold for M. V. T. Kerr the plot 50x100 at 149-151 East 40th st to the 149 East 40th St. Corporation. Plans have been prepared by architect, Robert T. Lyons, for the erection of a 9-sty apartment house. Rosenthal and Heermance represented the buyer as attorneys.

50TH ST.—Bryan L. Kennelly sold for Mrs. Louisa Boynton the Columbia College leasehold, 36 West 50th st, on lot 20x100, to Mrs. A. M. Christie.

53D ST.—Phelan Brothers purchased from the Irving Savings Institution the 5-sty building, 546 West 53d st, which it bought at foreclosure last November for \$15,000.

Manhattan—North of 59th St.

62D ST.—William B. May & Co. sold the 4-sty dwelling, 12 East 62d st, on lot 25x100.5, for the estate of Hannah Wallach to a client of the Title Guarantee and Trust Co., who will erect a new residence from plans by Harry Allen Jacobs. On the block and immediately adjoining are the homes of Paul Rainey, Edmund L. Baylies, Warner Van Norden, William A. Read, and on the 5th av corner has just been erected the new Knickerbocker Club house.

64TH ST.—William B. May & Co. sold for Mrs. Mary B. Knoblauch the 4-sty residence, 24 East 64th st, on lot 21x100. Almost immediately adjoining is the new home of Irving T. Bush and on the corner the residence of Hon. Seth Low.

74TH ST.—Slawson & Hobbs sold for E. M. Stiger, the 5-sty dwelling, 319 West 74th st, on plot 26x72.9, opposite the residence of Charles M. Schwab. The house was held at \$85,000 and was built for the former owner, Harvey Murdock, from plans by C. H. P. Gilbert. The buyer is Frank Bradley.

78TH ST.—John J. Kavanagh sold for Robert B. Roosevelt to Jabish Holmes the 4-sty dwelling, 114 East 78th st, on lot 18.4x102.2.

93D ST.—Douglas Robinson, Charles S. Brown Co. sold for Mary U. Quinn, the 3-sty dwelling, 180 East 93d st, on lot 16.8x100.8.

118TH ST.—John Lambert sold 223 East 118th st, a 3-sty dwelling on lot 16.8x100.11.

124TH ST.—Herman Arns Co. sold for the Lawyers' Mortgage Co. the 5-sty flat, 356 West 124th st, on plot 27.10x100.11.

127TH ST.—Annie McVey sold through Porter & Co. the 3-sty dwelling, 263 West 127th st, on lot 16x99.11.

171ST ST.—The Hoyt estate has sold to Harris Maran & Son a plot 154x95, in the north side of 171st st, 225 ft east of Fort Washington av.

MADISON AV.—Charles F. Noyes Co. sold for Lucius H. Beers, represented by Lord, Day & Lord, the 5-sty apartment house, 1772-1774 Madison av, on plot 40x100, held at \$75,000.

VERMILYEA AV.—Max Marx bought from James B. Taylor, through Frederick Zittell & Sons, the plot, 50x150, on the west side of Vermilyea av, 225 ft. south of 204th st.

WEST END AV.—Leopold Hellinger sold 26 West End av, a 5-sty tenement on lot 25x100 to Louis Bloch, who gave in exchange 340-342 East 4th st, a 6-sty tenement on plot 36.10x96.

3D AV.—Samuel Bogen has sold 2360 3d av, a 4-sty building, on lot 25x100.

Bronx.

134TH ST.—Harriet H. Janusch has sold 496 and 498 East 134th st, a 5-sty factory, on plot 50x100.

134TH ST.—F. William Sohns sold for B. C. Gerken, the 5-sty tenement, 530-532 East 134th st, on plot 50x100.

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156TH ST.—Lena B. Flonel bought from Goldie Cowen and Carrie Lazar, the 3-sty dwelling, 937 East 156th st, on lot 25x100.

165TH ST.—Kurz & Uren, Inc., sold for the Mitchell McDermott Co., 258 East 165th st, a 4-sty new-law house, on plot 37.7x80, to Minnie Zimmerman, who gave in exchange the vacant plot, 100x100, on the north side of Newbold av, 88.9 ft. west of Zerega av.

174TH ST.—W. E. & W. I. Brown, Inc., sold for the John W. Cornish Construction Co. the plot at the northeast corner of 174th st & Vyse av, 50x80, to the Trask Building Co., which will improve with an apartment house.

223D ST.—William Maas Realty Co. sold through O'Hara Brothers the dwelling 624 East 223d st, on plot 26x95.

ARTHUR AV.—Kurz & Uren, Inc., have sold for the Benenson Realty Co. to Richard Dunn, six lots on the east side of Arthur av, 125 ft. south of 180th st, having a frontage on Arthur av of 150 ft. by a depth of 104 ft. on the north side and 119.6 ft. on the south side.

CASTLE HILL AV.—Louis M. Ebling has re-sold the plot 108x105, at the southwest corner of Castle Hill and Gleason av.

CROTONA PARK NORTH.—A. J. Madden sold for the Benenson Realty Co., 667 Crotona Park North, a 5-sty apartment house, on plot 40x100, to Gottlieb F. Schnell, who gave in exchange 462 East 147th st, a 5-sty flat, and 529 Jackson av, a 1-fam. house.

FRANKLIN AV.—Charles Barthen sold the 3-sty dwelling, 25x145, at 1368 Franklin av. The property, held at \$17,000, was given in part trade to Pollock & O'Neill for their 5-sty apartment house, 35x117, at the northwest corner of Southern Blvd and 183d st, sale of which was reported last week.

HOE AV.—Harry H. Cohen has sold for the Coryell Building Co., Frank G. Coryell, president, 1500 Hoe av, a new 5-sty apartment house, on plot 50x100.

MOHEGAN AV.—Lauter-Blackner, Inc., sold for the McEvoy & Koester Construction Co. to James T. Barry 1817 Mohegan av, a 5-sty apartment house, on plot 50x100, through to Vineyard pl. The buyer gave in part payment the plot, 100x90, at the northeast corner of Webster av and 182d st, the deed to which was recorded Thursday.

RIVER AV.—Joseph Wasserman bought from Thomas D. Malcolm 1223 River av, a 2-sty house on lot 25x87.4.

TINTON AV.—The Moreland estate has sold the southeast corner of Tinton and Vernon avs, a plot 150x100.

WEBSTER AV.—Salvatore D. Pasquale bought through O'Hara Brothers ten lots fronting 152 ft. on the east side of Webster av, 50 ft. south of 200th st, with a depth of 208 ft., and fronting 100 ft. in East 200th st, beginning 95 ft. east of Webster av. Three apartment houses and a garage are on the property. The unimproved portion will be used for the erection of a moving picture theatre. The deal involves about \$100,000.

Brooklyn.

PARK PL.—Bulkeley & Horton Co. sold the 3-sty residence, 1104 Park pl, for Duer, Strong & Whitehead.

UNION ST, ETC.—Realty Associates sold dwellings at 1176 Union st to Edward E. Albee and at 43 Sterling st to Elijah G. Cocks; also ten lots in the south side of 51st st, 100 ft. east of 12th av, to the Borough Park Homes Co., which will build 1-fam. houses.

1ST ST.—John Pullman sold for James O'Neill to George Wilson, the 2-sty dwelling, 354 1st st, on lot 20x100.

50TH ST.—I. Salzberg sold for Mrs. E. B. French of Daytona, Fla., to Louis Hussak of an 11-room cottage at 1537 50th st, on plot 40x100.

50TH ST.—I. Salzberg sold for T. B. Martin to D. Elkind a plot, 40x100, in the north side of 50th st, 260 ft. east of 14th av.

4TH AV.—Tutino & Cerny sold for Edwin C. Christensen, the three 4-sty apartment houses, on plot 75x100, at 4715-4719 4th av.

15TH AV.—B. J. Sforza has sold for Louisa Kenebel the plot 35x100, northwest corner 15th av and 62d st to Calendo & Cordi, who will improve with a 4-sty apartment house; also for Florence A. Lawlor the lot 20x100, in the north side of 61st st, 180 ft. west of 15th av.

Queens.

ELMHURST.—Edward A. MacDougall of the Queensboro Corporation announces the sale of three 2-fam houses in 25th st near Roosevelt av, Jackson Heights. One was purchased by Walter A. Hayman of Elmhurst, L. I., and the other two by Daniel W. Wardwell of Rome, N. Y. The houses are a half block from the 25th st station of the new Corona Subway line, now being built.

ROSEDALE.—New York Suburban Land Co. sold 60x100 in Sterling st to Joseph Lawson and 80x100 in Oxford pl to Albert Carlin.

Richmond.

BLOOMFIELD.—J. Sterling Drake sold for Warren L. Sawyer, the "Peach Farm" of five acres with a residence on South av, to Benjamin Roth.

WESTERLEIGH.—J. Sterling Drake has sold for Walter S. E. Hall to Mary Costello the house on New York av, near Manor rd, on plot 40x90, built about a year ago.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 20x1000 on Willow av to A. E. H. Howard and 40x100 on Hemlock av to Christian Becker.

GREENACRES, N. Y.—Westchester Land Exchange sold to Harold E. Porter, plot No. 15, comprising two acres in the Morris Tract, and facing on Birchhall Drive.

PLANDOME, L. I.—L'Ecluse, Washburn & Co. sold on Manhasset Bay, the residence of Francis D. Jackson to H. V. Brumley. The property was held at \$25,000.

RED BANK, N. J.—Charles P. Doelger bought from William H. Chesebrough about 62 acres of land fronting on Rumson and Ridge rds and Hance av, between Red Bank and Seabright. Mr. Doelger acquired the property for the purpose of enlarging his country estate, which adjoins. The brokers were Edward L. King & Co.

RED HOOK, N. Y.—Horace S. Ely & Co. sold for George W. Platt, an 11-acre estate to Louis G. Hamersley, who recently purchased through the same brokers adjoining properties.

ROCKLAND LAKE, N. Y.—Horace S. Ely & Co. sold for J. E. Adams, Jr., a tract of about three acres at Lake av and Boulevard to Burton Emmet, owner of adjoining property.

TUCKAHOE, N. Y., ETC.—Joseph Lambden & Son, Inc., sold the residence of the late James A. Hall to Francis A. Gallow and at Hollywood, two lots to Paoli Brigante; also at Pelhamwood, to Thomas W. Rochester, two lots on Clifford av; to Albert C. Davis and Miss Isadore A. Meister, each, two lots on Highbrook av; and to Arthur T. Bolton, five lots on Harmon av and Benedict pl; in the Woods of Larchmont to John L. Taylor, two lots on Rockingstone av; to Katherine Curry, two on Poplar rd; to Henrietta Dahn, one on Murray av; to Mrs. Cecelia A. Collahan, two on Beech rd; to George W. Symonds, three on Wildwood rd and to Herbert D. Atkins, two on Villa rd; at North White Plains, to Mrs. Louise Toglio, the old Mansion House and thirteen lots on Broadway, and at White Plains, two lots on Cloverdale av to Mrs. Mary J. Henry.

UPPER MONTCLAIR, N. J.—The Frank Hughes-Taylor Co. sold for Walter J. Fenn and M. Lillian Fenn, the property at the southwest corner of Park st and Gordonhurst av. This property was formerly the home of the artist, Harry Fenn, and has 170 feet of frontage in Park st. It was held at \$12,500.

YONKERS, N. Y.—Frank L. Reed has purchased an Elizabethan house on Rockland av, Park Hill, from the American Real Estate Co. Arthur D. Geissler has purchased the residence of Charles E. Hunt on Edgcliffe terrace. The American Real Estate Co. also sold in its Lawrence property at South Yonkers the new 5-sty Belvidere apartment house.

LEASES.**\$800,000 In Leases.**

Charles F. Noyes Company and M. & L. Hess, Inc., have leased the 11th, 12th and 14th floors of the Hallenbeck-Hungerford Building, in Lafayette, White and Franklin streets at an aggregate rental of approximately \$500,000 to the Lupton Publishing Co., Moody B. Gates, president, publishers of the Woman's World and similar publications; also space in the building to Poor's Manual, and additional space to Isaac Goldman & Company. The three leases aggregate about \$800,000 in rentals. The rental value of the building, including power contracts, is about \$240,000, and the total leases made to date are reported to exceed \$2,000,000 in the aggregate.

Tenant for Van Beuren Building.

H. E. Verran Company, dealers in wholesale art needlework now at 853 Broadway, leased through Pease & Elliman, from the Van Beuren estate, the new twelve-story building at the northwest corner of Union Square and 15th street, on plot 52x141. The building has been untenanted since its completion in 1912. Union Square has shown considerable activity recently and it is becoming a new center for toy manufacturers. The removal of this new class of business into the district may attract others in the same line.

Permanent West Side Market.

Marketmen affected by the closing of the public market at Fort Lee Ferry, have organized the Fort Lee Ferry Public Market Company, and leased from the Pinkney Estate, through the law firm of Elkus, Gleason & Proskauer, the block bounded by Broadway, Manhattan street and 129th street, at the foot of the Manhattan street subway station, on which will be established a permanent public market.

Lease from Plans.

The Murray Hill Investing Company has leased from the plans the eighth floor of the building to be erected at the northeast corner of Fifth avenue and 37th street to the R. Wallace & Sons Manufacturing Company, silversmiths, now in West 32d street. Geo. R. Read & Company and E. A. Manning represented the lessees and Frederick Southback and Alwyn Ball, Jr., acted as agents for the building.

Waterfront Lease.

William A. White & Sons rented for Mrs. Elizabeth R. Delafield and Mrs. Amelia A. Stuyvesant to Samuel Brody, bags, the six-story building at 286 South street, northwest corner of Clinton street, through to 567 Water street and the adjoining building to the north at 287 South street, through to 569 Water street. These buildings have been occupied for a number of years by the Silas W. Driggs Warehouse Company. A new pier for the use of the New York, New Haven & Hartford Railroad is now being constructed in front of the premises.

New Tenant for Berkeley.

The Twenty-Fifth Avenue Company, David Knott, president, has leased from the Rhineland Estate, through E. P. Gaillard and Mrs. Lillian G. Johnson, the Hotel Berkeley, the six-story hostelry at the southwest corner of Fifth avenue and 9th street, for ten years at an aggregate rental of about \$350,000. Mr. Knott is connected with five other hotels in the immediate neighborhood, the Earle, Holly, Van Rensselaer, Judson and Arlington. It is announced that the Berkeley will be renovated within a few months at an estimated cost of about \$50,000.

Cincinnati Firm in Queens.

The Ficks Reed Company of Cincinnati, O., manufacturers of reed and rattan furniture, baby carriages, etc., leased from Frederick Russell, through G. P. Butterly, large space in the new building occupying the block in 6th street, from Vernon avenue and West street, Long Island City, opposite the Long Island Railroad station. The lessee retains the privilege of buying the property within the first year of the lease.

Enlarges Holdings.

Edward Margolies leased from William Waldorf Astor the four-story house at 200 Madison avenue, northwest corner of 35th street, on lot 24.9x95. The house will be altered for business purposes as was done with the four adjoining dwelling at 11 to 17 East 35th street, which Mr. Margolies also leased from the same owner. His leasehold properties at that point now comprise a frontage of 220 feet.

Branch Moves Further North.

The Madison Square branch of the New York Life Insurance Company, J. C. James, manager, now in the Metropolitan Building, has leased the entire 42d street frontage on the fifth story of the new Rogers Peet Company Building at Fifth avenue, 41st and 42d streets. The brokers were Horace S. Ely & Company.

Haymarket in Reported Lease.

Negotiations are reported pending for the lease by Klein & Jackson of the old Haymarket Dance Hall at the southeast corner of Sixth avenue and 30th street to B. K. Bimberg. It is reported that, if the deal is closed, the tenant will operate a moving picture theatre.

Manhattan.

AMES & CO. leased for Madam Genet, the store, 9 East 32d st to Lipshitz & Engle; also lofts in 364 West 50th st for F. J. Walsh to Henry Jelinek; in 366 West 50th st to A. W. Ray; and in 159-161 West 24th st for the Winch Estate to the Basket Importing Co., of 139 Duane.

ROBERT F. BONSALE leased for the Wendel estate to William J. Willman, of 16 Spruce st, the 5-sty building 51 Beekman st, through to Ann st.

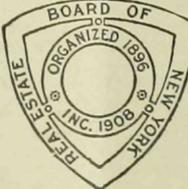
BRETT & GOODE CO and the Charles F. Noyes Co. leased the front half of the 5th floor in 150-156 Lafayette st, about 3,500 sq. ft., to the Waste Trade Publishing Co., of 136 Liberty st.

CAMMANN, VOORHEES & FLOYD have leased the store and basement, 13 Gold st to Samuel G. McCotter & Co of 16 Platt st; also store 171 Pearl st to H. Hahn; and store 13 East Houston st to Samuel Kramer.

FIRM OF LEONARD J. CARPENTER rented for the estate of William C. Schermerhorn the 7th loft in 43-47 West 23d st to Montgomery, Ward & Co., which recently established an eastern plant in South Brooklyn.

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EXCELLENT OPPORTUNITY for a clever, live Real Estate salesman who works on commission. We want him to represent us on a splendid proposition which should appeal to everyone. Very little actual work, but experience in approaching and handling people of means is necessary. The right man ought to at least double his present salary. Address Box 540, Record and Guide.

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YOUNG man, 27, graduate architect; six years' experience in general realty and building work; highest references; desires connection with realty or building company. Salary secondary consideration. Box 528, Record and Guide.

REAL Estate and Insurance Office, vicinity of 42d St. and Fifth Ave., require a general office assistant and outside man; knowledge of stenography and typewriting necessary. State qualifications and experience in detail; to the right man commission and salary. J. W., Box 532, Record and Guide.

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EUREKA REALTY COMPANY

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CARSTEIN & LINNEKIN leased offices at 874 Broadway to E. K. Seyde and additional space in the same building to the Chic Velling Co.; also offices at 320 5th av to Emil A. Perl & Co.; Bernhard Kranche of 1170 Broadway; Grassi Bros., Inc., and Berthold Katz of 20 West 31st st; at 347 5th av to Satterthwaite, Nash & Beerman; D. Nusbaum & Co. of 160 5th av; Eugene A. Ohmer & Co. of 341 5th av, and Sahri Shoda, and at 1161 Broadway, to D. E. Marco & Marra and Joseph Lippman.

CLARK T. CHAMBERS leased for E. & M. L. Host, the store and basement in 14 East 48th st, for ten years, to James A. Jenkins, books and stationery, now at 311 Madison av; also for Rice & Hill, as agents, the 2d loft in 5 West 46th st to Schneider & Schmittlapp, men's tailors, of 572 5th av.

LEROY COVENTRY & CO. rented the dwelling 304 West 73d st for J. C. Rennard to M. R. Ritter.

CROSS & BROWN CO. leased space at 245 West 55th st to the Sharrer Patent Top Co. and Walter Trock, and in 40-42 East 22d st to Rose and Harry Richman.

CROSS & BROWN CO. has leased the store at 245 West 55th st to Gray & Davis, Inc., of 1720 Broadway; the 2d and 3d floors at 1757-1763 Broadway to the Jandorf Automobile Co., and offices at 8-9 Columbus Circle to the Wayne Oil Tank & Pump Co.

DOUGLAS L. ELLIMAN & CO. leased apartments in 399 Park av to Mrs. Barney Schley; in 103 East 86th st to George S. Trevor and in conjunction with H. T. Gurney in 830 Park av to Stephen Birch.

DOUGLAS L. ELLIMAN & CO. and John N. Golding leased the store and basement in 714 5th av to "Burby," ladies' apparel, for many years at 534 5th av. The premises were held at \$20,000 a year.

DOUGLAS L. ELLIMAN & CO. leased apartments in 830 Park av to Charles G. Peters; in the new building being constructed at 525 Park av for Edgar A. Levy to Dr. Arthur F. Chase and in the new building in course of construction at 955 Park av, for Bing & Bing to Stanley J. Halle.

DUFF & BROWN CO. leased for Mary C. Van Cott to Edward Schamak the store floor in 1745 Amsterdam av.

HORACE S. ELY & CO. leased the store and basement in 1352 Broadway to the W. L. Douglas Shoe Co.

FOLSOM BROS., INC., leased for Howard Conkling the building 204 Lafayette st, to Thomas Harper, brass foundry, of 139 Lafayette st.

A. N. GITTERMAN CORPORATION and Pocher & Co. leased for Mary Margaret, the 4-sty dwelling, 65 West 52d st.

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A. N. GITTERMAN CORPORATION leased for Morris Weinstein and Nellie Marks, the store and basement at 260 Grand st to Denmark & Morris; also for Rhoda W. Rleser and Bertrand Paradise, the south store in 232 3d av to the Rose Tailoring Co., of 152 East 21st st; and in conjunction with Frederick Fox & Co., the parlor store in 135 East 12th st, to the Enterprise Premium & Publishing Co.

GOODWIN & GOODWIN rented for Lillian Stimelsky to Max Oppenheim the 3-sty dwelling, 74 West 119th st.

A. A. HAGEMAN leased the store and basement in 618 6th av to Peter Dooros, confectioner, of 87 Cortlandt st.

M. M. HAYWARD & CO. leased the 2d floor in 511-513 West 42d st to the Co-operative Department Stores Corporation.

M. & L. HESS (INC.) leased the store, basement and sub-basement 9 Bond st to Strykin & Back, of 401 Lafayette st; the first loft, 304-8 6th av, to A. E. Conday & Co. of 305 Pearl st; and the fifth loft, 31 W. 31st st, to Laurie Waist & Dress Co.

M. & L. HESS (Inc.), leased the 1st loft at 392-400 Lafayette st to the Liberty Doll Co.; the west store at 131 West 30th st to Joseph Levine; store and basement at 127 West 30th st to Ruhe & Sonen, the 2d loft to the Friedman Euton & Trimming Co., 3d loft to Waltherman Bros. and the 4th loft to the Fashion Embroidery Works.

EDWARD J. HOGAN leased to C. Klauber & Brothers, Inc., dealers in cutlery, cameras, etc., the store at 4 Park pl, in the Woolworth Building. The lessee has been at 173 William st for 35 years.

HOUGHTON CO. leased for Henry M. Toch, the 3-sty dwelling, 29 West 94th st to Dr. William F. Neumann.

HOUGHTON CO. leased for James A. Renwick to Rose West, the 4-sty dwelling, 118 West 69th st for 5 years.

A. KANE & CO. rented the 3-sty dwelling, 208 West 136th st, to Anna J. May.

SAMUEL H. MARTIN has leased for Harry Richman the store and basement at 1987 Broadway to the Combination Rubber Mfg. Co., of 1790 Broadway.

CHARLES F. NOYES CO. has leased the ground floor, basement and rear of 2d floor in 1162 Broadway for William R. Appleby to the Physical Culture Restaurant Co. for ten years at an aggregate rental of about \$75,000.

PEASE & ELLIMAN rented for the Goelet estate, represented by Moore & Wycoff, the 10th floor in 410 Park av; and in 116 East 63d st an apartment for Samuel A. Herzog to Dr. H. D. Furniss, thereby completing the renting of the building.

PEASE & ELLIMAN have rented for the trustees of the Madison Avenue M. E. Church, the 4-sty dwelling, 133 East 60th st, to Mrs. H. D. Furniss; and for the E. A. L. Park Av Co., an apartment in the new building to be erected at the southeast corner of Park av and 61st st, to Dr. E. W. Peterson.

PEASE & ELLIMAN rented for Charles B. Halsey & T. J. S. Flint the store in their new building at the northwest corner of 54th st and Madison av to the Berger Valeting Co., which will use it in addition to their present location at Madison av and 61st st.

PEASE & ELLIMAN leased at 123 2d av, the store and upper floors for William Katz to David Elfenbein and at 238 East 60th, the entire building for Ellen Hickey to Samuel Goldberg.

PEASE & ELLIMAN leased for the Brooklyn Bank to Charles Loventhal the easterly store at 150-152 Fulton st, also for G. Armeny to Max Goldstein in the Armeny Building at the southeast corner of Fulton and Nassau sts, a diamond polishing shop, and offices to Joseph Immerman and A. E. Puppulidy, and for the United Stores Realty Co. the store at 45 Church st.

PORTER & CO. leased for Marks L. Frank to Theodore Swanson, the 3-sty dwelling, 66 West 128th st.

PORTER & CO. leased for L. Reinken to Ernest Bial the 3-sty dwelling, 137 West 130th st.

PORTER & CO. leased for Ellen S. Decker to Richard E. Nicholas the 3-sty dwelling, 113 West 131st st.

RICE & HILL leased for Albert H. Atterbury the 6-sty elevator apartment house, 634 West 135th st. The rental aggregates about \$75,000.

GEO. R. READ & CO. leased for P. Ballantine & Sons the 5-sty building at 134 to 138 Washington st to the Empire Carting Co., of 21 Park Row; for B. Crystal & Son, the 5th floor in 74 to 80 Washington st, containing 9,000 ft, to Naser, Katen & Nahass, of 85 Washington st; and the Manhattan Garment Co., of 132 West 22d st; for James L. Breese, the 5-sty building at 156 South st, to E. L. Johnston & Co., of 83 Water st; in conjunction with Camman, Voorhees & Floyd, the building at 70 West st to the Standard Express & Trucking Co., of 118 Maiden la; for Andrew C. Zabriskie, the store and basement in 133 Liberty st, to Charles W. Leveridge, Inc., of 183 Greenwich st; for S. R. Van Duzer, the 2d floor, containing 4,000 ft., in 55 Barclay st, through to 56 and 58 Park pl., to A. Edgar Goetz, of 51 Barclay st; for D. J. Faour & Bros., the 4th floor in 78 and 80 Greenwich st, to John H. Banks of 80 Maiden la; for the Slevin Estate the 2d floor in 29 Murray st, to the Follett Time Recording Co., of 675 Hudson st.

SOLOMON REICH ESTATE, Henry Reich, executor, leased to L. S. Bolognino 693 to 697 8th av, three 8-sty buildings for about twenty-one years, at a rental aggregating \$170,000. Plans are being prepared for the erection of a moving picture playhouse to cost about \$35,000.

HARRY B. RIECKE leased for the Hermitage Co. the two 5-sty buildings, 356-355 West 87th st, for ten years, at an aggregate rental of about \$52,000, to Joseph Stein.

GEORGE ROSENFELD CO leased the 5th loft at 143 Madison av to Miss Alice Caroly, ladies' waists.

CHRIS SCHIERLOH leased the store and basement in 47 Vesey st to Richard Davis.

LOUIS SCHRAG leased for George K. Williams, the store in 39 East 31st st to Morris Smelzer; and for the Brolox Corporation, the 1st loft in 149 West 24th st, to N. Lepow & Sons of 163 West 24th st.

SHAW & CO. leased for Richard K. Fox, the store, 2038 5th av, to Carl's School of Cutting & Designing.

L. TANENBAUM, STRAUSS & CO. rented for E. A. Halligan to the Eastern American Chair Co., successors to the Crocker Chair Co., the building at 435-437 West 19th st.

TUCKER, SPEYERS & CO. leased for T. J. O. and P. Rhineland to Hyman Prisyon, the basement store at 66 West 38th st.

TUCKER, SPEYERS & CO. leased for John W. Brett to the Peetz Corset Co., of 36 East 33d st, parlor floor and 2d floor at 45 West 37th st.

TUCKER, SPEYERS & CO. leased for William H. Wheeler, the easterly store in 108 West 63d st, to Harry Fein.

E. A. TURNER leased for Charles Schweinler, the house at 127 East 28th st, to Lans Curiosity Co., of 439 4th av; also leased for the Eureka Realty Co., the top floor loft at 369 3d av, to Davis & Weiss; for W. C. Reeves & Co., corner store at 119 Lexington av, to Shukel Arikian for groceries and fruits; also rented the basement store at 67 Lexington av, for B. Reich, to M. Marsh, plumber; for the Goelet Realty Co., through Harris & Vaughan, loft at 8-10 East 47th st, to Mrs. Karl J. Freund, milliner; for Leon Kauffman, the basement store at 176 Lexington av, temporary, to R. Smith, auctioneer; for Dr. E. Baruch, the basement store at 181 Lexington av, to the New York Basket Weaving Co.; for Schneider-Anderson, the loft at 16 West 46th st, to Madam Erlau, corsetiere, of 6 West 28th st; 107 East 30th st to Mrs. K. Bonnell for the estate of Jonathan Petrie; to Miss Kilroy, 109 East 30th st, for the estate of Jonathan Petrie; 117 East 26th st, for the estate of Alice J. Brantingham, to Miss J. Powell & Miss O'Mally, from May 1, 1915; for Mrs. Mary Perrault, 134 East 26th st, to Mrs. Mary Lee, and for Joseph Solomon, floor at 126 East 27th st, to Rea Irvin for a studio.

UNGER & WATSON, INC., leased for Josephine Beekman, the shop and loft in 152 East 53d st to O. Karp & Son, of 95 James st.

WM. A. WHITE & SONS have rented for L. Tanenbaum, Strauss & Co. the entire building at 29 West st, to the J. W. Fiske Iron Works, of 78 Park pl.

WM. H. WHITING & CO. rented the store in 243 Pearl st to the Wheelock Lovejoy Co., of 23 Cliff st, space in the Edison Building in Elm st to the Pitometre Co., of 220 Broadway and lofts in 57 Beekman st to William J. Kolde of 163 William st; in 37 Fulton st to Theodore Mitchell and John M. Davis; in 487-489 Greenwich st to the Grand Lake Co., of 18 East 41st st, and in conjunction with the Charles F. Noyes Co., in 116 Duane st to Thomas B. Hindle.

WM. H. WHITING & CO. leased to the Wheeler Syndicate of 1328 Broadway, publishers of newspaper syndicate matter, the 9th floor in 373 4th av; and also, in conjunction with Ruland & Whiting Co., the store and basement in 7 Beekman st for the downtown office of the New York Times, now at 15 Beekman st.

ARTHUR E. WOOD leased for the estate of Isaac A. Hopper the loft in 219 West 125th st to Kahn Brothers, clothiers.

Brooklyn.

BURLING REALTY CO. has closed a ground lease on the plot on the west side of Flatbush av extension, between Tillary and Johnson sts, having a frontage of 69 ft.; also leased the store at 211 Bridge st to Michael J. Hurley.

Queens.

LEWIS H. MAY CO. leased at Rockaway Park, L. I., for Mrs. Brewerton, cottage on North 6th av to J. Saalberg; for Susan E. Brady, cottage on South 9th av, to Sigmund Susswein, and for Mrs. Maerz, cottage on South 8th av, to Harry Gans.

JOHN STICH & CO. rented for the Banister Realty Co. to Jesse J. Harris, the seaside resort at Far Rockaway, "Kuloff," for the season; also for Mary E. Webster, her cottage at 104 Gipson place to John Leffler; for the S. & L. Construction Co., 15 Hudson av, Edgemere, to Mrs. E. M. Bernstein, and for A. E. Van Wagner, 50 White st, Far Rockaway, to Benjamin Gold.

Suburban.

AMES & CO. leased to C. J. Leary the Hardway residence at Great Neck, L. I., also for the estate of Thomas J. Lewis a residence at Plandome, L. I., to Mrs. J. W. Wiggins.

FEIST & FEIST leased in Newark for George Virtue to Elliot Hardon, the 1-fam house, 95 Hedden terrace; also for Martin Goldsmith to the Lexington Sales Co., Arthur T. Smith, president, the 1-sty garage, 340 Central av; and for Bertha Lichtman the stable and storage property, 405-411 Market st, to the New Jersey

FISH & MARVIN leased for Dwight L. Elmen-dorf, his estate, "Sunnyfield," at Rye, N. Y., to Herbert S. Martin. It consists of about ten acres, on Barlow la, overlooking the Sound.

WESTCHESTER LAND EXCHANGE rented, at White Plains, for the summer, the Robert E. Farley residence on Greenridge av to Michael Cohen; also the F. O. Pierce home, on Park rd, Scarsdale, to G. Miller, and the residence of Mrs. G. Caskey, on Ridgeview av, to J. A. Strasser.

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. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

EDWARD W. ASSENHEIMER.—221-223 Rivington st, Block 338-14-15, two 5-sty ten, each 50x100, each \$30,000; 323 East 51st st, 1344-10, 3-sty dw, 18.9x100.5, \$10,000; 324-326 Pleasant av and 500 East 118th st, 1716-49-50, two 5-sty ten with stores, 50.5x95, \$41,500; 502 East 118th st, 1716-48, 3-sty dw, 27x100.10, \$5,500; 1452 2d av, 1450-50, 5-sty ten, 25x100, \$22,500.

MARIE BUTT.—1471 1st av, 1451-28, 4-sty bldg, 25x75, \$23,000, and 36 Morningside av, East, 1944-63, 5-sty flat, 26.4x100, \$31,000.

EMILY M. COBURN.—201½ West 131st st, 1937-28, 1-sty store, 25x49.11, \$9,000; 203 West 131st st, 1937-27, 5-sty apt., 25x99.11, \$32,000.

CLARA S. KNIGHT.—499 Manhattan av, 1947-50, 3-sty dwg., 15x80, \$11,500.

FRANK KUNZMAN.—79 West 101st st, 1837-4½, 5-sty ten, 20x100.11, \$15,000.

MARCUS LEDERER.—1365 5th av, 1619-72, 5-sty ten., 25x100, \$32,000; 49 West 114th st, 1598-11, 5-sty ten., 25x100.11, \$26,000; 14 East 111th st, 1616-66, 5-sty ten., 27x100.11, \$25,000; 535 East 82d st, 1579-22, 5-sty ten., 27.4x102.2, \$19,500; 484 Lenox av, 1732-3, 5-sty ten., 25x85, \$30,000.

JONAS H. MONHEIMER.—116 Riverside dr, southwest corner 84th st, 1245-104, 7-sty apt, 102.2x126.8x irreg, \$426,000.

SARAH ORR.—1565 Park av, 1640-4, 2-sty old bldg, 25x80, \$9,000; 218 East 119th st, 1783-38, 4-sty flat, 25x100, \$14,000; 220 East 119th st, 1783-37, 3-sty bldg, 25x100, \$7,500.

CHRISTINA M. RAMB.—1426 Av A, 1487-50, 4-sty ten., 17.1x98, \$8,500.

CAROLINE W. SOMMER.—188 West 102d st, 1856-61, 5-sty ten, 25.11x79.3, \$50,000; 527 Hudson st, 631-42, 4-sty bldg, 27x100, \$25,000; 364 9th av, 754-81, 4-sty bldg, 18.6x100, \$17,500; 354-358 9th av, 754-2-3-4, three 4-sty bldgs, each 18.6x100, each \$15,000.

GEORGE J. STIER.—265 Elizabeth st, 508-30, 3-sty old bldg, 25x92, \$17,500; 298 Elizabeth st, 521-68, 5-sty wagon makers shop, 25x75, leased to one tenant at \$1,800 a year, \$19,500.

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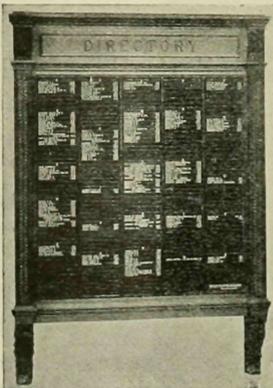
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OBITUARY

JOHN FARWELL, owner of Farwell's Island, near Greenwich, Conn., and a large owner of Connecticut real estate, died at his home in that city, aged eighty.

JOHN H. GIFFIN, one-time vice-president of the Manhattan Life Insurance Co., who retired two years ago, after forty-eight years' association with the company, died aged sixty-seven, at his home in Orange, N. J.

THOMAS P. GOODRICH, for the last thirty years the New York agent of the Provident Life & Trust Co. of Philadelphia, died at his home, 474 Greene av, Brooklyn, aged seventy-one. He served throughout the Civil War with the 7th Regiment, New Hampshire Volunteers.

HOSIAS LEVINE, retired real estate dealer, died on Thursday at the home of his son, Dr. L. J. Levine, at 306 South Broadway, Yonkers.

CORNELIUS C. HICKOK, for many years active in real estate affairs, particularly on the lower West Side, died of heart disease at his home, 557 Bard av, West New Brighton, aged eighty. He inaugurated the movement to extend Seventh av and also agitated the scheme for a similar improvement on Sixth av.

MARINUS P. MEILBY, secretary and manager of the Mercantile & Insurance Agency, of Manhattan, and one of its organizers, died at his home, 547 Quincy st, Brooklyn, aged seventy-five.

ARCHIBALD F. MILLER, a real estate dealer, died on Monday at his home, 50 Prospect pl, Brooklyn, aged forty-three. He was married six weeks ago to Miss Edith E. Wright.

LEWIS HAMILTON SPEIR, special agent for F. Merges & Co., insurance brokers, of 73 William st, died of pneumonia, on Sunday, in the Roosevelt Hospital. He was forty-three years old and a resident of Speonk, L. I.

WILLIAM WARD GRANT, real estate operator, with offices in 154 Nassau st, died in the Hudson St. Hospital, as a result of injuries received recently when he fell on the stairs of the Brooklyn Bridge Subway station. He was sixty-two years old.

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 tables is a resume from January 1 to date.

MANHATTAN Conveyances.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
Total No.	131	115
Assessed value	\$5,804,200	\$8,343,000
No. with consideration	7	9
Consideration	\$511,600	\$778,125
Assessed value	\$565,000	\$803,500
Jan. 1 to Mar. 11		
Total No.	1,329	1,425
Assessed value	\$74,353,010	\$85,912,613
No. with consideration	163	146
Consideration	\$9,081,225	\$6,258,039
Assessed value	\$9,148,050	\$6,687,517

Mortgages.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
Total No.	75	82
Amount	\$831,574	\$2,233,534
To Banks & Ins. Cos.	11	17
Amount	\$110,500	\$683,500
No. at 6%	38	34
Amount	\$260,674	\$246,905
No. at 5½%	2	2
Amount	\$35,000	\$31,000
No. at 5%	12	24
Amount	\$191,000	\$1,218,000
No. at 4½%	.....	.....
Amount	.....	.....
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	23	22
Amount	\$344,900	\$737,629
Jan. 1 to Mar. 11		
Total No.	764	864
Amount	\$17,550,509	\$26,375,553
To Banks & Ins. Cos.	129	195
Amount	\$7,049,582	\$16,012,200

Mortgage Extensions.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
Total No.	36	44
Amount	\$661,000	\$2,202,500
To Banks & Ins. Cos.	8	15
Amount	\$166,500	\$1,664,000
Jan. 1 to Mar. 11		
Total No.	356	424
Amount	\$12,922,943	\$18,001,685
To Banks & Ins. Cos.	111	109
Amount	\$6,818,500	\$9,884,450

Building Permits.

	1915 Mar. 6 to 12	1914 Mar. 7 to 13
New buildings	10	4
Cost	\$263,475	\$922,500
Alterations	\$181,970	\$304,213
Jan. 1 to Mar. 12		
New buildings	81	85
Cost	\$13,035,075	\$7,478,990
Alterations	\$1,446,866	\$2,405,684

BRONX.

Conveyances.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
Total No.	124	136
No. with consideration	9	21
Consideration	\$35,750	\$115,663
Jan. 1 to Mar. 11		
Total No.	1,127	1,135
No. with consideration	110	146
Consideration	\$1,093,741	\$1,370,674

Mortgages.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
Total No.	63	65
Amount	\$256,743	\$691,394
To Banks & Ins. Cos.	4	5
Amount	\$55,500	\$53,500
No. at 6%	25	29
Amount	\$69,200	\$217,691
No. at 5½%	9	11
Amount	\$51,650	\$173,000
No. at 5%	8	8
Amount	\$27,500	\$108,000
Unusual rates	2	2
Amount	\$1,093	\$1,173
Interest not given	19	15
Amount	\$107,300	\$191,530
Jan. 1 to Mar. 11		
Total No.	577	689
Amount	\$3,998,434	\$5,884,108
To Banks & Ins. Cos.	31	91
Amount	\$479,250	\$1,659,301

Mortgage Extensions

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
Total No.	18	15
Amount	\$395,000	\$358,000
To Banks & Ins. Cos.	7	1
Amount	\$190,000	\$45,000
Jan. 1 to Mar. 11		
Total No.	168	172
Amount	\$2,990,655	\$2,982,800
To Banks & Ins. Cos.	38	25
Amount	\$755,450	\$704,000

Building Permits

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
New buildings	23	15
Cost	\$401,675	\$380,300
Alterations	\$14,200	\$10,600
Jan. 1 to Mar. 11		
New buildings	180	130
Cost	\$5,432,875	\$3,078,530
Alterations	\$150,885	\$152,260

BROOKLYN.

Conveyances.

	1915 Mar. 4 to 10	1914 Mar. 5 to 11
Total No.	443	412
No. with consideration	42	47
Consideration	\$248,043	\$365,134
Jan. 1 to Mar. 10		
Total No.	3,857	4,432
No. with consideration	407	477
Consideration	\$2,048,536	\$4,205,487

Mortgages.

	1915 Mar. 4 to 10	1914 Mar. 5 to 11
Total No.	316	246
Amount	\$894,928	\$1,471,449
To Banks & Ins. Cos.	50	63
Amount	\$229,150	\$888,200
No. at 6%	182	129
Amount	\$400,489	\$546,618
No. at 5½%	75	48
Amount	\$303,950	\$190,950
No. at 5%	21	48
Amount	\$75,800	\$232,600
Unusual rates	1	5
Amount	\$300	\$456,781
Interest not given	37	16
Amount	\$114,389	\$44,100
Jan. 1 to Mar. 10		
Total No.	2,838	3,008
Amount	\$9,521,676	\$11,802,714
To Banks & Ins. Cos.	397	590
Amount	\$2,297,241	\$4,313,350

Building Permits.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
New buildings	153	67
Cost	\$853,500	\$768,210
Alterations	\$53,675	\$35,005
Jan. 1 to Mar. 11		
New buildings	834	702
Cost	\$5,798,085	\$7,662,285
Alterations	\$726,627	\$457,349

QUEENS.

Building Permits.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
New buildings	87	88
Cost	\$227,485	\$449,970
Alterations	\$23,826	\$7,090
Jan. 1 to Mar. 11		
New buildings	667	559
Cost	\$2,084,431	\$2,239,032
Alterations	\$160,496	\$181,735

RICHMOND.

Building Permits.

	1915 Mar. 5 to 11	1914 Mar. 6 to 12
New buildings	11	9
Cost	\$19,200	\$22,440
Alterations	.....	\$1,425
Jan. 1 to Mar. 11		
New Buildings	88	100
Cost	\$292,330	\$177,880
Alterations	\$14,085	\$36,670

REAL ESTATE NOTES.

ARTHUR E. WOOD has been appointed agent for 478 West 159th st and 54 West 117th st.

DUFF & CONGER have been appointed agents for 127-131 East 86th st and 337 East 95th st.

SAMUEL H. MARTIN has been appointed agent for 426-432 West 125th st.

CROSS & BROWN CO. has been appointed agent for 13-15 West 20th st.

ACHILLES R. SCHARSMITH & CO. were the brokers in the sale reported last week of the 5-sty flat, 180 West End av.

MOORE & WYCKOFF announce that their country department is being reorganized under the management of Eddy Whitby.

McDOWELL & McMAHON have been appointed agents for 72-78 Pinehurst av and the southeast corner of Audubon av and 182d st.

NEW YORK TITLE INSURANCE CO. has placed a mortgage of \$80,000, on 206 West 95th st, a 6-sty elevator apartment house.

ERIC W. HUNT, who has been associated with E. S. Willard & Co. for nearly eight years, is now with the Brett & Goode Co., in its sales department.

MOORE, SCHUTTE & CO. were the brokers in the sale recorded Thursday of the dwelling, 458 West 142d st, for Charles Shilveik to Louis J. Adrian.

THORN & CO. were the brokers in the recently recorded sole of the gore plot 37.4x33.11x irreg, on the south side of Fordham rd, 99.2 ft. east of Tiebout av, for George Shepperd to Mary Annan.

SMITH & PHELPS placed for the Joseph Sonsin Co. a building loan of \$45,000 to cover the cost of erecting a 5-sty apartment house on plot 52x108 at the northeast corner of Crotona av and 170th st.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will meet on Monday evening, March 15, at 8 p. m., in the Hotel Majestic. Miss Sophie Irene Loeb, a member of the New York State Commission for the Relief of Widowed Mothers, will address the members.

HALL-BERWIN CORPORATION has moved to its new offices in the Commercial Engineers' Building, at 35-7 West 39th st. It will occupy the entire first floor. The corporation is a consolidation of the G. F. Hall Co. and N. A. Berwin & Co.

COURTLANDT F. BISHOP has added to his holdings in the old Greenwich Village section by the purchase of 1 Horatio st from Herman Hanauer. The property consists of a 4-sty building, on lot 16.8 by 65.3, and together with 3 and 5 Horatio st, owned by him, gives Mr. Bishop a plot 50x65.5.

PEASE & ELLIMAN were the brokers in the sale last week of the two dwellings 13-15 East 66th st, on plot 41x105, to Harris Fahnestock, the broker, for the United States Trust Co., trustee of the Costello estate. Mr. Fahnestock is having plans prepared, by Frank V. Hoppin, for a new residence on the site. The property is assessed at \$167,000.

APPLICATION has been made by the administrator of the estate of John G. Wendel for the appointment of a transfer tax appraiser, another step in the settlement of the big estate. Holdings in New York County estimated to be worth between \$80,000,000 and \$100,000,000 are to be appraised.

JOHN FINCK reports that he has placed the following loans: \$100,000 on 114-118 West 44th st; \$70,000 on 692 8th av; \$9,000 on 164 East 87th st; \$16,000 on 447 Lexington av; \$6,000 on 511 West 27th st; \$16,000 on 133 Mott st; \$24,000 on 211 West 80th st; \$40,000 on the northwest corner of Amsterdam av and 76th st, and \$40,000 on the southeast corner of Columbus av and 68th st.

LEWIS PHILLIPS of L. J. Phillips & Co. has written to Mr. Morgenthau, Jr., of the Real Estate Association of the State of New York deprecating controversy which exaggerates adverse conditions in the real estate market. In the course of his letter Mr. Phillips said as to real estate assessment: "Unfortunately the Tax Department is under oath to find 10 per cent and does find it, but not beyond (not certainly in the sum total). As to the proportion of vacancies in buildings, while the totals are not so large as some think, the number, whatever it is, is being lessened daily, because new construction is substantially at a standstill owing to the lack of building loans, and this allows the supply to be properly assimilated. Rentals will be influenced accordingly."

AUCTION SALES OF WEEK.

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

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

Auction Market.

Louis Leavitt acquired the leasehold on the Hotel Albany covering the block front on the west side of Broadway, between 51st and 52nd streets, on a bid of \$100 over ground rent amounting to \$41,000. The property was sold as a result of an action brought by Mr. Leavitt against the Waldmar Company to protect a judgment of \$110,527. The auction sale of the realty holdings of the H. B. Claffin Company, scheduled for the County Courthouse yesterday, at noon, was adjourned for two weeks by Joseph P. Day.

Among properties which will be offered as the result of foreclosure suits next week are the twelve-story office

building at 120 Liberty street on which the Metropolitan Life Insurance Company seeks to recover \$442,192 and the eleven-story loft building at 85 Fifth avenue on which the Greenwich Savings Bank has a claim of \$610,337.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 12, 1915, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Minetta st, 4, ws, 131.1 n Elecker, 22.1 x75x21.11x75, 2-sty fr bk ft tnt; due, \$1,178.75; T&c, \$323; Lavina Leitch, a party in interest. 3,200

51ST st, 213-5 W, see Bway, 1651-65.

52D st, 224-6 W, see Bway, 1651-65.

111TH st, 249 W (*), ns, 164 e 8 av, 36x 100.11, 6-sty bk tnt; due, \$39,423.29; T&c, \$558; Simon Pretzfeld et al. 37,000

111TH st, 251 W (*), ns, 128 e 8 av, 36x 100.11, 6-sty bk tnt; due, \$39,433.01; T&c, \$561; Saml H Wolfe et al. 37,000

111TH st, 255 W (*), ns, 56 e 8 av, 36x 100.11, 6-sty bk tnt; due, \$35,443.11; Emma Pretzfeld et al. 37,000

116TH st, 64 E (*), ss, 190 e Mad av, 20x100.11, 5-sty bk tnt & str; due, \$21,761.47; T&c, \$1,228.61; Ella L Murphy. 17,000

118TH st, 130 W (*), ss, 336 w Lenox av, 20x100.11, 3-sty & b stn dwg; due, \$16,181.58; T&c, \$3,425.91; Otto I Metzger et al, exrs. 12,000

127TH st, 5-7 W (*), ns, 100 w 5 av, 40x 99.11, 3-sty & b bk dwg, 1-sty rear bldg; due, \$17,608.55; T&c, \$403.60; Sophie H Atkinson et al, exrs. 5,000

136TH st, 118 W, ss, 209 w Lenox av, 16.6x99.11, 3-sty & b stn dwg; due, \$10,991.06; T&c, \$537.03; W A Brown. 10,500

Broadway, 1651-65 (*), ws, whole front bet 51st (Nos 213-5) & 52d (Nos 224-6), 201x100.2x200.10x103.11, 5-sty bk hotel; due, \$110,527.12; T&c, \$19; sub to ground rent \$41,000; leasehold; Louis Leavitt et al. 41,100

St Nicholas av, 348-50 (*), es, 50.6 s 128th, 50.8x101.4x49.11x93.11, 2-5-sty bk tnts & str; due, \$5,193.65; T&c, \$659.15; sub to a pr mtg \$32,000; Isidore Wengraf. 33,200

HENRY BRADY.

Eldridge st, 113 (*), ws, 87.6 s Broome, 25x119.10, 5-sty bk tnt & str & 5-sty bk rear tnt; due \$8,361.28; T&c, \$70; sub to 1st mtg \$32,500; Jeruchim H Simpson. 32,000

Greenwich st, 611-5, sec Leroy (Nos 120-8), 100.4x108.4x100x100, 4-3 & 1-4-sty bk tnts & str & 2-sty bk stable; withdrawn.

16TH st, 24 W (*), ss, 455 w 5 av, 25x 103.3, 4-sty & b stn dwg; due, \$26,734.68; T&c, \$2,117.35; Kate B Belloni. 25,000

131ST st, 125 W (*), ns, 274 w Lenox av, 17x99.11, 3-sty & b stn dwg; due, \$9,881.53; T&c, \$179.10; Corn Exchange Bank. 9,000

BRYAN L. KENNELLY.

Mercer st, 235, ws, 125 s 3d, 25x100, 6-sty bk loft & str bldg; due, \$41,511.44; T & c, \$372.10; Clarence M Busch et al. 36,300

82D st, 533 E (*), ns, 125.4 w East End av, 36x102.2, 5-sty bk tnt; due, \$21,177.36; T&c, \$1,193.65; Chas F Klippert et al. 10,000

M. MORGENTHAU JR. CO.

27TH st, 151-9 W, ns, 106.2 e 7 av, 99.1x 99.9x97.3x98.9, 12-sty bk loft & str bldg; withdrawn.

L. J. PHILLIPS & CO.

173D st, 555 W, nwc Audubon av (No 160), 100x100, 6-sty bk tnt; adj sine die.

Audubon av, 160, see 173d, 555 W.

J. H. MAYERS.

Lexington av, 2011 (*), es, 28.9 n 122d, 14.5x60, 3-sty stn tnt; due, \$1,674.67; T&c, \$162; sub to a 1st mtg of \$6,000; Corn Exchange Bank. 6,150

SAMUEL MARX.

Broome st, 318, ns, 62.4 e Chrystie, 22.7x 100x21.4x100, 4-sty bk loft & str bldg; due, \$18,022.76; T&c, \$1,769.23; Lawyers Mtg Co, a party in interest. 1,900

39TH st, 551-3 W, ns, 100 e 11 av, 50x 98.9, vacant; due, \$—; T&c, \$—; Frank B Vermilyea. 17,000

71ST st, 324 W, ss, 241.6 w West End av, 17x100.5, 3-sty & b stn dwg; withdrawn.

Total	\$370,350
Corresponding week 1914.....	445,950
Jan. 1, 1915, to date.....	7,733,423
Corresponding period 1914.....	7,249,048

Bronx.

The following are the sales that have taken place during the week ending March 12, 1915, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Bronx & Pelham Pkway (*), see land of N Y C & H R R R Co, 902.2x279.7x779.9, gore, vacant; due, \$32,813.02; T&c, \$2,139.74; Jno T McChesney. 35,000

Webster av, 1472 (*), es, 43.9 s 171st, 18.9x95.7x—x94.8, 4-sty bk tnt; due, \$2,507.78; T&c, \$473; Wm H Schumacher. 8,000

JAMES L. WELLS.

Maclay av, 2410 (*), es, 96.11 n Zerega av, 18.7x92; due, \$1,960.22; T&c, \$497.98; Rafael Diez de la Cortina. 1,500

Maclay av, 2412 (*), es, 115.6 n Zerega av, 18.3x92; due, \$1,960.22; T&c, \$497.43; Smith Williamson. 1,500

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Auction Sales—Bronx (Continued.)

HENRY BRADY.

Bronx Ter (*), es, 168.2 s 226th, 50x105; due, \$2,387.54; T&c, \$946.11; B Adams Burnett, 2,500
Netherland av (*), es, 484.4 s 261st, 103 x105.2x—x130.9, vacant; due, \$2,889.69; T&c, \$175.52; Ruby H Popper et al. 800
 CHAS. J. DUNN.

Unionport rd, 1721 (*), ws, 199.8 n Van Nest av, 25.1x107.2x25x109.4; due, \$5,583.21; T&c, \$456.10; Chas H McBride gdn. 5,000
 BRYAN L. KENNELLY.

168TH st, 193 W (*), ns, 116.6 w Lind av, runs n74.1xnw17.1xw20xs83.11xe25 to beg. 2-sty & b fr dwg; due, \$1,597.52; T&c, \$250; sub to 1st mtg \$5,000; Corporate Mtg Co. 6,000

CHAS. A. BERRIAN.
214TH st, 738 E (*), ss, 369 e White Plains rd, 25x100; due, \$1,201.80; T&c, \$825; Robt C Schlegel. 4,600

Total \$64,900
 Corresponding week 1914..... 29,100
 Jan. 1, 1915, to date..... 1,275,430
 Corresponding period 1914..... 1,205,289

Brooklyn.

The following are the sales that have taken place during the week ending March 10, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

JOSEPH P. DAY.

SNEDIKER AV, nec Newport av, 240x100; HINSDALE AV, ws, 200 s Riverdale av, 200x25x irreg to Snediker av; NEWPORT AV, swc Snediker av, 200x325; HINSDALE AV, ws, 200 s Newport av, 170.4 to New Lots rd x190x irreg; SNEDIKER AV, ws, 130 s Hegeman av, 420 to Vienna av x200 to Vesta av x550 to Hegeman av x100 x130x100; NEWPORT AV, swc Powell, 200x500 to Sackman st & Lott av; VESTA AV, es, 325 s Newport av, 75x100; NEW LOTS RD, sec Vesta av, —x84x irreg; VESTA AV, nec Hegeman av, 480x98.7x irreg; POWELL ST, es, 81.5 s New Lots rd, 100x200 to Junius 80x100x20x100; NEW LOTS RD, nec Hinsdale av, — to Williams av, x—; NEWPORT AV, swc Alabama av, — to Williams av x—; HINSDALE AV, ws, 90 n Hegeman av, 220x100; LOTT AV, SACKMAN ST, NEW LOTS AV & CHRISTOPHER AV, block, &c; LOTT AV, POWELL ST, NEW LOTS AV & SACKMAN ST, block, &c; LOTS 483 & 484, block 14; SNEDIKER AV, ws, 240 n Newport av, 240x200 to Vesta av x irreg; HINSDALE AV, ws, 200 s Riverdale av, 200x100x irreg; NEWPORT AV, swc Snediker av, 200x325; HINSDALE AV, ws, 200 s Newport av, 171.4 to New Lots rd x190x irreg; SNEDIKER AV, ws, 130 s Hegeman av, 420x200 to Vienna av x irreg; NEWPORT AV, swc Powell, 200x500 to Lott av & Sackman; NEWPORT AV, swc Sackman, 200x irreg to Lott av & Christopher av; W C Knapp 171,018.00

WILLIAM P. RAE CO.

BEADEL ST, ns, 250 w Morgan av 25x100; withdrawn
 CRYSTAL ST (*), ws, 100 s Liberty av, 20x100; Stansbury Hagar 4,500.00
 DECATUR ST, ns, 138 sw Hamburg av, 18x100; Gustave Voelcker 4,025.00
 RALPH AV (*), ws, 80 s Sumpter, 20 x50; Frank Hasbrouck, Supt. 6,100.00
 STOCKTON ST (*), sec Lewis av, 99x46; Bertha Lurie 37,100.00
 CENTRAL AV (*), sws, 100 se Troutman, 25x100; Victor Liota 4,410.00
 14TH AV (*), ses, 40 sw 78th, 20x52.6x irreg; South Bklyn Savgs Instn. 3,500.00

WILLIAM J. McPHILLIAMY & CO.

BUTLER ST (*), ns, 350 w Classon av, 50x131; Frances McCormick 5,575.00
 OAKLAND ST, nwc Clay, 25x100; with drawn
 SMITH ST, ws, 100 n Garnet, 33x80; A B Roberts 2,000.00
 TAYLOR ST (*), nws, 133.8 ne Kent av, 19.11x80; Daisy M Williamson 2,500.00
 UNION ST (*), nes, 502.3 nw Van Brunt, 21.3x97.5; H B Scharmann & Sons 5,750.00
 15TH ST (*), ns, 510.10 e 8 av, 19x100; Dinah J Harris 7,000.00
 BAY 24TH ST, ws, 57.6 s Bath av, 57.6 x73.11; George C Bynner 4,000.00
 72D ST (*), ss, 240 e Narrows av, 20x100; Emma Reineking 4,500.00
 73D ST, ns, 95 e 15 av, 75x100; withdrawn
 81ST ST (*), sws, 304 nw 17 av, 17x100; Anthony Jireck 3,000.00
 AV D, swc E 31st, 100x36; Sarah A Sweedler 1,105.00
 EAST NEW YORK AV, ns, 306.1 sw Buffalo av, 111.4x173.11; withdrawn
 MYRTLE AV (*), ns, 50 e Ryerson, 29x100.2; Rufus T Griggs 6,000.00
 OCEAN AV, ws, 100 n Av L, 100x151.6; R C Baker 3,710.00

NATHANIEL SHUTER.

BAY 31ST ST, ses, intersec nes Bath av, 60.10x90.10; withdrawn
 CLYMER ST (*), ss, 179.11 w Wythe av, 19.2x80; Walter Fritz 15,800.00
 EAGLE ST, ss, 300 w Manhattan av, 25x100; J A Monger 3,405.00
 MORRELL ST (*), ws, 50 s Moore, 25 x100; Bessie Lang 3,500.00
 SACKETT ST (*), ss, 185 w Smith, 20x100; Payne Estate 3,200.00
 SIEGEL ST, ss, 265 e Bushwick av, 50 x100; T Power 24,430.00
 TRUXTON ST (*), ns, 25 e Sackman, 19.6x84; Chas W Fuller et al. 4,050.00
 W 9TH ST, ss, bet Hicks & Henry, Lot 13; N De Nicola 925.00
 W 15TH ST, ws, 880 n Neptune av, 87.1 x104.3xirreg; C T Stephens; over mtgs 100.00

83D ST (*), ss, 100 w 19 av, 70x100; Globe Constn Co 500.00
 CLARENDON RD (*), sec E 35th, 100x100; Eltoma Realty Co 13,400.00
 FLUSHING AV, ss, 25 w Bedford av, 16.8x62.2; M Hoekenberg 3,300.00
 NEW LOTS RD, nwc Williams av, 79.7 x79.2, except part released; adj sine die
 13TH AV (*), nws, 40 sw 53d, 22x41.5; Chas F Hendryc 5,200.00

HENRY BRADY.

12TH ST, ss, 147.10 e 2 av, 31.10x100; 67TH ST, ns, 180 w 11 av, 20x100; Silvesta Ennis 3,420.00

Total \$357,023.00
 Corresponding week, 1914..... 97,085.00

VOLUNTARY AUCTION SALES.

Brooklyn.

WILLIAM J. McPHILLIAMY & CO.

MAR. 17.
 BAY 20TH ST, 177, es, 82.5 s Bath av, 32.7x96.8 x39.3x96.10, 2-sty bk dwg & 1-sty str (vol).

ADVERTISED LEGAL SALES.

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

Manhattan.

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

MAR. 13.
 No Legal Sales advertised for this day.
 MAR. 15.
 MADISON ST, 145, ns, 134.10 w Pike, 25.3x100.3, 5-sty bk tnt & str; Susan D Griffith—Abr Lewis et al; Duer, Strong & Whitehead (A), 43 Wall; Geo E Weller (R); due, \$27,694.36; T&c, \$1,424.19; mtg recorded Mar 26, 1890; Henry Brady.
 ADRIAN AV, ns, 106.11 e Terrace View av, 100x179.11 to Terrace View av x114.1x126.1, vacant; Kate B Murray—Everette A Levy et al; Saml W Levine (A), 271 Bway; T Louis A Britt (R); due, \$26,675.63; T&c, \$516.30; Samuel Marx.
 MT MORRIS PARK W, 35 to 38, swc 124th. (No 52), 100.11x100, 6-sty bk tnt; German Savgs Bank in City of N Y—N Y Real Estate Security Co et al; Meyer Auerbach (A), 42 Bway; Robt F Wagner (R); due, \$146,177.23; T&c, \$3,000; mtg recorded Nov 4, 1912; Henry Brady.
 MAR. 16.
 STANTON ST, 84; n s, 109.7 e Allen, 22x52, 3-sty fr bk ft tnt & str; Christine G Openhym et al, trsts—Max Grenstein et al; Harold Swain (A), 176 Bway; Jas F Curgen (R); due, \$11,233.63; T&c, \$419.33; mtg recorded Oct 11, 1910; Henry Brady.
 112TH ST, 250-2 W, ss, 150 e 8 av, 50x100.11, 6-sty bk tnt; Esther Schilt et al—Ray S Abrams et al; Myron Sulzberger (A), 38 Park Row; Phoenix Ingraham (R); due, \$10,643.11; T&c, \$2,000; sub to 1st mtg \$58,500; D Phoenix Ingraham
 MAR. 17.
 ACADEMY ST, nwc Post av, 100x100, vacant; Wm H Rolston—Occidental Realty Co; Geller, Rolston & Horan (A), 22 Exch pl; Louis A Cuvillier (R); due, \$16,548.92; T&c, \$2,536.78; Henry Brady.
 46TH ST, 344-6 E, ss, 100 w 1 av, 40x100.5, 2-5-sty by tnts & str; J Frederic Kernochan et al trste—Alex Herzog et al; Henry F Miller (A), 44 Pine; Enos S Booth (R); due, \$26,968.15; T&c, \$782.12; mtg recorded Nov 18, 1909; Joseph P Day.
 154TH ST, 248 W, ss, 287.6 e 8 av, 37.6x99.11, 6-sty bk tnt; Albany Savgs Bank—Fleischmann Realty Co et al; Action 1; Tracey, Cooper & Townsend (A), Albany, N Y; Maurice Goodman (R); due, \$37,225.02; T&c, \$1,894.63; Bryan L Kennelly.
 154TH ST, 250-2 W, ss, 250 e 8 av, 37.6x99.11, 6-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$37,419.98; T&c, \$1,894.03. Bryan L Kennelly.
 154TH ST, 254-6 W, ss, 212.6 e 8 av, 37.6x99.11, 6-sty bk tnt; same—same; Action 3; same (A); same (R); due, \$37,424.97; T&c, \$1,894.63; Bryan L Kennelly.
 154TH ST, 258-60 W, ss, 175 e 8 av, 37.6x99.11, 6-sty bk tnt; same—same; Action 4; same (A); same (R); due, \$37,418.91; T&c, \$1,894.63; Bryan L Kennelly.
 162D ST, 615 W, nec Ft Washington av, 184.10 x68.9x187.10x98.11, 6-sty bk tnt; N Y Life Ins Co—N Y Real Estate Security Co et al; Henry M Bellinger, Jr (A), 135 Bway; Geo J Gillespie (R); due, \$211,236.22; T&c, \$403; Joseph P Day.
 POST AV, nwc Academy, see Academy, nwc Post av.
 MAR. 18.
 43D ST, 124 W, ss, 289.3 w 6 av, 21.5x100.5, 4-sty stn tnt & str; Frank Curtis, exr & trste—Sadie H Jacobs et al; J Henry Work (A), 52 Bway; Wm Klein (R); due, \$70,009.59; T&c, \$1,182.80; Herbert A Sherman.
 152D ST, 623 W, ns, 300.10 w Bway, 24.7x199.10, to 153d, 2-sty fr dwg & 2-sty fr stable; Hugo H Piesen—Mary E Mitchell et al; Action 1; Bernard Fliashnick (A), 302 Bway; Francis W Pollock (R); due, \$5,486.29; T&c, \$348.88; sub to pr mtgs aggregating \$19,500; mtg recorded Oct 11, 1912; D Phoenix Ingraham.
 152D ST, ns, 325.5 w Bway, 24.7x199.10 to 153d, vacant; same—same; Action 2; same (A); same (R); due, \$5,558.31; T&c, \$388.04; sub to pr mtgs aggregating \$19,500; mtg recorded Mar 27, 1911; D Phoenix Ingraham.
 153D ST, W, ss, abt 325.5 w Bway, see 152d st, W, ns, 325 w Bway.
 ST NICHOLAS AV, 448-50, es, 99.11 s 183d, —x117x50x—, 6-sty bk tnt; Baron de Hirsch Fund—Ellen Chohalan et al; M S & I S Isaacs (A), 52 William; Saml Strassburger (R); due, \$62,509.12; T&c, \$879; Saml Goldsticker.

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2D AV, 787, ws, 25.4 n 42d, 25x80, 5-sty bk tnt & str; City Real Estate Co—Edw P S Mulvany et al; Harold Swain (A), 176 Bway; Chas L Hoffman (R); due, \$18,092.37; T&c, \$2,134.06; mtg recorded Dec 1, 1910; Joseph P Day.
 2D AV, 789, ws, 50.4 n 42d, 25x80, 5-sty bk tnt & str; Fredk Bertuch, trste—Edw P S Mulvany et al; Harold Swain (A), 176 Bway; Max S Levine (R); due, \$18,092.17; T&c, \$1,778.70; mtg recorded Dec 1, 1910; Henry Brady.
 2D AV, 791, ws, 75.4 n 42d, 25x80, 5-sty bk tnt & str; De Lancey Nicoll et al, trstes—Edw P S Mulvany et al; Harold Swain (A), 176 Bway; Robt C Birkhahn (R); due, \$18,107.94; T&c, \$1,321.20; M Morgenthau, Jr, Co; mtg recorded Dec 1, 1910.

MAR. 19.
 LIBERTY ST, 120-2, ss, 44.4 e Greenwich, runs s52.5xe6.5xs60.5 to Cedar st (Nos 123-5) xe 45.11xn59.11xw10.9xn52.11xw45.1 to beg, 12-sty bk office & str bldg; Metropolitan Life Ins Co—Hydrex Felt & Engineering Co et al; Woodford, Bovee & Butcher (A), 1 Madison av; Jas A Foley (R); due, \$42,192.60; T&c, \$22,233.30; Henry Brady.

10TH ST, 211 E, ns, 175 e 2 av, 25x94.9, 6-sty bk tnt; Jennie Neuhorn et al—Dora Frankenstein et al; Saml A Klein (A), 367 Fulton Bklyn; Philip E Reville (R); due, \$10,651.31; T&c, \$912.60; Bryan L Kennelly.

25TH ST, 314 E, ss, 200 e 2 av, 25x98.9, 6-sty bk tnt & str; Jennie Neuhorn et al—Dora Frankenstein et al; Saml E Klein (A), 367 Fulton, Bklyn; Timothy J Murray (R); due, \$5,596.82; T&c, \$837; Bryan L Kennelly.

31ST ST, 28 W, ss, 400 w 5 av, 25x98.9, 4-sty str tnt & str; West Park Presbyterian Church of N Y—Geo W Rudkin et al; Cary & Carroll (A), 59 Wall; Isidore Niner (R); due, \$68,563.87; T&c, \$1,868.30; M Morgenthau, Jr, Co.
 80TH ST, 149 W, ns, 350 e Amst av, 20.3x102.2, 4-sty & b bk dwg; N Y Trust Co—DeWitt C Flanagan, trste, et al; Merrill & Rogers (A), 100 Bway; Bernard J Isecke (R); due, \$15,747.79; T&c, \$217.25; mtg recorded Aug 27, 1908; Bryan L Kennelly.

106TH ST, 44 W, see Manhattan av, sec 106th.
 127TH ST, 48 W, ss, 360 e Lenox av, 25x99.11, 2-sty & b fr dwg; Bank for Savgs in City of N Y—Camilla M Patterson et al; Cadwalader, Wickersham & Taft (A), 40 Wall; J Cotter Connell (R); due, \$6,522.56; T&c, \$105.90; Henry Brady.

MANHATTAN AV, sec 106th (No 44), 17.3x70, 3-sty & b dwg; Eugenie J Smith et al—432 Convent Av Co et al; Cary & Carroll (A), 59 Wall; Jno H Rogan (R); due, \$14,996.70; T&c, \$348.40; Joseph P Day.

MAR. 20.
 No Legal Sales advertised for this day.

MAR. 22.
 16TH ST, 1 E, see 5th av, 85.
 AMSTERDAM AV, 1969-71, es, 49.11 s 158th, 50x100, 6-sty bk tnt & str; Fee Simple Realty Co—Middletown Realty Co et al; Jos L Prager (A), 141 Bway; Adam Wiener (R); partition; M Morgenthau, Jr, Co.

5TH AV, 85, nec 16th (No 1), runs n49xe116.10x n43xe25xs92 to st xw141.10 to beg, 11-sty bk loft & str bldg; Greenwich Savgs Bank—Walter D Lewisheim et al; B Aymar Sands (A), 46 Cedar; Earnest R Eckley (R); due, \$610,337.50; T&c, \$587.50; M Morgenthau, Jr, Co.

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:

MAR. 13 & 15.
 No Legal Sales advertised for these days.

MAR. 16.
 No Legal Sales advertised for this day.

MAR. 17.
 182D ST, 804-6 E, sec Mapes av, 86.1x70x78.9 70.5, 2-2-sty fr dwgs; Geo Daiker—Jno D Weber et al; Beardsley, Hemmens & Taylor (A), 50 Wall; Oliver E Davis (R); due, \$3,807.74; T&c, \$674; Chas A Berrian.
 BARNES AV, nec Morris Pk av, see Morris Pk av, nec Barnes av.
 MAPES AV, sec 182d see, 182d, 804-6 E.
 MORRIS PARK AV, nec Barnes av, 45x95; Sadie B Clocke—Geo H Stell et al; Clocke, Koch & Reidy (A), 391 E 149th; Henry K Davis (R); due, \$1,709.90; T&c, \$1,085.90; Geo Price.

WOODYCREST av, 1003, ws, 100.9 n Kemp pl, 25.2x90.8, 3-sty fr tnt; Edw F Cole—Frank J Johnson et al; Wm F Wund (A), 156 Bway; Phoenix Ingraham (R); due, \$6,979.82; T&c, \$273.64; D Phoenix Ingraham & Co.

MAR. 18.
 136TH ST, E, ns, 100 e Brook av, 54x100, vacant; Emma Biehn—Talmud Torah Beth Yonkov of the Bronx et al; Henry M Bellinger, Jr (A), 135 Bway; Enos S Booth (R); due, \$6,184.91; T&c, \$340; Henry Brady.

141ST ST, 477 E, ns, 757 e Willis av, 18.9x100, 2-sty & b bk dwg; Frederic R Coudert et al—Jennie A Powis et al; Coudert Bros (A), 2 Rector; Jos R Truesdale (R); due, \$3,389.12; T&c, \$120.10; Joseph P Day.

MONTICELLO AV, ws, 92.9 s Kingsbridge rd, 50x100; MONTICELLO AV, ws, 300 n Sorang av, 75x100; SETON AV, es, 300 s Edenwald av, 50x100; Dora Pines—Horatio N Meredith et al; Schwartzman & Schwartzman (A), 44 Court, Bklyn; Wm J McKeown (R); due, \$839.50; T&c, \$296.72; James J Donovan.

WALLACE AV, 1919, ws, 1020 n Morris Pk av, 25x95; North Side Mtg Corp—Patk J McSorley et al; Clocke, Koch & Reidy (A), 391 E 149th; Peter J Everett (R); due, \$3,935.37; T&c, \$60; Henry Brady.

MAR. 19.
 HUGHES AV, 2321-3, ws, 200 s 186th, 50x87.6, 4-sty bk tnt; Sarah Grossman—European Consn Co et al; Gettner, Simon & Asher (A), 299 Bway; Harry Bijur (R); due, \$3,414.13; T&c, \$566.17; sub to pr mtg of \$23,500; J H Mayers.

PARK VIEW AV, ws, 176.7 n St Vincent av, runs n160.11xsw182.10xnw47.8 to Suydam av x s83.11 xe200 to beg, vacant; Douglas Mathew-

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Legal Sales—Bronx (Continued)

son et al, exrs—Esther A Wheaton et al; Robt C Birkhahn (A), 15 William; Harry F O'Neill (R); due, \$8,616.79; T&c, \$1,000; Jos P Day.

MAR. 20. No Legal Sales advertised for this day.

MAR. 22. 147TH ST, 548 E, see St Anns av, 481. CASTLE HILL AV, ws, 90.5 n Starling av, 28x 68.6x51x64.6; Bronx Security & Brokerage Co et al—Carlo Antonino et al; J Wilson Bryant (A), 391 E 149th; Henry J Breen (R); due, \$1,773.28; T&c, \$590; Geo Price.

ST ANNS AV, 481, swc 147th (No 548), 25x99.4, 5-sty bk tnt & str; Empire City Savgs Bank —Wm H Jeffers et al; Chas W Dayton (A), 27 William; Edw D Dowling (R); due, \$29,754.92; T&c, \$611.25; Bryan L Kennelly.

BELMONT AV, 2142-4, es, 127.9 n 181st, 58.10 x164.1x58.5x156.10, 2-2-sty bk dwgs; Stephen H Jackson—Crotona Park Realty Co et al; Stephen H Jackson (A), 106 Lex av; Ferd I Haber (R); due, \$8,255.28; T&c, \$1,034.36; sub to a prior mtg aggregating \$9,350; Joseph P Day.

3D AV, es, 52 n 133d, 26x20.1x25.27.1, vacant; Sarah E Van Riper—Wm J Cornell et al; J Wilson Bryant (A), 391 E 149th; T Emory Clocke (R); due, \$1,414.19; T&c, \$238.96; Geo Price.

Brooklyn.

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

MAR. 13. No Legal Sales advertised for this day.

MAR. 15. MADISON ST, ns, 20 w Reid av, 25x100; Edw F Gundrum et al—Gregory J Archbold et al; Harrison C Glore (A), 391 Fulton; Harry L Thompson (R); Nathaniel Shuter.

VERMONT ST, ws, 125 s Liberty av, 25x100; Delia Conway—Wm E Smith et al; Hyman Lurio (A), 61 Thatford av; Robt E Doherty (R); Wm P Rae.

W 11TH ST, nec Av R, 718x100; Henry E Zipkie—Otto Singer Development Co et al; Towers & Stiles (A), 375 Fulton, Jamaica, N Y; Benj Ammerman (R); Nathaniel Shuter.

14TH ST, sws, 100 nw Prospect Park West, 19.11x100; Abr Levy—Caterina Gallo et al; Jones, McKinny & Steinbrink (A), 215 Montague; Alexander S Drescher (R); Nathaniel Shuter.

ROCKAWAY AV, ws, 325.6 n Hegeman av, 20x 100; Syndicate Development Co, Inc—Mary Scheu et al; Chas H Levy (A), 26 Court; Henry E Wilke (R); Nathaniel Shuter.

MAR. 16. BOREUM ST, ss, 100 w Lorimer, 75x97irreg; David Shapiro et al—Saml Sheindelmann Co et al; Simon B Kugel (A), 170 Bway; Jacob A Friedman (R); Nathaniel Shuter.

DEGRAV ST, ss, 225 w Smith, 25x100; Anna Von Eihf—Harry B Davis et al; Edwin Kempton, Jr (A), 215 Montague; Michl Stein (R); Michl Stein.

HURON ST, ns, 370 e Franklin, 25x100; Fredk C A Schaefer—Jacob Barvar et al; Weinberg Bros (A), 302 Bway, Manhattan; Henry Lissner (R); Nathaniel Shuter.

ATLANTIC AV, nec Gelston av, 27x100; Caroline G McClellan—Thos F Murray et al; Henry J Davenport (A), 375 Pearl; Jno C Stemmermann (R); Wm J McPhilliamy & Co.

MAR. 17. POPLAR ST, ns, 77.4 e Hicks, 22.8x25; Wm Muzzio—Marie Muzzio et al; H Gerald Chapin (A), 52 Wall, Manhattan; Horatio C King (R); James L Brumley.

60TH ST, nes, 70.1 w Ft Hamilton pkway, 25x 100.2; Wm Forger—Israel J Rosenstein et al; McGuire, Horner & Smith (A), 16 Exch pl, Manhattan; Jas P Judge (R); Wm J McPhilliamy & Co.

85TH ST, swc 2 av, 140x125; Wm N Cromwell et al—Sarah F P Wales et al; Henry J Davenport (A), 375 Pearl st; Wm M Benedict (R); Wm J McPhilliamy & Co.

AV F, ns, 80 w Gravesend av, 20x80; Theodore Ross, trste—Behrens Estates Corp et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm J McPhilliamy & Co.

HOPKINSON AV, ws, 100 s Hegeman av, 20.3x 100; and HOPKINSON AV, ws, 120.3 s Hegeman av, 20.4x100; Amelia P Clement, extr —Sarah Edelist et al; Clarence F Corner (A), 375 Pearl; Jno MacCrate (R); Wm J McPhilliamy & Co.

TILDEN AV, sec Brooklyn av, 104.7x108.5; Eva St C Hamilton—Kathryn A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm J McPhilliamy & Co.

VOORHEES LA, ws, adj land of Obedah S Aumack, 70x152.7; May F Randolph—Jno B Telesca et al; Dean, Tracy & McBarron (A), 160 Bway; Chas Harwood (R); Wm P Rae.

MAR. 18. MADISON ST, ns, 463 e Patchen av, 19x100; Theodore A Cullen—Jas F Cooper et al; A Abr Sarafan (A), 80 Maiden la, Manhattan; Marshall Snyder (R); Nathaniel Shuter.

QUINCY ST, ss, 44.8 e Ralph av, 21.4x78; Wm Linder—H P Read Lead Wks et al; Jonas, Lazansky & Beuburger (A), 115 Bway, Manhattan; Forrest S Chilton (R); Nathaniel Shuter.

52D ST, nes, intersec nws 14 av, 100x80.2; Jas Lefferts et al—Estelle L Bateman et al; De Witt V D Reily (A), 160 Bway, Manhattan; Alexander S Brescher (R); Wm P Rae Co.

AV N, nec E 18th, 50x100; OCEAN AV, ws, 60 n Av N, 140x128.9; AV N, ss, 50 e E 18th, 50x120; AV N, swc E 18th, 50x120; E 19TH ST, sec Av N, 100x125.9; Methodist Epis Hospital in City of Brooklyn—Manor Realty Co et al; Harry L Thompson (A), 175 Remsen; Jos J Speth (R); Mm J McPhilliamy & Co.

ATKINS AV, ws, 90 s Blake av, 160x100; Theodore Kiendl—Sarah Egel et al; Kiendl & Sons (A), 2634 Atlantic av; Isaac Sargent (R); Wm J McPhilliamy & Co.

ELTON AV, ws, 100 n Liberty av, 24.6x90; Fredk Tietig—Domenico Cassano et al; Walter C Low (A), 346 Bway, Manhattan; Jas W Monk (R); James L Brumley.

HAMILTON AV, nes, 82.6 nw Bush, 21.10x48.1x irreg; Elvira Behncke—Victor Pasternack et al; Cook & Benjamin (A), 189 Montague; Wm J Youngs (R); James L Brumley.

MAR. 19. 74TH ST, nes, 346.6 se 6 av, 20x100; So Bklyn Savgs Instn—Richmond Mfg Co et al; Coombs & Whitney (A), 44 Court; Alexander Sachs (R); Nathaniel Shuter.

AV H, sec E 13th, 40x100; Bklyn Trust Co et al—Robt M Byers et al; Cullen & Dykman (A), 177 Montague st; John H Morgan (R), Wm P Rae Co.

SUTTER AV, nec Thatford av, 100x25; Jennie Ratzkin—Fanny Hellerman et al; Max Rosenblum (A), 922 Bway; Michl Ditore (R); Wm P Rae Co.

MAR. 20. No Legal Sales advertised for this day.

MAR. 22. CARROLL ST, ns, 104.2 e Hicks, 20.10x100; Bertha Caspari—Gio Amato et al; Martin H Latner (A), 350 Fulton; Maurice F Miller (R); Nathaniel Shuter.

OVERBAUGH PL, swc E 41st, Tax Lien Co of N Y—Harry J Stafford et al; Elizabeth S Pope (A), 68 William, Manhattan; Wm H White (R); Wm P Rae Co.

78TH ST, nes, intersec nws 21 av, 100x60; 78TH ST, nes, 240 nw 21 av, 80x200; 78TH ST, nes, 469 nw 21 av, 82x100; Evan J Williams —J H R Realty Corp; Arthur O Rowe (A), 2 Rector, Manhattan; Chas J Mahnken (R); Wm P Rae.

PARCEL OF LAND, beg at a pt at sw line of Chas A Cavanello, 200 sw Vienna av, 1,210x—x1,253x—; Frederick Herold—Magna Realty Co et al; Leander B Faber (A), 375 Fulton, Jamaica; Benj F Schwartz (R); Wm P Rae Co.

FORECLOSURE SUITS.

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

Manhattan.

MAR. 6. STANTON ST, ns, 79.8 w Goerck, 19.11x70; Mary Vaughn et al—Hannah Senft et al; T M Healy (A).

54TH ST, 63 W; Robt S Smith—Jno A Parker et al; B C Rickaby (A).

MAR. 8. CHRYSSTIE ST, 80; Margt Jaeger—Arnold Kadish et al; M Perlman (A).

77TH ST, ns, 100 w Columbus av, 18.6x104; Mutual Life Ins Co of N Y—Leah A Piza Well et al; F L Allen (A).

103D ST, 159 E; City Real Estate Co—Saml Cohen et al; H Swain (A).

113TH ST, ns, 397 e Lenox av, 18x100.11; J Blackburn Miller—Minnie A Cohen et al; G Witschieff (A).

127TH ST, 26 W; Sarah Dahlman—Jacob Wiener et al; C Putzel (A).

MADISON AV, swc 53d, 100x28; Wm J Scanlon —Sally W Nixon et al; I Zion (A).

MAR. 9. ALBANY ST, sws, 65.11 se West, 18.8x58irreg; Seamen's Bank for Savgs in City of N Y—West Side Impt Co et al; Cadwalader, Wickersham & Taft (A).

83D ST, 223 W; Farmers' Loan & Trust Co, agent—Jno Hallahan et al; Geller, Rolston & Horan (A).

97TH ST, 116 E; Morris H Lewis—Mae Lyons et al; Bogart & Bogart (A).

175TH ST, ss, 55 e Audubon av, 18x78.8; Harriet R Post—Walter H Martin et al; G M Brooks (A).

MAR. 10. 12TH ST, 415 E; Emil Reich—Gaspere Caloca et al; M M Goodman (A).

55TH ST, ss, 300 e 11 av, 25x100.5; Francis H Kinnicutt et al—Harry D Weilhart; Hunt, Hill & Betts (A).

7TH AV, 2228-30; Jennie Brown—Chas Jacob et al; Borowsky & Borowsky (A).

MAR. 11. 32D ST, 140 W; David Wosson—Pennlane Realty Co et al; Oudin, Kilbreth & Schackno (A).

118TH ST, ss, 212.11 e 3 av, 37.1x100.9; Peter V Stocky, trste, et al—Jacob Lowenthal et al; Guggenheimer, Untermeyer & Marshall (A).

119TH ST, ss, 385 e 7 av, 20x100.11; Jennie J Mandeville—Mathilda M Mertens et al; Blandy, Mooney & Shipman (A).

120TH ST, ns, 225 w 1 av, 16.8x100.10; Free Home for Young Girls—Louis Lese et al; Olney & Comstock (A).

LENOX AV, 233; Geo E. Chisolm et al—Julius B Fox et al; Stewart & Shearer (A).

MAR. 12. 24TH ST, ns, 200.6 e 6 av, 62x98.9; Metropolitan Life Ins Co—Rosdorf Co et al; Woodford, Bovee & Butcher (A).

35TH ST, 248 W; Libbie B Hall, extr—Flatiron Realty Co et al; J H Stoutenburgh (A).

118TH ST, 445 E; Mary E Edson, extr—Eiga Z Heilperin et al; Wilder, Ewen & Patterson (A).

126TH ST, 314 E; Grace T Wells—Fredk Rohrs et al; Mackellar & Wells (A).

BROADWAY, 454; Henry Bruere, Chamberlain —Agnes Parry; F L Polk (A).

Bronx.

MAR. 5. HOME ST, nwc Prospect av, 60x85.9; Mary Kirsch—Ittner Realty Co; M Salomon (A).

173D ST, ns, 100 w Brook, 50x92.8; Ida Spindler—Simplex Impt Corp et al; Wise & Ottenberg (A).

LAFONTAINE AV, es, 15.3 s E 179th, 25.7x 100; Wm G Dunn—Cath Keegan et al; McLoughlin & Martin (A).

LOT 30, map of Village of Morrisania; Dollar Savgs Bank of City of N Y—Florence Cahen; Lexow, Mckellar & Wells (A).

MAR. 6. No Foreclosure Suits filed this day.

MAR. 8. ROSELLE ST, ws, 81.7 s Poplar, 50x122.2; Max Herzig—Cecelia F Brennan et al; A L Davis (A).

EASTERN BLVD, nws, 284.2 n Willow la, 175x 200; Commonwealth Savgs Bank of N Y C—Colorado Realty Co et al; G H Hyde (A).

SEATON AV, ws, 425 s Randall av, 25x100; trsts of Exempt Firemen's Benevolent Fund Assn of 23d Ward—Owen Coyle et al; J Heiderman (A).

WOODLAWN RD, swc E 212th, 51.6x95.1; Jas B Kilsheimer, Jr—Diederick Scheffer et al; Dutton & Kilsheimer (A).

MAR. 9. No Foreclosure Suits filed this day.

MAR. 10. 183D ST, ns, 40 w Grand av, 20x100; Title Guarantee & Trust Co, as trst—Janpole & Werner Holding Co et al; H Swain (A).

MAR. 11. JENNINGS ST, 831; Junius J Pittman—Wm S Winterbottom et al; A O Ernst (A).

LOT 27, block 3237, map of Kingsbridge Real Estate Co, Auction Sale; Bronx Savgs Bank —Albert E Davis; D B Simpson (A).

LOTS 297 & 333, map of Village of Wakefield; Thos Burke—Geo W Winston et al; D F Nugent (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

MAR. 4. 117TH ST, 323 E; Jno M Bowers—Victor Quarelli et al; Middleton S Borland (A); Albert B Unger (R); due17,701.25

MAR. 5 & 6. No Judgments in Foreclosure Suits filed these days.

MAR. 8. 10TH ST, 13-19 E; Columbia Trust Co —Mayfield Constn Co; Zabriskie, Murray, Sage & Kerr (A); Jno H Rogan (R); due24,061.66

112TH ST, ss, 150 w 7 av, 17x100.11; City Real Estate Co—Mary Sterck; Harold Swain (A); Theo Sutro (R); due10,575.00

MAR. 9 & 10. No Judgments in Foreclosure Suits filed these days.

Bronx.

MAR. 5. 148TH ST, ns, 299.6 w St Anns av, 37.8 x84.7; Katharine Eothner—Louis Grimm et al; J Gray (A); L J Curren (R); due 8,031.25

228TH ST, ns, bet Bronxwood & Paulding avs, known as Lot 25, block 4864, sec 17, on tax map; Saml H Kupferman—Jason C Cameron et al; E Jacobs (A); J P Dunn (R); due. 883.12

CRESTON AV, ws, 118.8 n 179th, 19x 100; Eliz Gifford—Ernest Wenigman et al; E Hall (A); T F Turley (R); due 7,281.08

MAR. 6. CROTONA PARK N, ns, 50.1 e Clinton av, 23x100; Martha L Tree—Anna Doran et al; Clocke, Koch & Reidy (A); E J Flynn (R); due..... 4,385.00

CROTONA PARK N, ns, 73.1 e Clinton av, 23x100; Martha L Tree—Anna Doran et al; Clocke, Koch & Reidy (A); E J Flynn (R); due..... 4,385.00

CROTONA PARK N, ns, 96.1 e Clinton av, 23x100; Sarah G Higgs—Anna Doran et al; Clocke, Koch & Reidy (A); J A McEveety (R); due..... 4,383.78

MAR. 8. 261ST ST, ns, 47.1 e Fieldstone rd, 45.7 x181.1; City Real Estate Co—Blanche G Taylor et al; H Swain (A); M J McCarthy (R); due 4,751.25

LOT 64, map of New Village of Jerome; May McDonald—Wm Stewar et al; E L Brisach (A); J P Hennessy (R); due 1,033.81

MAR. 9. FOX ST, es, 420.7 s Westchester av, 107.9x226.9; Hendrik Hudson Co—Fanny Rudomin et al; Ferris & Strock (A); J J Hynes (R); due. 51,363.63

CAMBRELLING AV, ws, 50 s 189th, 25x100; Cath Surorius—Wm Scholerman et al; Gerlich & Schwegler (A); S Boneparth (R); due..... 5,311.67

KATONAH AV, ws, 25 n 237th, 25x85; Rebecca Gourlie et al as trste—Stanley J Marran et al; Dean, Tracy & McBarron (A); F S McAvoy (R); due 5,541.96

KATONAH AV, ws, 50 n 237th, 25x85; Rebecca Gourlie et al as trstes—Stanley J Marran et al; Dean, Tracy & McBarron (A); F S McAvoy (R); due 5,541.96

LEGGETT AV, ws, 40 n Kelly, 40x110; Katharina Elias—Helen Freudemacher et al; L W Osterweis (A); E D Dowling (R); due..... 4,162.00

LOT 52, block 3401, sec 12, on tax map; Mattie Hegt—City of New York, Geo E Buckbee et al; J J Hegt (A); J P Hennessy (R); due 149.67

LOTS 195, 196, 197 & 198, map 1, Supreme Court, Valentine V Brady, Helen Katz et al exrs—Michl Higgins et al; A R Lesinsky (A); E B Cohen (R); due 3,731.40

LOT 245 (southerly one-half), map of Washingtonville; Francis U Johnstone as trste—Cath N Baehrie et al; Reeves & Todd (A); E J Healy (R); due 3,188.50

MAR. 10.
 AUGUSTA PL, es, 188.2 n Eastern blvd, 25x100; also AUGUSTA PL, es, 163.2 n Eastern blvd, 25x100; Eugenie A Lohmann—Louis Bousha et al; H Brunich (A); C Y Palitz (R); due, 3,276.00
 LEGGETT AV, 918; Herman L Krieger—Helene Freudenmacher et al; F H Schwegler (A); E B Cohen (R); due 7,257.71

MAR. 11.
 137TH ST, ss, 176.11 w Cypress av, 37.6x100; Mary E Townley—Henry Seigel et al; W B Chamberlin (A); J C Brady (R); due28,611.46
 PROSPECT AV, ws, 100 n E 180th, 35.2x66.8; Nathan Kurtzka—Antonio Galiani et al; Schwartzman & Schwartzman (A); L J Curran (R); due 420.55

LIS PENDENS.

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

Manhattan.

MAR. 6.
 SNIFFEN CT, 4; Clinton M Cruikshank et al—Jas E Tollfree et al; action to declare lien; J H Hickey (A).
 35TH ST, 217-19 W; Katherine F Lindemann—Johanna Von Meyer; action to declare instrument void, &c; Ferguson & Ferguson (A).

MAR. 8.
 96TH ST, 109 E; Robt W Schumann et al—Jno A Schumann et al; partition; M Wolf (A).
 WADSWORTH AV, ws, 50 n 179th, 75x100; Jos Starobin—Wm Hobson et al; action to foreclose liens; S S Marcus (A).
 LOT 1, Block —, Sec 3; Title G & T Co—Anastasio C M Azoy et al; amended foreclosure of tax lien; H Swain.

MAR. 9.
 HESTER ST, ns, 100 e Baxter, 50x100; also OLIVER ST, 60-62; also OAK ST, 45-47; Jos Shenk—Jno Oliva et al; action to set aside deed; Morrison & Schiff (A).
 LEXINGTON AV, nec 119th, 63.2x60xirreg; also Park av, 1807-13; Helen D Lewis—Denise J McCarthy et al; partition; R P Bell (A).

MAR. 10.
 WADSWORTH AV, ws, 50 n 179th, 75x100; Jos Starobin—Wm Hobson et al; action to foreclose liens; S S Marcus (A).

MAR. 11.
 BANK ST, sec Hudson, 87.10x73.3xirreg; 181ST ST, 73 W, & 181ST ST, sec Harrison av, 62.11 x91.4xirreg; Margt E Bradley—Frank W McGurk et al; amended partition; L O Van Doren (A).
 LEXINGTON AV, ws, 122.1 s 23d, 23.4x75; City of N Y—Henry H Jackson; action to acquire title; F L Polk (A).

MAR. 12.
 E BROADWAY, 128 to 134, 148, 117 & 104; also PIKE ST, 12; also GOUVENEUR ST, 21; also DIVISION ST, 19½; Rose Sobel—Sarah P Sobel et al; action to set aside deed; D L Podell (A).
 48TH ST, ss, 175 e 11 av, 25x100.5; Mary Whelan by gdn—Mary Whelan et al; partition; H A Herold (A).
 VERMILYEA AV, ss, 200 w Emerson av, 50x 150; Rickard J O'Donovan et al—Hannah O'Donovan et al; partition; E N L Young (A).

Bronx.

MAR. 5.
 LOT 13, Block 2837, Sec 11, tax map; Anna R Crossin—Verona Schmutz et al; action to foreclose transfer of tax lien; H Swain (A).
 LOT 32, Block 2821, Sec 11, tax map; Simeon M Barber—Carl F Markgraf et al; action to foreclose transfer of tax lien; H Swain (A).

MAR. 6.
 VYSE AV, ws, 91.3 n Home, 20x100; Julius Nahm—Saml Hyman et al; action to direct and adjudge; Chrystie, Williamson & Bayles (A).
 LOTS 32, 33, 34 & 35, map of bldg lots in the 24th Ward, nr Williamsbridge Station on N Y & Harlem R R; Jos Friedman—Trygve Barth et al; action to set aside deeds; Holbert & Martin (A).

MAR. 8.
 164TH ST, 484 E; Bernard Greenthal—Annita Realty Co; action to compel specific performance of contract; A Kaplan (A).

MAR. 9.
 FOREST AV, swc 165th, 22x91; also LOT, 230, map of part of Trask Estate; Amelia Cook—Elizabeth Wick et al; partition suit; G Goodman (A).
 LOT 30, Block 3373, Sec 12, on tax map; Saml Hollander—Wm Jas Nolan et al; action to foreclose transfer of tax lien; B G Oppenheim (A).
 LOTS 81 & 82, map of partition sale of Lott G Hunt Estate, near Van Nest Sta; Jno Kunkel—Thos P Howley; action to recover money paid on contract; W H Daigneault (A).

MAR. 10.
 152D ST, ns, 25 w Wales av, 25x117; Helen D Lewis—Denise J McCarthy et al; partition suit; R P Bell (A).

MAR. 11.
 KINGSBRIDGE RD, sec McComb, 48.6x100; Simon Platt as receiver—Jno Gilbert et al; action to foreclose mechanics lien; B S Deutsch (A).

Brooklyn.

MAR. 4.
 HANCOCK ST, ns, 230 e Bedford av, 20x100; Jesse S L'Amoreaux—Tossie M Thompson et al; Graham & L'Amoreaux (A).
 MAPLE ST, ss, 225 e Rogers av, 80x100; Edw R Barton—Christian Petersen et al; Joline, Larkin & R (A).

ST FELIX ST, 123; Ella G Meigs—Alvin A Sealy; to set aside deed; J Lyon (A).
 TERRACE PL, nwc 20th, runs w75x97.3xe52xs 93 to beg; Lillian N Smith—Thos H Sherman et al; C F Corner (A).
 BROADWAY, nes, 62 se Chauncey, 19x95; Kings Co Savgs Inst—Lillian T Froehlich et al; W W Taylor (A).
 DEKALB AV, ses, 175 sw Hamburg av, 50x100; Gustav Regensburg—Jos J Praetz et al; W A Bacher (A).
 RUTLAND RD, ss, 360 w Bedford av, 20x100; Paul F Lahm—Mary L Tice; P F Lahm (A).
 2D AV, es, 80.2 n 55th, 50x100; Chas Berg—David Y Gorman et al; Kiendl & Sons (A).
 17TH AV, ws, 19 n 76th, 18x100; Jennie M Graham—Boone Constn Co et al; Stitt & Phillips (A).
 LOTS 654, 655, 657 to 659; map of 548 lots at McLaughlin Park; Anna Zopf—Winsor McCay & ano; Reynolds & Geis (A).

MAR. 5.
 BRISTOL ST, ws, 240.3 s Livonia av, 20x100; Title G & T Co—Saml Rosendorf et al; T F Redmond (A).
 BRISTOL ST, ws, 260.3 s Livonia av, 20x100; same—same; same (A).
 BRISTOL ST, ws, 280.3 s Livonia av, 20x100; same—same; same (A).
 DUFFIELD ST, es, 213 n Willoughby, 21x100.3; Mary W Albertson—Chas L Kempf et al; Clark & Frost (A).
 STEUBEN ST, es, 306.8 s Willoughby av, 16.8x 100; Geo J Ryan—Loretta R Kane et al; Gregg & Frank (A).
 WYCKOFF ST, ns, 241.6 e Smith, 43.9x100; Metropolitan Associates of NY—Annie L Scattergood et al; I Roth (A).
 S 3D ST, 109; Elias Nieberg—Rose Birnbach et al; foreclosure mechanic's lien; S Koffler (A).
 4TH ST, nes, 97.10 se 8 av, 38.6x95; Lawyers Mtg Co—F T Nesbit & Co et al; Cary & Carroll (A).
 50TH ST, sws, 120 se 2 av, 25x100.2; Sigmund Ashner—Alex P Mercier et al; S Bernstein (A).
 50TH ST, sws, 170 se 2 av, 25x100; Sigmund Ashner—Grace L De Groot et al; S Bernstein (A).
 54TH ST, nes, 180 se 17 av, 80x100.2; Title G & T Co—Jas F Morris et al; H L Thompson (A).
 BEVERLY RD, ss, 20 w Bedford av, 20x75; Leila P Cowhill—Geo E Wilson et al; C F Corner (A).
 DUMONT AV, sec Powell, 100x100; Chestnut Ridge White Brick Co—Stratmore Co et al; foreclosure mechanics' liens; P F Rosenberg (A).
 EVERGREEN AV, swc Covert, 25x82; Albert F Seeker—Bessie Lang et al; C Reinharut (A).
 SHEPHERD AV, nec Stanley av, 95x140; Egel Light Co—Abr Kottler et al; S Rabinowitz (A).

MAR. 6.
 BERGEN ST, sws, 102.2 se Washington av, 21.2x 50.3x20x57.2; Eagle Savgs & Loan Co—Victoria Spoerri; J C McLeer (A).
 2D ST, ns, 163.3 e 5 av, 17.6x100; also 16TH ST, ss, 83.10 e 3 av, 28.4x90; Walter S Ferguson—David A Ahrens et al; foreclosure mechanic's lien; S C Strongin (A).
 W 11TH ST, ws, 300 n Av U, 40x100; Chas B Meson—Julius H Krueger et al; Watson & Kristeller (A).
 59TH ST, ns, 140 e 12 av, 20x100.2; Eagle Savgs & Loan Co—Jacob Carlsen & ano; J C McLeer (A).
 60TH ST, ns, 440 e 12 av, 20x100; Domenica Leuzzi—Fannie Palermo et al; A I Stark (A).
 61ST ST, ns, 410 w 4 av, 20x100; Bond & Mtg Guar Co—Edwin King et al; H L Thompson (A).
 GRAVESEND AV, ws, 175 n 2 pl, 25x111.6; Eagle Savgs & Loan Co—Wm F Messiter et al; J C McLeer (A).
 NEW YORK AV, es, 160 s Clarendon rd, 20x 100; Bklyn Trust Co—Anna Mohrman et al; Cullen & Dykman (A).
 PUTNAM AV, ss, 50 w Ormond pl, 16.8x70; Margt Moser—Louvonnia Dillard et al; W H Barradell (A).
 LOT 401, map 939 lots in Village of Williamsburgh of Wm P Powers; Robt T Hendricks—Lillian I Campbell et al; partition; H M Peyser (A).
 LOTS 661A, 662A, 663A, 664A & 665A, block 14, map of Sea Gate, prop Norton Point Land Co; Anna W Abbot—Hellene M Meyer et al; W H Good (A).

MAR. 8.
 BALTIC ST, ss, 380 w Court, 20x99.3x20x99.10; Mary E Donohue—Jno Peppard & ano; to set aside deed; J C Judge (A).
 GRAND ST, S3; Sadie Hunter—Morris Kobre et al; A L Davis (A).
 OSBORN ST, ws, 40 n Sutter av, 48x60; Esther Maller—Lizzie Perlman et al; S A Telsey (A).
 ST JOHN'S PL, ss, 23.5 w Ralph av, 24x100; Richard M Hoe—Rose Krimko et al; H L Thompson (A).
 ST JOHN'S PL, ss, 143.5 w Ralph av, 20x100; Richard M Hoe & ano—Rose Krimko et al; H L Thompson (A).
 S 1ST ST, 352; Rose Gaynor—Mary Q Gartland; to set aside deed; C O Grim (A).
 E 12TH ST, es, 260 s Av V, 30x80; Max Lewis—Clover Holding Corp et al; P A Katske (A).
 E 12TH ST, es, 290 s Av V, 30x80; Max Lewis—Clover Holding Corp et al; P A Katske (A).
 E 12TH ST, es, 320 s Av V, 30x80; same—same; same (A).
 75TH ST, ns, 290 e 15 av, 42x100x45.3x100; Chas B Page—Justin S Galland & ano; W A Mitchell (A).
 AV I, ns, 90 w E 37th, 30x97.6; Bankers & Merchants Mtg Co—Dora Grant et al; G Boochever (A).
 CLERMONT AV, ws, 216.5 n Myrtle av, 21.3x 78x21.7x78.2; Thos H Heffron—Almira Kempf et al; S E Klein (A).
 GEORGIA AV, ws, 200 s Sutter av, 20x100; Fredk W Baxter—Hyman Lenkofsky et al; T F Redmond (A).

LEXINGTON AV, ss, 275 w Marcy av, 18.9x 100; Jas Graham—Jno E Roosevelt et al; H L Thompson (A).
 RIVERSIDE AV, sec W 2d, runs s300xc200xn 2.0xw—xn—xw100 to beg; A F Ploger Co—Alex Johnson & ano; J E Roesser (A).
 ST MARKS AV, ss, 243.9 w Albany av, 18.9x 127.9; Daniel W McWilliams—Annie I Mara et al; Cary & Carroll (A).
 WILLIAMSBURGH, JAMAICA TURNPIKE RD, ss, 525 — Bushwick av, 25x100; Martha Lewis—Edmund Reck et al; P A Katske (A).
 LOTS 195 to 216, map prop Fleet Estate, Bay Ridge; Clara F Baxter—Temple Bar Realty Co et al; H A Ingraham (A).
 LOTS 261 to 265, map as above; same—same; same (A).
 LOTS 269 to 295, map as above; same—same; same (A).
 LOTS 296 to 305, map as above; same—same; same (A).
 LOTS 232 to 258, map as above; same—same; same (A).
 LOTS 359 to 400, mape as above; same—same; same (A).
 LOTS 306 to 332, map as above; same—same; same (A).
 LOTS 366 to 370, 378 to 381, map as above; same —same; same (A).
 LOTS 428 to 432, map as above; same—same; same (A).
 LOTS 416 to 427, map as above; same—same; same (A).

MAR. 9.
 ELLERY ST, ns, 175 e Throop av, 25x100; Fredk Elfein, Jr—Israel Kautman et al; J L Weinberg (A).
 HUMBOLDT ST, 426-8; Jos Lengiron—Louis Freedman et al; E J A Williams (A).
 ST JOHN'S PL, ss, 187.10 w Washington av, 49.11x100; Jno D Van Glahn—Gibfort Co et al; Coombs & Wilson (A).
 E 19TH ST, ws, 260 s Av V, 40x100; Geo S Otis —Jane Radcliffe & ano; H L Thompson (A).
 CONEY ISLAND AV, ws, 300 s Av N, 40x100; CONEY ISLAND AV, ws, 140 n Av N, 40x 100; Emma Toldteberg—S & H Holding Co et al; H L Thompson (A).
 LIBERTY AV, ss, 40.1 w Chestnut, 19.11x70; Princess Anne Co—Yetta Dombek; specific performance; G Elliott (A).
 SUTTER AV, nec Saratoga av, 19.10x50; Jos Powers—Abram Gevirtzman et al; J J Schwartz (A).
 TOMPKINS AV, 62; Louise Elmhorst—Jacob Maziroff et al; Morgan & Olsen (A).
 16TH AV, ws, 80 n 69th, 20x100; River Head Savgs Bank—Bklyn & L I Realty Co et al; E W Tooker (A).
 16TH AV, ws, 120 n 69th, 20x100; same—same; same (A).
 16TH AV, ws, 100 n 69th, 20x100; same—same; same (A).
 16TH AV, ws, 160 n 69th, 20x100; same—same; same (A).
 16TH AV, nwc 68th, 20x100; same—same; same (A).
 16TH AV, ws, 20 n 69th, 20x100; same—same; same (A).
 16TH AV, ws, 40 n 69th, 20x100; same—same; same (A).
 16TH AV, ws, 140 n 69th, 20x100; same—same; same (A).

MAR. 10.
 BERRIMAN ST, 270; Max Abrams—Adolph Balizer et al; D P Goldstein (A).
 HANCOCK ST, ss, 270 e Marcy av, 20x100; Chas W Strohbeck—Chas L Kempf et al; H L Thompson (A).
 HART PL, ses, 204.5 sw W 15th, runs se100x sw48.6xs46.4w27.4xnw100.7xne100 to beg; also 21ST ST, ns, 300 s 3 av, 25x100; Cath McCloud—Antonio De Falco et al; W L Durack (A).
 PULASKI ST, nec Lewis av, 20x100; August C Scharmann—Kathleen Scharmann et al; G Eckstein (A).
 ROSS ST, nws, 216.6 ne Bedford av, 19.4x100; Gustave Girard—Jane W O'Meara et al; R J Kent (A).
 VAN SICLEN ST, es, 82.5 n 86th, 58.7x74; Adelaide M Rushmore—Gesson Frank et al; Hirsh & Newman (A).
 WATKINS ST, 352-56; Harry Batonic—Wm Domroe et al; foreclosure of mechanic's lien; I Solomon (A).
 WEST ST, es, 215.10 n Av C, 18x100; Jas P Whiskeman—Boyd H Wood Co et al; Cary & Carroll (A).
 E 9TH ST, es, 300 s Av I, 40x100; Elmer E O'Donnell—Jessie A Stivers et al; Watson & Kristeller (A).
 E 38TH ST, es, 267.6 n Av H, 36x40; Tony Ferrante—Wm Wingerath et al; foreclosure of mechanic's lien; M Miller (A).
 52D ST, ns, 330 w 3 av, 18x100; Anna O'Brien —Bklyn & Flatbush Realty Co et al; G W Pearsall (A).
 LAFAYETTE AV, 358A; Central Trust Co—Richard S Hager et al; Joline, Larkin & R (A).
 LAFAYETTE AV, 360; Central Trust Co—Richard S Hager et al; Joline, Larkin & R (A).
 SNEDIKER AV, es, 167.6 n Blake av, 15x100; Eleanor A Greenberg—Saml Feigelson et al; H L Thompson (A).
 13TH AV, ws, 55 n 37th, 51x80; Annie L Hoe—Michl Harrigan et al; H L Thompson (A).

MECHANICS' LIENS.

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

Manhattan.

MAR. 6.
 13TH ST, 443 W; Saml Tepperberg et al —Jas M Walker; Cornelius W Sullivan (22) 58.50
 57TH ST, 43 W; Victor Brass Works— E T Holmes & J D Black; Chas Wenzel (28) 53.33
 BROOK AV, es, 104.7 n 159th, 86x170; Geo J Schnatz—St Peter & St Paul's Roman Catholic Church; Thos J Reilly Co (29) 3,900.00

Mechanics' Liens, Manhattan, Continued.

6TH AV, 510-12; Jno Sommerville Elevator Co, Inc—Louis Appell; Edw J Appell, Inc (26) 100.70
MAR. 8. 83D ST, 308 E; Morris Gluck—Bert S & Florence Cuddeback; Mrs Nahrwald (30) 16.50
1ST AV, 408; Max Balik—F W Kroehle; Resburgo Cont Co, Inc (31) 79.50
8TH AV, 353; Jno Borkel & Co—Elisabeth A Demarest; Gabriel I Lewis (32) 124.16
MAR. 9. NASSAU ST, sec Spruce, 100.5x94.6; J D Johnson Co—American Tract Soc & N Y Life Ins Co; Sun Printing & Publishing Co; J Odell Whitenack; J F Gross & Co (34) 229.98
61ST ST, 242-44 W; Reid, King & Co, Inc—Annie Goldstein (36) 57.34
72D ST, 204 E; Abr Saffian—Caroline H Singer (37) 106.31
BOWERY, 50; S Shanker Metal Ceiling Co—Wm Kramers Sons Realty Co, Inc & Wm Kramers Sons (35) 348.00
BROADWAY, 1845-47; Burdett Rountree Mfg Co—Upright Co et al; renewal (38) 1,145.00
7TH AV, nwc 59th, 25x100; A Pardi Tile Co—Sol Bloom; Hedden Constn Co (33) 1,410.00
MAR. 10. NASSAU ST, 150; Louis D Compson—American Tract Soc; Jos F Gross & Co (43) 958.00
NASSAU ST, 150; McMann & Taylor Co—American Tract Soc & N Y Life Ins Co; Sun Print & Pub Assn; J F Gross & Co (41) 146.30
11TH ST, 218-20 E; Kazemier & Uhl—Annie Hochstein; Max Hochstein; renewal (42) 125.89
44TH ST, 15-17 W; Louis Smith—15 W 44th St Co, Inc; Frank Slater (40) 29.26
100TH ST, 209 E; Philip Rosenthal—David Lite; Saml Miller & Jno Shapiro; renewal (44) 275.00
AMSTERDAM AV, 689; Pittsburgh Glass Co—Walter S Cameron, gdn; C A Baas & Co (39) 209.89
MAR. 11. 25TH ST, 259 W; C Edw Reid—Andrew C Sharp; Knox McAfee, Jr (46) 134.00
44TH ST, 15-17 W; Miewiel Co, Inc—15 W 44th St Co, Inc (48) 3,750.00
68TH ST, 65 W; C Edw Reid—Bessie M Dew; Mrs M E Alexander (47) 69.00
AQUEDUCT AV, 1492 & 1494; Jos Starobin—Towanda Constn Co; renewal (45) 240.00
FT WASHINGTON AV, 270-80; Robt Arnstein, Inc—Tillman Constn Co (49) 488.26
MAR. 12. 21ST ST, 218-20 W; Jas McIntyre Sons—Brookmire Realty Co & Adolph Meyer (54) 22.86
46TH ST, 14 E; Thos Mulligan Constn Co—Fannie N Gross & Ritz Realty Corp, C M R Realty Corp & Robt M Catts (51) 7,810.00
88TH ST, 66 E; Jos Haughton et al—Petronella Kerfs; renewal (50) 2,225.00
90TH ST, 62-4 E; Abe Laber—Sadie Bonwit, Isidore Berg (52) 487.00
140TH ST, 463 W; Larkin Lumber Co—Ida C Fausner (56) 427.00
NORTHERN AV, es, whole front bet 178th & 179th, 185x100; Jos Starobin—Birch Realty Co; renewal (55) 350.00
PARK AV, 1126; Osias Levitt—Sadie Bonwit & Isidore Berg (53) 140.00
Bronx.
MAR. 5. 219TH ST, ns, 138.4 e Bronxwood av, 35x114; Gustave A Johnston—Frank Lacative (3) 60.84
VYSE AV, 1490; Angelo Altieri & Co—Charlotte H Nouskajian (4) 50.00
MAR. 6. No Mechanics' Liens filed this day.
MAR. 8. SHAKESPEARE AV, es, 175 s 169th, 25 x100; Thos M Cantwell—Thos H Bell 75.00
MAR. 9. GRAND BLVD & CONCOURSE, nwc 182d, 22x57.5; Jos Rice—Wm W Havens (5) 304.90
MAR. 10. BECK ST, ss, 100 w Av St John, 125 x100; Wimple Electric Co—Ostro Constn Co; renewal (6) 200.00
MAR. 11. CROTONA AV, 1426; Louis Viman—Saml Polans & Louis Pinas (7) 250.00
Brooklyn.
MAR. 4. STOCKHOLM ST, ss, 150 w St Nicholas av, 25x100; Louis Kallscher, Inc—German Hospital & Tower Constn Co. STOCKHOLM ST, ss, 150 w St Nicholas av, 25x100; Louis Kallscher, Inc—German Hospital & Tower Constn Co. S 4TH ST, 252; J Siegel—Phillip Levy Cont Co & Phillip Levy, as pres. 35.00
E 38TH ST, 907-9; A Stenger—Martha & Wm Wingerath 72.13
SAME PROP; M Sanacre—Wm Wingerath 75.75
41ST ST, 358-360; C Almquist—F Anderson 250.00
4TH AV, swc 41st, 60x140; C Marceca—Wayfourth Constn Co 290.00
MAR. 5. BARRETT ST, ws, 300 n Sutter av, 159.6x99.11; L Brook—I & J Mc & Nathan Toppel 109.47
LOGAN ST, 139; W A Rea—Wm H Jordan 126.00
POWELL ST, sec Dumont av, 100x100; Chestnut Ridge White Brick Co—Stratmore Co & E M Houghtaling Co. 76.95

ST JOHN'S PL, 970; T F Clark—Sarah M Clark & Wm H Dean. 11.80
31ST ST, 392; J Herskowitz—Annie L Carey 45.00
E 39TH ST, 221-3; J Silberlicht—Jos & Louis Grisler 13.00
OCEAN PKWAY, es, 260 n Av M, 40x 250; L Pearson—Clifton Bldg Corp. 90.00
13TH AV, es, bet 37th and 38th, 80x 150; Congress Varnish Wks—Sherman Holding Co & Wm Meltzer 24.25
MAR. 6. JOHNSON PL, es, 73.9 s Church av, 21x 50; I Ratner—Robt H Halcke & Barnet Stein 40.00
PACIFIC ST, 90-108; also HENRY ST, 326; L D Hosford—L I Hospital & Jno Thatchman Sons 4,864.28
WATKINS ST, 352-6; H Batonick—Wm Domroe & Chas Domroe & Abr Bernstein 440.00
E 13TH ST, 766; M Schupack—H A & May F Crofts 100.30
44TH ST, 1451-65; Caranza Roofing Co—Diaz Bldg Co; S Himmelstein & I Arker 365.00
AV H, 3511; J Dames—Jno J & Fannie A Smith 26.65
MAR. 8. DECATUR ST, 1327-9; G A Wagner—Ray & Newton Streep. 3,633.75
S 4TH ST, 252-4; S Schwartz—Ph Levy Cont Co 168.00
E 27TH ST, es, 120 n Av J, 40x100; Square Lumber Co—Agnew Constn Corp; Jas Wright, pres, & Frank Agnew, sec 291.55
48TH ST, 1438; S Rendelstein—Frankfort Electric Cont Co & Morris Wolfinger 281.19
MAR. 9. MANHATTAN AV, 910; GREENPOINT av, 147-149; E Burak—Harry Goodman & Greenpoint Amusement Co. 1,095.00
MAR. 10. E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; Gold & Taylor Cut Stone Co—Dorchester Bldg Co 700.00
BAY 35TH ST, ses, 300 sw Benson av, 40x96.8; Frank Klein—Sarah Zigler 145.00
80TH ST, ns, 175.1 e 18 av, 50x100; J A Moore—Abram Levenson 66.86
BATH AV, nec 17 av, 75x96.8; E Dobrow—Emilio Sarno 100.00
BATH AV, ec 17 av, 75x96.8; E Medlin—Emilio Sarno 223.00
TOMPKINS AV, nwc Willoughby av, 72.6x125; Max Greenfeld—Congregation Abel Moshe Chevra Tilim & Saml J Acker, Jr 60.00

SATISFIED MECHANICS' LIENS.

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

Manhattan.

MAR. 6. BROADWAY, 42; Fredk W Burnham—N Y Real Estate Security Co et al; Dec'13 3,490.00
BROAD ST, 1; also WALL ST, 23; Yale & Towne Mfg Co—Morgan Building Corp, Inc, et al; Dec'14 421.17
LEXINGTON AV, 311; Anthony Laura—Allerton 38th St Co et al; Mar'15. 80.00
MAR. 8. 32D ST, 22-26 W; Pittsburgh Plate Glass Co—Midwest Realty Co et al; May'17 13 2,611.80
78TH ST, 221 W; same—Susan M Daly et al; Feb'15 35.40
128TH ST, 28-30 W; Emerico Grimaldi—Leonhard Realty Co et al; June'27'12 600.00
SAME PROP; Jos I Ruffino et al—same; Jan'14'13 786.62
AUDUBON AV, es, 74 n 183d; Berger Mfg Co—W 184th St Constn Co et al; June 7'12 85.00
GRAND AV, 2146; David Durie, Jr—Jno Eagleston et al; Dec'10'90. 210.00
MAR. 9. 29TH ST, 414 W; E Smolka Plumbing Supply Co—Isabella Hawkins et al; Oct'9'14 200.69
56TH ST, 69 E; Edw Maas—Florence S Bissell et al; Feb'26'15 30.00
59TH ST, 38 W; Pitt Balance Door Co—38 W 59th St Co et al; Feb'8'15. 250.00
91ST ST, 76 E; Jas F Gordon—Lillian Sims et al; Mar'5'14 112.35
LEXINGTON AV, 641; Flintoff & Malat—Saml Woolverton et al; Feb'23'15 1,266.08
2D AV, 126; also ST MARK'S PL, 41 1/2; Sammartano & Raccuia—Augusta V H Stuyvesant et al; Mar'4'15. 450.00
MAR. 10. 23D AV, 2076-80; Larkin Lumber Co—Saml Jones et al; Sept'26'14 359.57
SAME PROP; Murtha Schmohl Co—same; Aug'21'14 385.15
MAR. 11. 45TH ST, 7 E; Baker, Smith & Co—Lefferts Strebeigh et al; Feb'16'14. 483.00
MADISON AV, 110; Baker, Smith & Co—Geo Oakley et al; Feb'16'14. 400.00
6TH AV, 169; Oriental Fire Proof Sash & Door Co—Rhinelander Real Estate Co et al; July 8'14. 340.00
MAR. 12. WOOSTER ST, 70-72; Alex Moore & Sons—Jacob Corday et al; Dec'22'14. 709.93
23D ST, 160 E; Jacob Froehlich Cabinet Works—Arnett G Smith et al; Feb'15'15 4,624.50
55TH ST, 236 W; Theo Eskillsen, Inc—Sadie Bonwit et al; Jan'26'15. 489.05
90TH ST, 62 E; Theo Eskillsen, Inc—Sadie Bonwit et al; Jan 26'15. 96.71
BRONXWOOD AV, sec 229th; Willson & Adams Co—Eugene Netzer et al; Nov'11'10 2,576.88
SAME PROP; J Marcus Woodworking Co—Jno Metzger et al; Nov'11'10. 1,258.00

SAME PROP; Mt Vernon Builders Supply Co—Eugene Metzger et al; Dec 5'10 1,700.96
33D AV, 2172; Yorkville Plumbers, Steamfitters & Tin Smithers Supply Co, Inc—Oscar Schwitzer et al; Feb 15'15 519.48
Bronx.
MAR. 5. No Satisfied Mechanics' Liens filed this day.
MAR. 6. No Satisfied Mechanics' Liens filed this day.
MAR. 8. LAND bounded by Corsa la on s, Gunther av on e, Crawford av on n & Laconia av on w; Teresa Rizzetta—Laconia Land Corp et al; Jan'7'15. 185.83
MAR. 9. No Satisfied Mechanics' Liens filed this day.
MAR. 10. No Satisfied Mechanics' Liens filed this day.
MAR. 11. No Satisfied Mechanics' Liens filed this day.
Brooklyn.
MAR. 4. HENDRIX ST, ws, 120 n Hegeman av, 40x100; Hartan & Hodge, Inc—Dave Bloom & Sam Nitzberg; Nov'12'14. 110.00
HENDRIX ST, ws, 120 n Hegeman av, 40x85.9; Joe Sklar—Dave Bloom, Sam & Celia Nitzberg; Nov'13'14 150.00
HENDRIX ST, ws, 120 n Hegeman av, 40x86.4; Rubin Nitzberg—Dave Bloom & Sam Nitzberg; Nov'13'14 400.00
41ST ST, swc 4 av, 140x60.2; Carmelo Mazzory—Wayfourth Constn Co, Inc; Feb'23'15 347.00
ATKINS AV, es, 90 s Blake av, 180x 100; Louis Stein & ano—Atlake Bldg Co; Feb'4'15 60.08
BATH AV, nec 17 av, 75x96.8; Julius Hochman—Amelio Sarno; Dec'21'14. 140.00
MAR. 5. STATE ST, 285; Gustave Auslander—Ellen Reeves & Bernard E Strauss; Feb'15 50.00
AV D, sc New York av, 100x75; Richmond & Resnikoff—Jno Monteleone & Albt Berry; Feb'16'15. 250.00
WILLIAMS AV, es, 200 s Dumont av, 100x100; Levin Kronenberg & Co—Wallan & Hoffman, Inc, & Jacob Hoffman, treas; Dec'22'14 1,100.00
SAME PROP; Sam Gilewitz—Wallan & Hoffman, Inc; Nov'20'14 225.00
SAME PROP; Powell-Gurian, Inc—same; Nov'13'14 1,025.00
SAME PROP; Bushwick House Wrecking Co—same; Nov'12'14 105.80
SAME PROP; Kramer & Rifkin—same; Nov'10'14 74.96
20TH ST, nws, 20 sw 58th, 80x80; Andrew Larson—Up-to-Date Bldg Co & Geo Van Arden; Nov'17'14 59.79
SAME PROP; Harry Cohen—Up-to-Date Bldg Co & Jacob Kirsch; Feb 11'15 300.00
SAME PROP; J Kirsch—Up-to-Date Bldg Co; Feb'16'15 420.00
MAR. 6. 20TH AV, swc 58th, 100x100.2; R L Williams—Up-to-Date Bldg, Inc; Nov 20'14 50.00
SAME PROP; Jno J Mallamo—same; Feb'10'15 40.00
MAR. 8. W 5TH ST, nwc Av R, 340x100; Thos H Sherman et al—Chas Rippman & Rainsford K Chute; July'12'12. 2,730.25
HOWARD AV, sw, 275 n Sutter av, 100 x100; Colonial Mantel & Refrigerator Co—Adler Holding Co, Inc; Mar'2'15. 160.00
NEWKIRK AV, ss, 91 w Flatbush av, 40x92; L D Bally—Max Berg Realty Co & I A Rdlor Co; Dec'22'14. 175.00
SAME PROP; Terminal Lumber & Trim Co—Maxberg Constn Co; Oct'15'14. 195.00
SAME PROP; Bklyn Fireproof Sash & Door Co—Maxberg Realty Co; Mar'2'15 175.00
SUTTER AV, nwc Chester, 30x100; M Topal—Fannie Slotkin, Simon Abramson & Minnie Rose; May'29'14 160.00
MAR. 9. DOUGLASS ST, swc East N Y av, runs w132xss105xe25xn25xne100xn123 to beg; Cohn Cut Stone Co—Saml Katz & Katz Amusement Co; Oct'31'14. 550.00
PARK PL, ss, 266.8 e Howard av, 20.10 127.9; Jno Rossa—Becky & Saml Edenbaum & Jacob Yellon; Feb'1'15. 138.00
PARK PL, 1774; Empire City Lumber Co—Becky & Saml Edenbaum & Jacob Gelon; Feb'3'15 196.60
PARK PL, 1774; Realty Supply Corp—S Edelbaum & J Yelon; Jan'28'15. 231.40
SAME PROP; Canadian Bldg Material Corp—same; Feb'15'15 75.00
SAME PROP; Jacob Yelon—Saml & Becky Edenbaum; Jan'29'15. 2,102.00
41ST ST, swc 4 av, 60.2x140; Chas Marceca—Wayfourth Constn Co; Mar'4'15 290.00
ALABAMA AV, es, 100 s Dumont av, 100x100; Aaron Lankin & ano—Domicle Realty & Constn Co, Inc, & Hannah Senft; Feb'1'15 75.00
CORTELYOU RD, swc Ocean av, 176.5x 120.7; Thos Bennett—Cortelyou Inv Co; Oct'31'14 157.50
SAME PROP; Robt C Purvis—same; Nov'7'14 500.00
GATES AV, sec Patchen av, 19x80; Warwick & Collins—Premier Realty Corp; Nov'23'14 700.79
MAR. 10. KNICKERBOCKER AV, es, 280 n Putnam av, 20x83; Edw M Adelsohn—Foster Impt Corp, Jos Weinstein & Abr Barash; Feb'16'15 50.00
SAME PROP; same—same; Feb'16'15. 50.00

WILLIAMS AV, es, 100 n Livonia av, —x—; Alpert Woodworking Corp— Wallan & Hoffman, Inc; Sept 21 '14... 226.00

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

ATTACHMENTS.

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

Manhattan.

MAR. 4. No Attachments filed this day. MAR. 5. CONTINENTAL MOTOR MFG CO; Andrew Steen, recr; \$16,090.30; Gordon & Rogers. ELIAS, Francisco S; Jas Smithers, Jr; \$15,630; C S Davison. MAR. 6. FISHER, Ferdinand P; Wm Clarke Jr, et al; \$359.90; S L Zuckerman. SCHOYER, Herman, Siegfried Salomon et al; \$3,273.70; R D Whiting. MAR. 8. No Attachments filed this day. MAR. 9. JOHNSON, Alexander & Alice; A F Ploger Co; \$726.19; J E Roesser. MAR. 10. REMINGTON MOTOR CO; Jno V Schenck; \$5,154.87; J D Lee.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

MARCH 5, 6, 8, 9, 10 & 11. Friedman Marble & Slate Works, Inc. 22d st, 319 E. F R Patch Mfg Co. Machine (R) 400.00 Heumanns, Inc. 118th st, sec St Nicholas av. Geo C Engel Co. Ls cafe, &c. 7,000.00 Lithie Constn Co. West Bway, 474-8, & Thompson st, 146-50. Globe Automatic Sprinkler Co., Sprinklers. 4,900.00 Riggo, Antonio. 12th st, 334 E. E Esposito. Barber Fix 155.00 Terranova Bros. 23d st, 413 E. F R Patch Mfg Co. Machine 329.00 Wyoming Cut Stone Co. Park av, 3956-8. F R Patch Mfg Co. Machine (R) 600.00

Bronx.

MARCH 5, 6, 8, 9, 10 & 11. Bedford Park Constn Co. 189th st, n s, bet Cambrelling & Beaumont av. s. American Mantel Mfg Co. Mantels, &c. 312.00 Wyoming Cut Stone Co. 3956-8 Park av. F R Patch Mfg Co. Planing Machine. 600.00

Martino Natale. 802 Tremont av.. Erminio Esposito. Barber Fixtures.. 569.00

Brooklyn.

MARCH 4, 5, 6, 8, 9 & 10. Goldberg, Henry C. 53d st, nr 7 av.. Henry C Ibbotson. Ranges... 315.00 Monteleone, J. New York av & Av D.. Parshelsky Bros (Inc). Doors... 1,325.00 Up-to-Date Bldg Co. 20th av, nr 58th ..Carl H Pearson. Sashes, &c.... 226.00

ORDERS

Brooklyn.

MAR. 4. E 14TH ST, es, 300 n Av X, 100x100; Frank P Sabbetti on Home Mtg Inv Co to pay Super & Reizer 880.00 MAR. 5. TROY AV, nec Prospect pl, —x—; Johanson Realty Co on Home Title Ins Co to pay Kittanning Sales Co... 253.00 MAR. 8. VAN SICLEN AV, sec Liberty av, 100 x160; Diaz Bldg Co on Williamsburgh Savgs Bank to pay Saml Hess. 1,500.00 MAR. 9. E 14TH ST, es, 300 n Av X, 100x100; Ceegold Constn Co on Home Title Ins Co to pay Colonial Lumber Corp. 1,500.00 MAR. 10. PROSPECT PL, nec Troy av, 27.6x80; Jensen Realty Co on Home Title Ins Co to pay Realty Supply Corp. 1,000.00

DEPARTMENTAL RULINGS.

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.)

- A..Auxiliary fire appliances. B..Fire escape orders. C..Fireproofing and structural alterations. D..Electrical installation. E..Obstruction of exits. F..Exits and exit signs. G..Fireproof receptacles and rubbish. H..No smoking. I..Diagrams on programs and miscellaneous. J..Discontinue use of premises. K..Volatile inflammable oils and explosives. L..Certificates and miscellaneous. M..Dangerous condition of heating or power plants. O..Discontinue use of oil lamps. DR..Fire drills. W..Interior alarms. ST..Standpipe installation. Spkr...Sprinkler installation. Sia. P. P..Siamese perforated pipes. Sia...Siamese connections. Tk...Tank.

MANHATTAN ORDERS SERVED.

Week Ending March 6.

Named Streets.

Beekman st, 78-80—Aug Zinsser Rlty Co, 35 Nassau... Sia Bleecker st, 132—Nathan Harrison Realities, 63 Park Row... C Broad st, 24—Sussex Rlty Co, premises... C Elizabeth st, 116—Ostermoor & Co, premises... C Grand st, 100-2—Grand St Rlty Co, 128 5 av... C Nassau st, 87—Addie W Kahn, 52 William... Sia Pearl st, 181—Brevoort Const Co, 25 E 24... C Pine st, 40-44—Mary A Hoyt, 516 5 av... St Stanton st, 283—Lichter Bros, premises... A William st, 55—Wm Manice, premises... St

Numbered Streets.

8 st, 16 E—Sailors' Snug Harbor, 61 Bway... C 25 st, 55-57 W—Standard Oil Co, 26 Bway... A 20 st, 327-33 E—Tel Mfg Co, premises... L-C-O-A-G 35 st, 51-5 W—Ortelli & Cipriani, premises... D 42 st, 51-5 E—Vanderbilt Av Bldg Corp, premises... St 52 st, 136-48 W—Federal Motor Truck Co, premises... O 52 st, 136-46 W—Studebaker Corp, premises... C 53 st, 238-40 W—Jacob Mattern Wagon Co, 215 W 53... H-A-G 62 st, 6-8 W—Detroit-Cadillac Motor Car Co, 1881 Bway... C-G-D-L 77 st, 159-65 E—Ardsley Garage, premises, CG-H

Named Avenues.

Bowery, 25—W H Burr Est, 20 Broad... C

Bowery, 243—Roosevelt Hospital, 428 W 59... C Madison av, 987—Jacob Lippman, premises... St Park av, 829—J. Walker Corp, premises... St Park av, 863—863 Park av Co, premises... St Park av, 925—925 Park av, Inc, premises... St Park av, 981-3—Merida Rlty Co, 54 Lafayette, St Park Row, 182—Louisa M Gerry, 258 Bway... C-B W Bway, 510-16—Cath Stevens Est, 39 Broad C-B

W Bway, 535—Jno M Williams, Greenwich, Conn... B-C West End av, 95-7—Vetter Auto Top Co, premises... C-O-A-G

Numbered Avenues.

3 av, 1459—Lefkowitz & Burger, premises... A-C 3 av, 1491—Jas Murphy, premises... C

BRONX ORDERS SERVED.

Numbered Streets.

152 st, 308 E—Nicholas Spallone, 391 E 149... C

Named Avenues.

Boston rd, 1004—Marvin Operating Co, 342S 3 av... B-C-G Gletson av, 2118—Edw J Moberg, premises, H-A-G Grand Concourse, 2108—T G & J L Holland, premises... L-C Wilkins av, 1424—Sam Davidson, premises, A-G-O-C

BROOKLYN ORDERS SERVED.

Named Streets.

Ainslie st, 248—Bartel Bunnell, premises... D-R Ainslie st, 248—Kellner & Munroe, 308 Graham av... DR Bergen st, 181—Isidor Fortgang, premises... DR Bergen st, 181—Nathan Perschitz, premises... DR Bergen st, 181—Harry Rosenthal, premises... DR Bergen st, 197—Jos A Allee, 755 Fulton... C Berry st, 388-92—Bklyn Union Gas Co, 176 Remsen... C Chauncey st, 631-45—Bklyn Union Gas Co, 176 Remsen... DR Dean st, 606-61—Peter F Reilly, 618 Dean... G Fleet st, 27—Mrs Hazel Lenoir, premises... M Fulton st, 296—Chas H Semken, premises... M Fulton st, 316-8—Balch, Price & Co, premises... SS Hart st, 827—Saml Greenberg & Simon Uge-low, 827 Hart... DR Hart st, 827—Walter, Cohen & Walter, premises... DR Hopkins st, 14-16—Trop Chocolate Co, premises... DR India st, 226—Abr Cook, premises... M India Wharf, 19-22—Fredk Gunnison, 79 Argyle rd... G Jay st, 351-3—Thos Patterson Est, premises... SS La Grange st, 5-9—Gottlieb Weber & Co, 5 La Grange... C La Grange st, 5-9—Bklyn Union Gas Co, 176 Remsen... C Madison st, 95—Lawrence C Fish, 215 Montague... M-C Oakland st, 73—Jesse Miller, 103 Bay 34... M Quincy st, 29—N Y Wood Heel Co, premises... DR Richardson st, 32—Tony Langone, 28 Richardson... I Sackett st, 28-30—Bklyn Union Gas Co, 176 Remsen... C Sackett st, 28-30—Albert Galler, premises... G Sackett st, 28-30—DeWitt Hansen, premises... C-G Grand st, 160—John Donahue, 5605 5 av... F-B Seigel st, 184—S Sawitzky & D Jacobs, premises... DR Seigel st, 184—Abr Schnekrub, premises... DR Seigel st, 784—Abr Cholodenkl, 62 Stuyvesant av... DR Seigel st, 184—Saml Plot, premises... DR State st, 364—Wm Morgan, 186 Remsen... C Tiffany pl, 26-34—F O Pierce Co, 30 Tiffany pl... SS West st, 1036—Bklyn Realty Sellers, 1228 Gravesend av... M Windsor pl, 47—Ritie W Tandy, premises... M-F

Numbered Streets.

1 st, 141-9 N—Wright Cake Co, premises... L 4 st, 174-6 N—Apperman & Belvoine, premises... DR 4 st, 174-6 N—Meyrowitz Bros, premises... DR 4 st, 174-6 N—Hutcheon Bros, premises... DR 4 st, 174-6 N—John Enright, premises... DR 4 st, 174-6 N—Wyman & Coling, premises... DR 4 st, 174-6 N—Kings Co Cut Glass Wks, premises... DR 4 st, 174-6 N—Rotary File & Machine Co, premises... DR 4 st, 174-6 N—U S Numbering Machine Co, premises... DR 8 st, 137-9—Royal Metal Furniture Co, 125 8 C 10 st, 172-6 N—Western Chair Co, premises... L 11 st, 110-18 N—Hecla Winslow Co, premises... C 15 st, 234—Saml Cohen, premises... J 23 st, 2952 W—Fannie Kaplan, premises... C

91 st, bet Av K & Stillwell la—Frank Ford, premises... M

Named Avenues.

Atlantic av, 151-5—Bklyn Union Gas Co, 180 Remsen... C Bway, 174—Berber & Malinsky, premises... DR Bway, 174—Joseph Shimato, premises... DR Bway, 174—Isaac Glassier, premises... DR Bway, 640-4—Wm L Andrews, premises... C Bway, 1461—Bklyn Un Gas Co, 180 Remsen... DR Buswick av, 1507—Ellen Egan, premises... M Flatbush av, 120—Geo P Hunton, 1703 av J, M-B-B Flatbush av, 828-30—Ruhmshottel Bros, premises... G Flatbush av, 832—Adolph E Stoecker & Co, premises... G Flushing av, 345—Saml Rothchild, premises... M Grand av, 98-100—Nicholas Langier & Sons, 91 Grand av... C Greene av, 848—Mrs Rose Block, premises... M Hopkinson av, 434—Isaac Dubinsky, premises, DR-G Hopkinson av, 434—Abr Cohen, premises... DR Hopkinson av, 434—Bernard Chapnick, premises... G-DR Hopkinson av, 434—Max Rabinowitz, premises... A-DR Hopkinson av, 434—Bklyn Union Gas Co, 180 Remsen... C Howard av, 10-12—Wm C Edwards, premises, C-A Howard av, 303—Mark Bierman, premises... M Johnson av, 105-7—Jos Faradash, premises... A-DR Johnson av, 105-7—Herman Wolf, premises... DR Johnson av, 105-7—Vincent Marnello, premises, DR Johnson av, 105-7—Moskowitz & Abramowitz, premises... DR Johnson av, 105-7—John Dangelo, premises... DR Johnson av, 105-7—Max Epstein, premises... DR Johnson av, 105-7—Morris Greenberg, premises... DR Johnson av, 105-7—Bennet Drier, premises... DR Johnson av, 105-7—Jacob Pastor, premises... DR Johnson av, 105-7—Henry Katz, premises... DR Johnson av, 105-7—Abr Stolwitz, premises... DR Johnson av, 105-7—Max Newman, premises... DR Johnson av, 105-7—Nathan Bonis, premises... DR Johnson av, 105-7—Jacob Dubrowitz, premises, DR Kent av, 465-71—N Y Leather Belting Co, premises... DR Kent av, 465-71—Edw Todd & Co, 29 S 11... DR Lex av, 13-23—Pincus & Tobias, 17 Lex av... DR Lex av, 13-23—Sarah Liberman, premises... DR Lex av, 13-25—Friedberg & Youdelman, premises... DR Marcy av, 84—J Grumberg, premises... F-C Myrtle av, 15—Bklyn Un Gas Co, 176 Remsen... C Myrtle av, 15—John Constantino, premises... C-G Myrtle av, 15—Fredk Engelhausen, premises, C-DR Myrtle av, 15—Albert Davis, premises... C Myrtle av, 1239—Wm Miller, premises... M St Marks av, 585—Charlotte Swords, premises... M St Marks av, 1610-12—Maurice Bros, premises, DR St Marks av, 1610-12—Cohen & Woland, premises... DR St Marks av, 1610-12—Rabinowitz & Kaplan, premises... DR St Marks av, 1610-12—Morris Silverstein, premises... DR St Marks av, 1610-12—Lazarowitz Bros, premises... DR St Marks av, 1610-12—Rosenson & Zatzken, premises... DR St Marks av, 1610-12—J Hyman, premises... DR St Marks av, 1610-12—Harry Schiesk, premises... DR St Marks av, 1610-12—Carmini Antignam, premises... DR St Marks av, 1610-12—Jacob Finkel, premises, DR Sheephead Bay rd, nwc E 15 st—Bklyn Boro, Gas Co, Surf av... C Stuyvesant av, 217—Saml Lubalin, premises... M-E

Numbered Avenues.

10 av, 6307—Mrs Sarah Williams, premises... M

QUEENS ORDERS SERVED.

Named Streets.

Orchard st, ws, 125 s Jackson av (L I C)—Ros-enwasser Bros, premises... DR Queens pl & Meadow st (L I C)—Loose Wiles Biscuit Co, Thompson av... DR

RICHMOND ORDERS SERVED.

Named Streets.

Canal st, 150 (Stapleton)—Chas Ricker, 111 Water st, Stapleton... H-A-G-O

BUILDING MANAGEMENT

ELECTRIC POWER IN FACTORIES

By J. P. MALLETT, Society for Electrical Development

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

THE builder of to-day usually designs and constructs a factory for the manufacture of some particular product. This is the age of specialization and all factories entering into the efficient production of the manufactured article should be carefully considered.

An important factor is the kind of power to be used. This will play a large part in the successful operation of the factory. Power will be required whenever anything is being manufactured, whether it be now, or in years to come. Therefore it is necessary to locate a factory where the best power can be obtained when wanted and at a reasonable cost.

In order to determine the best kind of power, we must consider its use—what do we want power for? Practi-

cal voltages times amperes determines the number of watts, or the power used. It will also be necessary to determine the cycles as this feature will have to be known in purchasing the motors, but will not materially affect the line construction.

In factories where stopping and starting of the various machines will be frequent and where adjustable speed motors for individual tool drive will be desired, direct current is best adapted, and it will simply be necessary to know the voltage and total watts, as phase and cycle are a constant factor.

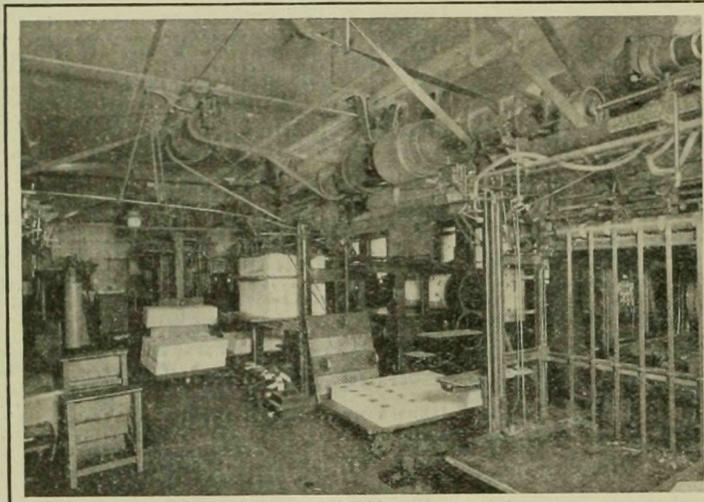
The distance of transmission of the power throughout the plant may also be a determining factor as to whether alternating or direct current be used, especially if large quantities of power should be required at a considerable distance

installations. The City Engineer or local central station should be able to assist you in securing this information if you do not have it at hand.

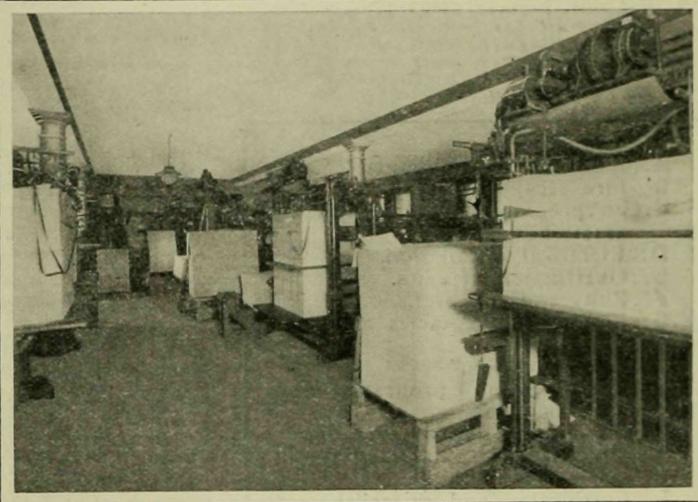
There are three well-known methods of electric drive:

First, the single motor drive, where a single motor is connected to the line shaft in a similar manner as an engine might be used for doing the same work. The advantages of this system are simplicity and the minimum cost of line construction and motor.

The second is known as the group-drive, where a motor is attached to a short line shaft in a given department from which tools of a similar class, for similar work, are driven. This has the advantage of certain independent control of the various groups as any one group may be started or shut down with-



MACHINES OPERATED BY BELT SYSTEM.



INDIVIDUAL DRIVE MACHINES.

cally every factory will require power for, at least, the following purposes: light, driving machine tools, cranes, elevators, industrial trucks, pumps, air compressors, heating and ventilating blowers, fans, telephones, annunciators, etc. I know of just one kind of power that can be used for all of the above purposes and used efficiently, that is electricity. Furthermore, it can be used with the greatest safety—safety as to accidents to the operating force, safety as to the fire risk to the buildings, which means low insurance rates. It is evident that we should choose electricity as the power to be used and to locate our factory where such power can be readily obtained.

Alternating or Direct Current.

It first will be necessary to determine whether alternating current or direct current is best adapted, as the requirements for installation will be quite different. If the factory is to be used for the manufacture of textile goods, or for any other purpose, where constant speed and quite constant service without frequent stopping and starting are required, alternating current is more frequently employed, and may be either single, two or three phase, depending largely upon the power available and the amount of power and sized motors to be used. It will be necessary to know the phase, as two conductors will be required for single-phase, four conductors for two-phase and three conductors for three-phase installations. The voltage must also be known as it may not only affect the insulation of the various parts throughout the entire installation, but will also be a factor in determining the current capacity of the various lines, as

from the distributing switchboard. There are comparatively few factories where the distance of transmission within the factory is sufficient to demand the use of alternating current, but the distance of transmission of the power from the power plant to the factory distributing switchboard may determine this question, in which case the comparative cost of installing the two systems should be carefully calculated and all other things being equal, the cheaper system installed.

Distribution Circuits.

In order to determine the exact size of cable to be used and location of the distribution circuits, it will be necessary to analyze the complete installation of all parts requiring electric power, as to its capacity and location. The product to be manufactured is known, therefore the material in general to be used is known. It must then be determined at what point in the factory the raw material will be received and from what point the product will be shipped.

These are the two extreme points in the line of production that should first be established, then fill in the different points of manufacture. This will determine the exact location of each motor to be used, the power required to drive it and the size of conductors and location of outlets, so that the necessary provisions may be made when designing the building for these various electrical circuits, then no expensive alterations will be required during installation. The National Electrical Code of Fire Underwriters should be thoroughly understood and all rules and regulations complied with, as well as any State laws or city ordinances which may govern such in-

out in any way affecting any other groups and less power will be used on account of less friction of belts, bearings and pulleys.

Third is known as the individual motor drive, where each tool is driven by its own motor. The advantages of this method over either the first or second methods are that any tool can be operated at any time and at such speed as may be advantageous without respect to any other tool.

It is frequently found that it is desired to operate some particular tool or a few tools overtime, either for making repairs or for performing certain classes of work which may at that period be in excess of what is required under normal conditions of manufacture. It can also be seen that all unnecessary friction from line shafts and belting is eliminated.

Conserves Power.

When a certain kind of work is to be done a particular machine for doing it can be started and when the work has been completed the machine is stopped and the consumption of power starts and stops with the machine to be operated and does not continue for the mere driving of idle shafting, pulley and belts. Therefore, the amount of power used is usually less for this method than any other; in some cases very much less, but the main advantages are in the general flexibility of the whole system and the greater amount of finished material that can be produced on account of the greater conveniences, together with the fact that there is no slippage of belts to stop the work or limit the size of cut that can be taken, at any time. The question of cost, however, of installing the different methods cannot be determ-

ined without careful consideration of all points involved as the proportional cost will vary quite materially according to the class of work and consequently the type of machines to be installed.

It may be found that no one method is best adapted to all conditions involved, therefore it is advisable to consider a combination of the different methods of drive. There is, however, a growing tendency towards the individual motor drive, not only in connection with the larger machines, but even to the very smallest, as it affords greater flexibility in the locating and using of the machine. A machine may be required in a given department for a certain time and then as the amount of work might shift, becoming less in that department and greater in another, instead of bringing the material out of its regular course of manufacture to the machine, the machine with motor attached, is transferred to the department which will place it properly in line with the course of manufacture.

Overhead Belts Eliminated.

When the machines are individually motor driven, the pulleys, belt-shifting devices and overhead belts are eliminated. This elimination of driving mechanism is most important, as it allows less obstruction to illumination, whether it be from sunlight or artificial light; it is much more cleanly and does not obstruct the overhead space which might be required for handling material. It further allows quite different overhead construction of the building and in many cases a material saving can thus be obtained. There are factories where much expensive overhead construction has been required to allow the use of overhead line shafting and for nothing else. It is essential that this point be given due consideration when determining which method of electric drive shall be installed. It can be readily seen that the construction of the distribution power line will depend very largely upon the method of drive used.

If the first method as outlined above is adopted, but one large motor will be required. The necessary power line construction for this motor will be of the simplest kind. The power would be received at a single panel board on which would be the main connecting switch, starting device and overload and underload protecting devices, together with such meters as might be desired.

Location of Motors.

If the second method be adopted, it will be necessary to locate the position of the different motors for driving the various groups. It is important that these motors be located as near together as practicable, so that the power line construction from the distributing board to each motor be short and as simply constructed as practicable. The motors used for any group-drive method are best placed on the ceiling, wall or some overhead platform so as not to take up unnecessary floor space, and may be connected to line shaft by belt, silent chain or direct coupled as found most convenient. In such case the starting controllers for the different motors should be grouped together, if possible, on the distributing switchboard, or at some more convenient place where the different groups can be shut down or started quickly if desired. It is very essential that the starting device for any motor be placed in such a position that the person operating the starter can see the motor to be started so that he may know at once whether the motor is starting properly with respect to the operation of the starting device.

Distribution of Power Line.

If the third method be adopted, it will be necessary to locate the various machines used, so that the distribution power line may be installed in the most convenient place for supplying current to the various individual motors. It is often found convenient where two rows of machines may be placed in parallel lines down through the factory, that the distributing line may run between these rows placed in a proper conduit in the

floor with outlets at such points as may be necessary for tapping off the lines to the individual motors. The controller for each motor should be placed at the most convenient place on or near the motor and tool to be operated.

Many factories have compressed air equipments for driving hammers, chisels and for supplying air at various points throughout the factory for blowing out the dust and dirt from the material during different operations of manufacture, also for blowing out the machine tools. Such compressors would doubtless be individually motor driven and should be so located that the supply circuit could be readily connected to the distributing switchboard. It is also desirable that motor driven pumps, elevators and other auxiliaries be so located and provision made for necessary power circuits.

After once determining the method of drive which will be used and the location of the various circuits, it will be necessary to determine the horsepower capacity required for each distributing circuit. If more than one motor will be supplied from any one circuit, the point of change in horsepower capacity should be determined so that in laying out the size of conductor the correct capacity should be allowed for all sections.

In determining the actual amperes required for each circuit, after the total

horsepower to be supplied is known, it is necessary to know the voltage of the distributing circuit used. One horsepower equals 746 watts, and in delivering the actual brake horsepower the motor must necessarily consume within itself a certain number of additional watts which determine the efficiency of the motor. The approximate efficiency of a one horsepower motor to-day is 78%. Therefore, the watts required to be supplied to a motor which may be delivering one horsepower would necessarily be 746 divided by 78% or 956 plus. If the voltage of the supply line is 220, which is the voltage most commonly used today for power duty in factories, divide 956 watts by 220 volts which gives us 4 1-3 amperes. This would be the capacity for normal rating conditions only. The capacity circuit must be ample for momentary overloads of 100% and 50% overload for not less than two hours duration without injury or abnormal loss.

The above is for normal conditions. There are special kinds of manufacture where much more severe overloads may be applied for short periods depending upon the type of product being manufactured and the method applied for producing same. These points should be always carefully considered and provided for.

BUILDING MANAGER A HELP TO OWNER

THE investor in improved real estate has reached the point where he realizes that his business is capable of being conducted along lines just as scientific and exact as those of any other productive industry.

There is no doubt that facts and ideas brought to the attention of the owner by many qualified experts, who have devoted so much of their time to this educational campaign, have had a very beneficial effect. That this is so must be apparent to any one familiar with building management, as it was carried on up to within the last ten years. The improvement has been marked and far reaching, but a vast amount of work remains to be done.

Practically everything so far published on this subject has been written with one of two main objects in view, that is, either to point out the value (now becoming generally recognized) of the building manager as an adviser during planning and construction, or to lay down the general principles of and in some cases particular rules for scientific, and, therefore, truly economical management of existing buildings.

There is another service the building manager can render the prospective investor in improved property, the value of which it is hard to overestimate. This service is the physical examination of buildings to determine actual structural conditions of the building and its mechanical and electrical equipment, so that a report can be made to the buyer, setting forth the value of the building under consideration as an operating proposition.

The building manager is qualified to act for a prospective buyer in such a way that the proper ethical relation can be maintained between him and the client, and any transaction undertaken may be carried through with the reasonable assurance that all essential details of outgo as well as of income are in the possession of the buyer.

Such a man must be well equipped, having ability (by reason of technical training, combined with wide experience), not only of examining with authority, on projected buildings or those about to change hands, but also of operating buildings as going concerns.

Just as mortgage conditions, taxes and rents are carefully looked into by a prospective buyer, or his representative skilled in such matters, so should upkeep and operating costs be computed, analyzed and thoroughly understood before purchase.

It is a matter of common and regrettable knowledge that many sales of improved property have been consum-

mated by furnishing to the buyer a fictitious rent roll. A rent roll, or gross income statement, is, generally speaking, merely the addition of sums taken from leases and agreements, and can be fairly easily checked. Moreover, if the buyer so desires, he can make the certification of the rent roll part of his contract.

On the other hand, a building structure with its more or less elaborate equipment of elevators, plumbing and heating system, etc., is a complex organism; the structure and all its parts being subject to different degrees of depreciation. The same class of building equipment will have a different factor of depreciation in different structures, depending on local conditions of installation, the comparative excellence of the original design, and last, but perhaps most important, on the treatment the apparatus has received since its installation.

Generalizations regarding depreciation and upkeep costs are very misleading, as they are seldom or never even reasonably accurate. Therefore, not only should the depreciation, which has taken place, be determined, but also the future cost of upkeep and replacement should be estimated.

It would seem that a question of such obvious complexity as the present condition and future operating cost of a modern building would receive more than casual attention in every case.

Experience shows, however, that this extremely important side of the buying of buildings has been very generally either altogether neglected or given so little attention that the real state of affairs is not discovered until too late to be a factor in determining the purchase price of the property.

The average buyer cannot be expected to know much about matters such as this. They require expert knowledge for their proper understanding. Yet in the majority of cases property changes hands where the purchaser has only the haziest idea of the past operating cost, and no reliable data whatever on which to base his calculations as to the future. There could be no valid objection on the part of the seller to such an examination and report as is here described, unless the proposed transaction contained an element which it would be to the disadvantage of the seller to have revealed.

When investors can be induced to have an examination along the above lines, as a necessary precedent to any transaction involving improved real estate, the effect of such a policy will certainly be very beneficial to all the interests concerned, or to put it more broadly, to the real estate market.

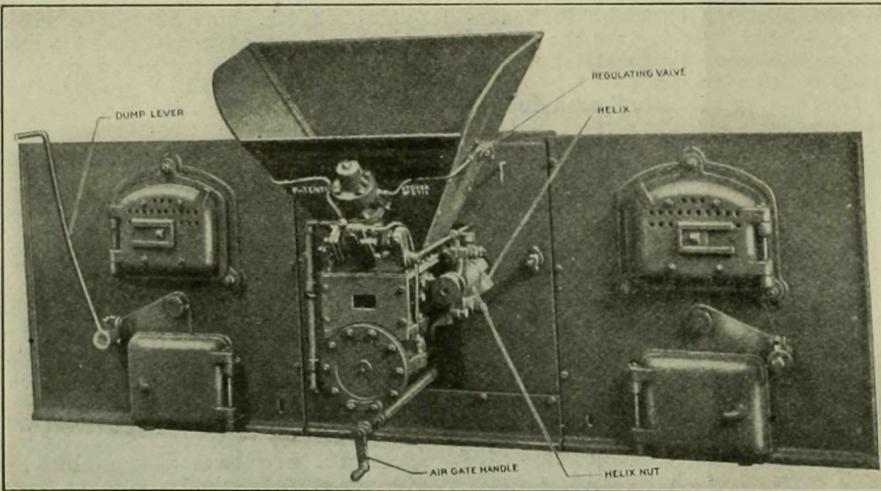
USEFUL APPLIANCES

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.

An Improved Automatic Stoker.

BUILDING managers say that one of their biggest overhead charges is in the firing room. Great waste occurs in the careless handling of fuel. There is one way to remedy this and that is by using automatic feed, but these devices, while good, have not been as generally adopted by managers as they should be, doubtless because they do not understand the principle involved in their operation. Certain improvements have recently been made to automatic stoker systems, and conspicuous among these is the type described herewith.

In this stoker the coal is fed by hand labor or coal conveying machinery into



a large hopper placed in front of the fire doors. The coal is then conveyed under the fire by means of the reciprocating sliding bottom of the feed trough or retort which runs the full length of the stoker. The coal is divided uniformly from front or rear by the auxiliary pushers, and as it rises in the trough is distributed to the sides of the furnace by means of moving bars which are shown in the second cut. The burning fuel is constantly carried by the action of the bars to the dumping trays along each side wall where the resulting ash or clinker is deposited. These trays are dumped by a single motion of the dump lever on the outside of the furnace.

The stoker automatically clears the active part of the fire of ash and clinker, thus keeping a uniform temperature in the boiler and eliminating waste from this source alone.

The sliding bottom is driven by a steam piston, the cylinder of which is bolted to the stoker frame under the hopper. The movement of this piston is transmitted to the sliding bottom through the crosshead, which is rigidly bolted to the sliding bottom, the piston driving the crosshead through a sleeve on the piston rod, fitting loosely in a yoke on the underside of the crosshead. The feeder block is fastened to the sliding bottom and forces the coal onto it, not only carrying the coal into the furnace, but forcing it to rise the full length of the retort.

As the coal rises in the retort it is flooded onto the fire bars which are arranged in pairs alternately moving and fixed. The moving bars work transversely to the retort, the motion being horizontal at the inner or retort end and slightly inclined at the outer end, the extent of motion being about one inch.

The movement of the bars is obtained through the agency of two helices and nuts located outside of the furnace. The helix nuts are bolted to the crosshead and reciprocate with it, causing the helices to rock to and fro, and with them rocking the bars.

On the upper side of the rocking bars is a rib which engages between two lugs

cast on the underside of the moving fire bars; the movement of the rocking bars, therefore, causes the moving bars to move outward and inward with each stroke of the piston. The movement of the fire bars, in addition to carrying the burning fuel to the sides of the furnace, also convey the clinker and ash down and onto the dump trays. As the motion of the fire bars at the outward end is slightly up and down, any clinker present is kept from forming in large pieces.

The advantage of this type lies in the fact that there is no trouble experienced in dumping, as it is not necessary to remove large masses of clinker with slice bars.

Scientific Window Ventilation.

SCIENTISTS have proved that "cooked" air is of no use for ventilating purposes; that cold, fresh air must be used without first being heated. By a new process, ventilation is effected with cold air and without draughts, no matter how cold it is out of doors. The

er, or, proportionately, as much of either as is required to maintain a comfortable temperature in the room. When the slide is brought forward and the duct closed to the room, the blower draws only cold air; when it is pushed back, the cold air is cut off and air from the room is being circulated; when it partly opens the duct to the room, it closes the opening to outdoors by the same amount and streams of cold air and room air mix in the blower. By this means any temperature can be had at the nozzle between the indoors and out. The cool mixture, being blown to the ceiling, spreads out against it, gradually sinks through the room air and is breathed before it passes to the radiators.

The motor base contains a speed-controller, giving three speeds and having an open-circuit point. Current from the lighting circuit is used so that no wiring need be installed; the amount used by the smaller set is about that used by the ordinary incandescent bulb. The finish of the metal parts is similar to that of the black telephone instruments.

The placing of the window-board in the window-frame causes no damage to the woodwork; four small brass dowel-sockets are sunk in the frame, and dowels in the window-board fit into these and hold the board firmly but so that it can be easily removed by a simple lifting movement.

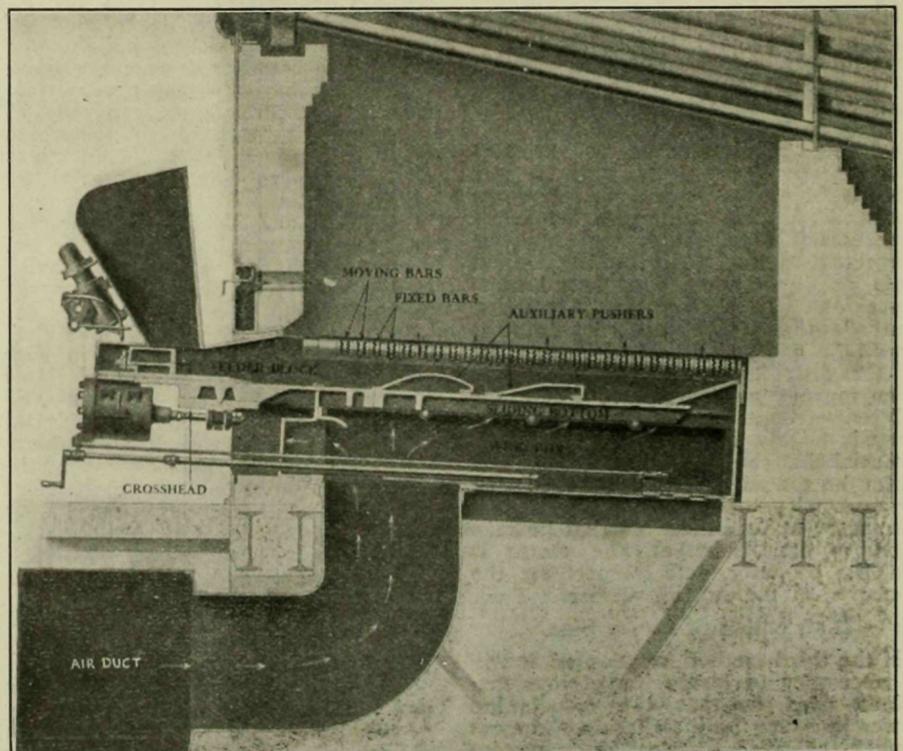
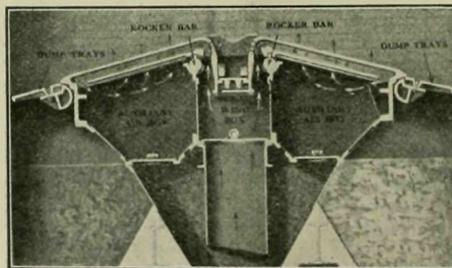
A metal rain shield protects the board from the weather; it has openings protected by hoods, and filters the air passing through it of dust by gravity and also, if necessary, by cloth screens. The window-board is so weather-stripped as to prevent leakage of cold air.

Under usual conditions the smaller set will maintain a good atmosphere in a room having five occupants—the larger about twenty.

New Type Mazda Lamps.

ANNOUNCEMENT is made that owing to the popularity of the distinctive features of the concentrated filament lamps of high wattages, there is being developed vacuum lamps of similar appearance in the 25, 40 and 60 watt sizes.

This concentrated filament construction gives greater vertical distribution of light than the regular lamps of corresponding wattages. The new lamps will, therefore, be employed where natural distribution of light downward is required. They can be used in existing sockets and fixtures.



manufacturers turn out several sizes, the smallest board having a height of about 10 inches. A combined duct and mixing chamber brings outdoor air or indoor air to the blow-

These lamps will be made in the same sized bulbs as the corresponding regular lamps, will have the same spherical watts per candlepower efficiency and will have an average life of 600 hours.

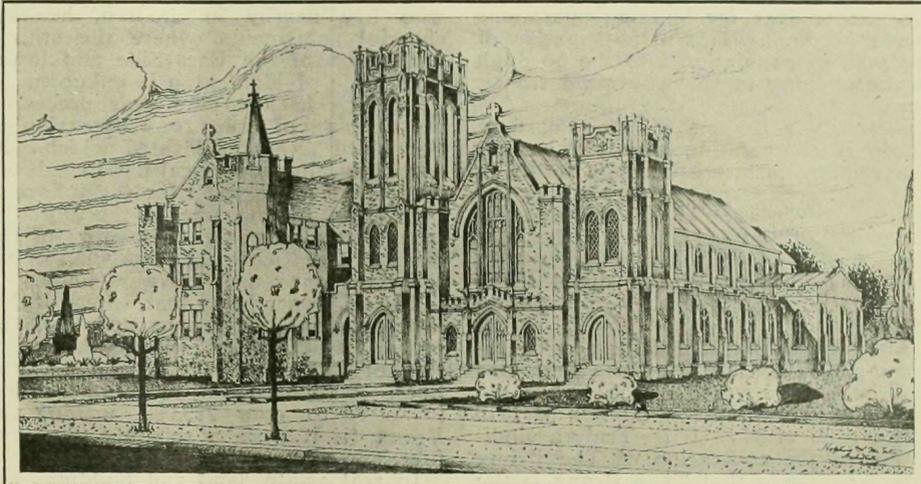
CURRENT BUILDING OPERATIONS

Many New Church Edifices, for All Denominations, Being Erected or Projected for Brooklyn

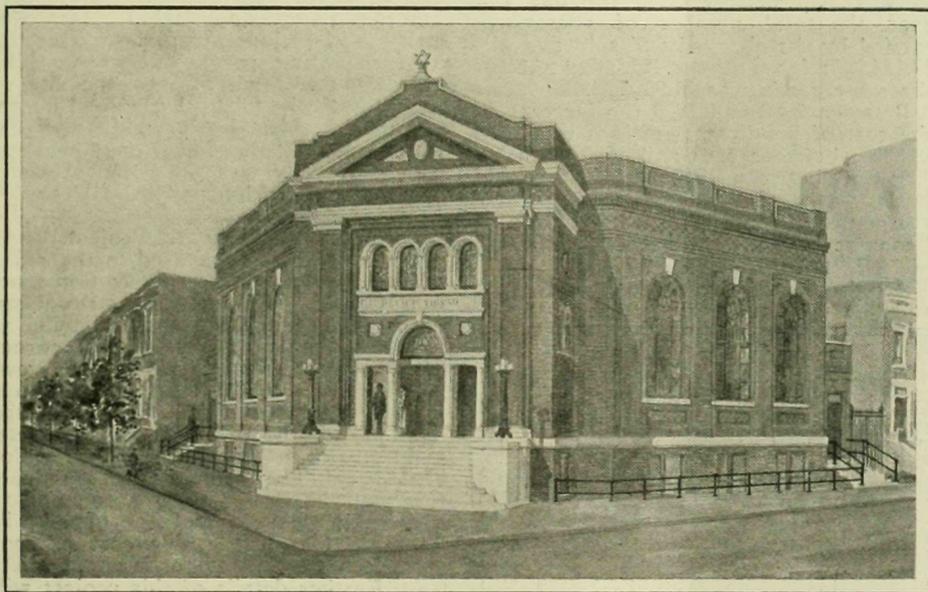
STRUCTURES of a religious or a religious and educational character constitute a surprisingly large percentage of the building operations contemplated in the borough of Brooklyn for 1915. Brooklyn has for many years been known as the "City of Churches" and the work now under way and in prospect will do much to add to the borough's reputation as a church city.

St. Luke's Episcopal Church and Sunday School on Clinton avenue, near Fulton street, which was almost totally destroyed by fire last year, is being reconstructed from plans and specifications prepared by Dodge & Morrison, architects, 82 Wall street. The work in this instance calls for practically an entirely new structure, as only parts of the old building are in a usable condition.

A modern church edifice is soon to replace the old frame structure, now occupied by the parish of St. Thomas's Episcopal Church, on Bushwick avenue,



Hopkins & McEntee, Architects.
PROJECTED ST. THOMAS'S EPISCOPAL CHURCH.



E. M. Adelsohn, Architect.
SYNAGOGUE FOR CONGREGATION PETACH TIKAVH.

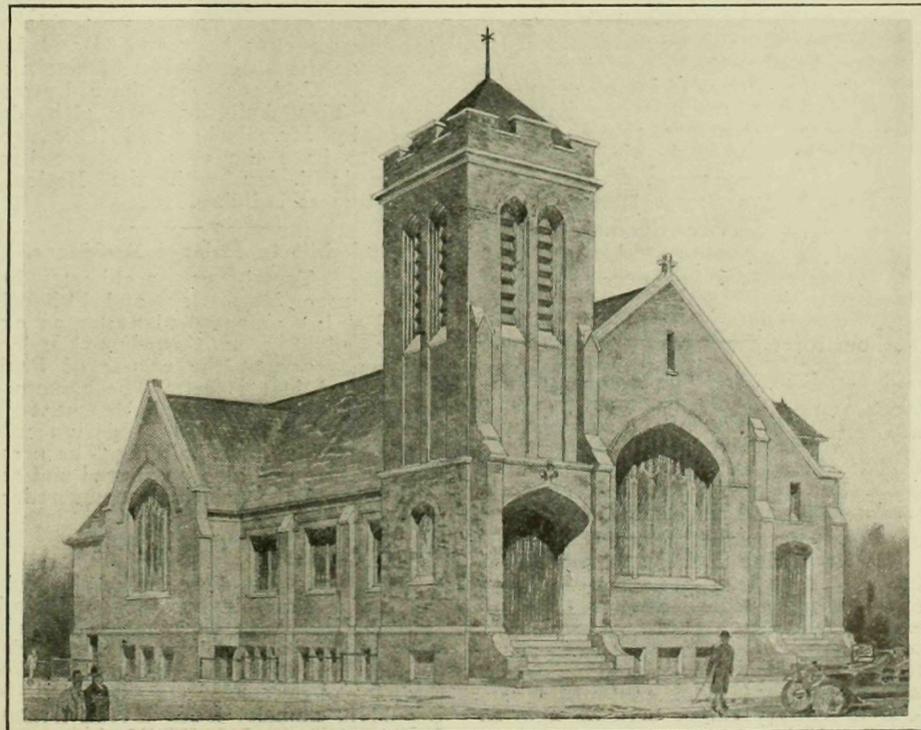
between Cooper and Moffat streets, adjoining the modern parish house and Sunday school, which was erected a few years ago. Plans for this structure have been completed by Hopkins & McEntee, architects, 37 East 28th street, Manhattan. The facades have been designed in the Gothic style and will harmonize with the present parish house. The building will have a frontage, on Bushwick avenue, of 62 feet and from the entrance to the end of the chancel the depth will be 115 feet. The square tower, which will have an open belfry, will rise to a height of 65 feet. Three large doors on the Bushwick avenue side will provide adequate facilities for entrance to and egress from the building. The nave will be 30 feet in width and the height, from floor to roof, will be about 40 feet. The chancel will be 30 feet wide and 36 feet deep, with choir accommodations for forty people. The auditorium will seat about 500 people. This building will cost in the neighborhood of \$40,000 to erect, exclusive of organ, lighting fixtures, furnishings, carpets, etc., which will bring the total cost up to nearly \$70,000.

Floyd Y. Parsons, architect, 1133 Broadway, Manhattan, has been retained to prepare plans for a new building for the Sixth Avenue Methodist Episcopal Church. This structure will be erected at the northeast corner of Sixth avenue and Eighth street, Brook-

lyn, operations to be started early during the coming Spring. The plans will provide for a commodious church auditorium with Sunday School rooms, parlors and rooms for the meetings of the various societies. This structure will be of brick and limestone, one and one-half stories in height, with square tower, and will cover a plot approximately 42x90 feet. The building will cost about \$35,000, exclusive of land.

Operations were recently started on the construction of a synagogue, at the northeast corner of Lincoln place and Rochester avenue, Brooklyn, for the Congregation Petach Tikavh. Edward M. Adelsohn, 1776 Pitkin avenue, Brooklyn, is the architect, and the work is proceeding under his direct supervision. The actual construction is under the direction of I. Levingson, chairman of the Building Committee. This structure, the ground size of which is approximately 85x85 feet, is being erected on a plot 120x100 feet.

The cost of this building is placed at approximately \$100,000. A plot with a frontage of 25 feet in Lincoln place has been reserved as the site for the Rabbi's residence.



Floyd Y. Parsons, Architect.
SIXTH AVENUE (BROOKLYN) M. E. CHURCH.

BRONX BUILDING BOOM PROPHESED

In Anticipation of the Opening of New Rapid Transit Lines—
Plans Filed Far Ahead of Last Year's Record to Date.

BASING their prophesy of a building boom, the magnitude of which will be unparalleled in the history of the Bronx, on the great increase of population which took place subsequent to the opening for traffic of the Third Avenue Elevated Railroad across the Harlem, the officials of the Bronx Board of Trade are confident that the year 1915 will be the banner year for building operations in the borough. This in anticipation of the rush of population into the borough at the opening of the new rapid transit lines.

The Realty Bureau of the Board of Trade is co-operating with the various realty interests in the borough to aid in a healthy and permanent growth to the borough. The records of the Bureau of Buildings of the borough for the first two months of 1915 are significant in that they have practically doubled the record operations for the same period of 1914.

The total of plans filed for new operations and alterations for the first two months of 1914 was \$2,696,563, while the record for the first two months of 1915 was a total of \$4,766,602. Truly a vindication of the contention of The Bronx Board of Trade that "The Bronx is the brightest spot on the realty map of the Greater City to-day."

One of the most significant features of these figures is in the fact that the number of buildings was more in 1914 than 1915, although the amount to be expended in their construction was doubled, showing conclusively that from now on the type of apartments that will be erected in the Bronx, will be of the modern elevator building and not, as is acknowledged freely, the cheap flat of the past.

While these new operations are more costly than formerly, the experts of the Realty Bureau of the Bronx Board of Trade do not believe that the rentals will be increased greatly over those now pre-

vailing, as the apartments will be erected for the greater part in newly developing sections where land values are not nearly as high as those in the older sections of the borough.

The erection of these superior apartments will do an almost incalculable amount of good in clarifying the industrial situation in the borough, as workers will be available for the Bronx factories who live nearby in modern, healthy, cheerful apartments, where the stifling congestion of the East Side and lower West Side of Manhattan is unknown.

Looking back to the year preceding the opening of the Bronx extension of the Third Avenue Elevated which witnessed an almost magical building development, in preparation for the inflow of population which came to the Borough immediately after the completion of the elevated line, this great awakening of activity presages such another "boom."

The difference being that, where at that time only one line was opened then, the early part of 1916 will witness the operation of four new subway and elevated lines. A population of 51,000 in 1880 has increased to over 700,000, making the Bronx (if it were a separate city) the fourth in size in the United States.

In real estate, land and buildings are assessed at about \$650,000,000. In one year \$50,000,000 has been spent in construction. In 1905, when the present subway had been opened for one full year, the total number of passengers carried by the elevated and subways was 37,124,990; for the year 1913 the total of the same roads was 81,990,792.

Between 1880 and 1890 the increase in the cost of building operations was \$27,500,000; between 1890 and 1900, \$93,000,000; and between 1900 and 1910, \$240,000,000, a percentage increase of nearly 900 per cent. The assessed valuation of Bronx realty has grown from \$23,000,000, in 1880, to \$616,521,378 in 1913.

All these facts have deep significance and "he who runs may read."

Important Fifth Avenue Project.

Duncan Candler, architect, 105 West 40th street, has filed plans for remodeling five houses, on the east side of Fifth avenue between 57th and 58th streets, into stores and bachelor apartments. The property is owned by the Mary Mason Jones estate and includes the old Plaza Bank building, at the corner of 58th street. As at present planned the buildings will be altered to contain street level and first floor stores, with bachelor apartments above. The cost of the improvement is placed at about \$70,000. The project is opposite the Cornelius Vanderbilt and Collis P. Huntington residences. It would seem, however, as though this project might point to the ultimate improvement of this site with a much more imposing and important structure, rumors of several projects being in the air.

New Fulton Street Elevated.

The Public Service Commission has approved the recommendation of the New York Municipal Railway Corporation, that the contract for constructing seven stations on the Fulton street elevated railroad in Brooklyn be awarded to John Thatcher & Son, the lowest bidders, for \$258,664. The company submitted this contract to competitive bidding at the direction of the commission. The contractor is to build the stations in connection with the third tracking of the Fulton street line between Strand avenue and Sackman street.

Reconstructing a Subway Station.

Samuel Beskin began work on February 19, under his contract, for the reconstruction of the DeKalb avenue station on the Fourth avenue subway in Brooklyn. The work consists principally of putting in additional cross-overs so that express trains may be able to make stops at this station, which was originally designed as a local station.

Plans for Y. W. C. A.

Donn Barber, architect, 101 Park avenue, is preparing plans for the new structure which will be the home of the Central Branch, Young Women's Christian Association. This building will be erected at the southwest corner of Lexington avenue and East 53d street, on a plot 100x100 feet. F. A. Burdett & Co., 16 East 33d street, are the steel engineers for this building, which will rise to a height of ten stories with facades of brick and limestone. The cost is estimated at about \$600,000. This project will complete the improvement of the block front on the west side of Lexington avenue between 52d and 53d streets, as the National Headquarters of the Y. W. C. A. occupies the 52d street corner. This building was also designed by Mr. Barber and it is proposed to have the new structure harmonize in design with the National Headquarters building.

Vanderbilt to Enlarge Residence.

Horace Trumbauer, architect, 200 Fifth avenue, Manhattan, and Philadelphia, Pa., has prepared plans for an extensive addition to Cornelius Vanderbilt's residence at the corner of Fifth avenue and 51st street. The structure will be four stories and basement in height, 60x100 feet and in design will conform to the main building. The present structure will also be altered and remodeled and the principal rooms redecorated.

Steel for Third-Tracking.

Pursuant to the direction of the Public Service Commission, the New York Municipal Railway Corporation has obtained bids for supplying the steel for Section No. 2 of the third-tracking of the Broadway Elevated Railroad in Brooklyn, namely, from Myrtle avenue to Aberdeen street. These bids were submitted to the commission by the

company, with the recommendation that the contract be awarded to Lewis F. Shoemaker & Company, the lowest bidders, whose price is \$37.20 per ton. The total amount of the contract will be approximately \$279,000. The commission, upon the advice of its chief engineer, has approved the award of the contract to Shoemaker & Company.

Bing & Bing Awarded Contract.

A general contract was awarded to Bing & Bing, 119 West 40th street, to erect an apartment at 149 East 40th street, from plans and specifications prepared by Robert T. Lyons, Inc., architect, 110 West 40th street. The plans call for a structure nine stories in height, on a plot 50x98 feet, of fireproof construction, with facade of brick, limestone and terra cotta. The 149 East 40th Street Corporation, Myra W. T. Kerr, president, is the owner of this project, with offices on the premises. Robert E. Moss, 126 Liberty street, is the structural engineer. The apartment will have accommodations for thirty-six families and will be high class in every particular. The estimated cost is about \$150,000.

Apartments to Replace Church.

Plans are being prepared by Shampan & Shampan 772 Broadway, Brooklyn, for a 5-story high class apartment house to be erected in the north side of Ross street, 275 feet east of Bedford avenue, Brooklyn. The apartment is for I. Haft, owner, and will be erected on a plot 87 x 100 feet at a cost of \$85,000. This building will be modern in every respect and equipped with the most up-to-date housekeeping appliances. Improvements will include steam heat, electricity for lighting, parquet floors, etc. The new apartment will occupy the site of the Ross Street Presbyterian Church, one of the oldest landmarks in the section, and will be in a neighborhood which formerly was the home of many prominent Brooklyn people.

Important Newark Project.

Plans are being prepared in the office of the Moyer Engineering & Construction Co., 375 Fulton street, Brooklyn, for a modern printing and loft building to be erected at the southwest corner of Halsey street and Maiden lane, Newark, N. J., for William E. Gilmore, president of the Essex Press. The proposed building will be of reinforced concrete, eight stories in height, erected on a plot 95x123 feet. The lower part of the structure will be designed to accommodate a printing concern and the upper will be utilized as lofts. The cost of construction is estimated to be about \$150,000. Further details of this project will be announced in a later issue.

Awards Under Compensation Act.

About \$83 was the average award paid injured workmen who benefited under the new Workmen's Compensation law during the calendar year ending January 1, 1915. The exact figures are: Claims allowed, 18,930, and amounts paid, \$1,576,801.

The annual report of the commission further shows that while over 130,000 workmen were injured during the six months from July 1, 1914, to January 1, 1915, only 22,221 claims for compensation were made. The principal reason for this is that the law allows compensation only for such injuries as result in disability for more than fourteen days, and that many of the notices of injury were from persons who were not in employments covered by the act, and some reported injuries received prior to July 1, 1914.

Avenue A Block Not to Be Improved.

The American Malting Company, 63d street and East River, owner of the block fronting on Avenue A, between 71st and 72d streets, 204.4 feet fronting on the avenue and 198 ft. in both streets, comprising in all sixteen city lots, is busy demolishing all the old structures occupying the site. An officer of the company informed the Record and Guide on Wednesday that the property will be offered for sale, and that no building will be erected on the site by the company.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Epros Realty Corp., Raymond & Raisman, 507 West 113th st, contemplates the erection of three 5-sty apartment houses in the south side of 192d st, 100 ft east of St. Nicholas av. No architect selected.

BROOKLYN.—Calendo & Cordi, 6005 14th av, builders and contractors, contemplate the erection of a 4-sty apartment, 35x90 ft, at the northwest corner of 15th av and 62d st. No architect selected.

BROOKLYN.—The Congregational Church of the Evangel, Bedford av and Hawthorne st, Rev. Albert E. Roraback, 215 Fenimore st, is receiving competitive sketches for a church at the southeast corner of Bedford av and Hawthorne st, to cost about \$100,000.

BRONX.—The Macey Construction Co., Samuel Silberberg, president, contemplates the erection of four 5-sty apartments on the west side of Leggett av, between Fox and Beck sts. No architect selected.

JAMESTOWN, N. Y.—Clayton Bailey, 153 Main st, contemplates rebuilding the 4-sty business block, 60x120 ft., in Main st, near Erie R. R. tracks, to cost about \$50,000 to \$75,000. The Famous Clothing Co., at site, lessee. No architect selected.

UPPER MONTCLAIR, N. J.—The Montclair Home for the Aged, Mrs. Timothy Gibson Sellew, in charge, 462 Park st, contemplates the erection of a home for the aged here. No architect selected.

LAKE PLACID, N. Y.—The Bank of Lake Placid, George A. Stevens, president, Main st, is receiving competitive sketches for a brick and stone bank building in Main st, to cost about \$40,000. No architect selected.

BOGOTA, N. Y.—The Board of Education of Bogota, William R. Knight, president, contemplates the erection of a 2-sty brick and stone school here. No architect selected.

PLANS FIGURING.

CHURCHES.

BROOKLYN.—Bids will close March 15 for the 2-sty chapel and residence on Salem Field Cemetery, for Temple Emanu-El Synagogue, Rabbi Dr. Jas. Silverman, 45 East 75th st, Manhattan. Percy W. Darbyshire, 475 5th av, Manhattan, architect.

ASBURY PARK, N. J.—Bids will close March 16 for alterations to the church and parsonage at Grand and Monroe avs, for the Evangelical Lutheran Church of the Atonement. E. C. Benner, Appleby Building, architect. Cost, about \$10,000.

DWELLINGS.

GOSHEN, N. Y.—Bids will close March 17 for the 2-sty rubble stone residence, 90 x160 ft, on Chester rd, for Mrs. E. B. Tweedy, care of architect, F. Burrell Hoffman, Jr., 15 East 40th st, Manhattan. Cost about \$100,000.

HALLS AND CLUBS.

HOBOKEN, N. J.—Fagan & Briscoe, 95 River st, are preparing plans for alterations to the Odd Fellows Home, at 412 Washington st, for lodge rooms and dance hall, for Max Hurwitz, 316 Washington st. Architects will take estimates about March 18. Cost about \$70,000.

HOSPITALS AND ASYLUMS.

WEST HAVERSTRAW, N. Y.—Bids will close March 22 for the 2-sty hospital building, 60x100 ft, at the State Hospital for Crippled and Deformed Children. Lewis F. Pilcher, Capitol, Albany, State architect. Cost about \$35,000.

STORES, OFFICES AND LOFTS.

PLAINFIELD, N. J.—Bids will close April 2, at 3 p. m., for the 1-sty brick stone-faced post office building for the U. S. Government, Washington, D. C. Oscar Wenderoth, Washington, D. C., supervising architect. Cost about \$120,000.

BRONX.—Heidelberg & Levy, 12 West 31st st, Manhattan, architects, are taking bids for the brick and terra cotta necessary for the 3-sty market, 100x200 ft, at the corner of 149th st and Courtlandt av, for Samuel E. Jacobs, care of the Hudson Realty Co, 30 East 42d st.

MISCELLANEOUS.

MOUNT PLEASANT, N. Y.—Wm. A. Mitchell, general contractor, 2409 Walton av, Bronx, desires bids on all subs for six superstructures for the Board of Water Supply of the City of New York, in the town of Mt. Pleasant. J. Waldo Smith, architect and engineer. Bids close March 22.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
ST. NICHOLAS AV.—Moore & Landsiedel, 148th st and 3d av, have prepared plans for alterations to three 5-sty apartments, 1344-52 St. Nicholas av, for Mack Ash and Max Gratzner, 181st st and Pinehurst av. Cost, about \$12,000.

LEXINGTON AV.—Nathan Langer, 81 East 125th st, has completed plans for alterations to the 6-sty tenement, 1226-8 Lexington av, for the Lexington & 102d St. Realty Co., 331 Madison av. Cost, about \$10,000.

ST. NICHOLAS AV.—Plans have been prepared by Moore & Landsiedel, 148th st and 3d av, for alterations to the 5-sty apartment, 1358 St. Nicholas av, for the Corporal Realty Co., Inc., 55 Liberty st. Cost, about \$4,000.

180TH ST.—Sass & Springsteen, 32 Union sq, have completed plans for a 5-sty apartment in the south side of 180th st,

100 ft west of Audubon av, for the R. E. Realty Co., 21 Waverly pl. Cost, about \$75,000.

180TH ST.—Schwartz & Gross, 347 5th av, have completed plans for two apartments at the northeast corner of 180th st and Audubon av, for the N. S. & J. Corporation, 628 West 151st st. Cost, \$55,000 and \$35,000.

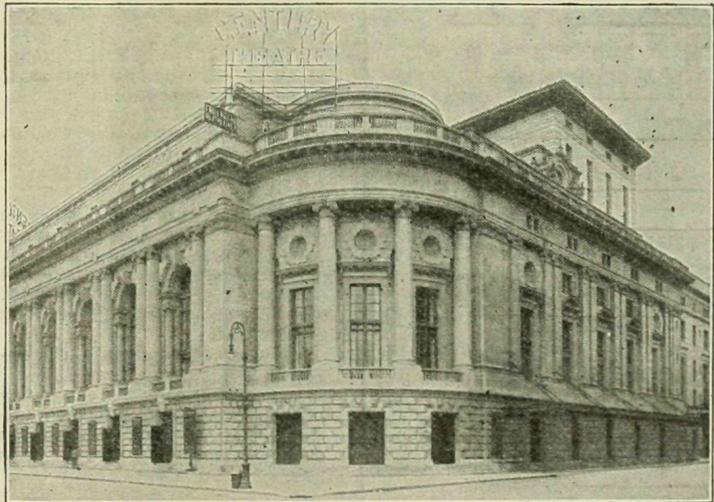
207TH ST.—John Hauser, 360 West 125th st, has prepared plans for a 6-sty apartment at the southeast corner of 207th st and Vermilyea av, for Gustav L. Lawrence, 2228 Broadway. Cost, about \$90,000.

7TH ST.—Jacob Fisher, 25 Av A, has completed plans for alterations to the 5-sty tenement, 140 East 7th st, for John L. Nash, 60 West 48th st. Cost, about \$5,000.

40TH ST.—Robert T. Lyons, Inc., 110 West 40th st, has completed plans for a 9-sty apartment, 50x83.9 ft, at 149-51 East 40th st, for the 149 East 40th St. Corporation, 149 East 40th st. Cost, about \$125,000.

204TH ST.—William Koppe, 830 Westchester av, has completed plans for a 5-sty apartment in the north side of 204th

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st, 125 ft west of Broadway, for the 204th St. Corporation, 836 Westchester av. Cost, about \$55,000.

DWELLINGS.

PARK AV.—McKenzie, Voorhees & Gmelin, 1123 Broadway, are preparing plans for a 4-sty residence, 20x89 ft, for Chas. M. Clark, care of The Bradstreet Co., 346 Broadway. Clark, MacMullen & Riley, 101 Park av, engineers. Bids will probably not be taken until April 27.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids March 8 for new wire guards for various schools. John Kolenik, Jr., & Co., Inc., low bidders at \$1,800.

STORES, OFFICES AND LOFTS.

BROADWAY.—Jas. C. Green, 2 Columbus Circle, has completed plans for a 12-sty store and office building at 1562 Broadway, 80 ft south of 47th st, for George E. Burnett, Hotel St. Denis, Broadway and 11th st. Cost about \$65,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
ELLIS AV.—E. J. Clark, 110 East 121st st, has completed plans for a 4-sty apartment, 50x90 ft, on the north side of Ellis av, 206 ft east of Pugsley av, for Daniel Leahy, Tremont and Ellis avs. Cost about \$60,000.

TIFFANY ST.—The Kreymborg Architectural Co., 1029 East 163d st, has completed plans for two 5-sty apartments, 50 x100 ft, at the northwest corner of Tiffany st and Whitlock av, for the Ensign Construction Co., Jos. A. Damsey, president, 1029 East 163d st. Cost about \$90,000.

174TH ST.—The Tremont Architectural Co., 401 East Tremont av, will start plans about April 25 for the 5-sty apartment at the northwest corner of 174th st and Boone av, for the Trask Building Co., August Schwarzler, 1662 Boston rd, owner and builder. Cost about \$80,000.

187TH ST.—Lucian Pisciotta, 391 East 149th st, is preparing plans for two 6-sty apartments at the northwest corner of 187th st and Hoffman st, for the Garibaldi Realty & Construction Co., Saverino Guidera, president, 236th st and Richardson av, owner and builder. Cost about \$100,000.

BRYANT AV.—The Kreymborg Architectural Co., 163d st and Southern Boulevard, has been commissioned to prepare plans for six apartments on the west side of Bryant av, between Aldus and Bancroft sts, for the Mack Construction Co., Inc., 642 Fox st.

BRYANT AV.—Samuel Katz, 1 Madison av, has been commissioned to prepare plans for three 5-sty apartments, 42x88 ft, on the west side of Bryant av, between Aldus and Bancroft sts, for the Podgus Realty Co., Southern Boulevard and 163d st. Cost, about \$35,000 each.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

DITMAS AV.—B. F. Hudson, 319 9th st, is preparing plans for a 4-sty apartment, 39x88 ft, at the southeast corner of Ditmas av and West st, for Jacob Buys, care of architect, owner and builder. Cost about \$25,000.

ROSS ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 5-sty apartment, 87x100 ft, in Ross st, between Lee and Bedford avs, for Isaac Haft, 175 Hewes st, owner and builder. Cost about \$60,000.

4TH AV.—Charles Braun, 459 41st st, is preparing for a 4-sty tenement, 25x63 ft, on the east side of 4th av, 25 ft south of 21st st, for Antonio Bartolotta, 361 15th st, owner and builder. Cost about \$4,000.

3D ST.—Sass & Springsteen, 32 Union sq, Manhattan, are preparing plans for a 6-sty apartment, 75x95 ft, at 118-122 South 3d st, for Louis Pomerantz, 492 Kosciusko st, owner and builder. Cost about \$40,000.

LINCOLN PL.—Infanger & Son, 2634 Atlantic av, are preparing plans for a 4-sty tenement, 23x83 ft, on the north side of Lincoln pl, 167 ft east of Rochester av, for the Howard Investing Co., 1934 Prospect pl, owner and builder. Cost, about \$15,000.

DWELLINGS.

WEST END AV.—William C. Winters, 106 Van Sicken av, is preparing plans for five 2-sty residences, 2055 ft, on the east side of West End av, 120 ft north of Hampton av, for Paul J. Gallagher & Co., 227 Monroe st. Cost about \$4,000 each.

CATON AV.—E. F. Hudson, 319 9th st, is preparing plans for eighteen 2-sty brick residences, 20x36 ft, on Caton av, between East 3d and East 4th sts, for P. J. Collins, Rutland rd, owner and builder. Total cost about \$72,000.

76TH ST.—B. F. Hudson, 319 9th st, is preparing plans for ten 2½-sty frame residences in the north side of 76th st, 100 ft east of 13th av, for Andrew Olsen, 62d st and New Utrecht av, owner and builder. Cost about \$42,000.

STORES AND DWELLINGS.

58TH ST.—M. A. Cantor, 373 Fulton st, has completed plans for a 3-sty store and residence, 20x70 ft, at the northeast corner of 58th st and 10th av, for the Harwood Building Co., 1011 58th st, owner and builder. Cost about \$7,500.

FACTORIES AND WAREHOUSES.

MANHATTAN AV.—W. B. Tubby, 81 Fulton st, Manhattan, is preparing plans for a 4-sty addition to the factory at 1155 Manhattan av, for the Chelsea Fibre Mills, 33 Union Sq West, Manhattan. Bids will be received by architect about March 25. Cost, about \$30,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education March 8, for installing vocational equipment in Brooklyn Vocational School (Cary Building). Frank Tracy low bidder at \$1,290.

Queens.

DWELLINGS.

RICHMOND HILL, L. I.—George Crane, 2706 Jamaica av, has completed plans for eight 2½-sty frame residences in Welling st, near Broadway, for the John Wright Building Co., Inc., Maine and Ridgewood avs, owner and builder. Total cost about \$25,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education for the construction of a motion picture booth, James I. Newman, low bidder at \$714; construction of wood-working shop, Doncourt Construction Co., at \$970; and for electric work at P. S. 85, Mark Stropf, at \$789.

BAYSIDE, L. I.—The Board of Education opened bids for the general construction of P. S. 41, at the northeast corner of Crockeron and Franklin avs, for the Board of Education. C. B. J. Snyder, architect. Frank J. Felgenhauer Co., Inc., low bidder for general construction at \$81,879. For plumbing and drainage, John J. Kennedy Co., at \$6,545.

THEATRES.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, is preparing plans for a 1-sty brick theatre, 100x90 ft, at Steinway and Jamaica avs, for the Reliable Building Co, 1404 2d av, Manhattan. Bids will be received by architect about March 20. Cost, about \$50,000.

Richmond.

APARTMENTS, FLATS & TENEMENTS.

ROSEBANK, S. I.—Daniel Santaro, Tompkinsville, has completed plans for a 3-sty apartment, 25x45 ft, at 92 St. Mary's av, for Angelo Vitacco, this place. Cost, about \$5,000.

DWELLINGS.

ROSEBANK, S. I.—John Davies, 177 Castleton av, New Brighton, has completed plans for a 2½-sty frame residence, 25x30 ft, at the southeast corner of Chestnut av and Ormond pl, for S. Rispoli, 108 St. Mary's av.

Nassau.

DWELLINGS.

LONG BEACH, L. I.—Sanford G. Ryder, East Rockaway, L. I., has completed plans for a 3-sty brick store and residence, 20x65 ft, on the Boardwalk, for Warren Abrahams, Lynbrook, L. I. Cost about \$7,000.

PUBLIC BUILDINGS.

MINEOLA, L. I.—A company, represented by the Globe Indemnity Co., 19 Liberty st, Manhattan, will complete the addition to the court house here for the Board of Supervisors of Nassau County Court House. W. B. Tubby, 81 Fulton st, Manhattan, architect. Cost about \$225,000.

Suffolk.

THEATRES.

BAYSHORE, L. I.—Chas. M. Hart, Main st, is preparing plans for a 1-sty terra cotta block and stucco theatre, 50x100 ft, in Main st, for Nathan Goldstein, North Ocean av, Patchogue, L. I. Cost, about \$20,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

WHITE PLAINS, N. Y.—Russell T. Swartout, Realty Building, is preparing plans for a 3-sty frame and stucco apartment and store in Fulton st, for Joseph La Matina, Greenburgh av, owner, who will take bids on separate contracts about March 26.

MT. VERNON, N. Y.—Francis A. Gallow, Proctor Building, has completed plans for a 3-sty apartment at the southeast corner of South 9th av and 6th st, for Frank Cassetta, 425 South 8th av. Cost, about \$11,000.

DWELLINGS.

SCARSDALE, N. Y.—Randolph H. Almiroty, 220 5th av, Manhattan, is preparing plans for a 2½-sty frame and stucco Swiss chalet and will soon be ready for bids. Cost about \$20,000.

NEW CANAAN, CONN.—Clark & Arms, 542 5th av, Manhattan, are preparing plans for a 2½-sty frame and terra cotta block residence for Adrian Van Sinderen, 14 Wall st, Manhattan. Cost about \$40,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Roger S. Conant, 14 South Broadway, is preparing plans for a 1 and 2-sty brick storage building and machine shop at 346-350 South Broadway, for the Terrace City Motor Car Co, Inc., Harry B. Mook, 14 South Broadway. Architect will soon take bids.

WHITE PLAINS, N. Y.—Frank Horton Brown, First National Bank Building, Mt. Vernon, has been commissioned to prepare plans for a 2-sty reinforced concrete storage building in North st, for the Bloomingdale Hospital, North st. Cost, about \$20,000.

MUNICIPAL WORK.

WHITE PLAINS, N. Y.—Frank Horton Brown, Main st, White Plains, is preparing plans for a 2-sty brick fire house, 32x71 ft, in Warren st, near Lake st, for the Village of White Plains, J. J. Brown, president.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Pellegrino Pellecohia, 21 Mt. Prospect av, Newark, has received the general contract to erect a 5-sty tenement at 68-70 Monroe st, for Michele Pariso, 123 South Canal st, Benjamin Cirlicione, 261 Fairmount av, architect. Cost about \$22,000.

BRONX (SUB.)—B. Kaplan, 1474 Bryant av, has received the plumbing contract for five 5-sty apartments at the northwest corner of 188th st and Tiebout av, northeast corner of 188th st and Valentine av, north side of 188th st, 42 ft east of Valentine av, north side of 188th st, 92 ft east of Valentine av, for the Tieval Building Co., Frank Begrish, Jr., president, Tinton av and 149th st, owner and builder. Harry T. Howell, 148th st and 3d av, architect. Cost about \$250,000. Excavating is under way.

CHURCHES

BROOKLYN.—Peter Cleary, 115 Marion st, has received the general contract to erect a 2-sty church, 76x193 ft, at the southwest corner of Sterling pl and Brooklyn av, for St. Gregory's R. C. Church, Rev. Father M. Fitzgerald, pastor, 997 St. John's pl. Frank P. Helmle, 190 Montague st, architect. Cost about \$90,000.

DWELLINGS.

SOUTHOLD, L. I.—The E. E. Paul Co., 101 Park av, Manhattan, has received the general contract to erect a 2½-sty chauffeur's cottage for A. D. Cosden, 135 Central Park West, Manhattan, J. L. Burley, 345 5th av, Manhattan, architect. Cost about \$8,000.

SUMMIT, N. J.—Frank Nelson, 15 Pearl st, has received the general contract to erect a 2½-sty hollow tile and stucco residence on Ashwood av, for Axel W. Newman, 108 7th av, Brooklyn. Axel S. Hedman, 371 Fulton st, Brooklyn, architect. Cost about \$6,000.

NEW ROCHELLE, N. Y.—Peter Cameron, 21 Morris st, has received the general contract to erect a 2½-sty frame and stucco residence and garage at Sutton Manor, for Clarence M. Schwerin, 1 Broadway, Manhattan. Patterson & Dula, 15 East 40th st, Manhattan, architects. Cost about \$12,000.

RED BANK, N. J.—J. Schlesinger, 1269 Broadway, Manhattan, has received the general contract for alterations to the frame, brick and stucco residence on Tower Hill, for Andrew Freedman, 11 Pine st, Manhattan. Herbert J. Krapp, 114 East 16th st, Manhattan, architect. Cost about \$50,000.

NORTH ARLINGTON, N. J.—G. B. Bearder, 30 Halstead st, Newark, has received the general contract to erect a 2-sty frame residence, 28x40 ft, on Hilden av, for Mrs. B. Holson, care of general contractor. Chas. L. Steinbrenner, Essex Building, Newark, architect. Cost about \$5,000.

JERSEY CITY, N. J.—Patti & Co., 1703 Boulevard, have received the general contract to erect ten 2-sty hollow tile and stucco residences at 309-329 Virginia av, for the American Homes Co., 15 Exchange Place. Albert E. Pla, 441 Fairmount av, architect. Cost, about \$20,000.

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BROOKLYN, N. Y.

Contracts Awarded—Continued.

LARCHMONT, N. Y.—George Mertz Sons, East Portchester, have received the general contract; Hauxwell & Smith, Inc., 46 Broad st, Portchester, plumbing, and Walker & Chambers, 222 East 41st st, Manhattan, heating, for alterations to the 2-sty brick veneer and stucco residence at Helene and Beach sts, for Rudolph J. Schaefer, care of Schaefer Brewing Co., Park av and 51st st, Manhattan. Frank A. Moore, 542 5th av, Manhattan, architect. Cost, about \$30,000.

FACTORIES AND WAREHOUSES.

BRONX.—The Murray Hill Construction Co., 405 Lexington av, has received the general contract to erect a 1-sty brick and concrete boiler house and engine room on Bronxwood av, for the Liberty Lace & Netting Works, Bronxwood av and 229th st, Lockwood, Greene & Co., 101 Park av, architects. W. L. Fletcher & Co., 31 Madison av, engineers. Cost about \$5,000.

BROOKLYN.—Edward J. Felgenhauer, 1199 Carroll st, has received the general contract to erect a 2-sty extension to the factory at 271 Lexington av, for F. C. Meyer, on premises. Henry Holder, Jr., 242 Franklin av, architect. Cost about \$12,000.

MANHATTAN (SUB.).—The Underpinning & Foundation Co., 290 Broadway, has received the foundation work for the 6-sty storage, at 438 East 91st st, for William P. Cunningham, East 90th st, John P. Boyland, architect. Alexander Brociner, consulting engineer. Cost about \$50,000.

PUBLIC BUILDINGS.

ROSELLE PARK, N. J.—Schaefer & Neumann, Cranford, N. J., have received the general contract to erect a 2-sty hollow tile and stucco municipal building, 40 x 80 ft, in Chestnut st, foot of Warren st, for the Borough of Roselle Park. Floyd Parsons, 1133 Broadway, Manhattan, architect. Cost about \$12,000.

BROOKLYN (SUB.).—Chas. Strebel & Sons Iron Works, 2360 Myrtle av, have received the contract for the structural steel necessary for the 2-sty post office sub-station "X" at the northwest corner of Willoughby av and Steuben st, for the Morris Building Co., 207 Ryerson st. U. S. Government, lessee. Shampman & Shampman, 772 Broadway, architects. Peter Guthy, 926 Broadway, Brooklyn, general contractor. Cost about \$40,000.

SCHOOLS AND COLLEGES.

LINDEN, N. J.—M. Brynes Building Co., 430 Westfield av, Elizabeth, has received the general contract to erect a 2-sty brick and terra cotta public school for the Board of Education of Linden. J. N. Pierson & Son, 110 Smith st, Perth Amboy, N. J., architects. George W. Stilwell, 287 King st, Perth Amboy, heating and ventilating engineer.

HOBOKEN, N. J.—Martin Farrell & Son, 1108 Warden st, have received the general contract to erect a 3-sty brick convent, 78 x 78 ft, in Clinton st, for the Lady of Grace R. C. Church, Rev. Father Eugene Carroll, pastor, 400 Willow av. William T. Fanning, Colt Building, Paterson, N. J., architect. Runyon & Carey, 845 Broad st, Newark, consulting and ventilating engineers. F. A. La Pointe, 63 8th st, contractor for electric work. Cost, about \$65,000.

STABLES AND GARAGES.

JERSEY CITY, N. J. (SUB.).—Peter F. Redfern & Son, 571 Jackson av, Jersey City, have received the mason contract, and Anderson & Johnson, 75 Roosevelt av, carpenter work, for the 2-sty brick stable, 49x50 ft, on Communipaw av, near Pacific st, for John Wilson, 309 Communipaw av. Frank E. Nees, 76 Montgomery st, architect. Cost about \$10,000.

STORES, OFFICES AND LOFTS.

WEST NEW YORK, N. J.—M. Censullo, 622 Monastery st, West Hoboken, N. J., has received the general contract to erect a 3-sty brick loft, 50x120 ft, at the corner of 17th st and Filmore pl, for the Filmore Realty Co., Henry Leer, 632 Filmore pl. Arthur E. Dore, Jr., 650 Bergenline av, architect. Cost about \$20,000.

THEATRES.

BROOKLYN.—John Auer & Son, 648 Lexington av, have received the general contract to erect a moving picture theatre, cafe and restaurant at the southwest corner of Howard av and Monroe st, for Michael Minden, 932 Broadway. Harde & Short, 3 West 29th st, Manhattan, architects. Cost about \$30,000.

RIDGEWOOD, L. I.—Thos. Drysdale, 26 Court st, Brooklyn, has received the general contract to make alterations to the 1-sty moving picture theatre, 50x111 ft, on the west side of Covert av, 27 ft south of Green st, for the Van Cortlandt Amusement Corporation, F. Kaplan, 184 Dresden st, Brooklyn, owner and lessee. C. Infanger & Son, 2634 Atlantic av, Brooklyn, architects. Cost about \$5,000.

BROOKLYN.—Acme Metal Ceiling Co., 512 East 118th st, Manhattan, has received the general contract to erect a 1-sty brick moving picture theatre, 42x100 ft, on the south side of Rockaway av, 225 ft north of Lavonia av, for Herman Rapps, 85 Delancey st, Manhattan. L. F. J. Weiher, 271 West 125th st, Manhattan, architect.

MISCELLANEOUS.

MANHATTAN.—Holbrook, Cabot & Rollins Corporation, 331 Madison av, have received the general contract to erect a pier at the foot of West 46th st and North River, for the City of New York, Department of Docks and Ferries.

JERSEY CITY, N. J.—N. J. Dock and Bridge Building Co., Dix Building, Elizabeth, has received the general contract to erect a timber and concrete pier, 1240x60 ft, for the Central R. R. of N. J., 143 Liberty st. Cost about \$500,000.

BROOKLYN.—John Thatcher & Son, 60 Park av, have received the general contract to erect seven railroad stations in Fulton st, for the N. Y. Municipal Railway Co., 85 Clinton st, T. S. Williams, president.

NEW JERSEY NEWS.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, has completed plans for a 3-sty apartment, 34x70 ft, at 166 Cambridge av, for Christian Durstowitz, care of architect. Cost about \$13,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 4-sty apartment, 50x 92 ft, at the southeast corner of Bergen and Grant avs, for Elmora V. Crichtfield, 2 Emory st. Cost about \$35,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has completed plans for a 3-sty frame flat, 22x52 ft, at 370 Peshine av, for Jacob Gofand, 299 South 19th st, owner and builder. Cost about \$5,500.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 5-sty apartment, 50x 80 ft, at 121-123 Garrison av, for Julius and Rose Bergoff, 280 Bergen av. Cost, about \$50,000.

BANKS.

MONTCLAIR, N. J.—Holmes & Winslow, 103 Park av, Manhattan, are preparing plans for a 1-sty bank building, 29x80 ft, at 493-501 Bloomfield av, for the Essex National Bank, William Grant, president. Plans will probably be completed about April 1, when estimates will be called from a selected list of bidders. Cost about \$45,000.

CHURCHES.

KEARNEY, N. J.—Joseph Kennedy, 10 North 4th st, Harrison, N. J., is preparing preliminary plans for a 1-sty church, 62x 140 ft, at the corner of Hoyt st and Kearney av, for St. Cecelia's R. C. Church, Father Thomas A. Conroy, rector. Cost about \$40,000.

DWELLINGS.

SOUTH ORANGE, N. J.—B. H. Shepard, 564 Main st, East Orange, has nearly completed plans for a 2-sty brick residence, garage and stable, 34x60 ft, for Mrs. Mark T. Cox, 110 Harrison st, East Orange. Cost about \$30,000.

CALDWELL, N. J.—George Butler, 62 West 45th st, Manhattan, has completed plans for two 2½-sty hollow tile, brick and stucco residences, 29x38 ft, for A. V. Johnson & Co., 1123 Broadway, owners and builders. Total cost about \$11,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Frank Graf, 245 Springfield av, is preparing plans for a 2-sty brick factory in Halsey st, for the Essex Realty & Investment Co., 142 Market st, owner and builder. John Colyer & Co., 504 Central av, lessees. Cost, about \$10,000.

MUNICIPAL WORK.

NORTH ARLINGTON, N. J.—Jos. Baker, 11 North 4th st, Harrison, N. J., is preparing plans for a 2-sty municipal building, 40x55 ft, on Ridge av, for the Borough Council of North Arlington. Bids will probably be advertised about April 4. Cost about \$8,000.

SCHOOLS AND COLLEGES.

PERTH AMBOY, N. J.—W. P. Enderbrock, American Mechanic Building, Trenton, N. J., is preparing plans for a 3-sty brick convent for Our Lady of Hungary Church, Rev. Father Francis Gross, 697 Courtlandt st. Cost about \$7,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—The Waldron Bros. Realty Co., 207 Market st, contemplates the erection of a 2-sty brick market building at the northeast corner of Broad and Green sts, from plans by William E. Lehman, 738 Broad st.

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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
180TH ST & AUDUBON AV, n e cor, and n s West 180th st, 72 e Audubon av, two 6 and 5-sty brick non-fireproof apartment houses, 72x90 and 48x90; cost, \$55,000 and \$35,000; owner, N. S. & J. Corporation, Harry Jacobs, Pres., 628 West 151st st; architects, Schwartz & Gross, 347 5th av. Plan No. 76.

HAVEN AV, 96-100, 98x100, 5-sty brick tenement; cost, \$100,000; owner, Filrose Constn. Co., Philip Shulivitch, president, 92-94 Haven av; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 74.

ST. NICHOLAS AV, 668-70, e s, 408 s 145th st, 6-sty brick non-fireproof apartment house, 100x87; cost, \$115,000; owner, Jas. O'Brien, 647 6th av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 73.

CHURCHES.

68TH ST, 345-49 East, 175 w 1st av, 1-sty brick church, 33x105; cost, \$22,000; and 3-sty brick parsonage, 18x48; cost, \$10,000; owner, First Magyar Reformed Church of New York, Balint Patho, Pres., 349 East 68th st; architect, Emery Roth, 405 Lexington av. Plan No. 77.

STABLES AND GARAGES.

157TH ST, n s, 220 w Riverside drive, 1-sty steel and concrete garage, 20x20; cost, \$325; owner, Emma L. Adams, Litchfield, Conn.; architect, W. H. Le Massena, 30 Church st. Plan No. 79.

STORES, OFFICES AND LOFTS.

BOWERY, 71, e s, 107 n Canal st, 1-sty brick non-fireproof stores, 35x46; cost, \$350; owner, Nancy B. Watson, 43 West 37th st; architect, Geo. M. McCabe, 96 5th av; lessee, Peter P. Cappell, 44 Bowery (lessee superintends). Plan No. 73.

BROADWAY, w s, 188 s 218th st, 1-sty brick non-fireproof stores, 50x55; cost, \$10,000; owner, Robt. E. Simon, 30 East 42d st; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 72.

180TH ST, 549-559 West, 1 and 2-sty brick market, 25x150x100x219; cost, \$25,000; owner, Newton Holding Co., Edw. P. Gethen, president, 55 Liberty st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 78.

MISCELLANEOUS.

MADISON AV AND 137TH ST, s e cor, steel and concrete water tank, 18' high 22'x22'; cost, \$800; owner, The Asphalt Constn Co., Wm. Booth, president, 137th st and Madison av; architect, Adam Happel, 408 East 93d st. Plan No. 71.

Bronx.

DWELLINGS.

OAKLEY AV, e s, 200.1 n Fish av, 1-sty frame dwelling, 22x21.9, tin roof; cost, \$1,000; owner, Carmila Fandechis, on premises; architect, Jos. Ziccardi, 3360 Cruger av. Plan No. 103.

EASTCHESTER BAY, w s, 1,500 n Pennyfield rd, 1-sty frame bungalow, 15x21; cost, \$125; owner & architect, W. J. S. McGrane, 53 East 182d st. Plan No. 102.

STRANG AV, s s, 250 e Monticello av, 2-sty and attic frame dwelling, shingle roof, 21x44; cost, \$3,500; owner, Chas. Swanson, 454 East 137th st; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 107.

DE REIMER AV, e s, 657 n Edenwood av, 2-sty frame dwelling, 20x30.2, shingle roof; cost, \$2,500; owner, Alessandro Mauro, 942 East 215th st; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 110.

RESERVOIR OVAL, s s, 375 w Hoyt pl, 2 1/2-sty frame dwelling, asphalt shingle roof, 22x32; cost, \$3,000; owner, Wm. White Niles, 206th st and Mosholu parkway; architect, Wm. Greenlees, 429 East 238th st. Plan No. 117.

239TH ST, n s, 175 w Martha av, two 2-sty frame dwellings, tin roof, 21x37; cost, \$7,200; owner and architect, Ehrich Peterson, 2254 Ryer av. Plan No. 115.

FACTORIES AND WAREHOUSES.

132D ST, n s, 125 e Brook av, 1-sty frame storage, 87.9x20; cost, \$350; owner, Berkshire Springs Co., Herbert D. Schenck, 75 Halsey st, Brooklyn, sec. and architect. Plan No. 111.

STABLES AND GARAGES.

UNIVERSITY AV, n e cor Featherbed la, 1-sty brick garage, 185x94, slag roof; cost, \$9,000; owner, Hillcrest Bldg. Co., Louis Meckes, 950 Ogden av, president; architect, Lloyd I. Phylfe, 970 Anderson av. Plan No. 109.

STORES AND DWELLINGS.

LAYTON AV, n w cor Vincent av, 2-sty frame store and dwelling, rubberoid roof, 20x40; cost, \$4,000; owner, Arthur Pettit, Elliott av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 114.

APARTMENTS, FLATS AND TENEMENTS.
178TH ST, n s, 100 w Prospect av, 5-sty brick tenement, tar and gravel roof, 72x83; cost, \$65,000; owner, Jacob Bloom Realty Corp., Jacob Bloom, 1832 Clinton av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 108.

183D ST, n e cor Andrews av, 5-sty brick tenement, slag roof, 50x90; cost, \$50,000; owner, West 183d St. Bldg Co., John H. Beckman, 2322 Loring pl, Pres.; architect, J. C. Cocker, 2017 5th av. Plan No. 105.

LONGFELLOW AV, e s, 139.6 n Westchester av, two 5-sty brick tenements, slag roof, 44x99, 56x99; cost, \$90,000; owner, Absar Realty Co., Abraham Weisman, 919 Fox st, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 104.

HOE AV, w s, 150 n Jennings st, two 5-sty brick tenements, plastic slate roof, 50x88; cost, \$80,000; owner, Galveston Bldg. Co., Philip Herschowsky, 1289 Hoe av, Pres.; architects, Sess & Springsteen, 32 Union sq. Plan No. 119.

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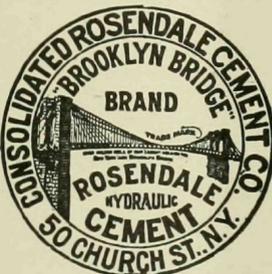
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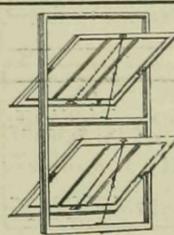
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WALTON AV, n e cor 179th st, two 5-sty brick tenements, plastic slate roof, 50x63, 50x67; cost, \$75,000; owner, Notlaw Realty Co., Jas. A. McCarthy, 79 West Tremont av, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 112.

STORES, OFFICES AND LOFTS.

BROADWAY, n w cor 246th st, 1-sty frame store, slag roof, 50x20; cost, \$1,500; owner, Augustus Van Cortlandt, 59 William st; architect, Constantine F. Agions, 513 West 125th st. Plan No. 106.

BROADWAY, n w cor 246th st, 1-sty brick store, 50x20; cost, \$1,500; owner, Augustus Van Cortlandt, 59 William st; architect, Constantine Agions, 513 West 125th st. Plan No. 120.

FORDHAM RD, n w cor Creston av, 1-sty brick stores, plastic slate roof, 137.67x86.10 1/4; cost, \$6,000; owner, Henry F. A. Wolf Co., Henry F. A. Wolf, 549 East 138th st, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 116.

MISCELLANEOUS.

160TH ST, s s, 96 w Park av, 1-sty brick shed, slag roof, 20x20; cost, \$500; owners, H. J. & E. G. McArdle, 311 East 156th st; architect, H. T. Howell, 3d av and 149th st. Plan No. 118.

176TH ST, s s, 265 e Prospect av, vault, 25x19.4; cost, \$1,500; owner, Biograph Co., 807 East 175th st; architect, Jas. G. Rae, 843 Manida st. Plan No. 113.

Brooklyn.

CHURCHES.

ST. JOHNS PL, n w cor Brooklyn av, 7-sty brick church, 69.4x192.8, tile roof; cost, \$130,000; owner, St. Gregory's R. C. Church, 1006 Sterling pl; architect, F. J. Helmle, 190 Montague st. Plan No. 1486.

BUSHWICK AV, s e cor Cooper st, 1-sty brick church, 59.2x109, slate roof; cost, \$32,000; owner, St. Thomas P. E. Church, 1394 Bushwick av; architect, A. J. McEntee, 37 East 28th st, Manhattan. Plan No. 1379.

DWELLINGS.

ELMORE PL, w s, 100 s Voorhees av, eighteen 2-sty frame dwellings, 17.6x42.6, shingle roof, 1 family each; total cost, \$54,000; owner, Atlantic Houses Corp., 1661 Shore rd; architect, Jos. H. McKenney, 1509 Emmons av. Plan No. 1467.

53D ST, s s, 171 e 15th av, 2-sty frame dwelling, 20.4x47.10, shingle roof, 2 families; cost, \$5,000; owner, Harris Wilner, 4706 13th st; architect, F. W. Eisenla, 16 Court st. Plan No. 1465.

S1ST ST, n s, 240 e 19th av, 1-sty frame dwelling, 21.6x45.6, shingle roof, 1 family; cost, \$2,000; owner, Geo. Krafft, 8687 22d av; architects, Slee & Bryson, 154 Montague st. Plan No. 1485.

COLONIAL RD, w s, 160 n 91st st, 1-sty frame dwelling, 15.9x44, shingle roof, 1 family; cost, \$3,000; owner, Peter Berge, 245 94th st; architect, E. J. Ericson, 5614 6th av. Plan No. 1489.

ATKINS ST, w s, 95 n Dumont av, six 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$24,000; owner, Meltzer Constn. Co., 387 Ashford st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1354.

EXETER ST, w s, 320 s Oriental blvd, 2-sty frame dwelling, 26x47, shingle roof, 1 family; cost, \$6,000; owner, A. F. Cassidy Corp., 272 Beaumont st; architect, A. F. Cassidy Corp., 272 Beaumont st. Plan No. 1382.

EAST 45TH ST, e s, 100 s Av M, two 2-sty frame dwellings, 16.4x37, shingle roof, 1 family each; total cost, \$6,000; owner, John J. Reilly, 1370 East 49th st; architect, Geo. E. Crane, 512 Guion av, Queens. Plan No. 1359.

47TH ST, n s, 240 e 15th av, 2-sty frame dwelling, 26.6x54, shingle roof, 2 families; cost, \$6,500; owner, Jonas Vogel, 1236 50th st; architect, M. Rosenquist, 5314 13th av. Plan No. 1369.

WEST END AV, e s, 120 n Hampton av, six 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$22,800; owner, Paul Gallagher Co., Manhattan Beach; architect, Paul Gallagher Co., Manhattan Beach. Plan No. 1380.

KOSCIUSKO ST, s s, 250 e Sumner av, 2-sty brick dwelling, 18x50, gravel roof, 1 family; cost, \$5,000; owner, Isidor Miller, 1210 Nostrand av; architects, Cohn Bros., 361 Stone av. Plan No. 1423.

OSBORN ST, w s, 285 s Hegeman av, four 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, \$12,000; owner, K. R. B. Inc., 1757 Bristol st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1411.

EAST 31ST ST, s w cor Tilden av, four 2-sty brick dwellings, 18.9x36, gravel roof, 1 family each; total cost, \$12,000; owner, Saml. Kaplan, 17 Geary st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 1449.

WEST 35TH ST, e s, 260 s Mermaid av, 2-sty frame dwelling, 26x26, — roof, 2 families; cost, \$2,250; owner, Mrs. Rachel P. Panken, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1432.

BEACH 40TH ST, s e cor Atlantic av, 2-sty brick dwelling, 26x39, tile roof, 1 family; cost, \$7,500; owner, Orlanda A. Jones, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 1441.

ATKINS AV, e s, 220 s New Lots rd, six 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, \$15,600; owner, Abr. Sagalowitz, 582 Hinsdale st; architect, Morris Rothstein, 601 Sutter av. Plan No. 1427.

GELSTON AV, s w cor, 92d st, eight 2-sty brick dwellings, 18.3x43.6, gravel roof, 1 family each; total cost, \$20,000; owner, Arthur Pinoner, 16 Court st; architect, C. Schubert, 13th av and 86th st. Plan No. 1447.

JAMAICA AV, n s, 154 w Barbey st, three 3-sty brick dwellings, 20x54, gravel roof, 1 family each; total cost, \$12,000; owner, Frank Richards, 148 Sunnyside av; architect, Wm. C. Winters, 106 Van Stelen av. Plan No. 1424.

PENNSYLVANIA AV, w s, 196.8 n New Lots rd, eight 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$28,000; owners, Taborisky Bros., 63 Louisiana av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1426.

TILDEN AV, s s, 80 w East 31st st, 2-sty brick dwelling, 20x52, gravel roof, 1 family; cost, \$3,000; owner, Saml. Kaplan, 17 Geary st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 1450.

20TH AV, n e cor 65th st, 3-sty brick store and dwelling, 20x60, slag roof, 2 families; cost, \$8,000; owner, Kraslow Constn. Co., 190 Montague st; architect, M. A. Cantor, 373 Fulton st. Plan No. 1414.

20TH AV, n e cor 66th st, 3-sty brick store and dwelling, 20x60, slag roof, 2 families; cost, \$8,000; owner, Kraslow Constn. Co., 190 Montague st; architect, M. A. Cantor, 373 Fulton st. Plan No. 1416.

BARBEY ST, e s, 60 n Dumont av, 2-sty brick dwelling, 17x45, gravel roof, 1 family; cost, \$3,500; owner, Isidor Blendes, 287 Vermont av; architect, Wm. S. Berres, 404 Saratoga av. Plan No. 1402.

WEST 31ST ST, w s, 100 s Mermaid av, 1-sty frame dwelling, 14x31, shingle roof, 1 family; cost, \$600; owner, Mrs. B. Boyes, West 29th and Railroad av; architect, Wm. Richter, 4411 18th av. Plan No. 1399.

MONTROSE AV, s s, 57.5 w Union av, 2-sty brick stable and dwelling, 23.5x29.3, gravel roof, 1 family; cost, \$3,000; owner, Rebecca Wittenstein, 53 Siegel st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1401.

CARROLL ST, n s, 200 w Kingston av, 2-sty brick dwelling, 20x45, gravel roof, 1 family; cost, \$5,000; owner, Thos. Kely, 398 1st st; architect, Benj. Cohen, 361 Stone av. Plan No. 1493.

58TH ST, n s, 100 e 11th av, two 2-sty brick dwellings, 17x42, slag roof, 2 families each; total cost, \$7,000; owner, Geo. Schumer, 1336 40th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1515.

58TH ST, n s, 300 w 11th av, two 2-sty brick dwellings, 20x45, slag roof, 2 families each; total cost, \$7,000; owner, Geo. Schumer, 1336 40th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1514.

DREW AV, w s, 140.11 s Pitkin av, two 2-sty brick dwellings, 17x42, slag roof, 1 family each; total cost, \$5,500; owner, Louis Larsen, 478 Ralph av; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 1524.

DREW AV, w s, 180.11 s Pitkin av, two 2-sty brick dwellings, 17x42, slag roof, 1 family each; total cost, \$5,500; owner, Louis Larsen, 458 Ralph av; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 1525.

DREW AV, w s, 220.11 s Pitkin av, two 2-sty brick dwellings, 17x42, slag roof, 1 family each; total cost, \$5,500; owner, Louis Larsen, 458 Ralph av; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 1526.

DREW AV, w s, 260.11 s Pitkin av, two 2-sty brick dwellings, 17x42, slag roof, 1 family each; total cost, \$5,500; owner, Louis Larsen, 458 Ralph av; architect, Louis Danancher, 370 Fulton st, Queens. Plan No. 1527.

7TH AV, n e cor 84th st, two 2-sty frame dwellings, 16x38, shingle roof, 1 family each; total cost, \$6,000; owner, Frank Schule, 8319 7th av; architects, John C. Wandell & Co., 4 Court sq. Plan No. 1501.

FACTORIES AND WAREHOUSES.

14TH ST, n s, 172.10 e 5th av, two 1-sty brick shops, 20.4x17, gravel roof; total cost, \$500; owner, Andrew Mountzen, 526 20th st; architect, Harry R. Hawri, 848 East 34th st. Plan No. 1445.

STABLES AND GARAGES.

PACIFIC ST, n s, 175 w Bond st, 1-sty brick garage, 25x90, — roof; cost, \$4,000; owner, Wm. S. Bridgette, 405 Pacific st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1458.

WALDORF CT, n s, 300 e 17th st, 1-sty frame garage, 12x18, shingle roof; cost, \$500; owner, Alfred J. Steers, Jr., 2694 Bedford av; architect, Seth H. Cutting, 1721 Av J. Plan No. 1444.

EAST 16TH ST, w s, 209.11 n Church av, 1-sty brick garage, 14x21, shingle roof; cost, \$300; owner, Frank J. Seton, 48 East 16th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1436.

JUNIUS ST, ws, 100 n Belmont av, four 1-sty brick stables, 50x15, slag roof; total cost, \$8,000; owner, Louis Ruderman, 104 Osborn st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1336.

AV G, n s, 50 w East 24th st, 1-sty frame garage, 14x18, shingle roof; cost, \$400; owner, Fred C. Kinkead, 2315 Av G; architect, C. G. Wessell, 1118 Av J. Plan No. 1351.

PRESIDENT ST, n s, 80 w Brooklyn av, 1-sty brick garage, 19x20.8, slag roof; cost, \$1,200; owner, Louis Cohen, 234A Vernon av; architect, J. S. Kennedy, 157 Remsen st. Plan No. 1376.

47TH ST, n s, 240 e 15th av, 1-sty frame garage, 12x16, shingle roof; cost, \$400; owner, Jonas Vogel, 1236 50th st; architect, Mawitz Rosenquist, 5314 13th av. Plan No. 1517.

ARGYLE RD, e s, 344.5 n Cortelyou rd, 1-sty frame garage, 13x17, shingle roof; cost, \$200; owner, Edw. Clark, on premises; architect, A. Ulrich, 371 Fulton st. Plan No. 1494.

OCEAN PARKWAY, e s, 45.5 s Caton pl, 1-sty brick garage, 32x24, tin roof; cost, \$500; owner, Rudolph S. Oswald, on premises; architect, Saml. Pardstein, 1168 45th st. Plan No. 1503.

STORES AND DWELLINGS.

NEW LOTS AV, s s, 80 e Shepherd av, 2-sty brick store and dwelling, 20x50, slag roof, 2 families; cost, \$3,500; owner, Wm. Corbish, 221 Sand st; architect, Hans Arnold, 2134 East 17th st. Plan No. 1345.

PENNSYLVANIA AV, w s, 176.8 s New Lots rd, 2-sty brick store and dwelling, 20x52, gravel roof, 2 families; cost, \$4,000; owners, Taborisky Bros., 63 Louisiana av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1425.

20TH AV, e s, 20 s 65th st, eight 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$48,000; owner, Kraslow Constn. Co., 190 Montague st; architect, M. A. Cantor, 373 Fulton st. Plan No. 1415.

POTNAM AV, n w cor Franklin av, 3-sty brick store and dwelling, 20x47, tin roof, 2 families; cost, \$5,000; owner, Edw. Larner, 594 McDonough st; architect, Louis Dananacher, 370 Fulton st, Queens. Plan No. 1520.

APARTMENTS, FLATS AND TENEMENTS.
BARBEY ST, n e cor Belmont av, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, \$28,000; owner, Cutler Bldg. Co., 312 Wyona st; architects, S. Millman & Son, 1780 Pitkin av, Plan No. 1366.

BARBEY ST, s e cor Sutter av, 4-sty brick store & tenement, 30.8x90, slag roof, 15 families; cost, \$17,500; owner, New Age Constn. Co., 962 Sutter av; architects, Farber & Markwitz, 189 Montague st. Plan No. 1374.

EAST 15TH ST, n w cor Av J, 4-sty brick store and tenement, 20x100, slag roof, 6 families; cost, \$16,000; owner, S. & G. Constn Co., 1445 46th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 1362.

15TH AV, w s, 180 s Bath av, 4-sty brick tenement, 60x77.8, gravel roof, 20 families; cost, \$30,000; owner, Globe Const. Co., 25 East 24th st, Manhattan; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 1375.

EAST 35TH ST, e s, 95 n Church av, 3-sty brick tenement, 25x68, slag roof, 6 families; cost, \$7,000; owner, Dean Bldg. Co., 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1498.

CHRISTOPHER AV, s e cor Lott av, 3-sty brick store and tenement, 25x87, gravel roof, 5 families; cost, \$8,200; owner, David Siegel, 455 New Jersey av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1523.

CHRISTOPHER AV, e s, 25 s Lott av, three 3-sty brick tenements, 25x70, gravel roof, 6 families each; total cost, \$22,500; owner, David Siegel, 455 New Jersey av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1522.

CHURCH AV, n s, 25 e East 35th st, three 3-sty brick tenements, 25x68, slag roof, 6 families each; total cost, \$21,000; owner, Dean Bldg. Co., 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1497.

STORES, OFFICES AND LOFTS.
BATH AV, n w cor Bay 25th st, 1-sty brick store, 50x35, gravel roof; cost, \$3,000; owner, Montauk Bath Realty Co., 150 Bay 25th st; architects, Kallich & Lubroath, 186 Remsen st. Plan No. 1394.

LOTT AV, s e cor Christopher av, 1-sty brick store, 14x20, gravel roof; cost, \$800; owner, David Siegel, 455 New Jersey av; architect, Morris Rothstein, 601 Sutter av. Plan No. 1521.

JUNIUS ST, w s, 100 n Belmont av, four 1-sty brick markets, 45x60, slag roof; total cost, \$24,000; owner, Louis Rudderman, 104 Osborne st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1335.

SURF AV, s s, 80 w Scoville's walk, 1-sty brick store, 20.3x40, slag roof; cost, \$2,000; owner, Geo. S. Scoville, 138 96th st; architect, Jas. F. Brewster, 2634 East 27th st. Plan No. 1500.

FACTORIES AND WAREHOUSES.
WAVERLY AV, w s, 198.8 n Atlantic av, 3-sty brick ice plant, 75x100, slag roof; cost, \$50,000; owner, Reid Ice Cream Co., 524 Waverly av; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 1462.

EAST 83D ST, DITMAS AV, EAST 86TH ST AND MANHATTAN BEACH R. R. (entire block), 1-sty brick powerhouse, 86x28, concrete roof; cost, \$4,000; owner, Wm. Beckers Chemical Works, 105 Underhill av; architect, Benj. Driesler, 153 Remsen st. Plan No. 1365.

MISCELLANEOUS.
JUNIUS ST, w s, 100 n Belmont av, four 1-sty frame sheds, 42x16, tin roof; total cost, \$2,000; owner, Louis Rudderman, 104 Osborne st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1337.

BERGEN ST, n s, 250 w Vanderbilt av, 1-sty brick boiler house, 50x30, gravel roof; cost, \$3,000; owner, Geo. Andrews, 646 Dean st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1342.

SCHERMERHORN ST, s s, 275 e Smith st, 2-sty brick baths, 60x95, tile roof; cost, \$40,000; owner, Sylvan Electric Baths, 168 Schermerhorn st; architect, W. B. Tuthill, 287 4th av, Manhattan. Plan No. 1468.

EAST 83D ST, DITMAS AV, EAST 86TH ST AND MANHATTAN BEACH R. R. (entire block), one smokestack; cost, \$6,000; owner, Wm. Beckers Chemical Works, 105 Underhill av; architect, Benj. Driesler, 153 Remsen st. Plan No. 1363.

EAST 83D ST, DITMAS AV, EAST 86TH ST AND MANHATTAN BEACH R. R. (entire block), 1-sty brick tower, 17.9x17.9, — roof; cost, \$1,500; owner, Wm. Beckers Chemical Works, 105 Underhill av; architect, Benj. Driesler, 153 Remsen st. Plan No. 1366.

NORWOOD AV, n e cor Etna st, 1-sty brick toolhouse, 10x10.4, gravel roof; cost, \$200; owner, Frank M. Becroft, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 1420.

SCHENECTADY AV, w s, 140 s Linden av, 1-sty frame shed, 24x14, rubber roof; cost, \$250; owner, Hy. Green, 730 Schenectady av; architect, Wm. H. Senior, 415 East 46th st. Plan No. 1401.

THEATRES.
18TH AV, s w cor 65th st, 1-sty brick theatre, 40x90.2, slag roof; cost, \$11,000; owner, A. G. Transie, 6580 18th av; architect, M. A. Cantor, 373 Fulton st. Plan No. 511.

Queens.

DWELLINGS.

BELLE HARBOR.—Chester av, e s, 140 n Newport av, 2-sty frame dwelling, 30x65, tin roof, 2 families and store; cost, \$4,000; owner, Eugene Garibaldi, care architect, J. B. Lynch, 30 Beach 87th st, Rockaway Beach. Plan No. 477.

BROOKLYN HILLS.—Walnut st, n s, 215 e Union av, two 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, \$7,000; owner, Emden Realty Co., Jerome av, Morris Park; architect, G. E. Crane, Richmond Hill. Plan No. 486.

BROOKLYN HILLS.—Magnolia av, s s, 95 e Freedom av, four 2-sty frame dwellings, 20x40, tin roof, 2 families; cost, \$12,000; owner, Emden Realty Corp., Jerome av, Morris Park; architect, G. E. Crane, Richmond Hill. Plan No. 487.

DUNTON.—Liberty av, n s, 148 w Morris av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$4,000; owners, Proctor & Ward, 272 Washington st, Jamaica; architect, I. M. Kirby, 354 Fulton st, Jamaica. Plan Nos. 482-83.

GLENDALE.—McKinley av, w s, 95 n Myrtle av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$5,000; owners, Buser & Pfundstein, 52 McKinley av, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 473.

RICHMOND HILL.—Bedford av, w s, 1,010 n Atlantic av, two 2-sty frame dwellings, 20x52, tin roof, 2 families; cost, \$7,000; owner, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 485.

ROCKAWAY BEACH.—Bayside av, w s, 200 s Boulevard, 2-sty frame dwelling, 16x14, shingle roof, 1 family; cost, \$600; owner, Chas. Elkins, premises. Plan No. 479.

OZONE PARK.—Welling st, e s, 220 n Broadway, eight 2½-sty frame dwellings, 18x37, shingle roof, 1 family, steam heat; cost, \$24,000; owner, John Reich Building Corp., Maure av, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 488 to 495.

UNION COURSE.—3d st, n s, 250 e Shaw av, 2½-sty frame dwelling, 16x37, shingle roof, 1 family; cost, \$2,000; owner, Henry E. Wade, 460 Guion av, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 484.

WHITESTONE.—9th av, e s, 65 s 11th av, 2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$2,000; owner, Peter Grotz, 29 East 17th st, Whitestone; architect, owner. Plan No. 475.

CORONA.—50th st, e s, 120 n Haves av, 2-sty frame dwelling, 18x22, shingle roof, 1 family; cost, \$2,600; owner, E. M. Faint, 61 39th st, Corona; architect, H. Faint, same address. Plan No. 499.

EAST ELMHURST.—Ray 5th st, n w cor Manhattan boulevard, 2½-sty frame dwelling, 35x24, shingle roof, 1 family, steam heat; cost, \$3,000; owner, E. Long, East Elmhurst; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 507.

JAMAICA.—Homer Lee av, w s, 220 n Wexford terrace, 2-sty frame dwelling, 20x21, shingle roof, 1 family; cost, \$2,500; owner, M. J. Deegan, 30 East 42d st, Manhattan; architects, Hiss & Weeks, 452 5th av, Manhattan. Plan No. 1505.

RICHMOND HILL.—Central av, n w cor Curtis av, two 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Mrs. John Johnston, Central av, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plans Nos. 502-3.

ROCKAWAY BEACH.—Division av, e s, 210 s L. I. R. R., 2-sty frame dwelling, 25x13, shingle roof, 1 family; cost, \$500; owner, G. DeRosta, premises. Plan No. 508.

ELMHURST.—Evergreen av, n s, 200 e Chicago av, four 2½-sty frame dwellings, 17x38, shingle roof, 1 family each, steam heat; cost, \$10,000; owner and architect, J. J. Froenhofer, 93 Congress av, Elmhurst. Plan Nos. 517 to 520.

FAR ROCKAWAY.—John st, n w cor William st, 2-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, \$2,950; owner, E. J. Decker, Far Rockaway; architect, Paul L. Jagon, 658 Prospect pl, Brooklyn. Plan No. 516.

BAYSIDE.—Muride av, s s, 100 w Higgins av, 2-sty frame dwelling, 18x36, slag roof, 2 families; cost, \$1,500; owner, Karrol Kreamer, Muride av, Bayside; architect, John Josinsky, Woodhull av, Bayside. Plan No. 538.

EDGEEMERE.—Rockaway av, w s, 810 n Boulevard, 2-sty frame dwelling, 16x35, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Rockaway Coast Realty Co., Edgemere; architect, A. D. Hough, Edgemere. Plan No. 535.

EDGEEMERE.—Frank av, e s, 1,720 n Boulevard, two 1-sty frame dwellings, 14x35, shingle roof, 1 family; cost, \$3,000; owner, Rebecca Brower, 22 N. Eldert av, Rockaway Beach; architect, Geo. C. Hough, Edgemere. Plan Nos. 532-533.

EDGEEMERE.—Rockaway av, w s, 785 n Boulevard, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, \$2,200; owner, Rockaway Coast Realty Co., Edgemere; architect, A. D. Hough, Edgemere. Plan No. 534.

EDGEEMERE.—Frank av, e s, 1,700 n Boulevard, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, \$1,500; owner, Elizabeth Brower, 22 N. Eldert av, Rockaway Beach; architect, Geo. C. Hough, Edgemere. Plan No. 531.

EDGEEMERE.—Frank av, w s, 140 n Hantz pl, two 1-sty frame dwellings, 14x36, shingle roof, 1 family; cost, \$2,400; owner, Mrs. Laura Blackenev, 51 West 128th st, Manhattan; architect, J. W. Smith, Woodmere, L. I. Plan Nos. 528-29.

ELMHURST.—Medina pl, w s, 150 n Gerry st, 2½-sty frame dwelling, 21x46, shingle roof, 2 family, steam heat; cost, \$3,600; owner and architect, John Simkin, 51 East Grand av, Corona. Plan No. 530.

RICHMOND HILL.—Jerome av, s s, 62 e Stothoff av, two 2-sty brick dwellings, 20x53, tin roof, 2 families and stores; cost, \$10,000; owner, Esor Realty Co., 208 Pulaski st, Brooklyn; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 536.

RICHMOND HILL.—Grant av, w s, 300 s Grafton av, 2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Harry Fleit, 1312 Herald av, Richmond Hill; architects, H. T. Jeffrey & Son, 923 Jeffrey av, Richmond Hill. Plan No. 537.

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Alterations Continued.

ROCKAWAY PARK.—Beach 118th st, n s, 180 w Triton av, 2½-sty frame dwelling, 24x45, shingle roof, 1 family, steam heat; cost, \$6,500; owner, Henry Schuelthies, 55 Vesey st, Manhattan; architect, Adolph E. Nast, 546 5th av, Manhattan. Plan No. 524.

WOODHAVEN.—Napier pl, e s, 97 s Jamaica av, two 2-sty frame dwellings, 18x51, tin roof, 2 families, furnace heat; cost, \$5,000; owners, Sim & Greig, Inc., Woodhaven; architects, H. T. Jeffrey & Son, Jeffrey av, Richmond Hill. Plan No. 539.

JAMAICA.—New York av, e s, 20 s Atlantic av, two 2-sty brick dwellings, 17x50, tin roof, 2 families; cost, \$7,000; owner, Cannello Terra, 82 Troy st, Brooklyn; architect, Louis Dan-nacher, 370 Fulton st, Jamaica. Plan Nos. 545-46.

WOODHAVEN SOUTH.—Belmont av, s s, 40 e Amber st, 2-sty frame dwelling, 14x37, shingle roof, 1 family; cost, \$1,800; owner, Anna Niles, Forest av, Ridgewood; architect, Louis Brandenburg, Oyama pl, Woodhaven. Plan No. 551.

HALLS AND CLUBS.

JAMAICA.—Hoffmann av, e s, 80 s Union turnpike, 1-sty frame dance hall, 26x44, tin roof; cost, \$750; owner, Henry Peters, premises; architect, Chas. Biedenapp, Richmond Hill. Plan No. 527.

JAMAICA CREEK.—Bay av, n s, 65 e Cross st, 1½-sty frame dance hall, 40x73, tin roof; cost, \$1,500; owner, Louis Snippey, 1673 Palmetto st, Brooklyn; architect, Chas. Gloat, 38 Lincoln av, Jamaica. Plan No. 541.

STABLES AND GARAGES.

JAMAICA.—Grand av, e s, 485 n Hillcrest av, 1-sty frame garage, 12x20, shingle roof; cost, \$300; owner, Chas. A. Ryder, Herriman av, Jamaica. Plan No. 476.

QUEENS.—North Wertland av, e s, 405 n Jericho turnpike, 1-sty frame garage, 12x14, shingle roof; cost, \$150; owner, E. B. Summer-gill, premises. Plan No. 496.

RIDGEWOOD.—Hancock st, n s, 176 w Myrtle av, 1-sty brick garage, 62x50, slag roof; cost, \$1,800; owner, Stephen Norris, 1808 Myrtle av, Ridgewood; architect, Chas. H. Pfaff, 673 Enfield st, Brooklyn. Plan No. 498.

RICHMOND HILL.—Lester av, w s, 200 s Clifton av, 1-sty frame garage, 12x16, tin roof; cost, \$100; owner, E. Bradley, premises. Plan No. 501.

RICHMOND HILL.—Walnut st, w s, 350 n Ridgewood av, 1-sty frame garage, 12x12, shingle roof; cost, \$100; owner, G. M. Bunce, premises. Plan No. 504.

COLLEGE POINT.—17th st, e s, 50 n High st, 1-sty metal garage, 12x16; cost, \$80; owner, P. E. Roesch, 506 17th st, College Point. Plan No. 515.

HOLLIS.—Sagamore av, e s, 100 s Hempstead tpke, 1-sty frame garage, 10x16, tin roof; cost, \$150; owner, H. E. Wade, Lincoln av, Richmond Hill. Plan No. 512.

BAYSIDE.—7th st, w s, 300 s Montauk av, 1-sty frame garage, 12x12, shingle roof; cost, \$150; owner, Arthur G. Miller, premises. Plan No. 526.

COLLEGE POINT.—13th st, e s, 200 n High st, 1-sty frame garage, 9x16, tin roof; cost, \$90; owner, Chas. Wurtz, 518 15th st, College Point. Plan No. 540.

FLUSHING.—South Parsons av, 157, 1-sty metal garage, 10x16; cost, \$150; owner, N. C. Haynes, premises. Plan No. 522.

ROCKAWAY PARK.—Beach 118th st, n s, 180 w Triton av, 1-sty frame garage, 12x19, shingle roof; cost, \$250; owner, Henry Schuelthies, 55 Vesey st, Manhattan; architect, Adolph E. Nast, 546 5th av, Manhattan. Plan No. 525.

FAR ROCKAWAY.—Sea Girt av, n s, 400 e South st, 1-sty concrete stable and garage, 61x 204, slag roof; cost, \$14,000; owner, Edw. Roche, South st, Far Rockaway. Plan No. 549.

JAMAICA.—Shelton av, n s, 200 w Bergen av, 1-sty frame garage, 20x25, tin roof; cost, \$600; owner, Jas. Macbeth, Fulton st, Jamaica. Plan No. 547.

STORES AND DWELLINGS.

GLENDALE.—Myrtle av, n s, 20 e McKinley av, 3-sty brick store and dwelling, 20x62, tin roof, 2 families; cost, \$10,000; owners, Buser & Pfundstein, 52 McKinley av, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 472.

MASPETH.—Grand st, n s, 260 e Columbia st, 2-sty brick store and dwelling, 30x54, slag roof, 2 families; cost, \$8,000; owner, Max Berger, Grand st, Maspeth; architect, A. H. Stines, 4th st and Jackson av, L. I. City. Plan No. 523.

RIDGEWOOD.—Fresh Pond rd, n w cor Myrtle av, 3-sty brick store and dwelling, 28x78, slag roof, 6 families; cost, \$14,000; owner, Max Laubine, 503 Penn av, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 552.

EDGEMERE.—Frank av, n e cor Boulevard, 2-sty frame store and dwelling, 30x83, tin roof, 2 families; cost, \$7,000; owner, W. A. Rein-hart, Edgemere; architect, J. H. Cornell, Far Rockaway. Plan No. 544.

STORES, OFFICES AND LOFTS.

RIDGEWOOD.—Fairview av, e s, 50 n Putnam av, 1-sty brick store, 50x64, tin roof; cost, \$1,000; owner, Chas. Gauter, 188 Forest av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 474.

FAR ROCKAWAY.—White st, n s, 70 w Mott av, 1-sty frame store, 39x40, tin roof; cost, \$2,100; owner, J. F. Trommer Brewing Co., Bush-wick av, Brooklyn; architect, J. H. Cornell, Far Rockaway. Plan No. 543.

MIDDLE VILLAGE.—Metropolitan av, s s, 800 w Juniper av, 1-sty frame office, 11x11, tin roof; cost, \$100; owner, Theo. Falles, 1726 Metropolitan av, Middle Village. Plan No. 506.

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—Wilbur av, s e cor Academy st, 4-sty brick tenement, 13x67, tin roof, 11 fam-

ilies; cost, \$10,000; owner, Maria V. Gallagher, 412 Academy st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 513.

L. I. CITY.—9th av, w s, 275 s Woolsey av, 4-sty brick tenement, 24x45, tin roof, 3 families; cost, \$10,000; owner, Henry Schmidt, 699 9th av, L. I. City; architect, Chas. Leinhard, 403 Woolsey av, L. I. City. Plan No. 521.

MISCELLANEOUS.

BAYSIDE.—Crocherone av, s e cor 2d st, erect steel cesspool to dwelling; cost, \$70; owner, M. Cince, premises. Plan No. 497.

RIDGEWOOD.—Grand st, 683, 1-sty frame shed, 20x17, tin roof; cost, \$250; owner, Clara Kupo, premises. Plan No. 478.

ROCKAWAY BEACH.—Beach 105th st, w s, 100 n Ocean av, airdrome; cost, \$1,000; owner, Deinling Amusement Co., Beach 105th st, Rockaway Beach. Plan No. 480.

FOREST HILLS.—Station sq, 1-sty concrete police booth, 5x5, tile roof; cost, \$250; owner, Sage Foundation Homes Co., Forest Hills. Plan No. 509.

FOREST HILLS.—Station sq, 1-sty concrete stand, 5x5, tile roof; cost, \$250; owner, Sage Foundation Homes Co., Forest Hills. Plan No. 510.

L. I. CITY.—2d av, w s, 250 n Ditmars av, 1-sty brick shed, 25x20, gravel roof; cost, \$350; owner, Jos. Vrana, 973 2d av, L. I. City; architect, F. Chemlik, 796 2d av, L. I. City. Plan No. 500.

L. I. CITY.—Jackson av, n w cor Payntar av, frame billboard, 120x8; cost, \$120; owners, Disoway & Fisher, 1070 3d av, Manhattan. Plan No. 548.

RAMBLERVILLE.—Hawtree Creek, e s, 200 n Hawtree Canal, 1-sty frame boat house, 14x 20, tin roof; cost, \$150; owner, Kaspar Stock, Ramblersville. Plan No. 542.

RIDGEWOOD.—Dekalb av, n s, 50 w Wood-ward av, 1-sty frame shed, 18x20, tin roof; cost, \$200; owner, T. Crough, premises. Plan No. 550.

Richmond.

DWELLINGS.

3D AV, e s, 143 n Maple av, Beach Park, 1-sty frame bungalow, 14x35; cost, \$475; owner, Sam. Allison, Middle Beach; architect and builder, Otto Kalson, Midland Beach. Plan No. 98.

BURGHER AV, e s, 202 n Henderson st, West Brighton, two 2-sty frame dwellings, 21x44; total cost, \$8,000; owners, Cantor & Steinberg, New Brighton; architect, Hy. F. Comtois, New Brighton; builder, David Steinberg, New Brighton. Plan No. 105.

CRESCENT AV, w s, 147 s Boulevard, Midland Beach, 1-sty frame bungalow, 20x28; cost, \$1,000; owner, Hy. Barneckel, Gordon av, s w cor Delaware av. Plan No. 103.

ELM AV, s s, 50 w 2d st, Midland Beach, 1-sty frame bungalow, 12x16; cost, \$100; owner, Anne G. Schmidt, Midland Beach; builder, F. G. Pearson, Midland Beach. Plan No. 101.

GORDON AV, s w cor Delaware av, Dongan Hills, 1-sty brick dwelling, 24x28; cost, \$2,000; owner, Geo. McNamara, Tompkinsville; architect, A. L. Buttermark, Concord. Plan No. 104.

HANOVER AV, n s, 550 w Trenton av, Prince Bay, 1-sty frame bungalow, 21x24; cost, \$1,000; owner, Felix Wallin, 212 East 126th st, Manhattan. Plan No. 94.

OAK AV, s w, 60 n 1st st, Midland Beach, 1-sty frame bungalow, 12x32; cost, \$275; owner, Geo. Cask, 2526 7th av, Manhattan; builder, James Littrell, Rosebank. Plan No. 102.

WINAN AV, n s, 40 nw Bennett st, Great Kills, 1-sty frame bungalow, 20x18; cost, \$300; owner, Thos. Sanjour, New Dorp Manor. Plan No. 96.

3D AV, s e cor Bismarck st, New Brighton, 2½-sty brick dwelling, 24x55; cost, \$5,000; owner, James Mitchell, New Brighton; architect and builder, S. I. McNally, 775 Prospect av, Manhattan. Plan No. 95.

MISCELLANEOUS.

8TH ST, s s, 100 e Rose av, New Dorp, 1-sty brick wagon shed, 16x18; cost, \$500; owner, Wm. M. Wilson, New Dorp; architect, John Schrott, Richmond. Plan No. 97.

STORES, OFFICES AND LOFTS.

HATFIELD AV, n s, 100 w Richmond av, Port Richmond, 1-sty frame store, 17x33; cost, \$750; owner, Otto Kenichman, Port Richmond; architect and builder, Wm. F. Behler, Port Richmond. Plan No. 99.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEDFORD, 25-27, install toilet compartment, enlarge windows to 4-sty brick tenement; cost, \$300; owner, Wm. Lustgarten, 68 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 486.

BROOME ST, 236, remove partitions, erect wood partitions, cut new opening to 3-sty brick dwelling and meeting rooms; cost, \$500; owner, Chas. Lyons, 766-7 Broadway, Brooklyn; architect, Otto Reissmann, 147 4th av. Plan No. 473.

BROOME ST, 446, f. p. stairway to 12-sty brick stores and lofts; cost, \$2,500; owner, Adams Land & Bldg Co., Horatio H. Gates, Secy., 61 Broadway; architect, J. P. Whiske-man, 30 East 42d st. Plan No. 442.

BROOME ST, 368-70, removal of part of 1st story wall, insertion of columns and girders on grillage, partitions, store fronts, toilets, win-dows to 6-sty brick stores and factory lofts; cost, \$5,000; owner, S. & H. Realty Co., Inc., Oscar Herman, Pres., 470 4th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 465.

CANAL ST, 185-87, substitution of c. i. columns for wood columns to 6-sty brick stores and lofts; cost, \$500; owner, Schneider Estate, Marie Saltzeder, trustee, 20 East 20th st; ar-

chitect, Jas. R. Turner, 123 Harvest st, Forest Hills, N. Y. Plan No. 463.

CANAL, 149, remove store door and windows, construct new show windows of marble, plate glass and metal, cut out slots to 4-sty brick store and lofts; cost, \$275; owner, E. D. Far-rell, 158 West 125th st; architects, Neville & Bagge, 105 West 40th st. Plan No. 477.

COLUMBIA ST, 6, partitions (forming bath-rooms), windows, mason work, f. p. ceiling to 5-sty brick tenement; cost, \$2,000; owner, Ellen Hoy, 6 Columbia st; architect, Jacob Fisher, 25 Av A; lessee, Solomon Bisgaler, 6 Columbia st (lessee superintends). Plan No. 429.

DIVISION ST, 97, store front, remove stairs and iron work, new girder, c. i. columns, new brick piers, new fireproof stairs, remove parti-tion, cut door, galvanized iron cornice to 5-sty brick stores and tenement; cost, \$3,500; owner, Sophie Maas, 2609 Broadway; architect, Max Muller, 115 Nassau st. Plan No. 451.

EAST BROADWAY, 225, remove sink, build new toilet enclosure to 4-sty brick school; cost, \$400; owner, Machzikel Tahund Local School, 225-27 East Broadway, Moses H. Philip, president; architect, A. F. Kehoe, 1 Beekman st. Plan No. 478.

GREENE ST, 8, extend stairs, studs, portland cement to 5-sty brick lofts; cost, \$2,000; owner, L. L. Lorillard, 14 Wall; architect, A. E. Nast, 546 5th av. Plan No. 481.

GREENE ST, 15-17, fire-escapes, carpenter work, bulkhead (wire lath and plaster, metal covered), stair enclosure, f. p. doors to 6-sty brick store and lofts; cost, \$2,500; owner, Pres-bytery of New York, 156 5th av; architect, Robt. Teichman, 22 William st. Plan No. 430.

GREENWICH ST, 458, erect new extension to 3-sty brick store and families; cost, \$500; owner, Salo Realty Co., Harry Steinhart, president, 403 West 13th st; architect, Morris Schwartz, 194 Bowery. Plan No. 454.

MONTGOMERY ST, 29, partitions, window, skylight, carpenter work to 3-sty brick dwell-ing; cost, \$2,000; owner, Metropolitan Savings Bank, 59 Cooper sq; architect, Jacob Fisher, 25 Av A; lessee, J. Edward Berger, 9 Montgomery st (lessee superintends). Plan No. 428.

NASSAU ST, 126-30, to set two granite col-umns on pilasters, 8-sty brick office bldg.; cost, \$400; owner, Wm. K. Vanderbilt, 660 5th av; architects, McKim, Mead & White, 101 Park av. Plan No. 439.

SPRING ST, 139-141, erect stairs, build mezzanine floor, steel columns, fireproof floor, cut windows to 7-sty brick store and lofts; cost, \$975; owner, Samuel R. Betts, 52 William st; architect, A. W. Schwartz, 162 West 20th st. Plan No. 474.

WASHINGTON, 222, construct steel awning, eye beams, channels, gutters, leaders to 3-sty brick cafe, 2d and 3d floors vacant; cost, \$200; owner, John Motter, 132 New York av, Brook-lyn; architect, L. A. Hornum, 405 Lexington av. Plan No. 484.

WEST ST, 140-41, partitions, mason work, stairs, flooring, plumbing, f. p. light vault, in-crease of story heights to two 3-sty brick stores and lofts (to be used as store and apartments); cost, \$4,500; owner, Bowery Savings Bank, Henry A. Schenck, Pres., 128 Bowery; architect, Milton Zeisler, 433 East 74th st. Plan No. 469.

WILLIAM ST, 25-27-29, removal of beams, stairway, fireproofing to 15-sty brick office building; cost, \$400; owner, Lord's Court Build-ing Co., 27 William st; architect, Edw. Oster-land, 2060 Mapes av. Plan No. 488.

4TH ST, 216 East, stairways, bulkhead to 4-sty brick store and tenement; cost, \$1,000; owner, Max Zwerdling, 193 East 4th st; archi-tect, Jacob Fisher, 25 Av A. Plan No. 443.

8TH ST, 19 East, stairway, bulkhead, g. i. skylight, fire-escapes to 4-sty brick stores and lofts; cost, \$500; owner, Craig Estate, care Geo. Cooper, 90 Maiden lane; architect, Jacob Fisher, 25 Av A. Plan No. 487.

17TH ST, 14-16 West, gravity tank, pressure tank, steel supports to 12-sty brick lofts; cost, \$2,200; owner, Jacob Silberman, 17 West 24th st; architect, Franklin Machine & Steam Boiler Works, 13-17 Franklin st, Brooklyn. Plan No. 464.

26TH ST, 328-30 East, removal of masonry, struc. steel, mason work, toilet compartment, steps, resetting of iron grating to 5-sty brick lofts; cost, \$300; owner, German Kahn, 785 Humboldt st, Brooklyn; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 448.

27TH ST, 330-32 West, f. p. mezzanine floor to 3-sty brick garage and factory building; cost, \$1,200; owner, Coca-Cola Co., Chas E. Culpe-per, manager, 361 West 27th st; architect, Arthur Tufts, 208 Coca-Cola Bldg., Baltimore, Md. Plan No. 459.

40TH ST, 328 East, windows, glass panels, iron framing to 4-sty brick tenement; cost, \$800; owner, Anna Schmidt, 304 East 86th st; architect, Sidney Diamant, 15 East 40th st. Plan No. 468.

40TH ST, 113-119 West, elevator to run from 4th to 5th sty in 22-sty brick office and loft bldg.; cost, \$4,000; owner, West 40th and 41st Sts. Realty Co., Philip Lewisoohn, Pres., 88 5th av; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 449.

44TH ST, 75-77 West, change of partitions, carpenter work, iron stairway, new partitions, removal of encroachments to 4-sty brick store and offices; cost, \$500; owner, Will Rafel, 65 West 45th st; architect, Augustus N. Allen, 2 West 45th st. Plan No. 438.

44TH ST, 110 West, install new show window, provide new sash, erect new boiler flue, build new 2-sty extension, new stairway to 4-sty brick private dwelling; cost, \$1,000; owner, Federal Estates Corp., Moses J. Wolff, presi-dent, 30 East 42d st; architects, Schwartz & Gross, 347 5th av. Plan No. 482.

45TH ST, 55 West, staircase, t. c. block en-closure to 7-sty brick store and loft; cost, \$200; owner, Alt Realty Co., 15 West 45th st; archi-tect, Wm. H. Gompert, 171 Madison av. Plan No. 437.

48TH ST, 500 West, struc. steel, fireproofing (wire lath and plaster), enlargement of window to 4-sty brick stores and tenement; cost, \$200; owner, Peter Doelger Brewing Co., Inc., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 444.

52D ST, 227 West, store front, mason work, stairs, flooring to 4-sty brick hotel; cost, \$1,000; owner, Michael Wortzman, 156 Clinton st; architect, Samuel Cohen, 503 5th av. Plan No. 450.

54TH ST, 415-23, toilet compartments to 2-sty brick laundry; cost, \$500; owner, Louis Schnurmacher, 1128 1st av; architect, Geo. Dress, 1436 Lexington av. Plan No. 445.

55TH ST, 152 West, install show window, door, build new stair, remove partitions, install cabinet partition and electric lights to 3-sty brick studio and offices; cost, \$500; owner, Belford Realty Corp., F. G. Potter, president, 30 East 42d st; architect, Edw. M. Adelsohn, 1776 Pitkin av, Brooklyn. Plan No. 453.

58TH ST, 146 West, remove and erect partitions, alter 8 non-housekeeping suites, 1 doctor's suite, 1 housekeeping janitor's apartment. light shaft to be sunk, new stairs added, new plumbing, gas fitting, electric wiring, steam fitting to 4-sty brick boarding house; cost, \$12,000; owner, Chas. M. Brooks, 39 Thomas st; architect, S. R. T. Very, 70 East 45th st. Plan No. 483.

60TH ST, 36-40 West, metal-covered stair partitions to 5-sty brick garage; cost, \$3,000; owner, Nicholas Henry, 36-40 West 60th st; architect, Adolph E. Nast, 546 5th av. Plan No. 462.

65TH ST, 116 West, gravity tank, steel supports to 6-sty brick stores and offices; cost, \$500; owner, Reilin Constr. Co., John L. Miller, Pres., 1947 Broadway; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 436.

69TH ST, 311-13 West, removal of doors, windows and piers, struc. steel to two 5-sty brick stores and tenements; cost, \$600; owner, Reisman Estate, 30 Broad st; architects, Brook & Rosenberg, 350 Fulton st, Brooklyn. Plan No. 441.

71ST ST, 432-34 East, gravity tank, steel supports, non-fireproof pent house to 7-sty brick factory lofts; cost, \$2,000; owner, Leissner Realty Co., Edw. Leissner, Pres., 432 East 71st st; architect, L. C. House Engineering Co., 143 West 40th st. Plan No. 467.

72D ST, 44 West, roof fence (steel frame and corr. galv. iron), fence screen (concrete, steel frame and corr. galv. iron) to 4-sty brick dwelling; cost, \$700; owner, Geo. W. Jacoby, 44 West 72d st; architect, Martin J. Hackett, 405 Lexington av. Plan No. 489.

77TH ST, 123 East, fireproofing ceiling and partitions, build new steps, install steam heating outfit, reinforced concrete, remove wood sheathing, install gasoline tank, pump, fill box and vent pipe, fireproof doors to 3-sty brick garage; cost, \$2,000; owner, Thatcher Adams, 63 East 79th st; architect, Wm. R. Wright, 306 East 59th st. Plan No. 485.

78TH ST, 138 East, metal store fronts, struc. steel to 3-sty brick stores and apartments; cost, \$1,500; owner, Rufus B. Cowing, 333 West 87th st; architect, John R. Hinchman, 437 5th av. Plan No. 468.

116TH ST, 200-12 West, change of picture booth, installation of new seating, portable rail to 2-sty brick theatre; cost, \$500; owner, St. Nicholas-7th Av. Theatre Co., Arthur W. Little, Pres., 425 East 24th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 461.

120TH ST, 165-171 East, to convert 2-sty brick garage into market, stands, doors, partitions; cost, \$500; owner, John Kerr, 171 East 120th st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 447.

122D ST, 242-252 East, install posts and girders to 4-sty brick machine shop and loft; cost, \$150; owner, Bernard Voss, 427 East 140th st; architect, John Fleischman, 416 East 120th st. Plan No. 475.

124TH ST, 102-4 West, metal store fronts, pine girder to 2-sty brick stores and dwelling; cost, \$1,000; owner, Margaret C. Monahan, care Edward J. Welling, 243 West 127th st; architect, Frank Hausle, 81 East 125th st. Plan No. 434.

125TH ST, 66-70 East, f. p. elevator bulkhead, g. i. skylight, beam supports to 3-sty brick store and lofts; cost, \$250; owner, Morris B. Baer, 60 Liberty st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 433.

125TH ST, 313-315 West, provide new stairs to 5-sty brick store, restaurant and lofts; cost, \$1,000; owner, The Picker Realty & Impt. Co., Inc., F. Picker, president, 313-315 West 125th st; architect, Richard Rohl, 313-315 West 125th New York. Plan No. 479.

132D ST, 13-15-17 East, remove old floor, erect new floor, c. i. columns, install boilers, remove boiler stack to 5-sty brick brewery; cost, \$3,000; owner, Jas. Everard Estate, Mrs. Jas. Everard, president, 13-15-17 East 172d st; architect, Martin J. Hackett, 405 Lexington av. Plan No. 4521.

BROADWAY, 1400-10, steel, galv. iron and glass marquee to 4-sty brick stores and theatre; cost, \$600; owner, Bixby Estate, Geo. Friefeld, 291 Broadway; architect, Herbert J. Krapp, 116 East 16th st. Plan No. 431.

BROADWAY, 1387, store front (metal and marble) to 1-sty brick store; cost, \$200; owner, Wendel Estate, 175 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 470.

BROADWAY, 795, cut down windows, provide new fire escapes to 5-sty brick lofts; cost, \$1,000; owner, L. L. Lorillard, 14 Wall st; architect, A. E. Nast, 546 5th av. Plan No. 480.

BROADWAY, 2140-2146, cut new door opening, remove stair railing and posts, remove steps, build new steps, remove partitions, build new partitions, remove stairs, new toilet room to 2-sty brick stores and dwellings; cost, \$250; owner, W. J. M. Donovan, 80 Broadway; architect, John J. Graham, 71 Broadway. Plan No. 472.

CONVENT AV, 280, remove fixtures, furnish new fixtures for bath rooms, new stud partition, new bath room, dampproofing, new floor, low cistern, new opening, cut down wall, overhauling plumbing to 4-sty brick private residence; cost, \$4,500; owner, City of N. Y. College, City of N. Y., Chas E. Lydecker, chairman Board of Trustees, 139th st and Convent av; architect, R. V. Davis Amator, 222 West 23d st. Plan No. 471.

LEXINGTON AV, 884, partitions (stud, plaster board and metal) to 4-sty brick hotel; cost, \$45; owner, Maria A. Wiborn, 2123 Vyse av; architect, Arthur T. Wibron, 2145 So. Blvd. Plan No. 458.

LEXINGTON AV, 1645, metal store fronts, g. i. cornices, struc. steel, removal of masonry to 4-sty brick stores and tenement; cost, \$500; owner, Jacob Hershovitz, 6 Av. C; architect, Otto L. Spannake, 233 East 78th st. Plan No. 435.

5TH AV, 306, g. i. skylight to 4-sty brick shop and offices; cost, \$225; owner, Emily A. Watson, 530 5th av; architect, Augustus N. Allen, 2 West 45th st. Plan No. 446.

5TH AV, 714, remodel store front, remove present mezzanine floor, install new floor to 6-sty brick stores and show rooms; cost, \$4,000; owner, Chas. A. Gould, 30 East 42d st; architect, Woodruff Leeming, 20 Broad st. Plan No. 456.

5TH AV, 858, erection of stone exterior balcony supported by steel, cut windows in wall to 5-sty brick private residence; cost, \$23,000; owner, Thos. F. Ryan, 858 5th av; architect, Thomas Hastings, 225 5th av. Plan No. 455.

5TH AV, 747-49-51-53, and 58th st 2 East, removal of fronts to 3d floor ceiling level, stoops, areas, party walls, stairs, fire-escape, partitions, floors, tanks, machinery, plumbing and fixtures, steam lines and radiators, electric wiring and fixtures, resetting of elevator car and machinery to five 5-sty brick shops and apartments; cost, \$70,000; owner, Jones Estate, J. Langdon Ward, trustee, 16 Exchange pl; architect, Duncan Candler, 105 West 40th st. Plan No. 460.

6TH AV, 781, stairways, mason work, partitions, toilets, bath rooms, metal store front to 4-sty brick store and dwelling; cost, \$3,000; owner, Chas. A. Belden, care Wm. C. Walker's Sons, 299 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 457.

6TH AV, 528, and Broadway, 1263, store front, iron stairway, glass partition, sash door to 4-sty brick restaurant and offices; cost, \$2,500; owner, Fredk. Liebowitz, 52 Dey st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 440.

6TH AV, 756-68, steel, galv. iron and glass marquee to 4-sty brick stores and theatre; cost, \$600; owner, Hippodrome Co., 756 6th av; architect, Herbert J. Krapp, 116 East 16th st. Plan No. 432.

11TH AV, 589, erect water closets, stud lath and plaster to 4-sty brick tenement; cost, \$500; owner, Mary Bier, 456 Grand st; architect, Harry Zlot, 63 Grand st. Plan No. 476.

Bronx.

ELSMERE PL, 815, 1-sty brick extension, 9x 23, to 2-sty frame dwelling; cost, \$450; owner, Rona C. Klinkel, 817 Elsmere pl; architect, Wm. Klinkel, 817 Elsmere pl. Plan No. 75.

PARKER ST, s w cor Stearns st, new roof, new stairs, &c., to 2 1/2-sty frame dwelling; cost, \$800; owner, Rebecca Eller, on premises; architect, Frederick G. Seelmann, 848 Van Nest av. Plan No. 76.

151ST ST, 243, new girders, new partitions to 3-sty brick factory; cost, \$350; owner, Giuseppe Fusco, 409 East 116th st; architect, Emanuel Klehert, 2091 Prospect av. Plan No. 78.

226TH ST, s s, 205 e Carpenter av, new bath, new partitions to 2-sty and attic frame dwelling; cost, \$250; owner, John McCormack, on premises; architect, Jas. G. Glynn, 2006 Bathgate av. Plan No. 73.

EAGLE AV, 683, replace 3-sty to 3-sty frame tenement; cost, \$3,000; owner, Mrs. Bertha Bohling, 669 Eagle av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 79. Note—Destroyed by fire.

EAGLE AV, 685, replace 3-sty to 3-sty frame tenement; cost, \$3,500; owner, Mrs. Babette Englehard, 722 Trinity av; architects, Moore & Landsiedel, 3d av and 149th st. Plan No. 81. Destroyed by fire.

EAGLE AV, 689, replace 3-sty to 3-sty frame tenement; cost, \$3,600; owners, Augusta & Margaret McDevitt, 709 Eagle av; architects, Moore & Landsiedel, 3d av and 149th st. Plan No. 80. Destroyed by fire.

GUNTHER AV, 3438, 1-sty frame extension, 18x18, to 2-sty frame dwelling; cost, \$100; owner, Jere Hannifin, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 74.

UNIONPORT RD, w s, 259 s Morris Park av, new show windows, new partitions to 3-sty frame store and dwelling; cost, \$150; owner, Arthur Hodge, on premises; architect, T. J. Kelly, 643 Morris Park av. Plan No. 77.

VAN NEST AV, n e cor Holland av, move 3-sty frame store and dwelling; cost, \$2,000; owner, Maria H. Diedrich, 740 Morris Park av; architect, H. Nordheim, 1087 Tremont av. Plan No. 72.

Brooklyn.

ASHFORD ST, 562, interior alterations to 2-sty dwelling; cost, \$250; owner, Abraham Dorr, 593 Warwick st; architect, S. Millman, 1780 Pitkin av. Plan No. 1358.

CARROLL ST, 459, plumbing to 3-sty bakery; cost, \$200; owner, J. F. Hildebrand, 26 Beaver st, Manhattan; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1353.

FT. GREENE PL, 66, plumbing to 3-sty dwelling; cost, \$250; owner, Alice Albone, 412 Lafayette av; architect, Jas McGuinness, 105 Ft. Greene pl. Plan No. 1419.

FURMAN ST, 66, extension to 8-sty warehouse; cost, \$3,750; owner, Nach Cold Storage Co., on premises; architect, A. S. Hedman, 371 Fulton st. Plan No. 1488.

HAVEMEYER ST, 259, extension to 2-sty garage; cost, \$1,100; owner, Conrad Moller, New Caanan, Conn.; architect, Hy Loeffler, 804 Jefferson av. Plan No. 1367.

HEYWARD ST, s s, 714 w Broadway, exterior alterations to 3-sty school; cost, \$1,500; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1339.

KEAP ST, 269, extension to 2-sty dwelling; cost, \$800; owner, Lazarus Harris, 285 Division av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1429.

LORIMER ST, 562, interior alterations to 3-sty store and tenement; cost, \$200; owner, Peter Doelger Bwg. Co., 407 East 55th st, Manhattan; architect, Chas. Stegmayer, 168 East 91st st, Manhattan. Plan No. 1431.

MARION ST, 156, interior alterations to 3-sty tenement; cost, \$100; owner, Anthony Bauer, 388 Wallabout st; architect, W. J. Conway, 400 Union st. Plan No. 1484.

MARION ST, 154, interior alterations to 3-sty tenement; cost, \$200; owner, Anthony Bauer, 388 Wallabout st; architect, W. J. Conway, 400 Union st. Plan No. 1506.

MESEROLE ST, n w cor Lorimer st, interior alterations to 4-sty school; cost, \$2,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 1319.

MIDDLETON ST, 183, extension to 3-sty factory; cost, \$2,500; owner, Pure Ice Co., on premises; architect, Frank H. Quinby, 99 Nassau st. Plan No. 1357.

MOORE ST, 56, interior alterations to 3-sty store and dwelling; cost, \$300; owner, Jos. Ritter, 107 Hart st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1422.

NAVY ST, 171, interior alterations to two 2-sty tenements; cost, \$400; owner, Giovanni Alfano, on premises; architect, J. A. Boyle, 367 Fulton st. Plan No. 1393.

PRESIDENT ST, 1460, extension to 2-sty dwelling; cost, \$200; owner, Fred Gretsch, on premises; architect, Geo. B. Cooper, 120 West 32d st, Manhattan. Plan No. 1387.

SANDS ST, 213, interior alterations to 4-sty tenement; cost, \$800; owner, Sam Aronson, 2305 Myrtle av; architect, Lew Koen, 9 Debevoise st. Plan No. 1347.

SCHERMERHORN ST, 320, interior alterations to 3-sty store; cost, \$1,500; owner, Louis Kaban, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 1481.

SMITH ST, 405, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Frank Vielman, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1344.

STAGG ST, 47, exterior alterations to 2-sty store and tenement; cost, \$150; owner, Yachne Rubin, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1368.

SUYDAM ST, 11, interior alterations to two 2-sty warehouses; total cost, \$900; owner, Levi Bros., 1013 Broadway; architects, Koch & Wagner, 26 Court st. Plan No. 1516.

VAN BRUNT ST, 310, extension to 3-sty store and dwelling; cost, \$700; owner, Rose Holand, 382A Clinton st; architect, John Burke, 372 Union st. Plan No. 1455.

WALWORTH ST, e s, 112 s Myrtle av, interior alterations to 2-sty school; cost, \$3,600; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 1454.

WILLOUGHBY ST, 40, interior alterations to 3-sty cafe; cost, \$250; owner, Wm. Ulmer Bwg. Co., 31 Belvedere st; architects, Koch & Wagner, 26 Court st. Plan No. 1400.

SOUTH 1ST ST, 256, exterior alterations to 3-sty store and tenement; cost, \$300; owner, Wm. Stewart, 14 Bedford av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1529.

SOUTH 3D ST, 67, interior alterations to 3-sty tenement; cost, \$300; owner, Jos. Epstein, 114 Gerry st; architect, H. M. Entlich, 29 Montrose av. Plan No. 1505.

NORTH 8TH ST, 109, interior alterations to 4-sty tenement; cost, \$500; owner, Susan Haley, 87 Berry st; architect, Max Cohn, 280 Bedford av. Plan No. 1467.

NORTH 9TH ST, 221, exterior alterations to 1-sty storage; cost, \$300; owner, Jas. McCalferty Sons, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 1528.

WEST 28TH ST, 2930, extension to 2-sty dwelling; cost, \$1,000; owner, Peter P. Ryan, premises; architect, A. D. Hindsale, 96 Coney Island av. Plan No. 1491.

41ST ST, 1405, exterior alterations to 3-sty store and dwelling; cost, \$500; owner, Morris Wolok, 4515 14th av; architect, Saml. Gardstein, 1168 45th st. Plan No. 1504.

77TH ST, 466, extension to 2-sty dwelling; cost, \$500; owner, John G. Finn, on premises; architect, E. J. Ericson, 5614 6th av. Plan No. 1400.

AV V n e cor East 14th st, extension to 2-sty shop; cost, \$8,000; owner, City of N. Y.; architect, Wm. W. Busch, Municipal Bldg, Manhattan. Plan No. 1463.

BLAKE AV, 961, interior alterations to 2-sty store and dwelling; cost, \$275; owner, Isaac Morgenstern, 645 Blake av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1412.

BROADWAY, 880, exterior alterations to 3-sty store and dwelling; cost, \$150; owner, John H. Wythe, 405 Lexington av; architect, Jas T. Turnbull, 143 West 140th st, Manhattan. Plan No. 1452.

DEKALB AV, 1236, interior alterations to 3-sty tenement; cost, \$300; owner, Harry Weinstein, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 1396.

DEKALB AV, 1240, interior alterations to 3-sty tenement; cost, \$250; owner, Henry Weinstein, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 1397.

(New Buildings, Continued. Brooklyn.)

DRIGGS AV, 258, exterior alterations to 3-sty tenement; cost, \$200; owner, Henry Josephowitz, on premises; architect, Jas. McKellopp, 154 India st. Plan No. 1490.

EASTERN PARKWAY, 1157, exterior alterations to 1-sty garage; cost, \$500; owner, Shepherd J. Goldberg, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 1531.

EVERGREEN AV, 148, interior alterations to 3-sty tenement; cost, \$250; owner, Calogno Croccheolo, 48 Beaver st; architect, D. Salvati, 525 Grand st. Plan No. 1476.

FLATBUSH AV, 329, extension to 3-sty store and dwelling; cost, \$500; owner, Rampelo Racco, on premises; architect, Michael J King, 260 5th av. Plan No. 1430.

GRAVESEND AV, 986, interior alterations to 1-sty theatre; cost, \$300; owner, Rosedan Realty Co., 91 William st, Manhattan; architect, W. A. Gorman, 110 Rosevelt av, Corona, L. I. Plan No. 1530.

GRAHAM AV, 112, interior alterations to 6-sty tenement; cost, \$3,000; owner, M. Mendelsohn, on premises; architects, Shampman & Shampman, 772 Broadway. Plan No. 1361.

HAMILTON AV, 155, interior alterations to 1-sty postoffice; cost, \$2,500; owner, Morris Bloch, 51 1st pl; architect, W. J. Conway, 400 Union st. Plan No. 1460.

HOPKINSON AV, 483, interior alterations to 3-sty tenement; cost, \$500; owner, Becky Grop, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1474.

LINCOLN RD, 47, extension to 4-sty tenement; cost, \$2,000; owner, Mary McKinney, 1407 Dean st; architect, J. A. Boyle, 367 Fulton st. Plan No. 1392.

METROPOLITAN AV, 91, extension to 2-sty dwelling; cost, \$700; owner, Saml. Zemel, 250 Bedford av; architect, Max Cohn, 280 Bedford av. Plan No. 1471.

MYRTLE AV, 1562, exterior alterations to 5-sty store and dwelling; cost, \$200; owners, Welz & Zerweck Bvg. Co., on premises; architect, Adolf Meyersberg, 902 Eagle av. Plan No. 1451.

OCEAN PKWAY, 2992, porch to 2-sty building; cost, \$200; owners, Lustig Bros., 200 Green st, Manhattan; architect, Abr. Marker, 3002 Ocean pkway. Plan No. 1410.

PARK AV, 348, erect roof tank; cost, \$900; owner, Rigney & Co., on premises; architect, Maxwell Engineering Co., 146 24th st. Plan No. 1495.

PITKIN AV, 1732, interior alterations to 3-sty dwelling; cost, \$300; owner, David Traibitz, 133 Cannon st, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 1352.

ROCKAWAY AV, 967, extension to 2-sty store and dwelling; cost, \$1,000; owner, Gaetano Longo, 958 Hopkinson av; architect, John M. Ricca, 1556 St. Marks av. Plan No. 1492.

ST. MARK'S AV, 336, interior alterations to 2-sty store and dwelling; cost, \$200; owner, Sussie Terrone, on premises; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 1435.

SHEFFIELD AV, 301, extension to 3-sty dwelling; cost, \$500; owner, Mrs. Ella Cohen, 736 East 156th st, Manhattan; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1417.

WILLOUGHBY AV, 343, extension to 1-sty factory; cost, \$400; owner, Deidrick Von Deyton, on premises; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 1346.

2D AV, 103, extension to 1-sty shop; cost, \$1,500; owners, Thos. Paulson & Son, 97 2d av; architect, Otto E. Barene, 403 Albermarle rd. Plan No. 1386.

3D AV, 713, interior alterations to 3-sty store and dwelling; cost, \$300; owner, Isidore Nuchman, 662 3d av; architect, H. M. Entlich, 29 Montrose av. Plan No. 1502.

3D AV, 946, extension to 1-sty warehouse; cost, \$2,500; owner, Bush Terminal Co., 100 Broad st, Manhattan; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 1518.

5TH AV, 5304, extension to 2-sty office; cost, \$300; owner, Pierce Keefe, on premises; architect, Thomas Bennett, 3d av and 52d st. Plan No. 1513.

13TH AV, 3817, extension to 3-sty store and dwelling; cost, \$400; owner, Philip Passon, 1065 41st st; architect, M. A. Cantor, 373 Fulton st. Plan No. 1508.

Queens.

COLLEGE POINT.—L. I. R. R., s e cor 27th st, erect new piazza to dwelling; cost, \$100; owner, A. J. Spaeth, premises. Plan No. 388.

COLLEGE POINT.—12th st, n w cor 4th av, erect new piazza to dwelling; cost, \$100; owner, A. Klarman, premises. Plan No. 442.

ELMHURST.—21st st, e s, 100 s Laurel Hill boulevard, alter roof of dwelling; cost, \$75; owner, F. Huschner, premises. Plan No. 441.

EVERGREEN.—Rue De St. Felix, 21, interior alterations to dwelling; cost, \$300; owner, C. Jacobs, 796 President st, Brooklyn. Plan No. 384.

FAR ROCKAWAY.—White st, n w cor Mott av, interior alterations to store and dwelling; cost, \$1,200; owner, Trommer Evergreen Brewing Co., Bushwick av, East New York; architect, J. H. Cornell, Far Rockaway. Plan No. 437.

FLUSHING.—Hillside av, n s, 40 w Marlborough rd, erect new bay window to dwelling; cost, \$350; owner, A. Kennedy, premises. Plan No. 444.

FULTON ST, 552, interior alterations to dwelling; cost, \$66; owner, L. J. Tevelin, 1550 Broadway, Brooklyn. Plan No. 434.

FLUSHING.—17th st, e s, 146 s Sandford av, plumbing in dwelling; cost, \$75; owner, L. Storm, premises. Plan No. 402.

GLENDALE.—Mead av, e s, 129 n Myrtle av, plumbing to dwelling; cost, \$100; owner, F. Knockmann, on premises. Plan No. 430.

GLENDALE.—Tesla pl, e s, 241 n Copeland av, plumbing to dwelling; cost, \$200; owner, F. A. Jager, on premises. Plan No. 417.

JAMAICA.—Jay st, n w cor Bandman av, dig new cellar and new foundation to dwelling; cost, \$700; owner, E. Bonig, on premises. Plan No. 421.

JAMAICA.—Rockaway rd, e s, 84 s Guinsberg pl, interior alterations to store; cost, \$500; owner, J. J. Greenbaum, premises. Plan No. 407.

JAMAICA.—Silvester av, n s, 125 w Henry st, interior alterations to dwelling; cost, \$500; owner, A. Hludinsky, 126 Rockaway rd, Jamaica. Plan No. 408.

JAMAICA.—Silvester av, n s, 150 w Henry st, interior alterations to dwelling; cost, \$500; owner, A. Hludinsky, 126 Rockaway rd, Jamaica. Plan No. 409.

JAMAICA.—Fulton st, 377, interior alterations to store and dwelling; cost, \$400; owner, And. Kamerer, 389 Hillside av, Jamaica. Plan No. 439.

L. I. CITY.—Broadway, 472, interior alterations to store; cost, \$65; owner, J. VonMallen, premises. Plan No. 438.

L. I. CITY.—Jackson av, cor Honeywell st, install two freight elevators in factory; cost, \$5,000; owner, Ford Motor Co., Detroit, Mich. Plan No. 443.

L. I. CITY.—4th av, 171, new plumbing in tenement; cost, \$350; owner, John Foley, premises. Plan No. 399.

L. I. CITY.—Broadway, n s, 50 e Titus st, new store front; cost, \$100; owner, Tony Cappawana, premises. Plan No. 403.

L. I. CITY.—10th av, 644, new store front to dwelling; cost, \$250; owner, John Luxenberg, premises. Plan No. 390.

L. I. CITY.—8th av, 728, install new plumbing to dwelling; cost, \$75; owner, Mrs. Peterson, on premises. Plan No. 429.

L. I. CITY.—Ridge st, 52, new foundation to dwelling; cost, \$200; owner, Dom. Ofrecio, on premises. Plan No. 414.

L. I. CITY.—Pearsall st, 111, interior alterations to dwelling; cost, \$250; owner, Leo. Molkowski, on premises. Plan No. 422.

L. I. CITY.—Lawrence st, e s, 186 and 188, 2-sty brick extension, 26x26, rear of two dwellings, tin roof; interior alterations; cost, \$1,750; owner, Jas. Thompson, 124 Fulton av, L. I. C.; architect, Y. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 412.

MASPETH.—Linden st, 2, raise dwelling and erect new foundation; cost, \$250; owner, Gertrude C. A. Johnson, premises. Plan No. 391.

MIDDLE VILLAGE.—Metropolitan av, n s, 225 w Hillside av, general repairs to dwelling; cost, \$300; owner, Felice Mangellitte, 24 Nagy st, Middle Village. Plan No. 431.

QUEENS.—Field av, w s, 225 n Horan av, interior alterations to dwelling; cost, \$140; owner, M. Strickland, premises. Plan No. 380.

RAMBLERSVILLE.—Hawtree Creek rd, e s, 500 s railroad station, 1-sty frame extension, 10x18, rear boat house; cost, \$75; owner, P. Loffette, premises. Plan No. 387.

RIDGEWOOD.—Wyckoff av, w s, 80 s Decatur st, interior alterations to dwelling; cost, \$500; owners, Knorr Bros., premises. Plan No. 392.

RICHMOND HILL.—Jamaica av, s w cor Champion st, new foundation to dwelling; cost, \$800; owner, Mrs. X. Hatter, premises. Plan No. 389.

RICHMOND HILL.—Lefferts av, w s, 50 n Fulton st, reconstruct roof on dwelling, interior alterations; cost, \$2,200; owner, Clara E. Fields, premises. Plan No. 400.

RICHMOND HILL.—Fulton st, n s, 350 e Oxford av, plumbing to dwelling; cost, \$170; owner, Wm. H. Wade, 235 Elm st, Richmond Hill. Plan No. 433.

RIDGEWOOD.—Forest av, 825, 1-sty brick extension, 31x24, rear dwelling, tar and gravel roof; cost, \$1,800; owner, Gustave E. Ungar, on premises; architect, Chas. A. Pfaff, 673 Enfield st, Ridgewood. Plan No. 432.

RIDGEWOOD.—St. Nicholas av, s e cor Ralph st, plumbing to dwelling; cost, \$125; owner, M. E. Lutz, on premises. Plan No. 423.

ROCKAWAY BEACH.—Boulevard, 515, interior alterations to dwelling; cost, \$200; owner, M. Reich, premises. Plan No. 385.

ROCKAWAY BEACH.—Boulevard, e s, 33 w Division av, interior alterations to dwelling; cost, \$1,000; owner, M. Reich, on premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 410.

ST. ALBANS.—Central av, s s, 720 w Railroad, 1-sty frame extension, 14x18, front and side dwelling, interior alterations; cost, \$1,000; owner, E. H. Brown, 141 Broadway, Manhattan. Plan No. 411.

WINFIELD.—Queens boulevard, n s, 81 e Fisk av, 2-sty frame extension, 21x8, front dwelling, tin roof; cost, \$900; owner, Geo. Scheibel, Shell rd, Winfield; architect, Edw. Rose, Grand st, Elmhurst. Plan No. 404.

PLANS FILED IN NEW JERSEY

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending March 6. The location is given, but not the owner's address.

GUTTENBERG.—Andrew Brunhofer, 119 27th st, 3-sty brick, \$8,000.

ARLINGTON.—Jacob Solomon, 337 Kearny av, 3-sty frame, \$6,000.

EAST ORANGE.—Ballum Investment Co., 86 Harrison st, 5-sty brick, \$125,000.

NEW BRUNSWICK.—Cornelius B. McCrelis, 297-299 Neilson st, 3-sty frame alteration, \$1,000.

SUMMIT.—Jacob G. Shahnazarian, 471 Morris av, 3-sty frame, \$4,000.

WEST ORANGE.—I. Vanderen Van Arsdale, 44 Riggs pl, 2-sty frame, \$5,000.

BAYONNE.—Anna Gotke, 88 East 27th st, 3-sty frame, \$4,000.

BAYONNE.—Abraham Bloom, n w cor Boulevard and Andrew st, 3-sty brick, \$10,000.

SUMMIT.—Thomas Shannazarian, 468 Morris av, 3-sty frame, \$3,000.

ELIZABETH.—Sylvester Salomone, n e cor Spring st and North av, 2-sty brick, \$4,000.

IRVINGTON.—Standard Building Block Co., n w cor Clinton and Ellis av, 3-sty frame, \$7,000.

GRANTWOOD.—Margaret Byrne, n side Franklin av, near Palisade av, 3-sty brick, \$10,000.

TOWN OF UNION.—William F. Connolly, 127 Liberty st, 3-sty frame alteration, \$2,500; William F. Connolly, 125 Liberty st, 3-sty brick \$18,000.

WEST NEW YORK.—Abraham Boorstein, n w cor Hudson av and 20th st, five 3-sty brick, \$30,000.

ENGLEWOOD.—Morris Wides, 35-37 North Dean st, 2-sty brick, \$13,000.

JERSEY CITY.—Martha Ippolito, 85 Colgate st, 3-sty frame alteration, \$300; Mas Resnick, e s Rutgers av, nr Cator av, 3-sty brick, \$9,000; Hyman Susser, e s Rutgers av, nr Cator av, 3-sty brick \$9,000; Angelo Garigano, 258 Wayne st, 3-sty frame alteration, \$100; Morris Cohen, 173 Old Bergen rd, 3-sty brick, \$9,000; Woodward Realty Co., 229 Pacific av, 4-sty brick alteration, \$900; Tomaso Leonetti, 38 Wallis av, 3-sty frame alteration, \$900; Zerman Realty Co., 64-66 Glenwood av, 4-sty brick, \$40,000; Benjamin Gorlin, Inc., 155, 159, 156 & 160 Wegman pl, four 3-sty brick, \$48,000.

JERSEY CITY.—Rose Lerner, 147 and 161 Highland av, two 3-sty brick, \$17,000; Joseph Smith, 340 Jewett av, 3-sty brick, \$15,000; Laro P. Hansen, 32 Fairview av, 4-sty brick, \$25,000; Alice M. Borgardus, 1776 Boulevard, 3-sty frame, \$8,000.

JERSEY CITY.—Hyman Selkin & Jacob Vellin, 71-73-75 Bostwick av, two 3-sty brick, \$22,000; Harry J. Max, s w cor Bergen sq and Academy st, 3-sty brick, \$11,000; Isaac Gaff, n side Harmon st, 30 ft. e of Crescent av, two 3-sty brick, \$18,000; Samuel Gorlin & Son, n e cor Jackson and Bayview av, 3-sty brick, \$8,000; Samuel Helfend, n e cor Princeton and Linden av, 3-sty brick, \$11,000; Charles A. Schaefer, 60 Bergen av, 3-sty frame alteration, \$200; Mary Alexander, 50 Laidlaw av, 3-sty frame alteration, \$500; Elnore V. Crichfield, s e cor Bergen and Grant av, 4-sty brick, \$35,000.

NEWARK.—Morris Russinov, 282 Belmont av, 3-sty frame alteration, \$1,000; Henry Schenck, 739 South 19th st, 3-sty brick, \$5,000; Louise & Samuel B. Donaldson, 71 Bragaw av, 3-sty frame, \$9,000.

NEWARK.—Michael Testa, 15 Bruce st, 4-sty brick alteration, \$200; Abraham Jennis, 55 Morton st, 3-sty frame alteration, \$500; Abraham Jennis, 51 Morton st, 3-sty frame alteration, \$600; Vincenzo Agnello, 613 North 6th st, 4-sty brick, \$9,000.

NEWARK.—Steinberg & Rudnewitz, 812 South 16th st, 3-sty frame, \$6,000; Antonio Del Tuffo, 23 Crane st, 3-sty brick, \$10,000; William H. Kaiser, 171-173 Van Buren st, 4-sty brick, \$23,000; Sabino Lardiere, 70 Bloomfield av, 2-sty frame alteration, \$3,000; Jacob Keil, 137 Pennington st, 3-sty brick alteration, \$1,000.

PERSONAL AND TRADE NOTES.

OGDEN & DAY, architects, 1170 Broadway, will move their offices about May 1 to 320 5th av.

CARLTON VAN VALKENBURG, architect, has moved his offices from 147 4th av to 320 5th av.

B. CRYSTAL & SON, general contractors, have moved their offices from 527 5th av to 47 West st.

WILLIAM S. COVELL, architect, will move his office about May 1 from 1170 Broadway to 320 5th av.

GEORGE EDWARD KRUG, architect, will move his office about May 1 from 1170 Broadway to 320 5th av.

E. A. TURNER, 34 East 28th st, is doing the alteration work for Mrs. Le B. Parsons and J. Cooper Mott at 20 East 55th st.

CORCILIUS & HULTGREN, architects, have opened offices for the practice of their profession in the Gokey Building, Jamestown, N. Y.

WILLIAM BLAHA, plumbing contractor, has opened an office and shop at 2023 Seventh av, and desires catalogues from jobbers and manufacturers.

WILLIAM J. OBENUS AND L. RODMAN NICHOLS, architects, Albany, N. Y., have formed a partnership for the joint practice of their profession with offices at 119 State st.

CLINTON V. MURRAY is representing the A. G. Roebuck Company, manufacturer of rustless metal screens and metal weather strips, 47 West 34th st, calling upon the architects and contractors.

DANIEL G. McNEIL, architect, Watertown, N. Y., has moved to Jamestown, N. Y., where he has become affiliated with the firm of Mason & McNeil, architects, with offices in the Barrett Building.

S. G. SLOCUM, architect, 23 West 42d st, will discontinue his office in New York City and open an office in the Havens Building, Point Pleasant, N. J., where he will continue the practice of his profession.

THE LEONARD SHEET METAL WORKS, manufacturers of underwriters windows and doors of all types, has moved its New York office to the Wilson Building, 33d st and Broadway.

F. A. CASWELL, general contractor, formerly at 108½ Factory st, Watertown, N. Y., has opened an office in the Cahill Building, South Salina st, Syracuse, where he will conduct a general building business.

C. F. MEEKS, plumbing contractor, 473 52nd st., Brooklyn, has purchased all right, title and interest of James L. Meeks in the firm of Meeks Bros., and is conducting the business under the name of C. F. Meeks at the above address.

WALTER C. ALLEN was elected president of the Yale & Towne Manufacturing Co., in place of Henry R. Towne, who retired after a service of forty-six years as the head of the company. Mr. Allen has been associated with the company for twenty-three years.

F. MARTENS & CO., general contractors, have opened offices in the Cutler Building, Rochester, N. Y., where they will conduct a general contracting business and desire catalogues and samples from manufacturers interested in the building trades.

PUBLIC HEARING.—Notice is hereby given that the Committee on the City Plan will hold a public hearing on Friday, March 12, 1915, at 3 P. M., in Room 16, City Hall, Manhattan, in relation to the extension of Riverside Drive, from its present terminus at West 155th st to the Harlem River Ship Canal, Borough of Manhattan.

L. B. MARKS and J. E. WOODWELL, consulting engineers, 103 Park av, announce that they will dissolve partnership on May 1, 1915. Mr. Woodwell will locate his offices at 8 West 40th st, where he will continue the general practice of consulting engineering, and Mr. Marks will retain his offices at 103 Park av and will specialize as heretofore in illuminating engineering.

THE YONKERS BRICKLAYERS' AND PLASTERERS' UNION has served notice on the various contractors and builders that on and after July 1 next the Union will demand a wage scale of seventy cents an hour, instead of sixty-five, the present rate. The Yonkers carpenters, who are now getting sixty-five cents an hour, have also given notice that they will demand seventy cents an hour beginning July 1.

GERNERT-STUMP COMPANY, INC., has been organized to manufacture and install composition flooring. The firm will handle products to be known to the trade as "G-S Composition" and "G-S Corkstone." Offices and factory have been located at Ferry and Jefferson streets, Hoboken, N. J. The officials of this company are: Herbert E. Gernert, president; Howard W. Ford, vice-president, and A. Herman Stump, secretary and treasurer.

THOUGH GENERAL BUSINESS CONDITIONS have been dull, Albert Oliver has been successful in closing several important contracts during the last few weeks. For the Clinton Fireproofing Company he obtained the contract to do all the concrete work on the sixteen stations of the Sea Beach line, for which Post & McCord are the contractors. The amount involved is approximately \$125,000.

E. M. HOUGHTALING & CO., INC., 101 Park av, have received the contract to supply 206,000 face brick to be used in the erection of the store and loft building on the west side of Broadway, 35th to 36th sts, from plans by Clinton & Russell, architects; Thompson-Starrett Co., general contractor. The structure is owned by the Thirteen Thirty-Seven Broadway Corporation, William H. Barnum and William Everdell, Jr.

OBITUARY

GEORGE P. COMBS, a retired general contractor, died at his home, 451 East 15th st, Brooklyn, Saturday, March 6. He was eighty-seven years old and is survived by two sons and a daughter.

JOHN CHARLES SHOPLAND, a retired Brooklyn builder, died from heart disease at his residence, 174 Dean st, Brooklyn, Friday, March 5, aged sixty-nine years. He is survived by a daughter and two sons.

JOHN F. KILCOYNE, general contractor, died after a brief illness at his home, 239 Palmetto st, Brooklyn, Tuesday, March 2. He was born in Brooklyn and had been prominent as a builder for a number of years.

WILLIAM J. KESSLER, chief engineer for the Department of Docks and Ferries, died at his home, 748 Union st, Brooklyn, of cerebral hemorrhage, Thursday, March 4. He was sixty years old and is survived by his widow.

GEORGE H. SANSOM, a building contractor, for many years prominent in New Jersey, died of a complication of diseases at his home, 67 Western av, Morristown, N. J., Thursday, March 4. He was born in England forty-eight years ago. He is survived by his widow, a son and two daughters.

ALBERT EMMET HEDDEN, a retired building contractor, died at his home, 52 Hedden pl, East Orange, N. J., following a sudden attack of apoplexy, Saturday, March 6. He was seventy-four years old. Mr. Hedden was long interested in the Hedden Construction Company of Newark, N. J., a concern founded by his brother. He is survived by two daughters and a son.

HENRY WHITE, one of the oldest building contractors of Brooklyn, died at his home, 625 Lincoln pl, Sunday, March 7. He was born in London, England, seventy-four years ago and had lived in Brooklyn for fifty-five years. Mr. White was a veteran of the Civil War, serving throughout the war with the Forty-seventh Infantry, N. G. N. Y. He had been active as a builder since the close of the war. His widow, two sons and three daughters survive him.

JOHN HOWARD MANNING, superintendent of the New York Branch of the Crane Com-

pany, of Chicago, manufacturers of valves and steam fittings, died of Bright's disease after a long illness, at his home, 314 Lewis av, Brooklyn, Thursday, March 4. Mr. Manning was born in Ireland seventy-four years ago, and formerly lived in Chicago. He was a veteran of the Civil War, having served throughout the entire period with the Ninth Massachusetts Battery. He is survived by his widow and a daughter.

PERCIVAL M. LLOYD, one of the leading architects of Poughkeepsie, N. Y., and prominent in his profession throughout the State, died of pulmonary tuberculosis at Saranac Lake, N. Y., Friday, March 5. Mr. Lloyd was born in Poughkeepsie, forty-two years ago and many of the city's prominent buildings are monuments to his skill as a designer. He planned the First Presbyterian Church, Trust Company building, Young Women's Christian Association and many other important buildings. He was a member of the Amrita Club, Royal Arcanum, Duchess Golf and Country Club, Poughkeepsie Tennis Club and the Masonic fraternity of Poughkeepsie, and a member of the Lambs Club of New York. Mr. Lloyd was a director of the New York Society of Architects. He was unmarried. His mother and two brothers survive him.

WILLIAM S. EAMES, an architect and art critic widely known throughout the United States, died at his home in St. Louis, Mo., Friday, March 5. His death resulted from a general breakdown. Mr. Eames was born in Clinton, Mich., August 4, 1837, and received his education at Washington University and the Ecole des Beaux Arts in Paris. After continuing his studies in Rome for some time, he returned to America and took up the practice of his profession in St. Louis at the age of twenty-five years. Mr. Eames was an expert of the American Institute of Architects and had held important public positions in St. Louis. He served as Deputy Commissioner of Public Buildings for two years and later became a member of the Board of Appeals of the Buildings Department. He was a United States representative at the International Congress in Madrid in 1904, a life member of the American Academy at Rome, a member of the National Society for Civic Improvements of Municipalities, a director of the American Institute of Architects for fifteen years, a member of the Architectural League of New York and the International Society of State and Municipal Building Commissioners. His clubs included the Algonquin and Country of St. Louis and the Cosmos of Washington.

ARTHUR G. STONE, general contractor, architect and engineer, died suddenly, while riding in his automobile in the Eastern District of Brooklyn, Monday evening, March 8. His death was due to heart disease, for which he had been undergoing medical treatment during the last six months. Mr. Stone was born in New York City, December 8, 1866, and came to Brooklyn as a boy. His home was at 1370 Dean st. Mr. Stone was recognized as one of the leading authorities on building construction in Brooklyn, and as a contractor, erected a number of important structures. His offices were in the Temple Bar building, 44 Court st. Mr. Stone confined his recent activities in the building line to factory and warehouse construction. He was probably best known in this class of building, although other types of structures have been erected, by him. Among the representative factories and warehouses built by Mr. Stone are the buildings for the Grand Union Tea Company, Kirkman & Son, soap manufacturers, and the bakeries for the J. H. Schultz Company. As an architect he designed a number of bank buildings, among them the Jenkins Trust Company in East New York. The Liberty Theatre, also in East New York, a \$500,000 playhouse, was also designed and erected by him. Mr. Stone was a member of many clubs and associations and was an active church worker. He was one of the oldest members and at one time president of the Mechanics' and Traders' Exchange of Brooklyn, treasurer of the Master Builders' Association and for four years chairman of the Arbitration Board, member of the Manufacturers' Association, Brooklyn and Apollo clubs, and a trustee of Leland College. He is survived by his widow, two sons and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK STATE BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at Utica, N. Y., March 24-25.

AMERICAN FEDERATION OF ARTS will hold its sixth annual convention at the new Willard Hotel, Washington, D. C., May 12 to 14.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL ASSOCIATION OF MASTER PLUMBERS OF THE UNITED STATES will hold its annual convention at San Francisco, June 30-July 1.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

ELECTRICAL COMMITTEE, NATIONAL FIRE PROTECTION ASSOCIATION, will hold its annual meeting in New York City March 24-25. Secretary, Ralph Sweetland, 141 Milk st, Boston, Mass.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS regular meeting second Wednesday of each month, except July, August and September, at the Fine Arts Building, 215 West 57th st.

SOCIETY OF BEAUX-ARTS ARCHITECTS opened its new building in East 75th st, near Lexington av, with a house warming Thursday evening, March 11. There were two burlesque

plays in the style of the Grand Guignol, in Paris, followed by a costume dance and supper.

CITY CLUB OF NEW YORK will hold the second of a series of dinners to discuss the larger problems of constitutional revision at its clubhouse, 55 West 44th st, Monday evening, March 15. Members of the Brooklyn League have been invited to attend.

AMERICAN IRON, STEEL & HEAVY HARDWARE ASSOCIATION will hold its sixth annual convention from May 25 to 28, at San Francisco, Cal., headquarters will be the St. Francis Hotel. Secretary-treasurer, John G. Purdie, Marbridge Building, New York City.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention in conjunction with the Southern Hardware Jobbers' Association at New Orleans, La., April 20-23, inclusive. Secretary, F. D. Mitchell, Woolworth Building, New York.

THE AMERICAN ROAD BUILDERS' ASSOCIATION will hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed and details are now under consideration.

CHICAGO ARCHITECTURAL EXHIBITION, given jointly by the Chicago Architectural Club, Illinois Society of Architects, the Illinois Chapter, American Institute of Architects and the Art Institute of Chicago, will be held in the galleries of the Art Institute of Chicago, April 8 to 28.

ARCHITECTURAL LEAGUE has decided to award annually a medal of honor for architecture. A special committee consisting of Edwin H. Blashfield, Isidore Konti, Calvin Kiessling and Cass Gilbert, president of the league, is working out details of the manner of awarding this medal.

RALPH ADAMS CRAM delivered a lecture on "Mediaeval Architecture of France in the Thirteenth Century," Tuesday morning, March 9. This was the third of the series of four lectures at the residence of Lloyd Warren, 1041 5th av, given by the American Group of the Societe des Architectes Diplomes par le Gouvernement, for the benefit of the families of the French architects now serving the colors.

AMERICAN SCHOOL HYGIENE ASSOCIATION will hold a meeting in San Francisco, June 25-26, under the patronage of the Panama-Pacific International Exposition. This will be the eighth congress of the National Association, last year's meeting having been postponed on account of the war. The Congress of 1913 was merged into the Fourth International Congress on School Hygiene, successfully held at Buffalo.

RECENT INCORPORATIONS.

THE FLOBERT REALTY CORPORATION, contracting, realty, construction, etc., has been chartered with offices in Brooklyn, to do business with a capitalization of \$10,000. The directors are Harry Harris, Ralph A. Kohn and Estelle Levey, all of 31 Nassau st. The attorney is Elek Jno. Ludvigh, 31 Nassau st.

NAEHER-MERRITT REALTY CORPN. has been incorporated, with offices in Brooklyn, to do a realty and construction business with a capitalization of \$20,000. The directors are Arnold M. Schmidt, 556 McDonough st; Herman Naeher and Cora E. Naeher, 310 60th st, all of Brooklyn. The attorney is Edward T. Horwill, 215 Montague st, Brooklyn.

JOHN CLARK UDALL is a \$100,000 corporation chartered, with offices in Manhattan, as general contractors, builders and manufacturers of all kinds of materials, implements and utensils. The directors are John Clark Udall, 305 West 72d st, Manhattan; Julian A. Udall, Jr., Patchogue, L. I., and Francis H. Bishop, 2675 Heath av, Bronx. Eldritz & Hulse, 31 Nassau st, attorneys.

DAVIS CONSTRUCTION & ENGINEERING CO. has been incorporated with \$10,000 capital stock to do a general contracting, construction, architects and engineers, civil and electrical and water supply, and dealing in building and plumbing supplies and hardware, signal systems, etc., business, with offices in Manhattan. The directors are James W. Davis and Alfred N. Smith, both of Bridgeport, Conn., and Victor Anderson, 204 West 118th st. McLaughlin, Russell, Coe & Sprag, 165 Broadway, attorneys.

ELDORADO HOLDING CORPORATION has been chartered with offices in Manhattan to do a realty and construction business with \$10,000 capital stock. The directors are W. Dale Sheaffer, corner 3d and Market sts., Harrisburg, Pa.; Harry I. Huber, and Edwin D. Kenyon, both of 215 Montague st., Brooklyn. The attorneys are DeGroot, Kenyon & Huber, 215 Montague st., Brooklyn.

ADAMS, BRITZ & CO. is a \$25,000 company, chartered with offices in Manhattan to manufacture heating and ventilating apparatus, pumps, elevators, steam engines, hydraulic power machinery, engine room supplies, sprinkler systems and to do an engineering and contracting business. The directors are P. Eliot Adams, Mamaroneck, N. Y.; Edwin G. Britz, 820 West 180th st.; and Thos. Eaumgardner, 157 West 78th st. Frank A. Spencer, Jr., 60 Wall st., attorney.

PAUL J. GALLAGHER CO. has been incorporated with \$50,000 capital stock to do a realty, contracting for erecting, decorating, furnishing buildings, etc., dealing in building supplies, operating apartment houses, etc., business, with offices in Brooklyn. The directors are George H. Baker, Paul J. Gallagher, Mary C. Gallagher, all of 227 Monroe st, and two others. Richard C. Harrison, Pier A, N. R., attorney.

LAWRENCE CONTRACTING CO., realty and construction, has been chartered with \$10,000 capital stock with offices in the Bronx. The directors are Winifred Mitchell, Wm. A. Mitchell, both of 2409 Walton av, and Peter MacArthur, 291 West 142d st. The attorney is C. Englander, 302 Broadway.

BUILDING MATERIALS AND SUPPLIES

**FEBRUARY CONSTRUCTION IN MANHATTAN INCREASED 50 PER CENT
HAGER-BROWN CONFERENCE STARTS RUMORS OF CEMENT WAR TRUCE**

National Construction Shows Improvement
Suburban Speculative Work Increasing

GENERAL improvement in building construction is reported for the Metropolitan district as the middle of March approaches. Building activity is more apparent both in the city and suburbs. Building material prices from dealer to job are not stiffening, indicating prospects of continued ease on the wholesale market.

It is evident, however, that dealers are holding themselves in readiness for a general change in quotations, because they are making their bids to builders subject to not longer than sixty-day acceptance. Leading commodities like brick, Portland cement, fireproofing, lime, plaster and other staples have shown no change.

On the other hand, building construction in New York City showed an aggregate gain of \$4,000,000 or 50.8 per cent. over February of a year ago. Newark, however, showed a decrease of 22 per cent. A great proportion of the new building construction in New York is of a commercial character in Manhattan. Industrial expansion is especially noticeable in the Bronx, Queens and Newark. In the development sections of Newark speculative building is going ahead fast, indicating that money is more readily available. Most of these operations were projected about nine months ago.

That the improved conditions are not entirely local is shown by the detailed report for February made by Bradstreets covering 137 cities out of 152 usually reporting. The total number of new building projects in the United States for February was 14,733 with an estimated value of \$42,993,455, as against 16,123 valued at \$48,785,876 in February a year ago. The decrease is only 8.6 per cent. in permits and 11.8 per cent. in estimated value from a year ago. Practically all of this decrease in value is attributed to the present low prices of materials permitting architects to make low cost estimates than usual.

Comparative statistics covering the years 1913, 1914 and 1915 are given as follows:

	1914.	1913.	Change per cent.
Jan., 146 cities.	\$15,999,862	\$55,514,979	D. 17.1
Feb., 148 cities.	51,376,112	62,784,999	D. 18.1
March, 150 cities	85,610,997	83,888,638	I. 2.6
1st quarter...	\$181,986,971	\$201,688,616	D. 9.7
April, 150 cities	\$83,364,426	\$97,405,899	D. 14.4
May, 146 cities.	82,761,751	86,809,963	D. 4.6
June, 150 cities	85,532,913	82,999,953	I. 3.0
2d quarter...	\$251,659,000	\$267,215,847	D. 5.8
Six months...	\$433,646,061	\$468,904,463	D. 7.5
July, 152 cities.	\$82,857,507	\$78,786,703	I. 5.1
Aug., 152 cities.	62,976,175	65,703,443	D. 4.0
Sept., 152 cities	53,356,994	79,730,232	D. 33.0
3d quarter...	\$199,190,676	\$224,220,378	D. 11.1
Nine months...	\$632,836,737	\$693,124,841	D. 8.7
Oct., 152 cities.	\$52,212,491	\$66,141,492	D. 21.0
Nov., 151 cities	43,882,352	50,648,911	D. 13.3
Dec., 150 cities	41,728,593	68,812,935	D. 39.3
4th quarter...	\$137,823,436	\$185,603,338	D. 25.7
12 months...	\$770,660,173	\$878,728,179	D. 12.2

	1915.	1914.	Change per cent.
Jan., 152 cities.	\$44,727,559	\$49,890,216	D. 10.3
Feb., 137 cities.	42,993,445	48,785,876	D. 11.8

The end of the cement price war in New York and vicinity seemed nearer at hand this week when it was learned that important conferences had been held between President Brown of the Alpha Cement Company and Edward M. Hager, formerly of the Universal, but now believed to be the guiding genius shaping the sixteen-company combination. Other conferences regarding cement matters in general were held on Thursday afternoon and on Friday. In the latter case the conference was between the manufacturers and dealers with especial reference to trucking and the distributor problem. The conference yesterday was followed by a dinner last night. Matters relating to the cement situation in this city will be found elsewhere on this page.

Plan filings in the city for the week follow. Those filed in the corresponding week last year totaled 173 with an estimated value of \$2,543,420.

	Week ending	
	Mar. 4	Mar. 12
Manhattan...	7 \$ 657,600	10 \$ 263,475
Bronx.....	21 567,250	23 401,675
Brooklyn....	176 1,096,775	153 853,500
Queens.....	96 284,970	87 227,485
Richmond....	12 14,865	11 19,200
Total.....	312 \$2,621,460	284 \$1,765,335

JERSEY DEALERS DINE.

Manufacturers Fraternize with Metropolitan District Trade.

JUDGING from surface conditions one would never think there was any ripple on the pool of harmony in the cement business to see the manufacturers and dealers from New Jersey hob-nobbing with each other at the Hotel Manhattan Thursday night. It was a splendid opportunity for the men who hold the construction business of the tight little piece of geography west of the Hudson in their hands, to find out just why the price of Portland cement has been cut so ferociously and when it is going to be put back upon the shelves of conservatism. But about all they learned was a verification of the knowledge they had previously attained, through experience, that the price of this commodity was down, down uncomfortably far, and that the exact day and hour when it would move back was as uncertain as the crack of doom.

Everybody glued their eyes on the door, because they said they would not have been surprised to see Edward M. Hager loom up, especially since President Brown of the Alpha was in their midst. But they looked in vain. Bert Swett of the Lehigh was there and so was Ernest R. Ackerman of the Lawrence. And right there in the enemy's camp was William K. Hammond, dean of the Hudson River brick makers, absolutely unafraid, probably because he could commiserate with the Portland cement people upon the extreme low prices that are prevailing in both brick and cement at the present time.

The air at the dinner was full of gossip and oratory by Representative Charles N. Fowler and Representative William E. Tuttle, Jr., both of New Jersey. Mr. Fowler's speech on finance, as applied to trade, was well received, but practically everybody wanted to know what reliance could be placed in the reports that Mr. Hager's presence was to be the prelude to a new harmony in C composed by the erstwhile president of the Universal, in which the plants of the Alpha company, at Manheim, West Virginia,

Martins' Creek, Pa., Alpha, N. J., and Catskill, N. Y., might be components of a company that sooner or later is expected to reach from the Atlantic to the Pacific oceans.

The dinner followed a conference between dealers and manufacturers in the afternoon when the subject of trucking and distribution was considered. Many of the dealers expressed themselves as sorry that the prices had been forced so low because they realized that sooner or later a rebound must take place. That there was a better tone to the situation was evidenced by apparently authenticated reports that the Atlas company was throwing into service fourteen more kilns and that the Lehigh Company was operating, or was about to operate 100 per cent. of its capacity, or forty-eight kilns. One thing was certain, that there was not a single dealer present who had been able to buy standard cement less than \$1.23, New York base, or sixty cents, mill, and there were not many who expected to be able to buy the product at that price for any extended period.

There were 100 more dealers present than had been expected, when Frank H. Genung introduced Rabbi Kasche of Brooklyn, the speaker of the evening. "As You Like It" was the vehicle he used to show what the true relation was between business, civic righteousness and cooperation between employers and employees. It was the most successful dinner the New Jersey Mason Material Dealers' Association ever held.

HARDWOODS.

Greater Activity Reported by Local Distributors.

PRACTICALLY all the hardwood interests of the metropolitan district are reporting more activity in the form of season contracts with the factories. There is practically no item in the list that is quotably higher, for the reason that manufacturers and distributors alike are inclined to give the current consum-

er all the leeway possible in order to induce him to come out with his specifications.

It is significant, however, that practically all quotations are being made subject to change without notice, indicating that should the present tenseness of foreign hardwood supply become more acute domestic quotations may have to be moved up. Poplar is subject to considerable pressure here in order to find a market for it. Red gum is being largely specified as a substitute for mahogany finish. Gum interests meeting in convention at Memphis reported that there was a bigger field for this material than ever before in the history of the trade, and backed it up with figures.

COMMON BRICK.

Tow Goes Up River Tomorrow—General Improvement Reported.

BRICK is in better demand. Prices, however, continue low but strengthening. Riding to job has been sluggish this week, but the unloading record is comparable with that of a week ago. The first tow of empty barges will move up the river on Saturday. The week closes with only thirteen bargeloads in the wholesale market.

Official transactions for Hudson River brick covering the week ending Thursday, Mar. 11, 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.	
Open barges, left over, Friday A. M., Mar. 5—0.					
Friday, Mar. 5.....	0	0	0	0	
Saturday, Mar. 6.....	0	0	0	0	
Monday, Mar. 8.....	0	0	0	0	
Tuesday, Mar. 9.....	9	5	9	5	
Wednesday, Mar. 10.....	10	5	10	5	
Thursday, Mar. 11.....	11	7	11	7	
Total.....	30	17	30	17	

Reported en route, Friday, Mar. 12— Conditions of market, steady. Prices: Hudsons, \$5.50 and \$6. Raritans, \$6 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7 and — (yard). Open cargoes left over Friday A. M., Mar. 12—7. Open sold, 9. Barges covered, 0; covered sold, 5; total covered left over Mar. 12—13.

Unloading.			
Feb. 26, '12	377,000	Mar. 5, '13	296,000
Feb. 27, '12	98,000	Mar. 6, '13	1,000
Mar. 1, '14	325,500	Mar. 8, '10	144,700
Mar. 2, '15	326,000	Mar. 9, '12	286,500
Mar. 3, '13	321,000	Mar. 10, '15	448,000
Mar. 4, '14	277,000	Mar. 11, '11	360,500
Total..77	1,725,500	Total..67	1,236,700

1914.		Arrived.		Sold.	
Left over, Friday A. M., Mar. 6—63.					
Friday, Mar. 6.....	0	0	0	0	
Saturday, Mar. 7.....	0	0	0	0	
Monday, Mar. 9.....	0	1	0	1	
Tuesday, Mar. 10.....	0	2	0	2	
Wednesday, Mar. 11.....	0	1	0	1	
Thursday, Mar. 12.....	0	2	0	2	
Total.....	0	6	0	6	

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., Mar. 13—57.

OFFICIAL SUMMARY.

Left over Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Mar. 11, 1915	114
Total No. bargeloads sold Jan. 1 to Mar. 11, 1915.....	101
Total No. bargeloads left over Mar. 12, 1915	13
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to Mar. 12, 1914.....	119
Total No. bargeloads sold Jan. 1 to Mar. 12, 1914.....	62
Total No. bargeloads left over Mar. 13, 1914	57

NEW BOILER STANDARDS.

Range Heater Manufacturers Announce Uniformity Code.

MANUFACTURERS of household range boilers have fixed upon a new standard for galvanized heaters. The schedule of sizes approved by the committee and adopted by the National Association follows. The diameters are the inside measurements of the shells. Dimensions will be considered hereafter instead of capacity in gallons as heretofore. The Record and Guide presents the new code in its entirety for the benefit of architects and owners making specifications as of March 1.

3 feet by 10 inches... (Formerly 12 Gallons)	12 Gallons
3 feet by 12 inches... (Formerly 18 Gallons)	18 Gallons
3½ feet by 12 inches... (Formerly 21 Gallons)	21 Gallons
4 feet by 12 inches... (Formerly 24 Gallons)	24 Gallons
3 feet by 14 inches... (Formerly 24 Gallons)	24 Gallons
4½ feet by 12 inches... (Formerly 27 Gallons)	27 Gallons
3½ feet by 14 inches... (Formerly 28 Gallons)	28 Gallons
5 feet by 12 inches... (Formerly 30 Gallons)	30 Gallons
4 feet by 14 inches... (Formerly 32 Gallons)	32 Gallons
4½ feet by 14 inches... (Formerly 36 Gallons)	36 Gallons
5 feet by 14 inches... (Formerly 40 Gallons)	40 Gallons
4 feet by 16 inches... (Formerly 42 Gallons)	42 Gallons
4½ feet by 16 inches... (Formerly 47 Gallons)	47 Gallons
5 feet by 16 inches... (Formerly 52 Gallons)	52 Gallons
4 feet by 18 inches... (Formerly 53 Gallons)	53 Gallons
5 feet by 18 inches... (Formerly 66 Gallons)	66 Gallons
5 feet by 20 inches... (Formerly 82 Gallons)	82 Gallons
5 feet by 22 inches... (Formerly 100 Gallons)	100 Gallons
5 feet by 24 inches... (Formerly 120 Gallons)	120 Gallons
6 feet by 24 inches... (Formerly 144 Gallons)	144 Gallons
7 feet by 24 inches... (Formerly 168 Gallons)	168 Gallons
8 feet by 24 inches... (Formerly 192 Gallons)	192 Gallons
10 feet by 24 inches... (Formerly 240 Gallons)	240 Gallons

The following sizes have been eliminated from the list:

5 feet by 13 inches..... (Formerly 35 Gallons)	35 Gallons
6 feet by 12 inches..... (Formerly 36 Gallons)	36 Gallons
6 feet by 14 inches..... (Formerly 48 Gallons)	48 Gallons
6 feet by 16 inches..... (Formerly 63 Gallons)	63 Gallons
6 feet by 18 inches..... (Formerly 79 Gallons)	79 Gallons
6 feet by 20 inches..... (Formerly 98 Gallons)	98 Gallons
6 feet by 22 inches..... (Formerly 120 Gallons)	120 Gallons